

Stillwater County
City-County Planning Board Minutes
Tuesday, August 26, 2025
West Annex Meeting Room, 5:30 PM

Members Present: Kyle Stadel, Shad Kienitz, Heidi Stadel, Richard Sidwell, Todd Metzler, Peyton Brookshire (via Teams)

Members not Present: Terry Nystul, Don Parks

Staff Present: Amy Stadel, Forrest Mandeville

Members of the Public: Chylo Laszloffy, Caleb Laszoffy

I. Call to Order

Shad called the meeting to order at 5:30 PM

II. Public Comment: *Public comments on matters within the Counties jurisdiction pursuant to 2-3-103, MCA will be accepted on any public matter that is not scheduled on this agenda and will be limited to 3 minutes per speaker. NO action will be taken. Public comment will be taken on business items as they are presented and will be limited to 3 minutes per speaker.*

No public comment

III. Disclosure of Conflicts of Interest and Ex Parte Communications

None

IV. Minutes

July minutes – Heidi **MOVED** to approve the minutes as written. Kyle **SECONDED**. Motion passed.

V. New Business

Pioneer Landing Subdivision Extension

In October 2022 the City of Columbus reviewed and conditionally approved Pioneer Landing Subdivision, submitted by Gaston Engineering, on behalf of Lokahi, LLC (Chylo Laszloffy, Agent). The property is now owned by Pioneer Landing, LLC, of which Mr. Laszloffy is also the agent. The proposed subdivision consists of 62 townhouse lots (4.15 acres), 83 single family lots (19.07 acres), 3 commercial lots (6.7 acres), and 12 open space lots (26.83 acres). Road rights of way and alleys will utilize 12.8 acres; the gross area of the subdivision is approximately 69.55 acres. The proposed subdivision is located on the north side of Centennial Road, with access from Centennial Road and Bayou Drive (proposed to be renamed Tempest Drive). City water and sewer would be extended to serve the

subdivision, and annexation into the City of Columbus is proposed. The property is legally described as being COS 246564 and Tract 3A-1A of COS 371158, situated in the N ½ of Section 21, T 2 S, R 20 E, Stillwater County, Montana. The preliminary plat approval period typically expires after three years, though state law and the Columbus Subdivision Regulations allow that period to be extended at the request of the subdivider for a mutually agreed upon period of time.

Planning Staff Report:

The Subdivision Regulations require the applicant to provide justification for a requested extension. The applicant submitted supporting information. A discussion of the justification follows.

1. Progress to date in completing or demonstration and evidence of good faith efforts to satisfy the required conditions of preliminary plat approval. The applicant notes that DEQ approval has been obtained, and that coordination with utility providers has begun regarding design considerations.
2. Duration of the required extension and the ability of the subdivider to meet the required conditions of preliminary plat approval within the requested extension period. The applicant is requesting a three-year extension and believes all the remaining conditions can be met during this timeframe. The request also notes that various financing options are being explored. The City-County Planning Board, after discussion, recommended a two-year extension.
3. Significant changes in the vicinity of the subdivision that have occurred or are planned to occur within the requested extension period and whether the preliminary plat conditions adequately mitigate the significant changes. Significant changes constitute changes that may render the subdivision non-compliant with current design standards, such as road design, wildfire, or flood standards. There have been no additional known changes that would indicate the preliminary plat and conditions imposed are insufficient.
4. Consistency with adopted comprehensive planning documents, including but not limited to, the jurisdiction's growth policy, annexation policy, capital improvements plan, transportation plan, etc. The subdivision is consistent with the Growth Policy to the extent required.
5. Impacts to public health, safety and general welfare. No additional impacts to the public health, safety, or general welfare have been identified that were not previously identified and mitigated through conditions.
6. Planning and provisions of public facilities and services in the vicinity of the subdivision and whether the requested extension conforms to those plans and provisions. The subdivision appears to be compliant with the requirements of public facilities to serve the site. It should be noted that the subdivision was reviewed with the understanding that sewer mains would be replaced under the railroad tracks on Pratten and 12th Streets. The Pratten main has been replaced, but the 12th Street main has not been updated to date.

State law and the Subdivision Regulations require mutually agreed upon extensions to the preliminary plat review timeframe to be in writing and signed by the governing body and the subdivider or their agent. The Subdivision Regulations provide a draft Approval Period Extension Agreement which should be completed and signed by the necessary parties if approved. The Subdivision Regulations allow extensions of up to three years without a subsequent public hearing. Additional extensions may be granted but would require a public hearing prior to approval. The Planning Board may recommend, and the City Council and applicant may agree, to an extension of a lesser duration.

Summary of Planning Board Discussion and Recommendation:

The developer, Chylo Laszloffy, noted that he still hopes to finish up the subdivision, but that financing has been harder than expected. They hope to figure out financing in the next six months, build the infrastructure over the next year, then apply for the final plat. Public Works Director Peyton Brookshire noted that there may be some design issues to work through, such as the two water connections coming off of Centennial, mains through easements and parks, and some tight areas. Board members Heidi Stadel and Kyle Stadel noted that if additional infrastructure, such as a water line, were required in Quarry Road, the narrowness of the road and lack of additional access to residents in the area may be an issue. There was discussion on when a new public hearing may be required for an extension. Staff noted any extension that extends three years beyond the original approval would require a public hearing. Essentially, if there is a request for extension that would extend the approval beyond October 3, 2028, a public hearing would need to be held on the extension request. Board President Shad Kienitz asked if the land was still on the market. Mr. Laszloffy noted that it was, as they may look for a financial partner but haven't found the right fit yet. He also noted that DEQ review took longer than expected.

Kyle noted the number of changes Columbus has experienced since the subdivision was reviewed, including mine layoffs and the number of homes on the market. He asked about recommending a shorter extension length. Board member Richard Sidwell expressed concern that the City Council would hear from the public prior to making a decision. He also noted concerns about tax implications if infrastructure is extended and the subdivision doesn't get built out, as well as traffic congestion and area flooding. However, he also noted the unfortunate timing of the subdivision, being reviewed shortly before interest rates increased, and expressed interest in giving the developers time to find financing. Kyle noted that the subdivision is not popular with the public. Shad also indicated a shorter extension may be desirable, such as 18 months, which was discussed at length by the Board. The developer noted he was open to a shorter extension, but that an 18-month extension would be to April 3, 2027, which would limit the 2027 construction season. Board Member Todd Metzler indicated that providing two construction seasons makes sense. Richard said he was in favor of a three-year extension, since that was requested.

Kyle made a **motion** to grant the Pioneer Landing Subdivision an 18-month extension rather than the requested 3 years. Heidi **seconded**.

Following board discussion with the applicants, consensus was reached to consider a 2-year extension.

Kyle amended his **MOTION** to grant a 2-year extension, Todd **SECONDED** the amended motion.

Motion passed with 4 in favor and 1 abstention.

VI. Other

None

VII. Adjourn Meeting

Richard **MOVED** to adjourn the meeting. Kyle **SECONDED**. Meeting adjourned at 6:31 PM