

**COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD**

Meeting Minutes

Tuesday, May 26, 2015 at 5:30 p.m.

Stillwater County West Annex Planning Department, 431 Quarry Rd

Members Present: Heidi Stadel (President), Jeanne Kienitz (Vice President), Ron Barndt, Joe Cross, Rodney Fink, Ric Hanson, Dennis Holten, Webb Mandeville, and Don Parks.

Members Not Present:

Staff Present: Brent Moore, CTA Group (Contract Planner) and April Limburg

Guests: Edith Viig, Andrew Newell, Forrest Mandeville, Brent Moore, Tom Kelly, Marlo Pronovost, Todd Robinette, Tim Walrath, and Willard Moore

I. CALL TO ORDER

Heidi Stadel (President) called the meeting to order at 5:30 p.m.

A. Public Comments. None at this time.

B. Disclosures of Conflicts of Interest and Ex Parte Communications. Heidi contacted Dennis in regards to a few zoning questions she had in regards to the letter Tim Avallone sent to the board.

II. MINUTES

Joe made a motion to approve the minutes of the February 24, 2015 meeting. Ron seconded; with all in favor, motion carried.

III. NEW BUSINESS

A. Public Hearing – Viig Zoning & Subdivision

a. Open Public Hearing: President Heidi Stadel opened the public hearing for the City-County Planning Board in regards to requesting a zoning change and subdivision recommendation for the Viig Subdivision (See City-County Planning Board File in the Planning Office)

b. Presentation by Developer: Tom Kelly from North Star presented to the board the preliminary plat application and materials for the Viig Minor Subdivision on behalf of Edith Viig. The proposed two (2) lot subdivision is located north of Centennial Road and south of Interstate 90 and is bisected by Quarry Road. The site is approximately 39.74 acres in size and is legally described as a portion of property located in the NW ¼ and NE ¼ of Section 21, T.2S, R.20E, Stillwater County, Montana. Tom also addressed to the board the rezoning of the proposed 2.193 acre lot (proposed Lot 1) from AO to RE per bank requirements and due to the size of the lot.

c. Public Comment: No public comments.

d. Closed Public Hearing: With no further comments President Heidi

Stadel closed the public hearing.

e. **Board Discussion.** No further discussion.

f. **Recommendation to Town:** Ric made a recommendation to the Town of Columbus approve the zone change from AO to RE. Don seconded; with all in favor motion carried. Dennis abstained. Don made a recommendation to the Board of County Commissioners to conditionally approve the preliminary plat for the Viig Minor Subdivision. Joe seconded; with all in favor motion carried.

B. Public Hearing – Sandstone Estates Subdivision 5th Filing

a. **Open Public Hearing:** President Heidi Stadel opened the public hearing for the City-County Planning Board in regards to requesting a zoning change and subdivision recommendation for the Sandstone Estates Subdivision 5th Filing (See City-County Planning Board File in the Planning Office)

b. **Presentation by Developer:** Forrest Mandeville from Engineering West on behalf of Andrew Newell has submitted a preliminary plat application and materials for the 5th Filing of the Sandstone Estates Subdivision. (In February, the Planning Board previously acted on their requested variance to the Town of Columbus and Stillwater County Subdivision Regulations that require curb and gutter to be constructed along the road frontages of the subdivision). The proposed seven (7) lot subdivision is located on the northwest corner of Sandstone Court and Centennial Street. The property is approximately 3.4 acres in size and is legally described as Lot 2, Block 1, Sandstone Estates Subdivision 4th Filing, SE ¼, NE ¼, Section 21, T.2S, R.20E, Stillwater County, Montana. The property will be rezoned from RE to R-1 to allow the density and lot size proposed in the subdivision application.

c. **Public Comment:** The board received several letters with concerns in regards to property values, number of lots and size, and covenants (See City-County Planning Board File in the Planning Office).

d. **Closed Public Hearing:** With no further comments President Heidi Stadel closed the public hearing.

e. **Board Discussion.** The board discussed the difference between the zoning of RE and R-1. The board also discussed the growth of Columbus and this property was a logical location for growth to continue. In regards to the subdivision, the board discussed how the covenants should mirror the covenants in the past filed subdivisions. The board discussed the estimate for repairs for Itch-Ke-Pee Park instead of putting a certain dollar amount into the Parkland Dedication fund or providing land for a park.

f. **Recommendation to Town:** Joe made a recommendation to the Town of Columbus approve the rezoning change from RE to R-1 effective when the final plat is recorded and annexed into the Town of Columbus. Webb seconded; with all in favor motion carried. Dennis and Webb abstained. Joe made a recommendation to the Town of Columbus to conditional approve the preliminary plat for the Sandstone Estates Subdivision 5th Filing and the Town of Columbus to amend the estimate for Itch-Ke-Pee Park repairs as it see fit. Ric seconded; with all in favor motion carried. Webb abstained.

IV. UNFINISHED BUSINESS

There was no unfinished business discussed at this time.

V. ADJOURN

With no more business, Ron made the motion to adjourn. Joe seconded; with all in favor motion carried. The meeting was adjourned at 7:15 p.m.

The next regular meeting will be held Tuesday, June 23, 2015 5:30p.m. at the Stillwater County West Annex.

April Limburg
Administrative Support