

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, June 6, 2018 at 7:00 p.m.
Stillwater County West Annex
Planning Department
431 Quarry Rd

BOARD MEMBERS PRESENT: Gary Enstrom (President), Bob VanOosten (Vice-President), Jerry Edwards, Andrew Forcier, Carolyn Hutson, and Dana Proctor
BOARD MEMBERS NOT PRESENT: Curt Jacobs, Brenda Studiner, and Russ Marlow

STAFF: April Limburg and Forrest Mandeville, Forrest Mandeville Consulting

OTHERS: Scott Aspenlieder, Performance Engineering, Pat McNamee, Raymond Lien, Bob Brown, Steve Brown, Chris Southworth, Ben Southworth, Gary & Peggy Hedges, Andy Stahl, Deloris & Keith Berry, Dan & Jan Sawyer, and Jeff Dreich

I. CALL TO ORDER. Gary Enstrom (President) called the meeting to order at 7:10 p.m.

A. Public Comments. Raymond Lien discussed concerns with the Garton Minor Subdivision and conditions not being met. He also discussed concerns with the Circle T 3rd Filing as well as concerns with the B&H Investments boundary relocation. (See Planning Office for recording)

B. Disclosures of Conflicts of Interest and Ex Parte Communications. None at this time.

II. MINUTES:

Bob made a motion to approve the May 2, 2018 meeting minutes. Andrew seconded; with all in favor motion carried.

III. NEW BUSINESS:

A. Public Hearing – Beartooth Subdivision

a. Open Public Meeting: Gary opened the public meeting.

b. Presentation by Developer: Forrest went over project memo for the Beartooth Subdivision. Performance Engineering, on behalf of Beartooth Water Jetting & Inspection, (Pat McNamee), has submitted a preliminary plat application and materials for Beartooth Subdivision. The proposed 18 lot subdivision contains 10.58 acres and is located in Park City, north of Cemetery Road and west of 3rd Street SW. The property is legally described as Tract 3C of COS 281941 and Tract 4 of COS 228842, located in the SW ¼ portion of Section 29, T2S, R23E, P.M.M., Stillwater County, Montana. Forrest went over the conditions of approval with the Board. Forrest also read a letter from the Park City Rural Fire District (See Planning Office for recording).

c. Public Comment: Scott with Performance Engineering discussed the expansion of the sewer service, wells and water rights, irrigation, and the proposed 10,000 dry hydrant. Deloris Berry has questions in regards to the easement width. Dan Sawyer had questions about the irrigation ditch. David Fry had questions about the sewer hookups and covenants. Steve Brown had questions about the easement access. Ben Southworth had questions about the roads of 4th Ave and 6th Ave. Scott responded to the questions asked. The easement is a utility easement and not a public access easement. The irrigation ditch will be piped. The sewer district will be able to accommodate the expansion of 18 more hookups. Scott also discussed the concerns of the drainage over by 4th Ave. Forrest read a letter from the Middleton's had submitted. There concerns were already addressed. (See Planning Office for recording)

d. Close Public Meeting: With no further comments, President Enstrom closed the public meeting.

e. Recommendation to the County Commissioners: The Board discussed a few verbiage changes to the conditions as well as discussed drainage for the subdivision. Andrew made a recommendation to approve with modified conditions the Beartooth Subdivision. Dana seconded, all in favor motion passed.

IV. OLD BUSINESS.

A. Growth Policy: Forrest discussed setting up a survey, scheduling meetings, and setting up a link on the Stillwater County website. **ADJOURN:** Andrew made a motion to adjourn the meeting at 9:30 pm. Bob seconded, with all in favor motion carried.

The next meeting will be on Wednesday, July 4, 2018 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg
Administrative Support