

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, June 7 2017 at 7:00 p.m.
Stillwater County West Annex
Planning Department
431 Quarry Rd

BOARD MEMBERS PRESENT: Gary Enstrom (President), Bob Van Oosten (Vice-President), Boyd Bernard, Curtis Jacobs, Carolyn Hutson, Andrew Forcier, Dana Proctor, and Brenda Studiner

BOARD MEMBERS NOT PRESENT: Vacant position to be assigned by the Stillwater County Board of Commissioners.

STAFF: April Limburg and Monica Plecker, CTA Group

OTHERS:

I. CALL TO ORDER. Gary Enstrom (President) called the meeting to order at 7:00 p.m.

A. Public Comments. None at this time.

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

II. MINUTES APPROVAL. Bob made the motion to approve the May 3, 2017 meeting minutes with corrections. Carolyn seconded; with all in favor motion carried.

III. NEW BUSINESS:

A. Building for Lease or Rent Application. Renee Coppock, on behalf of Willow Crossing LLC, has submitted application materials for a development that falls within the County's Building for Lease or Rent (BLR) Regulations. The proposed development is located in the N1/2, NE1/4, T4S, R17E, PMM, Stillwater County, Montana. The parcel is 40 acres. Monica gave the Board the background of the application and read over the project memo. (See County Planning Board File in Planning Office) Monica explained what BLR means and why the county has the BLR regulations in place. The Board discussed several gray areas in the Montana Annotated Code in regards to the BLR and setting a presence for future development. One gray area discussed was the value of exchange in regards to a monetary value. Andrew made a motion to recommend approval of the application for Buildings for Lease or Rent with the findings and conditions included in the project memorandum. Bob seconded. Bob wanted Monica to inform the Commissioners, the BLR need clarification on the gray areas. Andrew discussed value exchanges and how the law doesn't define value exchange due to lease or rent. Several Board members felt the law needs to be changed or clarified. Gary called for a vote

three voted yes, zero voted no, and three abstained. Curt made a motion to the Commissioners to review the BLR regulations and clarify the definition of for lease or rent. Andrew second; with all in favor motion carried.

IV. UNFINISHED BUSINESS:

Nothing at this time.

V. ADJOURN. Andrew made the motion that the meeting be adjourned, Boyd seconded; with all in favor motion carried. The meeting was adjourned at 8:25.m.

The next meeting will be on Wednesday, July 5, 2017 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg
Administrative Support