

**STILLWATER COUNTY PLANNING BOARD  
MINUTES OF MEETING**

Wednesday, July 1, 2015 at 7p.m.  
Stillwater County West Annex  
Planning Department  
431 Quarry Rd

**BOARD MEMBERS PRESENT:** Kendal Hartman (President), Bob Van Oosten (Vice-President), Adelbert Eder, Larry Gee, Susan Morse, Clint Teegardin and Bob Van Oosten

**BOARD MEMBERS NOT PRESENT:** Curtis Jacobs, Jack Knorr, and a vacant seat to be appointed by the Stillwater County Commissioners

**STAFF:** Brent Moore, CTA Group and April Limburg

**OTHERS:** Ann Davey, and Scott Aspenlieder, Performance Engineering Consulting

**I. CALL TO ORDER.** President Hartman called the meeting to order at 7 p.m.

**A. Public Comments.** No public comments at this time.

**B. Disclosures of Conflicts of Interest and Ex Parte Communications.** No conflicts of interest of ex parte communications at this time.

**II. MINUTES APPROVAL.** Bob made the motion to approve the March 4, 2015 meeting minutes. Larry seconded; with all in favor motion carried.

**III. NEW BUSINESS:**

**A. Public Meeting – Davey Minor Subdivision**

**a. Open Public Meeting:** President Hartman opened the public meeting for the County Planning Board in regards to the Davey Minor Subdivision. (See County Planning Board File in Planning Office)

**b. Presentation by Developer:** Scott Aspenlieder from Performance Engineering Consulting on behalf of the Davey Ranch Company has submitted a preliminary plat application and materials for the Davey Minor Subdivision. The proposed two (2) lot subdivision is located south of Joliet Road (Hwy. 421), approximately 1.8 miles east of its intersection with Montana Highway 78. The overall property is approximately 104 acres in size and a new 1.54 acre lot is proposed to be created on the west side of the property that will contain one single-family residence. The property is located in the NE ¼ of the SW ¼ of Section 35, T.2S, R.20E, Stillwater County, Montana.

**c. Public Comment:** The Board discussed the access road on the preliminary plat, which shows a 20 foot road access easement. Per the subdivision regulations, the board would like to see a 24 foot easement for access. The Board also discussed the irrigation ditch along with property. The Board would like to see the irrigation easement on the final plat.

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

**e. Recommendation to the County Commissioners:** Bob made a recommendation to the County Commissioners to conditional approve the Davey Minor Subdivision with correct changes to the final plat. Adelbert second, with all in favor; motion passed

**B. Growth Policy Discussion** Brent discussed with the Board a memo in regards to review procedures for first minor subdivisions. (See County Planning Board file in Planning Office) Brent also discussed with the Board a memo about the need to update the Growth Policy, originally adopted in 2007 and reviewed again by the Board in 2012 with no revisions. (See County Planning Board file in Planning Office) A growth policy should be updated every 10 years and reviewed every 5 years. The Board discussed grant options available from CBDG to help with the cost of updating the policy. The Board also discussed the requirements of having a current policy along with regulations and be in compliance with statute. Bob made a recommendation to County Commissioners to consider the feasibility and to update the Growth Policy. Clint seconded, with all in favor; motion passed.

#### **IV. UNFINISHED BUSINESS:**

Nothing at this time.

**V. ADJOURN.** Clint made the motion that the meeting be adjourned, Larry seconded; with all in favor motion carried. The meeting was adjourned at 8:00 p.m.

The next meeting will be on Wednesday, August 5, 2015 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg  
Administrative Support