

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, August 7, 2019 at 7:00 p.m.
Stillwater County West Annex
Planning Department
431 Quarry Rd

BOARD MEMBERS PRESENT: Curtis Jacobs (President), Jerry Edwards (Vice-President), Gary Enstrom, Bob VanOosten, Carolyn Hutson, Karen Heyneman, Dan Sayer, and Rita Westrum

BOARD MEMBERS NOT PRESENT: Ray Karls

STAFF: Forrest Mandeville, Contracted Planner and April Limburg

OTHERS: See sign in sheet in Planning Office

I. CALL TO ORDER. Curtis Jacobs (President) called the meeting to order at 7:05 p.m.

A. Public Comments. Nothing at this time

B. Disclosures of Conflicts of Interest and Ex Parte Communications. Nothing at this time

II. MINUTES:

A. June 5, 2019 Minutes: Gary made a motion to approve the June 5, 2019 meeting minutes. Bob seconded; motion carried.

B. July 3, 2019 Minutes: Gary went over the Robert's Rule of Order in regards to the President voting. Bob made a motion to approve the July 3, 2019 minutes. Gary seconded; motion carried.

III. NEW BUSINESS:

A. New Board Member: The Board went around and introduced themselves.

IV. OLD BUSINESS.

A. County Wide Zoning. Bill Hand gave an overview of the Beartooth Coalition and what the group would like to accomplish. Dave Katz discussed the base standards along with the required setbacks proposed in the draft regulations. Bob Horne went over the draft regulations discussing the preliminary application process, the informational meeting, the community advisory committee, the final application process, the process of submitting a review deposit, the public hearing process, the final action process, and the appeals process. (See County Planning Board file in Planning Office for draft regulations) Burt Williams gave an overview of

the Coalition and how they got to where they are today. Forrest gave a brief overview regarding Part 1 vs Part 2 zoning. President Jacobs opened the meeting for a public comment period. After several minutes, President Jacobs closed the public comment period. The Board discussed the challenges of the Planning staff in regards to the work load proposed by the regulations to complete in a timely fashion. Discussion over fees was brought up, Forrest went over the fee structure of subdivisions and how that process works. The Board also discussed the next steps in moving forward and to make sure the Board is following the Growth Policy. Discussion also included the Good Neighbor Policy. The Board discussed bring in people from Gallatin, Cascade, and Carbon County to discuss the process those Counties went through as well as have someone from the Oil and Gas Industry and to have Bob and Forrest to continue working together. Gary made a motion to contact the Oil and Gas Industry and Gallatin County for a representative to come to the next Planning Board meeting to discuss the process in these instances as well as have our contacted Planner have a copy of the Carbon County regulations to the Board and to request the Stillwater County Attorney opinion on the regulations so far. Bob seconded. Board discussion moving further with Forrest and Bob to continue working together in the process in regards to the draft regulations. Karen made a motion to amend the motion to include the Forrest and representatives from the Beartooth Coalition to continue to work on the regulations. Bob seconded; motion carried. (See Planning Office for documents and recording)

V. ADJOURN: Gary made a motion to adjourn the meeting at 9:55 pm. Karen seconded, motion carried.

The next meeting will be on Wednesday, September 4, 2019, at 7:00 p.m. in the Stillwater County Pavilion located at 328 E 5th Ave N

April Limburg
Planning Tech