

**STILLWATER COUNTY PLANNING BOARD  
MINUTES OF MEETING**

Wednesday, September 6, 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, Jerry Edwards, Curtis Jacobs, Carolyn Hutson, Dana Proctor, and Brenda Studiner

**BOARD MEMBERS NOT PRESENT:** Andrew Forcier

**STAFF:** April Limburg and Forrest Mandeville, Forrest Mandeville Consulting, consultant for CTA Group

**OTHERS:** Bob Brown, Keith Gardener, and Gary & Peggy Hedges

**I. CALL TO ORDER.** Gary Enstrom (President) called the meeting to order at 7:10p.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 August 2, 2017 meeting minutes as corrected. Curtis seconded; with all in favor motion carried.

**II. NEW BUSINESS:**

**A. Public Hearing - Beartooth Subdivision Variance Request**

**a. Open Public Hearing:** Gary opened the public hearing.

**b. Presentation by Developer:** Performance Engineering on behalf of Patrick McNamee has submitted a variance request for a forthcoming preliminary plat application for Beartooth Subdivision, a proposed 18-lot subdivision located on Cemetery Road between 3<sup>rd</sup> St SW and 6<sup>th</sup> St SW in Park City. The property is legally described as T2S, R23E, Section 29, Tract 4 COS 228842 and Tract 3C COS 281941, Stillwater County, Montana. The variance request is that the preliminary plat application not be required to include a traffic impact analysis as required in Section IV-S of the Subdivision Regulations for all subdivisions of four or more residential lots. Forrest read over the staff report and went over the criteria in order to approve a variance. (See County Planning Board Filed in Planning Office).

**c. Public Comment:** Bob Brown has concerns with the easement behind his property and suggested it should be donated to the county and created into an alley. He was also concerned with the commercial building already on the property. Kendal Gardner has concerns with the exits of the subdivision as well as 6<sup>th</sup> St not being very wide. Peggy Hedges had concerns with the streets to the property and how they dead end into the property. The Board discussed criteria of a variance request.

Forrest went over the process of a variance request and the next stages once the Board makes a recommendation. (See Planning Office for recorded file)

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

**e. Recommendation to the County Commissioners:** Bob made a recommendation to deny the variance request for the Beartooth Subdivision. Brenda seconded, with 7 members voting in favor and 1 abstained; motion passed.

**IV. UNFINISHED BUSINESS:**

Nothing at this time.

**V. ADJOURN.** Boyd made the motion that the meeting be adjourned, Curt seconded; with all in favor motion carried. The meeting was adjourned at 8:00 pm.

The next meeting will be on Wednesday, October 4, 2017 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg  
Administrative Support

