

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, February 3, 2016 at 7 p.m.
Stillwater County West Annex
Planning Department
431 Quarry Rd

BOARD MEMBERS PRESENT: Bob Van Oosten (Vice-President), Boyd Bernard, Adelber Eder, Larry Gee, Curtis Jacobs, and Susan Morse

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

STAFF: Monica Plecker, CTA Group, and April Limburg

OTHERS: Tom Kelly, North Star Land Service, Keith Brown, Brown & Associates, Myron and Nancy Gross, Israel Sanchez, James Dean, and Jeff Gallegher

I. CALL TO ORDER. Vice-President Van Oosten called the meeting to order at 7 p.m.

~~**A.—Public Comments.** In regards to the Certified Mailing of the adjacent property owners of the Hillbrook Estates, residents were concerning with not receiving any of the certified letters.~~

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

II. MINUTES APPROVAL. Curt made the motion to approve the December 2, 2015 meeting minutes. Susan seconded; with all in favor motion carried.

III. NEW BUSINESS:

A. Election of Officers: Curt made the motion to nominate Bob as President. Susan seconded; with all in favor motioned carried. Curt made the motion to nominate Susan as Vice-President. Boyd seconded; with all in favor motioned carried.

B. Yearly Resolution 2016-1: April explained that the Board must pass a resolution every year establishing meeting dates and restating the Board's commitment to conducting open meetings. (See County Planning Board files in the Planning Department Office). Larry made the motion to adopt Resolution 2016-01 as read. Susan seconded; with all in favor motion carried.

C. Public Meeting – Wagon Wheel Ranch Subdivision 2

a. Open Public Meeting: Vice-President Van Oosten opened the public meeting for the County Planning Board in regards to the Wagon Wheel Ranch Subdivision 2. (See County Planning Board File in Planning Office)

b. Presentation by Developer: Thomas Kelly, on behalf of Kent Williams, has submitted a preliminary plat application and materials for the Wagon Wheel Ranch Subdivision 2. The proposed one (1) lot subdivision is located at the intersection of Joe Hill Creek Road and State Highway 78. The overall property is approximately 90.068 acres in size and the proposed new lot approximately 90.068 acres. The property is legally described as a tract of land located in the SW ¼ of Section, SE ¼ of Section 6, NE ¼ of Section 7, and in the NW ¼ of Section 8, T3S, R20E, P.M.M., Stillwater County, Montana.

c. Public Comment: Bob had a question in regards to where a well on the plat went. Tom advised him it went to a stock tank at the top of the hill. Monica read over the conditions of approval (See County Planning Board File in the Planning Office)

d. Close Public Meeting: With no further comments, Vice-President Van Oosten closed the public meeting.

e. Recommendation to the County Commissioners: Curt made a recommendation to the County Commissioners to conditional approve the Wagon Wheel Ranch Subdivision 2. Larry second, with all in favor; motion passed.

D. Public Hearing – Hillbrook Estates Major Subdivision – Phase 2

a. Open Public Meeting: Vice-President Van Oosten opened the public meeting for the County Planning Board in regards to the Hillbrook Estates Major Subdivision Phase 2. (See County Planning Board File in Planning Office)

b. Presentation by Developer: Keith Brown, Brown Associates, on behalf of Myron and Nancy Gross, has submitted a preliminary plat application and materials for the Hillbrook Estates Major Subdivision Phase 2. The proposed six (6) lot subdivision is part of a 71.2 acre master planned site that is located east of Park City, near the northeast corner of the intersection of Old Mill Road and Cemetery Road. It is located in the S ½ SW ¼ of Section 29, T2S, R23E, Stillwater County.

Phase 2 is part of a 6 phase, 32 lot subdivision that was conditionally approved May 14, 2013.

f. Public Comment: Israel Sanchez had a question regarding a section by Silverado and Autumn Rd. The section was not part of Phase 1 and doesn't need to be paved at this moment as the road will be used for future development. There were also questions regarding a proposed event center and Maple Drive which Phase 2 will be closing Maple Rd and moving it 60 ft. to the west. Monica read over the conditions of approval. She discussed with the Board removing condition #5 dealing with the Subdivision Improvements Agreement (SIA) as the original SIA approved in the Hillbrook Estates Master Plan is detailed in which improvements need to be finished in each phase. (See County Planning Board File in the Planning Office)

g. Close Public Meeting: With no further comments, Vice-President Van Oosten closed the public meeting.

h. Recommendation to the County Commissioners: Curt made a recommendation to remove condition #5 dealing with the Subdivision Improvements Agreement (SIA). Susan seconded, with all in favor; motion passed. Boyd made a recommendation to the County Commissioners to conditional approve the Hillbrook Estates Major Subdivision Phase 2. Curt second, with all in favor; motion passed.

IV. UNFINISHED BUSINESS:

Nothing at this time.

V. ADJOURN. Curt made the motion that the meeting be adjourned, Boyd seconded; with all in favor motion carried. The meeting was adjourned at 7:45 p.m.

The next meeting will be on Wednesday, March 2, 2016 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg
Administrative Support

**** The Park City resident of Hillbrook Estates had concerns in regards to the Certified Mailing of the adjacent property owners of the Hillbrook Estates, residents were concerning with not receiving any of the certified letters. Please see County Planning Board Filed for list of attending residents.