

DRAFT
COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD

Meeting Minutes

Tuesday, April 26, 2016 at 5:30 p.m.

Stillwater County West Annex Planning Department, 431 Quarry Rd

Members Present: Webb Mandeville (President), Joe Cross (Vice-President), Dennis Holten, Shad Kienitz, Webb Mandeville, Heidi Stadel, and Kyle Stadel.

Members Not Present: Rod Fink, Don Parks, and a member to be appointed by the Mayor of Columbus.

Staff Present: April Limburg and Monica Plecker, CTA Group

Guests: Vicki & Gary Anderson, Cache Anderson, Dianna & Wayne Swilley, Blake Haug, Mark Schreiner, Kevin & Mary Blankenship, Donna Zeigler, Bob Hemphill, and Arvin & Lana Sanford

I. CALL TO ORDER

Webb Mandeville (President) called the meeting to order at 5:30 p.m.

A. Public Comments. No public comments

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

II. MINUTES

Heidi made a motion to approve the minutes of the March 22, 2016 meeting. Dennis seconded; with all in favor, motion carried.

III. NEW BUSINESS

A. Public Hearing – Cache Anderson Zone Change Request

a. Open Public Hearing. Webb opened the public hearing in regards to the zone change from AO (Agricultural Open Space) to R-3 (Residential Multi-Family District).

.Dennis gave an overview of his staff report. (See City-County Planning Board file in Planning Office).

b. Public Comment. Kevin who is a homeowner in the area advised the Board he doesn't agree with the zone change as he was told by real estate agents that no one could build in front of him and this was one of the reason he chose to build on lot he purchased. Donna was concerned with the access to the property off of 3rd Ave S and how the property would be accessed. Diane was concerned with the access as she was under the understanding the access to the property was for the Montana power building and had questions regarding the property being in the 500 year floodplain. She was also opposed to the zone change and didn't want to be annexed into the City. Cache addressed the property varies from the 100 to the 500 year

floodplain. In regards to the access, there is a 40ft right of way easement to the property. Blake represented Golf Course as he is the current president. The Golf Course Board had concerns with the property boarding one of the holes to the course. With the course next to the property a concern was the cost of fencing to keep people from accessing the course from the property. The sprinkler system was a concern as where it is installed currently would actually hit a home if one was built there. The driving range goes past the property and safety was a concern as well. Mary was concerned with more traffic going down the street as well as change to the area. Vicki stated one home can be built on the property and traffic would only be one more family. Cache had FEMA do a study and there was only one place to build the home. There were other options to access the property.

c. Close Public Hearing. Webb closed the public hearing.

d. Recommendation to the City Council. Dennis advised the Board, there were several details that needed to be worked out and the City would be the one to make the final decision. Dennis also addressed the annexation plan had several areas to address such as legal access, drainage, water, and sewer were just to made a few. Heidi made a recommendation to the City Council to approve the zone change request from AO to R-3 conditioned on an annexation plan and the all conditions were meet form Dennis's report. Joe seconded, Webb went over the reason why to change the zoning and an annexation plan into the City. Webb called for a vote 4 in favor, 1 against, and Dennis abstained.

B. Land Use Map. Monica discussed with the Board several examples of land use maps from three different towns. Monica and the Board addressed different areas of growth potential and concerns and benefits of each areas in Columbus. (See City-County Planning Board file in Planning Office) Monica also discussed what to expect at the next meeting.

IV. UNFINISHED BUSINESS

V. ADJOURN

With no more business, Dennis made the motion to adjourn. Joe seconded; with all in favor motion carried. The meeting was adjourned at 7:10 p.m.

The next regular meeting will be held Tuesday, May 24, 2016 5:30p.m. at the Stillwater County West Annex Conference Room.

April Limburg
Administrative Support