

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, April 6, 2016 at 7p.m.
Stillwater County West Annex
Planning Department
431 Quarry Rd

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

BOARD MEMBERS NOT PRESENT:

STAFF: Monica Plecker, CTA Group, and April Limburg

OTHERS: Mark Schreiner, Stillwater County Road & Bridge, Jill Exner, Scott Aspenlieder, Performance Engineering, Forrest Mandeville, Forrest Mandeville Consulting, John and Ann Fox, Tom Kelly, North Star Land Surveying, Robert Downing, Leo Uhrich, Tim Thompson, Cori Mill, Leanne Sekora, Jen France, and Joyce Kelley

I. CALL TO ORDER. President Van Oosten 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. Boyd advised the Board, he would abstain from voting on the Horseshoe Hills Minor Subdivision and variance request as he once worked with them as a realtor.

II. MINUTES APPROVAL. Adelbert made the motion to approve the February 3, 2016 meeting minutes with corrections noted. Larry seconded; with all in favor motion carried.

III. NEW BUSINESS:

A. Building for Lease or Rent Application: Engineering West, on behalf of Robert Downing, has submitted application materials for a development that falls within the County's Buildings for Lease or Rent Regulations. The proposed development is located at 3 1st Street SE and is legally described as Park City Original Townsite Block 82 Lots 17-20 located in Sec 29, T2S R24E in Stillwater County, Montana. Monica read the staff report and went over the conditions of approval. (See County Planning Board File in Planning Office)The Board discussed the no parking requirement. The Board also discussed the size of the culvert installed and possible issues with the size. Jack made a recommendation to amend condition #4 to add no overnight parking instead of just no parking. Curtis seconded; with all in favor motion passed. Jack made a recommendation to add condition #7 to obtain a letter from the ditch company approving the culvert size. Clint seconded; with all in favor motion carried. Gary made a recommendation to the County Commissioners to conditional approve the Building for Lease or Rent with the amendment to condition #4 and the addition of condition #7. Albert seconded;

with all in favor motion carried.

B. Public Hearing – Lot 2A Amended

a. Open Public Hearing: President Van Oosten opened the public hearing for the County Planning Board in regards to the Lot 2A Amended Subdivision.

b. Presentation by Developer: Thomas Kelly, on behalf of John and Ann Fox, has submitted a preliminary plat application and materials for an amended plat of Trewin Subdivision. The proposed subdivision is located east of Park City along Trewin Rd. It is located in the NE ¼ and SE ¼ of Section 22, T2S, R23E, Stillwater County.

c. Public Comment: Monica discussed Big Sky Way was part of the Interstate 90 right of way (R-O-W) as there were some concerns regarding use for private access. Monica also discussed with the Board concerns address From the Park City Fire Department in regards to the weight bearing load of the ditch culvert. Monica read over the conditions of approval (See County Planning Board File in the Planning Office)

d. Close Public Hearing: With no further comments, -President Van Oosten closed the public hearing.

e. Recommendation to the County Commissioners: Jack made a recommendation to amend condition #1 to make sure the weight bearing of the culvert meets the HS20 standards. Boyd second, with all in favor; motion passed. Boyd made a recommendation to the County Commissioners to conditional approve the Lot 2A Amended Subdivision with the amended correction to condition #1. Gary second, with all in favor; motion passed

C. Public Hearing – Amended Plat No. 275043

a. Open Public Hearing: President Van Oosten opened the public hearing for the County Planning Board in regards to the Lot 2A Amended Subdivision.

b. Presentation by Developer: Thomas Kelly, on behalf of Anderson Ranch Montana, LLC, has submitted a preliminary plat application and materials for an amended plat for Plat No. 275043. Plat No. 275043 was a 1 lot subdivision created in 1994. The proposed subdivision is located between Highway 421 and the Stillwater River. It is located in the NW ¼, NE ¼, SE ¼, and the SW ¼ and SW ¼ of Section 31, T3S, R18E, PMM, Stillwater County, Montana.

c. Public Comment: Monica discussed Big Sky Way was part of the Interstate 90 right of way (R-O-W) as there were some concerns regarding use for private access. Monica also discussed with the Board concerns address From the Park City Fire Department in regards to the weight bearing load of the ditch culvert. Monica read over the conditions of approval (See County Planning Board File in the Planning Office)

d. Close Public Hearing: With no further comments, President Van Oosten closed the public hearing.

e. Recommendation to the County Commissioners: Adelbert made a recommendation to the County Commissioners to conditional approve the Amended Plat No. 275043 Subdivision. Curtis second, with all in favor; motion passed.

D. Public Hearing – Horseshoe Hills Minor Subdivision – Variance Request

a. Open Public Hearing: President Van Oosten opened the public hearing for the County Planning Board in regards to the Horseshoe Hills Minor Subdivision Variance Request.

b. Presentation by Developer: Performance Engineering on behalf of Exner Family

Investments LLC, Joyce Kelley, and Jennifer France, has submitted a preliminary plat application and materials for the Horseshoe Hills Minor Subdivision and a variance request. The proposed five (5) lot subdivision is located on Upper Flat Road approximately 2.2 miles southeast of Columbus. The property is legally described as SW ¼ SE ¼, S34, T02 S, R20 E, Stillwater County, Montana. The overall property is approximately 40 acres in size. The proposed lots are 3.17, 3.86, 8.89, 10.80 and 13.48 acres in size and are intended for residential home sites. The variance request that the development be allowed to occur without the installation of a dry hydrant as required by Stillwater County Subdivision Regulations Section IV (Q)(3)(b) which requires all new subdivision containing four or more lots to install a 10,000 gallon dry hydrant.

c. Public Comment: Monica read the staff report and conditions in regards to the variance request for not putting in a dry hydrant in a high fire area. The reason for not putting in a dry hydrant was the property was close to the river, 2.7 miles from the City of Columbus and it was not the cost was not feasible. Monica addressed the variance request criteria per the subdivision regulations. (See County Planning Board File in Planning Office) Scott from Performance Engineering discussed the variance and proposed a fee per lot and give the money to the local fire district. The Board discussed the dry hydrant policy in the subdivision regulations as well as maintenance and cost of them. Monica also discussed possible changes to the dry hydrant policies in the future. Leann Sekora is one of the few home owners in the area with a well. She was concerned with the lack of water in and the request for not adding a dry hydrant. The also had concerns with the access to the subdivision.

d. Close Public Hearing: With no further comments, President Van Oosten closed the public hearing.

e. Recommendation to the County Commissioners: Clint made a recommendation to deny the variance request. Jack second; Boyd abstained; motion passed.

E. Horseshoe Hills Minor Subdivision

a. Open Public Meeting: President Van Oosten opened the public hearing for the County Planning Board in regards to the Horseshoe Hills Minor Subdivision.

b. Presentation by Developer: Performance Engineering on behalf of Exner Family Investments LLC, Joyce Kelley, and Jennifer France, has submitted a preliminary plat application and materials for the Horseshoe Hills Minor Subdivision and a variance request. The proposed five (5) lot subdivision is located on Upper Flat Road approximately 2.2 miles southeast of Columbus. The property is legally described as SW ¼ SE ¼, S34, T02 S, R20 E, Stillwater County, Montana. The overall property is approximately 40 acres in size. The proposed lots are 3.17, 3.86, 8.89, 10.80 and 13.48 acres in size and are intended for residential home sites.

c. Public Comments: Monica read over the condition approvals for the subdivision. The Board discussed the conditions. Jack address concerns with condition #1 in regards to the wording. Monica discussed her conversation with Chief Cowger in regards to the wording.

d. Close Public Meeting: With not further comments, President Van Oosten closed the public meeting.

e. Recommendation to the County Commissioners: Jack made a recommendation to remove verbiage from condition #1 from strict to the end of the paragraph. (See County Planning

Board File in Planning Office) Curt second; Boyd abstained; with all others in favor motion passed. The Board also discussed condition #5 in regards to change the verbiage due to a clerical error. Clint made a recommendation to conditional approve the Horseshoe Hills Minor Subdivision with the amendment of condition #1 and the clerical error connected in condition #5. Jack seconded, Boyd abstained, motion passed.

IV. UNFINISHED BUSINESS:

Nothing at this time.

V. ADJOURN. Curtis made the motion that the meeting be adjourned, Larry seconded; with all in favor motion carried. The meeting was adjourned at 9:20 p.m.

The next meeting will be on Wednesday May 4, 2016 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg
Administrative Support