

CITY/COUNTY PLANNING BOARD

BOARD MEETING MINUTES

Tuesday, January 16, 2018

President/Vice President, Lee Pourroy called the meeting to order at 7:00 p.m.

Lee asked for the **Roll Call:** *Present (P) Absent (A)*

NAME, Sidney	P/A	NAME, Fairview	P/A	NAME, County	P/A
Lee Pourroy	P	Ray Trumpower	P	Waynette Malloy	A
TBA	A	Bruce Benson	P	Bill Linder	P
Jordan Mayer	A	Missy Smies	A	Kathy Helmuth	P
Joe Kauffman	A	Bill Huft	P	Lori Utter	P
				Ervin Goss	A

Staff present: County Planner, Marcy Hamburg

President/Vice asked for **Verification of the Quorum:**

Full Board (7)	Sidney/County (5)	Fairview/County (5)
7	4	6

Approval of preceding meeting minutes: President/Vice entertained a motion to approve the October 17, 2017 Planning Board minutes; *Bill L. moved to approve the October 17, 2017 minutes as submitted; motion was seconded by Bruce B; motion carried.*

Petitions and communications from audience: It was noted there were no guests.

Conflicts of Interest or Ex-parte communications: It was noted there were no conflicts of interest or ex-parte communications.

Public hearing(s): It was noted there was no hearing scheduled.

Regular business:

- Updated on governing body review/adoption of draft subdivision regulations: Marcy report the County adopted the recommended amended subdivision regulations, and Fairview will more than likely adopt the amendments at their next council meeting.
 - Phasing plan discussion with MACo Attorney, Tara DePuy via conference call: Tara provided the Board with the background information on the court case, the “Legacy Ranch” on why MACo drafted the Phasing bill. She said that due the County giving preliminary approval on a major subdivision for 30 years with 15 phases, at the time the State statutes did not allow for phasing; the Judge determined the County could not do phasing, violated the publics’ right to know, and that the County did not do a hard look at the application. With the court case not allowing phase development past the preliminary review period of 3 years, MACo along with the League of Cities, Montana Association of Planners, Montana Association of Realtors, Smart Growth and a few other groups the language was draft and all agreed to work with the new statutes. She stated the subdivider now has to notify the governing body upfront of a phased subdivision.

The review process would be for the overall development plan, set of conditions for all phases, a public hearing the overall development plan, then another hearing for each phase; none extension on any of the phases past the 20 years of the overall development plan. Each phase or phases (if more than one phase is to be done at a time) a public hearing would be required, each phase (or group of phases that are to be completed at the same time) would be conditionally approved for the 1 to 3 years, additional conditions may be determined if there are additional impacts, or if there is a special conditions for just that phase (such as a road condition).

Reports from Planning Board Committees:

- *Executive Committee* – It was noted no report was provided.
- *Sidney Jurisdictional Area:* It was noted no report was provided.
- *Fairview Jurisdictional Area:* It was noted no report was provided.

Nomination and Election of Officers:

(requires board action)

- *President:* Bill L moved to unanimous vote for Lee as the President, motion was seconded by Lori.
- *Vice-President:* Bruce moved to unanimous vote for Ray as the Vice-President, motion was seconded by Kathy.
- *Sidney Jurisdictional Area Chair:* Kathy moved to table the election of the Sidney Chair until the next Board meeting, motion was seconded by Lori; motion carried.
- *Fairview Jurisdictional Area Chair:* Bill H moved to unanimous vote for Bruce as the Fairview Chair, motion was seconded by Lori motion carried.

Written communications: It was noted there were not written communications.

Staff reports: Marcy stated she had nothing further to report.

Adjourn: Bill L made the motion to adjourn; meeting adjourned.

*Lee Pourroy, President
Of the City/County Planning Board*

*4/17/18
Date*

***All Planning Board meetings are electronically recorded, if you disagree with the transcription of the minutes and a copy of this meeting recording is available upon request.