

D-R-A-F-T
STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING

Wednesday, May 5, 2011 at 7p.m.
Stillwater County Annex Planning Department
809 E. 4th Avenue N., Suite C

BOARD MEMBERS PRESENT: Larry Gee (President), Allen McMillen, Alvin Stadel, Clinton “Clint” Teegardin, Vincent Vandersnick, and Bob Van Oosten.

BOARD MEMBERS NOT PRESENT: Cynthia Colbert (Vice-President), Adelbert Eder, and Linda Halstead-Acharya.

STAFF: Forrest Mandeville

OTHERS: George Bokma

I. CALL TO ORDER: President Gee called the meeting to order at 7 p.m.. There was no public comment given.

II. MINUTES APPROVAL. Bob made the motion to approve the March 2011 meeting minutes as written. Clint seconded; with all in favor motion carried.

III. NEW BUSINESS:

A) Legislative Update

Forrest updated the Board on legislation he had been following due to its importance to planning. This item had also been discussed at the March meeting. Forrest distributed an updated list of legislation he had been watching (see attached 2011 Legislation). He then read through the list and described what the various bills might mean to the Board if passed.

B) Roads in Unincorporated Communities

Forrest reminded the Board about the County’s policy concerning roads in unincorporated communities. This situation is complicated by the fact that many of these roads have been platted but not built. The County requires a developer to extend County-Standard road access to the area they are developing. This is enforced through the encroachment permit process by the Road and Bridge Department.

Forrest informed the Board about a situation of which the Commission wanted them to know (see attached survey and map of the area). The situation is in Park City north of the Interstate where a landowner has put in a structure which encroaches on the County right-of-way, though the road is un-built. The County is attempting to enforce the policy of requiring the developer to remove structures from the County right-of-way and to build the road to County standard. Forrest stressed to the Board that this is a long-standing policy and the County is being consistent in its interpretation of its policy. Forrest also shared other examples of times where a developer was required to abide by

the policy. The Board expressed concern that people should be careful about knowing where their property lines are and make sure they follow County policy before building.

IV. UNFINISHED BUSINESS:

A) Planning for Value.

Forrest mentioned the Code of the West booklet (see attached) which had been produced by the Road and Bridge Department several years ago. The booklet described several things people need to be aware of when living in rural areas, such as access issues, agricultural activities, utility services, subdivision processes, and the environment. A citizen had been passing out copies of the booklet and wanted some more. The Road and Bridge Department was able to locate a digital copy of the booklet. The Planning Office has the digital copy now also and can provide copies if anyone would like the information.

V. OTHER:

A) Horses on Small Lots.

Alvin Stadel mentioned his concern about horses being kept on lots too small to accommodate them. This concern was echoed by many other Board members. Forrest said the Board could examine homeowner association bylaws and covenants as they relate to allowable animals in a subdivision, but enforcement is up to the homeowners in the association. Of course, if animal abuse is taking place it should be reported to the Sheriff's Office.

VI. ADJOURN Al made the motion that the meeting be adjourned, Bob seconded; with all in favor motion carried. The meeting was adjourned at 8:05 p.m..

The next meeting is scheduled for Wednesday, June 1, 2011 at 7:00 p.m. at the Stillwater County Annex, in the Planning Department office, located at 809 E. 4th Avenue N., Suite C.

Forrest J. Mandeville
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