

**May 23, 2019**

**Butte-Silver Bow Planning Board  
Courthouse - 3<sup>rd</sup> Floor - Room 312  
Council Chambers**

MEMBERS PRESENT: Janet Lindh, Bart Riley, Jim Clary, Mike Kerns,  
Jeremy Salle and Patty Hamblock

ABSENT: Tim Schrapps, Steve Hess and Josh O'Neill

STAFF: Lori Casey, Planning Director  
Dylan Pipinich, Senior Planner  
Roxie Larson, Secretary

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**M I N U T E S**

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- I. **Call to Order** - The meeting was called to order at 5:30 P.M.
- II. **Roll Call of Board Members** – Having a majority of the Planning Board members in attendance, a quorum was established.
- III. **Approval of the Minutes** – The minutes of the April 25, 2019 Planning Board meeting were approved by Mr. Riley and seconded by Mr. . The voice vote in favor of the motion was unanimous.
- IV. **Board Discussion/Board Action**

- A. Skunk Dog Minor Subdivision – Mr. Pipinich gave a brief report which is made a part of these minutes.

Ms. Hamblock asked do you know the purpose of the guardrail and was that put in by Butte-Silver Bow or MDT? What would happen, would that be left there, or would that be removed?

Mr. Pipinich stated there would be sidewalk there now. It was not MDT it would have been Butte-Silver Bow jurisdiction.

Ms. Lindh asked if there were any other questions.

Mr. Ray Blakely stated I live at 6 Tranquility Lane. Just some clarifications, you mentioned the guardrail that is visible in that picture, that is actually not on the subdivision parcel. It is on the parcel that we are currently building our house on. So that would remain in place or be modified or replaced by something else. On page 3 Dylan mentioned the sewage design. He inadvertently mentioned that the sewer would go to the east when in fact it actually goes parallel with that property boundary there that is in the middle of the yellow and it goes to the northwest, so it extends to the back end of all the properties. Is that clear? He also mentioned on page 4 on the Health Department that the Planning Department has been informed by the Health Department that all sewer main extensions are subject to review. Did you say that has been complete correct?

Mr. Pipinich stated yes.

Mr. Blakely stated right below that on the noxious weed it was my understanding through the previous meeting that we had that that bond and plan is not required until the final plat. Is that correct?

Mr. Pipinich stated the condition of approval at the end stated prior to filing the final plat.

Mr. Blakely stated everything else was accurate per Dylan's description. Thank you.

Ms. Lindh stated I have a question regarding sidewalks, curbs and gutters. Hearing earlier that you have concerns about the wall. Do you anticipate that you would like the wall to continue in the purview of the subdivision and also sidewalks be outside the wall is that correct?

Mr. Blakely stated correct we would prefer to have the wall there are part of our marketing strategy to have the wall in place. The wall indicates the property boundaries, so the sidewalks will be outside the wall.

Ms. Lindh stated thank you and asked the Board members if they had any other questions.

Ms. Lindh stated it appears that you need to pursue a variance.

Ms. Casey stated before we move to hold this subdivision in abeyance there is the condition of the easement and Mr. Blakely said that it does not cross parcel H-1 for the sewer main. We need to get certification on that because Exhibit A that was put in with their DEQ review shows an easement under parcel H-1. So, we need to get straight on that.

Mr. Blakely stated correct. That is correct Lori, but in Dylan's presentation he indicated that the sewer is going to the east.

Ms. Casey questioned so you are okay with providing an easement through H-1?

Mr. Blakely stated absolutely.

Ms. Casey stated because the wall is not within the Board's jurisdiction, you may if you wish entertain a motion to hold this subdivision in abeyance until the next regular meeting.

Ms. Lindh questioned am I understanding correctly that will give the applicant a chance to go to the Zoning Board to pursue the variance and then come back to us for action?

Ms. Casey stated that is correct. The applicant would need to get their application in on or before June 5<sup>th</sup> and the Board would hear that application on June 20<sup>th</sup>.

Mr. Riley made a motion to hold the Skunk Dog Minor Subdivision in abeyance until the next regularly scheduled meeting.

Mr. Salle seconded the motion.

A voice vote in the favor of the motion was unanimous.

V. **Other Business:**

1. Growth Policy update. Ms. Casey stated there are links out on the website to take a look at.
2. Reappointments to Planning Board – Ms. Casey discussed reappointments with the Board and asked them to think about staying on the Board.

VI. **Adjournment** – The meeting adjourned at 6:00 P.M.

BY:

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Janet Lindh, Chairman  
Butte-Silver Bow Planning Board

ATTEST:

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Lori Casey, Secretary  
Butte-Silver Bow Planning Board