

## Stevensville Planning and Zoning Board Meeting Minutes

JANUARY 13, 2021 6:30 PM

1. Call to Order and Roll Call

Greg Chilcott called the meeting to order. Board members Paul Ludington, Meghan Hanson, Trenis Hindle and Dan Ritter were present. Mayor Dewey and Jenelle Berthoud, Town Clerk were also present.

Greg Chilcott: meeting is being continued from January 6, 2021.

2. Discussion on the Following Items

Public comments that were received by either email or here at town hall were recognized by their name and the date received by the town clerk, Jenelle Berthoud.

Citizens that were recognized by the town clerk were:

Gabe Charbonneau, 01/10/2021

Steve Gibson, 01/11/2021

Marilyn Wolff, 01/13/2021

John Croft, 01/13/2021

Robert & Joan Brummond, 01/13/2021

Jim Kalkofen, 01/13/2021

Nels Anderson, Voice Mail Message, 406-777-701701/13/2021\*\*

Craig Siphers, 01/13/2021

\*\*Voice Mail Message from Nels Anderson was played by Mr. Chilcott as public record.

(all emails and mailings were uploaded to the Burnt Fork Estates section of the town's website)  
(they are also attached to the meeting minutes at the end of this transcription)

Public comments were also heard by the board via phone.

Citizens that called in and gave public comment:

Ending in 3018, Marylin Wolff, 300 Aspen Trail, public comment to the board about ZOOM meetings and public comments. Please recommend that the council table this until the public can attend in person. Gave comment on the Creekside stormwater and the towns involvement.

Ending in 5676, Jim Kalkofen, public comment issues raised at last weeks meeting. Did you receive copies from the DNRC?

Greg Chilcott: I did not.

Jim Kalkofen: I gave that to Jenelle. Last week commented on the proposal and the water capacity. Mr. Kalkofen commented on a board members opinion from the last meeting. Mr. Kalkofen gave comment on water and wastewater, capacity of water. Gave comment on the fire station. Gave comment to the traffic concerns and the intersections.

Ending in 5822, Peggy Pope, 1321 Creekside Drive, public comment on the subdivision and having a public hearing. Gave comment on water rights. Gave comment on the differences between Creekside and BFE. Multi family units.

John Croft, 1618 Creekside Drive, public comment on the public notice for this meeting. Would like to see this meeting postponed to give more notice. Commented on the facts that Jim gave tonight. Gave comment on the access to Logan and Middle Burnt Fork. Gave comment on water rights.

Ending in 1971, Jim Sayer, 1412 Creekside Drive, public comment two issues that I would like to discuss. Gave comment to the letter dated September 11 between Mr. Mefford and the county road and bridge department referring to section K. Gave comment about traffic/speed concerns.

Greg Chilcott: any other hands raised Brandon? Any public comment? One more call for public comment. We will offer to the developer's agent to give comment on the issues raised.

John Kellogg: all of the comments have been important to the review of this subdivision. Gave a review on how a subdivision goes through. Water rights.

### 3. Unfinished Business

a. Discussion/Decision: Recommendation on Approval, Approval with Conditions, or Denial of Subdivision Application for Burnt Fork Estates

Greg Chilcott: we will go with discussion from the board. Everyone received the updated report and the highlights that are clearly new.

Mayor Dewey: this isn't an updated staff report this is an update to your conditions. We left the original staff report alone.

John Kellogg: I emailed to the board members a suggested amendment to the recommendations.

Greg Chilcott: so, the public has an opportunity to hear that, John can you go over that.

John Kellogg: shared his screen with the board and the public. In the last meeting there was discussion of the phasing plan (#1), original 10 year build out. State law says you can extend out to 20 years. Water rights issue could take some time. Our proposal is a 15-year buildout.

Greg Chilcott: gave comment to the public that if new impacts are identified in phase 1 and 2 it will be addressed.

John Kellogg: also suggesting that the final plats may not be filed in sequential order. (#3) water rights be transferred to the town.

Greg Chilcott: we have gone through #1 and #3 any questions from the board?

Meghan Hanson: had a question on #3, why wouldn't you hand them over to the town?  
Commented on the grazing of animals on town property.

John Kellogg: commented on what is currently going on with the land may be a violation of the town's codes.

Meghan Hanson: #1, 15 years makes sense, so does the 7 years, my question is why it would be so bad to put the portion forward now.

Greg Chilcott: gave comment to Meghan.

John Kellogg: it is a crucial issue on how phasing is done. Gave comment to phasing in 2008.

Meghan Hanson: why not apply for phases 1 and 2 now with water rights.

John Kellogg: I have a concern about the time, developer investing in infrastructure.

Meghan Hanson: what leeway does the town council have between each phase.

John Kellogg: once that approval is obtained DNRC, DEQ and MDT along with the county and approach permits. The city approving what can be installed (water, sewer).

Meghan Hanson: the town would not have a chance to revisit around the C-2?

John Kellogg: yes, that is correct. That is anticipating that the C-2 is adopted.

Mayor Dewey: gave comment to town code and animals allowed, 1 and ½ cows per acre.

Greg Chilcott: anything further on #1 or #3.

Paul Ludington: I understand why you are seeking the longer term, with water rights. I think that the town would agree on an extension.

John Kellogg: our intention is to give all water rights to the town. We would want to be able to proportionally to the town.

Paul Ludington: you wouldn't have a problem with putting that in writing. I would recommend that we add that to #3. **The intention of the developer of Burnt Fork Estates is to transfer all of the water right of this preliminary plat to the town of Stevensville.**

Andy Mefford: I could add comments to #1 and #3, that is our intention for the water.  
Commented on water rights.

Paul Ludington: I would say to the developer that this is part of the town. It was annexed and surprised that the water rights weren't already transferred.

Andy Mefford: gave comment to annexation, but not our intent.

Greg Chilcott: 5-minute break.

Greg Chilcott: Trenis or Dan any questions? No questions from either. I have a question on the number of gallons per minute transferred to the town.

Mayor Dewey: John and Andy do you want me to speak to this on how the towns water rights and the community. Gave comment on the water rights, the town and BFE impacts of the water.

Greg Chilcott: Paul you wanted to add in **The intention of the developer of Burnt Fork Estates is to transfer all of the water right of this preliminary plat to the town of Stevensville.** Thumbs up of board members.

Meghan Hanson: I am not writing notes.

Mayor Dewey: Jenelle is taking notes.

Dan Ritter: process question are we going to come back to this or are we leaving it the way that it is written.

Greg Chilcott: great question, so maybe we should get concurrence of #1 to this language.

Meghan Hanson: 15 years seems like a long time, commented on the final plat may not be filed in sequential order. Maybe it is possible.

Paul Ludington: possible that there can be some delay here. Water rights may take a longer time. 10 years is better for me.

Greg Chilcott: referenced title 76-3-617. Commented on #1 and the schedule of the plats.

Mayor Dewey: subject to town's approval could be the answer.

Paul Ludington: gave comment on the number of years. They have set a schedule for the phasing of this subdivision.

Greg Chilcott: approval of a final plat.

Paul Ludington: I think 10 years based on the approval of the town council. Based on what it says, 10 years from the time of approval? Gave comment on the number of years.

Greg Chilcott: I have 10 years from Paul and Meghan how about Dan and Trenis? (Yes, from all, 10 years.)

John Kellogg: I believe you are correct, if the water right issue drags on and on, we will be back in front of you with the phasing plan. How the condition is written, the phase that would be out of order would be the commercial phase.

Mayor Dewey #1, changed to **10 years**, and states **The developer has the option to file the final plats of sequential order, subject to town's approval.**

Greg Chilcott: #11

John Kellogg: #11, and MDT, defer to Andy.

Andy Mefford: we spoke to the engineer about those intersections, he did not think that there were issues. Gave comment to the MDT and their response to the intersection issues. #11 added the word "solely".

Greg Chilcott: comments from the board? I don't see anything from MDT and that concerns me, don't like that word solely. (#11). I would not support putting the amendment in there.

Paul Ludington: does that mean when the county approves a subdivision, they expect improvements as part of the subdivision.

Greg Chilcott: yes, a road that primarily feeds the subdivision and take a prorated share. Gave comment to the traffic concerns.

Meghan Hanson: since this says MDT is this only Eastside HWY and Logan?

Greg Chilcott: yes. They may take Eastside Hwy and Middle Burnt Fork. He is stating that the additional lots would not add impact.

Paul Ludington: as these are roads that the county maintains. I have a problem with solely, but I don't think that a developer is responsible for Eastside Hwy and Logan.

Greg Chilcott: gave comment on MDT. When we go back to number 9 I will speak to that. This is just MDT here. What does the rest of the board want to do?

Dan Ritter: we could drop the word "solely" and still meet the intent of what this condition is supposed to do. I say drop solely.

Meghan Hanson: all good points.

Trenis Hindle: don't like the word solely, maybe replace it with something else.

Paul Ludington: gave comment on we want this letter, but we are not saying what we want this letter to say.

Greg Chilcott: what we have here is a letter that says the probable impacts of this subdivision. If DOT says you are adding this % this is your share to mitigate the impact.

Paul Ludington: their traffic impact study says no impact, we want to make sure that they concur and if they don't then who is responsible?

Greg Chilcott: Brandon you put in, **details and on State highway facilities and who is responsible for any required mitigation.**

Meghan Hanson: gave comment.

Paul Ludington: gave comment.

Greg Chilcott: do we have **concurrence on #11** as amended. Good, thank you. Can we go back to #9? Gave comment on the impact and the county road and bridge department will come up with a prorated share and the impact. \$200.00 has to be by unit not by lot.

Mayor Dewey: are you saying that you don't think a special improvement district mitigates those impacts for the county?

Greg Chilcott: gave comment to the SID.

Mayor Dewey: you have to maintain those roads for other homeowners.

Greg Chilcott: that is why we do a prorated share on that road based on the development.

Mayor Dewey: if that is a need to offset this subdivision on the road and if you know what that share is why wouldn't you set an SID.

Greg Chilcott: because there are a lot more people on that road that could vote against.

Mayor Dewey: just put the SID on the new development.

Greg Chilcott: gave his comment on the SID.

Mayor Dewey: asked questions about a possible condition, and in 2-3 years the town acquires that road.

Greg Chilcott: gave comment back to the mayor. This may be a moot point.

Mayor Dewey: one more point. I think you are in a good position as the county commissioner to say if the town of Stevensville is going to continue to approve these subdivisions then you guys need to take care of these roads.

Greg Chilcott: I said last week you could have it.

Mayor Dewey: gave commented back that the county needs to make that statement, what does the future of these roads look like.

Greg Chilcott: we saw this on Twin Creeks and on Creekside. The county picks this up on the out skirts of Hamilton, Corvallis, Pinesdale, and Stevensville.

Paul Ludington: my point of view do you have a recommended edit to #9 or do we look at #12. Gave comment on wording of #12.

John Kellogg: made a comment on pro rata share is great when you are dealing with the county the city does not have a pro rata share.

Andy Mefford: gave a comment on pro rata share. I think that #10 should be taken off completely.

Mayor Dewey: why can't we have it read instead of MDT is says Ravalli County. (#11).

Greg Chilcott: am not arguing with Andy Mefford but putting in Ravalli county wording is because it is our roads.

Paul Ludington: Andy's point is that he has to negotiate with the town and then the county as well. Gave comment on the county road.

Andy Mefford: I am seeing a set up here. If I have to go to the county? If I am going that then \$200 comes off the table.

Greg Chilcott: gave comment to pro rata share. I like the way that it is as far as #10, I don't know where it is going.

Paul Ludington: gave comment on the \$200.

Greg Chilcot: pro rata shares and permit are two different things.

Paul Ludington: change lanes, if we are going to keep #9 the way that it is and change #12, I would consider taking out #10. SID, \$200 and pro rata share is a triple.

Greg Chilcott: I am happy with **dropping #10**. Thumbs up from the board, ALL. We will go onto #16.

Andy Mefford: gave comment to #16, visual detectors. We brought that back and followed up with the traffic engineer.

Paul Ludington: commented on the visual detectors, and the comment from the traffic engineer.

Andy Mefford: gave comment to what was already provided. Just wanted to open up more options.

Greg Chilcott: you crossed out, are they still on the table?

Andy Mefford: visual detectors are not off the table. Just thought it was extra words not needed.

Meghan Hanson: the other piece that is missing, shouldn't it say by the developer?

Andy Mefford: gave comment to Meghan's statement.

Meghan Hanson: it is not my question but a comment that came through, the traffic study was done during the COVID outbreak.

Andy Mefford: I believe that is was done again. I think that is where we would have to look at the crash data and all of the measures into account.

John Kellogg: the traffic study did have an update.

Greg Chilcott: change **to #16, at the expense of the developer**. #20 next.

Andy Mefford: just added that to #20 to clarify, but if that is not needed, we can take that out.

Paul Ludington: I think that it is important that this be a condition for the town.

Mayor Dewey: is this addressed in the easement document? Gave comment to the common area, and the possible impact to the town.

Andy Mefford: that was not the intent, it was to capture the storm water.

Paul Ludington: I am sure that there will be a chance to discuss this.



Greg Chilcott: do we have **concurrence on #20 as written**? ALL good. #25, Andy.

Andy Mefford: just need to have it established.

Meghan Hanson: gave comment to the HOA.

Dan Ritter: I agree with Meghan I don't think that a developer is going to have much say.

Meghan Hanson: gave comment to how a HOA usually works in the beginning of development.

John Kellogg: you are right Meghan, and this is how this one is set up. Gave comment to how this HOA is set up.

Meghan Hanson: does this also cover the C-2 zoning.

Mayor Dewey: gave comment, I know that it is a condition.

Greg Chilcott: we have gone through our recommended report. I think we need to go through the P&Z report.

Mayor Dewey: if you don't mind, I would like to take a minute to update with the new wording.

Paul Ludington: unfortunately, we have another one that we need to talk about and that is #14 in the conditions.

The board went over all of the findings and fact, discussed.

Criterion #1 thumbs up from all board members.

Criterion #2 thumbs up from all board members.

Criterion #3. (all findings and fact)

**school district, findings, and fact (a) statistically each residential unit will have 0.7 school age children. (letter from the school district)** thumbs up from all board members.

Criterion #4 thumbs up from all board members.

Criterion #5 **effects on wildlife.** thumbs up from all board members.

Criterion #6 **effects on wildlife habitat.** thumbs up from all board members.

Criterion #7 thumbs up from all board members.

**provisions of easements** thumbs up from all board members.

**provisions of legal and physical access (findings of fact roadways and streets within Creekside Meadows are owned by the town of Stevensville)** thumbs up from all board members.

**conformance to adopted Stevensville growth policy** thumbs up from all board members.

Meghan Hanson; made comment to an easement at that end of town.

Greg Chilcott: gave John or Andy a time to discuss this.



John Kellogg: made comment to the school property and the long-range plan. The school stated that in the future the school will look at a new high school location between 3<sup>rd</sup> and Philips Street. The new school would be in the way of a Philips Street connection to BFE. Proposed a pathway and it is in phase 4 of our proposal. If the plans change in the future, then we may come back in front of you to move that pathway.

Greg Chilcott: we have a raised hand; I would like to entertain it.

Mayor Dewey: our streets master plan needs to be updated. The town accepted a lesser standard of that road because we knew it was unlikely that it would connect.

Public Comment: Ending in 3018, Marilyn Wolff, 300 Aspen Trail, Stevensville. gave public comment via phone. Access concerns, Clover Lane access on to Creekside Drive. Recited MCA code 76-3-6(d). Clover needs to be connected into BFE.

Mayor Dewey: commented that it means that the subdivider is not allowed to land lock.

Greg Chilcott: legal access means that they have legal access to the lot.

Marilyn Wolff, I am not reading it that way, I hope you are right.

Greg Chilcott: Mr. Kalkofen made a comment about public hearing, I would agree with him but with COVID restriction and with the states adjustments on how we conduct business.

Paul Ludington: is there a time frame involved?

Greg Chilcott: he dropped those time frames.

Mayor Dewey: would help to state in the report, summarize the public comment that you received.

Greg Chilcott: divide their comments by topic. We have concurrence, thumbs up from all. Did we concur to what we amended? #10

Paul Ludington: we might want to put in the highlighted portion that might based on the conversation that we just had with John we might have to put in there that connectivity between Creekside Meadows west to the original town site was explored and deemed unfeasible at this time and due to expected objections.

Greg Chilcott: since it was raised in the public comment, circumstances around the pandemic efforts were made to include as much public comment as possible. Something to that effect, or maybe you don't want to go with that. He raised it as part of the growth policy.

Dan Ritter: word smith that highlighted area. Take out expected.

Paul Ludington: gave comment to the connection on 2<sup>nd</sup> and 3<sup>rd</sup> street.

Dan Ritter: do you want to say past objections?

Mayor Dewey: done.

Greg Chilcott: public comment?

Ending in 5676, Jim Kalkofen, public comment. Marylin had a good point. One more fact about the town staff report. It is under parks and trails. Commented on access. Page 37, public hearings within the growth policy.

Greg Chilcott: those are public areas, roads, sidewalks. This meeting was done twice in the paper?

Mayor Dewey: tonight's? Last weeks meeting was record in the paper twice and a letter was sent out to any one within 500 feet of the subdivision proposed.

Greg Chilcott: this public meeting met all of the criteria besides the meeting title?

Mayor Dewey: that was our intent. Yes.

Greg Chilcott: with the exception of it being called a meeting, tonight's meeting is a continuation of last weeks meeting.

Mayor Dewey: does the subdivision meets the growth policy not necessarily the process.

Greg Chilcott: back to the adopted growth policy we have our findings of fact amended and we have a conclusion of law and we concurrence of law. Thumbs up from all.

Greg Chilcott: any other changes?

Paul Ludington: #14, internal subdivision roads, it is now #13. Since originally their proposal was that the roadways would belong to the HOA and we took that out I think we need to say not only will the roads and infrastructure are designated public right away to the town, but they also need to be accepted. They shall be designated a public right away and accepted by the town of Stevensville, so we have to be able to say that we accepted how they did it. So, this has to be done to the towns standard and accepted by the town. I am sure that is their intent, but I think we have to state that.

Greg Chilcott: any discussion on that? Do we have concurrence? Thumbs up from all, we have concurrence.

Mayor Dewey: do you want to add a 25<sup>th</sup>? School district letter.

Greg Chilcott: mitigation from the Stevensville school district that they tried negotiation with the school district. Any other discussion? Is there a motion on the recommendation? Is there a motion or a denial for conditional approval to the town council? We need a motion.

Paul Ludington: removed himself from making a motion due to the fact that he is on the town council.

Meghan Hanson: comments on the C-2 and the multi family how do we all feel about that?

Greg Chilcott: I agree. The county will have a conversation on that with the approach permits.

Trenis Hindle: C-2 zoning within the subdivision for commercial use, not the right place, effects on downtown businesses.

Paul Ludington: I certainly think that the board can give feed back on how the town proceeds with the C-2. We are just making a recommendation; the town council can look at a mediation with the developer.

Meghan Hanson: that is a big one for me. The subdivision is not part of the Commercial, frankly it is not going to service the neighborhood.

Dan Ritter: I am uncomfortable with the C-2 changes, my biggest issue is the lack of integration to the subdivision.

Greg Chilcott: no side boards on this, going from a hair salon to a 16 plex unit. How so we look at those impacts. Do we have any more discussion on that?

Meghan Hanson: I think the discussion on that is the language that we would be comfortable with.

Paul Ludington: looking at the setbacks for C-2. Somethings that looks less like a strip mall, with the set backs it looks pretty small even if it was residential.

Meghan Hanson: I thought there was a zero-backyard setback.

Paul Ludington: that is what I thought. This going to be space in between them on the side and in the back.

John Kellogg: commented on the look of the C-2 area, look similar to what is behind the post office. 11,000 sq feet up to 30,000 sq feet.

Greg Chilcott: we are at the point where we are seeing resistance to the C-2.

Terry: I get the sense from the board about the commercial zone. Commented and gave recommendation of what the board could do to recommend to the council.

Andy Mefford: there are pros and cons to everything, there is a public need. Commercial gives them more opportunity.

Meghan Hanson: Andy is right, they could say forget it. Gave comment to the access of the subdivision to the commercial area. I would think that people would walk, but I think they will get in their car and drive over. C-2 commercial is probably less traffic than R-2.

Paul Ludington: I agree with what you said. I envisioned something else than what I saw in the ordinance. Commented on the possible uses, and the coverage on the lots.

Trenis Hindle: any idea when we could potentially know on the approach onto Middle Burnt Fork?

Andy Mefford: commented on the commercial area and why it is separated from the subdivision. On the question of the connection, Middle Burnt Fork connection could disappear, maybe it goes to Logan Lane. I see us getting approach permits in a soon fashion.

Dan Ritter: ugh.

Andy Mefford: if there is a denial of the C-2 then I think there would be no fire station.

Dan Ritter: as I listen to this, now I have two minds. I open to some how figuring this out.

Public Comment came in from Victoria Howell.

Greg Chilcott: read a public comment from Victoria Howell who sent an email (unable to call in).

Greg Chilcott: express preference to mitigate the traffic concerns of C-2 zoning change would be to build a road an internal road and streets for the C-2 zoning. Is that fairly close to what you said.

Andy Mefford: I think that is very close consideration from the C-2 to the north.

Greg Chilcott: poll the members to the C-2 amendment. Who wants to go first?

Meghan Hanson: this is a really hard one, I am glad that I am no on town council. I would probably feel a lot better if the C-2 was not a part of this. All of Victoria's points are good.

Mayor Dewey: Victoria just texted that she wanted on the record that she is not recommending a commercial zone.

Dan Ritter: I am leaning towards C-2 with recommendations. But I am on the fence. How is that for being wishy washy. I don't know.

Greg Chilcott: if we agree to the C-2 I am pretty adamant that the internal road should be connected to the subdivision. I don't like that the fire station is being held out there.

Trenis Hindle: I am with you Greg, the road. I am not 100% with the C-2. Apartment buildings I don't like that so I would choose commercial over that.

Paul Ludington: I will confer to John.

John Kellogg: I don't think that Andy is holding the fire station. Gave comment about the business that are on Middle Burnt Fork Rd.

Paul Ludington: I am not going to offer to much of an opinion because I will go over this as a council member. Commented on the differences between R-1 and R-2 and C-2. I think there are better uses.

Mayor Dewey: gave comment to the characteristics of the C-2 and what the board likes and dislikes. I don't see why your recommendation to the town council can't say here is a recommendation for the C-2.

Greg Chilcott: thanks Mayor.

Meghan Hanson: gave comment on what the alternative may be. I get that none wants to make the motion here. I get why Paul shouldn't.

Greg Chilcott: I would entertain a motion to recommend conditional approval of the Burnt Fork Estates Subdivision with a recommend of approval of the zoning change to a C-2 with additional restrictions provided through the covenants or the HOA and the road connecting to the internal subdivision road which was an expressed preference by the subdivider to mitigate traffic and interconnectivity concerns.

Trenis Hindle: I like that, what about the covenants being approved through council instead of through the HOA?

Greg Chilcott: that would work. They are going to negotiate them anyway.

Trenis Hindle: looks like we get more of the town say when we do it that way instead of just Burnt Fork Estates.

Greg Chilcott: so, is that a motion?

Trenis Hindle: I think that it is about as good as we are going to get, given circumstance. No?

Greg Chilcott: I agree, is there a 2<sup>nd</sup>?

Meghan Hanson: I will 2<sup>nd</sup>.

Greg Chilcott: we have a motion and a 2<sup>nd</sup> to conditionally approve Burnt Fork Estates subdivision including the C-2 zoning change with increased CCR's or declarations or covenants further restricting the development there and the internal road connecting the internal roads of the subdivision. Is there any discussion? Is there any public comment?

Public comment on the motion:

Jim Kalkofen, a lot of comment on C-2 after listening to all of the comments and everything that has been said it seems like you are just trying to pull something out. Either it is going to be C-2 or not. I suggest you vote no on this big time, that is my comment on that whole C-2.

Marilyn Wolff, 300 Aspen Trail, I just don't see the C-2. Why not look at having a combination of duplexes and single-family homes? Maybe you could modify that, but a combination of what is already approved in BFE.

Greg Chilcott: thank you for your comment, is there any other public comment? So, we have a motion on the table all those in favor of the motion please signify with aye. Unmute yourselves please.

Mayor Dewey: would it be possible to do roll call vote on this?

Greg Chilcott: yes, it would.

Dan Ritter: aye.

Trenis Hindle: aye.

Meghan Hanson: aye.

Paul Ludington: aye.

Greg Chilcott: and I vote aye as well. Motion passes we will get some paperwork in the next couple of days from town and review it and we will forward our recommendation onto town council. Paul you have heard a lot of discussion and a lot of concerns I am confident that you will share those with town council for us.

Paul Ludington: absolutely.

Greg Chilcott: I just want to say thank you to planning and zoning board, you put a lot of time and effort into this, you read a ream of paper and truly appreciate it. John and Andy thank you for your patience with us and answering our questions. And most importantly thanks to the citizens that hung in there and sat through this, holding a phone to their ear, oh my gosh. So, thank you, hopefully subdivision in the future will be in person. So, with that being said is there any other business before this body?

Yep.

Paul Ludington: there is another item on your agenda.

Mayor Dewey: you don't get off that easy. You need to elect your officers please.

b. Discussion/Decision: Nomination and Election of Board Officers for 2021

Greg Chilcott: I nominate Meghan to be the chair.

Meghan Hanson: this is the perfect time to say I am done at the end of this year, I will be going on sabbatical, so I won't be in the, I won't be anywhere near year. I appreciate the nomination but no can do.

Greg Chilcott: Dan is already bailed, Trenis I guess it is up to you Mr. Chairman.

Trenis Hindle: I don't know if I have the seniority for that. I believe that should be left up to Dan first. Dan is truly gone.

Dan Ritter: I am here, I have told the Mayor and the chair that I am stepping aside when we are done with this subdivision review. So, whenever the Mayor tells me we are done, I am done.

Greg Chilcott: Dan I have enjoyed working with you.

Meghan Hanson: Greg you have done such a good job as interim.

Greg Chilcott: I have plenty on my plate right now.

Meghan Hanson: John isn't technically on the board so we could at least get him nominated.

Greg Chilcott: I have a nomination, is there a second?

Trenis Hindle: I 2<sup>nd</sup>.

Greg Chilcott: we have a second to appoint John as the chair of the Stevensville Planning and Zoning Board. any discussion? Any public comment? Any other nominations. All of those in favor thumbs up.

Thumbs up was unanimous from all.

Greg Chilcott: congratulations Mr. Kellogg alright vice chairman, are you ready Trenis?

Paul Ludington: I will 2<sup>nd</sup> the nomination. And I will also say to Meghan and Dan if you don't find a replacement for yourself you never get off the board.

Meghan Hanson: that is why I am giving you almost a year's heads up.

Paul Ludington: find your own replacement and you will be fine.

Greg Chilcott: all those in favor as Trenis as vice chair of the Stevensville Planning and Zoning Board please signify with aye of thumbs up.

Unanimous from all.

Mayor Dewey: you need to elect a Secretary Greg and it is not Jenelle.

Greg Chilcott: I nominate Jenelle. I nominate Paul Ludington.

Meghan Hanson: I 2<sup>nd</sup> that as the current secretary.

Greg Chilcott: any other nominations? Nominations closed congratulations Paul is there any other business before this board?

Paul Ludington: yeah, I am glad that I brought that up.

John Kellogg: I have to say as a side that the folks that serve on this board, a volunteer board, and a nonpaying situation it is amazing the amount of time you put in over the last few years. Trenis you will obviously understand what they have put in the last few years. It is a contribution to the community, and it is for the benefit of the community and I am just impressed. I think you Meghan and unfortunately, we are losing Mr. Ritter, the time that you have put in is a contribution to everyone in the town and I hope that they appreciate it.

Greg Chilcott: we are adjourned.

4. New Business
5. Board Comments
6. Public Comment
7. Adjournment

MINUTES PREPAIRD BY TOWN CLERK, JENELLE BERTHOUD

