

**PUBLIC HEARING
MEETING MINUTES
THURSDAY, DECEMBER 11th, 2014
6:00 p.m.**

The Stevensville Town Council came together for a public hearing at Town Council Chambers for the purpose of considering the adoption of Ordinance No. 154, An Ordinance Amending Chapter 10, Development Code of the Stevensville, Montana Municipal Code and the adoption of Ordinance No. 152, An Ordinance Amending Chapter 11 – Floods of the Stevensville, Montana Municipal Code in its Entirety.

Present were Mayor Mim Mack, Councilperson Perrin, and Councilperson Holcomb. Also present were citizens Ben Longbottom and Clayton Floyd and Ron Klaphake.

Ordinance No. 154, An Ordinance Amending Chapter 10, Development Code

Mayor Mim Mack reviewed Ordinance 154.

Public Comment

Ben Longbottom commented on the language of several of the proposed revisions, including:

page 5 – historic district definition versus just Main Street;

pages 14 & 16 - town clerk posting notices on site versus zoning administrator;

page 18 (10.149) - NO accessory dwelling units;

page 20(10.156) - last line should state APPLICABLE codes;

page 25 (10.167) – building official should be zoning administrator

page 27(10.176) parking lot construction hard surface/no crushed gravel;

page 28 (10.180) off street parking exceeds 12, other sections state 12 or more, needs to be consistent throughout the code;

page 30 disagrees with parking exemptions in section m; and not in alpha order

page 32 dimensional charts minimum front yard in C-2 is it 15 or 20ft?; and footnote #8 says reserved; but should show lot size and new subdivisions.

Section 10.226 - manufacturing chart should have footnote 2

Section 10.230 –residential chart - 11 (missing) should be 12 (typo error) – refer to the old code

Page 44, Section 10.235 – 5 should be deleted and numbering changed

Ben then commented on the Town designating a zoning administrator and not having it the responsibility of the Mayor.

Clayton Floyd commented on C-1 having to adhere to historical standards does not feel it will have the desired outcome and will add higher costs to property owners. Section 10.168 Mayor and Ron Klaphake determined this is an inconsistency and C-1 will be removed.

Discussion ensued regarding historical “guidelines” versus “requirements”

Clayton Floyd commented in opposition to the accessory dwelling units. Mayor and Ron Klaphake explained the accessory dwelling units was in the code in error and needs to be taken out.

Clayton Floyd commented on lot sizes and recommended maintaining the 10,000 ft size.

Public comment was closed 6:45pm

Ordinance No. 152, An Ordinance Amending Chapter 11, Floods

Mayor Mim Mack reviewed Ordinance 152.

Ron Klaphake reviewed the history of the Ordinance, the new flood plain map and new regulations. No houses in Stevensville are in the flood plain, however the Town needs to adopt this ordinance in order for citizens to purchase flood insurance.

Public Comment

The public hearing adjourned at 6:57p.m.

APPROVE:



Gene Mim Mack, Mayor

ATTEST:



Stacy Bartlett, Town Clerk