

Stevensville Public Hearing Minutes
for MONDAY, MARCH 08, 2021 6:30 PM
Held virtually VIA Zoom

1. Call to Order and Roll Call

Mayor Dewey called the meeting to order and Councilmembers Devlin, Ludington, Shourd and Vick were all present.

Mayor Dewey introduced the public hearing and that it was for Burnt Fork Estates (BFE) and the Utility Assistance Program. Explained the process of this ZOOM meeting and the process for calling in and raising your hand to speak if you are on the phone. Mayor Dewey reminded the theme of last week's meeting continuing with the five-minute time limit.

2. Public Comments (Public comment from citizens on items that are not on the agenda)

406-529-3018 public comment from Marilyn Wolff, 300 Aspen Trail, commented on town councils conduct. Read her letter that she sent into the town clerk via email. Letter will be entered into the public record.

Mayor Dewey: called for any other public comment on items not listed on tonight's agenda. With that we will move into the public hearings. I do want to make one thing known to the council

3. Public Hearings

Mayor Dewey: I do want to make one thing known to the council this was a question from Councilmember Devlin before we started the meeting, and that was what the expectation was in terms of a decision time frame from the town council regarding preliminary PLAT application. You will note that it is an agenda item on your March 11, 2021 town council meeting agenda that item is agendized, so the council has an opportunity to reconcile the public comment that has been received so far and to decide on how you want to proceed in the process. It is not my expectation, nor do I think it is the expectation or of anyone else really that you make a decision on BFE Thursday evening. The planning and zoning board didn't come to a decision in one evening and I don't expect the town council to do so either so just know that item is listed the way it is so that you can have a continuous conversation over multiple agendas, and you can out line on Thursday evening on how you want to proceed in the rest of the process. With that I would like to see if Mr. Kellogg, do you have any additional information that you would like to present to the council tonight with the public hearing before us that you didn't already present to us in your presentation on Thursday?

John Kellogg: thank you Mayor Dewey and members of council. I would like to follow up with your request to council, but I think it is very important that there is an understanding that when the planning board went through the items that have been listed in the hearings and the discussions in the past, they spent a great deal of time on those and that is why it took two

meetings way into the night to resolve and answer those questions. And we welcome the opportunity to explain at more length on what is being proposed because there are a lot of questions that councilmembers have about what the subdivision involves. Just briefly there have been comments that this is a high-density subdivision, it is not. The R-1 portion of the subdivision is actually less dense than similar R-1 portions of the town the only closest thing is Creekside phases 1 and 2 since we are mirroring what is there the density is low like Creekside, our R-2 zoning is similar to the George Smith subdivision behind the post office, if you look in there the density is approximately four to the acre they could make it a lot more dense if individuals wanted to maximize what the zoning allows. What we are proposing at the current development at that R-2 zoning and also a low density within the R-1. I guess I would just like to clarify there that the proposal is not a high-density proposal and we are anxious to move forward to discuss this with council at future meetings. Thank you.

Mayor Dewey: I think that brings up a good point in that depending on how council wants to proceed on Thursday evening that might be a good opportunity before the council to interact with the developers on whatever questions you have and to create a dialog between the two entities at that meeting if that is how you want to kick off the review process. With that are there any questions from the town council before we open the hearing for comment.

Councilmember Ludington: I would just say that I would very much like to see John and Andy both at the town council meeting on Thursday.

Councilmember Vick: I would like if possible, to have a Q & A session for the citizens to ask questions to Mr. Medford and Mr. Kellogg to be able to get some feedback directly if possible.

a. An application for a major subdivision known as Burnt Fork Estates

Mayor Dewey: with that we will open the public hearing for the major subdivision know as Burnt Fork Estates (BFE) as a reminder comments are limited to five minutes per speaker this evening.

406-529-3018 public comment, Marilyn Wolff, 300 Aspen Trail, would like to comment on Mr. Kellogg's statement about a high-density development and the comparison of Creekside Meadows original plan. Thank you.

Councilmember Devlin: I am sorry, did she cut out at the last, I would like to hear her comment about that was. There was a pause and then she said thank you.

Mayor Dewey: there was a pause.

Councilmember Devlin: thank you.

406-961-6853 public comment, John Cross, 1618 Creekside Dr. I just want the town council to know that I am opposed to the subdivision. Mr. Cross discussed water and traffic concerns and issues. Thank you.

651-356-5676, public comment, Jim Kalkofen, 287 Birch Lane, gave his opinion and had three questions. First, when will learn answers. Second, how much will the developer or the town be paying for infrastructure. Another concern I have is the original HDR engineering report about all of site and wastewater report that were removed from the original report

by the mayor and his staff. Read from a letter written by water rights attorney for the town to HOA attorney Charlie Carpenter regarding water rights.

Mayor Dewey: last call for public comment on Burnt Fork Estates. With that we will close the hearing for the application for a major subdivision known as Burnt Fork Estates.

- b. The reinstatement of a charge on water and sewer utility bills to fund the Utility Assistance Program and reducing the fee from \$1.52 (old charge) to \$0.40 (new proposed charge)

Mayor Dewey: open the hearing for item (b). This item is up for consideration at this Thursday's town council meeting. Is there any public comment? With that we will close that public hearing it doesn't sound like we have any comment on that item this evening. So, there is no other business for the council to consider this evening it has been established from the beginning of our meeting that the town council will have an opportunity to ask questions of the developers and it sounds like a lot of those questions will be based on the public comment you have received over the two public hearings that we have heard and I will facilitate that dialog and I look forward to hearing from the council on how you would like to proceed on the review process to a decision ultimately is there anything from the town council for the good of the order

No public comment on item (b).

Councilmember Vick: I would like to send my thoughts and prayers to the Gross family who lost their son Luke to a car accident in Corvallis.

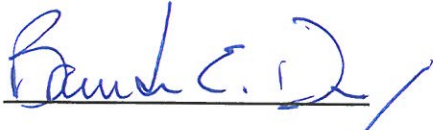
Mayor Dewey: thank you Dempsey.

Councilmember Devlin: I would like to verify something so must people are aware that I live in Creekside Meadows and we hear from a lot of my neighbors on thoughts regarding this project. We also hear from the president of our HOA that they have an attorney that represents the homeowners of Creekside and he just said that. I have not put forth any money to retain this attorney I have not spoken with this attorney I have not participated in any meetings regarding the subdivision with my HOA or my neighbors with a deciding factor I have met with Mr. Kalkofen actually on three different occasions, one alone, one with Mayor Dewey and one with Mr. Ludington. Again, I just want to clear that when he is speaking of an attorney or HOA, all of our neighbors having concerns I am excluded from that. If I need to get a letter that states that I have not had any money going towards the advertisement to stop the subdivision or the retainer for the attorney in am happy to do so, I just want to clarify that.

Mayor Dewey: thank you for that Jaime. With that it is 6:57 pm. We will see you at the Thursday meeting.


4. Adjournment

APPROVE:



Brandon E. Dewey, Mayor

ATTEST:



Jenelle S. Berthoud, Town Clerk