



Planning Board Meeting
May 9, 2023 at 6:00 p.m.

Board Members Present:

Mike Delger, Vice Chairman; Deanna Kolodka, Member;
Jeanine Stone, Member; Dallas Diehl, Member
Ed Shindoll, Chairman

Board Members Absent:

Broadwater County (BC) Staff Present:

Nichole Brown, Board Manager/Community
Development & Planning Director

Secretary:

*Tacy Swanton, BC Community Development & Planning
Assistant*

80% of the Board members present and accounted for. Quorum reached for start of meeting.

Public Hearing

1. Mike Delger called the Public Hearing to order at 6:01 p.m.
2. All who were present were asked to rise for the Pledge of Allegiance.
3. No conflicts of interest for the Planning Board members.
4. Vistas at Headwater Minor Subdivision
 - a. Board received the Vistas at Headwaters Subsequent Minor Subdivision Staff Report, Date of Application: November 2, 2022; it has also been posted on the Planning Board website.
 - b. Nichole Brown summarized the aforementioned Staff Report into the record with the following suggested edit:
 - i. On page 13, 'Bridger Brewing East' needs to be changed to 'Vistas at Headwaters'.
 - c. Mike Delger opened the Public Hearing & Comment.
 - i. None at this time.
 - d. Proponents
 - i. None at this time.
 - e. Opponents
 - i. None at this time.
 - f. Other Interested Parties
 - i. None at this time.
5. Mike Delger closed and adjourned the Public Hearing at 6:25 p.m.

Regular Board Meeting

1. Mike Delger called the Board meeting to order.
2. Public Comment on Items Not Included on Agenda
 - a. None at this time.
3. Approve Minutes
 - a. Regular & Working Meeting on February 22, 2023 as well as Working Meeting on March 14, 2023
 - i. Jeanine Stone moves to approve minutes as presented. Deanna Kolodka seconded.
 - a) No further discussion.
 - b) Motion *carried*.

4. Old Business

a. Vistas at Headwaters Minor Subdivision

- i. Jeanine Stone moved to add an additional Condition of Approval in regards to the current level of service on Wheatland Road which states 'If it is determined via the Traffic Impact Study (TIS) that the additional traffic from this proposed subdivision will cause an increase in traffic beyond the current level of service for the current road standard on Wheatland Road, the developer shall be responsible for their proportionate share of road improvements. Deanna Kolodka seconded.
 - a) Nichole Brown will find the appropriate mitigation factor to add to reflect back on the Findings of Fact.
 - b) Motion *carried*.
- ii. Jeanine Stone moved to add an additional Condition of Approval which states 'The developer would add a no access restriction along the north boundary of Lot 5 to Wheatland Road except for the location of where the subdivision road that has an approved approach onto Wheatland Road.'. Deanna Kolodka seconded.
 - a) Nichole Brown will find the appropriate mitigation factor to add to reflect back on the Findings of Fact.
 - b) Motion *carried*.
- iii. Jeanine Stone moves to add an additional Condition of Approval which states 'The shared Road Maintenance Agreement shall be amended to eliminate the term 'county' from the public county road statement as well as all road names 'Alexander's Run', 'Vigilante Way' and 'Colter's Run' shall be removed and replaced with approved subdivision road names. Deanna Kolodka seconded.
 - a) No further discussion.
 - b) Motion *carried*.
- iv. There are two Lot 4's on the maps which need to be fixed.
- v. Dallas Diehl moved to accept the Preliminary Plat Application for Vistas at Headwaters Minor Subdivision with aforementioned amendments. Jeanine Stone seconded.
 - a) No further discussion.
 - b) Motion *carried*.
- vi. Nichole Brown has this scheduled to go before the Broadwater County Commissioners next Wednesday, May 17, 2023 (agenda to be published tomorrow on the county website) likely to have discussion only which has moved earlier than anticipated due to the Commissioners being out of the office on May 31, 2023. Follow-up meeting for Wednesday, May 24, 2023 for decision.

b. Approve Broadwater County Planning Board Bylaws

- i. Dallas Diehl moved to adopt the updated Broadwater County Planning Board Bylaws dated May 9, 2023. Deanna Kolodka seconded.
 - a) No further discussion.
 - b) Motion *carried*.

5. New Business

a. Discussion on Rolling Glen Ranch Estates Minor Subdivision

- i. Bernadette Swenson, Schaubert Surveying, stated this is a 3-lot minor subdivision, 3 residential tracts greater than 20 acres on Rolling Glen Ranch Road, and south of the existing Rolling Glen Subdivision.
 - a) Nichole Brown stated the deadline is June 14, 2023; this Board will need to make their determination before June 7, 2023. There is no public hearing as this is a First Minor Subdivision.

6. Comments from the Floor

- a. None at this time.

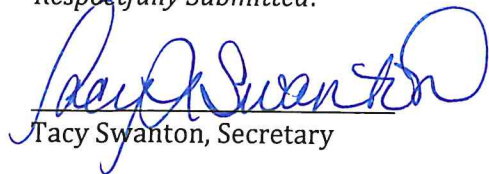
7. Next Meeting

a. Tuesday, May 16, 2023 at 1 p.m. in the Flynn Building.

8. Adjourn


i. With no further business, Mike Delger adjourned the meeting.

Respectfully Submitted:


Tacy Swanton, Secretary

1/2/2024
Date

Approved:


Mike Delger, Vice Chairman

12/27/23
Date