

July 1, 2025, Town of Sheridan Public Hearing – The Crossings Subdivision (210 E. Crofoot St.) at 6:00 pm

Council members in attendance were Jan Bowey, Tammy Todd, Curtis Green, and Diane Kaatz. Also in attendance were Mayor Robert Stump and Clerk/Treasurer Kristi Millhouse.

Guests: Cody Marxer (Madison County Planning Board), Michael Douglas, Dawn Marie Buttrey, Jim Kaatz, Paul Kramer, Mati Bishop (The Madisonian), Bill Lev, Nancy Males, Candice Mauseth, Stephanie and David Haag, Roger Branom, Eileen Pearce, Rick Remitz, and Michelle Varda

PUBLIC HEARING

Mayor Robert Stump called the meeting to order at 6:00 pm with the Pledge of Allegiance. Mayor Bob turned the meeting over to Cody Marxer with the Madison County Planning Board who provided the public with an explanation of the process of creating a subdivision and what is occurring tonight. Tonight's meeting is to review the findings of fact and conditions of The Crossing Subdivision.

Subdivisions are reviewed in three parts: Pre-Application, Preliminary Plat, and Final Plat. The pre-application phase involves project planning and initiating any permitting that may be applicable (wells, septic, water permitting, etc.) but does not include any action by the governing body. The preliminary plat is the "meat" of subdivision review, where a complete and sufficient project proposal is submitted and then reviewed by the governing body, ultimately resulting in a decision on the project (usually subject to conditions of approval). If a preliminary plat is approved or conditionally approved, the project then moves to final plat. Final plat review does not involve a public hearing or public comment, as it is limited to verifying that all conditions of the preliminary plat approval have been met/satisfied. If the project has met all of the conditions, the final plat must be approved and recorded, after which subsequent platting and development may ensue.

The Crossings Subdivision pre-application was completed on January 31, 2022. The Crossings Subdivision preliminary plat was reviewed by the Madison County Planning Board in 2022, resulting in a recommendation for conditional approval to the Sheridan Town Council. The Sheridan Town Council, after a public hearing and a public meeting, voted to conditionally approve The Crossings preliminary plat, subject to 27 conditions of approval, on November 9, 2022. The preliminary plat approval is valid for three years and, therefore, expires on November 9, 2025. A final plat application has not been submitted for this project. An amended preliminary plat application, proposing five (5) lots, was submitted on April 14, 2025. On May 12, 2025, the Sheridan Town Council determined the amended application did NOT include enough material changes to substantiate the proposal to go back through the Madison County Planning Board for review and instead hold a public hearing with the Council to amend the preliminary plat conditions of approval. The Crossings Subdivision, as amended, qualifies as a First Minor subdivision and consists of five (5) lots.

Public Comments: Mayor Robert Stump read rules for the procedures for public comment portion of the meeting. Please provide your name and address and do not duplicate comments. Do not interrupt others while they are speaking. No comments will be accepted on any other topic other than The Crossing Subdivision.

Nancy Males (213 Boundary St). Spent the afternoon reading the Findings of Facts and conditions of preliminary plat approval document. Several places discuss water and sewer and that a Municipal Facilities Exemption (MFE) or Certificate of Subdivision approval (COSA) are required. She would prefer this to go through DEQ since they are the professionals rather than the Town providing an MFE. Cody Marxer explained that any time a lot under twenty acres is

being subdivided it requires DEQ approval. They either receive a COSA from DEQ for individual wells or MFE for the Town water/sewer. It has to be approved by DEQ.

Dawn Buttrey – Is there going to be a deed restriction that it will only allow the lots to be split into five lots. Cody Marxer responded that it was discussed in the preliminary discussion, but there is no statute to support this. Unless there is data for the water and sewer that would require that limitation there will not be a restriction on the lots.

No further public comments. Mayor Stump closed the public comment portion of the meeting at 6:25 pm.

Mayor Stump asked the Council if they had any questions regarding the conditions of approval. Jan asked if they wanted to alter any of the conditions tonight, would they need to do another public hearing. Cody responded no, all of that is being done tonight.

Mayor Stump asked about the barn that is currently on one of proposed lots. It is referenced on page 14, item g of the findings of fact and Conditions of the Preliminary Plat Approval. Rick Remitz commented that originally the barn was supposed to be moved. If someone buys the lot they may want to keep the barn. Or he can move it. Cody commented that it was a finding of fact. It is not recognized as a historical building and there is nothing statutorily that says it has to be removed. No legal framework. It is up to the landowner what they want to do with the barn.

Cody Marxer recommended that the Council start with page 6 and go through the finding of facts. Do they have an issue with anything that has changed? The first column of the chart of findings is the finding of fact. This is what we know. Column two is the regulation number, third column is how we are going to mitigate if we need to mitigate the issue. Column 4 is the recommended condition. The condition is what is required. Each condition has a number to reference and those conditions are found on pages 28 to 31.

The council reviewed pages six through twenty-seven, which were the findings of fact. Tammy asked for clarification on page 7 regarding the easement on either side for active ditches. Cody answered that this is a state requirement. If it is an operable irrigation ditch, then it is required to have a 30-foot easement on each side.

Rick commented there is no spring on the property. They think someone ran a sump pump out to the middle of the field. DEQ and DNRC are going to make the final decision on this.

Tammy asked if there was any idea of what the number of hydrants would be required. No number yet. This will be determined by DEQ.

There were no changes made to the findings of fact. The council then reviewed pages twenty-eight to thirty-one, which are the conditions of approval for the Crossings Subdivision.

Conditions one through seven are all standards for the State of Montana and cannot be changed.

Diane Kaatz commented on other subdivisions that have been approved in Town limits. The Fox Hollow Subdivision was approved 45 years ago and has ten homes in it, and they have more than one lot. The Passamari subdivision has twenty-four houses and there could have been 26 to 27 homes.

Curtis Green made a motion to adopt the Findings of Fact and Conclusions for The Crossings Subdivision. Tammy seconded the motion. Motion passed with a unanimous vote.

Diane made a motion to approve the Crossings amended preliminary plat, subject to the conditions of approval, as amended. Jan seconded the motion. Motion passed with a unanimous vote.

Jan made a motion to adjourn the public hearing. Diane seconded the motion. Motion passed with a unanimous vote. Meeting adjourned at 7:30 pm.

ATTEST:

Signature of file

Signature of file

Kristi Millhouse, Clerk/Treasurer

Robert Stump, Mayor

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