

TOWN OF ENNIS COMMISSION MEETING AND BUDGET WORK SESSION
AUGUST 25, 2021
6:00 PM
ENNIS TOWN HALL

Open: Mayor Leavitt opens the meeting at 7:08 PM

Commission Present: Mayor Leavitt, Commissioners: Schroeder, Ranson, Roberts, Hardy, Bancroft

North Forty Phase 6: Alex Hogle from Madison County Planning Board introduces himself and begins review of the project. Hogle presents his findings and the staff report. States there were 29 Findings of Fact and 19 Conditions of Approval. He states that these finding are directly linked with criteria related to agriculture, water facilities, public health and safety, local services, wildlife and wildlife habitat.

Marie Marzulo asks what is included in public services.

Alex states roads, utility infrastructure, school bussing, mail services, etc.

A member of the audience asked if fire and policing is included.

Alex states those fall more under public health and safety.

Alex stated that the most substantial comment on this project was from the Town of Ennis Public Works Director, Kelly Elser. Elser requested that each lot be stubbed with water and sewer lines so to prevent disrepair of public roads in the future.

Further review of findings from Alex with County Planning Board and discussion.

Discussion about storm water drainage and snow removal.

Josh Vujovich comments that they are trying to make the best use of the land with what they have now and he believes this is the best mix of single and multifamily housing options.

Lisa Roberts asks about the creation of the Home Owner's Association for the subdivision and compliance issues with current lots.

Vujovich states that he has had conversations and suspects that issues will be resolved by the end of the month.

Vujovich asks to address finding #19 about ownership, condominiums and rentals.

Alex offers input on various ways to address the options. He suggests keeping the first three sentences intact and make changes to the remainder to (703 MCA). Alex suggests amending it to read something similar to: "prior to implementing condoization, a property owner shall record the declaration of unit ownership documentation...this shall be documented through the state of Montana and a copy provided to

the Town of Ennis.” Alex continues with how to proceed with this proposed change. (Reference beginning at 57:00 in recording meeting video)

Mayor Leavitt opens it up to further public comment before motion and vote.

Maria asks how many individual living units are within this phase.

Roberts answers that there are 18 single family lots and 15 multifamily lots comprised of 10 duplexes and 5 triplexes.

A question was asked about the layout of the units and process for approval of the preliminary plat.

Lockhart asked for information on the timeline for the process.

A question was asked about park space within the area.

Roberts moved to approve the North Forty Subdivision Phase 6 Preliminary Platt with the conditions provided by the Madison County Planning Board. Ranson seconds.

Roberts motions to amend Condition #19 of the Madison County Planning Board Conditions. With the amendment of sentence 4 that would read “Prior to condoization, the property owner shall record a declaration of ownership document with the State of Montana, record the declaration with the Clerk and Recorder of Madison County and provide a copy to the Town of Ennis.” Hardy seconds.

Leavitt opens for discussion. No discussion.

Leavitt calls for vote. All vote yes.

Roberts moves to adopt the motion approving North Forty Subdivision Phase 6 Preliminary Plat as amended. Bancroft seconds.

Blake opens for discussion. No discussion.

Leavitt calls for vote. All vote yes.

Meeting Adjourned

Budget Work Session begins at 7:32 PM

*Live recording of all Town of Ennis Public Meetings is available for viewing on YouTube at the following link or by searching “Town of Ennis Montana Public Meetings”

<https://www.youtube.com/channel/UCFA-L4QnVfTQqOD2QEOsWVA>

Blake Leavitt, Mayor

Brittney Hirsch, Deputy Clerk