

TOWN OF ENNIS COMMISSION MEETING
DECEMBER 9, 2021
7:00 PM
ENNIS TOWN HALL

Open Meeting – Mayor Leavitt opens meeting at 7:00 pm

Attendance – Mayor Leavitt, Jason Schroeder, Kristy Ranson, Lisa Roberts, John Bancroft

Pledge to the Flag

Minutes of the November 18, 2021 Meeting

Roberts recommends consistency with naming commissioners by last or first name.

Ranson moves to approve. Bancroft seconds.

Leavitt calls to vote. All vote yes.

Public Comment on Non-Agenda Items

None

Master Plan: Presentation of Final Draft – No Vote

Wayne Freeman with Cushing Terrell presents on Final Draft. Presentation available online at:
<https://www.ennismontana.org/envision-ennis-master-plan-draft-11-19-2021/>

Freeman states that this final draft will also be presented to the Madison County Planning Board – that presentation is slated for February 2022.

Freeman mentions that MDOT has a traffic study in the plans for the “Y” coming into Ennis.

Leavitt opens up for questions.

Town Attorney comments in favor on the importance of all items addressed by Cushing Terrell. Asks Freeman to comment on exclusionary zoning.

Roberts comments in favor of the common statement out of Madison County that zoning should pay its own way. Roberts comments against the low Town of Ennis fees and states they are nowhere near covering the time and effort it takes to accomplish anything. States that current residents are subsidizing the new development in Ennis. Comments that those doing the new development should pay their own way. Comments against excluding people that have lives here their whole lives.

Leavitt comments in favor of the Master Plan being a starting point of planning for growth.

Greenbaum comments on the critical importance of the Commission to plan and prepare for growth while keeping the small-town character and still allowing existing residence the affordability to live in Ennis.

Ketchu requests that the Library be added as a Community Service on the Master Plan.

Pippin Annexation Request: Resolution 565-2021: A Resolution of an Annexation Request by Petition from Pippin & Pippin Investments (Ron Pippin/Managing Partner) to annex 3 lots into the Town of Ennis

Mayor Leavitt reads the resolution.

Ranson moves to approve 565-2021. Roberts seconds.

Sprout and Freeman comment on the immediate zoning process after annexation. Freeman recommends that at the next meeting the zoning be completed for this property.

Discussion on process. Zoning goes to the Planning Board and then the Commission gives final approval. Discussion on Commercial Industrial or Highway Commercial zoning and setbacks, comments on possibility of applying for variance. Freeman states that the applicant will need to choose the zoning and make the request.

Greenbaum comments in favor of the resolution.

Mayor Leavitt calls to vote. All vote yes.

Depew Traditional Neighborhood Development (TND): Commission review, discussion, recommendations and vote

Sprout gives briefing on 3 lot project on Williams Street.

Roberts moves to approve the TND application by Joe Depew and Idaho Wild S7 LLC.

Ranson seconds.

Roberts questions the dwelling units and square footage requirements.

Sprout comments on 24' height clarification.

Joe Depew comments on his project and his efforts to meet requirements with parking, setbacks, etc.

Roberts asks for him to clarify his intention for the dwelling units. Depew clarifies that he will use the existing house as his personal lodging and the additional dwellings will likely be short term rentals.

Roberts recommends as a condition of approval from TND that Depew receive a business license, register the properties as short term rentals with the State and requests a 6' sidewalk along the length of the property. Asks on his willingness to participate on down cast lighting. Depew confirms he is willing to meet those conditions.

Schroeder comments on the awareness of the alley that is along the property.

Mayor Leavitt opens public comment.

Eric Olson commends Depew on the work that's been done at the property.

Roberts makes a motion to emend the previous motion to include the conditions associated with the approval of 310 E. Williams St. 1) Obtain state permit from county for short term rentals with inspection. 2) Obtain Town of Ennis business license. 3) Install a minimum 6' wide sidewalk that runs the length of the three lots along Williams St. in the Town of Ennis right of way 4) Utilize downcast lighting to preserve the night sky is utilized.

Ranson seconds.

Mayor Leavitt call to vote on amendment. All vote yes.

Mayor Leavitt calls to vote. All vote yes.

David Lyons, Double Buck LLC TND: Commission review, discussion, recommendations and vote

Sprout gives briefing on project. Water and sewer are already in place from previous house that was town down.

Roberts moves to approve TND application.

Ranson seconds.

David Lyons gives briefing on his project of adding 750 sq ft home on one of his lots (lot 4); plans to keep existing trees. Will likely be used for associate housing.

Roberts requests that Lyons obtain a Town of Ennis business license and State permit. States sidewalk is not necessary given the location.

No public comment.

Roberts moves to amend her motion with the conditions of 1) Obtain Town of business license 2) Obtain permit through State and County and 3) Adhere to downcast lighting

Ranson seconds.

Mayor Leavitt calls to vote on amendment. All vote yes.

Mayor Leavitt calls to vote on project. All vote yes.

Business License Ordinance Draft: Review and discussion to increase Business License fees and update ordinance

Roberts comments on a need to amend the medical marijuana section. Comments in favor of allowing more than three licenses for marijuana.

Bancroft asks about the removal of short-term business licenses.

Draft proposal would require short term businesses to pay the basic fee.

Guinn comments on taking fee chart out of the ordinance and put the fees in resolution so that they can be updated by resolution in the future.

Roberts recommends adding a short-term rental section.

Discussion on how to assess the fees – by square footage, rooms, beds, etc. Comments to use City of Bozeman short term rental ordinance as an example.

Zoning Setbacks – Review Chart and Schedule for First Reading

Guinn comments that the first reading will contain the full ordinance and more details. The purpose of this agenda item is to review the chart and confirm the changes made.

Roberts comments on the proposed changes of height and front yard setbacks on certain areas in town to allow property owners to use more of their property.

Discussion and review of chart provided.

Greenbaum suggests updating text amendments piece by piece for simple understanding and transparency to the public.

Guinn asks for confirmation that the Commission is in agreement on the chart as presented.

Commission agrees and Guinn confirms that she will provide copy to Greenbaum to review.

Leavitt calls to set for the first reading at the next meeting in January.

Department Reports

Library - Written report provided.

Ketchu gives thanks to the outgoing Commissioners and Mayor.

Leavitt comments on the need to appoint a member of the Commission to the Library Board.

Police Department - Written report provided.

Public Works - Written report provided.

Roberts asks about availability or funds to purchase needed equipment that has previously been offered by Director.

Roberts asks for update on hydrogeologic study and finding new well. Olson does not have update at this time – will be getting with Kelly Elser when he returns.

Schroeder asks about raising sewer and water rates. Olson states he has meeting planned with Rural Water January 6.

Roberts makes suggestion for Public Works to keep public record on water and sewer issues. Olson confirms

Clerk – Guinn proposes a low-income program from DPHHS. Commission agrees. Roberts asks about status of audit. Guinn states auditors are planning to come in March 2022 and that she has been sending them information for ‘pre work’. Roberts ask Hirsch to add link to cc payment on emailed bill. Guinn commends Hirsch on help with implementing technology and updating processes.

Zoning/Court Clerk - Sprout mentions two upcoming projects: 4050 - condos, Moen/Johnson - carwash and the continuation of the Moilanen project – commercial residential mixed-use development. Roberts asks for an update on Riverside meeting. Sprout gives brief update but states there are no findings to officially report at this time. Roberts asks on status for updating zoning fees. Sprout gives brief update on working with Cushing Terrell, updates are in progress but other projects have taken precedence. **Attorney** - no report

Mayor report/comments

Gives accolades and thanks to Commissioners. Gives thanks to the Town of Ennis employees. Welcomes incoming Mayor and Commissioners.

Commission comments

Schroeder asks about pending IT presentations. Wishes to leave list of unfinished business to be accomplished with next group. Update zoning fees, street bonds and street cut permits, water and sewer rates, pet licenses, IT audit, short term rentals, business licenses. Schroeder gives thanks to Mayor Leavitt and Town Employees. Thanks Town Attorney for his heavy presence at meetings.

Roberts comments on enjoying her time as a public servant, and commends the Commission for the positive impacts on the community. Wishes the best to the new Mayor.

Claims

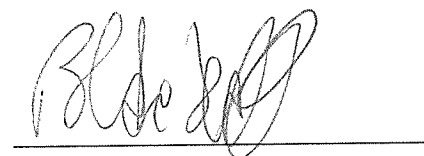
Ranson moves to approve. Bancroft seconds. Mayor Leavitt calls to vote. All vote yes.

Schroeder moves to adjourn. Ranson seconds.

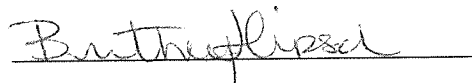
Meeting adjourned at 9:12 pm

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

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



Blake Leavitt, Mayor



Brittney Hirsch, Deputy Clerk