

June 14, 2023
Fairview Town Council
Public Hearing – Street Maintenance District 1 2023 Assessments

Pledge:

Public Hearing – Street Maintenance District1 2023 Assessments

Mayor Brian Bieber opened the hearing to the public. Lloyd Fugate and Brian Renville were absent.

Public in Attendance: Mark & Patty Rose, Marion Kittleson, Dennis Trudell, Charles & Julie Flynn, Greg Hitchcock, Sue Duffey and Spencer VanWichen, and Dan & Monica Cayko. (Regan & AnnDee Taylor, Dorothy Immel, and Ken & Graycie Sharbono left shortly after meeting started.)

The Public Hearing was held to review and accept input on the 2023 Street Maintenance District Assessments.

There were no public comments given at this time. Mayor Bieber left hearing open and moved forward with the next hearing.

After receiving no input or comments, the mayor closed this hearing at 7:40 p.m.

Public Hearing – Gordon Jones Zoning Application

Mayor Brian Bieber opened the hearing to the public at 7:05 p.m. Lloyd Fugate was absent.

The Public Hearing was held to review and accept input on the issue on the zoning application received from Gordon Jones. He is asking for his property located at 611 W 1st ST currently zoned as Residential A changed to General Commercial Industrial. (Mr. Jones was unable to attend but available by phone if needed)

Letters were sent to the adjacent property owners informing them of the hearing and the reason for it. Adjacent property owners in attendance were: Dorothy Immel, Ken & Graycie Sharbono and Regan & AnnDee Taylor.

Mr. Jones is requesting the zoning change due him having his own concrete paving business. He would like to store his equipment on the property when it is not in use on a location. Mr. Jones is also considering building a home there in the future.

Discussion and Comments:

Dorothy Immel stated that Mr. Jones' property was across from her front yard and that she had concerns with her grandchildren playing in the yard or her dogs being outside.

Ms. Immel also commented that she works from home and didn't want to see construction heavy equipment from her windows as she works. She also stated that she worried about the dust and dirt and that she had no desire to live in a dust bowl.

Ken and Graycie Sharbono expressed concerns with the property being overtaken by heavy equipment and other construction type materials.

***Clerk Faye Carlson called Mr. Jones and put him on speaker phone.

AnnDee Taylor Asked which side of the property would his equipment be stored. Mr. Jones replied that it would be on the east side by the MDU transfer station as it was the flattest part of the property.

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Mr. Jones stated that he was fencing the north side of his property adjacent to Buxbaum's due to their livestock. He stated that he could fence the east side as well to hide the equipment.

Mr. Jones was then asked if he had received a permit from Montana Department of Transportation (MDT) for an approach to be put in off of Highway 201. Mr. Jones replied that he had spoken with them and went over the best options for place of the approach but no permit was given yet.

Regan Taylor asked what kind of equipment would be on the property and stated that the pictures of his property doesn't show what was described in their letters. Mr. Jones explained that he mostly had bigger yellow highway equipment or smaller like Bobcat type equipment.

AnnDee Taylor asked Mr. Jones if he would consider keeping the equipment on the west side. Mr. Jones replied that the house will be built on the hill and close to the west side leaving no room for the equipment.

Dorothy Immel asked Mr. Jones if the geotech survey comes back and states that he is unable to build a home on the property, is he still planning on storing the equipment there. Mr. Jones replied that he was.

Attorney Kaitlin DeCrescente stated that there is already a buffer and fence requirement in the zoning regulations that would have to be followed.

Mark Rose mentioned the option of a living fence for the east side of the property. It would be more appealing to the neighborhood.

Mayor Bieber asked the adjacent property owners how they feel moving forward. Replies were:
Dorothy Immel – Opposed Regan & AnnDee Taylor – Opposed Ken & Graycie Sharbono – Opposed.

They are all in agreement with the home being built and leaving it residential and not changing to commercial.

Mr. Jones commented that it would come down to the council making the decision. He also stated that when he had spoke with the council before, they said they would support him.

Attorney Kaitlin DeCrescente stated that there had been previous discussion at a council meeting but no decisions were made and could not be until application process has reached this point.

Mark Rose commented that he was at the meeting that this was previously discussed and he didn't remember anything about the zoning change being promised but he did remember the discussion of the house being built.

Kevin Dahl moved to keep this hearing open until the July 12th meeting and table any decision until then. Betty Cherrey seconded. Motion carried. (4 Ayes – 0 Noes – 2 Absent)

Mayor Bieber closed this session of the hearing. It will be reopened for continuation on July 12th, 2023 at 7:00 p.m. at the Fairview Senior Center

Norma F. Carlson, Clerk

Brian Bieber, Mayor