

Planning Board Minutes

August 10, 2022

Present: Matt Jaramillo, Garrett Boon, Chris Allen, Mari Daniel

Topic of discussion: Clark Fork Commercial Plaza

The meeting was called to order at 4:10 pm.

Matt gave a brief history of the property. Butcher's Nook and Baldy Mountain Tire both needed to move. Butcher's Nook had purchased the property and had built their new restaurant. Baldy Mountain Tire needed a place to be and they were able to build next to Butcher's Nook on Butcher's Nook property. Because of the timing, subdivision was not done prior to this.

They would like to subdivide now – it would be less complicated taxwise and utility-wise for Butcher's Nook. In addition, after the subdivision, the county will swap the last acre for (another acre) ... so they can change the road where Kruger meets Highway 200, making it an easier turn.

Matt noted that the subdivision does not conflict with any of the ordinances.

The only question raised was – what kind of business will be taking over the last section of the subdivision. Is it the kind of business that would be good for our town? Matt explained that this is not a question that can be answered at this time. That will be looked at after the subdivision, when the property is purchased and the we learn of the new owners' intent.

All approved to recommend to council that the subdivision be presented to the Town Council for their approval.

Approval is contingent upon Town and DEQ review and approval of water/sewer main extension and storm water containment, including fire hydrant placement and required fire flow demand.

The meeting was adjourned at 4:45 pm

Jonalie Comeau
Deputy Clerk for Town of Plains