

Planning Board Meeting 8/19/2025

Meeting called to order: Teresa called the meeting to order at 7:30pm

Attending: Teresa Saari, Maria Skogen, James Walsh, Rainny Tamminga, Jeni Perry, Ken Huff

Missing: -

Minutes: James makes a motion to approve the minutes, Maria seconded, all in favor

Visitors & Open Forum: Mayor Sydney Wiley & Randy Carpenter

Town Council Report:

- The town has considered selling water and will be discussing it in the next council meeting. We have not been approached by anyone. The town wants to spend \$2,800 in order to better monitor that water usage as it's pumped out of the reservoir.

Old Business

- None

New Business

- Randy Carpenter presented a map of vacant parcels in Clyde Park that could be developed. He identified 63 acres, which would be roughly 200 homes (doubling the amount of housing in Clyde Park). Teresa mentioned in our laws we have to try to annex property that is on water service of the town. The school is considering de-annexing from the town so they can benefit from the resort tax district. Randy warned against allowing large acreage subdivisions on the edge of town in case that eats into possible growth areas. If we install a waste water system you want it to be downhill from the town and by a river, suggested we ask Great West and the sooner we start to look into it the better. Suggested we talk to Gene Townsend, former mayor and town council member of Three Forks who is responsible for all the trails around that area. We discussed how we can get more traffic off of 89 to our main street, Gene suggested we be more insistent with the state and try talking to different people to see if we can get any leeway, many towns in Montana have a highway through their town and have put up signs. Discussed how a business improvement district/central business district is different then zoning, districts are about collecting tax for improvement in the area and applying for grants, zoning is about land use. Randy also suggested we look into zoning 1 mile around the edge of town to prevent unwanted business development coming into town (Dollar Stores, Gas Stations, Walmart etc) and again to discuss with Great West to learn more. Suggested we redo growth policy sooner than necessary in order to have those priorities top of mind as negotiating subdivisions - you either choose your future or your future is chosen for you.

Discuss Next Agenda: Next required meeting in October, September 16 if the mayor has something

Visitors & Open Forum:

Meeting adjourned: James moves we adjourn the meeting, Ken seconds. Meeting adjourned at 8:43pm