

**December 2, 2024, Town Sheridan Zoning Commission Meeting**

Commission member in attendance were Jan Bowey, Charlie Rossiter, Patricia Wang, Tom Roberts, Ann Good, Mike Walter, Anne Wentz

Guests: Curtis Green, Sally Schendel

Non-Agenda Items: No comments

**MINUTES**

Minutes for the October 21, 2024, Zoning Commission meeting were unanimously approved as submitted.

**OLD BUSINESS**

**Scope of Project** – Commission members reviewed an existing land use map of Sheridan and surrounding area.

- It was recommended that the floodplain map associated with a floodplain ordinance passed by the Town Council in November be included in future maps.
- Is a building height limit within a certain distance of the hospital to accommodate safe medical flight landing and takeoff needed?
- Should we zone large blocks (50+ acres) of undeveloped land within town limits as agricultural? Members discussed the recent Madisonian article about the Old Town Sheridan proposal with much skepticism considering the unwillingness of the current landowner to sell to the developer. However, the proposal provides incentive to complete zoning for current residents and those potentially financing future growth. It was recommended we initiate a conversation with current large property owners.
- Members struggled with finding a starting point for mapping proposed land use, including legally available land use categories (light industrial, commercial, residential, etc). A draft Sheridan Montana Municipal Zoning Ordinance prepared by a citizen advisory group in October 2023 was offered as a starting point. Tom will send a digital copy to Charlie who will forward it to members.
- Potential options for water and sewer infrastructure for large undeveloped parcels on the north side of town were discussed – possibly bringing in waterlines from the ballpark to the parcel west of the highway and drilling a new well in the northeast corner of the parcel east of the highway.
- A desire by existing residents to maintain the beauty of currently undeveloped parcels within town limits by leaving them as agricultural use was raised. Resulting discussion recognized the subject as valued by existing residents, highly subjective and dependent on size of area. The parcels are valued by many as they walk around town. Is town the appropriate parcel or is this a county issue addressing open space within the valley? Growth is inevitable. If it is not encouraged within town, it will occur out of town fragmenting valley views.

**Review Existing Ordinance** – Members discussed existing town ordinances. Some members found some of the ordinances irrelevant or in need of revision. Jan asked the commission to prepare specific recommendations for ordinance revision, rather than making a generalized, blanket request for council review. Concern was expressed about the current inability to enforce existing ordinances because we lack a city court. If a zoning ordinance is approved, how can it be effective without an ability to enforce? Both topics will be forwarded to the town council for discussion.

The meeting was adjourned.

The next zoning commission meeting is January 6, 2024, at 6:30 pm at the Senior Center. Tom and Ann requested zoom access since they will be out of town.

ATTEST:

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Jan Bowey, Recorder

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Charles Rossiter, Chair