

**SPECIAL AND REGULAR MEETINGS
OF THE
RAVALLI COUNTY PLANNING BOARD**

SPECIAL MEETING 7:00PM

Wednesday, November 12, 2025

**Commissioners' Meeting Room
County Administration Building,
215 S. 4th St, Hamilton, MT 59840.**

MINUTES

1. **Call Meeting to Order - 7:00pm**
2. **Pledge of Allegiance**
3. **Roll Call**

Members Present:

Penney Canton, Richard Smith, Joe Smith, Matthew Roth, Tom Stringham, John Bates, Greg Dowdy, Mike Kent and Ryan Klemundt

Members Absent:

Marne' Newton

Staff Present:

Rob Livesay- Planning Director

Jamie Moffatt- Planner

Shannon Bivens- Minutes

4. **Approval of Minutes: October 1st, 2025 Draft Minutes**

A motion was made by Mike Kent to approve October 1st, 2025 Minutes, and seconded by Richard Smith, and carried (9 - 0). Public Comment: None. Discussion: None. None voted nay.

5. **Amendments to the Agenda**

None.

6. **Public Comment**

None.

- A. Items not on the agenda

None.

7. Communications from Staff

Rob Livesay
Mike Kent
Ryan Klemundt
Rob Livesay
December 3rd Planning Board Meeting
December 17th Planning Board Meeting
December 11th Site-Visit at 3:00pm
Rob Livesay
December 3rd binder pick-up
Shannon Bivens
Richard Smith
Rob Livesay

8. Disclosure of actual, possible, and perceived conflicts of interest

None.

9. Old Business:

None.

10. New Business:

- 1) Discussion: Buildings for Lease or Rent

Rob Livesay
Richard Smith
Rob Livesay
John Bates
Rob Livesay
Tom Stringham
Rob Livesay
Tom Stringham
Rob Livesay
Penney Canton
Richard Smith
Mike Kent
Richard Smith
Joe Smith
Rob Livesay
Joe Smith
Matthew Roth
Rob Livesay
John Bates
Rob Livesay
Penney Canton

John Bates
Penney Canton
John Bates
Mike Kent
Greg Dowdy
Rob Livesay
Richard Smith
Greg Dowdy
Matthew Roth
Penney Canton
Greg Dowdy
Tom Stringham
Penney Canton
Greg Dowdy
Rob Livesay
Mike Kent
Rob Livesay
John Bates
Greg Dowdy
Richard Smith
Penney Canton
Ryan Klemundt
Mike Kent
Richard Smith
Matthew Roth
Rob Livesay
Ryan Klemundt
Rob Livesay
John Bates
Rob Livesay
Richard Smith
Tom Stringham
Rob Livesay
Richard Smith
Tom Stringham
Rob Livesay
John Bates
Rob Livesay
Tom Stringham
Richard Smith
Rob Livesay
Matthew Roth
Rob Livesay
Ryan Klemundt
Matthew Roth
Rob Livesay
Tom Stringham
John Bates
Tom Stringham
John Bates
Matthew Roth

Penney Canton
Greg Dowdy
Mike Kent
Ryan Klemundt
Tom Stringham
Matthew Roth
Tom Stringham
Matthew Roth
Richard Smith
Mike Kent
Rob Livesay
Tom Stringham
Rob Livesay
Tom Stringham
Rob Livesay
John Bates
Rob Livesay
Richard Smith
Penney Canton
Greg Dowdy
Ryan Klemundt
Rob Livesay

2) Update: Subdivision Regulations

Joe Smith
Rob Livesay
Joe Smith
Send Subdivision Regulations out to Planning Board Members
Rob Livesay
Mike Kent
Rob Livesay
Joe Smith
December 3rd at 3:00pm PB Sub-Committee Meeting
Tom Stringham
Rob Livesay
Tom Stringham
Rob Livesay

11. Communications from Board and proposed agenda items

12. Next Regularly Scheduled Meeting

A. To Be Announced (With Board Approval)

December 3rd, 2025 at 7:00pm

13. Adjournment

A motion was made by Matthew Roth to adjourn, and seconded by John Bates, and carried (9 - 0). Public Comment: None. Discussion: None. None voted nay.

Shannon Bivens – Planning Tech

