



**Stevensville Town Council Meeting
Agenda for
THURSDAY, SEPTEMBER 25, 2025
6:30 PM
206 Buck Street, Town Hall**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comments (Public comment from citizens on items that are not on the agenda)
4. Approval of Minutes
5. Approval of Bi-Weekly Claims
6. Guests
 - [a.](#) Bobbie Shular, Montana Rural Water Systems
7. New Business
 - [a.](#) Discussion/Decision: Twin Creeks Phase 3 Extension Request
8. Board Reports
9. Town Council Comments
10. Executive Report
11. Adjournment

Welcome to Stevensville Town Council Chambers

We consider it a privilege to present, and listen to, diverse views.

It is essential that we treat each other with respect.

We expect that participants will:

- ✓ Engage in active listening
- ✓ Make concise statements
- ✓ Observe any applicable time limit

We further expect that participants will refrain from disrespectful displays:

- ✗ Profanity
- ✗ Personal Attacks
- ✗ Signs
- ✗ Heckling and applause

Guidelines for Public Comment

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during any public comment period should come forward to the podium and state their name and address for the record. Comment may be time limited, as determined by the chair, to allow as many people as possible to comment. Comment prior to a decision-making vote must remain on the motion before the council.

Thank you for observing these guidelines.

File Attachments for Item:

a. Bobbie Shular, Montana Rural Water Systems



Stevensville Town Council Meeting

Agenda Item Request

To be submitted BEFORE Noon on the Wednesday immediately preceding the Thursday agenda publishing deadline (8-days ahead of the meeting).

Agenda Item Type:	Guests
Person Submitting the Agenda Item:	Bob Michalson
Second Person Submitting the Agenda Item:	Bobbie Shular
Submitter Title:	Mayor
Submitter Phone:	
Submitter Email:	
Requested Council Meeting Date for Item:	09/25/2025
Agenda Topic:	Bobbie Shular, Montana Rural Water Systems
Backup Documents Attached?	Choose an item.
If no, why not?	
Approved/Disapproved?	Approved
If Approved, Meeting Date for Consideration:	09/25/2025
Notes:	

File Attachments for Item:

a. Discussion/Decision: Twin Creeks Phase 3 Extension Request



Stevensville Town Council Meeting

Agenda Item Request

To be submitted BEFORE Noon on the Wednesday immediately preceding the Thursday agenda publishing deadline (8-days ahead of the meeting).

Agenda Item Type:	New Business
Person Submitting the Agenda Item:	Bob Michalson
Second Person Submitting the Agenda Item:	Max Wolf, Owner, FAE Twin Creeks
Submitter Title:	Mayor
Submitter Phone:	
Submitter Email:	
Requested Council Meeting Date for Item:	09/25/2025
Agenda Topic:	Discussion/Decision: Twin Creeks Phase 3 Extension Request
Backup Documents Attached?	Yes
If no, why not?	
Approved/Disapproved?	Approved
If Approved, Meeting Date for Consideration:	09/25/2025
Notes:	

FAE Twin Creek
Max Wolf, Owner
4751 Broadway
Denver, CO 80216
(303) 668-2318
maxwolf.fae@gmail.com

8-10-2025

Town of Stevensville
Mayor and Council Members
P.O. Box 30
Stevensville, MT 59870

RE: Twin Creeks Subdivision Phase 3 Extension Request

Dear Mayor and Council Members,

Please accept this letter as my formal request for a three-year extension of the final plat period for Phase 3 of the Twin Creeks Subdivision. The current filing deadline is January 15, 2026. If approved, the new filing deadline would be January 15, 2029.

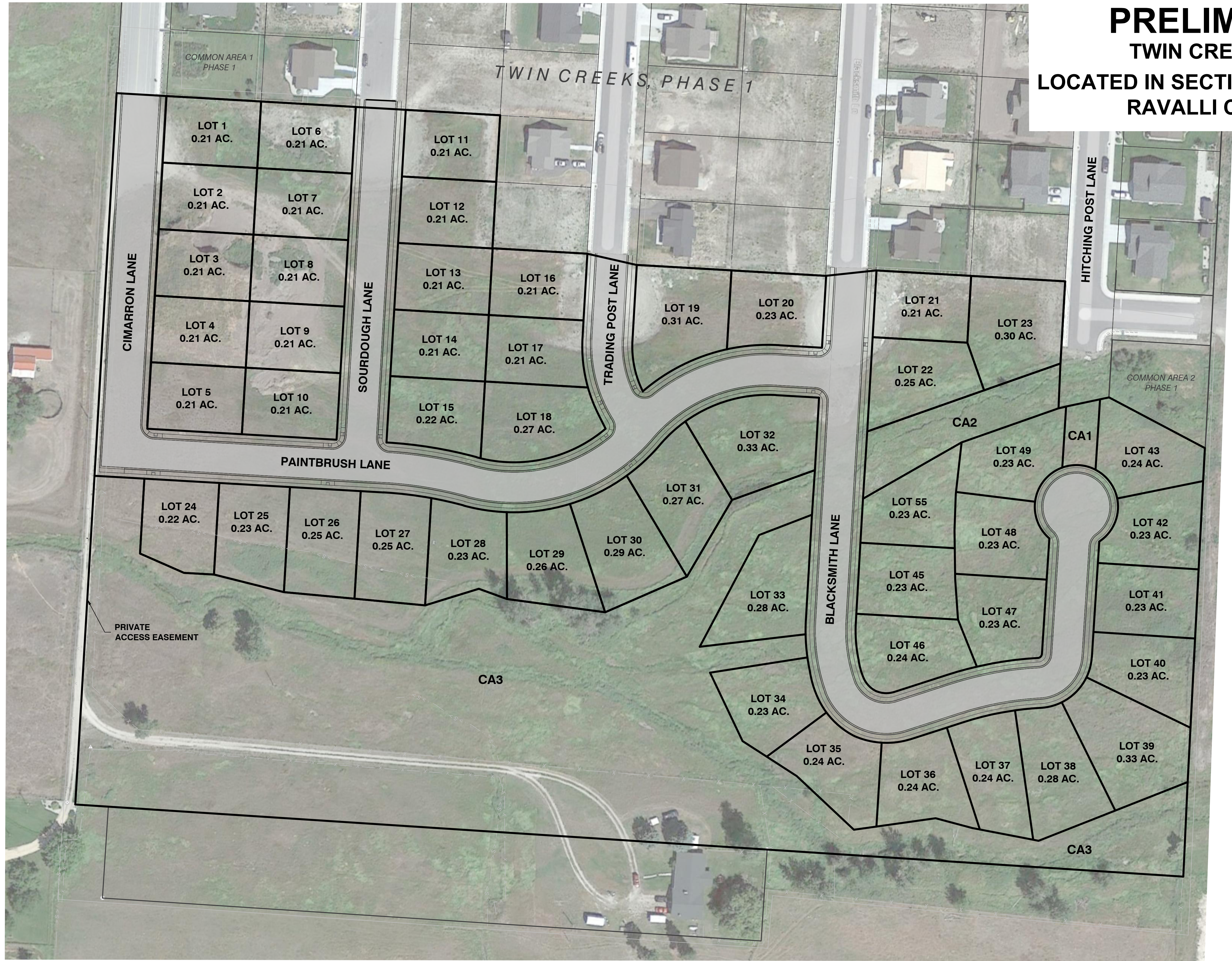
Phase 2 is on track to be finished and filed by its current deadline. However, Phase 3 has proven more complex due to site-specific conditions. Rising construction costs and market conditions also make it necessary to have additional time to complete Phase 3 in a safe and efficient manner.

Granting this extension will not affect the conditions of approval or disrupt public facilities. It will simply allow the necessary time to properly complete Phase 3 in accordance with the Town's standards.

Thank you for your review and assistance. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Max Wolf
Owner, FAE Twin Creek



PRELIMINARY PLAT

TWIN CREEKS, PHASES 2 & 3

LOCATED IN SECTION 35, T.9N., R.20W., P.M.M.,
RAVALLI COUNTY, MONTANA

OWNER / APPLICANT
JIM PELGER

BASIS OF BEARING / VERTICAL DATUM
MONTANA STATE PLANE / NAVD88

ZONING
R1

DEVELOPMENT SUMMARY (PHASES 2 & 3)
NET LOTTED AREA = 11.32 ACRES
ROAD AREA = 4.08 ACRES
COMMON AREA 1 = 0.07 ACRES
COMMON AREA 2 = 0.32 ACRES
COMMON AREA 3 = 6.22 ACRES
TOTAL AREA = 22.37 ACRES

CA1 AND CA2- DEDICATED WITH FILING OF PHASE 3

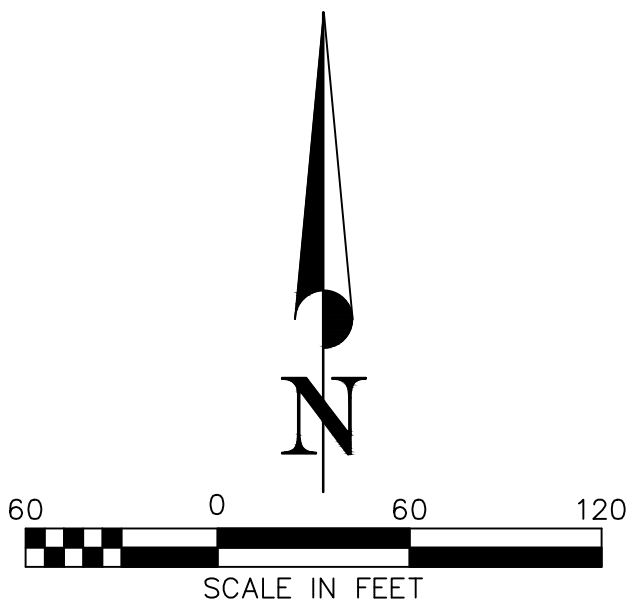
PHASING PLAN
PHASE 2 - FILE BY JANUARY 25, 2024
PHASE 3 - FILE BY JANUARY 15, 2026

LEGAL DESCRIPTION
S35, T.9N., R.20W., ACRES 22.361, NWNE INDEX 2 CS #560214-TR LESS
CORR PLAT TWIN CREEKS PHASE 2 & 3

ENGINEER
PROFESSIONAL CONSULTANTS, INC.

SURVEYOR'S CERTIFICATION

TOBY DUMONT, PLS
MT. REG. NO. 12671S



TWIN CREEKS SUBDIVISION

PHASES 2 & 3

STEVENSVILLE, MT RAVALLI COUNTY

Professional Consultants Inc.
Engineers, Surveyors, Planners, Mappers
170 S. 2ND ST SUITE C
3105 RUSSELL ST. PO BOX 1750
HAMILTON, MONTANA 59801
PHONE: 406-448-7276
FAX: 406-728-0716

SEPT. 19, 2022

PRELIM.
PLAT

1

PROJECT #	9025-20
DRAWN	SPC
CHECKED	JE
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	

TWIN CREEKS SUBDIVISION

PHASES 2 AND 3

AERIAL VICINITY MAP

