

SUBDIVISION MEETING
December 16, 2004

Vice Chairman Ed Tinsley called the meeting to order at 10:00 a.m. Commissioner Varone is present. Commissioner Murray is absent due to illness. Others attending all or a portion of the meeting included Ron Alles, Sharon Haugen, Steve Larson, Lindsay Morgan, Katie Fields, Matt Kunnary, and Carole Byrnes.

Pledge of Allegiance. Everyone recited the Pledge.

Equipment Lease Agreement. (Ron Alles/Steve Larson) The Commissioners will consider the agreement with the City of Helena to lease to the County Fire Service Area a 1980 Hahn pumper with ladders for fire fighting and fire suppression. There is no rental fee for this lease. City does not need this equipment but, for mutual aid services. Commissioner Varone moved to approve and authorize the chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

Final Plat Approval for Valley View Heights Subdivision, Amended Plat of Lot 24. Lindsay Morgan reported this proposal was previously called Fields Minor Subdivision. All of the conditions have been met. By consensus the commission agreed to sign the final plat at the conclusion of the meeting.

Kunnary Subdivision Status. Ron Alles reported the Commissioners will consider discussing the status of the Kunnary subdivision. The applicant requested this proposal be reviewed as a minor. Staff recommends this be reviewed as a major.

Sharon reported the review criteria are the same for a major and a minor. Difference is minors are not required to do an environmental assessment. Minors have a 35 day working review period vs. 60 day for a major. This is the second minor in the Clark Subdivision which was originally recommended denial by staff. This would create 9 lots vs. 5. Concern adequate measures may not be placed without environmental review. Staff recommends this proposal be reviewed as a major subdivision.

All major subdivisions are required to have an environmental assessment.

Mr. Kunnary's request is to appeal the decision of the planning department to review the proposal as a minor instead of a major.

Matt Kunnary. Left the planning dept with checkout sheet for a minor subdivision. Made commitments to purchase the land and purchased a modular home. He requested the second hearing. At second hearing a minor was out of the question.

Comm V asked about the statement of county attorney.

Ron. Asked Mr. Kunnary for clarification.

MK. To subdivide the lots further would require a major subd meeting. Never discussed major.

Comm. V. Would like time to review the first subdivision and have Commissioner

Murray review today's testimony. Determination Tuesday December 28. Comm T seconded the motion and it carried 2-0.

Public comments on items not mentioned above. None.

There is no other business, the meeting adjourned at 10:30 a.m.