

SUBDIVISION MEETING
November 30, 2000

Chairman Mike Griffith called the meeting to order at 9:00 a.m. Commissioner Loendorf was present. Commissioner Murray was absent attending a MACo-JPIA meeting in Fort Benton. Others attending all or a portion of the meeting included Ron Alles, Sharon Haugen, Jerry Grebenc, Alicia Pichette, Joan Bowsher, Kathy Moore, John Grant, Valerie Thresher, Harry Jacobs, David N. Hull, and Carole Byrnes.

Minutes. There were no minutes to approve.

Auditor Claims. Commissioners Loendorf moved that the Commission release the claims presented by Auditor Pichette. Chairman Griffith seconded the motion and it carried 2-0.

Proposed Minor Subdivision, Summary Review, Wood Minor. (cont. from 11/28/00). The applicant proposes to create two lots, each for one single-family dwelling. The proposal is generally located east of and adjacent to Valley Drive, one mile south of York Road. Commissioner Loendorf moved that the Commission approve the variance as requested. Chairman Griffith seconded the motion and it carried 2-0.

Jerry Grebenc stated that the applicant has requested amendments to conditions of approval. Staff recommended that condition of approval 6 be amended to state that the apron shall be 20 feet wide and 30 feet deep with a 24-foot wide taper adjacent to Valley Drive.

The applicant also requested deletion of condition of approval 13 for the fence along the irrigation easement, to combine condition of approval 6 and 7 to state that the hard surface apron be installed in accordance with the above paragraph; and that the road be a driveway and not a county standard access road with a cul-de-sac. Staff offered no recommendation on these amendments.

Commissioner Loendorf moved that the Commission approve the proposed subdivision subject to 16 conditions as outlined in the staff report. Chairman Griffith seconded the motion. Commissioner Loendorf moved that the Commission amend condition 6 as recommended by staff. Chairman Griffith seconded the motion. Commissioner Loendorf moved that the Commission delete condition 13. The motion failed for the lack of a second. The motion to approve the proposed subdivision subject to 16 conditions as amended carried 2-0.

Request for Reconsideration of Condition of Approval for Westview Estates Subdivision. Ted Beck has requested that the Commissioners reconsider the condition of approval relative to the abandonment of an easement within the

West View Estates Subdivision. Chairman Griffith moved that the letter from Mr. Beck's attorney, Kirby Christian, be entered into the public record. Commissioner Loendorf moved that based on sufficient new evidence, the Commission direct staff to schedule a public hearing for the reconsideration of condition of approval #6 for the Westview Estates Subdivision. Chairman Griffith seconded the motion and it carried 2-0. Attorney, John Grant stated the objections of Mr. Jacobs and Mr. Pistoria to this procedure; the lack of notice to them and the lack of opportunity to speak in opposition to the motion. Chairman Griffith stated that Mr. Grant and his clients would have an opportunity to speak during the course of the public hearing. (Note: The hearing has been scheduled for January 2, 2001)

Health Department Contract. Joan Bowsher reported on the new contract with DEQ for \$5,000. This is an EPA Health Education grant. The money will be used to enhance the East Helena Lead Education Program in Helena Schools. Commissioner Loendorf moved that the Commission approve the contract and authorized the Chairman to sign. Chairman Griffith seconded the motion and it carried 2-0.

Bid Award. Kathy Moore reported that the Commission opened bids on November 14, 2000 for the drilling of 30 monitoring wells in the Helena valley. After review of the bids, staff recommended that the contract be awarded to the low bidder, Treasure State Drilling. Commissioner Loendorf moved that the Commission accept staff's recommendation to award the bid to Treasure State Drilling and authorized the Chairman to sign the necessary documents. Chairman Griffith seconded the motion and it carried 2-0.

There being no other business, the meeting adjourned at 9:20 a.m.