

**SUBDIVISION MEETING**  
**June 22, 2000**

Chairman Mike Griffith called the meeting to order at 9:00 a.m. Commissioners Loendorf and Murray were present. Others attending all or a portion of the meeting included Ron Alles, Ron Hening, Darrel Folkvord, Robert Swartz, Mike Barrett, Harry Jacobs, Janet Jacobs, Clint Erb, Anita Varone.

Minutes. There were no minutes to approve.

Bid Opening. The Commissioners opened bids for construction of the Augusta Solid Waste container site located in Augusta, Montana. Bids were submitted as follows:

1. Zaco, Inc., Great Falls. The required bid bond was enclosed. The total bid amount \$111,988.43.
2. Green Diamond Contracting, Inc., Forbes, MT. The required bid bond was enclosed. The total bid amount \$132,450.66.
3. Marquis Excavating, Ulm, MT. The required bid bond was enclosed. The total bid amount \$71,113.00.
4. George Thompson, dba Thompson Excavating, Vaughn, MT. The required bid bond was enclosed. The total bid amount \$77,771.30.
5. Phillips Construction, Black Eagle, MT. The required bid bond was enclosed. The total bid amount \$72,287.00.
6. Shumaker Trucking & Excavating Contractors, Inc., Great Falls, MT. The required bid bond was enclosed. The total bid amount \$89,586.00.
7. Johnson Construction, Anaconda, MT. The required bid bond was enclosed. The total bid amount \$97,000.00.
8. Greenway Enterprises, Helena, MT. The required bid bond was enclosed. The total bid amount \$126,510.00.

Commissioner Murray moved that the Commission acknowledge receipt of the bids and turn them over to staff for recommendation at a future public meeting. Commissioner Loendorf seconded the motion and it carried unanimously.

Bid Opening. The Commissioners opened bids for six (6) folding vee snow plows for the Public Works Department. Bids were submitted as follows:

1. Tractor & Equipment Company, Great Falls. The required bid bond was enclosed.

Two bids were submitted: (1) Manufacturer-Henke in the total bid amount of \$89,226.00; (2) Manufacturer-Rylind in the total bid amount of \$89,976.00.

2. BOSS, Iron Mountain, Michigan. The required bid bond was enclosed. The total bid amount \$72,900.00.

3. Henke Manufacturing Co., Leavenworth, Kansas. The required bid bond was enclosed. The total bid amount \$84,528.00.

4. Montana Hydraulics, Helena, MT. The required bid bond was enclosed. The total bid amount \$98,850.00.

Commissioner Murray moved that the Commission acknowledge receipt of the bids and turn them over to staff for recommendation at a future public meeting. Commissioner Loendorf seconded the motion and it carried unanimously.

Proposed Minor Subdivision, Summary Review, Blacktail Ranch Minor. (cont from 6/6/00). The applicants proposes to create one 20 acre lot for a single-family dwelling (Tract A). The proposal is generally located 18 miles northwest of Wolf Creek on the South Fork of the Dearborn River. Robert Rasmussen reported that the attorney representing the buyers of the lot to further identify concerns of the conditions of approval and to allow for discussion between the buyer and the seller. The applicants and the attorney for the buyers have indicated they are willing to extend the review period to June 30, with a final decision by the Commission on Thursday, June 29, 2000. Commissioner Murray moved that the Commission grant the applicants' request to extend the review period to June 30, 2000 and to render a decision to Thursday, June 29, 2000. Commissioner Loendorf seconded the motion and it carried unanimously.

Proposed Major Subdivision, Preliminary Plat, Westview Estates Major. (cont from 6/20/00). The proposed subdivision is generally located north of Highway 12 West and west of and adjacent to Blue Cloud Road. The applicant, Harry Jacobs was present. Michael McHugh reported that on June 20, 2000, the BoCC approved the proposal and also moved to amend condition 10.b and that action required a variance to provide for double fronted lots on Lots 1, 2, 9, and 10. The applicants have submitted a variance request. Hearing no public comments, Chairman Griffith closed this portion of the hearing. Commissioner Murray moved to approve the applicant's variance request for double fronted lots on 1, 2, 9, and 10. Commissioner Loendorf seconded the motion and it carried unanimously.

Mr. McHugh stated with this action, the BoCC would need to modify condition 18 adding indemnification for the granting of the variance. Commissioner Murray moved to amend condition 18. Commissioner Loendorf seconded the motion and it carried unanimously.

Harry Jacobs stated that he disagreed with the action taken to leave the 60 foot

easement as is.

Final Plat Approval and Signatures for the Big Valley, Lot 89 Minor Subdivision.

Michael McHugh reported that the Commission approved this subdivision June 1998 with 7 conditions of approval. All of the conditions have been met and all the taxes have been paid. Staff recommended approval of the final plat. By consensus, the Commission will sign the final plat.

Variance Request for the Panorama Ridge Minor Subdivision. Michael McHugh reported the Commission approved this subdivision July 1999 with 14 conditions. The Commissioners did not act on the variance dated August 6, 1999. The variance request is to have a dead-end road in excess of 1,000 feet to 1,300 feet. The applicant has completed the conditions of approval. Hearing no public comments, Chairman Griffith closed this portion of the hearing. Commissioner Loendorf moved to approve the variance request. Commissioner Murray seconded the motion and it carried unanimously.

Consideration of a Request for a One-Year Extension of Preliminary Approval for the CF & W Minor Subdivision. Michael McHugh reported the Commission approved this subdivision May 1997 with 14 conditions. The applicant has constructed the road to gravel standard, but has not yet paved the road and has received approval by the state DEQ. Staff recommended approval. Commissioner Murray moved that the Commission grant a one-year extension of time. Commissioner Loendorf seconded the motion and it carried unanimously.

Proposed Encroachment Agreement. Robert Rasmussen reported that the encroachment agreement between the county and Montana Rail Link is for the installation of an underground utility line along county right-of-way at Austin Road. The purpose of the installation is to provide power to a signal crossing at MRL and Austin Road. Staff recommended approval of agreement with conditions. Commissioner Loendorf moved that the Commission approve the encroachment agreement and authorized the Chairman to sign. Commissioner Murray seconded the motion and it carried unanimously.

Humane Society Request for Funds. (cont from 6/20/00). Commissioner Murray moved that the Commission table this request to Tuesday, June 27, 2000. Commissioner Loendorf seconded the motion and it carried unanimously.

Amendments to 2000 Mobile Home and Real Estate Bills. Ron Alles reported that the properties listed under tax code #8014 for the Augusta Solid Waste District will be added to the tax bills. Commissioner Loendorf moved that the Commission approve the memorandum amending the 2000 mobile home and real estate bills and authorized the Chairman to sign. Commissioner Murray seconded the motion and it carried unanimously.

There being no other business, the meeting adjourned at 9:40 a.m.