

**PUBLIC MEETING**  
**June 8, 2004**

Chairman Mike Murray called the meeting to order at 9:00 a.m.  
Comm T was present. Comm V was absent on medical leave. Others .....

**Pledge of Allegiance.**

**Proposed Subdivision, Summary Review to be Known as Ambleside Minor** (Applicant, Tim Davis) (Planner, Frank Rives) (cont. from 6/3/04) The Commissioners will consider creating dividing the existing 223-acre tract into five (5) lots ranging in size from 8.09 to 151.18 acres. The proposed subdivision is generally located north and adjacent to Cedar Valley Drive, and east of and adjacent to Nesting Osprey Way.

Comm T moved to approve the variances. To access utility easement 2,3, not built  
Culdesac riw, improve road width  
Road to serve lots  
Lot 5 divided by a road.  
Comm M seconded the motion. the motion carried

Comm T moved to approve the proposal subject to 16 conditions as recomm by staff. Comm M seconded the motion and it carried 2-0.

New language by staff.

**Bid Opening.** (Wayne Effertz) The Commissioners will consider opening bids for 433 tons of Liquid Asphalt (MC3000). For the chipseal projects this summer.

No bid bond requirement.

1. Montana Refining Co. Price per ton is \$225. deliver 16.87 total 104,729.71.
2. CHS of Laurel. Bid is signed. Price \$199/ton 34.40 total 233.40. Staff to review b ids for a recomm at a future public meeting.

**Amendment #2 to Dunbar/Fairgrounds Area Infrastructure Study.** (Sharon Haugen/Byron Stahly, Stahly Eng) The Commissioners will consider the Professional Services Contract amendment for an additional \$31,620 relating to a change in funding strategy and grant writing duties. Added laborer's union. Staff has reviewed all the information and recomm approval.

Dave Stahly. If it is negotiated .

Comm T moved to approve and authorize the chair to sign. Comm M seconded the motion and it carried 2-0.

**Noxious Weed Grant Contracts/Noxious Weed Control.** (Larry Hoffman)

BLM, \$12,000

DNRC Trust Lands Management Division, \$4,000

Comm T moved to approve and authorize the chair to sign. Comm M seconded the motion and it carried 2-0.

**Proposed Major Subdivision, Preliminary Plat to be known as Grassland Major, Phase 1.** (Applicant, Duane & Beth Noel) (Planner, Frank Rives) The Commissioners will consider creating a subdivision of 63 residential lots, ranging in size from .229 to 5.31 acres, and a remainder lot of 46.72 acres, which may be developed in the future as a second phase. The proposed subdivision is located in the NE1/4 of Section 8 and the NW1/4 of Section 9, T10N, R3W; generally located east of and adjacent to the Pleasant Valley Subdivision and south of and adjacent to Munger Road. **[NOTE: The applicant has requested an extension of the review period to August 25, 2004 until all three Commissioners are available to vote on the proposal.]**

Hear proposal August 17

Render final decision August 24.

Thurston Dotson. Submitted written comments. Concern for the roads. Increase of traffic on Kelly and Carmen Drive. Roads cannot sustain this increase in traffic. No attempt to mitigate. Drainage systems should be protected during construction and development of that facility.

John Osborn, Kitt Drive. Concerns for the increase in traffic on the frontage road. speed limit is too fast on the frontage road. visual site constraints. Opposed to this proposal.

Linda Kindrick, Kismet Drive. The roads are not able to handle additional traffic on this road. concerned of the safety of the residents. Opposed this proposal.

Doug Fallipini, 6090 Kelly Road. increased speed is a major concern. Lower the speed limit. Opposes this proposal for safety reasons.

Kristin \_\_\_\_\_. Safety issue due to no sidewalks. Does not support this proposal until speed limit is reduced on the frontage road.

The public hearing will be continued through August.

**The comm approved hearing the proposal August 17 and a decision August 24.**

Request the state highway department to conduct a speed study from Sierra to Custer and get an accident study.

**Proposed Subdivision, Summary Review to be known as Sewell-Morris Lot 8 Minor.** Steve Burger) The Commissioners will consider creating one additional space for rent or lease. The subject property is located in the SE1/4 of Section 23, T11N, R5W; generally located north of and adjacent to Lone Pine Road.

The applicant was present and willing to proceed.

Michael McHugh presented the staff report. No public has been received. Currently used for grazing. There is an existing well. Applicant proposes to develop a new well and wastewater treatment system. Severe soils constraints. Hold water right. Access is from Lone Pine Road. the road to the west does not meet county standards—must increase road to 24 foot width. Located in Birdseye Fire District—received no comment. Applicant to submit a fire protection plan. Elevated nitrates. Develop a five year weed management plan. There are no floodplains in this area. butte fault is located within 2 miles of the property. Recomm includes improvement to the road. staff recomm approval subject to 9 conditions as outlined in the staff report.

Steve Burger. 6410 Lone Pine Road. will work with county on improving the road

200 feet (plus the width of the lot) from the cattle guard to the SE portion of the property

Hearing no public comments, the public hearing is closed. Comm T moved to approve the proposal subject to 9 conditions as recomm by staff and authorize the chair to sign. Comm M seconded the motion and it carried 2-0.

**Proposed Minor Subdivision, Preliminary Plat to be known as the Amended Plat of Lot 27-G O'Connell Tracts Minor Subdivision.** (Applicant, James Bingham)) The Commissioners will consider creating one additional space for a single-family dwelling on a lot that has already been developed with a commercial dog kennel business located on site. The subject property lies in the NW1/4 of the NW1/4 of Section 13, T10N, R3W; located at 3135 Tyler Road; and generally located east of Wylie Drive at the east end of Tyler Road.

The applicant was present and willing to proceed.

Lindsay Morgan presented the staff report. Two development rights on a single parcel. Shared well in conjunction with existing well. Access is off Wylie Drive via Tyler Road. Soils are severely limited. Tyler Road does not meet county standards because it has no culdesac at the end. Lies in 500 year floodplain. Staff

recomm approval subject to 14 conditions of approval as outlined in the staff report.

James Bingham. To have an onsite manager at the kennel.

Diana Zbinden. Were told their property is located in floodplain zone A. Opposes this proposal because it creates a dike around her property.

Rebecca, 5545 N. Montana Avenue. Questions on additional development rights.

Bingham. Granted a 50 foot easement to approach the property. The driveway of the kennel business is out of the floodplain.

**Comm T moved to render a final decision Tuesday June 15 at 9am. Comm M seconded the motion and it carried 2-0.**

**Proposed Subdivision. Summary Review to be known as the Amended Plat of Lot 1B Hoff Minor**

**Subdivision.** (Applicant, Randy Christiansen) The Commissioners will consider creating one additional lot for a single-family dwelling. If approved, the existing 4.65-acre tract will be divided into two lots, both of which will range from 2-3 acres in size. The subject property lies in the N1/4 of Section 32, T11N, R2W; generally located east of Lake Helena Drive, immediately west of Hillcrest Court and south of Emerald Ridge Loop Road.

The applicant is present and willing to proceed.

Lindsay Morgan presented the staff report. access route is lake Helena drive via emerald ridge loop road. Lot 1BB access. The applicant requested access to lot 1BB be limited to eastern portion of emerald ridge loop road and limited to one driveway. Staff recomm approval subject to 12 conditions.

Comm M. condition be added notifying potential purchasers of the landfill.

Randy Christiansen. Agrees with conditions of approval.

Hearing no public comments, the public hearing is closed. Comm T moved to approve the proposal subject to 12 conditions an.

Comm M seconded the motion and it carried 2-0.

Comm T moved to create 6.b notification to potential purchases of proximity to landfill. Comm M seconded the motion and it carried 2-0.

Comm T moved to add condition 6.q that lot 1BB that this lot be limited to one access point as recomm by transportation planner. Comm M seconded the motion and it carried 2-0.

The motion to approve the proposal carried 2-0.

**Pheasant Glen Limited Partnership-Estoppel Letter.** Sharon Haugen reported the letter of agreement stating the CDBG Grant Contract is in full force and effect with no changes; the total amount disbursed to RMDC is \$498,500; there is no default under the CDBG Grant Contract; and no event has occurred which would constitute a default under the CDBG Grant Contract. The county has a block grant that we gave to RMDC in the amount of \$500,000. staff recomm approval of the letter. CommT moved to approve the letter and auhtoirze the chair to sign. Comm M seconded the motion and it carried 2-0.

**Contract with Finstad's Carpet One.** Janet Pallister reported the contract to install carpet in the main hallway of the courthouse on the first floor. The total cost of the project is \$7,542. this will exceed the budget in the line item by \$61 but... staff recomm approval. CommT moved to approve the letter and auhtoirze the chair to sign. Comm M seconded the motion and it carried 2-0.

**Public Comments.** None. Today is election day and encouraged everyone to exercise your right to vote.

**Adjourn.** 10:40 a.m.