

PUBLIC MEETING
September 21, 2004

Chairman Mike Murray called the meeting to order at 9:00 a.m.

Commissioner Varone was present. Commissioner Tinsley was absent attending a SERC meeting in Polson. Others Ron Alles, Sharon Haugen, Lindsay Morgan, Beverly D'Amato, Jerry Shepherd, Curt Chisholm, Joe Bodner, Mary Blake, and Carole Byrnes.

Pledge of Allegiance. Everyone recited the pledge.

Rocky Mountain Development Council. Curt Chisholm reported the Emergency Shelter Grants Program, an annual approval process. The program is funded by Federal Housing and Urban Development money. This year's allocation is \$22,183 and \$1,425 less than the last few years. The Rocky Mountain Development council, then contracts with four organizations. The money will be made up with Community Services Block Grant money. Services include, shelter services, \$9,293 Gods Love incorporated; \$3,572 of HUD money to Montana Youth Homes and provide additional \$1,400 to community service block grant funds to ensure the same amount as the previous year; \$4,321 to the Leo Pocha Clinic for emergency medical services. Commissioner Varone moved to approve the work plan of \$22,183 and authorize the chair to sign. Commissioner Murray seconded the motion and it carried 2-0.

Proposed Subdivision, Summary Review to be known as the Bodner Minor Subdivision.

The applicant is present and indicated his willingness to proceed.

Lindsay Morgan presented the staff report. Lot A1a1, currently contains a single family dwelling, individual well and community wastewater system and utilities. Lot A1a2, will also be on separate well and community waste water systems and utilities. No parkland dedication will be required. The applicants have indicated have the ability hookup to the sewer line. Constraints on soil conditions provide for a lack of individual waste water systems. The access to the property is the Frontage road via Munger road. The road lacks a proper turnaround. An excess of 1,000 feet and requested a variance. Paved portion of Munger Road is subject to an RID for road maintenance only. Large drainage ditch may serve as an attractive nuisance; staff recommends that the ditch be fenced off for safety purposes. Staff recommends approval subject to 15 conditions as outlined in the staff report. Should be within the West Valley Fire Department.

Commissioner Varone inquired of Condition 12, regarding junk vehicles. Questioned the authority to add this, as County property owners must meet the community decay and junk vehicle ordinance. Technically the community junk ordinance states that you must have a license for a vehicle in order for it not to be a junk vehicle.

Mary Blake, Big Sky Brokers, assisting the applicants. The equipment is on the Bodner's property, belongs to the neighbors—the equipment will be removed. Stated that asking them to pave the road is extensive.

Discussion concerning condition 9p, prohibition of raising, keeping or confinement of livestock on Lot A1A2 was brought about. The commission would like to see a collectively negotiated new language. Commissioner Murray stated that one-acre is insufficient to graze three horses. Mary Blake responded that the horses should not be grazed, but confined area rather than prohibit them all together. Commissioner Varone stated opposition to allowing language, confining horses to a paddock.

Discussion was raised on Condition 9.h, regarding the prohibition of storage of food, garbage or feeding domestic pets outside. Condition 9j, regarding fencing off fruit trees that attract nuisances. Commissioner Varone stated that she feels that the conditions are not in reference to applicants or owners with good sense, but would not make a motion to remove them.

Joe Bodner applicant stated that he will have three horses and currently gets two cuttings of hay per year and leases 30 acres of land that the horses would be rotated with. The horses would be brought in to the property for dietary restrictions.

The commission proposed drafting a condition for both the short and long term of the subdivision that would

meet the needs of the applicant and the commission.

Jerry Shepherd, fire chief- West Valley Fire Department, because there was a mistake in the department he has not had a chance to look at the proposed area. Concerned about emergency vehicles entering the 1,000foot driveway.

Commissioner Varone would like to continue the Public Hearing, render a decision September 30, 2004 to allow Chief Shepherd to prepare a recommendation for the Commission.

Mary Blake closed the public hearing by stating that this property is more east of where they enter their property and feels that there is no concern of fire protection access.

Commissioner Varone motioned to continue the public hearing on September 30, 2004, and render a final decision at 9:00 a.m. Commissioner Murray seconded the motion and it carried 2-0.

Public comments on matters not mentioned above.

The public declined to comment.

Adjourn.

Commissioner Murray adjourned the meeting at 10:00 a.m.