

SUBDIVISION MEETING

October 21, 2004

Chairman Mike Murray called the meeting to order at 10:00 a.m. Commissioner Tinsley and Commissioner Varone were present. Others attending all or a portion of the meeting include E. Dean Retz, Janet Pallister, Cheryl Green, Brian Holling, Michael McHugh, Sharon Haugen, Ron Alles and Carole Byrnes.

Pledge of Allegiance. Everyone recited the pledge.

Resolution Ordering a Refund of Taxes/Fees/Assessments Paid. Cheryl Green presented the resolution. Jeanni and Roger King have requested a refund of Lakeside Fire District fees to in the amount of \$390, as there are no structures on the property. Commissioner Tinsley moved to approve the resolution and authorize the chair to sign. Commissioner Varone seconded the motion and it carried unanimously.

Change Order-Augusta Sidewalks CTEP Project. Brian Holling reported the change order with Bonser Construction in the amount of \$3,666. The change order will construct additional sidewalks at the request of the school district. The bids were favorable enough to permit the addition of sidewalks to connect the school building with the agricultural building and change the location of the sidewalk in front of the building to avoid the hedges that superintendent requested. The project will be funded 87% by CTEP and the school district will fund the remainder. Commissioner Varone moved to approve the resolution and authorize the chair to sign. Commissioner Varone seconded the motion and it carried unanimously.

Change Order No. 1 for Gates of the Mountains Road Improvement Project, Federal Aid Project No. PLD 2003(1) and Certificate of Substantial Completion.

Janet Pallister the change order with Helena Sand and Gravel in the amount of \$5,091.50. The addition will provide for an increase in asphalt quantity by 62 cubic yards to obtain proper drainage. The total contract will increase to \$261,347.75. The Highway Administration, funding this project, concurs with the change. Staff recommends approval.

Commissioner Tinsley moved to approve the resolution and authorize the chair to sign. Commissioner Varone seconded the motion and it carried unanimously.

Proposed Minor Subdivision, Preliminary Plat to be Known as Hart Minor.

Michael McHugh presented the staff report. He presented the applicant's proposal for both county covenant and restrictive covenant with language stating:

Each lot shall be maintained in a clean, attractive, and weed-free manner. Noxious weeds must be pulled sprayed or cut. Any portion of a lot that is not irrigated must be maintained to help reduce risk of fire. Maintenance must consist of mowing, pulling or grazing of animals as set fourth in the covenants to keep weed or grasses at a minimal height.

This statement is proposed for both the covenants and the conditions.

Sharon Haugen reported on the five-year weed plan. The plan follows the land, not the owner, and is the responsibility of the developer and subsequent landowners. Sharon stated the covenant is also appropriate.

Commissioner Varone moved to approve the variance. The total length of the property is 2,538 feet, and this variance would allow for future extension. Commissioner Tinsley seconded the motion.

Commissioner Varone moved to approve the proposal subject to 18 conditions as recommended by staff. Commissioner Tinsley seconded the motion.

Commissioner Tinsley moved to amend conditions and add 15.o and include the management of weeds (as above). Commissioner Varone seconded the motion. The motion for approval carried unanimously.

Public comments on items not mentioned above. The public declined to comment.

Adjourn. Chairman Murray adjourned the meeting at 10:15am.