

**SUBDIVISION MEETING**  
**January 20, 2005**

Chairman Ed Tinsley called the meeting to order at 9:00 a.m. Commissioner Murray is present. Commissioner Varone is absent on medical leave. Others attending all or a portion of the meeting included Ron Alles, Larry Hoffman, Quinn Holzer, Cheryl Green, Frank Rives, Michael McHugh, Eric Griffin, and Carole Byrnes.

Pledge of Allegiance. Everyone recited the pledge.

Introduction of New 4-H Program Agent. Larry Hoffman introduced Quinn Holzer as the county's new 4-H Agent.

Resolution Ordering a Refund of Taxes/Fees/Assessments Paid. Cheryl Green reported that Gable Estates RID property owners will be refunded 2004 maintenance fees because not all of the land has been split into separate lots and the property owners are not being assessed fairly. Staff recommends approval of refunds to: Manuk Sarkisyan & Lucy Lusik \$397.86, Kevin & Monique Damuth \$99.47, Edwin & Michele Churchill \$198.94, and Christopher Purvis \$198.93. Commissioner Murray moved to approve the refunds and authorize the chair to sign the resolution. Commissioner Tinsley seconded the motion and it carried 2-0.

Signatures for Road Abandonment. (Applicant, D&D RV Center) Frank Rives reported applicants have met all of the conditions of approval for abandonment for a segment of Missoula Avenue between Block 18 and 19 of the Boyce Addition and Blocks 117 and 118 of the Northern Pacific Second Addition. Staff recommends approval of the signatures. Commissioner Murray moved to approve and authorize the commission to sign all pertinent documents. Commissioner Tinsley seconded the motion and it carried 2-0.

Request for Modification of Conditions of Approval for Preliminary Plat to be known as Northwest Major. (Applicant, M & W Investments/Larry Marshall) (cont. from 12/21/04). The applicant requests a modification of preliminary approval by reducing the total number of lots for residential use from 5 to 4 and to relocate the boundaries as approved on the original site plan. The subject property is generally located south and adjacent to Prairie Road.

Michael McHugh reported the applicant has not completed the required filing of a plat to establish utility sites to protect the existing Townview wells from encroachment. The plat was to have been filed January 19, 2005 but at the direction of the County Attorneys office, the Clerk and Recorder's office did not accept the plat. In discussions with the County Attorney's Office this morning, he has approved the plat and will be filed today establishing those lots and establishing the protection zones. Planning staff cannot approve applicant's request to reduce the number of lots from 5 to 4 until the protection zones are established and recorded. Staff requests two weeks to make sure everything

has been filed. Commissioner Murray moved to table this proposal to Thursday, February 3 at the regularly scheduled subdivision meeting. Commissioner Tinsley seconded and the motion carried 2-0.

Amended Subdivision Improvements Agreement for the Fox Crossing, Major Subdivision, Phase I. (Applicant, Tenneson Entities/Emil Tenneson). Michael McHugh reported the original improvements agreement was in the amount of \$144,204.50 to ensure that necessary improvements in compliance with conditions of approval would be met. The applicant has completed the improvements with the exception of installation of fencing along the irrigation canal and have requested a reduction from the original bonding agreement to the amount of \$4,840.00. The improvements have been inspected and certified and the applicant has complied with all other regulations. Staff recommends approval of the amended agreement. Commissioner Murray moved to approve the amended agreement and authorize the chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

Final Plat Approval of Johns Minor Subdivision and Lot #1. Michael McHugh reported the applicant has completed the 11 conditions of approval therefore staff recommends approval of the final plat. By consensus, the Commission agreed to sign the final plat at the conclusion of the meeting.

MDT & Staff Safety Recommendation STPHS 0002(703), 2002-D3. Eric Griffin and MDT recommend the county assume the maintenance responsibility for this safety improvement after installation. The project is to upgrade existing signing and install additional signing for two locations on route L-25603-Country Club Avenue, the "T" intersection of Head Lane and Country Club Avenue, and 3-way intersection of Williams Street, Country Club Avenue and Birdseye Road. This is a signage package which includes arrows and chevrons to help improve safety at these intersections. Staff recommends approval of signing the resolution. Commissioner Murray moved to approve the resolution. Commissioner Tinsley seconded the motion and it carried 2-0.

Public comments on items not mentioned above. None.

There was no other business and the meeting adjourned at 10:20 a.m.