

SUBDIVISION MEETING

May 5, 2005

Chairman Ed Tinsley called the meeting to order at 9:00 a.m.

Commissioners Varone and Murray are present. Others attending all or portion of the meeting included Ron Alles, Michael McHugh, Lindsay Morgan, Eric Griffin, Larry Marshall, Frank and Bonita Gruber, Dan Gruber, Terri Burgess, Mark Dowdy, Marlene Laurretta, David Schmitz, Roque Wardell, Dean Retz.

Pledge of Allegiance. Everyone recited the Pledge.

Proposed Major Subdivision, Preliminary Plat To Be Known As Fort Harrison Estates Major. (Applicant, Frank and Bonita Gruber) (Planner, Michael McHugh) (Continued from 04/26/05) The commissioners will consider creating 62 lots; 57 lots for one single-family dwelling and 5 lots for community water, wastewater and storm water detention facilities. The property is located in the NE1/4 of Section 9, T10N, R4W; generally located southwest and adjacent to Birdseye Road and north and west of Chaparral Drive, approximately 2.6 miles north and west of the existing city limits of Helena.

Commissioner Varone moved to approve subject to 19 conditions, plus one condition for the parkland as outlined by staff.

Commissioner Murray seconded the motion.

Commissioner Varone moved to modify the language presented by Dean Retz. Regarding Condition 12 concerning Fire protection. Commissioner Murray seconded the motion.

Michael McHugh: Part of the condition talks about Fort Harrison, but that dry hydrant is not available due to homeland security so that will have to be changed. Fire depts. Cannot get through to use it.

Commissioner Varone moved to amend her motion to exclude the Fort Harrison dry hydrant. If all in habit structures are in accordance with standards...375 gallons/ per minute. Commissioner Murray seconded the motion and it carried unanimously (3-0).

Commissioner Murray moved to allow staff and applicant's representative to wordsmith the water concern if wells are defective to receive water from the subdivision.

Commissioner Varone believed this issue was already addressed in the Subdivision Regulations and by DEQ and will follow Deputy County Attorney Stahl's opinion. Commissioner Tinsley seconded the motion.

Commissioner Varone agreed. The motion to amend Condition 16 adding the covenant in as Commissioner Murray's motion carried unanimously (3-0). Commissioner Tinsley supports the planning board and staff's recommendation.

To approve the proposal with condition of approval, the motion carried 2-1.
Commissioner varone voted no.

Proposed Minor Subdivision, Preliminary Plat To Be Known As The Sun Crest Minor Subdivision. (Applicant, Roque Wardell) (Planner, Lindsay Morgan) (Continued from 04/26/05) The commissioners will consider creating 5 lots, each for one single-family dwelling. The subdivision is located in the NW1/4 of Section 13 and the NE1/4 of Section 14, T11N, R3W; generally located west of and adjacent to Mountain Heritage Drive, approximately ½ mile north of Lincoln Road.

The variance was discussed first. The proposed road is to allow an extra 84 feet. Commissioner Varone moved to approve the variance. Commissioner Murray seconded the motion and it carried unanimously (3-0)

Commissioner Murray moved to approve subject to 16 conditions.
Commissioner Varone moved to change “should” to “shall” Commissioner Murray seconded the motion and it carried unanimously (3-0)

The motion to approve the proposal carried unanimously (3-0).

Request For 4th And Final Extension Of Preliminary Plat Approval For Northwest Major Subdivision, Phase I And Subdivision Improvements Agreement.

(Applicant, Larry Marshall/M&W Investments) (Planner, Lindsay Morgan) The Commissioners will consider a final one-year extension to April 9, 2006 and bonding agreement.

Lindsay Morgan: The applicant has paid all of the taxes and he has exhibited due diligence.

Commissioner Murray moved to approve the 4th and final extension.

Commissioner Varone seconded the motion, but noted for the record that an irrevocable letter of credit. The total is \$30,490.

*****Commissioner Varone left the meeting to attend another meeting in Three Forks, MT. and was unavailable to vote on the following items.*****

Bid Opening. Eric Griffin reported three bids were submitted for the Cooney Home Remodeling Project.

P & L Homes Development, Missoula, MT. Acknowledges receipt of addendums 1,2,3. The required 10% is included.

Item A. \$194,992.00

Item B. \$274,167.00

Item C. \$ 65,145.00

Total \$534,304.00 Base Bid

Diamond Construction, Helena, MT. Acknowledges receipt of addendums 1,2,3. The required 10% is included.

Item A. \$212,600.00

Item B. \$262,000.00

Item C. 58,000.00
Total \$532,600.00 Base Bid

(Bids continued)

Wadsworth Builders, Great Falls, MT. Acknowledges receipt of addendums 1,2,3. The required 10% is included. Item A. \$170,000.00

Item B. \$278,000.00

Item C. \$65,500.00

Total \$513,500.00 Base Bid

Commissioner Murray moved to take bids under advisement and return them to staff for a recommendation to the Board of county Commissioners at a future public meeting. Commissioner Tinsley seconded the motion (2-0).

Resolution To Correct The Legal Description On Resolution 1994-36. (Marni Bentley) The Commissioners will consider the resolution.

Marni Bentley: Staff recommends approval of the resolution.

Commissioner Murray moved to approve the resolution and authorize the chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

Resolution To Create Rural Improvement District No. 1985-1 For The Riddock Subdivision. (Marni Bentley) The Commissioners will consider the resolution.

Marni Bentley: Staff recommends approval of the resolution. Commissioner Murray moved to approve the resolution and authorize the chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

Signing Of Intercap Loan Applications For Fawn Meadow, Munger Road And Applegate RIDs. (Marni Bentley) The Commissioners will consider signing the loan applications for the RID's mentioned.

16,476.44 for the Fawn Meadow RID

13,552.49 for Munger Road RID

61,558.42 for Applegate RID

Commissioner Murray moved to approve the resolution and authorize the chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

Canyon Ferry Fire Service Area Trustee Appointments. The Commissioners will consider appointing two candidates for two openings to serve as Trustee. Each candidate will serve a three-year term.

Commissioner Murray moved to appoint Eliz Raymond and Susan. Commissioner Tinsley seconded the motion and it carried unanimously (2-0).

Public comments on items not mentioned above.

There is no other business, the meeting adjourned at 9:45 a.m.