

The Board of County Commissioners approved the format of their meeting minutes as summary minutes. While in the process of moving to audio/summary minutes with time stamps, the Commissioners' Office will provide summary minutes and a Windows Media Player audio file online. **The time stamps noted on the document will not work.** They can, however, serve as an approximate counter for the Windows Media Player file (convert the time stamp to a counter by subtraction). For example, the time stamp may read 1:29:38 PM, which would be 0 minutes on the Windows Media Player counter. The time stamp next to the item you want to listen to may read 2:53:56, which would be about 1:24 on the counter (2:53 minus 1:29). You can then pull the "seek" button on the Windows Media Player to the approximate time).

## PUBLIC MEETING

### MISSOULA BOARD OF COUNTY COMMISSIONERS

WEDNESDAY, JANUARY 21, 2009 – 1:30 P.M.

ROOM 201 – COURTHOUSE ANNEX

## MINUTES

1. **1:30:14 PM CALL TO ORDER**

Chair Bill Carey called the meeting to order at 1:30 p.m.

Commissioners Present: Commissioner Jean Curtiss, Chair Bill Carey and Commissioner Michele Landquist. Absent: None.

Staff Present: Deputy County Attorney James McCubbin, Public Works Director Greg Robertson and Office of Planning & Grants Planner Tim Worley.

2. **1:30:23 PM PLEDGE OF ALLEGIANCE**

3. **1:30:44 PM PUBLIC COMMENT**

4. **ROUTINE ADMINISTRATIVE ACTIONS**

a. **1:30:53 PM Weekly Claims List**

Commissioner Michele Landquist made a motion that the Board of County Commissioners approve the weekly claims list in the amount of \$1,064,568.54. Commissioner Jean Curtiss seconded the motion. The motion carried on a vote of 3-0.

5. **HEARING**

a. Red Dog Ranch (83 lots on 46.72 acres) - Intersection of Roman Creek Road & Frenchtown Frontage Road ([Verbatim Transcript](#))

1:31:12 PM Chair Bill Carey opened the hearing.

1:31:33 PM Tim Worley presented the [staff report](#), [memo](#), and [Planning Board recommendations](#) ([PowerPoint](#)).

1:50:39 PM Developer's Representative presentation, Jason Rice and 2:03:33 PM Elaine Hawk, Territorial Landworks ([PowerPoint](#))

2:17:54 PM Buzz Alexander, Owner

2:22:02 PM Elaine Hawk

2:22:25 PM Public Comment

2:22:37 PM Ed Alexander

2:24:12 PM Roger Cox

2:25:13 PM [AUDIO RECORDING MALFUNCTIONED]

Karen Orzech

Donna Hubbert

Staff comment, James McCubbin

Joyce Brown

Terry Davenport  
Jim Burke  
Ed Richardson  
Paul Hubbard  
Ryan Morton  
Marla McComley  
Jim Richardson  
Quent Romney  
Randy Kline  
Mike Mikelson

Questions from Commission  
Executive Session

Commissioner Jean Curtiss made a motion that the Board of County Commissioners approve the three variance requests: the variance request from Article 3.3.2(1)(b) to allow the block between Bill Cosby Road and Groucho Marx Boulevard, south of Steve Martin Trail, to exceed 480 feet; the variance request from Article 3.3.2(1)(b) to allow the block between Bill Cosby Road and Groucho Marx Boulevard, north of Steve Martin Trail, to exceed 480 feet; and the variance request from Article 3.3.2(1)(b) to allow the block south of Bill Cosby Road and north of Common Areas 1B and 2 to exceed 480 feet, all based on the findings of fact in the staff report and subject to the recommended condition of approval. Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 3-0.

Commissioner Jean Curtiss made a motion that the Board of County Commissioners approve the variance request from Article 3.2.3(2) to allow an 8' wide paved pathway along the east side of Roman Creek Road instead of the required concrete boulevard sidewalk be conditionally approved based on the findings of fact in the staff report and subject to the recommended conditions of approval. Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 3-0.

Commissioner Jean Curtiss made a motion that the Board of County Commissioners amend Condition #31 by adding a sentence, "A roofed structure that can be used for a bus shelter, no less than 100 square feet shall be constructed within 100 feet of the bus stop in Lot 1 prior to the filing of Phase 2." Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 3-0.

Commissioner Jean Curtiss made a motion that the Board of County Commissioners adopt the conditions as amended in the pink handout, the amendments just approved, and the amendments on the blue handout. In addition, to amend Condition #18 to read, "If required by County Public Works and the County Fire Warden, additional public access easement shall be dedicated along the east side of Roman Creek Road to accommodate the gravel shoulder and paved pathway." Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 3-0.

Commissioner Jean Curtiss made a motion that the Board of County Commissioners approve the Red Dog Ranch Subdivision based on the findings of fact and subject to the amended conditions of approval. Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 2-1, with Commissioner Michele Landquist voting nay.

**6. OTHER BUSINESS**

**7. RECESS**

There being no further business to come before the Board of County Commissioners, the meeting was recessed at 4:31:56.