

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, MARCH 4, 2009 – 1:30 P.M.
ROOM 201 – COURTHOUSE ANNEX
MINUTES

1. CALL TO ORDER

[1:31:13 PM](#) 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: Acting Chief Civil Deputy County Attorney Marnie McClain, Office of Planning & Grants Planner Janet Rhoades, Public Works Director Greg Robertson, Office of Planning & Grants Planner Tim Worley, and Office of Planning & Grants Planner Mitch Doherty.

2. [1:31:21 PM](#) PLEDGE OF ALLEGIANCE

3. [1:31:40 PM](#) PUBLIC COMMENT

[1:31:51 PM](#) Tom Martin

4. ROUTINE ADMINISTRATIVE ACTIONS

a. Weekly Claims List - \$349,610.90

[1:36:11 PM](#) Commissioner Michele Landquist made a motion that the Board of County Commissioners approve the weekly claims list in the amount of \$349,610.90. Commissioner Jean Curtiss seconded the motion. The motion carried on a vote of 3-0.

5. CONSIDERATIONS

a. Kathleen Addition (2 lots on 4.06 acres) - off Flora Drive, near Big Flat Road ([verbatim transcription](#))

[1:36:24 PM](#) Chair Bill Carey opened the consideration.

[1:37:02 PM](#) Mitch Doherty presented the [staff report](#). ([PowerPoint](#))

[1:39:21 PM](#) Developer's Representative Presentation, Charlie Conklin, Gordon Sorenson Engineering

[1:39:43 PM](#) Questions from Commission

[1:47:40 PM](#) Public Comment

Executive Session

[1:47:54 PM](#) Commissioner Jean Curtiss made a motion that a new condition be added, Condition #15, to state, "A subdivider shall amend the development covenants to add a new section, land management, to state 'Information on land management can be found in booklets from DNRC and the Conservation District, such as Tips for Fighting Weeds on Small Acreages and Tips on Land and Water Management for Small Farms and Ranches in Montana.'" Commissioner Michele Landquist seconded the motion. The motion carried 3-0.

Commissioner Jean Curtiss made a motion that the Board of County Commissioners approve the Kathleen Addition Subdivision based on the findings of fact and subject to the recommended conditions of approval in the staff report as amended. Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 3-0.

[1:49:18 PM](#) Staff comment, Janet Rhoades

- b. Stenerson Subdivision (4 lots on 20.09 acres) - west of Frenchtown between Fox Hill Road and Frenchtown Frontage Road ([verbatim transcription](#))

[1:49:34 PM](#) Chair Bill Carey opened the hearing.

[1:50:38 PM](#) Tim Worley presented the [staff report](#).

[1:57:46 PM](#) Questions from Commission

[2:04:50 PM](#) Developer's Representative Presentation, Kristin Smith, WGM

[2:06:06 PM](#) Public Comment

[2:06:15 PM](#) Randy Stenerson

[2:06:45 PM](#) Kelly Stenerson

[2:07:27 PM](#) Roman Conrad

[2:09:36 PM](#) Staff comment, Greg Robertson

[2:11:24 PM](#) Kristin Smith

[2:12:30 PM](#) Executive Session

[2:13:07 PM](#) Commissioner Jean Curtiss made a motion that the Board of County Commissioners amend the development covenants to add a new section called Land Management to state that information on land management can be found in booklets from DNRC and the Conservation District, such as 'Tips for Fighting Weeds on Small Acreages' and "Tips on Land and Water Management for Small Farms." If we can find that they're available on a website, than we would add the website address. Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 3-0.

[2:13:49 PM](#) Commissioner Jean Curtiss made a motion that the Board of County amend Condition #7 to delete the word paved, to read, "Plans for and installation of a 5'-wide pedestrian walkway with a minimum 7' wide boulevard / drainage swale along the entire length of Fox Hill Road adjacent to the subdivision shall be reviewed and approved by County Public Works prior to final plat approval." Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 3-0.

[2:14:01 PM](#) Commissioner Jean Curtiss made a motion that the Board of County Commissioners amend Condition #22.a., changing Section C to Section D to read, "All property owners agree that no building permits shall be issued for any property not in compliance with the covenant provisions included in this section. In addition, a building permit shall be issued for Lot 2 only upon meeting the conditions outlined in Section D." Commissioner Michele Landquist seconded the motion. The motion carried on a vote of 3-0.

[2:14:45 PM](#) Commissioner Michele Landquist made a motion that the Board of County Commissioners deny the variance to the requirement for a walkway along the subdivision frontage of Fox Hill Road as required in Missoula County Subdivision Regulations Article 3.2.3(2). Commissioner Jean Curtiss seconded the motion. The motion carried on a vote of 3-0.

2:15:09 PM Commissioner Michele Landquist made a motion that the Board of County Commissioners approve the Stenerson Subdivision based on the findings of fact and subject to the recommended conditions of approval contained in the staff report as amended. Commissioner Jean Curtiss seconded the motion. The motion carried on a vote of 3-0.

6. **2:15:27 PM OTHER BUSINESS**

7. **2:15:29 PM RECESS**

There being no further business to come before the Board of County Commissioners, the meeting was recessed at 2:15 p.m.