

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.** However, the time stamps can serve as an approximate counter for the Windows Media Player file.



**PUBLIC MEETING**  
**MISSOULA BOARD OF COUNTY COMMISSIONERS**  
**WEDNESDAY, MAY 19, 2010 – 1:30 P.M.**  
**ROOM 201 – COURTHOUSE ANNEX**  
**MINUTES**



**1. [1:29:13 PM](#) CALL TO ORDER**

Chair Michele Landquist called the meeting to order at 1:30 p.m.

Commissioners Present: Commissioner Jean Curtiss, Commissioner Bill Carey and Chair Michele Landquist.

Absent: None.

Staff Present: Deputy County Attorney James McCubbin, Chief Financial Officer Andrew Czorny, and Facilities Director Larry Farnes.

**2. [1:29:30 PM](#) PLEDGE OF ALLEGIANCE**

**3. [1:29:53 PM](#) PUBLIC COMMENT**

**4. ROUTINE ADMINISTRATIVE ACTIONS AND PUBLIC ANNOUNCEMENTS**

a. [1:30:14 PM](#) Weekly Claims List - \$532,081.56

[1:30:25 PM](#) Commissioner Jean Curtiss made a motion that the Board of County Commissioners approve the weekly claims list in the amount of \$532,081.56. Commissioner Bill Carey seconded the motion. The motion carried on a vote of 3-0.

b. [1:30:29 PM](#) Public Announcements

**[1:31:48 PM](#) PUBLIC COMMENT**

[1:32:26 PM](#) Mike Lake

**5. BID AWARD (Facilities Management)**

a. Secure Storage Facility

[1:37:14 PM](#) Chair Michele Landquist opened the hearing.

[1:37:31 PM](#) Larry Farnes presented the [staff report](#).

[1:38:13 PM](#) Questions from Commission

[1:38:15 PM](#) Public Comment

[1:38:23 PM](#) Questions from Commission

[1:41:26 PM](#) Executive Session

[1:41:33 PM](#) Commissioner Bill Carey made a motion that the Board of County Commissioners accept the bid from Garden City Builders [for building a secure warehouse at 2340 Mullan Road in the amount of \$1,580,700 as the lowest and most responsive bidder]. Commissioner Jean Curtiss seconded the motion. The motion carried on a vote of 3-0.

**6. HEARINGS (Certificates of Survey)**

a. Appeal of Boundary Line Relocation Denial (Widaman)

[1:42:24 PM](#) Chair Michele Landquist opened the hearing.

[1:42:56 PM](#) James McCubbin presented the [staff report](#) and [additional information](#); recommended accepting comment and continuing hearing to a later date.

[1:51:22 PM](#) Questions from Commission

[1:54:00 PM](#) Colleen Dowdahl, applicant's representative

[1:59:27 PM](#) Chair Michele Landquist

[2:00:48 PM](#) Jason Widaman, approved continuation of hearing

[2:01:25 PM](#) Colleen Dowdahl

[2:01:38 PM](#) Staff comment, James McCubbin

[2:01:45 PM](#) Public Comment

[2:01:52 PM](#) Commissioner Jean Curtiss

[2:02:19 PM](#) Staff comment, James McCubbin

[2:03:31 PM](#) Discussion

[2:04:26 PM](#) Executive Session

[2:04:36 PM](#) Discussion

[2:05:11 PM](#) Recessed hearing to June 2, 2010

b. Laing (Robert & Marilyn) Family Transfer

[2:05:29 PM](#) Chair Michele Landquist opened the hearing.

[2:06:00 PM](#) James McCubbin presented the [staff report](#).

[2:07:20 PM](#) James McCubbin questioned the applicant, Robert H. Laing

[2:09:52 PM](#) Questions from Commission

[2:09:55 PM](#) Public Comment

[2:09:59 PM](#) Executive Session

[2:10:20 PM](#) Commissioner Jean Curtiss made a motion that the Board of County Commissioners approve the request by the Laings to create one additional parcel by use of the family transfer exemption based on the fact that there does not appear to be any attempt to evade subdivision review. Commissioner Bill Carey seconded the motion. The motion carried on a vote of 3-0.

c. Grenfell (Roger) Family Transfer

[2:11:21 PM](#) Chair Michele Landquist opened the hearing.

[2:11:23 PM](#) James McCubbin presented the [staff report](#).

[2:12:28 PM](#) James McCubbin questioned the applicant, F. Roger Grenfell

[2:13:55 PM](#) Questions from Commission

[2:14:04 PM](#) Public Comment

[2:14:06 PM](#) Executive Session

[2:14:10 PM](#) Commissioner Bill Carey made a motion that the Board of County Commissioners approve the request by F. Roger Grenfell to create one additional parcel by use of the family transfer exemption based on the fact that there does not appear to be an attempt to evade subdivision review. Commissioner Jean Curtiss seconded the motion. The motion carried on a vote of 3-0.

d. Wells (Arvis) Family Transfer

[2:14:41 PM](#) Chair Michele Landquist opened the hearing.

[2:14:55 PM](#) Applicant identified

[2:14:59 PM](#) James McCubbin presented the [staff report](#).

[2:16:39 PM](#) James McCubbin questioned the applicant, Arvis Wells

[2:18:06 PM](#) Questions from Commission

[2:18:45 PM](#) Public Comment

[2:18:48 PM](#) Executive Session

[2:18:52 PM](#) Commissioner Jean Curtiss made a motion that the Board of County Commissioners approve the request by Mr. Wells to create two additional parcels by use of the family transfer exemption based on the fact that there does not appear to be an attempt to evade subdivision review. Commissioner Bill Carey seconded the motion. The motion carried on a vote of 3-0.

## 7. HEARINGS

a. Proposal to Issue Special Limited Obligation "Recovery Zone Facility" Bonds for Reep, Bell & Laird Project

[2:19:23 PM](#) Chair Michele Landquist opened the hearing.

[2:19:46 PM](#) Andrew Czorny presented the [staff report](#).

[2:21:08 PM](#) Richard Reed, applicant and Andrew Czorny

[2:22:50 PM](#) Staff comment, James McCubbin and Richard Reep

[2:23:22 PM](#) Questions from Commission

[2:24:18 PM](#) Public Comment

[2:24:22 PM](#) Executive Session

[2:24:25 PM](#) Commissioner Jean Curtiss comment

[2:24:41 PM](#) Commissioner Jean Curtiss made a motion that the Board of County Commissioners approve the attached resolution relating to this project on behalf of Reep, Bell and Laird as stated in the Request for Commission Action, [authorizing the issuance of a bond, and allocating a portion of the county's authority to issue recovery zone facility bonds]. Commissioner Bill Carey seconded the motion. The motion carried on a vote of 3-0.

- b. Proposal to Issue Special Limited Obligation "Recovery Zone Facility" Bonds for Craig Langel Project

[2:25:02 PM](#) Chair Michele Landquist opened the hearing.

[2:25:34 PM](#) Andrew Czorny presented the [staff report](#).

[2:27:36 PM](#) Craig Langel, applicant

[2:28:23 PM](#) Questions from Commission

[2:28:34 PM](#) Public Comment

[2:28:37 PM](#) Executive Session

[2:28:45 PM](#) Commissioner Bill Carey made a motion that the Board of County Commissioners approve the attached resolution giving final approval to Mr. Langel's project [on behalf of Craig A. Langel, authorizing the issuance of a bond, and allocating a portion of the county's authority to issue recovery zone facility bonds]. Commissioner Jean Curtiss seconded the motion. The motion carried on a vote of 3-0.

8. [2:29:00 PM](#) OTHER BUSINESS

9. [2:29:04 PM](#) RECESS

There being no further business to come before the Board of County Commissioners, the meeting was recessed at 2:29 p.m. and will reconvene at 4:00 p.m.

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10. [3:58:50 PM](#) RECONVENE MEETING (4:00 PM - 7:00 PM)

Chair Michele Landquist reconvened the meeting at 4:00 p.m.

Commissioners Present: Commissioner Jean Curtiss, Commissioner Bill Carey and Chair Michele Landquist.

Absent: None.

Staff Present: Rural Initiatives Planner Nancy Heil, Rural Initiatives Senior Planner Pat O'Herren, and Deputy County Attorney James McCubbin.

11. [3:59:24 PM](#) PUBLIC COMMENT

12. CONSIDERATION (Continued from April 21, 2010)

- a. Seeley Lake Regional Land Use Plan

[3:59:40 PM](#) Chair Michele Landquist opened the hearing.

[4:00:02 PM](#) Nancy Heil reviewed past meetings and agenda to be covered today. ([staff report](#)) ([April 19, 2010 Draft Amendments](#))

[4:02:55 PM](#) 6. Woodworth

[4:03:31 PM](#) Staff comment, Nancy Heil

[4:04:20 PM](#) Commissioner Jean Curtiss, read amendment from April 19, 2010 staff memo

[4:05:34 PM](#) Questions from Commission

[4:07:04 PM](#) Staff comment, James McCubbin

[4:07:59 PM](#) Amended language to be brought forward

[4:08:16 PM](#) 7. Sewer areas

[4:08:47 PM](#) Staff comment, Nancy Heil

[4:08:55 PM](#) Chair Michele Landquist, read amendment from April 19, 2010 staff memo.

[4:09:30 PM](#) Staff comment, Nancy Heil

[4:09:53 PM](#) Public Comment  
[4:10:10 PM](#) Amended language to be brought forward

[4:10:35 PM](#) 8. Double Arrow

[4:10:58 PM](#) Chair Michele Landquist, read amendment from April 19, 2010 staff memo.  
[4:11:39 PM](#) Staff comment, Nancy Heil, correction to staff memo  
[4:12:47 PM](#) Amended language to be brought forward

[4:13:01 PM](#) 9. Hospital and Senior Housing

[4:13:23 PM](#) Staff comment, Nancy Heil  
[4:13:38 PM](#) Chair Michele Landquist, read amendment from April 19, 2010 staff memo  
[4:15:09 PM](#) Public Comment  
[4:15:17 PM](#) John Richards and discussion  
[4:16:27 PM](#) Amended language to be brought forward

[4:16:36 PM](#) 10. Pine Drive Commercial

[4:16:52 PM](#) Chair Michele Landquist, read amendment from April 19, 2010 staff memo  
[4:17:34 PM](#) Walt Hill  
[4:17:56 PM](#) John Richards and discussion  
[4:19:46 PM](#) Amended language to be brought forward

[4:19:57 PM](#) 11. Residential Use in General Commercial Designation

[4:20:16 PM](#) Chair Michele Landquist, read amendment from April 19, 2010 staff memo  
[4:20:49 PM](#) Staff comment, Nancy Heil  
[4:21:19 PM](#) Questions from Commission  
[4:22:18 PM](#) Nancy Heil, corrected page number  
[4:22:59 PM](#) Sherry Marihugh  
[4:23:51 PM](#) Commissioner Jean Curtiss comment  
[4:24:49 PM](#) John Richards and discussion  
[4:29:32 PM](#) Sherry Marihugh and discussion  
[4:30:21 PM](#) Jack Esters and discussion  
[4:31:39 PM](#) Commissioner Jean Curtiss  
[4:31:52 PM](#) Staff comment, Nancy Heil  
[4:32:45 PM](#) Amended language to be brought forward

[4:32:59 PM](#) 1. Plan Name

[4:34:41 PM](#) Staff comment, Nancy Heil  
[4:35:27 PM](#) Sherry Marihugh and discussion  
[4:39:54 PM](#) Commissioner and staff discussion  
[4:40:15 PM](#) Plan name of "Seeley Lake Regional Plan" to be brought forward

[4:40:27 PM](#) 2. Home Industry

[4:41:01 PM](#) Staff comment, Nancy Heil and discussion  
[4:43:21 PM](#) Chair Michele Landquist read amendment from April 19, 2010 memo  
[4:44:12 PM](#) Staff comment, Nancy Heil  
[4:44:51 PM](#) Amended language to be brought forward, additional change of "would" to "might"  
[4:45:35 PM](#) Tim Ravndal

[4:47:16 PM](#) 3. Industrial

[4:47:25 PM](#) Staff comment, Nancy Heil

[4:47:43 PM](#) Sherry Marihugh, back to previous section, Home Industry

[4:48:31 PM](#) Staff comment, Nancy Heil, Sherry Marihugh, and discussion

[4:59:24 PM](#) Staff comment, Nancy Heil and discussion

[5:05:03 PM](#) John Richards and discussion

[5:09:55 PM](#) Staff comment, Nancy Heil and discussion

[5:12:00 PM](#) [5:11:59 PM](#) Chair Michele Landquist, recommended work on Industrial and bring back next time

[5:12:19 PM](#) Staff comment, Nancy Heil, clarification of Commissioners intention

[5:13:14 PM](#) Agreement amongst Commissioners for Nancy Heil's clarification

[5:13:17 PM](#) Commissioner Jean Curtiss comment and discussion  
[5:17:46 PM](#) John Richards and discussion  
[5:21:05 PM](#) Jan Guelff and discussion  
[5:22:33 PM](#) Jack Esters  
[5:23:24 PM](#) Language to be brought forward  
[5:23:41 PM](#) Tim Ravndal

[5:24:41 PM](#) **4. Resource Protection Lands**

[5:24:55 PM](#) Staff presentation, Pat O'Herren  
[5:39:33 PM](#) **Five-minute break**  
[5:48:52 PM](#) Chair Michele Landquist resumed meeting  
[5:49:40 PM](#) Questions from Commission  
[5:57:04 PM](#) Public Comment  
[5:57:13 PM](#) Dick Ainsworth  
[6:02:50 PM](#) Sherry Marihugh and discussion  
[6:05:55 PM](#) Staff comment, Pat O'Herren  
[6:07:12 PM](#) Jim Moose and discussion  
[6:12:39 PM](#) Bill VanCanagan and discussion  
[6:32:23 PM](#) Commissioner Jean Curtiss comment  
[6:33:24 PM](#) Staff comment, Pat O'Herren  
[6:33:51 PM](#) Staff comment, James McCubbin and discussion  
[6:36:49 PM](#) Kathleen Simms and discussion  
[6:47:29 PM](#) Commissioner Jean Curtiss and Chair Michele Landquist, process  
[6:49:32 PM](#) John Richards  
[6:50:32 PM](#) Sherry Marihugh  
[6:52:04 PM](#) Tim Ravndal  
[6:53:12 PM](#) Jan Guelff  
[6:53:43 PM](#) Mike Bryan and discussion  
[6:55:41 PM](#) Chair Michele Landquist and discussion  
[6:56:39 PM](#) Commissioner Jean Curtiss comment  
[6:57:35 PM](#) Tom Ide and discussion  
[6:58:33 PM](#) Tim Ravndal  
[7:00:15 PM](#) Next meeting, June 9 in Missoula and June 16 in Seeley Lake (tentative)

**13. OTHER BUSINESS**

**14. [7:00:34 PM](#) RECESS**

There being no further business to come before the Board of County Commissioners, the meeting was recessed at 7:00 p.m.