
MONDAY, FEBRUARY 18, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Hall, Commissioners Brenneman and Lauman, and Clerk Robinson were present.

COUNTY OFFICES CLOSED – PRESIDENT'S DAY

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on February 19, 2008.

TUESDAY, FEBRUARY 19, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Hall, Commissioners Brenneman and Lauman, and Clerk Robinson were present.

10:00 a.m. Commissioner Brenneman to meeting w/ John Bourquin
1:00 p.m. Commissioner Hall to Montana West Economic Development Board of Directors Retreat @ FVCC
7:30 p.m. Fair Board meeting @ Fair Office

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on February 20, 2008.

WEDNESDAY, FEBRUARY 20, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Hall, Commissioners Brenneman and Lauman, and Clerk Robinson were present.

Chairman Hall opened public comment on matters within the Commissions' Jurisdiction, no one present to speak, Chairman Hall closed the public comment period.

Gary Krueger, 805 Church Drive stated that he would like to have his property excluded from the Riverdale Neighborhood Plan. He then said that he would be happy to work with the group that has proposed the plan and added that he has issues with the language in it in regards to it being a restrictive plan. It was added that some of the most restrictive language in it will apply to agricultural issues. Krueger stated that everyone knows it is his intent to keep farming and the farms to the west of him are more consistent to the character of his property and the district that he currently is in, that is an agricultural district. It was stated that his property has been a farm since 1948 and he intends to keep it a farm, although he does have an industrial gravel pit outside of the Riverdale Neighborhood Plan and believes that it should be allowed to expand, but has nothing to do with the Riverdale Neighborhood Plan. He then further added that if they were to work with him a little more that he believes he has options that would allow him to come to the Riverdale applicants with some acceptable plans that should not bother what they are doing and would allow Riverdale to stay intact. The inclusion of his property happened after the plan was written and changing it then was impossible.

MEETING W/ GREG EYANN RE: PRESENTATION ON NEW OLNEY POST OFFICE

[9:30:15 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Greg Eyann, Rick Kindsvatter, Sherwin Fisher, Gary Krueger, Clerk Kile

Greg Eyann, Project Manger for the Post Office reported they wish to secure a desperately needed new postal facility for the community of Olney. He then said the type of facility they are planning is approximately 700 square foot, and if they have to build one it will be a modular facility. He then noted that he will solicit advertising for the facility in a local newspaper for existing space that could be renovated, and if they receive no response they will look for a site to have a modular unit shipped in. Eyann then noted that once he receives offers there will be a follow up letter from him to the Commission that will identify specifically what has been offered and they will have 30 days to comment on the offers. The residents will also be given the same opportunity to comment.

MONTHLY MEETING W/ JOE GARZA, FINANCE DEPT.

[10:00:54 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Finance Comptroller Joe Garza, Clerk Kile

Joe Garza presented a brief overview of the process for selection of new software and reported demonstrations have been presented from CSA, Tyler Technologies and Black Mountain. He then noted they are in the process of defining requirements for Finance, Human Resources and the Treasurers Department. Garza also said they budgeted \$300 thousand initially and it appears they will have to go a little higher to purchase the software. He then added that they will do a few site visits to other counties to review their software. Also noted was the Finance Technician position has been filled and the budgeting process will start soon for next years budget.

BOARD APPOINTMENTS: BIGFORK LAND USE ADVISORY COMMITTEE, FLATHEAD COUNTY PLANNING BOARD

[10:17:11 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Planning & Zoning Director Jeff Harris, Planning & Zoning Administrator Mary Sevier, Ardis Larsen, Clerk Kile

Commissioner Brenneman made a **motion** to appoint Charles Gough to the Bigfork Land Use Advisory Committee. Commissioner Lauman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

Commissioner Lauman made a **motion** to appoint James Heim to the 2 year term to the Flathead County Planning Board. Commissioner Brenneman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

Commissioner Lauman made a **motion** to appoint Marie Hickey-AuClaire to the 1 year term to the Flathead County Planning Board. Commissioner Brenneman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

9:15 a.m. RSVP Board meeting @ Heritage Place
11:00 a.m. County Attorney meeting @ Co. Atty's Office
12:00 p.m. Commissioner Brenneman to DUI Task Force meeting @ The Summit
1:00 p.m. Commissioner Brenneman to Fairmont Hot Springs

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on February 21, 2008.

THURSDAY, FEBRUARY 21, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Hall, Commissioners Brenneman and Lauman, and Clerk Robinson were present.

Chairman Hall opened public comment on matters within the Commissions' Jurisdiction.

Whitey Boughton, Flathead Citizens for Paved Roads asked if a decision had been made yet in regards to Mr. Googan paving a road. He then stated that he attended the Road Advisory Committee meeting where discussion was held relative to imposing a fee on license plates to acquire additional money for paving roads.

Discussion was held relative to DNRC making the county pay for right of way acreage that goes through their property.

Boughton also spoke about starting a petition to have a fee of one dollar imposed on loads of gravel hauled in Flathead County to help pay for paving roads.

No one else rising to speak, Chairman Hall closed the public comment period.

FLATHEAD COUNTY MUSEUM AUCTION @ FRONT DOOR AREA OF JUSTICE CENTER, 920 S. MAIN ST.

No one attended the auction.

BI-MONTHLY MEETING W/ JED FISHER, WEED/ PARKS/ MAINTENANCE

[9:12:22 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Assistant Mike Pence, Weed & Parks Director Jed Fisher, Clerk Kile

Fisher reported that he sent a letter to the Conrad Complex Board rejecting their offer to lease the complex for a fee of \$24,000.00 a year. He then noted that he made a counter offer of \$5,000.00 a year; the current contract runs through 2009 for \$1.00 a year. He then stated that the Weed & Parks Board is looking at various payment options, which includes an escalating fee schedule that would top out at \$10,000 in three years. It was then stated that Stelling Engineers is asking that the county sign a "Memorandum of Understanding" that will require them to take care of the trail that will coincide with the by-pass; the county and city would each be responsible for a portion of the trail. Fisher noted that their budget would need to be increased by \$4,000.00 in order to maintain the trail.

Discussion also included putting together a business plan for the purchase of Stillwater Christian School.

MONTHLY MEETING W/ JIM ATKINSON, AOA

[9:30:47 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Assistant Mike Pence, AOA Director Jim Atkinson, Clerk Kile

Atkinson reported an Architect has started drawing plan for a new AOA site that would be approximately 13,000 square feet in size. He then stated the commuter routes started on February 19 with low ridership, as they began the daily planned routes. He then reported the statistics for independent living services for senior citizens.

FINAL PLAT: ALPINE INDUSTRIAL PARK, PHASE 2

[10:02:39 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Assistant Mike Pence, Planner Andrew Hagemeyer, Toby McIntosh, Clerk Kile

Hagemeyer reviewed the application submitted by Douglas and Donald Miller with technical assistance from Jackola Engineering for final plat approval of Alpine Industrial Park Subdivision, Phase 2; a subdivision creating 13 industrial lots. The property is located on the east side of Hwy 93, four miles south of Kalispell. Preliminary plat approval was granted on July 31, 2006, subject to 19 conditions.

Commissioner Lauman made a **motion** to approve the SIA for Alpine Industrial Park, Phase 2. Chairman Hall **seconded** the motion. **Aye** - Hall and Lauman. Motion carried by quorum.

Commissioner Lauman made a **motion** to approve final plat of Alpine Industrial Park, Phase 2. Chairman Hall **seconded** the motion. **Aye** - Hall and Lauman. Motion carried by quorum.

FINAL PLAT: MANY LAKES VACATION VILLAGE 2, LOT 661

[10:07:55 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Planner Andrew Hagemeyer, Brooke Howard, Clerk Kile

Hagemeyer reviewed the application submitted by Debra J. Naccarto with technical assistance from Montana Mapping for final plat approval of Many Lakes Vacation Village 2, Lot 661; a subdivision creating 4 residential lots located off Hwy 35 in the Many Lakes area. Preliminary plat approval was granted on June 25, 2004, with an extension granted on May 14, 2007, subject to 8 conditions.

Commissioner Lauman made a **motion** to approve final plat of Many Lakes Vacation Village 2, Lot 661. Chairman Hall **seconded** the motion. **Aye** - Hall and Lauman. Motion carried by quorum.

FINAL PLAT: WEST GLACIER VIEW

[10:30:42 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Planner Dianne Broadie, Bill Dakin, Brian Sullivan, Clerk Kile

Broadie reviewed the application submitted by Robert Scott Jenkins with technical assistance from F & H Land Surveying, Inc. for final plat approval of West Glacier View; a subdivision creating 2 residential lots. The property is located near Coram, south of Gladys Glen Road and slightly east of the Burlington Northern ROW. Preliminary plat approval was granted on April 11, 2005, subject to 10 conditions.

Commissioner Lauman made a **motion** to approve final plat of West Glacier View. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

AWARD BIDS: PATROL CARS/ SHERIFF'S OFFICE

[10:47:39 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Assistant Mike Pence, County Attorney Jonathan Smith, Sheriff Mike Meehan, Clerk Kile

Commissioner Lauman made a **motion** to award the bid for 3 SUV's (Expeditions) to DePratu Ford for a total of \$75,825.00 and to award the bid for 1 Impala to Eisinger Motors \$18,111.00. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

CONSIDERATION OF ADOPTION OF FINAL RESOLUTION: RIVERDALE NEIGHBORHOOD PLAN

[10:50:59 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Assistant Mike Pence, County Attorney Jonathan Smith, Planning & Zoning Director Jeff Harris, Lacy Galpin, Chris Galpin, Herb Koenig, Vonnice Koenig, Gary Krueger, Clerk Kile

Harris summarized the history of the Riverdale Neighborhood Plan in which a draft was approved by the Commission on January 3, 2008. The Resolution of Intent provided opportunity for the public to submit written comments regarding the final adoption of the plan by February 11, 2008. A total of 223 comments were received by the Commissioner's Office; four comments were illegible and not counted, one comment was received after the close of the 30 day comment period and not considered, leaving a total of 218 comment letters. Of the total comments received 213 were in support of final adoption of the neighborhood plan, three were in opposition of final adoption of the plan and one doesn't state either support or opposition of the plan. All letters of support were "form letters".

Support Comments: (213 Letters)

- Support of the general future land use composition
- Support the Planned Unit Development provisions in the plan

Opposition Comments: (3 letters)

- Commission provided no factual basis for making decision
- Did not agree with or adopt findings of fact
- Opposed to amount of commercial land adjacent to Hwy 93
- Opposed to allowing sand and gravel extraction in plan
- Plan did not follow process outlined in growth policy
- Object to staff report
- Plan will be regulatory

Neither Support or Opposition (1 letter)

- Property rights orientation
- Moving towards communism
- Should not mandate how a property is developed

Commissioner Lauman noted that Gary Krueger has a concern with the AG zoning and asked how that could be addressed.

Chairman Hall referred to Map 9 (Riverdale Future Land Use) which says: Agriculture is the current land use of most of the Riverdale area. Continuation of that land use is an acceptable future land use for all parcels in the plan area.

Harris said the right to farm permeates through the entire plan; the issue came out during the public hearing with the Planning Board in which they responded by saying the transition to maintain the agricultural production is there.

Commissioner Lauman asked that the landowners get together with Gary Krueger and discuss his concerns regarding AG zoning.

Harris said the plan is a vision of what the future land uses should be. He then added that the entire 3,000 acres is predominantly residential.

Chairman Hall said that he is pleased with the plan and feels it reflects the intent of the neighborhood. He then added that the comments received have been read and doesn't feel at this time there is anything compelling to make any further changes.

Commissioner Lauman made a **motion** to adopt Resolution #2015D to create the Riverdale Neighborhood Plan. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

Harris noted that this plan was in progress when he came on board at the Planning Office. He then spoke about the sunset provision that went away when the Growth Policy was adopted and that this plan was a part of the pre-growth policy era.

RESOLUTION NO. 2015 D

WHEREAS, a group of property owners has petitioned for a revision to the Flathead County Growth Policy by the adoption of the Riverdale Neighborhood Plan as an addendum to the Flathead County Growth Policy;

WHEREAS, the proposed neighborhood plan covers approximately 3,053 acres, and would allow for approximately 3,000 residential dwelling units, supporting a population of approximately 7,500 residents, including: approximately 800 acres designated for single-family residential, with one residence per acre density; approximately 1,700 acres designated for residential, with one residence per 5 acre density; a mixed use category of approximately 200 acres, with six residence per acre density and supporting commercial uses; approximately 12 acres designated for neighborhood commercial uses; approximately 90 acres on the North used to transition to compatible neighboring uses; approximately 50 acres designated parkland; and approximately 240 acres subject to a conservation easement;

WHEREAS, the property is located West of Highway 93, South of the Flathead County Landfill, East of Fox Farm Road/Spring Creek Road/Church Drive and North of Clark Drive;

WHEREAS, the Flathead County Planning Board recommended that the Board of Commissioners adopt that amendment to the Flathead County Growth Policy, as amended by the Flathead County Planning Board;

WHEREAS, the Flathead County Board of Commissioners reviewed the proposal, made amendments to the Planning Board's proposal, determined that the proposed addition to the Flathead County Growth Policy, as amended by the Board of Commissioners, should be formally considered, passed a resolution of intent (Resolution No. 2015C) to adopt the Riverdale Plan, as amended, on January 3, 2008, and gave notice that it would consider public comment received by February 11, 2008; and

WHEREAS, the Board of Commissioners has considered the information and comments received since the adoption of that resolution of intent.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Flathead County, Montana, pursuant to Section 76-1-604, M.C.A., that it hereby adopts Riverdale Neighborhood Plan recommended by the Flathead County Planning Board, as revised by the Board of Commissioners, as an addendum to the Flathead County Growth Policy.

DATED this 21st day of February, 2008.

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By/s/Gary D. Hall
Gary D. Hall, Chairman

By/s/Dale W. Lauman
Dale W. Lauman, Member

By _____
Joseph D. Brenneman, Member

ATTEST:
Paula Robinson, Clerk

By/s/Diana Kile
Diana Kile, Deputy

AWARD BIDS: PUP TRAILER & DUMP TRUCK/ ROAD DEPT.

[10:46:51 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Assistant Mike Pence, County Attorney Jonathan Smith, Shop Superintendent Ted Gilbertson, Clerk Kile

Commissioner Lauman made a **motion** to award the Pup Trailer bid to Rocky Mtn Truck Center for \$29,880.00 and the Dump Truck bid to Missoula Truck Sales for \$84,980.80. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

DOCUMENT FOR SIGNATURE: LEASE AGREEMENT/ BOB'S PICK-UP AND DELIVERY

[11:00:47 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Assistant Mike Pence, Clerk Kile

Commissioner Lauman made a **motion** to approve the lease agreement. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

8:00 a.m. Commissioner Brenneman to No Adverse Impact Conference @ Fairmont Hot Springs
12:00 p.m. Commissioner Hall to Montana Economic Development Roundtable @ FVCC
1:00 p.m. Bigfork Steering Committee Forum @ Bethany Lutheran
1:30 p.m. Commissioner Lauman to Audit Committee meeting @ Commissioners Meeting Room
2:00 p.m. Commissioner Hall to RC & D Teleconference
Health Board meeting @ Earl Bennett Building

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on February 22, 2008.

FRIDAY, FEBRUARY 22, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Hall, Commissioners Brenneman and Lauman, and Clerk Robinson were present.

Commissioner Brenneman to No Adverse Impact Conference @ Fairmont Hot Springs

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on February 25, 2008.
