

JEFFERSON COUNTY COMMISSIONERS  
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CORY KIRSCH, CHAIR

LEONARD WORTMAN

BOB MULLEN

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**PROCEEDING OF THE BOARD OF COMMISSIONERS  
COUNTY OF JEFFERSON, STATE OF MONTANA  
November 28, 2017**

**Present:** Commissioners Kirsch, Wortman and Mullen; LaDana Hintz, County Planner; Tony Prothero, Shedhorn Engineering; Jan Anderson, *Boulder Monitor*; Kreh Germaine, Bud Siderits, Dave Cooper, Mark Baum

The meeting was called to order and opened with the Pledge of Allegiance.

**MINUTES**

Commissioner Mullen moved to approve the minutes of October 24. Commissioner Kirsch seconded. The motion carried.

**CORRESPONDENCE**

Commissioner Kirsch noted the receipt of a letter from Nita McCauley, tendering her resignation from the Clerk and Recorder's office, effective December 27, 2017.

**CALENDAR REVIEW**

11/28 Clancy Water & Sewer meeting - 6:30  
11/30 Survey review - 1:30  
RMDC board meeting - Helena - 3:30  
12/01 Great West open house - Helena - 3:00

**COMMISSION REPORTS**

Commissioner Mullen reported that on Monday he was in Great Falls for the Center for Mental Health meeting. They continue to be in good shape financially, but they are very concerned for the future. They discussed how to provide services in the future, with cuts to case management.

Commissioner Kirsch reported on the DUI Task Force meeting. They are ramping up for the Super Bowl Party. They will be expanding the party into Whitehall this year.

Commissioner Wortman reported that he had a meeting with Bob Sims and Tom Harrington to review the groundwater study results that have been received. The question that Bob Sims asked is - Jefferson County, as well as the state, spent a lot of money on the study. What do we do with the information. He noted that the Boulder aquifer is a closed basin, but there are several irrigation canals that run several miles down across the valley that could be utilized for recharge before irrigation starts and run later in the fall. There are questions of water rights, so he talked to Peter Scott, a water rights attorney from Bozeman. He will look at the study and come up with ideas of what we can legally do as a county. Commissioner Wortman would like to commit to using Peter Scott, so that the county can use the study that we heavily invested in.

## **SUBDIVISION REVIEW**

### **PRELIMINARY PLAT REVIEW - SONGBIRD MEADOWS MINOR SUBDIVISION - JEFFERSON CITY**

LaDana Hintz, County Planner, presented her staff report for the proposed subdivision, located outside of Jefferson City. She also presented the Commissioners with the plat, as well as a previous version, to illustrate the changes made by the developer on the recommendation of the planning board. The parcel is 20.10 acres in size, and is proposed to be divided into five residential lots ranging in size from 2.02 to 6.49 acres in size, as well as an open space lot of 2.5 acres.

LaDana discussed the access for the subdivision, easements obtained and still needed, and noted that a variance for length of road ending in a cul-de-sac will need approval.

LaDana stated that she received public comments from Meadowlark residents, and has included those in the packet of information that she distributed. Their concerns included fencing to keep cattle out of the subdivision, hard surfacing of Ashbrook Road and Alta Drive, easements associated with Meadowlark Trail, and the maintenance of Alta Drive and Ashbrook Road. She reviewed the letter with the County Attorney. The County cannot require hard surfacing of the roads because they don't meet the county requirements for traffic counts, and we cannot require fencing.

Commissioner Wortman stated he thought that Jack Mountain had a requirement to fence the property. LaDana stated that there is nothing in our regulations that requires fencing.

David Cooper stated that the fire department doesn't have a problem with the roads at this time, and the cul-de-sac, but with the potential for further development. The fire department has walked the railroad grade, and it is not currently suitable for running equipment on. They aren't going to run their equipment on roads that aren't built to county standards.

Bud Siderits, president of the Meadowlark Ridge HOA, spoke on behalf of the association. They want to thank the planning staff, planning board, Commissioners and the developer for all of the help, meetings and information provided. There is a tentative meeting scheduled with developers and potential developers to work out road issues and pursuing a RID/RMD. He further noted that they would like a donation from Kreh to the homeowner's association.

Bud stated, speaking as the fire chief, that the fire department has no issues with what is proposed. They have requested a \$500/lot donation to the fire department.

Commissioner Wortman moved to grant preliminary plat approval to the Songbird Meadows and to adopt the conditions of approval, findings of fact and staff report. Commissioner Mullen seconded. The motion carried unanimously.

Kreh stated that he would like to thank LaDana for all her work and assistance over the past year.

**ITEMS FOR COMMISSIONERS' ACTION OR REVIEW**

**DISCUSS 401A RETIREMENT CONTRIBUTION**

Commissioner Mullen stated that he would like to push this forward. He still needs to do more research.

**DISCUSS AND DECIDE ON FACILITIES CONSTRUCTION ISSUES**

Commissioner Kirsch stated that Dirt Works is digging up and lowering the existing water line to depth today and insulating the drop pipe for the curb stop. Hopefully our plumbing problems are behind us now.

**MEETING ADJOURNED**

**ATTEST:**

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**BONNIE RAMEY  
CLERK AND RECORDER**

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**CORY KIRSCH, CHAIR**

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**LEONARD WORTMAN, COMMISSIONER**

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**BOB MULLEN, COMMISSIONER**