

**REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS  
PONDERA COUNTY, MONTANA  
Held in March, 2015**

The Board of Pondera County Commissioners met daily in informal session and in scheduled meetings on March 4, 11, 18, and 24, 2015. Unless indicated, all Commissioners were present.

APPOINTMENT TO COUNTY BOARDS – March 4, 2015

Commissioner Hoppes moved and Commissioner Kuka seconded, to appoint the following people to County Boards. Motion carried.

Cemetery Board - Valier – Bill Stokes (2017)

Weed - Jody Field (2017), Joel Johns (2017)

Also in attendance was Buck Traxler, Editor of The Independent-Observer.

RESOLUTION RESCINDING RESOLUTION #49-2013/14 – ABANDONING COUNTY ROAD RIGHT-OF-WAY - ADOPTED – March 4, 2015

**PONDERA COUNTY  
RESOLUTION #27 – 2014/15  
RESCINDING RESOLUTION #49 – 2013/14  
ABANDONING COUNTY ROAD RIGHT-OF-WAY**

WHEREAS, Resolution #49 – 2013/14, adopted June 25, 2014, described, in error, that the alley to be abandoned was described as:

Lots 5-7 and the north 3 feet of Lot 8 and Lots 10-14 of Block 14, Dupuyer Original Townsite, Montana; and

WHEREAS, pursuant to Section 7-14-2601, Montana Code Annotated, the Board of Pondera County Commissioners received a petition signed by the required ten freeholders, including every owner affected by the proposed abandonment; requesting the abandonment of an alley described as:

Lots 1-18 of Block 14, Dupuyer Original Townsite, Montana; and

WHEREAS, the Board of Pondera County Commissioners caused a Notice Of Public Hearing to be published in The Independent Observer, weekly newspaper published in the City of Conrad, and in the Valerian, weekly newspaper published in the Town of Valier, in the June 11 and June 18, 2014 issues, as required by Section 7-14-2615(2), Montana Code Annotated; and

WHEREAS the Board of Pondera County Commissioners, conducted said hearing on Wednesday, June 25, 2014 at 10:00 a.m. in the Commissioner's Office, Courthouse, 20 4<sup>th</sup> Avenue SW, Conrad, Montana, and all appearing parties were in favor of the said vacation, and there being no correspondence received for or against said vacation and permanent closure, and the Board of Commissioners having determined that said County road can be vacated without detriment to the public interest.

NOW, THEREFORE, IT IS HEREBY RESOLVED that Resolution #49-2013/14, adopted June 25, 2014 is rescinded; and

NOW, THEREFORE, IT IS HEREBY FURTHER RESOLVED by the Board of Pondera County Commissioners that the county road right-of-way described as:

Lots 1-18 of Block 14, Dupuyer Original Townsite, Montana  
and is hereby permanently abandoned and vacated pursuant to law, including all easements and rights of way previously granted to the county for purposes of providing a county road; and

NOW, THEREFORE IT IS HEREBY FURTHER RESOLVED THAT the Board of County Commissioners shall cause the petition for abandonment and this resolution to be entered into the official land records of Pondera County in the office of the Pondera County Clerk and Recorder.

ADOPTED this 4<sup>th</sup> day of March, 2015, as moved by Commissioner Hoppes, seconded by Commissioner Kuka, and passed on a 3-0 vote of the full board. Effective on passage and approval.

PONDERA COUNTY COMMISSIONERS  
Pondera County, Montana

/s/ Sandra J Broesder  
Sandra J. Broesder, Chairman

/s/ Janice Hoppes  
Janice Hoppes, Member

Attest: /s/ Kody L Farkell  
Kody L. Farkell, Clerk & Recorder

/s/ Thomas A Kuka  
Thomas A. Kuka, Member

PETITION TO CLOSE A PORTION OF AN ALLEY REQUESTED BY TIM & AMY SALOIS – March 4, 2015

Commissioner Hoppes moved and Commissioner Kuka seconded to accept a petition submitted by Tim and Amy Salois for the abandonment of a portion of an alley between lots 4-10 and 11-17, block 50, Conrad Second Addition to the townsite of Conrad, Pondera County, MT. Motion carried. Salois’ own lots on all sides of the alley. The property was platted as city lots with an alley, but the property is not part of the interior boundaries of the City of Conrad. Also in attendance was Buck Traxler, Editor of The Independent-Observer.

RESOLUTION AUTHORIZING BUDGET AMENDMENTS TO PONDERA COUNTY BUDGET – ADOPTED – March 4, 2015

**PONDERA COUNTY MONTANA**  
**RESOLUTION #28 - 2014/15**  
**AUTHORIZING BUDGET AMENDMENTS TO**  
**PONDERA COUNTY BUDGET**

WHEREAS the Montana Code Annotated, Section 7-6-4006(4), grants the Board of County Commissioners the power and authority to amend the budget during the fiscal year by conducting public hearings at regularly scheduled meetings; and  
WHEREAS Pondera County Commissioners approved the appropriations budget for the Pondera County during its regular budget approval process and errors in revenues and expenditures budget have been identified; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pondera County that the budget be corrected as follows:

Expenditure	Description	Prior Amount	New Amount
2897-101-521000-820	Budgeted Transfer	\$0	\$6,500
Revenue	Description	Prior Amount	New Amount
2860-383000	Budgeted Transfer	\$0	\$6,500

Adopted this 4<sup>th</sup> day of March, 2015, as moved by Commissioner Kuka, seconded by Commissioner Hoppes, and passed on a 3-0 vote of the board. Effective on passage and approval.

PONDERA COUNTY COMMISSIONERS  
Pondera County, Montana

/s/ Sandra J Broesder  
Sandra J. Broesder, Chairman

/s/ Janice Hoppes  
Janice Hoppes, Member

Attest: /s/ Kody L Farkell  
Kody L. Farkell, Clerk & Recorder

/s/ Thomas A Kuka  
Thomas A. Kuka, Member

FINAL PLAT APPROVAL FOR THE HARTSELLRANCH MINOR SUBDIVISION- March 4, 2015

Commissioner Hoppes moved to give final approval to the Hartsell Ranch Minor Subdivision which was given preliminary approval by the commission on February 25, 2015. The additional information required with the approval of the Preliminary Plat Approval, has been received by the County Clerk and Recorder. Commissioner Kuka seconded. Motion carried.

Also in attendance was Buck Traxler, Editor of The Independent-Observer.

FINAL CLOSEOUT CERTIFICATION FOR BRADY COUNTY WATER & SEWER DISTRICT CDBG APPROVED – March 11, 2015

Commissioner Kuka moved to approve the Final Closeout Certification for the Community Development Block Grant (CDBG) #MT-CDBG-11PF-07 for the Brady County Water & Sewer District. Commissioner Hoppes seconded. Motion carried. Also in attendance was Buck Traxler, Editor of The Independent Observer.

RESOLUTION AUTHORIZING BUDGET AMENDMENT TO PONDERA COUNTY BUDGET – ADOPTED – March 11, 2015

**PONDERA COUNTY MONTANA  
RESOLUTION #29 - 2014/15**

AUTHORIZING BUDGET AMENDMENTS TO  
PONDERA COUNTY BUDGET

WHEREAS the Montana Code Annotated, Section 7-6-4006(4), grants the Board of County Commissioners the power and authority to amend the budget during the fiscal year by conducting public hearings at regularly scheduled meetings; and

WHEREAS Pondera County Commissioners approved the appropriations budget for the Pondera County during its regular budget approval process and errors in revenues and expenditures budget have been identified; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pondera County that the budget be corrected as follows:

Expenditure	Description	Prior Amount	New Amount
1000-448-440190-228	Education Supplies	\$0	\$100

Adopted this 11<sup>th</sup> day of March, 2015, as moved by Commissioner Hoppes, seconded by Commissioner Kuka, and passed on a 3-0 vote of the board. Effective on passage and approval.

PONDERA COUNTY COMMISSIONERS  
Pondera County, Montana

/s/ Sandra J Broesder  
Sandra J. Broesder, Chairman

/s/ Janice Hoppes  
Janice Hoppes, Member

Attest: /s/ Kody L Farkell  
Kody L. Farkell, Clerk & Recorder

/s/ Thomas A Kuka  
Thomas A. Kuka, Member

JANUARY AND FEBRUARY MINUTES APPROVED - March 11, 2015

Commissioner Hoppes moved and Commissioner Kuka seconded to approve the Commission Minutes for January and February 2015. Motion carried. Also in attendance was Buck Traxler, Editor of The Independent Observer.

DATE, TIME AND PLACE SET FOR PUBLIC HEARING OF ALLEY ABANDONMENT – March 11, 2015

Commissioner Hoppes moved to set Wednesday, April 8 at 10:00 a.m. in the Commissioners' office as the date, time and place for a public hearing on the abandonment of the alley at between lots 4-10 and 11-17, block 50, Conrad Second Addition to the townsite of Conrad, Pondera County, MT. The alley being discussed is located outside Conrad city limits. Commissioner Kuka seconded. Motion carried. Also in attendance was Buck Traxler, Editor of The Independent Observer.

REQUEST FOR SPECIAL PROSECUTOR DENIED – March 11, 2015

In January 2013 Ralph Bouma presented an Application For Special Prosecutor in regards to the death of Robert Paul Kropp. Materials left with Commissioners by Mr. Bouma were forwarded to County Attorney for review and recommendation. The county attorney has advised the commissioners that in the information provided to the Pondera County Attorney by Ralph Bouma, she finds that there is no credible evidence that a

crime was committed in Pondera County that warrants hiring a special prosecutor. Based on the recommendation of Attorney Mary Ann Ries, Commissioner Kuka moved and Commissioner Hoppes seconded to deny Mr. Bouma’s request for a special prosecutor in the case of the death of Robert Paul Kropp. Motion carried.

Also in attendance was Buck Traxler, Editor of The Independent Observer.

APPROVAL FOR SEASONAL WEED SPRAYERS JOB DESCRIPTION — March 11, 2015

Commissioners reviewed the job description for seasonal weed sprayers. Minor changes were made to the description.

Commissioner Hoppes moved to approve the job description for seasonal weed sprayers and for the Weed Coordinator to hire 4 seasonal employees. Commissioner Kuka seconded. Motion carried.

Also in attendance was Pam Converse, Weed Coordinator and Buck Traxler, Editor of The Independent Observer.

CARRIER MINOR SUBDIVISION PRELIMINARY PLAT APPROVED – March 18, 2015

**BEFORE THE  
PONDERA COUNTY COMMISSION  
PONDERA COUNTY, MONTANA**

<b>IN THE MATTER OF THE APPLICATION OF TANYA CARRIER FOR PRELIMINARY PLAT APPROVAL FOR THE CARRIER MINOR SUBDIVISION</b>	<b><u>FINDINGS OF FACT AND ORDER</u></b>
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PURSUANT to the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-614, Montana Codes Annotated, and the Pondera County Subdivision Regulations, the Pondera County Commission (Commission) review the proposed preliminary plat for a 1-Lot first minor subdivision, “Carrier Minor Subdivision”, as submitted by the developer together with the required supplementary information, to determine if the information submitted meets the requirements of the Montana Subdivision and Platting Act, and the Pondera County Subdivision Regulations. The Commission considered the subdivision administrator’s notes, dated March 18, 2015 and the Subdivision Administrator’s recommendation dated March 18, 2015

THEREFORE, with completion of the review, the Commission being fully advised of all matter presented to it regarding this application, makes the following Findings of Fact:

**I) FINDINGS OF FACT**

**A. Project Summary**

**1. Proposal**

Tanya Carrier is proposing a 1-lot subdivision of 4.01 acres (figure 1) for the purpose of lifting the agricultural covenant that is currently on the property. The lot is currently grassland with proposed development of a single family home. The lot has two proposed driveways which will have access onto Shining Mountain Road. The subdivision is located approximately one (1) mile Southwest of Brady, MT. (figure 2).

**B. Project Characteristics**

**Size:** 4.01 acres

**Present land use:** Grassland

**Access:** Shining Mountain Road

**Utilities:** None

**Water/Sewer:** Proposed cistern and septic system

**Access:** Shining Mountain Road

**Utilities:** None

**Water/Sewer:** Proposed cistern and septic system

**Adjacent land uses:** Agricultural

**Zoning:** None

**Annexation:** None proposed

**Covenants:** Current Agricultural Covenant

**Special Improvement Dist:** None

**2) Findings based on Relevant Review Criteria (Sections III-A-4 and III-A-6)**

The recommended findings of the reviewer are stated below and based on the subdivision application materials and preliminary plat provided by the applicant representative and in accordance with the 2013 Pondera County Subdivision Regulations.

**1) Compliance with the 2013 Subdivision Regulations and 76-3-608(3)(b)(ii) MCA**

The application has been reviewed according to Section II-A (General Procedures) and Section III-A (Minor Subdivisions) of the Pondera County Subdivision Regulations. The application substantially complies with these sections. The final plat should be reviewed by the Examining Land Surveyor and Subdivision Administrator prior to approval to ensure it complies with the Montana Uniform Standards for Final Subdivision Plats.

**2) Compliance with applicable zoning regulations**

The subject property is not zoned.

**3) Compliance with the Montana Subdivision and Platting Act, including but not limited to 76-3-608(3)(a), as delineated in Section III-A-6 of the Subdivision Regulations.**

**(a) Impact on Agriculture**

The subject property is currently grassland and the adjoining property is in agricultural production. The proposed development on the parcel could impact agricultural through the spread of noxious weeds. It is recommended that the applicant have a weed plan approved by the Pondera County Weed Supervisor in place prior to final plat approval to mitigate these effects. The weed plan must be signed and notarized by the subdivider and shall be recorded with the final plat [PCSR Section VI-S]

*Conclusion 1. Impacts on agriculture would be acceptable with an approved weed plan from the Pondera County Weed Department to alleviate the spread of noxious weeds to adjacent agricultural properties.*

**(b) Impact on Agriculture Water User Facilities**

According to the applicant and as seen in the title report there are no water rights or irrigation ditches on the subject property therefore water user facilities will likely be minimally affected by the proposed development.

*Conclusion 2. Water user facilities would not be impacted because there are no water rights or irrigation ditches on the subject property.*

**(c) Impact on Local Services**

There may be some impacts to local services that could require mitigation. The following is a list of potential impacts, and a description of mitigation if needed.

**Roads:** The property would have direct access to Shining Mountain Road with two proposed driveways.

*Conclusion 3. The impact to local services from new transportation demands can be mitigated by working with the Pondera County Road Department to get approach permits.*

**Solid waste:** The applicant has received a letter from the Pondera County Sanitarian approving lifting of sanitary restrictions on the parcel. It is recommended that the applicant get approval for a solid waste system from the Pondera County Sanitarian prior to final plat approval.

*Conclusion 4. The impact to solid waste can be mitigated by working with the Pondera County Sanitarian to get an approved solid waste system.*

**Law Enforcement/EMS/ Fire Suppression:** The estimated response times for the fire department and law enforcement are pending.

**Addressing:** The property does not have a current address, as it is not developed. Addresses are critical in order for emergency services to locate homes and businesses when necessary. It is recommended that the applicant contact the Pondera County Disaster & Emergency Services Coordinator to obtain an address for the lot prior to final plat approval.

*Conclusion 5. The impacts to addressing can be mitigated by obtaining an address for the parcel from the Pondera County Disaster & Emergency Services Coordinator.*

**Parkland:** Not applicable due to this being a minor subdivision.

**Utilities:** All utilities would be located in a 15 foot access a utility easement (unless otherwise specified by the utility companies) as required by the Pondera County Design Standards. The applicant will need to submit letters to the utility companies and consider any requirements set forth by the utility companies.

*Conclusion 6. The impacts to utilities can be mitigated by sending letters to utility companies and consider any requests set forth by each company especially regarding easement width.*

**Sewer and Water:** The applicant is proposing an individual cistern and septic system for the property. The cistern will need to have a minimum capacity of 2,500 gallons [PCSR VI-R (h)(b)(i)] if used as a water supply for the fire protection authority. The systems will need to be designed according to DEQ and the County Sanitarian's requirements. To ensure the systems have been reviewed and approved according to DEQ and the County Sanitarian, the DEQ approval letter must be submitted with the final plat along with any comments from the Pondera County Sanitarian.

*Conclusion 7. The impacts to water and sewer can be mitigated by the facilities meeting the requirements of DEQ and the Pondera County Sanitarian along with the approvals being filed with the final plat.*

**(d) Impact on the Natural Environment**

Potential impacts of this proposal on the natural environment could be from or to noxious weeds, ground water and storm water runoff. Listed below is a description of the potential impacts, and any mitigation if needed:

**Weeds:** The spread of noxious weeds from development to adjacent farmlands could be mitigated by the implementation of a weed plan approved by the Pondera County Weed Director, signed and notarized by the subdivider and recorded with the final plat.

**Ground water:** According to the letter from the Pondera County Sanitarian dated 4/30/2014, there are no water wells in this area. Rural homes have cisterns and haul their water from Brady or Conrad.

**Storm water:** The applicant should submit comments from DEQ regarding storm water with the final plat application.

*Conclusion 8. The impacts to the natural environment from weeds and ground water contamination can be mitigated by a weed plan to control weeds; water and sewer facilities to be reviewed and approved by DEQ and the Pondera County Sanitarian.*

**(a) Impacts on Wildlife and Habitat**

The property is located in an area that already has some rural development but is highly farmed. The area being developed is in close proximity of the town of Brady.

*Conclusion 9. The impact on wildlife and wildlife habitat would be acceptable because the property is located in an area that is already somewhat developed and highly farmed, and is not located in a known key wildlife area.*

**(b) Impact on Public Health and Safety**

There may be some impacts to health and safety that could require mitigation. The following is a list of likely impacts, and a description of mitigation if needed.

**Existing potential man-made hazards** (e.g., high pressure gas lines, lack of fire protection, cumulative impacts): The applicant states that there are no known existing potential man-made hazards on the subdivision.

**Roads:** An access from the property onto Shining Mountain Road will need to be built within County Standards.

**Emergency Services:** Comments from emergency service providers are pending.

*Conclusion 10. The impacts to public health and safety can be mitigated by the applicant building an approach onto Shining Mountain Road which complies with County Standards and getting an approach permit from the County.*

**2) Compliance with the Montana Subdivision and Platting Act, including but not limited to 76-3-608(3)(b)**

**(a) Compliance with survey requirements**

The preliminary plat substantially complies with Pondera County's preliminary plat survey requirements. The final plat must comply with the Uniform Standards for Final Subdivision Plats and will be reviewed by the County's Examining Land Surveyor and Subdivision Administrator prior to final approval.

*Conclusion 11. The proposal would be in compliance with the Uniform Standards for Final Subdivision Plats because the County's Examining Land Surveyor and Subdivision Administrator would review the final plat prior to approval.*

**(b) Compliance with the subdivision review procedure of the Pondera County Subdivision Regulations**

- Preliminary plat application submitted on August 27, 2014
- 1st Element Review completed on August 29, 2014.  
Application found incomplete.
- Additional information received on December 15th, 2014.

- 2nd Element Review completed on December 18, 2014. Application found incomplete.
- Additional information received on February 11th, 2015.
- 3rd Element Review completed on February 19th, 2015. Application found complete.
- 1st Sufficiency Review began on February 19th, 2015.
- 1st Sufficiency Review completed on March 2, 2015. Application found sufficient.

The preliminary plat review has met all statutory procedural requirements and if approved by the governing body, would be valid for three years from the date of approval.

*Conclusion 12. The preliminary plat has met all procedural requirements and, if approved, would be valid for three (3) years from the date of approval.*

**3) Prerequisites to Approval (Sections III-A-6 of the subdivision regulations) and compliance with the Montana Subdivision and Platting Act, including but not limited to 76-3-608(3)(c) and (d)**

The governing body may not approve or conditionally approve a subdivision application and preliminary plat unless the proposed subdivision:

**(a) Provides easements for the location and installation of any planned utilities, both on and off site.**

The preliminary plat shows proposed location for utility easement along Shining Mountain Road.

*Conclusion 13. The proposal provides for an easement for planned utilities because proposed easement is shown on the preliminary plat. It is typical in design for the governing body to require a 7.5' easement around all lot lines that are not adjoined by the County road. This is to allow for ease of continued future development on adjacent lots.*

**(b) Provides legal and physical access to each parcel within the subdivision and the notation of that access on the applicable plat and any instrument transferring the parcel.**

The preliminary plat shows proposed access locations along Shining Mountain Road.

*Conclusion 14. The lot would have legal and physical access onto Shining Mountain Road via two proposed driveways which would need to be approved by the Pondera County Road Department.*

**(c) Assures that all required public or private improvements would be installed before final plat approval, or that their installation after final plat approval would be guaranteed as provided by Section II-B-4 of the Subdivision Regulations.**

Conditions of approval included below to ensure all improvements are installed prior to final plat or through other mechanisms as provided by the Pondera County Subdivision Regulations.

*Conclusion 15. All public or private improvements would be installed or provisions would be in place to do so because conditions of approval would require the improvements be in place prior to final plat approval. Utility companies must be contacted for comment prior to final plat approval.*

**(d) Assures that the requirements of 76-3-504(1)(j), MCA, regarding the disclosure and disposition of water rights as set forth in Section**

**VI-O of the Subdivision Regulations have been considered and would be accomplished before the final plat is submitted.**

The applicant has stated that there are no water rights on the subject property.

**(e) Assures that the requirements of 76-3-504(1)(k) regarding watercourse and irrigation easements as set forth in Section VI-N have been considered and would be accomplished before the final plat is submitted.**

The applicant has stated that there are no irrigation easements on the subject property.

## **SUMMARY OF CONCLUSIONS**

This summary is a list of the important findings identified in this report and made in accordance with 76-3-608 MCA. The summary is the basis for the recommendation and recommended conditions in accordance with 76-3-608(4) MCA.

*Conclusion 1. Impacts on agriculture are acceptable with an approved weed plan from the Pondera County Weed Department to alleviate the spread of noxious weeds to adjacent agricultural properties.*

*Conclusion 2. Water user facilities would not be impacted because there are no water rights or irrigation ditches on the subject property.*

*Conclusion 3. The impact to local services from new transportation demands can be mitigated by working with the Pondera County Road Department to get approach permits.*

*Conclusion 4. The impacts to solid waste can be mitigated by working with the Pondera County Sanitarian to get an approved solid waste system.*

*Conclusion 5. The impacts to addressing can be mitigated by obtaining an address for the parcel from the Pondera County Disaster & Emergency Services Coordinator.*

*Conclusion 6: The impacts to utilities can be mitigated by contacting sending letters to utility companies and considering any requirements set forth by the companies.*

*Conclusion 7. The impacts to water and sewer can be mitigated by the facilities meeting the requirements of DEQ and the Pondera County Sanitarian along with the approvals being filed with the final plat.*

*Conclusion 8. The impacts to the natural environment from weeds and ground water contamination can be mitigated by a weed plan to control weeds; water and sewer facilities to be reviewed and approved by DEQ and the Pondera County Sanitarian.*

*Conclusion 9. The impact on wildlife and wildlife habitat would be acceptable because the property is located in an area that is already somewhat developed and highly farmed, and is not located in a known key wildlife area.*

*Conclusion 10. The impacts to public health and safety can be mitigated by the applicant building an approach onto Shining Mountain Road which complies with County Standards and getting an approach permit from the County.*

*Conclusion 11. The proposal would be in compliance with the Uniform Standards for Final Subdivision Plats because the County's Examining Land Surveyor and Subdivision Administrator would review the final plat prior to approval.*

*Conclusion 12. The preliminary plat has met all procedural requirements and, if approved, would be valid for three (3) years from the date of approval.*

*Conclusion 13. The proposal provides for easements of planned utilities because proposed easements are shown on the preliminary plat along Shining Mountain Road.*

*Conclusion 14. The lot would have legal and physical access onto Shining Mountain Road via two proposed driveways which would need to be approved by the Pondera County Road Department.*

*Conclusion 15. All public or private improvements would be installed or provisions would be in place to do so because conditions of approval would require the improvements be in place prior to final plat approval or the applicant must provide letters from utility companies stating that the property is able to be served by utilities.*

The Carrier Minor Subdivision is to divide a 4.01 acre parcel of currently undeveloped land in order to build a home. Approval of the minor subdivision will lift a current agricultural covenant on the property.

The Commission found the preliminary plat application mitigated all impact on the primary review criteria of the Montana Subdivision and Platting Act, with suggested conditions. They also found the proposed subdivision complied with the design standards of the Pondera County Subdivision Regulations.

Commissioner Kuka moved to approve the preliminary subdivision of the Carrier Minor Subdivision. Final approval will be scheduled for March 24, 2015. Commissioner Hoppes seconded. Motion carried

### ORDER

**IT IS HEREBY ORDERED** that the preliminary plat for the Carrier Minor Subdivision is approved, subject to the conditions listed below. Final plat approval shall be contingent upon completion and compliance with these conditions: The final plat and plans shall be in substantial compliance with the preliminary plat and plans reviewed and approved by the governing body, except as modified by these conditions. [Pondera County Subdivision Regulations (PCSR) II-B-1]

The final plat and supplements shall comply with the Uniform Standards for Final Subdivision Plats and shall be reviewed by the County's Examining Land Surveyor and Subdivision Administrator prior to final approval. [PCSR II-B-2, MCA 76-3-402 and MCA 76-3-611]

Prior to filing of the final plat, the subdivider shall:

1. Provide proof that all real property taxes and special assessments assessed and levied on the property are paid for the current tax year; including any past delinquencies; [MCA 76-3-611(1)(b,)] and,
2. Provide a certificate of a title abstracter showing the subdivider is the lawful owner of the property with the apparent authority to subdivide the same, and showing the names and written consent of lien holders or claimants of record. [MCA 76-3-612,]
3. The approval period for the preliminary plat is three years. All conditions of preliminary approval shall be met within three years or the preliminary plat approval is null and void. The final subdivision plat must be filed and recorded with the Pondera County Clerk and Recorder within the three (3) year approval period. [PCSR III-A-6(f)]
4. The applicant shall submit documentation of a DEQ approved drainage system. [PCSR VI-I(a)]
5. The final plat shall include a signed approval from DEQ and the Pondera County Sanitarian for the proposed solid waste system. [PCSR VI-L]
6. All accesses shall be shown on the final plat. [PCSR VI-H(a.) and MCA 76-3-608(8)(a), effect on public health and safety]



seconded. Motion carried.  
 Commissioner Broesder was Absent.

AUDIT CONTRACT AMENDMENT - APPROVED - March 18, 2015

Commissioner Kuka moved and Commissioner Hoppes seconded to approve the Amended Standard Audit Contract with Denning, Downey & Associates lowering the audit fees for 2013-2014 from \$26,150 to \$24,140. Motion carried.  
 Commissioner Broesder was Absent.

LEASE OF CONRAD AIRPORT HANGAR APPROVED – March 24, 2015

Dan Rouns requested a month-to-month lease of the hangar at the Conrad Airport. After discussion, Commissioner Kuka moved and Commissioner Hoppes seconded to lease the Conrad Airport Hangar to Rouns at the monthly rate of \$110.00, including utilities, with the understanding that should a long term lease opportunity arises, Rouns will vacate the premises. Motion carried.  
 Also in attendance was Dan Rouns.

CLAIMS APPROVED FOR PAYMENT – March 31, 2015

<i>FUND</i>	<i>AMOUNT</i>
GENERAL	\$ 21,530.87
ROAD	23,865.11
BRIDGE	9,081.43
WEED	5,153.28
AIRPORT	1,812.95
PREDATORY ANIMAL	
COMPREHENSIVE INSURANCE	
AMBULANCE	4,229.98
LIBRARY	
COUNTY HOSPITAL & NURSING HOME	43,481.71
EXTENSION SERVICE	2,740.61
SENIOR CITIZENS	
COUNTY FAIR	
PUBLIC SAFETY (LAW ENFORCEMENT)	14,745.92
HEALTH INSURANCE - EMPLOYER CONTRIBUTION	770.82
DRUG FORFEITURE	
RECORDS PRESERVATION	3,192.89
BRADY LIGHTS MAINTENANCE	344.70
911 EMERGENCY	61,639.61
LAND USE PLANNING	11,177.50
GAS APPORTIONMENT TAX	
NORTHERN TRANSIT INTERLOCAL	162.66
STATE ALLOCATED FEDERAL MINERAL	
VICTIM & WITNESS ADVOCATE	
NEIGHBORHOOD STABIL. GRANT	
DUI PREVENTION	
BUCKLE UP MT	160.94
NOXIOUS WEED GRANT	
EMERGENCY PREPAREDNESS GRANT	1,782.01
PERFORMANCE MGT GRANT	117.06
HEALTHY CHILD (LEAD POISONING) GRANT	
BREAST & CERVICAL SCREENING	22.06
IMMUNIZATION BILLING GRANT	
WIC GRANT	305.05
MATERNAL CHILD HEALTH	15.67
IMMUNIZATION ACTION PROGRAM	111.49
TOBACCO USE PREVENTION GRANT	1,482.47
NAPA GRANT	71.00

JUNK VEHICLE GRANT		
HOSPITAL DEBT SERVICE 95		
GENERAL FUND CAPITAL IMPROV		
ROAD/BRIDGE EQUIP PURCHASE		
PUBLIC SAFETY CAP IMPROV		
REFUND FUND		471.93
PAYROLL FUND		
TOTAL CLAIMS	\$	208,469.72
TOTAL PAYROLL		<u>217,460.19</u>
TOTAL CLAIMS AND PAYROLL FUNDS		<u><u>425,929.91</u></u>

**ADJOURNMENT**

The meeting adjourned at 5:00 p.m. on March 31, 2015.

Pondera County, Montana.

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Sandra J Broesder, Chairman

ATTEST:

\_\_\_\_\_  
Kody Farkell, Clerk & Recorder