

**SEELEY LAKE COMMUNITY COUNCIL MEETING MINUTES**  
**February 1 , 2010 – SEELEY LAKE HISTORICAL "BARN"**

PRESENT: Jon Haufler, Diane Weatherman, Gary Pelletier, Walt Hill, Carol Evans, Addrien Marx

ABSENT: George Frasca

PUBLIC: Appx. 25 and 2 Guests; Chris Stout, SL Elementary & Tim Elsea, Missoula Co. Roads

ADMINISTRATIVE ASST: Kris Gullikson

Meeting commenced at 6:00 p.m.

MINUTES: Weatherman moved for approval of minutes from the January meeting. Edits/changes made earlier. Evans seconded. No further changes. All in favor.

TREASURER'S REPORT: Weatherman reported a bank balance of \$9786.00. No checks written in January. One outstanding check for \$9.25. CD #1663 matures every 3 mos. and CD #1664 every 6 mos. with interest accrued at that time. The interest rate is 1.75% on #1664 at present. Pelletier motioned to approve the report, Hill seconded. All in favor.

COMMUNICATIONS:

Correspondence from:

- To SLCC Council: Gary Pelletier and Diane Weatherman; resignation letters. Pelletier cited personal reasons and will leave a 1 year term to be filled. Weatherman also cited personal reasons and her position is by appointment by the MCC.
- Commissioner Landquist; Land Use Plan, with discussion under LUP item on agenda
- Ely & Assoc. by Ron Stewart; Notice of filing for Clearwater Meadows Ranch. Public Meeting: Feb, 9, 2010, 7:30 pm at SL Community Hall. The purpose is to discuss the proposal of a subdivision on Hwy. 200 & Blanchard Creek west of Clearwater Junction. (200 acres into 59 single family units). Ask for input on proposed subdivision.
- Missoula County to all area Community Councils; asking for input on the new Council Training Manual
- Missoula County to Council; in regard to new openings on Council board- discuss later
- Rural Initiatives; 3 items: (cc to MCC) Draft Land Use Plan recommendations to MCC; Resource Protection Land Use 1 designation, non-conforming uses and Grandfathering language - with discussion under LUP item on agenda
- Jim Moose; re: Placid Lake Landowners comments on LUP

Correspondence to:

- SLCC to MCC; in regard to Land Use Plan and grandfathering language

COMMUNITY COMMUNICATIONS PROJECT: Marx introduced the updated technology plan. The Council voted last month to record the meetings and Chris Stout, Superintendent of Seeley Lake Elementary was in attendance to record the meeting and start the research process. Discussion on where it should be stored for available public access. Choices at present: Rural Initiatives or the Administrative Asst. Question on access? Stout recommended this session as a test with future discussion in order to see what storage capacity was needed for the different formats and online availability. Hill motioned for approval of the purchase (up to \$200) of an external hard drive sufficient to store up to one year of recorded meetings. Evans seconded. All in favor.

The year-end total is \$5623.25. It covers building rental for Council Meetings and Committee Meetings. Also covered is the cost of the Administrative Assistant, Kris Gullikson, who does Seeley Lake Community Newsletter, maintains the SLCC Website, takes Council meeting minutes, as well as other duties as needed. The rental of the Barn is up for renewal at a discount to the SLCC in the amount of \$250.00. Hill motioned for approval of payment of rent of \$250 for the 2010 year and Evans seconded. All in favor. Pelletier mentioned the Recreation/trails Committee will be meeting once a month, maybe more this upcoming year and questioned the cost. Marx stated that the general "Barn" rule for meetings of over 10 (in attendance) is to keep track of it and pay it at the earliest convenience. She suggested Pelletier keep track and present it for payment to the council. Then it would be approved for payment at the next regular meeting.

Suggestion by Admin. Asst. to send a note in the mailing of the next Newsletter that a charge of \$3.50 per month will need to be instituted for the SL Community Newsletter to cover printing and postage. Marx read the note aloud. Haufler asked for that to be included in with the next Newsletter mailing on Feb. 8th.

OLD BUSINESS:

Missoula County Dust Abatement 2010 - Tim Elsea: Mr. Elsea presented costs for the program. Three years ago the County budgeted \$180,000 and 2 yrs. ago raised it to \$220,000 for 33% of the County maintained roads (80 miles) to be treated for dust abatement. Treatment is based on maintenance or traffic volume and takes place in first 2 weeks of June. It is contracted out. The material used is Magnesium Chloride (a salt water base). Elsea reported that *if the budget is cut due to prevailing wages*, there are 4

local roads that may be affected; Seeley Lane, Morrell Cr. Rd., Deer Park Dr., and Eagle Rd. Discussion on other areas where treatment was needed; helicopter pad on Placid Lake Rd. and section between bridge and state campground at Placid Lake.

Local folks can sign up for the treatment for their (county) road by March 15th by calling Amy Rose at 258-4753. This section will then be added to the bid for the county. (last year the cost was \$.65 per lineal ft. to residents). Payment is due by May 15 and you will not be "officially" on the list until full payment is made.

LETTER OF SUPPORT FOR SEWER SYSTEM: Haufler gave an update on the request from Randy Gordon, SL Sewer Board, for a letter stating support for the proposed sewer system. Haufler explained that the MCC has requested that SLCC NOT write letters such as this as it appears to also be coming from them and would be inappropriate. Marx, again, stated her disdain for such limitations, especially on local issues of concern. She stated that SL should be able to speak for ourselves. Haufler proposed writing the letter of support, sending it to the Council members for comments, then on to the MC Commissioners. Motion made by Hill and seconded by Weatherman. All in favor.

RECREATION/TRAILS: Pelletier reported on 3 areas currently being discussed in Committee; 1.) What to do by the new water system where Seeley Lane is located. Seems to need clarification. This item will be discussed at the meeting on Feb. 15th, 2.) Seeley Ranch easement- wrote letters to 2 land owners (to south) and have not heard back as yet. Will contact Scott Smith and follow up, and 3.) DNRC trail by SSS - easements needs sign licensing agreement signed by a local sponsoring group and it cannot be the Community Council. Pelletier stated the Seeley Lake ATV club is NOT interested in signing an agreement such as this at this time.

Dave Sharbonno, ATV Club President, reported the requirements were simply too stringent; i.e.; he stated it basically says that if *one* ATV goes off the trail, access would be revoked for all uses. The Club had obtained a copy of a lease by section from Great Falls to review, but many changes would need to be made before the Club would sign such an agreement. The Club is willing to pursue it, but he said it will take time. \*(the proposed trail is in Powell Co.)

Pelletier will contact Liz to determine the fee schedule proposed.

LAND USE PLAN: Haufler reported a letter had been sent by SLCC to Missoula County and the County Atty. requesting specific help on the "grandfathering" language in order for it to maintain the "teeth" it will need during the zoning process. Council had received communication back from Commissioner Landquist stating the language they seek does not yet exist and Rural Initiatives (in the future) planned on getting assistance from the University of Mt. Land Use Law Clinic. Haufler affirmed disappointment on behalf of the Council and added they had nowhere else to go for this help. He stated that if the current language by the Council is left as is, it *will be* consistent with the intent of the Council, and stressed that individual residents need to let the Commissioners know at the upcoming meeting on Feb. 4th that the language used be *clear with the intent* necessary and that it is imperative for the full support of the community in order for the Land Use Plan to go forward. Haufler acknowledged that in a recent memo, Rural Initiatives had proposed changes to that that would be unacceptable. Marx read from Section 7 in the LUP quoting, "existing non-conforming lots and uses will be considered in compliance with this plan or in zoning". Haufler explained what the expectation of this LUP is; i.e., 5 year life span before it is reviewed and possibly changed- but it so, it will still have to follow the LUP put forward from here.

3 MEMOS FROM RURAL INITIATIVES on Land Use Plan (LUP) were discussed:

1st memo: RI recommended that the Resource Protection (RP) 1 (1 to 640 designation) be combined with the RP2 (1 to 160) and eliminate the 1/640 density in the Plan. After discussion, the Council voted to follow that recommendation to the Commissioners. Haufler stated both are considered to be not suitable for development; i.e. far from infrastructure and not safe from fire. Marx stated that though the 1/640 is still her desire, it would not legally stand up in court. Attendees asked about the "growth policy" and the availability of appropriate land for development. In response, Hill stated not all land uses are FOR development. The area of "transfer rights" had been explored previously and was not found viable then nor according to Haufler, is it now. Weatherman stated that owners know of their (building) rights, etc. when property is purchased AS A CONDITION of sale.

2nd Memo: Non-Conforming Uses and DARLOA designations; Haufler re-stated that the grandfathering language HAS to remain in the document or Rural Initiatives will be limiting the plan. He stated, *non-conforming and existing should be considered in compliance.*

3rd Memo: RI recommended that the underlying densities of the majority of lots be conforming under the LUP if changes are done.

Recommendations were as follows: 1. to agree with the combination of RP1 with RP2 designations; 2. language in any implementation documents should identify existing lots as "conforming", and 3. DARLOA designations need to be set using a consistent and fair process.

A resident in attendance requested the Council's endorsement for his proposal to put the LUP up for a vote of the local community. As this had been discussed in the past, no public comment by the Council was offered.

AIR QUALITY: Evans gave a summary of meeting held on Jan. 21st. Ben Schmidt, Missoula Co., came and presented information. The County's opinion on the current status of the readings from the monitor, is that there is a discrepancy and it is probably a neighborhood effect. Evans reported that by next winter a 3rd monitor will be installed elsewhere in town. The committee is looking into funding for a stove change out program. She stated community support and education will be the key to success. The Pathfinder has started a series of educational articles aimed at that issue.

Hill stated he was irate at the county's use of an unaccepted 'reference' monitor and of the undue publicity Seeley Lake got as a result of the release of erroneous information. Discussion portrayed the information was picked up by the state media and they ran with it- not intended by County.

Haufler reported on an EPA grant that is due on March 9, 2010. Evans will look into it and Haufler will assist in the writing process. He stated this will be in conjunction with MC.

MCC Handbooks: the county requested input from the area Council's on the new handbook. The SLCC commented that it was well done and organized. Hill mentioned it should cover "contracts". Weatherman stated it is better than before.

## NEW BUSINESS:

### County Elections:

2 positions on the Seeley Lake Community Council will be open this May. Haufler and Evans positions will be filled through the normal election process on May 4; with Oath of Candidacy and Special District Candidate Petition for Nomination due to the Elections Office by Feb. 18. As Pelletier resigned his position effective in May, the remaining year of his term will be filled by Commissioner appointment. Finally, Diane Weatherman has also resigned and will not seek reappointment. Her position will be filled by appointment by the County Commissioners. The Council asked for those interested in being considered for appointment should submit their names.

### High and Wide Trucks:

It was reported that these trucks will be transporting equipment across the state, and will be using Hwy 200 and Route 12 in route to Canada, sometime next summer. Information will be forthcoming and will be passed on in an appropriate form. Caroline Jenkins, Pathfinder editor, stated that more information will be published there as well.

### Missoula County Request:

Requested Council to pick a date for training workshop on "Contracts". The choice selected was Feb. 24th; 9 am-12 pm. Hill and Marx will attend.

### Upcoming meetings:

Missoula Board of County Commissioners on SL Land Use Plan: Feb. 4, Seeley Lake Elementary, 6 pm

Clearwater River Subdivision Hearing: Feb. 9th, SL Community Hall

Recreation Committee: Feb. 15, The Barn, 6 pm

Economic Development Committee: Feb. 10, Littlebirds at 2:30 pm.

Seeley Lake Community Council: March 1, 6 pm at the Barn

Meeting adjourned at 9:03 pm