1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC ANNOUNCEMENTS - None

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA - None

5. CURRENT CLAIMS LIST
   October 14, 2015 through October 28, 2015 - $3,188,895.32

6. HEARING (Certificate of Survey)
   Edwards Family Transfer (Clinton)

Christine Dascenzo, Community and Planning Services - Howard Edwards owns 40 acres at 5455 Donovan Creek Road, Clinton, Montana. Mr. Edwards is proposing to use the family transfer exemption to create and transfer 1 parcel to adult child Gregory Edwards. Gregory Edwards is to receive 20.2 acres for use of a hunting cabin. The remainder tract would be 20.23 acres. Parcel is compliant with zoning regulations. No structures on the proposed portion of the lot. 1 dwelling and 1 outbuilding on the parcel as it stands. Parcel is located outside the flood plain. Reviewed for evasion criteria and triggered 2 when reviewed, to divide a tract that was created through use of exemption and to divide a tract which will become 1 of 3 or more parcels that will have been divided from the original tract. Staff recommends approval.

Christine Dascenzo asked standard family transfer questions.

   Are you using the family transfer exemption process as an attempt to evade subdivision?

   Howard Edwards – No.

   How long have you owned the property?

   Howard Edwards – Since 2010 or 11.

   Did you buy the property with the intent of dividing it?
Howard Edwards – No.

Do you or your transferees intend to transfer the parcel within the next year?

Howard Edwards – No.

Have you ever talked with anyone at the County about going through subdivision review?

Howard Edwards – Yes.

Can you provide a little context around that conversation?

Howard Edwards – No, that has been too long ago.

Commissioner Curtiss – Was it on this lot?

Howard Edwards – Yes, and they told me it would be two years and $100,000.

Are you in the business of building or developing property?

Howard Edwards – No, that’s all in the past. I am too old for that!

Do you understand that this exemption is not being reviewed for adequate physical and legal access for all vehicles in all weather?

Howard Edwards – Yes.

Do you understand that approval of this exemption does not mean that the property is approved for zoning compliance, building permit, flood plain, septic system or any other permits?

Howard Edwards – Yes.

With regard to recipient who is not a minor, will the property be developed?

Howard Edwards – Yes.

Will the recipient of the property be residing on the property?

Howard Edwards – No, not at first, probably 10 -12 years before he decides to do anything.

Where does the recipient live now?

Howard Edwards – Maryland.

Commissioner Rye made motion that the Board of County Commissioners approve the request from Howard Edwards to create and transfer 1 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 Curtiss seconds- motion passed.

7. **OTHER BUSINESS**
   None

8. **RECESS**
   Commissioner Curtiss called recess at 1:37 pm.