

Project Review Committee Minutes  
May 31, 2016  
CONFIDENTIAL - DO NOT COPY OR POST

Meeting Start: 6:45 PM

Attending: Charlotte Mizzi; Ed Dobrowski; Kevin Newby; Leo Keeler; Paul Ranttalo, Gerald Dubiel,

**Haug, Lot 26-B1 NG;**

Kevin presented that he and Gerald were on site with Ken and Victor Haug. The owners had had a surveyor out to survey their boundaries, the driveway easement and to plot their building site. The surveyor committed to Victor to provide an accurate plot map with measurements showing the building was positioned according to GLA Covenant and Master Plan requirements.

There appeared to be an issue of the driveway being constructed outside the platted easement, with the building appearing to be located properly.

The Project Review Committee agreed to wait for the drawings from the surveyor showing the building properly located according to GLA requirements. If the road actual location is outside of the platted easement location the road would be in trespass on Haug's property. That trespass issue would be an issue for Mr. Haug to resolve properly with the neighbor using the road, and get recorded in the County Records.

An action item for Kevin: Contact Victor and insure that he talks to the adjacent owners about the proposed building and the easement. Victor is to report back the GLA about these discussions.

**Buchanan Update:**

Kevin presented that he had made contact with all landowners involved with the subdivision of Lot 41 on the project. Aza Ziegler; George Larson; Patrick Klein

Kevin reported to the Committee that the Application from Mr. Buchanan to the State of Montana was to gain approval of two dwellings. A permit has been obtained by Mr. Buchanan with Park County for the shop with 2 bedroom apartment. A permit is coming very soon for the cabin per Craig Caes of Park County with DEQ division.

Kevin provided the Committee with the covenants for subdivision of Lot 41, and reference those covenants stating that only one single family residence was to be constructed on each estate (i.e. each lot)

The Committee discussed GLA's responsibilities for administering the Density Schedule requirements and other conditions of the Master Plan and Covenants. The Master Plan restricts the number dwellings on Mr. Buchanan's property to a single dwelling unit.

Charlotte Mizzi presented that at the May 16 meeting, the Board agreed that GLA contact Mr. Buchanan and inform him of the limitations on the allowed number of dwelling units that could be constructed on

his parcel. Because of the ongoing construction activities and awareness of applications made to the State and County exceeding what the GLA Board had approved (i.e. cabin and workshop with toilet) she had signed a Cease and Desist request on May 17, 2016, notifying Mr. Buchanan that due to not having the permits from DEQ at the time of May 16th and reminded Mr. Buchanan, of the Master Plan limiting the number of dwellings on his lot to only one. Her request was mailed and hand delivered, with the hand delivery made to the cement contractor working on the two building foundations.

It was discussed that GLA Board members, Ed Dobrowski and Mark Seaver had phone contact with Mr. Buchanan on two separate occasions. Both Ed and Mark spoke to Mr. Buchanan after visiting the job site and the contractor got Mr. Buchanan on the phone. It was reported that Mr. Buchanan told both Ed and Mark he was going to continue construction and would let the attorneys take care of it. The Project Review committee members present requested that Ed and Mark write a statement of their conversations with Mr. Buchanan and submit them to be included as part of the Project Review Committee documentation to the GLA Board.

The Committee agreed the best course of action was to present all information possible to the GLA Attorney and ask for written advice on the best next steps to take that would help GLA win should there be a court case with Mr. Buchanan on his exceeding GLA covenants and Master Plan limitations. The Project Committee and Legal Committee would decide which of them would make the request for assistance from the attorney.

As of the last visit to the site, the foundation forms were in place for the workshop and the corners had been completed for the cabin.

#### **Lot 51 SG, Rakala road approval;**

Kevin reported that the subdivision had been approved by Park County and that GLA had sent out land assessments for the newly approved lots.

The Committee discussed the agreement that had been reached with Mr. Tosclair in the presence of Kevin, Leo, Ed, and William Smith, to develop a new engineered report/drawing locating the road approximately 12 feet SW of the current location, so as to not influence the drainage from the western shale hillside. That drawing would include basic locations for 3 culverts and have design recommendations.

It was presented that the "FOR SALE" sign Ms. Rakala has on the property exceeds GLA limitations which are no larger than 3 feet x 5 feet.

#### **Project Application Instructions;**

The Committee discussed a possible change to the instructions with a landowner, to require that the property boundary survey markers/pins be located and flagged. Problems were discussed where Landowners relied on hear say marker locations, or markers that were for roads and easements and not the actual property locations.

The Committee agreed that the Project Application instructions needed improvement on the wording requiring landowners locate and mark their boundaries.

The Committee agreed that making that change should be part of the 30 day Member Notification process and the change could be presented at the next Board meeting.

Meeting Adjourned: 9:00

CONFIDENTIAL - Do Not Copy or Post