

**June 19, 2019,
Butte-Silver Bow Land Sales Committee
Courthouse – First Floor Conference Room # 103**

MEMBERS PRESENT: Pat Riordan, Karen Byrnes, Patsy Coates, Dan Fisher,
Zane Gleason, Eileen Joyce, Mary McCormick, Tom Malloy, John Moodry,
Mark Neary, Cinda Seys and Dori Skrukud

NON-MEMBERS PRESENT: Commissioner Cindy Shaw,
Citizens of Butte-Silver Bow: Barbara Kolman, Levi Mork and
Steve & Mary Jo Stosich

ABSENT: Brian Doherty

MINUTES

Call to Order – The meeting was called to order at 1:00 P.M.

Roll Call of Members – Having a majority of the Land Sales Committee Members in attendance, a quorum was established.

Approval of the Minutes – It was approved by Dan Fisher, seconded by Dori Skrukud to approve the minutes of May 08, 2019, Land Sales Committee Meeting

Public Comment on any item on the Agenda: None

Committee Discussion / Committee Action:

Communication # 19-180 – Clark Grant, P O Box 363, Butte, MT, 59703

Requesting the Council of Commissioners to consider putting property at 707 N Wyoming St through the normal process of tax deed auctioning or consider opening up a developer's packet so the community members seeking to rehabilitate derelict properties are given the opportunity.

LSC Meeting 05-08-2019 – Communication # 19-180 - Clark Grant.

LSC recommendation (**Communication # 19-220 – Grant**) is to deny Mr. Clark's request to consider the Tax Deed or Developers Packet process for the City-

County owned property, identified as 707 N Wyoming St, Frames House on the Clear Grit Lode leased ground for the following reasons:

- Butte-Silver Bow Land Sales Committee previously designated the tax deed structure, located on the City – County owned property located at 707 N Wyoming St to be in poor condition and removed it from the list of available properties offered at the October 3, 2018 Public Tax Deeded Property Auction.
- The structure at 707 N Wyoming St was classified as “unsound” upon completion of a recent property evaluation conducted by the Montana Department of Revenue Appraisers.
- The Land Sales Committee requested Ms. Mary McCormick, Historic Preservation Officer coordinate with Butte-Silver Bow Community Enrichment personnel to obtain the necessary permits, and seek demolition approval at a regularly scheduled meeting of the Butte-Silver Bow Historic Preservation Commission.

Councils Recommendation – Hold in Abeyance (Regular Meeting Agenda June 5, 2019)

LSC Meeting 06- 19 -2019 – Communication # 19-180 - Clark Grant.

LSC recommendation (**Communication # 19-220 – Grant**) to Council was to deny Communication 19-180 Grant. Commissioner Shaw segregated Communication # 19-220 – Grant, at the May 15, 2019, Regular Meeting. Ms. Shaw had stated that the Council had received comments from Clark Grant regarding this property on why the property should be saved. On the other hand - the land under this house does not go with the structure that sits upon the land. (It is a Frame House on Leased Ground). This structure is located very very close to the house next door. Neighbors are concerned about the drainage problems and structure of the house. Commissioner Shaw wants to hold in abeyance and see what the Historic Preservation Committee has to say.

Mary McCormick, Historic Preservation Officer, (HPO) reported that the HPC passed a motion recommending approval of demolition permit for 707 N Wyoming St.

Council Recommendation – Hold in Abeyance (Regular Meeting Agenda July 2, 2019) pending letter to Council from Mary McCormick, HPO.

Communication # 19-204 – Brian & Melissa McGregor, 133 South Main St.

Requesting Council of Commissioners to approve the purchase of property located at 821 Highland Ave. Our intention is to restore the house as a residence for summer visitors and as rental property.

LSC Meeting 06-19-2019 Communication # 19-204 –Brian & Melissa McGregor

LSC Recommendation (**Communication # 19-306 - McGregor**) is to deny Brain & Melissa McGregor’s request to purchase 821 Highland Ave for the following reasons:

- The McGregor's do not qualify for the purchase under the criteria set forth in the Adjacent Landowner Property Acquisition Policy, Communication No. 07-493.
- An adjacent landowner, and the owner of record of 823 and 825 Highland Avenue, Council Communication # 19-241, has also submitted a proposal and development plan for the City-County owned property at 821 Highland Avenue. This proposal has received pending approval from the Land Sales Committee.

Councils Recommendation – Concur and Place on File

Communication # 19-214 – Steve & Mary Jo Stosich, 60 Oro Fino Gulch, Butte

Requesting Council of Commissioners to approve the purchase, being a portion of the Alverado Lode # 8346 located between our northern boundary line and the south boundary line of the Oro Fino Gulch Road. In reviewing our water rights with the Montana Department of Natural Resources and Conservation, an error was discovered on the Certificate of Land Surveyor, Affidavit and Map completed in 1973.

LSC Meeting 06-19-2019 – Communication # 19-214 - Steve & Mary Jo Stosich.

LSC recommendation (**Communication # 19-304 - Stosich**) is to deny the requested to purchase a portion of the Alverado Lode #8346 located north of and adjacent to 60 Oro Fino Gulch Road and the south boundary line of the Oro Fino Gulch Road for the following reasons:

- The “Certificate of Land Surveyor, Affidavit and Map” submitted as a supporting document with the request to purchase, is not a valid land Certificate of Survey. The Land Sales Committee suggested a Common Boundary Retracement Certificate of Survey be commissioned by Mr. & Mrs. Stosich, which would provide a legal description of their property ownership boundaries.
- The Land Sales Committee has determined it to be in the best interest of all parties to take the necessary steps to confirm Butte-Silver Bow's ownership of the parcel. Ensuring Butte-Silver Bow has all rights, title, and interests before considering the transfer of ownership.

Councils Recommendation – Concur and Place on File

Communication # 19-231- Holli Jo Soll, 420 S Idaho St, Butte

Requesting Council of Commissioners to approve the purchase of property located at 611 S Idaho St. Considering relocating a house from the Town Pump Project, located in the 500 Block of S Idaho St.

LSC Meeting 06-19-2019 – Communication # 19-231- Holli Jo Soll.

LSC recommendation (**Communication # 19-307 - Soll, dba SWAK LLC**) is to approve the sale of 611 S Idaho St with following conditions:

- Ms. Holli Jo Soll dba SWAK LLC shall provide a copy of a finalized Buy-Sell Agreement with Town Pump Inc. to the Land Systems Administrator

- SWAK LLC shall be required to consolidate the newly purchased Tax Parcel # 43610 with her existing Tax Parcel # 1140600, for assessment purposes, creating one parcel of record.

Further, SWAK LLC must abide by the conditions outlined below:

- Evaluation of ability to meet zoning requirements
- A complete moving permit (a foundation will need to be installed prior to the moving permit being sold)
- Site plan showing where the house will be located on the property and the setbacks from the property lines
- Excavation permit applications
- A building permit application for the foundation. The type of foundation i.e. crawl space or a full basement and will need to meet the specifications of the building code.
- The site will need to have access to water and sewer.
- Design review by Historic Preservation.

Councils Recommendation – Concur and Place on File

Communication # 19-232 – Connie Wegner, 706 S Wyoming St, Butte

Requesting Council of Commissioners to approve the purchase of property located at 716 S Wyoming St. Butte-Silver Bow owned property is adjacent to the south of Ms. Wegner residence property.

LSC Meeting 06-19-2019 – Communication # 19-232 - Connie Wegner

LSC recommendation is to hold in abeyance. Dori Skrukrud, Community Development Coordinator will contact Ms. Wegner in regards to a few questions left unanswered.

Communication # 19-236 – Martha R Sorini, 705 Kenwood Ave, Butte

Requesting Council of Commissioners to consider the offer of \$2,000.00 for the purchase of the land, South 60' of Lots 1 & 2, located in Block 12 of the Butte Townsite, located at 327 N Wyoming St.

LSC Meeting 06-19-2019 – Communication # 19-236 Martha R Sorini

LSC recommendation (**Communication # 19-303-Sorini**) to approve Ms. Sorini to purchase the vacant City-County owned property surrounding the frame house located at

327 N Wyoming St for the following reasons:

- The requested Tax Parcel # 1901790, described as the S 60' of Lots 1 & 2, in Block 12 of the Butte Townsite, is encumbered with a structure owned by Ms. Sorini.
- Upon consideration and approval of Council Communication # 19-236, Ms. Sorini shall be required to consolidate the newly purchased Tax Parcel # 1901790 with her existing Tax Parcel # 875500 for assessment purposes, creating one parcel of record.

Councils Recommendation –Concur and Place on File

Communication # 19-241 – Levi & Shannon Mork, 939 W Copper St, Butte

Requesting Council of Commissioners to approve the purchase of property located at 821 Highland Ave. Butte-Silver Bow owned property is adjacent to the north of Mr. & Ms. Mork's property. Our intentions would be to remove the safety issues of the eminent building collapse, reduce the transients who visit this area from time to time and make a small driveway to alleviate some of the parking issues in the neighborhood.

LSC Meeting 06-19-2019 – Communication # 19-241 – Levi & Shannon Mork

Mr. & Ms. Mork had purchased property at 823 & 825 Highland Ave, on a Tax Deed Auction- February 20, 2018. They have already started the process of cleaning up the property and beginning the remodel process. The Mork's would like to acquire the property for the following reasons:

- They would remove the safety issues of the eminent building collapse (March of 2018 Historic Preservation Committee had issued a Demolishing Permit to begin the process for the 821 Highland Ave property).
- Reduce the transient people that currently occupy the structure from time to time
- They currently have two residence with addresses but only one parcel number Would like to do a boundary adjustment with the two properties to create a lot for each residence.
- The plan for the property located at 823 Highland Ave, they would be able to add a yard to include grass, a hedge, a fence, and a small driveway to alleviate some of the parking issues in the neighborhood.

The neighbor to the north of 821 Highland Ave will have to be notified of the request to purchase 821 Highland Ave, in case those owners have an interest in purchasing the same property.

LSC recommendation is to hold in abeyance, until Dori Skrukud, Community Development Coordinator, is able to located and talk to the neighbor to the north of 821 Highland Ave.

Communication # 19-254 – Barbara Kolman, 1223 E Second St, Butte

Requesting Council of Commissioners to approve the purchase of property located behind her home located at 1223 E Second St. Butte-Silver Bow owned property is adjacent to the north boundary of her residence. Ms. Kolman would use this small rectangular shaped piece of land for off street parking.

LSC Meeting 06-19-2019 – Communication # 19-254 – Barbara Kolman.

LSC recommendation (**Communication # 19-305 Kolman**) is to deny Ms. Kolman to purchase vacant Butte-Silver Bow owned property to the north of her residence located at 1223 E Second St for the following reasons:

- The requested parcel, Lot 5, Block 3 of the Curtis and Majors Addition borders other private property owners along with Ms. Kolman.

- This parcel has asphalt paving and appears to have been retained for residential and public access as part of platted and dedicated Ergo Street.

Councils Recommendation –Concur and Place on File

Other Business:

Public Comment: None

Adjournment: The meeting adjourned at 2:25 p.m. with a motion by Dan Fisher and Second by Dori Skrukrud.