

PUBLIC MEETING

June 5, 2001

Chair Karolin Loendorf called the meeting to order at 9:00 a.m.

Commissioner Murray was present. Commissioner Varone was absent on personal leave. Others attending all or a portion of the meeting included Robert Rasmussen, Jerry Grebenc, Michael McHugh, Robert Hudnall, Todd Saarinen, Martin Kidston, and Carole Byrnes.

Minutes. There were no minutes to approve.

Auditor's Invoice Report. Carole Byrnes reported on behalf of Auditor Alicia Pichette. The Auditor has selected 179 invoices for payment in the amount of \$97,077.96. The reported can be viewed by the public in room 341 of the City-County Building and on the Internet.

Consideration of a Resolution to Create Rural Improvement District No. 2001-8 for the Green Acres Major Subdivision. Robert Rasmussen reported that the applicants, Andy and Steve Skinner, have requested that this matter be deferred to June 26. At applicants' request, Commissioner Murray moved that the Commission table the RID to Tuesday, June 26, 2001 at 9:00 a.m. Commissioner Loendorf seconded the motion and it carried 2-0.

Proposed Minor Subdivision, Summary Review, Susan's Minor. The applicant proposes to create two lots, each for one single-family dwelling. The proposal is generally located east of Green Meadow Drive, approximately $\frac{1}{4}$ mile north of Norris Road. The applicant, Todd Saarinen, was present and indicated his willingness to proceed. Jerry Grebenc presented the staff report. Covenants do exist for the property. Each lot will contain an on-site wastewater treatment system, septic tank, drainfield and replacement field. DEQ and City-County Health Department approvals will be required for the proposal. Because Tract S-1A is less than one acre, the applicant would be required to obtain a deviation from DEQ for the placement of an individual, on-site wastewater treatment system. The applicant proposes to access the southern proposed lot via Green Meadow Drive, but proposes to use an individual driveway for Tract S-1. The applicant has requested a variance from county standards for an approach off a major collector.

Robert Rasmussen reported on the future right-of-way reconstruction by the State on Green Meadow Drive. Staff recommended an additional 20 foot setback for structures for the purpose of preserving the right-of-way.

The fire district has requested that the applicant contribute \$200 per newly created lot for improving and maintaining an adequate water supply for fire suppression services, and for the applicant to submit a fire protection plan. Because the Helena Valley Irrigation

canal could be an attractive nuisance to small children, the applicant should repair the fence along the west edge of the easement.

Staff recommended approval subject to 14 conditions with the possibility of an additional condition for a setback from Green Meadow Drive for the future reservation of a road easement.

Todd Saarinen, 6745 Green Meadow Drive. Mr. Saarinen requested that the Commission grant the variance because it seems redundant to put another easement on Tract S-1B which would encroach on a replacement drainfield. He stated his agreement with the remaining conditions of approval.

Hearing no public comments, the Chair closed this portion of the hearing. Commissioner Murray moved that the Commission render a final decision Thursday, June 7, 2001 at 9:00 a.m. Commissioner Loendorf seconded the motion and it carried 2-0.

Final Plat Approval and Signatures for the Seven Up Cabin Tracts, Lot 10A Amended Plat/Minor Subdivision. Michael McHugh reported that this proposal was approved March 9, 2001 with 9 conditions and 5 variances from the county road and design standards. All of the conditions have been completed and the taxes have been paid. Staff recommended approval. By consensus, the Commissioners agreed to sign the final plat.

There being no other business, the meeting adjourned at 9:45 a.m.