

Subdivision Meeting January 3, 2002

Commissioner Murray called the meeting to order at 9:00 a.m. Commissioner Varone was present. Commissioner Loendorf was delayed. Others attending all or a portion of the meeting included Ron Alles, Michael McHugh, Frank Rives, Robert Hudnall, John Harrington, Laura Hughes, Sharon Haugen, and Carole Byrnes.

Pledge of Allegiance. Everyone recited the pledge.

Request for a One-Year Extension of Preliminary Plat Approval for the Gable Estates Major Subdivision. Michael McHugh reported that the applicant was granted preliminary plat approval with 21 conditions in December 2000. The applicants have requested a one-year extension to allow for additional time needed for DEQ approval and additional time needed to complete roads and mailbox locations. Staff recommended approval of a one-year extension to December 28, 2002. Commissioner Varone moved to approve the extension to December 28, 2002. Commissioner Murray seconded the motion and it carried 2-0.

Fire Fighting Assistance Agreement V436P-3456. Tabled to January 10 to allow the Sheriff to review the agreement.

Commissioner Loendorf is now present.

Proposed Minor Subdivision, Preliminary Plat for the Hoff Minor, Lot G3-2. The applicant proposes to create five lots, each for one single-family dwelling. This proposal is generally located east of Lake Helena Drive and adjacent to Emerald Ridge Loop. The applicant Lynn Hills was not present, but was represented by her father, Floyd Hoff. Frank Rives presented the staff report. This 20.02-acre tract was created from a 160 acre tract as a result of a family transfer from Floyd Hoff to his daughter. His daughter wishes to subdivide this tract into a 5 lot minor subdivision. There is some potential of groundwater contamination due to the close proximity to the Scratch Gravel Solid Waste Landfill. Mitigation can be achieved through approved placement of wastewater treatment systems. The proposed land has been tilled and sprayed for weeds. The greatest risk is through wind erosion which can be mitigated through plant cover. The proposed site is located close within one mile to the Spokane Bench Fault and the Spokane Hills Fault. Staff recommends approval of the subdivision subject to the 11 conditions as outlined in the staff report.

Commissioner Murray stated even though the potential exists for groundwater contamination, through carbon dating ground water, the risk of contamination is essentially non-existent. Therefore, the Commission would like all reference to the Scratch Gravel Solid Waste Landfill removed from the staff report.

Floyd Hoff stated he is in agreement with the conditions as presented.

Hearing no public comments, the Chairman closed this portion of the hearing. Commissioner Murray moved to approve the proposed subdivision subject to 11 conditions. Commissioner Varone seconded the motion.

Amendments to Conditions of Approval.

Page 5, Effects on Natural Environment, Groundwater quality and quantity. Commissioner Varone moved to delete "The proposed subdivision is located approximately 620 feet west of the Scratch Gravel Solid Waste Landfill, and some potential for groundwater contamination exists due to close proximity to the landfill." Commissioner Murray seconded the motion and it carried unanimously.

Page 6, Land Use Plans, Lewis and Clark County Comprehensive Plan. Commissioner Varone moved to correct the third sentence to read, "Due to statutory provisions regarding the provisions regarding the provision of Sheriff's services, school transportation (sp.), and other government services, the county cannot recover those costs associated with urban development in isolated areas at this time." Commissioner Murray seconded the motion and it carried unanimously.

Condition 5. Commissioner Varone moved to delete this condition regarding to the fire protection plan. The motion died for the lack of a second.

Condition 6.b. Commissioner Varone moved to delete this condition for radon notification. The motion died for the lack of a second.

Condition 6.c. Commissioner Varone moved to modify this condition to read, "Prohibition of any development, alteration, or encroachment within the drainage easement that would interfere with the intended function of the drainage way and retention areas. An engineered plan for all construction within the defined area shall be submitted for review and approval. The motion died for the lack of a second.

Condition 6.d. Commissioner Varone moved to delete this condition regarding UBC specifications. The motion died for the lack of a second.

Condition 6.e. Commissioner Varone moved to delete this condition regarding a road maintenance agreement and a waiver of right to protest joining a road maintenance district. The motion died for the lack of a second.

Condition 6.h. Commissioner Varone moved to delete this condition regarding a waiver of right to protest joining a community water or wastewater treatment system improvement district. The motion died for the lack of a second.

Amendments to Findings and Conclusions:

Finding 2.g. Commissioner Murray moved to delete this finding. Commissioner Varone seconded the motion and it carried unanimously.

Conclusion 2. Commissioner Varone moved to modify the conclusion to read, "This proposal could have adverse effects on local services... ." Commissioner Murray seconded the motion and it carried unanimously.

Finding 3.c. Commissioner Varone moved to delete this finding. Commissioner Murray seconded the motion and it carried unanimously.

Conclusion 3. Commissioner Varone moved to modify the conclusion to read, "This proposal will not have adverse effects on the natural environment... ." Commissioner Murray seconded the motion.

Conclusion 4. Commissioner Varone moved to modify this conclusion to read, "This proposal will not have adverse effects on the wildlife and habitat... ." Commissioner Murray seconded the motion and it carried unanimously.

Finding 5.b. Commissioner Varone moved to delete this finding. Commissioner Murray seconded the motion and it carried unanimously.

Conclusion 5. Commissioner Varone moved to modify this conclusion to read, "This proposal could have adverse effects on public health and safety... ." Commissioner Murray seconded the motion and it carried unanimously.

Commissioner Varone moved that staff remove all reference to the Scratch Gravel Solid Waste Landfill from the staff report. Commissioner Murray seconded the motion and it carried unanimously.

The motion to approve the proposed subdivision as amended carried unanimously.

Election of New BoCC Chairman for 2002 Calendar Year. Commissioner Varone moved to elect Commissioner Murray as Chairman for the 2002 calendar year. Commissioner Murray seconded the motion and it carried unanimously.

Commissioner Murray moved to elect Commissioner Varone as Vice-Chair for calendar year 2002. Commissioner Loendorf seconded the motion and it carried unanimously.

Commissioner Murray moved that the Commission adopt a policy that each Commissioner serve as Chair on their 3rd and 6th year in office. This policy will be set so future commissions know what the intent was. Commissioner Varone seconded the motion.

Ron Alles stated that we cannot bind future Commissions, but to show the Commission's intent. This policy will be discussed with the County Attorney.

The motion to set a policy carried unanimously.

There being no other business, the meeting adjourned at 9:47 a.m.