

**SUBDIVISION MEETING**  
**July 7, 2005**

Vice-Chair Anita Varone called the meeting to order at 9:00 a.m. Commissioner Murray is present. Commissioner Tinsley is absent attending a SERC meeting. Others attending all or portion of the meeting include Frank Rives, Marni Bentley, Captain Dave Rau, Jacqueline Grenfell, Lindsay Morgan, Larry Marshall, Kim Overcast, and Carole Byrnes.

Pledge of Allegiance. Everyone recited the Pledge.

Consent Action Items. There are no consent items.

Memorandum of Understanding with the Cooperative Health Center and the Sheriff's Office. Captain Dave Rau reported the Sheriff's Office has joined with the CHC to consider the MOU for the CHC to provide basic dental services to jail inmates. Commissioner Murray moved to approve the MOU and authorize the vice-chair to sign. Commissioner Varone seconded the motion and it carried 2-0.

Request for Proposals-Countywide UHF Paging System. Jaci Grenfell reported the Sheriff's office received two proposals for the paging system--Page Northwest and a reapplication from Cal-Amp. The review committee will present a recommendation to the Commission next week.

Commissioner Murray moved that the Commission authorize staff to take the proposals under advisement and make a recommendation at a future public meeting. Commissioner Varone seconded the motion and it carried 2-0.

Resolution of Intention to Create the Woodlawn Park Rural Improvement District No. 2005-3. Marni Bentley reported the RID is for installation of water and wastewater improvements in the Woodlawn Park Addition to the Fairgrounds and the Laborers Union complex. Most of the work is covered by grants with a small portion that needs to be paid by the residents in the Woodlawn Park Subdivision. The first loan is from the State Revolving Fund and the second loan is from the County. The total annual cost for the State Revolving Fund loan is \$2,572.17. Each platted 25-foot lot would pay \$7.23 annually for 20 years. The annual cost for the County loan is \$4,559.10. Each connection to the system would pay \$87.68 annually. The loans include water meters, system development fees, and the on-site connection for each hook-up. The wastewater charges will be billed directly by the City to each landowner and are estimated at \$17.24 a month for the disposal fees. Staff recommends approval of the resolution. Commissioner Murray moved to approve the resolution and authorize the vice-chair to sign. Commissioner Varone seconded the motion and it carried 2-0.

Commissioner Varone stated she and Commissioner Murray attended all four public meetings which were well attended and commended the folks in that area for helping the process move forward.

Commissioner Murray moved to approve the resolution and authorize the chair to sign. Commissioner Varone seconded the motion and it carried 2-0.

Public Hearing on Text Amendments to Special Zoning District #33 (Town View Estates). (Petitioners, Lewis and Clark County and Larry Marshall). Lindsay Morgan reported the text amendments will amend the land use regulations and development for properties zoned B-2 that lie within Special Zoning District 33, Town View Estates. The requested amendment will

specifically amend Article 2, Article 6, Sections 2, 4 and 8, and Article 7, Section 4, to establish a conditional use permit process to develop criteria for the placement of mini-storage facilities within the B2 zoning designation and to define additional planning and zoning terminology. The proposed text amendments should mitigate the majority of impacts these units will have on adjacent residential development through the implementation of lighting and landscaping requirements along with the establishment of setback provisions and other site development standards. Staff recommends approval of the amendments after providing the public an opportunity to comment and the Commission to render a decision at a later date.

Kim Overcast, 1155 Avian Road, offered suggestions to be considered as part of the amendments to maintain the residential nature of the area: (1) entrance to the mini storage facility would not be off of the primary entrance into the area zoned B2, (2) notification to all of the homeowners because the lot in question is at the entrance of the subdivision, (3) president of the homeowners association be added to the regulations so they are made aware of any application for this type of structure in the future, (4) regulations for the B2 area would be subject to existing subdivision covenants, (5) define excessive traffic and appropriate hours of operation.

Larry Marshall, 3176 Baxendale Drive, stated the current hours of operation are 6:00 a.m. to 9:00 p.m. A no access easement on the main entry is shown on the plat. He would like to negotiate a 20-foot driving lane.

Hearing no comments, the public hearing is closed. Commissioner Murray moved to keep the public record open until the Commission renders a final decision on August 16, 2005 at 9:00 a.m. Commissioner Varone seconded the motion and it carried 2-0.

Public comments on matters not mentioned above. None.

There is no other business, the meeting adjourned at 9:26 a.m.