

**PUBLIC MEETING  
SEPTEMBER 11, 2014  
MINUTES**

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, September 11, 2014, at 9 a.m. in Commission Chambers Room 330 of the City-County Building, 316 North Park Avenue, Helena, Montana.

Chair Susan Good Geise called the meeting to order at 9 a.m. Commissioner Andy Hunthausen and Commissioner Mike Murray were present. Others attending all or a portion of the meeting included K. Paul Stahl, Eric Bryson, Michele Peterson-Cook, George Thebarger, Chet French, Dean Retz, Marni Bentley, Laura Erikson, Kris Lane, Matt Lane, Frank Rives, Lindsay Morgan, and Nichole Nisbet, Recording Secretary.

Pledge of Allegiance. Everyone recited the pledge.

Consent Action Items. (Eric Bryson)

a. Vendor Claims Report for the Week of September 8, 2014. (Marni Bentley)

Eric Bryson reported on consent action item 2a. and recommended approval.

No public comment was received.

Commissioner Murray moved approval of consent action item 2a.

Commissioner Hunthausen seconded the motion. The motion carried 3-0.

Independent Contractor Contract between Lewis & Clark County and Trihydro Corporation.  
(Laura Erikson).

The Commissioners will consider contracting with Trihydro Corporation to conduct a solvent site vapor intrusion assessment to determine if chlorinated solvent vapors were entering into indoor air in residences and a school located above a chlorinated solvent plume. The contract amount is \$7,908.56.

Laura Erikson presented the contract between Lewis & Clark County and Trihydro Corporation which would sample indoor air in the area of the solvent plume which is in the center of Helena, around Malfunction Junction where contaminations were released by dry cleaners in that area. The County is partnered with Department of Environmental Quality on the project. The funding would provide for the data validation which is the final part of the project.

No public comment was received.

Commissioner Hunthausen moved to approve the independent contractor contract with Trihydro Corporation.

Commissioner Murray seconded the motion. Motion carried 3-0.

Decision. Proposed Buildings for Lease or Rent to be Known as Star Court. (tabled from 9/9/2014) (Applicant: Chet French) (Planner: Frank W. Rives)

The Commissioners will consider a proposed Buildings for Lease or Rent application for 8 manufactured homes, each for one single-family dwelling located on Star Road, approximately 620 feet east of its intersection with Applegate Drive.

No further questions from the Commissioners or staff. The hearing is closed.



Commissioner Hunthausen moved to approve the Buildings for Lease or Rent application in accordance with Resolution 2013-74 subject to the draft conditions of approval and the findings of fact and conclusions of law listed in the staff report.

Commission Murray seconded the motion. Motion carried 3-0.

Decision. Zoning Variance from SZD No. 34 Regulations. (tabled from 9/9/14)

(Applicants: John & Alanna Conlee) (Planner: Lindsay Morgan)

The Applicants are requesting a variance from the lot and bulk requirements of Special Zoning District No. 34 (SAG-10) for a boundary line relocation that will allow for a minimum lot size of five acres, instead of the required ten acres, for a property located at 5564 Ferry Drive (Lot 8C of COS #3068370).

The Commissioners will consider the request.

Lindsay Morgan presented the variance request and stated that the Commissioners should have received a memo from the County Attorney's Office defining hardship.

No further questions from the Commissioners or staff. The hearing is closed.

Commissioner Murray moved to approve the zoning variance request in Special Zoning District 34.

Commission Hunthausen seconded the motion. Motion carried 3-0.

Public Meeting. A Preliminarily Approved Minor Subdivision Known as Amended Plat of Tract G-1-A-2 of the Gruber Subdivision (Applicant: Birdseye Volunteer Fire Department) (Planner: Frank W. Rives).

The Commissioners will consider the request for the Final Plat and a Subdivision Improvements Agreement for a Subdivision located west of and adjacent to Birdseye Road and adjacent to Corrine Court. Preliminary plat approval of this Subdivision was granted on July 25, 2013. In addition to the consideration of these requests, the Commissioners will also receive any associated public comment related to the request for Final Plat approval and the Subdivision Improvements Agreement.

Frank Rives presented the application for the preliminarily approved minor subdivision known as Amended Plat of Tract G-1-A-2 of the Gruber Subdivision. The ten conditions of approval for the final plat have been met. One of the conditions for improvements was for an approach permit for the Fire Department's lot. They have not installed the approach yet so they request to enter into a Subdivision Improvements Agreement. They deposited a check to cover 125% of the amount it would take to install the approach. They are in compliance with their subdivision approval and are requesting approval of the Final Plat. The Subdivision Improvements Agreement has been reviewed by the County Attorney's Office.

No public comment was received.

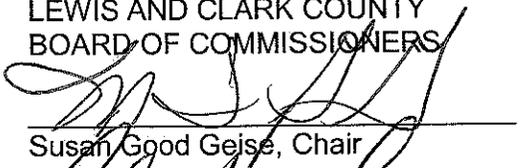
Commissioner Hunthausen moved to approve the final plat and Subdivision Improvements Agreement.

Commission Murray seconded the motion. Motion carried 3-0.

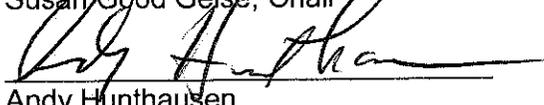
Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.

There being no further business, the meeting adjourned at 9:18 am.

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS



Susan Good Geise, Chair

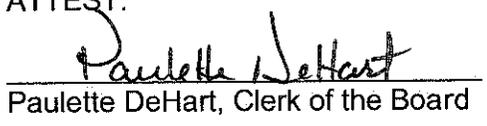


Andy Hunthausen



Michael Murray

ATTEST:



Paulette DeHart, Clerk of the Board