

SUBDIVISION MEETING MINUTES

June 5, 2003

9:00 a.m. Room 309

Chair Varone called the meeting to order at 9:00 a.m. Commissioners Murray and Tinsley were present. Others attending all or a portion of the meeting were Ron Alles, Carole Byrnes, Sharon Haugen, Jerry Grebenc, Frank Rives, R. Hudnall and Dennis Lay

Pledge of Allegiance. Everyone recited the pledge.

Commission Signature on 2003 Jury List.

Commissioner Murray moved that the Chair be authorized to sign the Jury List and Commissioner Tinsley seconded the motion. The motion carried 3 – 0.

Proposed Minor Subdivision, Preliminary Plat to be Known as the Timber Acres Minor. (Applicant, Kent Crist) (cont. from 5/27/03)

Jerry Grebenc reported that condition of approval 11(b) should read applicable state residential building code rather than Uniform Building Code.

Commissioner Tinsley moved to approve the proposed minor subdivision, preliminary plat to be known as the Timbre Acres Minor and authorized the Chair to sign. Commissioner Murray seconded the motion.

Commissioner Tinsley moved to have the last paragraph of condition of approval 6 read, "The West Valley Volunteer Fire Department shall review and approve fuel modification improvements prior to final platting." Commissioner Murray seconded the motion and it carried 3 – 0.

Commissioner Murray moved to change condition of approval 11(b) to read, "applicable state building code" and Commissioner Tinsley seconded the motion. The motion carried 3 – 0.

Commissioner Tinsley moved to change condition of approval 11(d) to read, "any exterior lighting shall be arranged to minimize visibility from beyond the property line." Commissioner Murray seconded the motion and it carried 3 – 0.

The motion regarding the proposed subdivision and sixteen conditions as amended carried 3 – 0.

Proposed Minor Subdivision, Summary Review to be Known as Canyon Meadows Minor Subdivision. (Applicant, Harold Poulsen and Dennis Lay) (cont. from 5/27/03)

Commissioner Murray moved approval subject to fourteen conditions as proposed by staff and Commissioner Tinsley seconded the motion.

Commissioner Murray stated he would like to have condition of approval 6 rewritten so they give the applicant and the fire department resources that are clearly available to them in lieu of the cistern. If that is what the applicant and the fire department agree on, let them use it. Mr. Paulsen has two ponds that would appear to meet the needs. What he is proposing is a general verbiage for condition 6 that would allow the applicant and the fire department to work with planning to write a condition that is satisfactory to both.

Chair Varone recommends that language indicate that the Canyon Ferry Fire Service Area be reimbursed whatever the per lot amount is on the newly created lots for costs associated with installation and

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maintenance of water supply.

Commissioner Murray would like to leave the choice up to the applicant due to his unusual property rights. He may choose to put a cistern in rather than grant government an easement which would be required for the dry hydrant.

Sharon Haugen suggested leaving the condition out of the conditions of approval due to recent court cases. There have been recent court cases in the District Court that have shown that unless the Commission needs to set the conditions at the time of the plat approval and not have any conditions that go beyond or changes. Her suggestion may be, if the applicant is agreeable, ask the applicant to table for a week or two and provide the opportunity for the planning department, the fire department and the applicant to sit down and come up with alternatives and bring them back to the Commission and let the Commission choose from those alternatives.

Dennis Lay requested that this hearing be tabled until June 13.

Commissioner Murray moved to table and continue this hearing through June 13, with a decision on June 12. Commissioner Tinsley seconded the motion and it carried 3 – 0.

Proposed Minor Subdivision, Summary Review to be Known as Big Valley, Lot 43 Minor. (Applicant, MMJ Inc.) (cont. from 5/27/03)

Commissioner Murray moved approval of the proposed subdivision subject too sixteen conditions as proposed by staff and Commissioner Tinsley seconded the motion.

Chair Varone asked the Commission to strike the word “cats”.

The proposal carries 3 – 0.

Public Comment.

Robert Hudnall, 2685 Pinkerton Drive, Eastgate Village #2, stated East Bay Village Water and Sewer Association serves Eastgate Village and Eastgate Village #2. Neither of these subdivisions are completely filled up. There are single-family and multi-family dwellings still under construction. There are times when the water supply is marginal. At times, Eastgate Village has low water pressure. There have been occasions when the fire department has encouraged the subdividers to obtain contracts for supply of emergency water. It is on the advice of the attorney of the association to not enter into these contracts because it opens them up for liability. The association has put in a hydrant at well number 5. In any emergency that water is free. The fire department is well aware of this.

Chair Varone adjourned the meeting at 9:35 a.m.

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