

PUBLIC MEETING
November 18, 2003

Comm Varone called the meeting to order at 9:00 a.m.
Comms M and T were present. Others Ron, Sharon, Debbie Schlessinger, Becky Foster, Cheryl Green, Larry Hoffman, Dean Retz, Bill Ries, Frank Rives, Jason Mohr,

Pledge of Allegiance.

Resolution Relating to the Lewis and Clark County Library Loan from the State Board of Investments.

(cont. from 11/13/03) Debbie Schlessinger reported on the \$810,000 intercap loan. 1.5 million dollar project. Budgeted to repay the loan beginning 2004. comm T moved to approve the library loan and authorized the chair to sign. Comm M seconded the motion and it carried unan.

Public Hearing To Establish a Fee for Non-Resident Participants in the Lewis and Clark County 4H

Program. Ron Alles reported. The Commissioners will consider the resolution to establish the fee. Hearing no public comments the public hearing is closed. Comm T moved to approve the fee and authorized the chair to sign. Comm M seconded the motion. the county is honoring the rate set with Jeff Co Comm although Jeff Co did not honor the program. This is a one-time only fee.

Resolutions Ordering Refund of Taxes/Fees/Assessments Paid. Double assessment on Scratch Gravel Landfill.

Patsy Huffman \$172.00. comm M moved to approve due to an erroneous assessment and authorize the chair to sign.

Ray & Bonnie McGowan \$172.00. Same.

Sandra Lee Pancake \$172.00. Same.

Lifestyle Homes \$427.81. comm M moved to approve \$415.52 and authorize the chair to sign. Comm T seconded the motion and it carried unan.

Proposed Major Subdivision, Preliminary Plat to be known as Fox Trot Estates (Applicants, Jerry & Genevieve Christison) The applicants proposed to create 13 lots, 8 single-family residential lots, 4 two-family lots; and a 44.92-acre remainder lot. The proposed subdivision is generally located approximately 1 mile north of Merritt Road and west of and adjacent to Lake Helena Drive. The applicants were not present and were represented by Dean Retz, Project Manager. Frank Rives presented the staff report. The applicant proposes to construct the roads now instead of in phases. The applicant is requesting a variance for double frontage lots and proposing a no access restriction along Lake Helena Drive. Variance 2-for a culdesac exceeding 1,000 feet in length (1100 feet). The Planning Board recommended denial of the extended length. The applicant expressed an interest in cash in lieu to cover the parkland requirement. The planning board recommended approval of this park requirement. Internal access roads to meet county standards Typical Section #3 and terminating in a standard culdesac. County road dept expressed concern that this section has no guardrails with steep slopes into the subdivision. Staff recommended a min of 50 foot setback for rear yard and notification in county covenants for regular snowplowing and road maintenance on Lake Helena Drive. The applicant and the East Valley FD have agreed to an on site fire protection source dry hydrant; a five year weed management plan is required. Faults are located in the vicinity. A traffic study was prepared as part of the applicants' Environmental Assessment. Cash in lieu \$5416—park board believes this was too low. Park board recommended an appraisal of the land take place. Staff recommended approval subject to 19 conditions as outlined in the staff report.

A LESA was not done because of the land is of minimal use.

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- **Vendor Invoice Claims and Reports are available for public inspection in the County Budget Office.**
 - Lewis and Clark County will provide appropriate auxiliary aids to individuals with hearing, vision, or speech impairments. Availability of these services will be dependent upon sufficient notice to secure them. For assistance, please contact 447-8305 or TDD Relay Services 1-800-253-4093.

The comm recessed for five minutes.

Dean Retz, 1430 Shirley Road. memo stating the applicants would not be available for today's hearing. Pat Faber completed a non-deg analysis. Concerning east valley FD. Consolidated planning board format. Paid co sanitation for standard septic systems. Fire protection: site evaluation with Chief Wagner. Variances: 1101 feet with internal access. Cond 6 if the road is constructed in phases...applicant to bond.

Bill Ries, 50 foot setback on LakeHelena Drive. Reduce to a 20 foot setback because of the well locations on the Holmberg subdivision.

Hearing no other comments, the public hearing is closed.

Dean Retz. Concern is the lots are 287 feet wide and would be in a no-build zone according to Pat Faber's calculation.

Comm T moved to render a final decision Tuesday Nov 25. comm M seconded the motion and it carried unan.

Request for Modification of Subdivision Approval for Northwest Minor Subdivision. The applicant, Larry Marshall, proposes to modify the conditions approval to change the number of lots in the subdivision from 5 to 4. The proposed subdivision is generally located south of and adjacent to Prairie Road, approximately $\frac{1}{2}$ miles west of North Montana Avenue. The applicant was present and indicated his willingness to proceed. Sharon Haugen reported the applicant proposes to reduce the number of lots from 5 to 4. staff has reviewed the request and based on the criteria. Mr. Marshall would like to transfer some property to the owners to the west and need to do a boundary line relocation. Staff recomb approval subject to 16 conditions as outlined in the staff report with a modification to condition 1 adding "If any of the remaining treatment fields are relocated from the previously approved locations, the applicant will submit all new plans to the city-county environmental health department."

Larry Marshall, hwy 12 West. Add as an option three lots to a public water supply. Proposed buyers by doing a boundary line relocation. All of lot 1 and 323 feet to the south. Lot numbers will remain the same. Renumbered lot to the south to lot 1. lot 7H to the west will become 7A1. future property owners will have shared access onto Prairie Road.

Mary Blake, 677 Priarie, representing potential landowner. To protect lot by growing a shelter belt.

Hearing no other comments, the public hearing is closed. Commissioner M moved to approve the modification request be granted subjct to revised 16 conditions as proposed by staff. Comm T seconded the motion.

Cond 12.b. change to "adopted" building code.

The proposal carried unanimously.

Public comments on matters within the Commission's jurisdiction. None.

Adjourn. 11:20 a.m.

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