

**PUBLIC MEETING**  
**January 25, 2005**

Chairman Ed Tinsley called the meeting to order at 9:00 a.m.

Commissioner Murray is present. Commissioner Varone is absent on medical leave. Others attending all or a portion of the meeting included Jerry Grebenc, Marni Bentley, Eric Griffin, Nancy Everson, Brian Holling, Lindsay Morgan, Trevor Taylor, Jim Taylor, Dean Retz, Willis Gilleland, Dianne Gilleland, Robert Bird, Leon Lilletvedt, Margaret Morgan, John Bahnsen, Brana Zier, Jerry Shepherd, Everett Delude, Cheryl Taylor, and Carole Byrnes.

Pledge of Allegiance. Everyone recited the pledge.

Resolution to Create Rural Improvement District No. 2005-1 for the Maynard Subdivision. Marni Bentley reported this resolution creates the RID for the purpose of equitably funding road improvements and maintenance. The annual costs for improvements are \$1,917 for a period of 10 years and each property owner shall be assessed \$106.50 annually. Annual maintenance costs are \$843.48 and each lot shall be assessed \$46.86 annually. Staff recommends approval of the resolution.

Margaret Morgan, 704 Maynard Road, stated the neighborhood supports this RID but are concerned if a countywide levy is passed and this RID is approved they will be double paying and could they prepay rather than having an annual assessment.

Hearing no other comments, the public hearing is closed.

Eric Griffin stated it is possible if a countywide district is established residents could be paying for an RID and a countywide district. The only tool that we have to offer the residents in the Maynard RID is an RID to save and preserve Maynard Street.

Nancy Everson stated prepays can work and are offered as an option. Intercap loan financing has a variable rate and if residents want to prepay they will incur interest for 6 months on that loan. Residents could come in and prepay when the assessment appears on the tax bill. While the RID is in effect and the voters elect to have a countywide, the prepay money could be refunded.

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

Resolution Levying and Assessing a Tax Upon all Benefited Property within the Maynard Rural Improvement District No. 2005-1. Marni Bentley reported the assessment for improvements is \$106.50 per year per lot for a period of 10 years and \$46.86 per year per lot (in perpetuity) for maintenance. Staff recommends approval of the resolution. Hearing no comments, the public hearing is closed. Commissioner Murray moved to approve and authorize the chair to sign the resolution. Commissioner Tinsley seconded the motion and it carried 2-0.

Historic Preservation Grant for Fiscal Year 2006. Paul Putz reported the grant through the City-County Certified Local Government program is an annual request for \$5,500 in matching funds to assist in the operation of a local historic preservation office. These funds require a 50-50 match and is outlined in the grant application. Staff recommends approval of the grant. Commissioner Murray stated his disappointment for small amount of money received from the state and moved to approve and submit the grant application and authorize the chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

MDT Speed Studies – US Highway 12, York Road and Canyon Ferry Road. Eric Griffin reported that speed studies have been conducted by MDT on U.S. Highway 12, York Road, and Canyon Ferry Road. Due to changes in the way MDT proceeds with speed studies the York Road and Canyon Ferry Road recommendations did not move forward to the Highway Commission for adoption.

Secondary 280-York Road. Staff concurs with MDT's recommendations to reduce the 70 mph speed limit to 60 mph beginning at the intersection with Canyon Ferry Road and continue east 300 feet of the intersection with Lake Helena Drive, and 60 mph 300 feet east of the Lake Helena Drive intersection to the existing 55 mph to the community of Lakeside. This recommendation should include additional information around Warren School and the growth and increased traffic at the intersection of York Road and Lake Helena Drive.

Secondary 284. Staff conducted a spot check on 284 and Magpie. At the time this speed study was done, the roadside culture was gravel and is now hard surfaced. It is agreed with the 45 mph recommendation is an appropriate speed limit.

Transportation Coordinator, Brian Holling stated MDT studies are consistent with the county's review and supports the recommendations.

Commissioner Murray moved to approve staff recommendation to move forward with the speed studies. Commissioner Tinsley seconded the motion and it carried 2-0.

Proposed Minor Subdivision, Preliminary Plat to be Known as the Amended Plat of Lot 11B-1, Big Valley Subdivision. The applicant, Trevor Taylor proposes to create 3 lots, each for one single-family dwelling. The proposed subdivision is generally located east of Applegate Drive, north of and adjacent to Jeanne Road.

Trevor Taylor, 8175 Applegate Drive, is present and indicated his willingness to proceed.

Lindsay Morgan presented the staff report. Proposed lot 11B-1B is currently developed as single-family dwelling served by an individual well and an individual one-site wastewater treatment system and utilities. Proposed lots 11B-1A and 11B-1C will also be served by individual well and individual wastewater treatment systems and utilities. Access to 11B-1A and 11B-1B will be off internal access road that will connect to Jeanne Road. Access to lot 11B-1C will be directly off Jeanne Road. Road construction will be required in order to provide standard physical access. Adjacent land uses are mainly rural residential and limited agricultural. No written comments in opposition to the proposed development. The proposed subdivision lies within the North Hills

Temporary Controlled Ground Water Study Area. No-access restrictions shall be required along Jeanne Road with the exception of access for the proposed internal access road and the existing approach to access proposed lot 11B-1C. Staff normally requires that all corner lots have access onto the same road as the interior lots however, there is a drainage located along the western portion of the site and additional issues could be created for this drainage by relocating this approach. A 60-foot road right-of-way is normally dedicated from the terminus of the proposed cul-de-sac to the northern property boundary for the future extension of this road. However, the same drainage runs north in the location of the possible road extension. A 30-foot easement shall be required on both sides of the centerline of the drainage and there will be a prohibition of any development, alteration, or encroachment within this drainage easement, with the exception of the proposed internal access road. The applicant plans to install an 18-inch culvert under the proposed cul-de-sac and create a retention area on proposed lot 11B-1A. Staff recommends approval of the proposal subject to 17 conditions. Staff also recommends a notification condition in the county covenants that all property owners receive an approach permit from the county road department prior to construction of an approach.

Trevor Taylor, 8175 Applegate Drive. Drainage will be deferred to the west on the west side of the original Taylor Court Road and will drain naturally to the east and to a 15-inch culvert under Jeanne Road. Nitrate levels are considerably low. Water availability in this area is good. DEQ did not require a pump test. Approaches will be needed for lots A and B to the north to the new road.

Dean Retz, 1430 Shirley Road, stated he supports this subdivision. He has known the Taylor family for many years professionally and personally and believes this will be an excellent subdivision.

Trevor Taylor stated the road will have a 2-degree slope and drainage will flow in two directions—south onto Jeanne Road and another drainage on neighboring property to drain from the road. A retention pond is proposed on the north side of the cul-de-sac to create a drainage area leading to the ephemeral drainage.

Lindsay Morgan showed powerpoint photographs of the existing drainage and the old approach which will be removed.

Hearing no other comments, the public hearing is closed. Commissioner Murray moved to render a final decision Thursday, January 27 at 9:00 a.m. Commissioner Tinsley 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 9:50 a.m.