



## **PUBLIC MEETING**

February 11, 2016  
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, February 11, 2016, at 9:00 AM in Commission Chambers Room 330.

### **Roll Call**

Chairman Mike Murray called the meeting to order at 9 a.m.

Commissioner Susan Good Geise and Commissioner Andy Hunthausen were present. Others attending all or a portion of the meeting included Eric Bryson, Michele Peterson-Cook, K. Paul Stahl, George Thebarga, Marni Bentley, Greg McNally, Jack Walsh, Connie Cole, Joyce Evans, Jim McCormick, Al Knauber, and Nichole Nisbet, Recording Secretary.

### **Pledge of Allegiance**

Everyone recited the pledge.

### **Consent Action Items**

- a. Vendor Claims Report for Week Ending February 12, 2016. (Marni Bentley)

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

No public comment was received.

A motion to Approve was made by Commissioner Good Geise and seconded by Commissioner Hunthausen. The motion Passed on a 3-0 vote.

### **Emergency Flood Control Easement Deed. (Eric Bryson)**

Eric Bryson presented the easement deed with the Helena Gun Club in the amount of \$95,800 for the purpose of emergency flood control. The easement is funded in part by a FEMA grant and is for a period of twenty years.

### **PUBLIC COMMENT-**

Connie Cole, Helena Trap Club Secretary, expressed her appreciation to the County throughout the process.

A motion to Approve was made by Commissioner Hunthausen and seconded by Commissioner Good Geise. The motion Passed on a 3-0 vote.

**Presentation of the County Growth Policy Update as Recommended by the Helena/Lewis and Clark County Consolidated Planning Board. (George Thebarge)**

George Thebarge, Director of Community Development and Planning, presented the County Growth Policy Update. A presentation was held on January 14 on the two volumes; Volume I is the Key Issues Report and Volume II is the Helena Valley Area Plan. The policy goals include being able to effectively respond to the development constraints, to provide multiple policy options, flexibility to meet market needs and offer trade offs. The policy options are infrastructure investment, density control, improvement performance standards, education or a combination of all four options. Mr. Thebarge presented the goals and policies that will make this vision become a reality. The Urban Growth Area goals are to create an orderly and efficient land use pattern that facilitates the cost-effective expansion of public utilities in the Urban Growth Area. To provide incentives for development at urban densities in the Urban Growth Area through public-private partnerships and streamlined development reviews. To coordinate growth management strategies for the Urban Growth Area with the City of Helena and to address any constraints to development present in the Urban Growth Area through zoning and other mechanisms. The Rural Growth Area Goals are to limit development densities per the constraints of water availability, road conditions, and rural fire protection. To adopt rural design standards that reflects and works for the reduced development densities. To develop public-private partnerships to improve roads and fire protection and to provide flexibility with expedited cluster subdivision reviews and Planned Unit Developments that address the development constraints. The Transitional Growth Area Goals are to provide general suburban density that responds to the development constraints, to limit development density on poor quality roads and in flood plains, to adopt design standards that matches the density of the development, to develop public-private partnerships to improve roads and fire protection and to provide flexibility with planned unit developments that address the development constraints. An infrastructure economic analysis was done by Great West Engineering with a case study on a County preliminarily approved subdivision with wells and community septic system and through the study it was compared to a City standards alternative. The analysis also compared the costs with a public-private partnership to share the infrastructure extension costs.

**PUBLIC COMMENT-**

Jack Walsh, HBIA representative, stated his support for the document. He noted the document is a great start and was pleased that eight of the nine recommendations from the HBIA were adopted.

Connie Cole, 6040 Ferry Drive, thanked the staff for their work on this update. She expressed interest in certain parts of the plan that applied to their home in the urban growth area such as roads, water and fire standards.

No further public comment was received.

Adoption of the Growth Policy by the Commission is scheduled for March 3, 2016. The public comment period is open until that time.

**Board Appointment. (Eric Bryson)**

Eric Bryson presented the board appointment and recommended the appointment of Donald Zimmerman as a trustee for the York Fire Service Area until the next regular election, May 3, 2016. At that election, a qualified candidate may be elected to the remainder of the term.

No public comment was received.

A motion to Approve was made by Commissioner Good Geise and seconded by Commissioner Hunthausen. The motion Passed on a 3-0 vote.

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

**Adjourn**

There being no further business, the meeting adjourned at 9:51 am.

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS

  
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Michael Murray, Chairman

  
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Susan Good Geise, Vice Chair

  
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Andy Hunthausen, Member

ATTEST:

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Paulette DeHart, Clerk of the Board