



**PUBLIC MEETING**  
October 30, 2018  
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Tuesday, October 30, 2018, at 9:00 AM in Commission Chambers Room 330.

**Roll Call**

Chairman Andy Hunthausen called the meeting to order at 9 a.m.

Commissioner Jim McCormick and Commissioner Susan Good Geise were present. Others attending all or a portion of the meeting included Roger Baltz, Jason Danielson, Nicho Hash, Greg McNally, Jeni Garcin, Mike Richter, Glenn Hayes, and Nadine McCarty, Recording Secretary.

**Pledge of Allegiance**

Everyone recited the pledge.

**Consent Action Items**

There were no consent action items.

**Resolution 2018-95 Naming Ranch Road. (Jason Danielson)**

Jason Danielson, Addressing Coordinator presented the resolution to name a road Ranch Road located west of Glass Drive, traveling approximately 1,925 feet. An existing 60 foot public access and underground utility easement is filed and recorded in the Lewis and Clark County Clerk and Recorder's Office.

Naming a road requires the completion of a road-naming petition and that a simple majority of adjacent property owners agree to the proposed name. The City-County Addressing Office received signed petition forms from two of the three property owners. Notification letters will be sent to each property owner confirming his/her updated address and a separate notification email will be sent to service providers. County Public Works will also be notified to create and install the road sign. Staff recommends approval of the resolution.

Mr. Danielson stated there are two addresses currently assigned and the property to the north does not have a structure and it will be re-addressed. There is a structure address off of Glass Drive to the south of the easement with access to the northern property and the property will not be unaffected.

No public comment was received.

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

**Final Plat with Subdivision Improvements Agreement. Amended Plat of Lot 2A1, Timberworks Estates (Phase IV), Doc. No. 3278062 [A.K.A. Timberworks Estates Subdivision, (Phases V & VI)]. (Applicant: Frontier Builders, Inc.) (Planner: Greg McNally)**

Greg McNally, Planner III presented the final plat approval request of the final two phases of the Timberworks Estates, Phases V and VI. The County Commission granted preliminary plat approval on March 1, 2011 for all phases of the development. Final plats for Phases I-IV of the Subdivision were previously approved and are filed with the Clerk and Recorder. Phases V and VI were each subject to nineteen conditions of approval, of which all nineteen conditions for each phase have been met or otherwise addressed. The request for final plat approval includes a proposed Subdivision Improvements Agreement (SIA) for the installation of remaining components of the public wastewater treatment system as well as street identification and traffic control signs. The property is located east of and adjacent to N. Montana Avenue and north of and adjacent to Lincoln Road.

Conditions of approval were modified on March 15, September 4, 2012, and December 4, 2014. Final plat approval of Phase I occurred on October 18, 2011, Phases II and III on March 14, 2013, and Phase IV on August 20, 2015. All lots within Phases I-VI are subject to Special Zoning District No. 48 zoning regulations. Phases V and VI includes 38 lots, each for one single-family dwelling.

Included with the Applicant's final plat application submission is a letter from the Applicant's engineer, Ryan Casne, P.E. requesting that a 15-foot setback listed in the conditions of approval, not be shown or noted on the final plat document, due to the fact that the setback is already a requirement of the zoning that is in place. This request has been previously accepted by the County Commission for Phases II-IV. Staff concurs with the request.

As part of the SIA, the Applicant provided cost estimates and an irrevocable letter of credit in the amount of \$64,712.39 or 125 percent of the cost estimates. The letter of credit will expire on October 5, 2019. The SIA indicates a completion date of September 5, 2019. Per the conditions of approval, the SIA includes a clause stated as follows: until the wastewater system for all lots within the Subdivision is approved and operational, the Developer must provide written notice in all buy/sell agreements that the wastewater system is not operational.

As approved by the Department of Environmental Quality, the public wastewater treatment system is to be completed in two phases. The first phase is complete and the entirety of the collection system and drainfields are installed and certified. Components of phase 2, which includes pumps, connections, controls etc. are currently not installed. While the system is currently operational with phase 1; phase 2 will need to be completed to treat all the effluent from the full build out of the Subdivision. Staff recommends approval of the final plat and the Subdivision Improvements Agreement.

Commissioner Good Geise asked if the letter of credit has the additional 25 percent included and Mr. McNally stated the additional funds have been included.

No public comment was received.

A motion was made by Commissioner McCormick to approve the final plat application and to enter into a Subdivision Improvements Agreement. The motion was seconded by Commissioner Good Geise. 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 9:15 am.

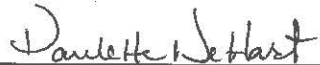
LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS

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Andy Hunthausen, Chair

  
\_\_\_\_\_  
Jim McCormick, Vice Chair

  
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Susan Good Geise, Member

ATTEST:

  
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Paulette DeHart, Clerk of the Board