

SUBDIVISION MEETING
January 9, 2003

Chair Anita Varone called the meeting to order at 5:30 p.m.

Commissioners Murray and Tinsley were present. Others attending all or a portion of the meeting included Ron Alles, Sharon Haugen, Jerry Grebenc, Frank Rives, K. Paul Stahl, Cindy Morrison Swank, Jim Taylor, Carolyn Taylor, Rick Kenison, Phyllis Brookshire, Brooke Pierson, Tom Pierson, Lonnie Brookshire, Kenneth McNees, Mary Clark, Jinx McCormack, Jerry Shepher, Tim Burton, Angel Mote, Steve Mandeville, Marty Heller, Dick Thweatt, Jason Mohr, and Carole Byrnes.

Pledge of Allegiance. Everyone recited the Pledge.

Final Plat Approval and Subdivision Improvements Agreement for the Lazy JC Acres. (Applicant, Jerry Christison) Frank Rives reported that the applicant has met all of the conditions of approval with the exception for the improvements. He is bonded with a subdivision improvement agreement and letter of credit for the road and the fence. By consensus, the Commissioners agreed to sign the final plat after the meeting. Commissioner Murray moved to approve the subdivision improvements agreement. Commissioner Tinsley seconded the motion and it carried unanimously.

Health Department Contract with Molly Protheroe. Joan Bowsher reported that Molly Protheroe is a phlebotomist who will perform blood lead screenings in East Helena. Staff recommended approval of the contract. Commissioner Tinsley moved to approve the agreement and authorize the chair to sign. Commissioner Murray seconded the motion and it carried unanimously.

MDT Agreement with Lewis and Clark County CTEP Participation FFY2003. Sharon Haugen reported that the agreement with MDT states the county will participate in the CTEP program for FFY2003. Sharon Haugen will be the contact person and recommended approval of the agreement. Commissioner Murray moved to approve the agreement and authorize the chair to sign. Commissioner Tinsley seconded the motion and it carried unanimously.

Library Board Appointment. Commissioner Murray moved that the Commission appoint Joan Bishop to a second five-year term on the board to expire January 2008. Commissioner Tinsley seconded the motion and it carried unanimously.

Weed Board Appointments. Commissioner Tinsley moved that the Commission appoint Rob McDonough and Bob Bushnell to second terms on the board each to expire December 31, 2005. Commissioner Murray seconded the motion and it carried unanimously.

Proposed Major Subdivision, Preliminary Plat, Fieldstone Estates Phase 1 Major. (cont. from 01/07/03) The applicants proposed to create 177 lots, 165 for single-family dwellings 3 for commercial, and 5 for multiple family residential and 4 for water, wastewater, parks and storm water drainage. The proposed subdivision is generally located north of Lincoln Road, east of I15 and west of and adjacent to Glass Drive.

Commissioner Varone stated that a letter received from hydrologist, Dave Donohoe, cannot be consider because it was received after the public hearing timeframe had closed.

Jerry Grebenc reported that he prepared a memorandum at the request of Commissioner Murray dealing with potential amendments to conditions of approval 8, 10, and 25.

Variance to relax the standard to retain the northern ingress-egress route below standards. Commissioner Murray moved to deny the variance as requested. Commissioner Tinsley seconded the motion and it carried 2-1. Commissioner Varone opposed the motion.

Commissioner Murray moved that the commission approve the proposed major subdivision subject to 25 conditions as proposed by the Planning Board. Commissioner Varone seconded the motion.

Amendments to Conditions of Approval.

Condition 8. Commissioner Murray moved to amend condition 8 to read, “**Applicants shall submit a fire protection plan to the West Valley Fire Department for review and approval and all specifications of the approved plan shall be met. Additionally, the West Valley Fire Department shall be responsible for the maintenance and testing of all fire protection infrastructure such as the hydrants, draft sites, etc. once the fire plan is in place.**” Commissioner Tinsley seconded the motion and it carried unanimously.

Condition 10. Jerry Grebenc recommended additional language be added to this condition to read, "The applicant shall improve Glass Drive to the specifications required by the County Subdivision Regulations **for minor collector roads. The road surface shall be 36 feet wide and built to the County Standard** (Typical Section No. 2, Peccia) from the Helena Valley Irrigation Canal southward to the intersection of Glass Drive and Lincoln Road. The applicant shall also design and install a larger than normal approach for Glass Drive onto Lincoln Road. The design for the approach shall be reviewed and approved by the County Transportation Coordinator and County Public Works, prior to its construction. **The applicant shall install an asphalt mat meeting county standard typical section #2 that shall taper to 24 feet wide and that’s from the northern approach of the subdivision to the irrigation canal.**”

Commissioner Murray moved to amend condition 10 as he proposed and as staff has recommended. Commissioner Tinsley seconded the motion and it carried unanimously. Condition 25. Commissioner Murray moved to amend this condition to read, **“The applicant shall initiate the process to create a rural improvement district in order to have the second ingress/egress route consisting of Glass Drive north of the irrigation canal via North Creek Court to Sleeping Giant View Drive to Snowdrift Road to Collins Road to Lincoln Road constructed to county road standards to ensure that this route is maintained. The rural improvement district would include all benefiting parties.”** Commissioner Tinsley seconded the motion and it carried unanimously.

Commissioner Tinsley moved to amend condition 25 with an additional sentence that states, **“In the event that the improvement district is not created, the applicant shall construct the second access route to county standards, Typical Section #3 Peccia”**. Commissioner Murray seconded the motion. Commissioner Varone opposed the motion and it carried 2-1.

Condition 17.b. Commissioner Varone moved to delete this condition relating to UBC requirements. The motion died for lack of a second.

Condition 17.k. Commissioner Murray moved to amend this condition to read, **“Notification that the storage of foods, garbage, and feeding domestic pets outdoors or other activities which may create and attract a nuisance for wildlife species.”** Commissioner Varone seconded the motion and it carried unanimously.

Condition 17.l. Commissioner Tinsley moved to amend this condition to read, **“Notification that gardens, fruit trees, and compost piles should be fenced with deer proof fences”**, and delete the last sentence. Commissioner Murray seconded the motion and it carried unanimously.

Condition 19. Commissioner Murray moved to amend this Condition to read, **“The applicant will work with staff to establish appropriate fencing style and location for public health and safety.”** Commissioner Varone seconded the motion and it carried unanimously.”

The motion to approve the proposed subdivision as amended carried 2-1. Commissioner Tinsley opposed the motion.

There was no other business and the meeting adjourned at 6:15 p.m.