



PUBLIC MEETING

October 22, 2020
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, October 22, 2020, at 9:00 AM in Commission Chambers Room 330.

Roll Call

Chair Susan Good Geise called the meeting to order at 9 a.m.

Commissioner Andy Hunthausen was present. Commissioner Jim McCormick was out of the office. Others attending all or a portion of the meeting included Roger Baltz, Connie Dedrick, Peter Italiano, Dan Karlin, Charles Lane, Kathy Johnson, Bill Ries, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

- a. Resolution 2020-92 Declaring County Property Surplus Property. (Amy Reeves)
- b. Resolution 2020-93 Declaring County Property Surplus Property. (Amy Reeves)

Roger Baltz reported on the consent action items 2 a-b and recommended approval.

No public comment was received.

A motion to Approve was made by Commissioner Hunthausen and seconded by Commissioner Good Geise. The motion Passed on a 2-0 vote.

Task Order No. 10 Between Lewis and Clark County and Great West Engineering, Inc. (Dan Karlin)

Dan Karlin, County Engineer, presented the task order with Great West Engineering, Inc. in an amount not to exceed \$21,500 for time and materials related to the Mill Road Bridge project. Lewis and Clark County requested a scope of services from Great West Engineering to provide design services to design replacement of the Mill Road Bridge. Their proposal generally consists of providing preliminary and final design, estimated quantities, estimates of construction costs, providing complete design and construction documents, providing bidding assistance, providing construction staking, and four hours of as-needed construction observation. Funding for the design and construction of the project is budgeted in the FY21 bridge infrastructure capital budget. Work on the design will start upon signature of the task order, with construction anticipated to be completed in the spring of 2021 by county bridge crews. Staff recommends approval of task order 10 with Great West Engineering, Inc.

Mr. Karlin gave an overview of the bridge replacement project and noted it is located on Mill Road about 60 feet from Green Meadow Drive; it goes over the irrigation canal. An updated bridge inspection from the Montana Department of Transportation was received that required a decrease in the load posting due to an updated load rating of the bridge. Also identified were multiple repairs to the superstructure. He explained the bridge replacement made more sense than the remove, repair and put back together process. That would still not bring the bridge to legal loads.

No public comment was received.

A motion to Approve was made by Commissioner Hunthausen and seconded by Commissioner Good Geise. The motion Passed on a 2-0 vote.

**Johnson Subsequent Minor Subdivision and Variances. (Applicant: Mark and Kathy Johnson)
(Planner: Connie Dedrick)**

Connie Dedrick, Planner I, presented the application for the proposed subsequent minor subdivision to be known as the Johnson Subsequent Minor Subdivision. The property is located approximately 1.5 miles southwest of the City of Helena; it is adjacent to and runs parallel with Grizzly Gulch Drive, direct access and an existing County maintained road. The current land uses are three single-family residential units located on 14.55 acres. The adjacent land uses to the north and south are US Forest Service; east and west are single-family residences and US Forest Service. The proposed subdivision would divide each unit to have its own parcel, two 3.50-acre parcels and one 7.55-acre parcel. Individual wells and on-site wastewater exist. The Applicant proposes cash in-lieu of parkland dedication. On October 7, 2020, the City-County Parks Board made a unanimous decision to recommend acceptance of the proposed cash in-lieu. The property was an original mining claim and the reason for the long and narrow. After review, it looks like it was originally divided in 1994 and again in 1996.

The Applicant has requested two variances from County Subdivision Regulations: 1) Chapter XI.S utilize an existing off-site water source for fire protection that is greater than one mile, and 2) Chapter XI.F.7 length to width lot ratio.

Ms. Dedrick read in part Chapter XI.S of the Subdivision Regulations and noted the fire protection sources located in the area are 1919 Grizzly Gulch Drive, being an open pond estimated to be in excess of 50,000 gallons with a draft pipe, and a 2-acre lake with a draft station accessible to fire trucks located at 2291 Grizzly Gulch Drive. The Fire Chief has noted due to the property being developed, a 2,500-gallon tank located on the premises with an accessible draft pipe, and fire mitigation practices, the existing off-site fire protection sources are adequate for the proposal. She read from Chapter XI.F.7 of the Subdivision Regulations that no lot shall have an average length greater than three times its average width. The variance request is due to the property being long and narrow mining claims.

Notice was published in the Independent Record, certified letters were sent to property owners and one public notice was posted on the property. To date one email was received from the neighbor to the east in support of the project. Staff recommends approval of the Subsequent Minor Subdivision Preliminary Plat subject to the Conditions of Approval based on the recommended Findings of Fact. Staff recommends approval of the variance applications pursuant to the recommended Findings of Fact.

Commissioner Hunthausen asked how the three homes came to be and noted because they already exist the impact of new homes, new trips per day are non-existent. Ms. Dedrick noted originally she believes the tract was larger in acreage and looks like those parcels were sold to other people. She added with no zoning people can put multiple homes on their property and that is what has occurred on the 14.55 tract.

PUBLIC COMMENT -

Kathy Johnson, owner of the property, stated they are requesting to divide the property as previously stated. They purchased the property almost 30 years ago with no huge plan for the property. Early on, they had friends with interest in the property and they sold a piece to them. A few years ago, they built two rentals of which their daughter lives in one and the other is rented. They would like their daughter to be able to purchase the property. She added if the Commissioners need more time they are open to any deadline extension.

Discussion was had on making a decision today or later.

A motion was made by Commissioner Hunthausen to table the item to October 27, 2020 and seconded by Commissioner Good Geise. The motion Passed on a 2-0 vote.

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

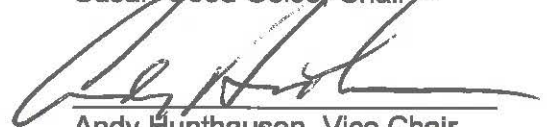
Adjourn

There being no further business, the meeting adjourned at 9:23 am.

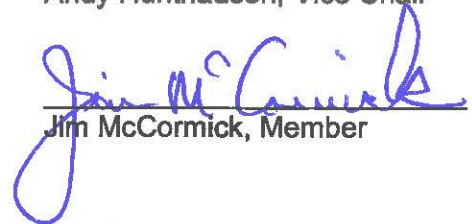
LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Susan Good Geise, Chair



Andy Hunthausen, Vice Chair



Jim McCormick, Member

ATTEST:



Amy Reeves, Clerk of the Board