



PUBLIC MEETING

November 12, 2020

MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, November 12, 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 and Commissioner Jim McCormick were present. Others attending all or a portion of the meeting included Roger Baltz, Nancy Everson, Peter Italiano, Charles Lane, Lindsay Morgan, Ryan Casne, Kevin Wright, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

- a. Vendor Claims Report for Week Ending November 13, 2020. (Marni Bentley)

Roger Baltz reported on consent action item 2a and recommended approval.

No public comment was received.

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

Arrowsmith Major Subdivision - SUBD2019-020. (Applicant: Larry Kim Smith/Valley Construction of Helena, LLC) (Planner: Lindsay Morgan)

Lindsay Morgan, Planner III, presented the four proposed adjacent subdivisions to be known as Arrowsmith, Blacksmith, Coppersmith, and Wordsmith. Proposed subdivisions will share a road network, wastewater treatment system, fire protection system and mailbox facilities. Parkland requirements will be satisfied by cash payment. Each subdivision will be decided on separately.

Charles Lane, Deputy County Attorney, stated there should be no problem presenting all proposals at one time.

Specific to the Arrowsmith subdivision, the Applicant proposes to divide 5.05 acres to 10 single family lots and one fire protection and utility lot. Average lot size is 22,000 square feet with sized ranging from 19,500 to 29,500 square feet. Fire protection lot is about 12,000 square feet.

The proposal for road network provides egress and ingress with the main route off Canyon Ferry Road and would enter through existing Espelin Drive. The remaining roads are brand new and constructed by the applicant. Anvil Drive, Vulcan Road, Neil Drive, and Vise Road are being proposed. Some proposals for roads already existing are connecting two roads and extending one road, which will be built to County standards and the applicant will obtain an approach permit.

For the fire protection system, the Applicant proposes two wells and three fire hydrants. One fire hydrant will be in Arrowsmith subdivision and the others plus both wells will be just north of proposed subdivisions. The system will be 1,000 gallons per minute to meet fire protection requirement.

The mailbox facilities will be in the Blacksmith subdivision, just north of Espelin Drive and Sartori Street.

On October 27, 2020, the Consolidated City and County Planning Board recommended approval of the preliminary plat subject to the conditions of approval based on the recommended findings of fact.

Espelin Drive is a part of traffic impact corridor and is offsite for three of the four subdivisions. The percentage of impacts fee is determined by current traffic on the road compared to what increase in traffic the subdivision going to create. The Applicant is requesting to be able to pay for road improvements to Espelin Drive instead of paying the impact fee, that is listed under condition number 6.

Condition No. 15d refers to drawing down adjacent wells. The condition is to let property owners know they should drill their well down to 130 feet, which was recommended by the Water Quality District and will help with any water quality concerns. Condition number 15a states that first property owners will receive recommendations of water allotment for each lot and state the maximum water consumption for specific subdivisions.

Commissioner Hunthausen asked about the Gray Rock connection and going over an irrigation canal. Ms. Morgan stated the Applicant is proposing to extend Gray Rock at 100% all the way to the west property boundary. That boundary does not take it over the canal. The two ingress/egress routes for the subdivision, the Applicant is proposing construction of Lavender Drive and connect to Sly Road. There are several different options with already existing hard surfaced roads. The Arrowsmith, Coppersmith and Wordsmith subdivisions will pay their percentage of impact for the route. The applicant will also need to pay a percentage of impact for Blacksmith including Sly Road heading West that is impacted more than 10%.

The Applicant proposes a public wastewater system just north of the projects. The existing house will connect to the public wastewater system.

Ryan Casne, Casne & Associates, discussed the public wastewater system and the plan to continue development onto the next 2 parcels. The overall lot count will finance the expensive system. He described the advanced treatment system and how it will work. He explained that currently Valley Sand and Gravel has a retail site setup with small quantities of landscaping rock, that will stay. The commercial structure will stay and is being rented to applicant 2a. He does not foresee any high traffic retail occupancies. The canal and the canal easement are not located on his client's property. His client feels the connection will never happen and he agrees with that.

Commissioner McCormick asked about water rights. Mr. Casne stated the lot owner or well driller will file a 602, which is a notice of groundwater completion. DNRC will compare with the predetermination letter and make sure they match. He does not see any risk of someone coming in and filing a 602 to take all the water rights. There are checks and balances in place to avoid that occurring.

Commissioner McCormick discussed the hydrograph with four monitored wells showing fluctuating water levels and the Planning Board's recommendation to Mr. Casne explained available draw down. He likes the recommendation of 130 feet better than "as deep as practical".

Commissioner Good Geise asked about the difference between wells drilled now vs. wells drilled in the 40's and 50's. Mr. Casne and explained that when wells go dry, they are old wells. The equipment was different back then and there may have been more water available in the 40's and 50's. They didn't have to drill down as far to find water.

No public comment was received.

Commissioner Good Geise had to leave.

A motion was made Commissioner McCormick to table the item to November 24, 2020. Commissioner Hunthausen seconded the motion. The motion Passed on a 2-0 vote.

Blacksmith Major Subdivision - SUBD2019-017. (Applicant: Larry Kim Smith/Valley Construction of Helena, LLC) (Planner: Lindsay Morgan)

Lindsay Morgan, Planner III, presented the proposed Major Subdivision Preliminary Plat to be known as Blacksmith Subdivision. The Applicant is proposing to divide an existing 9.83-acre lot into four commercial lots and seven single family residential lots with lot sizes range from 18,000 to 77,000 square feet. The mailboxes for the four subdivisions will be in the Blacksmith Subdivision.

They are proposing four commercial lots. All lots would have access off of the proposed road network with no proposal for Canyon Ferry Road.

On October 27, 2020 the Consolidated City and County Planning Board recommended approval of the preliminary plat subject to the conditions of approval based on the recommended findings of fact with the following amendments to Condition Nos. 6 and 16.

For the fire protection system, the Applicant proposes two wells and three fire hydrants. One fire hydrant will be in Arrowsmith subdivision and the others plus both wells will be just north of proposed subdivisions. The system will be 1,000 gallons per minute to meet fire protection requirement.

A motion was made Commissioner McCormick to table the item to November 24, 2020. Commissioner Hunthausen seconded the motion. The motion Passed on a 2-0 vote.

Coppersmith Major Subdivision - SUBD2019-019. (Applicant: Larry Kim Smith/Valley Construction of Helena, LLC) (Planner: Lindsay Morgan)

Lindsay Morgan, Planner III, presented the Major Subdivision Preliminary Plat to be known as Coppersmith Subdivision. On October 27, 2020 the Consolidated City and County Planning Board recommended approval of the preliminary plat subject to the conditions of approval based on the recommended findings of fact with the following amendments to Condition Nos. 6 and 15. The Coppersmith subdivision is proposing to divide an existing nearly 17-acre tract into three single family residential lots and 11 duplex residential lots with lot sizes ranging from 28,000 to 88,000 square feet.

For the fire protection system, the Applicant proposes two wells and three fire hydrants. One fire hydrant will be in Arrowsmith subdivision and the others plus both wells will be just north of proposed subdivisions. The system will be 1,000 gallons per minute to meet fire protection requirement.

A motion was made Commissioner McCormick to table the item to November 24, 2020. Commissioner Hunthausen seconded the motion. The motion Passed on a 2-0 vote.

Wordsmith Major Subdivision - SUBD2019-018 (Applicant: Corey and Darci Crum and Larry Kim Smith/Valley Construction of Helena, LLC) (Planner: Lindsay Morgan)

Lindsay Morgan, Planner III, presented the proposed Major Subdivision Preliminary Plat to be known as Wordsmith Subdivision. On October 27, 2020, the Consolidated City and County Planning Board recommended approval of the preliminary plat subject to the conditions of approval based on the recommended findings of fact with the following amendments to Condition Nos. 6 and 14. The Wordsmith subdivision is proposing to divide an existing 5.05-acre tract into seven single family residential lots with lot sizes ranging from 16,260 square feet to just over 2 acres.

For the fire protection system, the Applicant proposes two wells and three fire hydrants. One fire hydrant will be in Arrowsmith subdivision and the others plus both wells will be just north of proposed subdivisions. The system will be 1,000 gallons per minute to meet fire protection requirement.

A motion was made Commissioner McCormick to table the item to November 24, 2020. Commissioner Hunthausen seconded the motion. The motion Passed on a 2-0 vote.

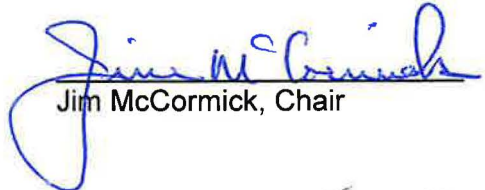
Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.

Adjourn

There being no further business, the meeting adjourned at 9:59 a.m.

Meeting minutes approved on 10.4.22

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Jim McCormick, Chair

Tom Rolfe, Vice Chair


Andy Hunthausen, Member

ATTEST:



Amy Reeves, Clerk of the Board