



## **PUBLIC MEETING**

April 13, 2017  
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, April 13, 2017, at 9:00 AM in Commission Chambers Room 330.

### **Roll Call**

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

Commissioner Jim McCormick was present. Commissioner Susan Good Geise was out of the office. Others attending all or a portion of the meeting included Roger Baltz, Charles Lane, Eric Merchant, Lindsay Morgan, Christel Ness, Greg McNally, Scott Marshall, Julie Lamb-Heller, Parker Heller, Jason Sorenson, Randi Rognlie, Antonio Ranieri, and Nadine McCarty, Recording Secretary.

### **Pledge of Allegiance**

Everyone recited the pledge.

### **Consent Action Items**

There were no consent action items.

### **Grant Award to Lewis and Clark Public Health from the US Food and Drug Administration. (Eric Merchant)**

Eric Merchant, Disease Control and Prevention Division Administrator, presented the grant award from the US Food and Drug Administration in the amount of \$3,000. The grant award provides support for two Lewis and Clark Public Health Licensed Establishment program staff to attend the FDA 2017 Pacific Region Retail Food Safety Seminar to be held September 26-28, 2017. The scope of work under the grant must be completed by December 29, 2017. The FDA Pacific Region holds the seminar yearly to provide industry professionals with the latest information on retail food program challenges and successes, trends and changes in regulations, new and or innovative food safety programs, and regulatory strategies. Staff recommends approval of the grant award.

No public comment was received.

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

**Resolution 2017-30 to Create the 46 Degrees North Rural Improvement District No. 2017-1 (Petitioner: Heller Development, LLC) (Planner: Lindsay A. Morgan)**

Lindsay Morgan, Planner II, presented Resolution 2017-30 to create the 46 Degrees North Rural Improvement District 2017-1 (RID). Planning staff has processed a request from Heller Development, LLC to create three RIDs for Phase I of the preliminarily approved 46 Degrees North Subdivision in order to satisfy Condition of Approval No. 19. Maintenance costs for Phase I may be assessed upon benefiting properties in 2017. The lots that may be further divided in the future are included in this RID as benefiting properties. The cost structure for this RID is currently set up for maintenance, specifically internal road maintenance. Maintenance items may include but is not limited to snow plowing, weed control, street signs, culvert cleaning, street sweeping, mail box maintenance, crack sealing and savings towards a future chip seal. DOWL Engineering has estimated the costs to be \$8,757,46 per year for the maintenance, or \$175.15 per parcel per year. Public Works staff has reviewed details of the itemized cost estimates and has verified their accuracy.

Jason Sorenson, Casne & Associates, clarified should comply versus will comply. Mr. Sorenson stated they prefer the statement to stay should comply because they cannot be certain what the costs will be in the future. They have worked diligently to make sure the costs estimates are as accurate as possible.

No public comment was received.

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

**Resolution 2017-31 to Create the 46 Degrees North Rural Improvement District No. 2017-2 (Petitioner: Heller Development, LLC) (Planner: Lindsay A. Morgan)**

Lindsay Morgan, Planner II, presented Resolution 2017-31 to create the 46 Degrees North Fire System Rural Improvement District 2017-2. This second resolution for the preliminarily approved subdivision is for the maintenance of the fire protection improvements. DOWL has estimated the cost for funding said maintenance to be \$1,260 per year or \$25.20 per parcel.

Jason Sorenson, Casne & Associates, stated that the applicant is ready to move forward with this resolution.

No public comment was received.

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

**Resolution 2017-32 to Create the 46 Degrees North Rural Improvement District No. 2017-3. (Petitioner: Heller Development, LLC) (Planner: Lindsay A. Morgan)**

Lindsay Morgan, Planner II, presented Resolution 2017-32 to create the 46 Degrees North Parks Rural Improvement District 2017-3. This resolution is specific to the park that the developer is dedicating to the County. The general characteristic of maintenance for the dedicated park land is for improvements including but not limited to trail and access easement maintenance, mowing and weed control. DOWL Engineering has estimated the costs for the maintenance to be \$1,941.45 per year or \$38.83 per parcel per year.

Jason Sorenson, Casne & Associates, provided affirmation that the applicant is in full support of the RID and is ready to move forward.

No public comment was received.

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

**Final Plat, SIA, and Memorandum of Agreement - 46 Degrees North Subdivision - Phase I. (Applicant: Heller Development, LLC) (Planner: Lindsay A. Morgan)**

Lindsay Morgan, Planner II, presented the application for final approval of Phase I of the 46 Degrees North, a preliminarily approved subdivision that will create 4 c commercial lots, 45 single family residential lots, 1 parkland lot, and 1 wastewater utility lot. The property is located west of Interstate 15, east of Montana Avenue and south of Treasure State Acres subdivision. Preliminary approval of this subdivision was granted on March 25, 2016 subject to 26 conditions of approval. Staff has reviewed the conditions and has found that the applicant is in compliance with all 26 conditions of approval.

Ms. Morgan stated that the applicant is also requesting to enter into a Subdivision Improvements Agreement for Phase I with the County to financially guarantee the improvements for the subdivision. They have guaranteed all improvements at 100%. They have also requested to financially guarantee their off-site road exaction payment. This has been reviewed and approved by the County Attorney's Office.

Jason Sorenson, Casne & Associates, stated they are in full support with no objections to what has been presented today.

No public comment was received.

A motion was made by Commissioner McCormick to approve Final Plat of the 46 Degrees North Subdivision, the Subdivision Improvements Agreement and Memorandum of Agreement for Phase I. The motion was seconded by Commissioner Hunthausen. 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.**

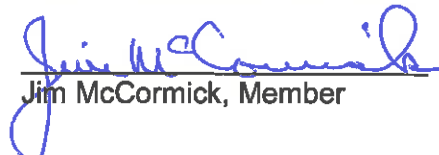
**Adjourn**

There being no further business, the meeting adjourned at 9:26 am.


LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS

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Susan Good Geise, Chair

  
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Andy Hunthausen, Vice-Chair

  
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Jim McCormick, Member

ATTEST:

  
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Paulette DeHart, Clerk of the Board