



PUBLIC MEETING

April 6, 2021
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Tuesday, April 6, 2021, at 9:00 AM in Commission Chambers, Room 330.

Roll Call

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

Commissioner Jim McCormick and Commissioner Tom Rolfe were present. Others attending all or a portion of the meeting included Roger Baltz, Nicho Hash, Peter Italiano, Greg McNally, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

There were no consent action items.

Resolution 2021-23 Revoking an Agricultural Covenant. (Greg McNally)

Greg McNally, Planner III, presented the resolution that would revoke an agricultural covenant on a 14.09-acre parcel. The Board of County Commissioners granted preliminary conditional approval on February 1, 2018 subject to three conditions of approval. All three conditions have been met. The property is located north of the boundary of Jefferson County along S. Hills Road.

The parcel was originally created on October 30, 1981, through the use of an agricultural exemption. This is a request by the property owner to place an exemption on their property when they create their property that says the property will be used specifically for agricultural use. This exemption is allowed in 76-3-207(1) (c) Montana Code Annotated. The current property owner requested the revocation of the agriculture covenant on November 13, 2017. The conditions of approval from February 1, 2018 required the property owner to request, receive, and complete subdivision approval and to prepare an approved survey documenting the agricultural covenant revocation; the property owner has completed everything. Staff recommends approval of the resolution.

No public comment was received.

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

Final Plat Application for the Wilkison Vista Estates Subdivision, SUBD2020-001. (Applicant: Wade Marcus Wilkison) (Planner: Greg McNally)

Greg McNally, Planner III, presented the final plat application of the proposed project, known as the Wilkison Vista Estate Subdivision. Preliminary plat approval was granted by the Board of County Commissioners on December 4, 2018 subject to 14 conditions of approval and all conditions have been met.

The project is related to the just approved revocation of the agricultural covenant. As part of the removal of the agricultural exemption, the applicant was required to go through subdivision review process and complete all the conditions of approval.

The applicant proposes to construct a single-family dwelling with a individual well and septic system. Direct access to the property is via S. Hills Road. There is a note that states there is a boundary line relocation shown on the plat, another exemption. The applicant found an error with the property lines with his neighbor; they have worked together to fix the error through this process in one single survey. Staff recommends approval of the final plat application.

Brief discussion occurred regarding the agricultural viability of the property and how it was determined that it is not extremely viable for agriculture use. The applicant is required to prepare a vegetation management plan and did proceed with some significant vegetation management to reduce fire risk.

No public comment was received.

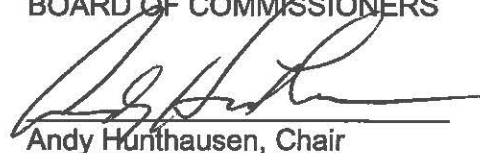
A motion to Approve was made by Commissioner Rolfe and seconded by Commissioner McCormick. The motion Passed on a 3-0 vote.

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 9:13 am.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Andy Hunthausen, Chair

Jim McCormick, Vice Chair


Tom Rolfe, Member

ATTEST:


Amy Reeves, Clerk of the Board