1. **CALL TO ORDER**
   
   **Commissioners Present:** Commissioner (Chair) Bill Carey, Commissioner Jean Curtiss, Commissioner Nicole Rowley
   
   **Staff Present:** Jamie Erbacher, CAPS

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC ANNOUNCEMENTS**
   
   None

4. **PUBLIC COMMENT**
   
   None

5. **ROUTINE ADMINISTRATIVE ACTIONS**
   
   Current Claims List ~ $4,571,603.59
   
   **Executive Session**
   
   Commissioner Curtiss made motion that the Board of County Commissioners approve the Current Claims List in the amount of $4,571,603.59. Commissioner Rowley second the motion. The motion carried a vote of 3-0.

6. **HEARING (Canceled)**
   
   Tim Donovan Floodplain Variance

7. **CONSIDERATIONS (Buildings for Lease or Rent)**
   
   a. 23178 Huson Road (Two Duplexes)
   
   Jamie Erbacher gave staff report and update showing PPT Presentation.
There are six (6) review criteria that the Commissioners have to base their approval off of. Those review criteria include:
~The compliance with buildings for lease or rent regulation and other regulations applicable with the property.
~Impacts to the physical environment and human population in the area.
~Water, waste water and solid waste facility.
~Access to the site.
~Available emergency, medical, fire protection and law enforcement services.
~Compliance with the floodplain regulations.

The proposal is for two (2) duplexes on each property. Access is going to be off Huson Road. It's going to be one shared approach; eventually George will be paving these approaches and driveways. There is one parking spot within each of the units, additional parking on site in the driveway behind it.

To ensure compliance with the physical environment and human population in the area, the floodplain administrator had made a comment that he's recommending elevation of the structure.

When the report was published, the condition that was recommended was to elevate that and then also provide pre and post elevation certificate. After talking with George, it sounds like he’s okay with that condition, however, he would like alternate language added to that just in case he’s able to provide topography to show that he’s above the base flood elevation. So I provided you additional comment from Todd Klietz, Floodplain Administrator; essentially what we are looking to do is to amend the recommended condition to include the following language. We would keep the condition as is, plus the additional language that states; “if the location for the proposed development was documented by a license surveyor or engineer to be naturally above the base flood elevation of 3,008 feet NAVD88, pre or post documents may be waived, provided a licensed surveyor or engineer documents on the proposed building plans that the lowest floor and all mechanical equipment, including duct work is two (2) feet above the base flood elevation. The crawl space is no lower than the 100 year elevation.” This is for the protection of the residents.

We did notify the neighbors surrounding the property within 300 feet. We did not receive any comments from any of those neighbors.

As far as water and waste water and soil facilities, the applicant has approval for a well on each lot. They are working to get a septic permit right now. Republic Services provides trash collection for this area.

As I noted before, the access is off Huson Road, which intersects the I-90 interchange. The applicant is proposing approximately a 100 foot driveway. With that, County Public Works has stated that they are going to require an approach permit. So that is a recommended condition as well. The other comments that Public Works made on this proposal is that they will be required to pull building, electrical and mechanical, plumbing, septic permits and a land use permit. So those recommended conditions of approval as well.
The Frenchtown Fire Department as well as the County Sheriff’s Office provides services to this area. The property is located outside of the 100 year floodplain, however, again we did have the comments from the Floodplain Administrator but that was more to protect the Public Health & Safety since it is located outside the floodplain. We are, as I mentioned, recommending approval of both of these buildings for lease or rent. Two (2) separate motions along with conditions of approval would need to be made, I’ve summarized both of these together but we will need to separate motion, along with conditions of approval.

Public Comment
None

Executive Session
Commissioner Curtiss made motion that the Board of County Commissioners approve with amendment to condition #4. Commissioner Rowley second the motion. The motion carried a vote of 3-0.

Commissioner Curtiss made motion that the Board of County Commissioners approve 23178 Huson Road based on the fact that there does not appear to be an attempt to evade subdivision review. Commissioner Rowley second the motion. The motion carried a vote of 3-0.

b. 23100 Huson Road (Two Duplexes)

Executive Session
Commissioner Rowley made motion that the Board of County Commissioners approve with amendment to condition #4. Commissioner Rowley second the motion. The motion carried a vote of 3-0.

Commissioner Rowley made motion that the Board of County Commissioners approve 2300 Huson Road based on the fact that there does not appear to be an attempt to evade subdivision review. Commissioner Curtiss second the motion. The motion carried a vote of 3-0.

8. OTHER BUSINESS
None

9. RECESS
Being no further business to come before the Board the Commissioners are in recess at 1:45.