

March 20, 2013

The Lincoln County Board of Commissioners met for a regular session on March 20, 2013, in the Eureka Annex of the Lincoln County Courthouse. Present are Commissioner Tony Berget, Commissioner Ron Downey and Commissioner Mike Cole. Executive Assistant Bill Bischoff and Clerk and Recorder Tammy Lauer had other meetings.

10:30 AM: Commissioner Berget **opened the meeting** with the Pledge of Allegiance.

10:30 AM: **Tracy McIntyre, TVID:** Tracy updated the commissioners on projects going on in the Eureka area. She also spoke to commissioners about extending city water and sewer to the fairgrounds.

12:00 PM: The commissioners attended the **Eureka Chamber of Commerce luncheon** where they spoke about the county.

1:30 PM: **The Ridge extension request** – Kristin presented the request from James & Carol Hurst to extend their preliminary plat approval period for a third time. She recommended approval, noting that most, if not all, of the improvements had been installed. Commissioner Berget noted that 3rd requests are uncommon and wanted to make sure they were treating it similarly to others. Commissioner Downey moved to extend the approval period. Commissioner Cole seconded for discussion. Commissioner Cole did not support extending the approval for a 3rd time just because the owner did not want to file the application now. Kristin suggested they were not obligated to extend it, but could propose a shorter time frame. Commissioner Cole offered to extend the approval for a period of 6 months rather than a year. Commissioner Downey accepted the friendly amendment to shorten the extension to 6th months. Motion passed.

1:40 PM: **Moonshine Mountain Hideaway Lot 3** – Kristin presented the project, which was a proposal for 3 cabins on Lot 3 off of Pinkham Creek Road in Eureka. The cabins were already placed without a permit. The property was owned by several Canadians. She recommended approval with several conditions including upgrades to the road, for which a variance from width and grade standards was granted in September 2012. The Planning Board recommended approval and added one condition. The owner of Lot 1 (Stephen Downing) was present and stated his concerns about the project, suggesting that it did not conform to the covenants. Kristin stated that she was fairly confident that no covenants were associated with the property that prohibited the additional dwellings, but she would double check. She deferred to the applicants representative, Brian Launius of EnviroTech who was in the audience. He stated he was not aware of any. Mr. Downing summarized his experience with purchasing his lot and that he was given papers that included a restriction on it. Commissioner Berget said Kristin would look into it and the commissioners would make a decision the next week.

2:00 PM: **Open Range Lot 3** – Kristin presented the proposal from the Whites (Tim and Ethel) to place 4 RV units on Lot 3 of Open Range off of Tetrault Lake Road in Eureka. She and the Planning Board recommended approval with a couple new conditions. Neighbors Jim & Lorilynn Perhay and DeWhite & Velma Treat voiced their concerns about the project and how it would impact their property values but not having permanent residences. Mr. Perhay recounted his experience with the Lot 4 owners who had received approval to do the same thing. He stated he was not interested in seeing north Lincoln County become one big RV Park. He wanted the commissioners to restrict the use to what was originally approved. Kristin explained the process of subdivision review and unless zoning is adopted property owners have the right to submit an application to propose development on their property provided any impacts created by it can be sufficiently mitigated. She said state law laid out the process pretty clearly for local governments and that the only way to regulate where RVs can be located or how they can be located is to adopt zoning. Commissioner Downey moved to approve, Commissioner Cole seconded, and Motion passed.

2:30 PM: **Montana Technical Solutions:** Todd Kolstad, CEO/Technical Consultant, gave a resume and spoke about his experience and skills. He would like to be the head of technology for Lincoln County.

3:30 PM: Karmen McKinney, Stormy Langston and Cookie Haidle stopped by during the day meeting to discuss issues concerning them however; they were all reminded that if they are not on the agenda, they cannot speak to the commissioners on the record.

4:00 PM: The **meeting was adjourned**.

6:00 PM: Commissioner Berget and Commissioner Downey attended the **Airport Board meeting** in Eureka. Commissioner Cole was ill and unable to attend.

LINCOLN COUNTY BOARD OF COMMISSIONERS

Tony Berget, Chairman

ATTEST: _____

Ron Downey, member