

LINCOLN COUNTY PLANNING BOARD

Meeting Minutes

March 20, 2011

1. 5:35 – Meeting Called to Order by Board Vice Chair, Paul

Present: *Matt Bowser, Bonny Peterson, Paul Tisher, Frank Dierman, John Damon*

Staff: *Kristin Smith*

Not Present: *Dave Johnson, Joe Kelly, Mark Romey, Ted Clarke*

2. Approval of Minutes – NONE READY.

3. Public Comment On Non-Agenda Planning Board Items

4. Agenda

a. Lakeshore Permit – Gauger/Dickey Lake Bible Camp (Dickey Lake)

Kristin presented the project which involved a plan to remove a structure that was on the water's edge and return the shore to natural vegetation. She recommended approval as it would appear to be a benefit to the lake. Bonny wanted to know if we provided a list of native species to plant. Kristin stated that we didn't, but that it was a good idea.

There was some discussion about the extent of the area that was going to be revegetated; that it appeared the sandy area where the building was located would simply be raked away from the lake.

There was some discussion about the posts that are in the water. Matt wanted to know if we could encourage the applicant to remove them.

Bonny moved to recommend approving the permit as recommended and adding a condition to remove the posts. Frank seconded. **Motion passed.**

John commented that the applications seemed to be lacking the FIRM Panel numbers. Kristin noted she would look at those more closely.

b. Lakeshore Permit – Steed/Sanguine (Glen Lake)

Kristin presented the project which is a plan to restore the bank that one of the easement holders had damaged in 2008. She briefly refreshed the Board on the issue associated with these owners and the easement and easement holders and the past applications by the easement holders.

The current application is to repair the bank and the submittal from the owners' engineer shows the extent of the work. There was a great deal of discussion on the boulders being placed, the tree, rootwad and how all of it will affect erosion. John noted there may be a discrepancy in where the property pins were being shown and how much of the area will be impacted. He also commented on the generality of erosion control measures. Discussion ensued about the steep bank and if nothing was done outside the 20' zone the impacts could be significant.

Frank suggested a condition encouraging erosion control outside the 20' zone.

Bonny moved to recommend approval of the permit with an addition conditional encouraging proactive erosion control outside of the 20' protection zone; as well as removal of the downed tree and root wad. Frank seconded. **Motion passed.**

c. Preliminary Plat Review – It's A View 2

John Damon recused himself from discussion as he represents the applicant on this project. Kristin presented the 4-lot subdivision located up on Highway 56 near Savage Lake. Bonny commented that it was a good application. Kristin noted that there were a handful of conditions, the most significant of which was upgrading the road. The project is surrounded by public or corporate timber lands and is in a small area of residential development.

Kristin's review of the project with respect to the statutory criteria determined minimal impacts associated with the project and recommended approval. She noted that the Fire Risk Evaluation assessed the site as low risk, but had a recommendation for an emergency access across a property that is no longer owned by the developer. In light of this information, the condition in the draft staff report on this issue would be struck.

Since there was no quorum, no official vote could be taken. The Board expressed satisfaction with the project.

Frank asked about wells and mixing zones and how they relate to adjacent properties. John explained that since the original subdivision happened before the change in law, the previously approved sites were still acceptable. Matt commented on the depth of the area wells.

5. Planning Department Report

Since Kristin had been on maternity leave there wasn't too much to report.

6. Planning Board Comments And Questions

Bonny asked about the notification to lakeshore property owners about permits. Kristin commented that she planned on sending it out in January, but decided that she didn't want to send it out and be on leave for the fall-out and phone calls. Frank added that people need to know that GLID is not the permitting authority for Glen Lake.

Kristin gave some background on the 2010 update to the regulations.

Bonny suggested that the County require people who violate regulations (i.e., Joe Purdy) be required to tell/educate a certain number of people (i.e., 10) about the regulations as part of their mitigation. She used the story of the FAA as an example.

Paul commented that he thought the Board was doing a good job with reviewing applications and that their role is to help facilitate the process.

Matt reminded Kristin about the letter of support for the Stimson conservation easement. He stated that TPL had received the Legacy funds to make the deal happen.

Paul asked if we'd been receiving applications for gravel pits. Kristin said yes, there were several in the works and said we were supposed to add a provision to the Growth Policy about sand and gravel. She said she had been dragging her feet because of the Natural Resource Plan, but that doesn't appear to have moved forward at all. She talked about the content of what an amendment might include and that she's been receiving calls from neighbors of proposed pits that are opposed to it. People are surprised when they find out

there's no regulations prohibiting pits unless a neighborhood wants to zone – that is the only legal tool available in a preventive manner. Paul also commented that when pits go in the ground as opposed to in a hillside there are groundwater issues that emerge. John said he thought there were some recent changes to regulating gravel pits in Kalispell. Kristin said they've been a big deal across the state for several years and communities are struggling with how to address them.

Frank asked if Kristin was still going to Eureka once a month to look at things. Kristin stated yes, but she hadn't been in a couple of months.

Bonny also brought up the Spier permit and its deadline in relation to the potential lakeshore regulation changes. Kristin said the Board needed to decide on moving forward with said changes.

7. Next Meeting: *April 17th (tentatively)*

8. 7:30 Meeting Adjourned