

LINCOLN COUNTY PLANNING BOARD

Meeting Minutes

October 16, 2012

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

Present: John Damon, Paul Tisher, Kirsten Holland, Mark Romey, Matt Bowser

Absent: John Rios, Dave Johnson, Bonny Peterson

Staff: Kristin Smith

Public: Jeff Goudreau and Marc Lehti from APEC Engineering, and 2 reps from Wilderness Club

**2. Approval of Minutes from September 18<sup>th</sup> – Kirsten moved to approve, Mark seconded. Motion passed.**

**3. Agenda**

**a. Preliminary Plat Review – Wilderness Club Phase IV PUD**

Kristin presented the project and staff report for the project. Wilderness Club was originally reviewed prior to the Planning Board's role in reviewing subdivisions. It is a multi-phase project with over 300 lots. There are new owners after a foreclosure and they are proposing some design changes to Phase IV that allow them to utilize the PUD process. A few of the roadways will be narrower than typically required, but the Fire Department supported the modifications with some conditions, which were reflected in the staff report. Additional conditions had to do with preserving riparian areas around Wilderness Lake.

Jeff Goudreau presented a new exhibit and suggested alternative language for the riparian buffer conditions. Marc Lehti introduced himself and the developers.

Mark Romey wanted to make sure the Fire Department's needs were being met. Both Kristin and Jeff stated they were.

Kirsten moved to approve the PUD with condition #10 amended to read:

*A 20' riparian buffer along the northwest half of Wilderness Lake as shown on the exhibit dated 10/16/12 shall be delineated on the face of the plat and identified as a "no build no alteration zone". One small area may be used for a floating dock access.*

The motion was seconded by Mark. Motion carried.

**b. Lakeshore Permit Review)**

**i. 404 Halo (Bull Lake)**

Kristin presented the application, which conformed to the Lakeshore Regulations. There was some discussion on the deck extension and how that fit into the regulations.

Kirsten moved to approve the permit with an additional condition that: "the deck extension must conform to the considerations in the Lakeshore Protection Regulations". Matt seconded. Motion carried.

**ii. Netherton (Bull Lake)**

Kristin presented the application. The staff report recommended the proposal be made to conform to the regulations. The applicant submitted a variance request after the staff report was issued. The variance request stated that the lake was shallow in the vicinity of the property and the dock needed to extend out far enough for a motorboat to use it.

The Board discussed the situation and how it might not live up to the criteria for granting a variance.

Matt moved to deny the variance request based on insufficient evidence of a hardship. Kirsten seconded the motion. The motion carried.

Mark moved to accept the staff report with the conditions as presented. John D. seconded. Motion carried.

**iii. Beal (Bull Lake)**

Kristin presented the application. The staff report recommended the proposal be made to conform to the regulations. The applicant submitted a variance request after the staff report was issued. The variance request stated that the lake was shallow in the vicinity of the property and the dock needed to extend out far enough for a motorboat to use it.

The Board discussed the situation and how it might not live up to the criteria for granting a variance.

Kirsten moved to deny the variance request based on insufficient evidence of a hardship. John D. seconded the motion. The motion carried.

Kirsten moved to accept the staff report with the conditions as presented. Mark seconded. Motion carried

**4. PLANNING DEPARTMENT REPORT**

Kristin stated that there would likely be a zoning district presented for review and the County Wildfire Prevention Plan update.

**5. PLANNING BOARD COMMENTS AND QUESTIONS**

**6. Next Meeting** – Due to Thanksgiving week the Board agreed to move the meeting to November 27<sup>th</sup>.

**7. 7:30 Meeting Adjourned**