

LINCOLN COUNTY PLANNING BOARD

Meeting Minutes

April 16, 2013

**1. 5:30 – Meeting Called to Order by Board Vice Chair, John Damon**

Present: *Kirsten Holland, Bonny Peterson, Mark Romey, Josh Letcher, John Damon*

Absent: *Paul Tisher, Matt Bowser, John Rios*

Staff: *Kristin Smith*

Public: *Frank Votapka, Byron Sanderson, Josh Lenderman, Don Carvey*

**2. Approval of Minutes** – No quorum of attendees from March; approval of minutes deferred. .

**3. Agenda**

**a. Subdivision Review – Kootenai Ridge Lot 3 (CyHawk Estates)**

*Kristin presented the project, which is proposed for 11 lots off of Othorp Lake Rd. southwest of Eureka. She noted it was a steeply sloped property adjacent to USFS property with a moderate fire risk rating due to topography, limited access and long cul-de-sacs. An approach permit would be required by the Eureka Road Department for access onto Othorp Lake Rd. She recommended approval with several conditions related to road construction and wildfire risk reduction based on the findings of fact.*

*Bonny asked what MUTCD stood for – Manual on Uniform Traffic Control Devices.*

*Mark asked Kristin about the wildlife provisions in the covenants to reduce conflicts. Kristin referred the Board to the section (#7 on page 2) in the proposed covenants.*

*Josh Lenderman asked about the provision in the covenants about turnaround areas for driveways and whether the standards would be the same as the subdivision regulations allowing for hammerheads.*

*Bonny asked whether they could limit the lots from further development.*

*Byron suggested that since the property is so broken with topography that it does not lend itself very easily to further subdivision.*

*Kirsten asked about how many lots require a secondary access. Kristin stated 30 lots.*

*Josh Lenderman asked about the condition related to metal culverts. Kristin stated that the revised subdivision regulations of 2010 require metal culverts to avoid plastic ones melting and collapsing roads, preventing access during a fire.*

Josh Lenderman asked about the condition related to maintenance of storm drainage for covenants. He asked if it could be added to the Road Maintenance Agreement. Kristin explained that each lot has an identified storm drainage area that will be approved by DEQ. She identified those areas on the sanitation submittal. She suggested the requirement could be in both places.

Kirsten moved to approve with conditions and findings of the subdivision report, adding provisions of condition #12f to Road Users Agreement; Mark seconded. With one member abstaining, there was not a quorum for an official vote. Four members voted in favor.

**Motion passed.**

#### **b. Subdivision Review – Hurricane Ranch III**

Kristin presented the project which is a continuation of development of the Hurricane Ranch property on Highway 37. The proposal is for 5 lots (re-dividing 2 of the existing lots) with one additional unit on a 6<sup>th</sup> lot. She noted several lots were very small and that such sizes were allowed by DEQ because there were going to be shared wells for several of them. The project is in an area of recreationally developed property – near Rexford and Mariner's Haven. She recommended approval with conditions.

Kirsten asked why the owner was dividing Lot 4 resulting in a lot that was .61 acres and not divide Lot 1b. Josh explained it was just the owner's plan to have a second home on Lot 1b.

John Damon asked Josh Lenderman to explain the road 288 issue. Josh stated that the judge ruled it was a county road, but did not specify a width of the easement.

[There was some discussion about access for neighboring properties and the status of County Road 288].

Bonny stated she did not like "cash-in-lieu" for parkland. Kirsten asked where such a small required area would be located. Bonny said in previous reviews the Board wanted to ensure that the public had access to public land.

Mark said parkland did not guarantee it was open to the public. Kristin stated that the parkland requirement, if land was dedicated, could be retained in common ownership for the people of the subdivision.

John asked if the county was even accepting "land dedicated to the public". Kristin said no, not as county-owned property.

She suggested different circumstances go into whether parkland or common area are designed into the subdivision or whether cash-in-lieu is appropriate. Things such as size of lots, proximity of other public lands and amount of required dedication.

Bonny asked if the wastewater system on Lot 1b would need to be upgraded to serve both. After some shuffling of papers, it was determined that both units would be sharing a well with Lot 1a and each unit would have individual septic systems.

Mark asked about the well on 3a that it looked like the protection zone was crossing other boundaries. Kristin noted that that well was already existing.

Bonny asked about the questions in the application checklist.

Mark asked if this was the first time Tim Thier had commented on subdivisions. Kristin said yes.

*Josh Letcher asked about driveway construction and who was responsible. Kristin reminded everyone that individual driveways were the responsibility of the property owners unless it is a shared driveway or an driveway easement is proposed to cross another property, then physical access must be completed to the lot prior to final plat. For projects with steep topography we typically require a cross-section to ensure that a driveway meeting the subdivision grade standards can be constructed to a suitable building site.*

*John asked about building sites on Lot 4 a, b & c. Josh Lenderman pointed out where the building sites would be located as shown on the plan.*

*Kirsten asked about Tim Thier's comments related to wildlife. Kristin said the existing covenants on the property already contained provisions.*

*Kirsten moved to approve with conditions as proposed by staff. Josh Letcher seconded. **Motion passed.** All in favor.*

### **c. Subdivision Review – Sophie Lake RV Park**

*Kristin presented the proposal which was for a 52-pad RV Park adjacent to Sophie Lake west of Eureka. A written comment was received immediately prior to the meeting – Kristin circulated and the Board read prior to the discussion.*

[RECORDER BATTERY DIED]

There was some discussion about garbage collection, disposal (bear proof containers?) and landfill capacity.

There was some discussion about the road upgrades and creek crossings and proposed RV Park rules. The Board discussed adding several conditions pertaining to these with particular attention to protecting the lake and keeping the rules visibly posted.

Josh moved to approve the proposal with the 4 additional conditions. Mark seconded. Motion passed with 4 in favor; Kirsten abstained.

#### **4. Planning Department Report**

Kristin said Blue Mountain RV Park was being reviewed by the commissioners the next day and noted that the county was still looking for a new Troy area representative.

#### **5. Planning Board Comments And Questions**

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#### **6. Next Meeting – May 21<sup>th</sup>**

#### **7. 7:30 – Meeting Adjourned**