

LINCOLN COUNTY PLANNING BOARD

Meeting Minutes

May 21, 2013

1. MEETING CALLED TO ORDER BY CHAIR

Present: *Mark Romey, Josh Letcher, John Damon, Paul Tisher, Matt Bowser*

Absent: *John Rios, Bonny Peterson, Kirsten Holland*

Staff: *Kristin Smith*

Public: None

2. APPROVAL OF MINUTES FROM MARCH 19TH & APRIL 16TH

Josh noted to correct 11 to 1.4 and change 1 million to 140,000 in the March minutes in reference to recreation on Lake Koocanusa. Mark wanted to see the specific conditions that the Board added to the Sophie Lake RV Park subdivision reflected in the April minutes. Minutes approved with corrections as noted.

3. PUBLIC COMMENT ON NON-AGENDA PLANNING BOARD ITEMS - NONE

4. AGENDA

a. Netherton Lakeshore Construction Permit (Bull Lake)

Kristin presented the straightforward application from Ed & Sharon Netherton to install a dock on their property. The Nethertons had applied for a dock permit last fall that did not meet the regulatory requirements for length. The Planning Board had rejected their request for a variance and recommended the Commissioners not grant a permit. As a result, the Nethertons pulled their application. This new request meets the minimum standards.

Mark asked if there were any regulations about slips. Kristin replied, No. Someone suggested the slip could be a whole separate dock attached to the first.

Kristin suggested that might be something the Board could look at when it makes changes to the Lakeshore Protection Regulations.

Mark moved to recommend approval; Josh seconded. **Motion carried**, none opposed.

b. Loon Lake/ Falconer Conservation Easement Review

Kristin reminded the Board that state law requires Planning Boards be given an opportunity to provide comment on any conservation easements prior to their execution between the parties. This one appeared to be a modification to an existing easement, altering the boundaries slightly for 2 separate easements held by 2 separate parties. Matt stated that it appeared to make sense. Others concurred.

c. Presentation – Zoning 101

Kristin gave a brief presentation on the basics of zoning, its origins, purpose, pitfalls and possibilities.

d. Discussion – RV Park zoning

Kristin asked if the Board had a chance to look over the ordinances she supplied from other locations governing RV Parks. She pulled up the County’s current provisions in the subdivision regulations governing RV parks for the Board to see on the screen. Josh asked if they could look at changes to the subdivision regulations as a starting point. Currently, the density limit [in Lincoln County] is 25 RVs per acre which is significantly more than any of the other places they looked at.

Kristin said that would be a good place to make some initial changes. She suggested the Board look at each of the zoning ordinances from different places around the country and identify provisions in them that they think would be appropriate for Lincoln County to address. She will compile them at the next meeting and summarize with recommendations at a subsequent meeting.

5. PLANNING DEPARTMENT REPORT

a. *Update on Subdivision decisions*

Kristin informed the Board that the Commissioners had approved Blue Mountain RV Park Subdivision and that the Sophie Lake RV Park Subdivision as well as Cyhawk Estates and Hurricane Ranch III would be on tomorrow’s agenda. She noted that there were a handful of comments on the Sophie Lake RV Park subdivision that had come in ahead of the public hearing and that likely there would be some changes to the conditions of approval based on those comments.

b. *TIF District in Eureka*

Kristin informed the board that the Eureka Rural Development Partners was considering asking the county commissioners to create a tax increment financing district for their industrial park on airport rd. Such a request would require zoning the property.

6. PLANNING BOARD COMMENTS AND QUESTIONS

7. NEXT MEETING: **June 18th**

8. 7:30 – Meeting Adjourned