

LINCOLN COUNTY PLANNING BOARD

Meeting Minutes

June 17, 2014

1. **MEETING CALLED TO ORDER**

The recording, provided by the previous planner Kristin Smith, did not specify the time the meeting started nor who was in attendance. (I can recognize the voices of Marky Romey, and Paul Tisher on the recording)

2. **APPROVAL OF MINUTES** *The recording, provided by the previous planner Kristin Smith, did not discuss this on the recording*

3. **PUBLIC COMMENT ON NON-AGENDA PLANNING BOARD ITEMS** – *The recording, provided by the previous planner Kristin Smith, did not discuss this on the recording*

[RECORDER BEGINS]

4. **AGENDA**

- a. **Lakeshore Permit – Deluca (Glen Lake)** - Buck Schermerhorn is representing Applicant Request to place a suspended deck (platform) and walkway at the edge of their Lake Access. (This was want extended from original application (Feb) and variance (May) so this is a modified application based on the previous meeting. (16x16 platform, with 4 posts to be pile driven, nothing in regs that talk about thus style for lakeshore regs but provides a less impact to the lake than previous application - KS Recommends approval with conditions (as specified in report) Buck agreed with the Conditions in the permit and client are happy with the changes. Questions were asked and answered about the size of the existing dock –

DECISION: Approve with Staff recommendations – Passed (unanimous)

b. **Lakeshore Permit – Halpenny (Glen Lake)**

KS describes the location of the project and is a proposal of a 60' rock wall & fire pit with photos of erosion (undercutting) from the applicant. KS goes over the drawing provided in the application with the planning board. She states however, it is still a rock wall, and that she doesn't think there is an erosion problem, despite the evidence, it's not happening to the whole 60' and her opinion is 60' is too big. She recommends reducing it in size to where the most concerns are, location of the trees, and including a vegetative buffer.

A woman (not identified) asked if the Halpenny's put the dock in or there when they bought the property – Buck said they've had the property for 10 yrs and put the dock in 7 yrs ago.

A man (not identified) asked about the flagstone fire pit whether or not that is was classified as a permanent structure w/l the lakeshore protection zone – Kristin pulled up the regs to verify that because she says they don't see many of this as a design; she showed the definitions on the screen – and said it can be open to interpretation.

Buck and the board discuss existing conditions, contours, and previous lakeshore construction around the shoreline (rock walls).

A woman (not identified) asked a question about the existing dock and since it wasn't permitted 7 yrs ago, should they require a permit for it and if so would it comply with current standards. Kristin said she didn't know because if all the "L" shapes (and it's a busy dock) –

Buck asked about the “grandfather” clause from the last amendment. KS said it only complies with permitted structures, therefore it wouldn’t be grandfathered.

Multiple board members offered up different design solutions mitigate their concerns.

Kirsten stated she had problems voting on this permit because of their unpermitted dock; Buck said that he is sure since 1976 when Lakeshore regs came about that possibly 90% of docks on this lake are not permitted. She is not sure there is a solution to this?

DECISION: Approve with Staff recommendations + the following planning board amendments: (1) change condition #2 size of rock wall size to max 60’ and add natural logs, rock, and vegetation on the lakeside as a buffer to wave action, (2) add a new condition (#10) to apply for a dock permit to bring existing dock up to current standards – Passed (5-1)

c. Lakeshore Permit – Buffett (Sophie Lake)

Kristin went through the staff report as well as indicating that a neighboring lot, within the same subdivision, was approved for a dock recently. The original app is for rock stairs and a dock (“T” shaped) which is not addressed in regs. Recommendation is for approval, based on the previous dock (within common area of subdivision) approved with separation. Purdy is representing the applicant. Bonnie is concerned about the “T” shape and how it would conform to regs; with the recommendations it will mitigate anything in standards. How do they get from the bottom of stairs to the dock; Purdy stated there is already existing gravel within the lakeshore and is stable enough when water is low.

DECISION: Approve with Staff recommendations – Passed (Unanimous)

d. Lakeshore Permit – Vredenburg (Dickey Lake)

Kristin went through the staff report of a concrete pad 4x2 and attach a ramp to the dock (the dock is existing). The board discussions the dimensions of what are proposed; Mike asked should something besides a concrete pad be considered? How deep is pad going to be; like anchors, etc...because concrete leaches? Another board member (not identified) talked about precedence settings of concrete pads. No applicant representative available to answer questions about concrete.

DECISION: TABLED until July meeting - waiting for clarification on measurements indicated for amount of concrete used. – Passed (Unanimous)

e. Lakeshore Permit – Foote (Middle Thompson)

Kristin went through the staff report, application & variance request for dock length due to shallow water and the difficulty to get out into the lake.

DECISION: Approve Variance and permit based on Staff recommendations – Passed (Unanimous)

f. Preliminary Plat Review – Wilderness Club Phase IV PUD Amendment

Kristin went through the staff report and a bit of history of the Wilderness Club subdivision from 2006 and all the changes and finished projects within. Ownership has changed a couple times and the new owners have new ideas and have come back with a modified proposal (Planned Unit Development). The new proposal is for attached housing with 3/4 unit clusters (townhomes). Board members asked various questions/clarifications pertaining to covenants, garage, garbage, etc... Rich Bondi, representative for the subdivision, answered the questions/concerns. Kristin read a couple of comments that came up during review about PUD design, narrower roads, etc... Local review agencies and planning staff have helped modify any changes that are non-standard to make sure they are mitigated properly. The representative updated the board on conversations they have had with reviewing agencies. Kristin stated that as they increase the units they will have to come back into review doer sanitation. The road crew would like to see some mitigation on Sophie lake road due to the large impact, but it needed to be done in 2006. But once they reach their threshold in units and have to come back on the County can look at those concerns.

DECISION: Approve with Staff recommendations – Passed (Unanimous)

5. PLANNING DEPARTMENT REPORT

Kristin had no reports. She did state that commissioner Downey turned in his resignation and they are soliciting interested parties. Kristin talked about MACo's presentation they did with subdivision rules for counties; 3 board members attend the training. Paul Tisher asked if the commissioners have decided about Kristin's replacement – she stated no not really but that they have floated a couple of ideas.

6. PLANNING BOARD COMMENTS AND QUESTIONS:

NONE

{RECORDING STOPPED}

7. NEXT MEETING:

8. Meeting Adjourned