

LINCOLN COUNTY PLANNING BOARD MINUTES

May 19, 2015 – 5:30pm | Lincoln County Courthouse – Libby

1. MEETING CALLED TO ORDER

5:30pm by Paul Tisher - All were in attendance except Mark Romey & Kirsten Holland; County Planner Lisa Oedewaldt was in attendance; Buck Schermerhorn & his client Mike Dever were in attendance, as were Jeff & Ardis Larson, representatives for Border Town PV Park.

2. APPROVAL OF MINUTES

December 2014 minutes with addition of the Conservation Email communications. Motion: Bonny Peterson | 2nd: Jody Peterson | Approved: Unanimously

3. PUBLIC COMMENT ON NON-AGENDA PLANNING BOARD ITEMS –

None

4. AGENDA ITEMS

a. LAKESHORE PERMIT (BULL LAKE) MILLER

Lisa went over the PowerPoint going over the description and the conditions of approval. Lisa read all of the comments from the agencies. Planning Board discussed the permit, comments, and regulations and agreed to approve with the recommendation from planning staff report. Motion: Michael Hobbs | 2nd: Bonny Peterson | Approved: Unanimously

b. LAKESHORE PERMIT (GLEN LAKE) DEVER

*Lisa went over the PowerPoint going over the description and the conditions of approval. Lisa read all of the comments from the agencies. Buck Schermerhorn, contractor for Dever, explained the project into more detail as to answer questions. Planning Board discussed the permit, comments, and regulations and agreed to approve with the recommendation from planning staff report. Motion: Bonny Peterson | 2nd: Michael Hobbs | Approved: 5-1
Lisa informed the contractor and client their application will go before the commissioner on 5/27 due to the full agenda already.*

c. BORDER TOWN RV PARK ESTATES REVIEW

Lisa went over the PowerPoint going over the description and the recommended conditions of approval. Bonny Peterson wanted to add conditions of shrub/brush buffer but it was discussed that until we have RV regulations it would be had to impose anything beyond the four (4) items under the current regs (Lisa read those 4 items). The representative (Larsen Eng.) indicated that the owner would like to upgrade the road more than proposed to a fully paved road. The board asked for clarification as the staff report indicates lots 2 & 3 or Blankers North and the proposed paperwork states Lots 1 & 2; Lisa showed the original plat. The representative also explained that the name is BORDER Town and not BORDER Town as application indicates (typo). Michael Hobbs asked for clarification on the existing utilities to the Engineer, and his questions were answered. Bonny didn't see anything in regards to barriers/buffers for the RV Park to surrounding areas. Lisa indicated you can always recommend

conditions to the approval but it was her opinion that it would be hard to justify such a condition without having regulations to back it up. Bonny was concerned that the intention of the RV Park wasn't for a Park but more for a 15 leased spots where people will live more than the summer months. Lisa explained that the developer has indicated that it is seasonal attendance; Like Permanent Spots – is a permanent RV park being created and people just come and go. Larsen Eng. said he didn't think the developer wanted full year round inhabitants and explained that DEQ and their flow requirements for RV's are seasonal flows and can't allow capacity for full time. Parking was discussed as 2 vehicles per space and there was listed an "overflow" parking area above the site in the "replacement" area for drainfield, and then flip when it needs to be used. Planning Board discussed the subdivision, comments, and regulations and agreed to approve with the recommendation from planning staff report. Motion: Jody Peterson | 2nd: Josh Letcher | Approved: Unanimously

d. REVIEW & COMMENTS OF THE DRAFT RV REGULATIONS

Lisa went over the changes/additions/definitions to the proposed RV Subdivision regulations she was asked to come up with. They went through all the sections and chose to keep the planning staff recommendation or change/deleted/added to the section. Josh Letcher brought up a couple points that if the regs don't mandate certain items, why are they being recommended for RV parks, it is still a subdivision. That opinion was agreed upon. It was also discussed that, under certain sections, the DEQ standards should be followed and we should be more stringent that was DEQ would allow; that opinion was also agreed upon.

Planning Board discussed the RV regulations, made changes and agreed to approve to send to the County Commissioners, with the recommended changes/additions. Motion: Jody Peterson | 2nd: Josh Letcher | Approved: Unanimously - Lisa will type it up and take it to the commissioners on 5/27 and if they like the changes, we will start the public hearings to get them adopted.

5. PLANNING DEPARTMENT REPORT

a. SENATE BILL 146 UPDATE

Lisa went over Senate Bill (SB) 146 which talks about federal and state agencies who comment on subdivisions must have scientific data to back up the comment.

b. BOARD MEMBER TERM RENEWALS & NOMINATIONS

Paul Tisher resigned as of tonight's meeting | John Damon agreed to another 2 years but not as Vice Chair | Mark Romey agreed to another 2 year term as a Conservation representative (via email) | Josh Letcher agreed to another 2 years | Kirsten Holland emailed Lisa before the meeting (5/19) that she would not renew her appointment. Lisa will have the commissioners sign the re-appointments and the clerk & recorder post for the 2 open positions. Be prepared to vote on chair/vice-chair at the next meeting.

6. PLANNING BOARD COMMENTS AND QUESTIONS

None

7. NEXT MEETING:

June 16th 5:30pm Libby Courthouse