

LINCOLN COUNTY PLANNING BOARD

AGENDA

February 16, 2010

1. **5:36PM** - Meeting called to order by the board president; Joe Kelly(JK)

In Attendance: Ted Andersen (TA), Charlie Newton (CN), Paul Tisher (PT), Mark Romey (MR), Heather Carvey (HC), Kristin Smith, Planning Director (KS) & Lisa Oedewaldt, Planner (LO)

Member of the Public – Aaron McConkey; APEC

Not In Attendance: Dave Johnson (DJ), Stew Briskin (SB) &, Ted Clarke (TC)

2. APPROVAL OF **JANUARY 19TH 2009** MINUTES – STAND APPROVED WITH CORRECTIONS
3. PUBLIC COMMENT: NON-AGENDA PLANNING BOARD ITEMS – **NONE**
4. **6:00PM** - AGENDA

- a. **Kiowa Hills Subdivision Review**

KS presented the staff report, summarizing key points of the project and recommended conditions of approval. **TA** brought up the concerns with the FRA and actually how much they can require. **CN** is concerned about how much the firewise is actually done. **KS** informed the board that the covenants are only as good as the homeowner's enforcement. **MR** brought up road issues in regards to turn-arounds, driving surface & plastic culverts. **TA** asked if there was a provision in the covenants to fund the maintenance of fuels reduction; **JK** said there was a provision of \$100 a year. **TA** wanted to know why the developer can't impose more money for firewise, reduction, etc... Aaron with APEC talked about the covenants and their formation and suggested that the dollar amount could be increased. **KS** recommends that the board add a condition to the covenants to provide something for future fire reduction. **KS** said it would go into the covenants and not necessarily be enforced. **PT** says that the section on greenbelts in the covenants contradicts the FRA and firewise treatment. **KS** said that the board could recommend striking that section.

MR wanted to discuss the wells and how/what restrictions there are for the sphere of influence on adjacent property. **KS**, with the aid of Aaron of APEC, gave a brief overview on the DEQ requirements for wells and their location. **CN** brought up the existing structures & outhouse. Aaron described the intentions of abandonment, etc... **CN** asked if anything had to be filled prior to final plat. **KS** told him that the developer will need to have DEQ approval prior to final plat.

Aaron had brought up some comments from the developer to bring up as discussion items:

1. Condition #2 which recommends changes to access for Lot 5, either coming off shared or off cul-de-sac and the logic of the placement.
2. Condition #12 which recommends the placement of phone utilities; and the consistency with each utility, which is different between electrical & phone, per

Interbel's recommendation. Requiring utilities is not in the regs, and why would there be a requirement that phone conduit be installed but not electrical service

The Planning Board discussed the subdivision and made the following recommendations:

1. **CN** made a motion, "Striking the Greenbelt Section from the covenants because it contradicts the recommendation of the FRA and the Firewise from the covenants." 2nd - **PT**
2. **TA** made a motion, "that the covenants address an assessment for cost of future fire protection of the draw/parkland area and the area of the 25' setback – 2nd – **CN**
3. **CN** made a motion, "as a condition of Ph 2 of Final Plat, the existing facilities on Lot 9 shall be abandoned – **PT** 2nd
4. **PT** made a motion to strike Condition #12 – **MR** 2nd

CN made a motion to recommend approval with the changes – **PT** 2nd

b. Amend Revised Bylaws

KS reviewed the changes to the Rules of Order and Bylaws that reflect the Board's previous discussions. There will now just be Bylaws that govern the Board and Robert's Rules of Order, by reference will be the method of conducting meetings – continuing with current practice. **CN** had a question about Board terms vs. Officer terms. **KS** explained the intention is to have overlap so that officers' terms are not completely coincidental with the board member's term. **JK** asked whether people thought the provision on absences could get abused. **PT** said that he thought it was helpful when **DJ** was on conference call. **TA** identified a couple of clerical errors. **KS** talked about appointing new officers if the board wanted to. **CN** stated he would not be here in March. **HC** asked what the annual work program was on page 4. **KS** said that the board and herself will outline what tasks to carry out for the coming year, based on the growth policy. **PT** brought up a correction that needed to be addressed in regards to a "quorum" and strike the work "physically" and replace with "... either physically or on the phone." **HC** questioned the order of conducting a public meeting for subdivision review. **KS** explained why it is necessary for a subdivision to be heard before comments are made, but said that the board can decide to change anything if deemed necessary. **TA** suggested addressing the GP quarterly or semi-annually. **CN** asked if the GP should be reviewed during a work session or in a public meeting. **KS** explained that the work sessions were done while the GP was being written and generally it would be done in a public meeting. **KS** recommended a change in language to #6, page 4 that "the board shall review the GP on a six (6) month basis and instruct the Planning Dept to carry out appropriate action items." Motion TA; 2nd **JK** – All in favor. **JK** requested a motion to adopt the by-laws with the discussed changes: **TA** made motion 2nd: **HC** – all were in favor: motion carried

5. PLANNING DEPARTMENT REPORT

KS reported that the Thompson Chain of Lakes Neighborhood Plan would be heard before the Board on March 16th. There was also discussion on the Board positions that were open and informed those whose terms were expired. **CN** and **TA** requested 1-year appointments so as to prevent the entire Board's terms from expiring at the same time. **KS** informed the board that she had put notice of their meetings in the papers at no cost. She also told them that it has almost been 1 yr since they met with BOCC, and maybe in April they would think about another joint meeting.

6. PLANNING BOARD COMMENTS AND QUESTIONS

HC stated that April was going to be a busy month for her to make an appearance to the BOCC. CN will be calling in for the March PB meeting. MR asked LO if the board needed a letter from the Conservation District about his continued service on the Planning Board.

7. NEXT MEETING:

March 16th 2010 @ 5:30pm - Libby - Commissioners Room

8. 7:52PM - MEETING ADJOURNED