



LAKE COUNTY PLANNING DEPARTMENT

106 FOURTH AVENUE EAST
POLSON, MT 59860-2175

PH: 406-883-7235 FAX: 406-883-7205
E-MAIL: planning@lakemt.gov

Date: July 3, 2012

To: Lake County Planning Board Members

From: Joel Nelson, Planning Director *JN*

Re: Second attempt at a proposed Vegetation Management section of the Lakeshore Protection Regulations' draft updates.

As you may recall, at the January and February meetings, the Planning Board reviewed a draft Vegetation Management section generated by staff, dated January 3, 2012. After a beneficial discussion regarding the draft, it was determined by staff that the draft section should be adjusted based on the discussions, and that the Board should then revisit a revised draft section. Attached is the second attempt at creating a draft Vegetation Management section. We have attempted to address the previous discussions & comments and rework the section in its entirety.

Much of the discussions in January and February was regarding what activities should and should not require permits. As you will see, this draft attempts to make allowances for activities without repeated permit requirements, and instead would allow for several exemptions and county review of initial Vegetation Management Plans that property owners can then implement in the future. This would be a new system that would need to then be built into the administrative portions of the regulations, and the Planning Department's fee schedule would also require revision to allow for the system. The staff also envisions a tiered permit classification system, somewhat similar to the existing system, which bases fees on costs of projects. However, the tiered system could be based more upon the type of activity and impact a project would have. Under such a system, a Vegetation Management Plan could be reviewed as part of the higher-class permit (even 2nd tier permits or higher), or a plan review fee could be submitted with a fee similar to a lowest-class permit. The particulars of such a system would need to be determined; for now it seems most beneficial for the Board to have a conceptual discussion of the ideas in the draft section that allow for certain vegetation-related activities: 1) with a permit, 2) with a county-approved management plan, or 3) with no county review.

There are surely many details in the attached draft that are not perfect, which is why staff hopes for a concept-based discussion with the idea that any rough edges can be smoothed out prior to adoption of any such section.

Finally, I would like to point out the importance of addressing vegetation management to some extent. With a typical allowance of $\pm 25\%$ of a 20' Lakeshore to be developed, the remaining $\pm 75\%$ (conceptually - this obviously varies with shorelines) of the Lakeshore is essentially what this section is intended to address. It is staff's belief that reasonable and beneficial language can be achieved.

Thank you for your time and efforts, and we'll see you Wednesday!