

LAKE COUNTY PLANNING BOARD
JUNE 8, 2005

Meeting Minutes

MEMBERS PRESENT: Steve Hughes, Lisa Dumontier, Fred Mueller, Jerry Winkley, John Fleming, Clarence Brazil, Ken Miller

STAFF PRESENT: Sue Shannon, Joel Nelson

John Fleming called the meeting to order at 7:00pm

Jerry Winkley moved to approve.

Ken Miller seconded.

Vote unanimous to approve minutes

BROWN MINOR

Sue Shannon presented the staff report and recommended conditional approval. Condition #13 needs to be amended with verbiage from page 20.

John Fleming wanted to locate the setbacks and Sue Shannon referred him to condition #5 which shows a 100' setback from agricultural properties.

Steve Hughes asked if the irrigation plan meeting had resulted in quicker response time and reminded that, in the preliminary reports, removing water rights is a long process.

Ken Miller wanted clarification on which lots were affected by the 100' setback. Discussion found that all lots were not affected.

Brian Byes got all the irrigation letters back yesterday from the FIP and will present the completions to the Commissioners. Carstens is trying to remove lot 1 water rights after preliminary approval because if division is not approved, the Browns wish to keep the water rights. John Fleming asked if conditional approval by the Commissioners was okay & Byes answered yes. Steve Hughes says get the form, fill it out, and keep it ready because you have to get three signatures.

The Brown's realtor states that the Browns are in their late 80s and need the money for retirement.

Steve Hughes asked if this is 20-acre density? General discussion ensued concerning surrounding densities.

Steve Hughes moved adoption with staff recommendations, Lisa Dumontier seconded.
Vote unanimous to approve.

RICE COMMERCIAL

Sue Shannon presented the staff report. She discussed Lumpry road access. Staff recommends approval with 14 conditions.

Fred Mueller made minor corrections to the staff report including #6 changing drain fields to stormwater management.

Marc Carstens stated that the stormwater – there's an oil/water separator that has been engineered but not shown on the plat. There is no proposal for lots 2 & 3.

Board discussed limiting access to Lumpry Road only and not Hwy 93.

Steve Hughes moved to adopt with the staff recommendations, Jerry Winkley seconded.

John Fleming asked if the Board wished to amend for shared access for lots 2 & 3?

Lisa Dumontier so moved, Ken Miller seconded. Steve Hughes discussed joint access, Ken Miller stated that the Board is keeping the same number of approaches. General discussion lead to an amendment vote of 5-2 for approval, Steve Hughes and Fred Mueller opposed.

John Fleming said the motion has been made. Someone called for the question.

Vote unanimous for approval.

OTHER BUSINESS

Welcome newest Planner, Joel Nelson. Board discussed the irrigation meeting from a month ago and the improvements. Steve Hughes said FIP should be requesting delivery point location and irrigable acreage for each lot.

Marc Carstens said that Carstens Surveying has been asking FIP to approve the whole irrigation plan and it wasn't working. He passed around a map of irrigation in Lake County where the dots are sprinkled and the other is flood irrigated.

Steve Hughes reported that FIP has been mapping using GPS and they expect to have all new maps in a year.

Marc Carstens thanked Steve Hughes for putting that meeting together.

John Fleming asked if there were any updates on density. Sue Shannon said the Commissioners Hearing is the 21st at 1:30pm. Board discussion concerned new map and speculation on Tribe's willingness to cooperate, precedent setting, 1-year review, and the 40-acre river corridor.

Jerry Winkley asked about addressing and Sue Shannon said it's pushed back until this fall. Sue Shannon suggested she would have information on the determination of house numbers at the next meeting.

Ken Miller moved to adjourn, Jerry Winkley seconded, vote unanimous.