

LAKE COUNTY PLANNING BOARD
October 12, 2005

Meeting Minutes

MEMBERS PRESENT: Bob Kormann, Steve Hughes, Fred Mueller, Jerry Winkley, Lisa Perry, Ken Miller, John Fleming

STAFF PRESENT: Sue Shannon, Joel Nelson,

Bob Kormann called the meeting to order at 7:02pm

Jerry Winkley moved to approve the September Meeting Minutes.

Ken Miller seconded.

Vote unanimous to approve minutes.

CHEFF MINOR

Joel Nelson presented the staff report and recommended conditional approval.

John Fleming suggested adding the road supervisor recommendations to the conditions and also adding “significant” to the phrase ‘natural environmental impact’.

The Board discussed density and further subdivision.

Jack Duffey requested clarification on the joint access road and the Board explained it to him.

Steve Hughes moved to approve with staff recommendations. Fred Meuli seconded.

Vote unanimous.

NATURALIST LANDING

Sue Shannon presented the staff report. She indicated that there were many outstanding issues to be addressed by the developer.

Jerry Winkley clarified the \$100/unit fire department donation.

Sue Shannon explained the Paradise Cove Condominiums and how they came into being.

John Fleming wanted to know about central boat/RV storage, road access, and road approaches. He suggested obtaining a permit from DOT as a condition of approval. He questioned the location of the parkland.

Marc Carstens discussed easements, water lines, and boring tests. He thinks the present parking lot will provide adequate guest parking.

Bob Kormann expressed concern that the incomplete subdivision application was submitted solely as a bargaining chip in negotiations for the sale of the property to the Tribe.

Ken Miller wanted more information on turnarounds, structure heights, and fire department concerns. He wanted to know if the developer was willing to provide sprinklers. Marc Carstens replied, "Last week he was."

Reann Campbell is a neighbor to the South and she said she is not negotiating with Barry Roose for any type of easement.

David Cottingham stated that the building heights could hinder his view.

Doug Wold represented the Yellow Bay Biological Station and he questioned Carstens concerning wetlands, impervious surface drainage, soil profile information, wetland determination, and buffers. Carstens will bring additional information to the November meeting. He reported that the dock idea has been abandoned because they can't obtain permits.

Leonard Two Teeth works for the Right-of-Way Department for the CS&K Tribes. He says the water lines were installed under trespass and BIA action is forthcoming. He said the high water mark is definitely established.

Eric Shallock, Tribal Forester, stated that most of the area proposed for building is in the wetlands. He questioned wetland setbacks and avoidance areas, and reported that the Hellroaring homeowners are appealing the DOT access decision as being substandard.

Bob Kormann asked Shallock for a list of homeowners and who he represents. Shallock said he would comply.

Kim Barta doesn't want condos in this rural area.

Doug Heald expressed opposition to the subdivision.

OTHER BUSINESS

Kootenai Lodge – Dave DeGrandpre asked the Board Members for their input concerning changes he would like to make to the Kootenai Lodge proposal. One-way roads, changing structure locations and usage.

Set-Aside Discussion/Dinner – all but Bob Kormann committed to attending.

Fred Mueller moved to adjourn. Ken Miller seconded. *Vote unanimous.*