

LAKE COUNTY PLANNING BOARD
September 14, 2005
Meeting Minutes

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

STAFF PRESENT: Joel Nelson, Sue Shannon, Pam Repnak

John Fleming called the meeting to order at 7:04pm

Jerry Winkley moved to approve the August Meeting Minutes with a change in the verbiage concerning his thoughts on the Big Hawk Subdivision roads. He wanted the correction to read that, "an attempt should be made to improve the steep section something short of full reconstruction." Fred Mueller seconded. *Vote Unanimous to approve the minutes as corrected.*

BIG HAWK

Sue Shannon orally presented the Staff Report and recommended conditional approval.

Ken Miller corrected #22 of the Staff Recommendations to Big Hawk Subdivision instead of Rollins Heights. He suggested a 30' restriction for building height.

Steve Hughes asked what pets were prohibited according to the Staff Report p.8, paragraph 3. Peter Strellinger reported it referred to fowl, pigs, goats, things like that. He further reported that no resource logging trucks would be going through this subdivision because the remainder parcel had been removed and was no longer a part of the subdivision. He stated that the County Commissioners, at a meeting earlier that day, had made a good point on firearms restrictions. He conceded that a 30' building height restriction was probably okay but would like to view the specific language before agreeing.

Dave DeGrandpre said he was comfortable with the conditions of approval and explained that the fire department's water supply tank would be buried in the right-of-way in the cul-de sac and that the fire department would fill and maintain it.

John Fleming wanted to know if home construction on lots 33-36 could be restricted to below the migration corridor and Peter Strellinger reported that there were building sites on either side of the corridor.

Dave DeGrandpre explained that the property was not really so steep except along the highway. He further reported that he had heard from the US Fish & Wildlife who seemed pleased with the corridors and covenants.

Jerry Brown said "hats off to the density". He wishes more developers would do as well. He questioned the water retention facility use and Ken Miller explained that it was for the fire department and was probably to be made of concrete.

Glen Stout is bordered on three sides by this project and expressed concern about the buyers knowing about the migration route, the duck bog and other natural environments on the subject property that should not be disturbed due to their ecological value. Strellinger said that they would be made aware through the purchasing process.

Chuck Rhode works for Stoltze Lumber Company and wants to know what is a vertical break-away gate? Ken Miller explained break-away gates. Mr. Rhode clarified that the easement road circles back to Stoltze property and they wanted a key. Ken Miller explained having a lengthy discussion with the fire department concerning the fire department's lack of enthusiasm concerning having keys to every gate. Mr. Rhode nodded his understanding and requested a spec sheet for the gate and more information.

Jerry Winkley moved to approve with staff recommendations. Bob Kormann added 30' height restriction and a maintenance agreement for assigning responsibility for the maintenance agreement for the fire department water tank. Winkley agreed to those two amendments to his motion to approve.

Fred Mueller seconded. *Vote unanimous.*

MUNSON

Sue Shannon presented the staff report to the Board and recommended conditional approval.

Jerry Winkley asked if there were a better picture available. He wondered if there needed to be a setback from the slope.

Bob Kormann asked for wildlife contact language to be included in the covenants and asked Munson if he would disallow fruit trees on the property.

Bob Munson addressed his bear issue but was reluctant to agree to eliminate fruit trees from his property. He was willing to provide bear notification to the next owner.

Jerry Winkley addressed the limited building area. Dave DeGrandpre replied that the value of the property is in the lake view, and that he was confident that zoning setbacks would not inhibit his client's ability to build on the property.

Discussion commenced on the setbacks, slope, and zoning regulations.

Steve Hughes moved to approve with staff recommendations. Jerry Winkley seconded. *Vote unanimous.*

STEPHENSON

Joel Nelson orally provided the staff report and recommended conditional approval.

Ken Miller asked if there were easements on file for the two driveways and Nelson answered no.

No questions were asked of Lillian Stephenson. Larry Myers, as the developer, stood ready to answer questions.

Sue Shannon added a condition of approval that a water rights indemnification statement would be added to the plat.

Fred Mueller moved to approve with staff recommendations. Ken Miller seconded. *Vote unanimous.*

KENNEY

Joel Nelson presented the staff report and recommended approval with conditions. Jerry Winkley and John Fleming discussed conditional approval with no further subdivision.

Ken Miller clarified that \$200.00 should go to the fire department because there were two lots.

Brett Burke stated that road travel will not significantly alter as the congregation is presently meeting across the road. He stated that the square footage of the building is 3500'.

Alan Sullinger wholeheartedly supports the staff recommendations and is an adjoining landowner.

Public comments received by the Planning Department after Board packets were mailed were distributed to the Board Members for review.

Jerry Winkley reported that Jack Meuli indicated to him that it should be approved if it meets the subdivision regulations.

Bob Kormann moved to accept the subdivision with the staff recommendations, recommendation #7 changed to \$200.00 and recommendation #12 provide for no further subdivision. Jerry Winkley seconded. *Vote unanimous.*

OTHER BUSINESS

Sue Shannon is trying to get a meeting together with the Montana Land Reliance and the Planning Board to discuss possible alternatives to density set-asides, and someone suggested including the County Commissioners.

The County Commissioners granted preliminary approval to Rollins Heights today and expressed that they were not happy with the firearm restrictions.

Kootenai Lodge owners applied to hook up to the Bigfork Sewer District but think they'll be denied and are exploring alternatives.

Steve Hughes requested the final version of the density map as well as a tribal ownership density map for comparison.

Fred Mueller moved to adjourn, Ken Miller seconded, *vote unanimous.*