

## OCTOBER 12, 2005

The Board of County Commissioners met for a regular session in the Lincoln County Courthouse at 9:00 a.m. with Members John Konzen, Rita R. Windom, Chairman Marianne B. Roose, and Clerk of the Board Coral M. Cummings present.

**9:00 A.M. EPA UPDATE:** Present were Jim Christiansen, Catherine LeCours, Mike Cirian, Ted Linnert, Max H. Dodson, and Peggy Churchill. Christiansen updated the Board about current projects in progress, budget, community involvement, public education, and projects planned for next year. Upcoming projects include clean-up work along HWY 37 and The Cabinet View Country Club. A methodical investigation at the Troy Mine is planned to precede a clean-up plan. Christiansen said currently the focus for the next few months is to work on the Record of Decision (ROD). The ROD is a decision document that sets forth the final clean-up plan. Christiansen said active public involvement is vitally important in the process for creating the ROD. Christiansen said the aim is for December or early January to have the proposed clean-up plan out to the public. Commissioner Konzen asked Christiansen about how EPA plans to release information to the public and thanked the group for sharing its ideas and views.

**10:30 A.M. SUBDIVISION ROAD DISCUSSION:** Present were County Planner Ken Peterson, Joe Purdy, and Rick Vredenburg. Vredenburg and Purdy expressed to the Board that their main concern is about the 60' easement requirement. Purdy and Vredenburg feel the 60' requirement will stop a lot of development and drive costs up. This deters affordable housing for the people of our communities. Commissioner Windom commented that as long as legislature changes, subdivision and road regulations will always be changing. Vredenburg asked about a situational approach to subdivision regulations and requirements. Chairman Roose said that structure is necessary, and doesn't feel looking at each subdivision individually is possible. There must be common guidelines, but developers can ask for variances.

A brief discussion took place about utility easements for underground and overhead lines. Peterson said that all new city and subdivision roads will be required to have 60' easements.

### **11:30 A.M. ED LEVERT RE: WILDLAND FIRE PLAN UPDATE:**

Levert presented the Board with a plan for Fire and Fuels Mitigation Treatment that he has been working on. This plan would take the liability off of homeowners should a fire develop from a residential property. Other counties have developed this plan which has properties evaluated and certified.

### **1:30 P.M. KEN PETERSON, COUNTY PLANNER:**

Subdivisions presented for approval:

**Cold Comfort Farm:** A 2 lot minor in a portion of the NW¼, Sec. 8, T35N, R27W. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Tams Views:** Lot 2, Tooley Lake Meadows and Lot 2 Tooley Lake Meadows II, in the SE<sup>1</sup>/<sub>4</sub>, SE<sup>1</sup>/<sub>4</sub>, Sec. 23, T37N, R28W. **MOTION** by Commissioner Windom to approve with corrections as noted by County Planner. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Anglers Rest Lot 1:** In a portion of the SW<sup>1</sup>/<sub>4</sub>, Sec. 17, T30N, R33W. Access road does not show going all the way to Lot 1 on plat map. **MOTION** by Commissioner Konzen to approve with clarification of road access to Lot 1. Second by Commissioner Windom, so ordered upon consensus of the Board.

**Mirror Lake:** A portion of the SE<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>, Sec. 32, T34N, R34W. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Lago Vista Subdivision:** A portion of the W<sup>1</sup>/<sub>2</sub>, Sec. 17, T30N, R33W. **MOTION** by Commissioner Konzen to approve subject to Planning Department recommendations. Second by Commissioner Windom, so ordered upon consensus of the Board.

**Rancho Via Arroyo:** In the SE<sup>1</sup>/<sub>4</sub>, Sec. 6, T36N, R27W. **MOTION** by Commissioner Konzen to approve subject to Planning Department recommendations. Second by Commissioner Windom, so ordered upon consensus of the Board.

**Warland Subdivision:** In the NW<sup>1</sup>/<sub>4</sub>, Sec. 26, T36N, R28W. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**The Hills Subdivision:** A portion of Sec. 7, T36N, R26W. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Lupine Ridge Subdivision:** In the NE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>, Sec. 22, T36N, R27W. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Meadow Springs Unit No. 1 Subdivision:** In the NE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>, Sec. 31, T35N, R26W. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Airport Estates East:** The N½, Sec. 14, T37N, R27W. **MOTION** by Commissioner Konzen to approve subject to Planning Department recommendations. Second by Commissioner Windom, so ordered upon consensus of the Board.

**Gopher Inn Flats:** In the SW¼, SE¼, NE¼, Sec. 35, T30N, R31W. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Lot 1A Susan's Retreat:** In a portion of the NE¼, Sec. 26, T37N, R28W. **MOTION** by Commissioner Konzen to approve subject to Planning Department recommendations. Second by Commissioner Windom, so ordered upon consensus of the Board.

**Treasure Mountain View:** In the S½, NE¼, SW¼, SE¼, Sec. 35, T30N, R31W. **MOTION** by Commissioner Konzen to approve subject to Planning Department recommendations. Second by Commissioner Windom, so ordered upon consensus of the Board.

**Fairway Terrace (Amended Lot 4 Camp View Subdivision):** Lot 4 Camp View Subdivision, in a portion of Sec. 5, T29N, R33W. **MOTION** by Commissioner Konzen to approve subject to Planning Department recommendations. Second by Commissioner Windom, so ordered upon consensus of the Board.

**Porcupine Subdivision:** A portion of Sec. 29, T30N, R33W. Dust abatement issue needs to be reviewed. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Kootenai Valley Estates:** A portion of Gov't Lot1, Sec. 35, T32N, R34W. It was discussed to request a dry hydrant access or access to the river for the public. **MOTION** by Commissioner Windom to approve subject to Planning Department recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

Subdivisions presented for review:

- Kennedy Gulch Subdivision

### OCTOBER 12, 2005 CONTINUED

**LARRY SVERDRUP: RE: COURT ORDER SPLIT:** After reviewing a request for a court order split submitted for approval by Sverdrup on behalf of Marie Vredenburg and Robert

Beasley, a **MOTION** was made by Commissioner Windom to deny request. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**KOOTENAI SURVEYORS, INC. RE: REQUEST FOR VARIANCE:** Request submitted by Brett McCully for a waiver of the 3x length to width ratio on Rich-Knight Subdivision was denied. **MOTION** by Commissioner Konzen to deny request submitted by Brett McCully. Second by Commissioner Windom, so ordered upon consensus of the Board.

**2:30 P.M. KEN BOYD: RE: COURTHOUSE STREET LIGHTING PROJECT:** After a brief discussion a **MOTION** was made by Commissioner Konzen to approve and move forward with the Courthouse Street Lighting Project. Approximate cost is \$20,000.

**2:45 P.M. TROY BRIDGE APPROACH ROADWAY WIDENING PROJECT:** After reviewing bids submitted by Noble Excavating, Inc., Pumco, Inc., and Nelcon, Inc., a **MOTION** was made by Commissioner Konzen to accept the bid submitted from Noble Excavating, Inc., in the amount of : Base Bid - \$161,737.50 / Alternate Bid - \$9,755.00. Second by Commissioner Windom, so ordered upon consensus of the Board.

**BOARD APPOINTMENTS:** The Board unanimously agreed to appoint Deanise Killingsworth to the Troy T.V. District and Lake Creek T.V. District Board. Killingsworth will replace Bob Gambill who resigned April 29, 2005.

**BOARD APPROVED CERTIFICATES OF SURVEY & PLATS FOR RECORDING:**

C. of S. in Sec. 17, T34N, R34W for Davy/Thompson.

C. of S. in Sec. 8, T31N, R29W for Plum Creek Timber Company.

Amended Subdivision Plat of Eureka 2<sup>nd</sup> Addition in Sec.14, T36N, R27W for Rocker.

Routine business completed the day and the Board adjourned at 4:00 p.m.

**BOARD OF COMMISSIONERS**

**LINCOLN COUNTY**

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**Chairman of the Board**

**Marianne B. Roose,**

**ATTEST:** \_\_\_\_\_

**Coral M. Cummings, Clerk & Recorder**