

OCTOBER 10, 2006

CONTINUATION OF OCTOBER 2ND PUBLIC HEARING ON SUBDIVISION REGULATIONS

5:30 P.M. Meeting opened by Chairman Roose and conducted by County Planner Mary Klinkam.

Mike Ness asked questions about the planning fees, including weed fees, and costs for weed inspections. Ness recommended costs for weed inspections be covered. Ness asked if there is any decision to create a Homeowner's Association. Klinkam said the Weed Board has specifically requested this and explained the contract to be developed between homeowners, developers and the Weed Dept.

Patty Jenkins complained about not knowing about these meetings. Klinkam said these Public Hearings have been advertised in three different newspapers. Bill Donnelly suggested meetings in the Montana Trader Newspaper.

Peggy Butts questioned pages 60 & 61 pertaining to irrigation easements. Butts expressed concern about people building homes against ditches. Klinkam asked for specific notes on this.

Elzora Cook asked for Maedje to speak. Maedje is the legislative representative to Planning Boards. Maedje pointed out what he felt were discrepancies. Maedje said he does not think the regulations for division of land or family transfers will pass the law. Law 76-1-601-4A on growth policy allows a neighborhood plan and a small separate planning Board can be created. Maedje spoke of his knowledge of subdivisions and said he had spent six hours with attorneys in Helena on this matter. Belski pointed out there is a lot of information to talk about in this document, and asked what is going to be required to get a plat through. Belski said family transfers are more stringent than state regulations and felt this will restrict development.

Dawn Marquardt said she has issues with exemptions, family transfers and remainders, and felt the whole section on exemptions should be looked at more closely. Marquardt said she has a problem with 60' right-of-way's, and a variance is almost impossible to get, and felt 24' roads are too wide. Marquardt also expressed issues with fees. Ryan expressed issues with some 40' easements that bottle down to 16' & 20' county roads. Jack Higle asked to what degree is an engineer used pertaining to design and drainage.

A pamphlet was submitted by Marquardt Surveying, Inc. with comments on the Proposed Lincoln County Subdivision Regulations.

The Lincoln County Subdivision Noxious Weed Policy was submitted to the Board.

Road Naming Guidelines was submitted by GEO Comm (an-integrated mapping & communications company).

Letter from Andrew Belski, GEO Comm was submitted to the Board.

Letters from Rick Vredenburg, and Dave Rogers were read at this time.

LINCOLN COUNTY BOARD OF COMMISSIONERS

the Board

Marianne B. Roose, Chairman of

ATTEST: _____

Coral M. Cummings, Clerk & Recorder