

**Lincoln County Planning and Zoning Committee  
Thursday, March 13, 2014 at 2:30 p.m.  
Lincoln County Service Center, Meeting Room 156**

1. Call Meeting to Order - Meeting was called to order by Vice Chairman Bailey at 2:45 p.m. in meeting room 156 in the Lincoln County Service Center. Members present: Bailey, Nelson, Pike & Rusch, along with Diane Wessel; Land Services Administrator, Dan Bowers; Zoning Program Manager; June Winters; Program Assistant and 5 others. Chairman Saal will be late & arrived at 2:55 p.m.
2. Approval of the February 13, 2014 meeting minutes – Motion by Nelson, seconded by Rusch to approve the February 13, 2014 minutes as written. Motion carried all ayes.
3. Public Comment – There was no public comment
4. 2:30 p.m. Public Hearing – At 2:46 p.m. the Public Hearing was called to order. Hearing was held on the items listed in the notice. Vice-Chairman Bailey explained the rules of conduct for public hearings and introduced the Committee members.

Because items 1 & 2 are for the same property testimony will be taken for both concurrently.

**COMPREHENSIVE PLAN AMENDMENT**

1. A request by Sean DeBels to amend the Lincoln County Comprehensive Plan Map from Rural Lands to Private Recreation to allow for a golf driving range. The property, comprising approximately 10 acres, is located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 25, T35N-R6E, in the Town of Bradley, access is provided off of Echo Valley Road. The tax parcel number is 04.253506.008.002.00.00.

**PETITION FOR REZONING**

2. A request by Sean DeBels to rezone approximately 10 acres from Rural Lands 4 to a Recreation zoning district to allow for a golf driving range. The property is located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 25, T35N-R6E, in the Town of Bradley, access is provided off of Echo Valley Road. The tax parcel number is 04.253506.008.002.00.00.

Bradd Bucks was present to support the request & represent Sean DeBels. He explained the request and said that they have obtained approvals from the Town of Bradley. Bowers asked Bucks' interest in the request. Bucks clarified that he & his wife Mary own the adjacent golf course. DeBels is his step-son and they will be giving access through their property to access the driving range that DeBels would own. Bowers said that details will be addressed in a Conditional Use hearing for the driving range providing the rezone is approved. Bowers did however mention that they had discussed leaving a buffer of 3 rows of trees on the side not adjacent to the golf course. Bucks confirmed that they would leave that at a minimum and probably more.

Harry Gladwin, Town of Bradley Plan Commission member, was present to say that the Plan Commission & Town Board had approved this request. He stated that February 10, 2014 the request received initial Town Board approval subject to the outcome of the public hearing to be scheduled on March 10<sup>th</sup> at which there was no opposition and was subsequently approved at the Town Board meeting on that same date.

Vice-Chairman Bailey read into the record the approval from The Town of Bradley's Town Board meeting on March 10, 2014.

Vice-Chairman Bailey called for any other proponents or opponents of the request and there were none. Vice-Chairman Bailey closed the public hearing for the DeBels Comprehensive Plan Amendment & Rezone request. Bowers added that the staff is recommending approval for both requests and that if approved by County Board, would still require a Conditional Use Permit be granted for the driving range itself.

Motion by Pike, seconded by Nelson to APPROVE the Comprehensive Plan Amendment & Rezone request and forward to the County Board for the March 18, 2014 meeting. Motion carried 4-0.

5. 2013 Budget Modifications – Diane Wessel explained that these budget modifications are to bring line items back into balance.

Motion by Bailey, seconded by Nelson to approve the Budget Modifications as presented and forward to the Finance Department. Motion carried all ayes. Committee members signed the Budget Modification paperwork.

Chairman Saal arrived at 2:55 p.m., apologized for being late and took over as Chair.

6. 2014 Budget Carryover Request – Wessel explained the need for the carryover. It is for the Shoreland account and the monies will be carried over to cover the cost of a publication that staff is currently working on.

Motion by Rusch, seconded by Pike to approve the budget carryover as presented. Motion carried all ayes.

7. Department Report - The Committee reviewed & discussed some of the items on the Compliance report.

The Committee reviewed the financial report and put it on file. Saal commented on the Zoning funding based so much on permit fees.

8. Confirm next meeting/public hearing date – April 10, 2014 – Confirmed. Meeting will be at 2:30 p.m.

9. Adjourn - Motion by Nelson, seconded by Pike to adjourn at 3:04 p.m. Motion carried all ayes.

Minutes prepared by June Winters