

Date: April 14, 2005

To: Lake County Commissioners

From: Sean Conrad  
Lake County Planning Department

Re: Kootenai Lodge Subdivision

As I indicated in your report the Planning Board recommended conditional approval of the subdivision on a 5 to 4 vote. Members of the Planning Board wanted you to be aware of the other density proposals that failed prior to the one recommended to you. These were as follows:

John Flemming proposed 29 dwelling units be allowed on the property. John felt that the public health and safety issues regarding the increase in boat traffic the proposed subdivision would create were to significant at 57. Given the unique characteristics of the lake in this particular area, it is very shallow in some spots and narrow, a decrease in the density would help to mitigate impacts to public safety as less dwelling units would mean less boats would be used in this area of the lake. He arrived at 29 dwelling units by using a density of 1.4 acres per dwelling unit on the project site. He did not feel any density bonuses should be allowed as the development was not clustered and no significant open spaces were provided. By allowing 29 dwelling units the density would be more in line with the surrounding area and the average amount of lake/river frontage would be at 80 feet per dwelling, which again is more in line with the existing lake frontage along Swan Lake. In contrast, 57 dwelling units provide an average of 42 feet of lake/river frontage per dwelling unit. This proposal failed on a vote of 3 for and 6 against.

Jerry Winkley proposed 48 dwelling units to allow for less crowding on the land and provide an adequate buffer along the road. This motion failed on a vote of 4 for and 5 against.

The recommended density from the Planning Board was 57 on a vote of 5 for and 4 against. During discussion of the motion to approve, Bob Kormann had strong feelings regarding the proposed 57 units. Bob felt that he could not vote for a subdivision with such a high density because the additional boat traffic on this portion of the lake would create a significant impact to public safety and voted against the motion.

There were a number of neighbors who spoke in opposition of the project and a summary of their concerns are as follows:

Density of the subdivision

Number of boat docks to high- some speakers suggested a maximum of 12

Proposed off site sewer facility inconsistent with the Ridge covenants

High water mark along Swan Lake is incorrect as shown on the preliminary plat

Scenic views and open spaces along the lake and river

Lighting needs to be side shielded and directed downward

Law enforcement- the proposal would put a further strain on the Sheriff's Office