

**PLANNING COMMISSION  
MINUTES  
Meeting of June 6, 2019  
Lincoln County Conference Room**

Attendees

Bruce Tanner, Chairman  
Roy Butler, Co-Chair  
Grady Reavis, Secretary  
Charles Hunter  
Nancy Harris, Director  
Michele Rutledge, Admin. Asst.

Tony Brown  
Amanda Pigg  
Sam Jennings  
Mike Hyde

Absent

Sue Welch  
Tom Ward  
Jeff Parker

Other Attendees

Jamie Tipton  
Eric Berngruber  
Dietmar Berngruber  
Ursula Berngruber  
Knox Smith  
Keith Bigham

Chairman Tanner called the meeting to order at 6:00 PM.

**ROLL CALL**

Michele Rutledge conducted a roll call; 8 present, 3 absent.

**MINUTES OF PREVIOUS MEETING**

Tony Brown moved to approve the minutes of May 2, 2019 as submitted. Second offered by Charles Hunter. **Call for vote, unanimously approved.**

**OLD BUSINESS**

Director Harris opened discussion regarding Subdivision Regulation Art IV, Section 4-106 (2) - Water Facilities. The distance for minor subdivisions to connect to public water was previously recommended at 500 ft. The burden of cost exceeded reasonable acceptance with the commission discussing alternatives. Tony Brown made a motion to require Minor Subdivisions (less than 5 lots) within 100 ft. to connect to public water. Second provided by Charles Hunter. **Call for vote, unanimously approved.**

In keeping with LCBPU policy that all Major Subdivisions must connect to public water, Charles Hunter made a motion to require all Major Subdivisions to connect to public water. Second offered by Amanda Pigg. **Call for vote, unanimously approved.**

A Public Hearing will be scheduled prior to opening of the July 11<sup>th</sup> PC meeting.

**NEW BUSINESS**

1. Elk Valley Crossfit – Construction Plan

Ursula Berngruber, owner of Elk Valley Crossfit, supplied construction plans for the PC. During the January PC meeting, Ms. Berngruber was offered a promissory approval to grant a 5 year waiver to pave her parking lot. Ms. Berngruber stated the option would no longer be necessary and they would pave the parking as required. Tony Brown made a motion to approve the Construction Plan. Second was offered by Amanda Pigg. **Call for vote, unanimously approved.**

2. Rezoning Request – Keith Bigham - Limestone Rd & Wells Lee Rd

Director Harris read the staff report to the PC pertaining to the rezoning request from A-1 to A-2. Charles Hunter made motion to send request to County Commissioners, Secretary Reavis seconded. **Call for vote, unanimously approved.**

3. Amend Zoning Resolution Art. VII, Sec. 7.030 (H) – Building Codes Adopted

Director Harris presented a staff report requesting to amend Lincoln County Zoning Resolution 2018 International Residential Code, Chapter 4- Foundations, Section R403.1.3 Footing and Stem Wall Reinforcing in Seismic Design Categories D0, D1, D2. To include Seismic Design Area B allowing rebar and metal fiber in footings. Amendment would remove 2018 International Energy Efficiency Tables:

N1102.1.2 Insulation and Fenestration Requirements by Component

N1102.1.4 Equivalent U-Factors

N1102.2.6 Steel-Frame Ceilings, Wall and Floor Insulation R-Values

And replace with 2009 International Energy Efficiency Tables:

N1102.1 Insulation and Fenestration Requirements by Component

N1102.1.2 Equivalent U-Factors

N1102.2.5 Steel-Frame Ceilings, Wall and Floor Insulation R-Values

Tony Brown made a motion to approve. Mike Hyde seconded. **Call for vote, unanimously approved.**

4. Property Maintenance

Director Harris presented a draft for property maintenance. Chairman Tanner made motion to send to CC as written. Co-Chair Butler seconded. **Call for vote, unanimously approved.**

**REPORTS OF OFFICERS and COMMITTEES**

Commercial Construction Approvals – Zoning Res. Art. II, Sec. 2.080 vs Sub Reg., Art. V, Sec. 5-103.

Director Harris discussed the difference between Zoning Resolution and Subdivision Regulations and the effects on Residential and Commercial. Charles Hunter made a motion to exclude commercial buildings from our Subdivision Regulation guidelines and allow them to go by our Zoning Resolution guidelines. Seconded by Amanda Pigg. **Call for vote, unanimously approved.**

**PUBLIC BUSINESS**

There was none.

**ADJOURN**

With no further business, Mike Hyde moved to adjourn, second offered by Charles Hunter.  
Meeting adjourned at 7:17 PM.

Information:


There were a total of 19 building permits issued in May.  
Total fees collected \$ 9,004.43



Bruce Tanner, Chairman



Date



Grady Reavis, Secretary

*Minutes unofficial until voted on and signed*