

LINCOLN COUNTY PLANNING BOARD MINUTES

TUESDAY, NOVEMBER 20, 2018 – 5:00PM

LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

1. MEETING CALLED TO ORDER: 5:20PM

2. BOARD MEMBERS PRESENT:

Michael Hobbs, Chair

John Damon

Kenny Rayome, Jr

Ernie Anderson

Kate Arpin

Josh Letcher

Laura Garner

STAFF: Jake Mertes, Environmental Health & Planning; Kristin Smith, KMR Consulting
Public & Developers: Brett McCully, Wayne Hirst, Byron Sanderson, KSI

3. **NON-AGENDA PLANNING BOARD ITEMS:**

- Review of current membership. Planning Board still has three vacancies. Two open seats in Eureka District and one open seat in the Libby District.
- Kristin discussed the current status of the CDBG grant and the Lincoln County Growth Policy updates. An RFP has been issued and a consultant will be selected soon.
- Chairman Hobbs raised questions about the changes to the subdivision regulations. He asked that planning staff find out where in the process the updated regulations are and have an update at the next meeting. Kristin suggested waiting until the growth policy was updated to submit those changes to the commissioners.

4. **AGENDA**

- **Little Bear Subdivision**

Jake presented the project to the Board as a 12 lot major subdivision in the Troy District. After review and discussion, Mr. Damon raised a question about condition #15 (SID waiver) from the original staff report, due to the fact that the only public road in question was State Highway 2. Josh moved to remove it and Kenny seconded. Motion carried.

Chairman Hobbs noted that the preliminary plat showed 2 well and homesites on Lot 12. The applicant's representative noted that was an oversight as an earlier version included 13 lots. Only one homesite is proposed, but they were not sure which one yet. Kenny moved to limit the home and well-site to 1 on Lot 12. Ernie seconded. Motion carried.

Some concern with the pedestrian walkway and who would be responsible for it led to the board discussing a condition be added stating that the pedestrian walkway be constructed and maintained collectively by all lot owners. Kenny made the motion and Ernie seconded. The motion passed. There was further discussion about controlling dust on the private roads and it was noted that there was nothing specific in the road maintenance agreement. Ernie moved to add, "including dust control" to amend condition #4 governing the maintenance of the internal roads. Kenny seconded the motion and it passed. Kenny moved to recommend approval of

Little Bear Subdivision with 17 conditions of approval, and as amended. Josh seconded. Motion was approved.

- **McMillian Bluff Subdivision**

Chairman Hobbs began by addressing the two letters of concern provided by planning staff that were received from Mr. Bergeroos and Mr. Benson who are adjacent property owners. It was determined that concerns would be addressd by DEQ or that items such as types of residences (stick built, RV, modular) were beyond the scope of influence of the planning board.

Kristin presented the project to the Board as a 12-lot major subdivision in the Libby District. After review and discussion Chairman Hobbs asked for clarification concerning the utility easements and where they were located within the road and driveways. Mr. Sanderson said that he believed so, but noted there were a few possibilities as to how the developers could supply power in order to satisfy the conditions and that Flathead Electric had not commented at this time. Chairman Hobbs asked for a motion to amend condition # 11 to say access will be off private shared roads *and driveways*. Motion was seconded and approved.

Some questions were raised by all concerning water supply for fire suppression capabilities but it was decided to leave that determination up to the local fire district. Kristin noted that the district had annexed the property.

Concerns about the no build/no alteration zone were raised (should it be revised to say except for firewise and bank stabilization) but the condition was left unchanged by the board. Mr. Damon again raised concerns with item # 15 (the SID waiver) but conceded that it was more applicable in this subdivision because of the public roads. Condition #15 left unchanged by the board. Motion to recommend approval of McMillian Bluff Subdivision with 17 conditions of approval. Motion was approved.

5. PUBLIC COMMENT
NONE

6. Next Meeting – January 15th, 2019 @ 5:30pm

7:00 meeting adjourned.