

## Lincoln County Commissioners Meeting

### Armstrong RV Park Public Hearing

Minutes March 21, 2018 – Lincoln County Annex, Eureka

1:00pm

Chairman Cole welcomed the audience and announced the agenda. He introduced the panel on stage including Jake Mertes from Environmental Health; Kristin Smith of KMR Consulting, and Commissioner Bennett and Darren Coldwell in Libby via VisionNet. He opened the hearing with a request to Jake to deliver the subdivision report and recommendations.

**Jake** introduced the project details and proposal for 23 RV spaces on 5 acres on Drumlin Lane north of Eureka. He showed the timeline of the project review process and discussed the review criteria for subdivisions with particular emphasis on impacts to local services such as the Eureka Airport Influence Area, and roads (including MDT's recommendation for a waiver of the right to protest the creation of an SID for improvements to Hwy 93; and the creation of an area-wide Road Users Agreement). He concluded with the Planning Board's unanimous recommendation for approval subject to the conditions.

**Commissioner Cole** asked for comments from the proponents.

**Artis Larsen**, representative for the developers stated that Jake did a good job on the subdivision report and that there were no objections. She is here to answer questions.

**Commissioner Cole** asked for comments from the opponents.

**Jerry Hanley**, a neighbor, stated that he owns approximately 2,000 feet of the road across which the Drumlin easement traverses. He is concerned about traffic (RVs, boat trailers, ATVs, etc.). He wants some insurance program in case there is a lawsuit for accident of death. He doesn't approve of the project because he believes the covenants apply based on what he was told when he purchased his property. But he doesn't feel good telling Armstrong what to do with his property. He said he is the only one that has done any maintenance on the road and has never seen Armstrong do any, but he realizes he doesn't live here. If the road will meet all criteria ... [trailed off]. He said the covenants covered the whole area. He is also concerned about Phillips Creek and off-site drainage. He asked Armstrong about a site manager. Mr. Armstrong said they would have one that would probably live in Eureka. Mr. Hanley recognizes if the project complies with everything there's nothing he can do about it. He said the road needs culverts and catch basins and that there is no public property nearby.

**Richard Luciano**, also a neighbor, said Phillips Creek is his biggest concern with kids running down the creek and trespassing.

**Commissioner Cole** asked about the location of Phillips Creek in relation to the property. Response: less than ¼ mile.

**Mr. Luciano** also pointed out that the replacement field for the septic system and the effluent plume (mixing zone) extends to his property. He has springs on his property.

**Jake** noted that because no new lots were actually being created that the zone could extend beyond the boundaries, but that all comments concerning water and wastewater would be forwarded to DEQ for their review.

**Jim Robideau**, also a neighbor, has concerns that were already mentioned regarding contamination of the creek and trespassing. He has had to call the police on one family before. The water will be a big draw for people to have fun. He has cattle in there. Extra people present a liability. They have total disregard for private property from RV Park users.

**Richard** said he's experienced garbage from Blue Mountain RV Park. And echoed Jim's comments about the creek being a big liability.

**Maureen Harr** said she put up a brand new fence on 2 sides for her livestock. She monitors it all the time, but if kids cut the wire, that's it. The creek is dangerous.

**Jim** said there are too many issues to feel at ease about this project.

**Robert Harr** said there is an increased fire risk with the ATVs & motorcycles. Who's going to pay?

**Karen Hanley** said there is a big herd of elk in the spring and wanted to know where they would go with the RVs in? She also noted the blue grouse and wolves in the area.

**Jerry** said there was a herd of 300 elk this morning. He has barbless fencing on the top & bottom. He would like to see fencing to keep the elk out of the RV park.

**Richard** said he just wanted to bring some things to commissioners' attention.

**Jerry** said he'd like to see the neighbors chip in to buy the property.

**Karen** said to the east and south (across highway) is a huge RV Park planned near the arena, but they have lots of space to move around. She thought this one [Armstrong] was too cramped. She would like to see Eureka do something else for income. RV-ing is seasonal though it does supplement. But we should bring in industry to help the community. It is the most incredible place she's ever lived.

**Richard** said he ran Mariner's Haven RV Park and knows the problems that come with it (60 spaces for many years) and they should be stipulated to avoid in the future. Law enforcement is one of them.

**Commissioner Cole** asked the applicants if they had a rebuttal to any of the comments.

**Delbert Armstrong** stated that he grew up in the area. He's not here to tear it up. He has concerns about the wildlife and water. He said he won't allow any motorcycles or ATVs and will run anyone out that cuts the fence.

**Michelle Armstrong** said the Blue Mountain users have to get on the Highway to get anywhere for recreation. She said her park will have rules and regulations and that it is not meant to be a permanent residence. She said Canadians have bought all the waterfront and other areas, that there are not enough space for people who want a spot to park their RV. She said there would be some full-time spaces but not all of them; and it will be seasonal only with storage through the winter.

**Mr. Hanley** asked what the rate to rent an RV space was? He's only seen ½ dozen come and go – that they are all permanent. [someone mentioned \$49/night in Missoula]. If someone offered Armstrong a month's rent would he turn it down? He also asked about the number of tent sites.

**Mr. Armstrong** stated the common area would be family friendly with a picnic area and horseshoes to keep people active and not going to other property.

**Commissioner Cole** closed the public comment portion of the hearing.

**Kristin** offered something for consideration as a condition– that there be signs noting the restriction to creek access and contained within the rules.

**Commissioner Cole** asked what Mr. Armstrong would do for dust mitigation?

**Mr. Armstrong** stated calcium chloride.

**Mr. Hanley** commented on the expense and frequency needed.

**Luciano** asked again about the well.

**Jake** said it was of sufficient depth and volume to support it.

**Commissioner Cole** had concerns about the mixing zone too.

**Jake** explained that 500 feet commercial zone can go off the property because there were no actual lots being created.

**Cole** thanked everyone for their input and said the Commissioners would be making a decision in the next couple weeks.

**Meeting adjourned 1:50.**