

# LINCOLN COUNTY PLANNING BOARD MINUTES

TUESDAY, SEPTEMBER 19, 2017 – 5:30PM

LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

1. MEETING CALLED TO ORDER: 5:30PM

2. BOARD MEMBERS PRESENT:

Michael Hobbs, Chair

John Damon

Kenny Rayome, Jr

Mark Romey

Gary Mason

Ernie Anderson

Kate Arpin

Josh Letcher

Laura Garner

**STAFF:** Kristin Smith, KMR Consulting; Jake Mertes, Environmental Health

**PUBLIC:** Scott Allan, John & Trish Seacrist (developers), Nephi Atwood, Stefania Moccia, Matt Nerdig (developer representative), Jeff Forester

3. REVIEW/APPROVE MINUTES FROM July 18, 2017 – Chair Hobbs noted one correction to change the word “not” to “no” in front of “retaining on the second instance. Ernie moved to approve with corrections, Kenny seconded. *Motion passed.*

4. PUBLIC COMMENT ON NON-AGENDA PLANNING BOARD ITEMS:

NONE

5. AGENDA

a. **Bear Valley RV Park**

**Jake** presented the project to the Board, which is an expansion of an existing RV Park across Highway 37 from Libby Dam. There are new owners and several upgrades have been made already. He noted the presence of some steeply sloped areas as well as the alignment of new roads in relation to others, which will need to be further addressed, reducing the total number of RV pads. He also noted the presence of high voltage power line but the exact location has not been identified. The developers will need to do some work on the septic systems. They purchased some property to the south in order to accommodate the expansion. In addition, the fire risk assessor identified the property as having low to moderate resistance to fire. Staff recommends approval subject to conditions

Chair Hobbs asked about the adjacent public lands. Jake showed the ownership map which showed the USFS, the Corps of Engineers and Weyerhauseur lands in relation to the subject property. Hobbs asked if Flathead Electric could serve the whole load. Mr. Seacrist said he had walked the property with them and received a commitment from them to bring the project online in phases.

Chair Hobbs suggested some changes to bring back to the board.

Kristin noted that there were statutory deadlines and that a public hearing was already scheduled with the Commissioners. She suggested the Board add conditions they would like to see for the Commissioners to review.

Chair Hobbs said one condition might be a phasing plan related to power access; and another needs to be a typical pad design; and the width of the one-way roads.

Matt Nerdig said that DEQ wants to see the entire project, that they won't approve phases.

Ernie asked about a secondary access for a fire route. None were identified, though there are some roads that lead off to the east.

John Damon asked if the park was going to be open year-round. The Seacrists said no. Matt said the DPHHS sets the season April to October and that is what the license will be issued for.

Kenny made a motion requiring the one-way roads be a minimum of 20'. Mark seconded. *Motion passed.*

John made a motion that the developers make an attempt to annex into the Lincoln County Rural Fire District. Kenny seconded. *Motion passed.*

Kate made a motion that a phasing plan (per FEC) showing where the High Voltage power line is be included in the final plan submission. Kenny seconded. *Motion passed.*

Kenny made a motion to approve Bear Valley RV Park. Ernie seconded. *Motion passed unanimously.*

**Next Meeting – TBD**