

**LINCOLN COUNTY PLANNING BOARD MINUTES**  
**TUESDAY, SEPTEMBER 20, 2022 – 5:30PM**  
**LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE**

- **MEETING CALLED TO ORDER:** 5:30 PM

- **BOARD MEMBERS PRESENT:**

<input checked="" type="checkbox"/> <u>Michael Hobbs, Chair</u>	<input checked="" type="checkbox"/> <u>John Damon</u>	<input type="checkbox"/> <u>Kenny Rayome, Jr</u>
<input checked="" type="checkbox"/> <u>Ernie Anderson</u>	<input checked="" type="checkbox"/> <u>Scott Rodich</u>	<input checked="" type="checkbox"/> <u>James Gibson</u>
<input type="checkbox"/> <u>Laura Garner</u>	<input checked="" type="checkbox"/> <u>Scott Mattheis</u>	<input type="checkbox"/> <u>Tracy McNew</u>

**STAFF:** Jesse Haag, Lincoln County Planning; Kristin Smith, KMR Planning

**PUBLIC:** Maggie Leisens, Tyler Hartz, Mike Medlin, William Lafontane, Lannie Fehlberg, Sara Cote

- **AGENDA**

- Meeting called to order at 5:32pm
- Lakeshore Permit: USFS (Bull Lake)
  - Motion by M. Hobbes to move USFA agenda to end of last agenda item. Seconded by J. Damon. Motion passed.
- Preliminary Plat Review – Tobacco Flats North and Tobacco Flats South
  - Board asks developers to present more info on the project regarding, sanitation, fire suppression, roadways, irrigation.
  - Public comments include concern about possible complaints from future residents over noise from existing shooting range in the area, concern about how increase in local traffic could impact animal shelter, concern about the land as winter habitat for Elk, concern about impact to ground water and dust from traffic to neighboring properties, visual impact to local lodge business.
  - Board proposes amendments to the conditions of approval for both Tobacco Flats North and South;
    - Condition 2, add the following “Turnouts must be 14’w X 50’l.”
    - Add condition (12) “The covenants must reflect the type of development if there are to be specific standards for design and construction.”
    - Add condition (14) “Any easements for on-site improvements that need to be granted from other property owners must be filed with the final plat (i.e., irrigation)”.
  - Motion by J. Damon to recommend approval of requested variance from section VI-G-1 of the Subdivision Regulations for turnouts in Tobacco Flats South. Request is for 2 turnouts instead of 5. Seconded by S. Rodich. Motion passes.
  - Motion by J. Damon to recommend approval of preliminary plat for Tobacco Flats North subdivision with amended conditions. Seconded by E. Anderson. Motion passes 4-2 with S. Mattheis opposed and J. Gibson abstained.
  - Motion by J. Damon to recommend approval of preliminary plat for Tobacco Flats South subdivision with amended conditions. Seconded by S. Rodich. Motion passes 4-2 with S. Mattheis and J. Gibson opposed.
- Lakeshore Permit: USFS (Bull Lake)

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- Motion by S. Mattheis to approve the USFS Lakeshore construction permit at Dorr Skeels (Bull Lake) . Seconded by S. Rodich. Motion passes.
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- **PUBLIC COMMENT ON NON-AGENDA ITEMS:**
  - Expand range of subdivision application notifications for adjacent property
    - Board discusses possibility of having developers hold neighborhood meetings for Major Subdivisions.
  
- **NEXT MEETING**
  - **October 18<sup>th</sup>, 2022**
  - **Meeting adjourned at 7:40pm**