

LINCOLN COUNTY PLANNING BOARD MINUTES

TUESDAY, JANUARY 17, 2023 – 5:30PM

LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

- MEETING CALLED TO ORDER: 5:30 PM

- BOARD MEMBERS PRESENT:

☒ Michael Hobbs, Chair

☒ John Damon

☐ Kenny Rayome, Jr

☒ Ernie Anderson

☒ Scott Rodich

☒ James Gibson

☒ Laura Garner

☒ Scott Mattheis

☒ Tracy McNew

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

PUBLIC: Thomas Hill, Michael Munro, Gary Edwards, Jennifer Nelson, Logan Sandman (DNRC), Brett McCully(Project Consultant), Calen Williamson(Project Consultant), Byron Sanderson (Project Consultant), Tony Petrusha

- AGENDA

- Meeting called to order at 5:30pm
- **Approval of Minutes;**
 - Nov 2022 – Motion by S. Mattheis to approve, Seconded by J. Damon
 - Motion passes
- **Preliminary Plat Review – Tamaracks at ACM Subdivision**
 - M. Hobbs Opens topic up for board comment and discussion.
 - Board discusses addressing dust issue by requiring paving of section of ACM road through subdivision.
 - Public presents evidence of and expressed concern with dust issues on that stretch of ACM road
 - B. Sanderson asks board to consider cost of paving
 - K. Smith suggests that developer could apply for a SIA, and phase project in order to space out cost
 - S. Mattheis says spraying for dust treatment is only effective is applied regularly
 - Members of public express more concern over dust on ACM road
 - Motion by S. Mattheis to add conditions that ACM be paved through subdivision from lot 8-20, seconded by J. Gibson, motion passes – unanimous.
 - M. Hobbs entertains a motion to address request from fire chief provide water source to aid in structural fire protection
 - B. Sanderson mentions that the condition to fund the pump for the tank being installed at Hwy 2 and ACM addresses this request
 - Board has general discussion regarding concerns over stormwater drainage.

LINCOLN COUNTY PLANNING BOARD MINUTES

TUESDAY, JANUARY 17, 2023 – 5:30PM

LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

- Multiple public comments regarding concerns over stormwater runoff
- B. McCully says that the DEQ review will address these concerns.
- L. Sandman expresses concern with the Fire Risk Evaluators (FRE) report, claims developer failed to give the FRE all necessary info
- J. Nelson says it was a thorough FRE report but the cul-de-sac was not acknowledged, claims report is therefore invalid
- L. Sandman says that 30' from centerline fuels reduction is not adequate and 60' from center should be standard
- B. Sanderson states that the FRE did have plans that referenced the cul-de-sac
- K. Smith says roads aren't completed yet but the FRE will need to sign off on the fuels risk reduction before project get final plat
- B. Sanderson, can get clarification from the FRE
- M. Hobbs recommends the FRE do a new evaluation
- B. Sanderson reiterates that the FRE will revisit and review the site again after fuels reduction works is complete. The FRE final approval is a condition of approval.
- Motion by J. Damon to ask the FRE to review his work
 - M. Hobbs mentions that the FRE still needs final sign off
 - Board discusses need for revegetating the cut slopes from the road building on the internal roads
 - M. Hobbs welcomes motion
- Motion by E. Anderson that cut and fill slopes be reseeded upon completion of roads, seconded by S. Rodich, motion carries – unanimous
 - Board discussion about road length
- Motion by S. Mattheis to add turnout just west of driveway approach on lot 12 in order to address road length, seconded by J. Gibson, Motion carries – unanimous
- Motion by E. Anderson to require vegetation removal from 60' of centerline on Davis Creek Road, seconded by S. Rodich, motion carries - unanimous.
 - M. Hobs entertain motion on variance request for road length
- Motion by J. Damon to grant variance, Seconded by S. Mattheis, motion carries – unanimous
 - M. Hobbs welcomes motion to recommend approval of Tamaracks at ACM with the 4 new added conditions
- E. Anderson motions to recommend approval, seconded by J. Damon, motion carries - unanimous.
- Preliminary Plat Review – Dirty Shame RV Park

LINCOLN COUNTY PLANNING BOARD MINUTES

TUESDAY, JANUARY 17, 2023 – 5:30PM

LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

- S. Mattheis expresses concerns over lack of services in the Yaak
 - M. Hobbs mentions that the Sheriff never responded to request for comment on this development
 - Board has general discussion regarding project details
 - J. Damon asks consultant if developer will operate facility year round
 - B. McCully states that he does not know but will get clarification
 - Board discusses access and roads
 - M. Hobbs welcomes motion to address roads and access
 - Motion by John Damon to add condition that access and roadways should conform to standards set out in the submitted engineering drawings labeled C-SW-1. S. Seconded by S. Rodich, motion carries – unanimous.
 - M. Hobbs welcomes motion to address concerns over issues with wildlife and garbage.
 - Motion by S. Rodich to require bear proof garbage bins be installed onsite to address potential wildlife issues and in order to better enforce the requirement for businesses to haul garbage to the landfill and not the local green box transfer site, the developer must show an agreement to have all solid waster hauled directly to the landfill. Seconded by J. Damon, motions carries – unanimous.
 - M. Hobbs request clarification on seasonality on the RV park
 - S. Rodich suggests park should be seasonal
 - M. Hobbs welcomes motion to approve recommendation of the Dirty Shame RV Park with the added conditions.
 - J. Damon motions to recommend approval. Seconded by E. Anderson, motions carries 5-2-1. S. Mattheis and J. Gibson oppose and J. rodich abstained.
- **PUBLIC COMMENT ON NON-AGENDA ITEMS:**
 - A member of the public states that the original Thompson Chain of Lakes Neighborhood Plan was poorly advertised.
 - **MEETING ADJOURNED at 7:51pm**
 - Motion by E. Anderson, seconded by J. Damon.
 - **NEXT MEETING**
 - **February 21, 2023 at 5:30pm**