

LINCOLN COUNTY PLANNING BOARD MINUTES

TUESDAY, MARCH 21, 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

☐ Vacant

☒ Ernie Anderson

☒ Scott Rodich

☒ James Gibson

☒ Laura Garner

☒ Scott Mattheis

☐ Tracy McNew

STAFF: Jesse Haag, Lincoln County Planning;

PUBLIC: Dominik Schmidig, Steve Allen, Stephen Allen, Marcine Holmes, Terry Holmes, Carl Baisden (Applicant), Owen Baisden (Applicant), Chris Reichert, Jackie Reichert, R. Grace Allen, Shannon McLaughlin, Merle Chott, John Chott, Elissa Chott, Keith Mack, Chelsea Frank, Jacob Franke, Matt Franke, Paul Johnson, Victoria Johnson, Brett McCully (Project Engineer), Wyatt Franke, Brent Teske, Jim Hammons, Anthony South, Michelle Weinberg, Ashley South, Michelle Weiab(sp?), Emma Woolley

- AGENDA

- Meeting called to order at 5:30pm
- **Approval of Minutes;**
 - Jan 2023 – It is noted that the “Next Meeting” information was incorrect. Motion by S. Rodich to approve with correction on listed next meeting date, Seconded by E. Anderson
 - Motion passes - Unanimous
- **Preliminary Plat Review – South Yaak Subdivision**
 - M. Hobbs Opens topic up for public comment and discussion. Board Discussion to Follow.
 - Chelsea Franke – speaking on behalf of Pine Cr. Committee for sensible growth. Expresses concerns regarding: impact to infrastructure, septic, existing neighborhood, noxious weeds, overflowing refuse dumpsters at bottom of Yaak highway, wants covenants to address livestock and use of guns.
 - Matt Franke – Skeptical on fire suppression plan, property and safety concerns due to stated lack of fire protection, recommends installation of cistern. Had concerns over dust. Thinks lots will be too expensive for locals to afford.
 - John Chott – McCormick Fire board member. Stresses importance of FWP comments and wildlife corridor. Says a dry hydrant in Pine

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Cr will not work, water is too shallow and will silt in. McCormick Fire District has manpower issue.

- M.Hobbs – Remind public to keep comments brief. People should summarize their points, do not read their already submitted written comments.
 - Paul Johnson – Would like to see the size of the lots increased to 18-20 ac. Has concerns over: subsequent subdivision, impacts to water quality of the creek, road maintenance, fire protection. Asks everyone to consider long-term effects.
 - Gracie Allen – Has concerns over rumored at-risk youth camp
 - Chris Reichert – long-time member of Troy Ambulance, says the service is very limited with volunteers, states they have long response times for locations such as at Pine Cr.
 - Elissa Chott – Speaking on behalf of the Great Bear Foundation, stresses impacts to wildlife corridor, says grizzlies have been tracked in the area, asks board to consider adding Bear aware language in the covenants.
 - Wyatt Franke – Is worried this area will end up being a congested area like Kalispell, or Missoula. Has concerns over shooting over guns in a residential area.
 - Owen Basiden – offers to email answers to public questions. Apologizes for making people unhappy with this proposed development. Reiterates that there will only be 10 developed lots and some will remain in his immediate family. Points out positive impacts to the community. Mentions his right to subdivide his property.
 - Member of public – asks Owen Basiden to state what his businesses google rating is?
 - M. Hobbs - tells public to keep comments to the subject on hand.
 - Michelle Weiab(sp?) – Legal representation for Matt and Toni Franke. States that the subdivision application was not adequate and should have been more thorough.
 - Anthony South – asks for comment letter to be read. Stresses impacts to quality of life.
 - Emma Woolley – Grandparents are concerned about more traffic
 - Ashely South – concerns over wildlife corridor
- J. Haag - Reads staff report
 - M. Hobbs – Opens up board discussion

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- M. Hobbs – Recognizes concerns and issues with fire protection. States that board has authority, and has previously required developers to install cisterns for fire protection use.
- S. Rodich – Asks developer if a cistern could be added to lot 8
- Owen Baisden – says lots 4-5 would be better
- J. Damon – asks Brett McCully if DEQ approval would be needed for approval of a cistern.
- Brett McCully – says yes, and would possibly need easements
- M Hobbs – mentions issues based on FWP comments
- J. Haag – gives clarification of FWP recommended setbacks
- Continued board discussion on fire protection.
- Motion by S. Rodich to add the condition that the developer install a well and 30,000gal cistern to aid in fire protection, equipment specs and location to be approved by McCormick Fire. Seconded by E. Anderson. Motion Carries – unanimous.
 - M. Hobbs – asks for updated plat to depict 200 ‘ wildlife buffer
 - Brett McCully – can provide within the week
 - Board addresses some questions about a bridge within the property
- Motion by J. Gibson to add condition that bridge must be rebuilt prior to final plat.
 - J. Haag – states that a floodplain construction permit would already be required for bridge repair work. Brett McCully concurs.
- Motion by E. Anderson to add condition requiring FWP Bear Aware language in the covenants. Seconded by S. Rodich. Motion carries – unanimous.
 - J. Damon – Wants to address concerns over lots sizes. Recognizes public concerns, density issues, and impacts to services and infrastructure.
 - M. Hobbs – asks developer if no further subdivision would be ok
 - Owen Baisden - states that they have no further plans fo further subdivide and would be ok with this requirement.
- Motion by S. Rodich to add condition stating no further subdivision would be allowed on the residential lots. J. Gibson seconded. Motion carries – unanimous.
 - General board discussion over concerns about shooting. Board concludes that it has no authority to enforce shooting restrictions.
 - J. Damon asks developer for clarification on animal husbandry covenants. Suggests they be more realistic with their covenants pertaining to said issue.

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- Brett McCully and Owen Baisden will address the issue before the commissioners hearing.
 - E. Anderson - asks questions about dust control.
 - Motion by S. Mattheis to recommend approval of South Yaak Subdivision with the three added conditions. Seconded by J. Damon. Motion carries with 1 opposed (S. Rodich)
- **PUBLIC COMMENT ON NON-AGENDA ITEMS:**
 - None
- **MEETING ADJOURNED at 8:06pm**
 - Motion by J. Damon, seconded by E. Anderson
- **NEXT MEETING**
 - **April 18, 2023 at 5:30pm (cancelled due to lack of need)**
 - **May 16, 2023 at 5:30 pm**