

LINCOLN COUNTY PLANNING BOARD MINUTES
TUESDAY, OCTOBER 17, 2023 – 5:30PM
LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

MEETING CALLED TO ORDER: 5:30PM

BOARD MEMBERS PRESENT:

<input checked="" type="checkbox"/> <u>Michael Hobbs, Chair</u>	<input checked="" type="checkbox"/> <u>John Damon</u>	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> <u>Ernie Anderson</u>	<input checked="" type="checkbox"/> <u>Scott Rodich</u>	<input checked="" type="checkbox"/> <u>Jim Gibson</u>
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>Scott Mattheis</u>	<input checked="" type="checkbox"/> <u>Doug Fryer</u>

STAFF: Jesse Haag (Director of Planning), Kristin Smith (KMR Consulting)

PUBLIC: Brent Campbell (BAC Consulting), John Chott, Matt Franke, Bob Bittner, Chelsea Franke, Paul Johnson, Ray Stout, Wyatt Franke, Elizabeth Holmes

AGENDA

- Meeting called to order.
- Approval of September 2023 meeting minutes.
 - Motion to approve by S. Mattheis, Seconded by S. Rodich.
 - Motion carried – unanimous.
- Thompson Chain of Lakes Neighborhood Plan – Update Introduction
 - Brent Campbell of BAC Consulting informed the board that he is working on behalf of Green Diamond Resources to help the County with an update to the Thompson Chain of Lakes Neighborhood plan (TCLNP). Brent provided background on Green Diamond as a company, described their land holdings, and explained why they are willing to assist with updating the TCLNP. Green Diamond plans to sell 5500 acres of their land holdings in the Thomson Chain of Lakes area which they feel is best suited for residential development.
- Lower Yaak Zoning District (LYZD)
 - K. Smith provides recap on the proposed LYZD and provides Planning Department recommendations for definitions of Commercial, Industrial, and “Offensive” activity.
 - General discussion on definition of “Commercial Land Use”.
 - Motion by S. Rodich to accept the definition of “Commercial Land Use” as proposed in the Planning Department memo, with intention to revisit

at a later date, seconded by J. Damon. Motion carries – unanimous. The definition is as follows: “Commercial land use means use of land for the primary purpose of buying, selling or trading of retail or wholesale merchandise or services that specifically attracts vehicular traffic to the property, including institutional or recreational. Does not include home occupations.”

- General discussion on definition of “Industrial Land Use”.
 - Motion by J. Damon to approve definition for “Industrial Land Use” as proposed in the Planning Department memo, seconded by E. Anderson. Motion carries – unanimous. Definition is as follows: “Industrial Land use means the use of land primarily for the purpose of manufacturing, production, fabrication or assembly processes and ancillary services.”
 - Motion by S. Mattheis to amend definition for “Industrial Land Use” to include, “or attracts vehicular traffic to the property.”, seconded by S. Rodich. Discussion over wording ensues.
 - Motion by E. Anderson to rescind change and accept definition of “Industrial Land Use” as originally proposed, seconded by J. Damon. Motion passes – unanimous.
 - General discussion on limiting and defining non-commercial livestock use.
 - Motion by J. Gibson to strike all language which limits number of animals and amend proposed verbiage to say, “All livestock must be maintained in fenced area, so as not to wander unto neighboring parcels, or within 200 feet of Pine Creek.”, seconded by J. Damon. Motion carries – unanimous.
 - General Discussion on use of mobile homes and temporary structures.
 - Motion by J. Damon to amend the proposed prohibited use #3 language to add “primary” after “a” and before “residence”, no second. M. Hobbs suggests tabling further discussion on this item until the next meeting.
 - General board discussion on proposed prohibited uses #4 – unsightly, obnoxious, and offensive industry.
 - Motion by D. Fryer to strike proposed prohibited use #4 which addresses unsightly, obnoxious, and offensive industry, seconded by S. Mattheis. Motion carries – unanimous.
 - M. Hobbs tables further discussion on the proposed LYZD until the next meeting.
- Planning Department Update

- **PUBLIC COMMENT**
 - R. Bittner - Thinks the Director of Planning, Jesse Haag is doing a good job.
 - W. Franke – Comment in support of the LYSD to help uphold the unique characteristics of Lincoln County which make it such a great place.
- **Meeting adjourned at 7:43 pm**
 - Motion by S. Rodich, seconded by E. Anderson. Motion carries – unanimous.
- **NEXT MEETING – November 21, 2023**