

LINCOLN COUNTY PLANNING BOARD MINUTES
TUESDAY, JUNE 17, 2025 – 5:30PM
LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

MEETING CALLED TO ORDER: 5:31 PM

BOARD MEMBERS PRESENT:

☒ <u>John Damon, Chair</u>	☒ <u>Veronica Bovee Anderson</u>	☒ <u>Paul Johnson</u>
☒ <u>Ernie Anderson</u>	☒ <u>Roberta McCanse</u>	☒ <u>Jim Gibson</u>
☒ <u>Kurt West</u>	☒ <u>Scott Mattheis</u>	☒ <u>Doug Fryer</u>

STAFF: Jesse Haag, Kristin Smith, Alisha Osborne

PUBLIC: Brett McCully.

AGENDA

- Meeting called to order at 17:28.
- Approval of May 20, 2025, Meeting Minutes.
 - E. Anderson says the spelling of a name needs corrected.
 - P. Johnson says he voted “nay” on both.
 - J. Damon says the access comment should say Forest Service instead of Department of Transportation.
 - E. Anderson motions to accept the minutes with the noted corrections.
 - V. Bovee-Anderson seconds the motion. All in favor, motion carries.
- Walker Lakeshore Application
 - A. Osborne presents the Staff Report.
 - The Board discusses the dock location, water runoff, vegetation, debris relocation, the slope, erosion and reasonable alternatives. K. West suggests floating the dock into place. S. Mattheis says there is not enough information to decide. P. Johnson says soil stability data is needed. The board discusses alternatives. J. Damon suggests water bars for the path to guide runoff when it rains. E. Anderson says it is in the regs. A. Osborne explains that this is the second version of the application, and the first one would have been denied by the board due to not being within the regulations.
 - K. Smith asks if she can provide guidance for clarity. She explains that it would be simpler for the board to approve it as it was recommended by the Planning Department, clarifying that the Department recommended denying the variance for the gravel pad and path portion that falls within the lakeshore protection zone, and approving the dock. This would allow the

department to approve the dock, and the applicant could have time to consider and propose more reasonable alternatives and bring the variance back to the board.

- The Board requests more information on slope stability; runoff; the path width and alternate solutions; how the materials will be retained, and the trail that leads to the pad and dock. The board also determines that the dock permit should have a requirement to be at least ten feet from the property line.
- J. Damon calls for public comment. Hearing none, he calls for a vote.
- V. Bovee-Anderson motions to approve the dock with addition of the 10-foot property line setback as indicated by J. Damon.
- E. Anderson seconds the motion. J. Damon calls for the vote. Motion passes.
- Grotjohn Lakeshore Application
 - A. Osborne presents the staff report.
 - J. Damon says this is fairly straight forward. He asks if there are any public comments. Hearing none, he requests a motion.
 - S. Mattheis motions to approve.
 - J. Gibson seconds the motion. J. Damon calls for the vote. All in favor, motion passes.
- Nordic Way II Subdivision Application
 - K. Smith presents the staff report.
 - B. McCully says 1.66 acres is recorded on the phases, and that the layer for parkland in phase one was turned on, resulting in a typo on the plat.
 - J. Damon acknowledges it.
 - J. Haag asks if it is granted to the county.
 - B. McCully says not here.
 - J. Damon asks Mr. McCully to highlight the septic systems and water.
 - B. McCully says this phase includes lots nine and ten of the Nordic Way I subdivision. He explains the permit requirements and that there is an option for a longer duration pump test where there is a question of water quantity.
 - K. Smith says they must consider the effect of cumulative wells.
 - B. McCulley explains the clay soil and the aquifer.
 - J. Damon says he was curious, as the developments have water issues. He asks Mr. McCully to highlight the septic systems for him.
 - B. McCully explains the smaller footprints, and the sand mound systems. He explains that there are pressure dosed systems on other lots and sand mound systems on some, and that for those sand mound systems, the Health Department requires replacement sites. He says the soil maps are generalized.
 - V. Bovee-Anderson asks about the septic on Nordic Way I.
 - B. McCully says they are sand mound systems.
 - J. Damon asks if there are any questions.
 - P. Johnson asks about the eighty-one percent.
 - B. McCully explains the maps and information accuracy.

- V. Bovee-Anderson asks about the page twenty-seven document and the pumping rates.
 - K. Smith says they are standard language.
 - B. McCully says they will not get fifteen gallons per minute.
 - K. West asks about the meters.
 - B. McCully says they are private wells so there are no meters unless requested by the Department of Environmental Quality.
 - J. Damon asks about the city water and the nearby golf course.
 - K. Smith says they have water rights to Flower Creek.
 - J. Damon mentions the expense.
 - The Board discusses water use and cisterns, citing emergency services concerns. B. McCully says they do not want cisterns. K. Smith says it is annexed and they will have fire protection. R. McCanse says there are concerns about the aquifer and asks why not put in cisterns to be sure.
 - B. McCully says that is a valid option, and it will probably be in the covenants.
 - K. Smith says it was annexed in December of 2021.
 - P. Johnson says there should be no further subdivision.
 - B. McCully says he will bring that idea to the developer.
 - The board discusses auxiliary buildings and covenants.
 - J. Damon asks why there are no road plans.
 - B. McCully explains that they wanted to drill the wells first to see where they could obtain water, and then they would produce the road plans.
 - E. Anderson asks about a dust mitigation plan.
 - B. McCully says he is not sure.
 - K. Smith says the Road Maintenance Agreement will address the dust mitigation.
 - J. Damon asks about approach permits.
 - K. Smith says those come later, it is a final plat condition.
 - The Board discusses roads and easements, driveway requirements, and the cost share of road maintenance. The board suggests some conditions.
 - K. Smith adds the suggested conditions for approach on Langren Vei needs to meet the design requirements per county standards, no further subdivision, approach permits and corrected the name on the plat to Granite Creek Road.
 - B. McCully says he is available for property walkthroughs if needed.
 - V. Bovee-Anderson motions to approve with the added conditions.
 - S. Matthies seconds the motion.
 - J. Damon calls for the vote. All in favor, motion passes.
- Growth Policy 5-year Review (Continued)
 - V. Bovee-Anderson votes to postpone.
 - E. Anderson seconds the motion. All in favor, motion passes.
 - Planning Staff Update

- J. Haag says that Ms. Smith is working on updating the subdivision regulations and there will be some meetings on that soon.
- P. Johnson asks if there will be a land use map included.
- K. Smith says that would be something for a Growth Policy.
- J. Haag gives an update on the Schreiber Meadows North and South and the public hearing for the Commission meeting in Eureka. He explains that the Department has been very busy, and that he was appointed to the Montana Association of Planners Board of Directors, and that Kristin was previously Chair of the same board years ago.
- P. Johnson asks how often that board meets.
- J. Haag says quarterly. He explains that more rural counties need an online hub for sharing resources and ideas, especially with the legislative changes.
- J. Damon calls for public comment.
 - V. Bovee-Anderson says more complete applications are needed.
 - J. Haag notes it is difficult to obtain the information from some applicants and takes a long time.
 - K. Smith says we can add requirements to the updated regulations.
 - J. Haag says it will be simple for the landowners.
- Public Comment.
 - None.
- Adjournment 19:18
 - E. Anderson motions to adjourn. V. Bovee-Anderson seconds the motion. All in favor.