

## **FEBRUARY 8, 2006**

The Board of County Commissioners met for a regular session at 10:00 a.m. in Eureka. Present were Chairman Marianne B. Roose, Members Rita R. Windom and John Konzen, and Deputy Clerk Robin A. Cerny.

**10:00 A.M. GARY CRANDALL REQUEST FOR TAX REDUCTION:** Let the record show that Gary Crandall did not show up for his scheduled appointment. There was no discussion or decisions made on this issue.

**RE: PORT AUTHORITY BOARD APPOINTMENT: MOTION** by Commissioner Konzen to accept Darren Coldwell's request to fill Stan Kargol's "at large" position on the Port Authority Board. Second by Commissioner Windom, so ordered upon consensus of the Board.

**10:30 A.M. DAN JOHNS UNION NEGOTIATIONS:** Present were Aubyn Curtiss and Ron Anderson.

Collective Bargaining Agreement between Lincoln County, MT and International Union of Operating Engineers, Local 400. Negotiations begin today with county landfill employees. Johns said the objective is to blend and negotiate to come up with an agreement. Executive Assistant Bill Bischoff will attend negotiations with Dan Johns.

**11:00 A.M. GRANT WRITING DISCUSSION:** Present were Tracy McIntyre and Betty Jo Beagle via telephone.

McIntyre presented a proposal for the Lincoln County Grant Writer Funds. Libby Revitalization Inc., City of Troy, and Eureka Rural Development Partners is presenting this proposal as a way to improve the overall grant success of the three communities and Lincoln County. A letter of support was submitted from City of Troy Mayor, Jim Hammons. The Board unanimously agreed it does want grant monies split between Libby, Eureka & Troy. Chairman Roose commented that an objective needs to be defined. Chairman Konzen said funds will be for the areas which are represented and to prioritize things that have potential to create jobs. McIntyre suggested the Board create a priority list. Chairman Roose said it would benefit communication between Libby, Eureka and Troy. Chairman Windom commented that grant writers salary comes from matching funds and this must be county grant writers, not city. Contracts would be drawn up with stipulations. Chairman Windom said a critical area would be to support the Port Authority to create jobs at the Stimson property site. A concentrated effort should be emphasized on learning about Stimson property and working on Port Authority issues and what the needs are to create jobs and opportunity. Commissioner Konzen told the group to work on drawing up a contract. Konzen suggested more research needs to be done and a scheduled meeting with Jim Hammons present. Tentative meeting scheduled for March 1 to further discuss this issue.

**1:30 P.M. PUBLIC HEARING CONTINUATION FOR WILDERNESS CLUB SUBDIVISION:** Present were County Planner Ken Peterson, Assistant Planner Mary Klinkam,

Steve Newman, Wayne Butts, J. J. Smiley, Shelley Germann, Don and Gerry Loehlein, Barbara and Warren Chapman, Kathy I. Jenkins, Suzanne Gruschow, Don Sanders, Bruce Todd, Chuck Newman, Steve Lavelly, Jon Leonard, Michael Henry, Marie Stavenow, Glen McNitt, Buck Schermerhorn, Pat Flanary, Don Longgood, Marshall Pearson, Richard Payton, Neil Longhurst, Kay Wright Handy, Don Gillard, Aubyn Curtiss, Johna Morrison, and John Schwarz.

Klinkam summarized the six criteria for subdivision review and opened the hearing for public comment. Newman questioned how is it determined who will live in this subdivision as year round residences. Schwarz Engineering representative Morrison said studies of similar subdivision indicate 30% of total units will become year round residences. Newman said this study could be inaccurate and questioned the impact during summer months. Longgood asked Klinkam to explain condition #6 about weed control. Klinkam explained the Noxious Weed Management Plan and Agreement and said homeowners will be responsible for weed control. A contract will be up to the homeowners and County Weed Department Dan Williams will be involved with this.

A discussion took place about water usage, wells, aquifer, soils, and water levels. Schwarz explained water management and methodology to the group. Neighboring well users expressed concern about the impact the subdivision will have on their wells. Schwarz said any homeowner can have their well monitored to see if the subdivision and golf course will have impact on neighboring wells. Covenants will have metered and controlled water usage.

Gruschow complimented the subdivision plan and said the scope is larger than anything the Valley has seen before. Gruschow talked of a Daily Interlake Newspaper article dated January 27th about a woman's property flooded due to Schwarz Engineering. Schwarz said a Design Review Board is to make sure development goals have been attained with follow through with design plans.

The public expressed dislike of high density growth. People choose to live here for the quiet, low population lifestyle. County Planner Ken Peterson told the group that people are moving to our area and nothing can be done about that.

Germann complimented the development in the Valley and expressed appreciation for the standards of the Planning Staff, Engineers, Developers, and Commission.

Concerns were expressed about emergency services and wildlife management.

Preliminary Plat Approval is scheduled for March 1<sup>st</sup>, 2:00 p.m., at the Lincoln County Courthouse.

**2:30 P.M. GLEN LAKE IRRIGATION BOARD:** Present were Leonard Peterson and Steve Curtiss.

Curtiss submitted to the Board a list of problems to be addressed with respect to the Glen Lake Irrigation District, and said the problem is that documentation of subdivisions is not reaching their office before subdivisions are approved. County Planner Ken Peterson suggested a digital

map of Glen Lake Irrigation District showing bonded areas. Commissioner Windom suggested talking to legislators and asking for a longer time frame for minor subdivisions. Chairman Roose said subdivisions should not be pushed through the Planning Department and Clerk & Recorder's office before all requirements are met. Klinkam said she does send the proper documentation to Glen Lake Irrigation District and she recommends a response from them within two weeks.

**RE: SUBDIVISION REVIEW:**

Subdivisions presented for preliminary plat approval:

**Schrade Industrial Subdivision II:** A 2 lot commercial/industrial located in the E½, Sec. 10, T30N, R31W. **MOTION** by Commissioner Windom to approve Schrade Industrial Subdivision II subject to Planning Staff recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

**Comstock Acres:** A 2 lot minor in the N½, Sec. 11, T36N, R27W. **MOTION** by Commissioner Windom to approve Comstock Acres subject to Planning Staff recommendations. Second by Commissioner Konzen, so ordered upon consensus of the Board.

## **FEBRUARY 8, 2006 CONTINUED**

**3:00 P.M. ROBYN KING YAAK FOREST COUNCIL:** Present were Aubyn Curtiss, Robyn King and Tracy McIntyre.

Discussion took place about different issues within the community. Commissioner Windom suggested prioritizing 2 or 3 projects to focus time and energy. Commissioner Windom feels stewardship should be top of the list. Commissioner Konzen suggested focus to be on protection of wild lands, timber jobs, and recreation. The key is working together to move forward.

### **BOARD APPROVED CERTIFICATES OF SURVEY & PLATS FOR RECORDING:**

C. of S. in Sec. 30, T33N, R26W for Robert A. Brown.

A Plat of Glen Hills Estates Subdivision in Sec. 21, T36N, R26W for MSP LLC/  
R. George McKinzie.

Amended Plat of Lots 1 & 2 Van Dyke Homestead Subdivision in Sec. 34, T31N,  
R33W for Ronald Dancer/Deborah D. McNeese/Leon Joseph & Rhonda Marie  
Dlug.

A Plat of Kootenai Valley Estates Subdivision in Sec. 35, T32N, R34W for  
Klippel.

Routine Business completed the day and the Board adjourned at 4:45 p.m.

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**Chairman of the Board**

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**Marianne B. Roose,**

**ATTEST:** \_\_\_\_\_

**Robin A. Cerny, Deputy Clerk**