

NOGGLE CREEK SUBDIVISION PUBLIC HEARING

FEBRUARY 8, 2007

The Lincoln County Board of Commissioners met at 2:00 PM at the Troy Senior Citizens Building in Troy for a Public Hearing on the Noggle Creek Subdivision. Present were Chairman Rita R Windom, Commissioner John Konzen, Commissioner Marianne B Roose, Bill Bischoff, Clerk and Recorder Tammy D. Lauer, Kendra Lind of the Sanitation Dept. and County Planner Mary Klinkam. Also present were Sanders County Commissioners Harold Laws, Gail Patton, and Carol Brooker, and Sanders County Planner Dan Miles.

Representing Plum Creek was David Greer. Representing Land Solutions LLC was Dave DeGrandpre.

Members of the public included: Richard Thompson, Gary Huntsberger, Marvin Schweitzer, Michael Phillips, Jim Winslow, Ed Winslow, Steve Garrett, Rik Rewerts, Wayne Maffit, Sylvia Maffit, Gerald Wallace, Margaret L. Wallace, Robert Morck, Robin King, Beth Sikes, Rhoda Cargill, Hank LaSala, Jack DeShazer, Carl Leggins, Bill Voss, John Ryder, Betty Sikes, Ted Andersen, Bruce Haflich and Jerry Brown.

The Public Hearing was opened with the announcement that this is the first of two public hearings on this subdivision. Since some of the land is in Sanders County, there will be a public meeting in Thompson Falls on February 22, and 1:30 PM.

Mary Klinkam began the meeting by explaining the subdivision process. She explained the 6 criteria for approving a subdivision. If a subdivision has 6 or more lots it is considered a major subdivision and must have a public hearing.

David Greer, Plum Creek, showed the group a map of the vicinity of the subdivision which lies East of Bull Lake and the Highway. He then explained the way the subdivision was created. Plum Creek used opinions from Fish, Wildlife and Parks, Emergency Services in the area, Montana Department of Transportation, Neighbors in the area, Utility Companies, etc. The subdivision will use existing roads. All lots must be in only one county. Plum Creek will enforce the covenants until a homeowners association can take it over.

Dave DeGrandpre of Land Solutions LLC gave a brief description of the subdivision. He explained that no lots can be further subdivided. He stated several of the covenants. He spoke about the effects on the wildlife. He then answered questions from the public.

Carl Leggins wondered if the fire departments can cross county lines. They can per state law.

Gary Huntsberger asks about the park area just off the highway. Dave explained that there was a .66 acre piece at the beginning of the subdivision which would provide entry into the subdivision with mailboxes and a shelter for children to wait for school buses.

Rik Rewerts wanted to know if the remainder piece for the Fish, Wildlife and Parks is a sure thing. Dave said that they are in discussions with FW&P for purchasing some or all of the property but he is unsure if they will take it. Rik asked what would happen to the land if they don't take it. Dave said it would probably someday become a lot as well.

Bill Voss asked how long FW&P had to decide on the purchase of the subdivision. Dave said that they would talk to them up until they began development of the property.

Jerry Brown, Fish Wildlife and Parks, stated that they have 1800 acres to the south of the subdivision now. The area is Elk winter range.

Robin King asked what impact the subdivision would have on the wildlife. Jerry said that the size of the lots and the covenants are good for the wildlife in the area. He said that bears in the area would be a problem if the homeowners don't follow the covenants.

Rhoda Cargill said that the yards might help the elk and wondered if property owners can log their property. Dave told her that covenants allow for removal of some trees but are specific on how many and what size.

Wayne Maffit asked if there would be an access for the public to get to the Forest Service land behind the subdivision. He was told that no public road would be in the subdivision.

John Ryder asked if the subdivision would be a "gated community" and was told that it is not considered a gated community.

Ted Andersen wanted to know if there was a weed management plan for the subdivision and it was pointed out that it was part of the subdivision request.

The public meeting closed at 3:20 PM.

LINCOLN COUNTY BOARD OF COMMISSIONERS

Rita R. Windom, Chairman of the Board

ATTEST: Tammy D. Lauer, Clerk and Recorder