

**October 31, 2007**

The Lincoln County Board of Commissioners met for a brief session to address Subdivisions on October 31, 2007. Present were Chairman Commissioner Rita R. Windom, Commissioner Marianne B. Roose by phone, County Planner Mary Klinkam, Assistant County Planner Lisa Oedewaldt and Clerk and Recorder Tammy Lauer. Commissioner John Konzen is on vacation.

1:35 PM: Amended Lot 2, Treasure Acres Subdivision, 2 lots, Sec 17, T29N R33W, Public Hearing: Mary presented the subdivision and conditions. There was no public comment. The public hearing was closed.

1:38 PM: Final Plat: Pinkham Hollow: All conditions have been met. Commissioner Roose moved to approve the final plat. Commissioner Windom seconded and it was so moved.

1:42 PM: Family Transfer: Cope Family Transfer. Mary presented the family transfer and recommended approval. Commissioner Roose moved to approve the family transfer. Commissioner Windom seconded and it was so moved.

1:45 PM: Rockwood Estates, 41 residential lots and 2 commercial lots, Tracts 1E, 2A, 4A, 4C, 4D, 10B1, 10E in NE1/4 Sec 32, T31N, R31W, Public hearing: Present were Russ Ohm, Ryan Jones, Johna Morrison, Peggy Williams, Blanche Spencer, John Vignali, Annie Vignali, John Damon, Dan Johns and Sandra Roberts.

Commissioner Windom had a question about the lake if it was a result of the gravel pit.

Russ had concerns about the unusual noises and nuisances issues. He lives across the river and listens to the gravel pit all day long. Also, he is concerned about the lighting being too large and strong for the area. He stated that the lights illuminate his home across the river. He also has a concern about the dust from the gravel pit being a breathing hazard. Mary said that the DNRC has guidelines on the dust. When this subdivision is annexed into the City of Libby, there are light restrictions. The County has no restrictions for lighting.

John Vignali lives next to the gravel pit and it is loud and thinks that maybe the hours of operation could be addressed to remedy this problem. He is concerned with the road and the egress situation and emergency access when a train is parked on the tracks for an extended period of time. Trains have been known to park on the tracks for more than an hour. John wanted to talk about the density in the area. The lots are all smaller than anything else in the area and may be a water and sewer issue. He also is concerned about the lake and wants to know where the water will come from. He wants to know if it will affect the wells in the area.

Johna said that they would never get State approval through a DEQ approval process if the lake had a negative effect on the wells.

Russ asked if the Kootenai Salish get control of the water rights, who would pay for the water.

Johna said that the tribe does not want to take the water rights away from landowners, they simply want the rights to permit the usage.

Ms. Spencer was concerned about the sewer system and wondered if she would be affected and have to connect to the public sewer.

Johna said that she wouldn't.

The public meeting will be continued on November 7, 2007, after Commissioner Konzen has a chance to see it and other members of the public review the information.

2:10 PM: Stoken Subdivision, 1 Lot, Gov't Lot 4 NW1/4 Sec 1, T35N, R26W: Mary presented the subdivision and conditions. Commissioner Roose moved to approve the subdivision as preliminary plat. Commissioner Windom seconded and it was so moved.

2:12 PM: Wolf Meadows, Mt Snowy View Subdivision, Amended Lot 2, 2 lots, NE1/4 Sec 11 and NW1/4 Sec 12, T29N, R31W: Mary presented the subdivision and told of the public hearing last week with no public comment. Commissioner Roose moved to approve the subdivision as preliminary plat. Commissioner Windom seconded and it was so moved.

LINCOLN COUNTY BOARD OF COMMISSIONERS

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Rita R. Windom, Chairman

ATTEST: \_\_\_\_\_  
Tammy D. Lauer, Clerk of the Board