

July 10, 2017

The Lincoln County Board of Commissioners met for a special session on July 10, 2017, in the Lincoln County Courthouse, Libby, Montana. Present were Commissioner Cole in Eureka via VisionNet, Commissioner Bennett, Commissioner Peck, County Administrator Darren Coldwell and Deputy Clerk and Recorder Chris Nelson.

2:00 PM **Conversation with Dave Degrande from Land Solutions:** Present were Kristin Smith, Jake Mertes and Dave Degrande on conference call.

Commissioner Bennett said he would like clarification on what involvement, if any, Land Solutions will have with the proposed North Star subdivision. Dave said his involvement would be up to the commissioners but he would provide any services the board wants. If the commissioners would like his involvement with North Star, he would need more information on the project. Commissioner Peck said with Kristin around to answer questions it might be an unnecessary duplication of services. Darren said they need to look at how long Kristin wants to be involved in the planning process and what the cost will be. The process could take a year or longer if it ends up being litigated and Darren wondered if Kristin would want that kind of time commitment. Kristen said having multiple planners involved could make the process more difficult but if litigated, the court would only be looking at what documents are of record. Dave's advice in dealing with controversial projects is to be quite deliberate with the decision and to go over point-by-point the findings; it's not a comfortable thing to do but it is effective. After doing that, it is easier to make a decision and it lays out for the record the reasons for the decision. Commissioner Bennett said he is much more comfortable knowing that Kristin would be here when the decision is made. Commissioner Cole said he would assume at the meeting they would go through each condition and then make a determination.

It was asked if members of the public could ask questions of the commissioner from the public during the site visit. Dave agreed with Kristin about the visit being for the commissioners to listen and learn. Kristin said in thinking about the proposed subdivision it is important to look at the impacts in the area especially considering the density of the project, such as dust and increased traffic. Darren asked what would happen if the commissioners voted down the project. Kristin said that would be it but they would need to have the reasons why they were not approving and even if it's voted down, they could reapply again.

Dave said it is very important the commissioners discuss the comments that were received and what they found compelling and what did not affect their decision. It helps the record be clean and thorough. Kristin agreed and said there have been many substantive comments received from the public that the commissioners could address.

Meeting adjourned at 2:30 PM.

LINCOLN COUNTY BOARD OF COMMISSIONERS

Mike Cole, Chairman

ATTEST: _____
Chris Nelson, Deputy Clerk of the Board