

July 11, 2017

The Lincoln County Board of Commissioners met for a special session on July 11, 2017, at the proposed North Star Subdivision in Eureka, Montana. Present were Commissioner Cole, Commissioner Bennett, Commissioner Peck, and Deputy Clerk and Recorder Chris Nelson.

1:00 PM Site visit North Star subdivision: Present were Larry Stewart, Paul Tribble, Richard Luciano, Cindy Ruth, Jeremy Johnson, Sean Tribble, Debbie Tribble, Rick Vredenburg, Robert Haidle, Greg Hanson, Holt Stewart, John Ruth, Don Truman, Jon Leonard, Andrew Belski, Ralph Shaffer, Sara Helgert, Randy Wilson, Letty Fray, Scott Baney, Johanna Nelson, and Noma Salmin.

Commissioners met in Eureka at the proposed site of the North Star Subdivision for a tour led by Larry Stewart of Kedco. At the first stop on the visit (Road G on the map used for the site visit), Larry gave brief overview of some of the lots using a map to show the layout and then where they would be at the site. Letty Fray asked Larry if the map he was showing the commissioners also showed the easement she has for her well. Larry stated the map only showed the lots and roads in the subdivision but there were maps showing that easement she had. There are other maps that do show the easement but the map being used for the tour was specifically put together for the commissioners' visit. Larry said they are not trying to hide anything; they've provided more information than is normally required. By providing the extra work and information he believes they have provided the commission can make an informed decision while providing transparency to the public. He said there were also comments made about the size of the lots but there were other subdivisions with smaller lots

Ralph Shaffer asked about the fire danger to all the houses that would be built. Larry said the fire danger will be greatly reduced when they cut in roads, driveways, foundations and do thinning. Living in Montana there will always be the danger of forest fires but it will be safer when it's finished then what it is now. A water system that provides a 1,000 gallons per minute is county policy.

Ralph Shaffer asked about covenants and whether the developers could just change them whenever they want.

Commissioner Bennett said if the subdivision is given approval the commissioners can set conditions and if they are not met, final plat will not be granted.

After a brief discussion on the size of the lots, Larry said the project had originally started off much smaller but economically it would not work. As a business person, he stated he needs to make money but there will be lots at multiple prices.

Commissioner Bennett said he also understands owning your own business but the commissioner's job is to see if the project meets county requirements.

Question was asked concerning the water supply and sewage. The line comes down Ingram Road and requires a special use permit and not an easement. The Montana Department of Environment Quality is currently reviewing the application. Some members of the public brought up already having issues with increased traffic, speeding, non-licensed vehicles and trash. There was concern that the subdivision would compound the problem. Commissioner Peck said they do not have any power over law enforcement on either county or USFS property and the concerns need to be brought to the appropriate agency.

Commissioner Peck brought up a concern he had with the traffic that would be on the interior roads of the subdivision. As the roads are planned to be dirt and gravel, dust will definitely become an issue. Larry said dust abatement using water is feasible, financially and practically, and is a more natural remedy. Commissioner Peck said it could be addressed in the final plat or the covenants. Commissioner Peck also asked about public space. Larry said there is 12 acres set aside.

Commissioner Peck wondered if it would be possible to set aside some additional acreage for a future fire hall that would most likely be needed in the future. Larry replies they would be willing to consider that going forward. There was also a discussion concerning a public green box site, which all commissioners agreed would be beneficial. Commissioner Peck said he also has issues with the 30% slope issue. There are several lots that exceed the 30% and he said the law is not ambiguous in stating it cannot exceed that slope. Don Truman said they are right on the margins. Commissioner Peck said if it is under the 30%, it's not a problem but if it's over, it is not legal.

There were also concerns about several of the blind corners and the danger it currently presents.

Adjourned at 4:10 PM

LINCOLN COUNTY BOARD OF COMMISSIONERS

Mike Cole, Chairman

ATTEST: _____
Chris Nelson, Deputy Clerk of the Board