

LINCOLN COUNTY PLANNING BOARD MINUTES
TUESDAY, MARCH 21, 2017 – 5:30PM
LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

1. **MEETING CALLED TO ORDER: 5:30PM**

2. **BOARD MEMBERS PRESENT:**

<input checked="" type="checkbox"/> <u>Michael Hobbs</u>	<input checked="" type="checkbox"/> <u>John Damon</u>	<input checked="" type="checkbox"/> <u>Kenny Rayome, Jr</u>
<input checked="" type="checkbox"/> <u>Mark Romey</u>	<input checked="" type="checkbox"/> <u>Gary Mason</u>	<input checked="" type="checkbox"/> <u>Ernie Anderson</u>
<input type="checkbox"/> <u>Jody Peterson</u>	<input checked="" type="checkbox"/> <u>Josh Letcher</u>	<input checked="" type="checkbox"/> <u>Lisa Oedewaldt</u>

3. **PUBLIC COMMENT ON NON-AGENDA PLANNING BOARD ITEMS:**
NONE

4. **AGENDA**

a. **Lakeshore Application (Noble/Crystal lake):**

Lisa went over the application details explaining the project of laying vegetation back and shoring up the canal to avoid further erosion and property loss. Board voted to approve with staff recommendations

b. **Lakeshore Application (Tomlin/Bull Lake):**

Lisa went over the application of boat slips, vegetation clearing, dredging of opening to existing marina and a breakwater creation. Board voted to approve with staff recommendations

c. **Lakeshore Application (Laffoon/BullLake):**

Lisa went over the project of wanting to do a joint dock between the 2 properties (family). Board voted to approve with staff recommendations plus a requirement of a variance of the property line distance requirement

d. **North Star Landing Subdivision:**

Lisa presented the subdivision and staff report and conditions. Chairman said that the groups could say a bit about their part being the surveyor (Andy Belski, River Design), engineer (Jeff Larson, arson Engineering), and developer (Larry Stewart & Don Truman), etc... they all spoke and gave a synopsis of their part in the development of the subdivision, the creation and what was the projected outcome of a subdivision this size; Thry spoke about water, waste water, traffic, design, cost, lidar mapping, etc..

The planning board had comments: (1)Mark Romey asked about procedure and Lisa explained that the date on the letter send out to adjacent landowners was incorrect but did not deny any communication to be sent in, but was still out within time frame per MCA codes. (2) John Damon was concerned with the one access point and stated that he felt that the application was not complete – he was concerned with what would be done with USFS for access easement; as well as Lots 126 has blocked & 116 will have a turn around; no plan for roads to access any further; we need to ensure emergency can turn around.- all designed to meet spec of roads. Michael Hobbs would like to see

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the cut/fill calculations. They would like to see info from fire department for structure protection to make sure they are satisfied; and the planning board would like to hear from the Sheriff on his take on the added lots compared to his staffing for enforcement.

Public Comment:

Kay Ingram – had 600 acres – own 4 acres last house on Douglas hill – they were the well that went dry (spring when lake was drawn down)– when was testing: fall of 2016 – would like all wells tested to capacity to make sure wells don't – FIRE; evacuated... how will you evacuate 144 lots (people) – LCSO will evacuate – TRAFFIC – big safety issue for the area for camping; highway not maintained – will not handle the extra traffic – BEACH – not controlled – roads are sloughing and with more impact it will go faster; Design sounds more like RV park.

Gary DeLorenzo – water issues are different than other larger subdivision – his well is in the middle of the development – DNRC has a moratorium at Indian springs – are the DNRC not going to put restrictions;

Mikel Siemens – Core Water Consulting – on behalf of Tribble – serious concerns with Water Quality; they challenge to not have DEQ solve the problem and do it locally. Intermittent path to the reservoir; roads and lots are within flow paths –retention basis to control or mitigate run off – swales are not appropriately located; not a lot of storm water with these lots. Cut/Fills – cut bank height (20' cuts – lots are above grade 20 feet extensive fills – high lots vs. low roads for access. Excessive!! DEQ/DNRC – very specific in non-degradation – but there are conflicting calculations – Emilie Gillespie (DEQ) wastewater impacts must be assessed on impacts for trigger evaluation; summary of calculations on how this is satisfied; the CFS is not the tobacco river – it is the Kootenai lake; the reservoir is indicated 1580 – DEQ says use tobacco river (trigger for nitrate is violated and will not pass thru DEQ. – there are roads within the 100ft well setbacks; Her recommendations - Basins on dry downhill slope, reduction lot sizes, 15 lots vs 144 lots. And lastly commented on the County Growth policy as to protect water quality – redevelopment needs to be re-reviewed to protect. 90 day flow...

Brad Bennett – Applied Water Consultants - Well sites and 100 ft zone – all well locations were approved by DEQ, deviation was granted for the one less than 100' - DEQ – CFS hydro-geologist – use the Kootenai River –

Jeff Larsen (Engineer) - storm water – plans are preliminary – DEQ requires a more involved report for final plat – off site drainages are addressed in DEQ report - DEQ will approve after preliminary – no DEQ approval – no subdivision; On-site plans cannot guess where people will build in the future; and DEQ understand – they still want a guess and doesn't solve the problem if I gets built different.

John Roth – geology report where local wells; when wells were plotted next to subdivision – they were missing the 2 closest well (Ruth, Wilson) immediately west of common mares E – no hard data to show confining layer look like under Common E. What about ELEVATED FLORIDE CONTAMINATION – blending water to get potable water??? Filtered out and discharged to system – will there be violations from treatment cells from fluoride; may not be an RV park started by the time people get mobile homes on foundations – it will be littered with mobile homes and that is not what we want. A high density subdivision in a rural setting is incompatible. – should be in a city location to hook up to city services – this subdivision will destroy rural character of Douglas hill area.

Cindy Roth – they bought the property for the rural setting – and can't enjoy – wants larger lots – totally out of character – she is disgusted – and the covenants – why weren't they corrected; wants a minimum sq footage – why nor create impact fees – look at police blotter; no one can respond in a timely fashion. Well maps – why were people left off the maps; USFS wont respond – the GP is supported to retain the character that Douglas hill rd - it's a dead end to the campground.

Robert Schneider – 20 acre vacant lot – friends with Larry – on GP – based on community input and public hearings – rural character needs to be rural lifestyles;

Rudy Gardner - Rexford - main town wells - easement on waterline – (check) NE corner for Rexford line - Lot 5 needs easement for existing well. Storm water basin on lot 5? – needs to make sure it has proper set back

Paul Tribble – no opposed to responsible growth – but worries about density Kooconusa estates (neighbor) hoodoo loop across river – doesn't fit; stands out like a sore thumb. Who is going to enforce the law; but normal LCSO – air pollution – due by off-road vehicles; needs to be addressed – holes and miss information were not given for a fair decision.

Kay wright-Handy – 1st well in the area 270' deep – she expects her well to stay that way; randy is only 170' – she would like a closed system and no leech fields. Is afraid of contamination – wilderness club put in a contained system for that reason – environmental impact – fast eroding and side are start to collapse

Shawn Tribble – read a letter from RANDY WILSON – concerns are Costs to other residents for road repair??

Debbie Tribble – worried about the elk corridor through the subdivision – mountain lions

Planning board finished all comments and discussed having an additional 15 days based on the recommendation from the planner, Lisa Oedewaldt, as there was still statutorily time. Therefore, the planning board made the following recommendation

“The Lincoln County Planning Board recommends not to pass a final recommendation on the North Star Landing Subdivision onto the Lincoln County Commissioners until corrections to items indicated during the Board Meeting are corrected and to implement an additional 15-day public comment period after the corrected document has been resubmitted and accepted by the Planning Department”

Lisa took email addresses to set up a public email group for updates to the subdivision.

Meeting was adjourned 10pm

5. NEXT MEETING: April 18th 5:30