

# SUMMIT GROUP

210 South Wallace  
Bozeman, MT 59715  
(406) 585-7770  
Fax (406) 585-7446

P.O. Box 1810  
Great Falls, MT 59403  
(406) 452-8870  
Fax (406) 771-0626

1600 North Ave. West, Suite 105  
Missoula, Montana 59801  
(406) 728-6300  
Fax (406) 728-6319

JOB \_\_\_\_\_  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE 26-5-21  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

EXISTING STOCK PILE

STOCKPILE MATERIAL SANDY SILTY  
Gravel (FLUVIAL) & Angular rock.

PROPOSED  
GARAGE

14' 1/2  
DRAIN

195' 1/2

PROPOSED CREEK ROAD

257' ± ROAD 211

133'

TOE - FILL

Irregular top edge

V. City  
AREA

A

A

TOE LV A

193'

APPROXIMATE CREEK PARKING / FILL /  
DISTURBED AREA

1" = 100'

→ ≈ Approx.

# SUMMIT GROUP

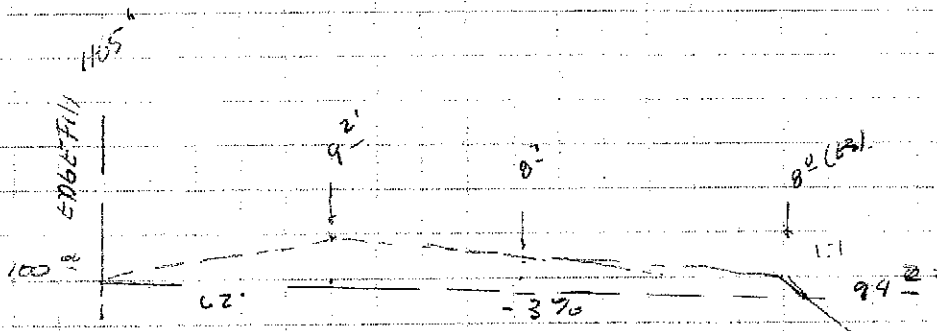
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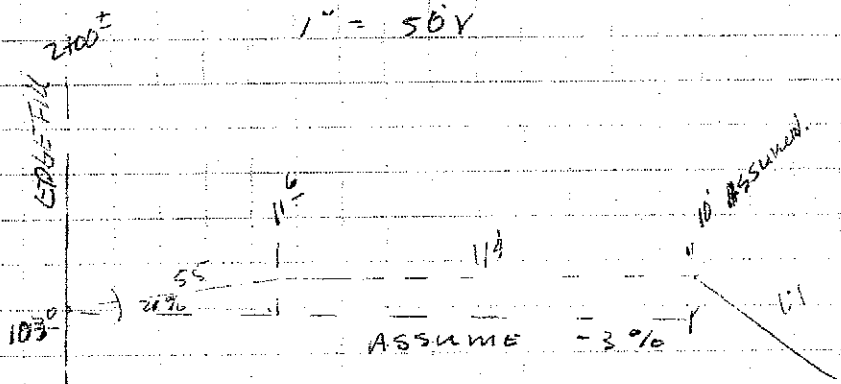
JOB \_\_\_\_\_  
SHEET NO. 2 OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

SECTION A-A      1" = 50' H  
                         1" = 5' V



END AREA  $\left( \frac{0 + 9^2 + 6^2 + 8^2}{3} \right) \times 193 = 1273 \#$

SECTION B-B      1" = 50' H  
                         1" = 50' V



END AREA  $\cdot \left( \frac{0 + 11.6^2 + 10^2}{3} \right) \cdot 169 = 1210 \#$

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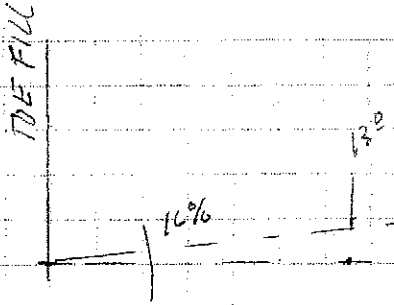
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JOB \_\_\_\_\_  
SHEET NO. 3 OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

SECTION D

1" = 50' H  
1" = 50' V



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JOB \_\_\_\_\_  
SHEET NO. 4 OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

Volume CALCULATION -

$$C = 0$$

$$\left( \frac{A + B + C}{3} \right) \times 280 = \text{ft}^3$$

$$\left( \frac{1273 + 1217 + 0}{3} \right) \times 280 = 232,400 \text{ ft}^3 = 8,607 \text{ CYDS}$$

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JOB \_\_\_\_\_  
SHEET NO. 5 OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

SPREAD:

TOTAL length -

$$105' + 251 + 195' = 531'$$

width -

$$193 + 100 = 293/2 = 146.5'$$

$$\text{AREA} = 77,792 \text{ sq. ft.}$$

$$232,400 / 77,792 = 2.98' \text{ thick.}$$

Slope from creek to top is 6' from 2 points  
measured.

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JOB \_\_\_\_\_

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

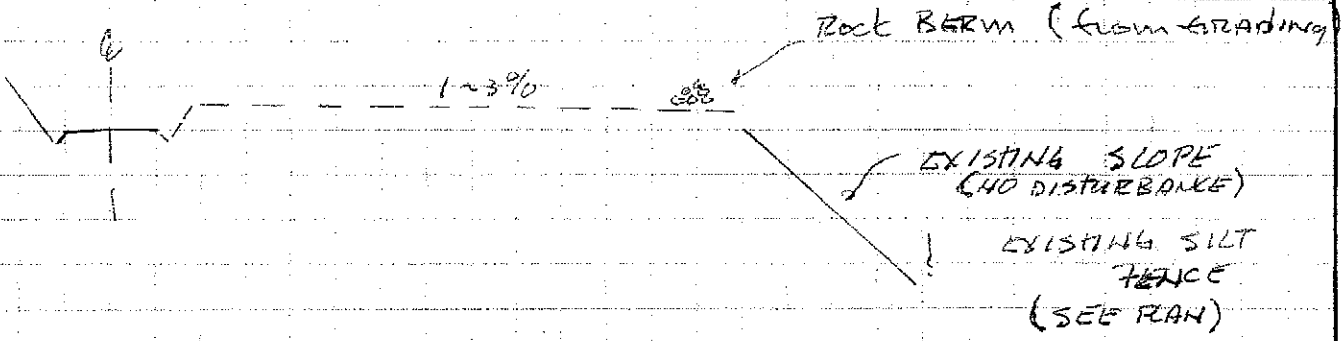
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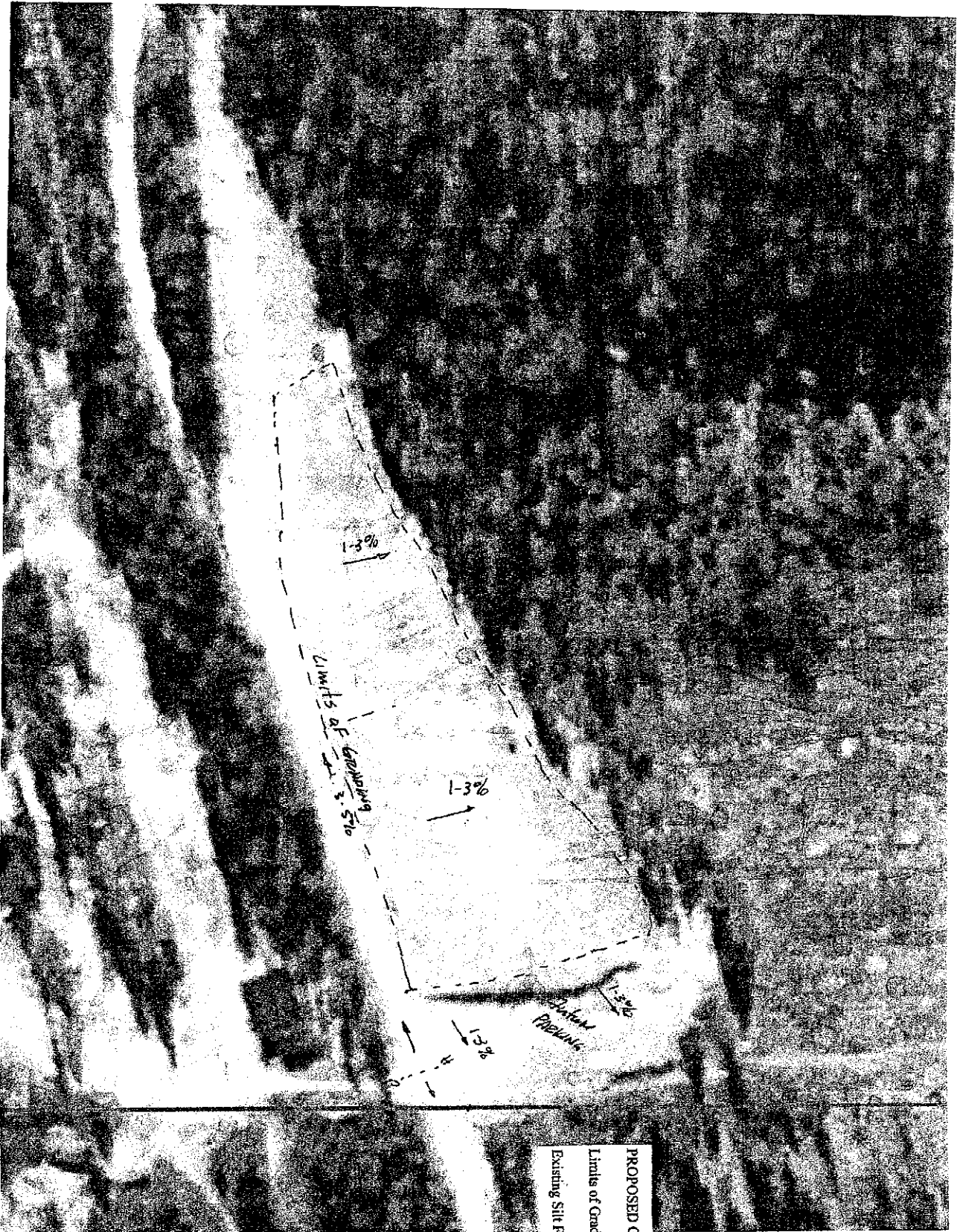
SCALE \_\_\_\_\_

PROPOSED FULL SECTION

FLOWER CREEK  
ROAD (EXISTING)



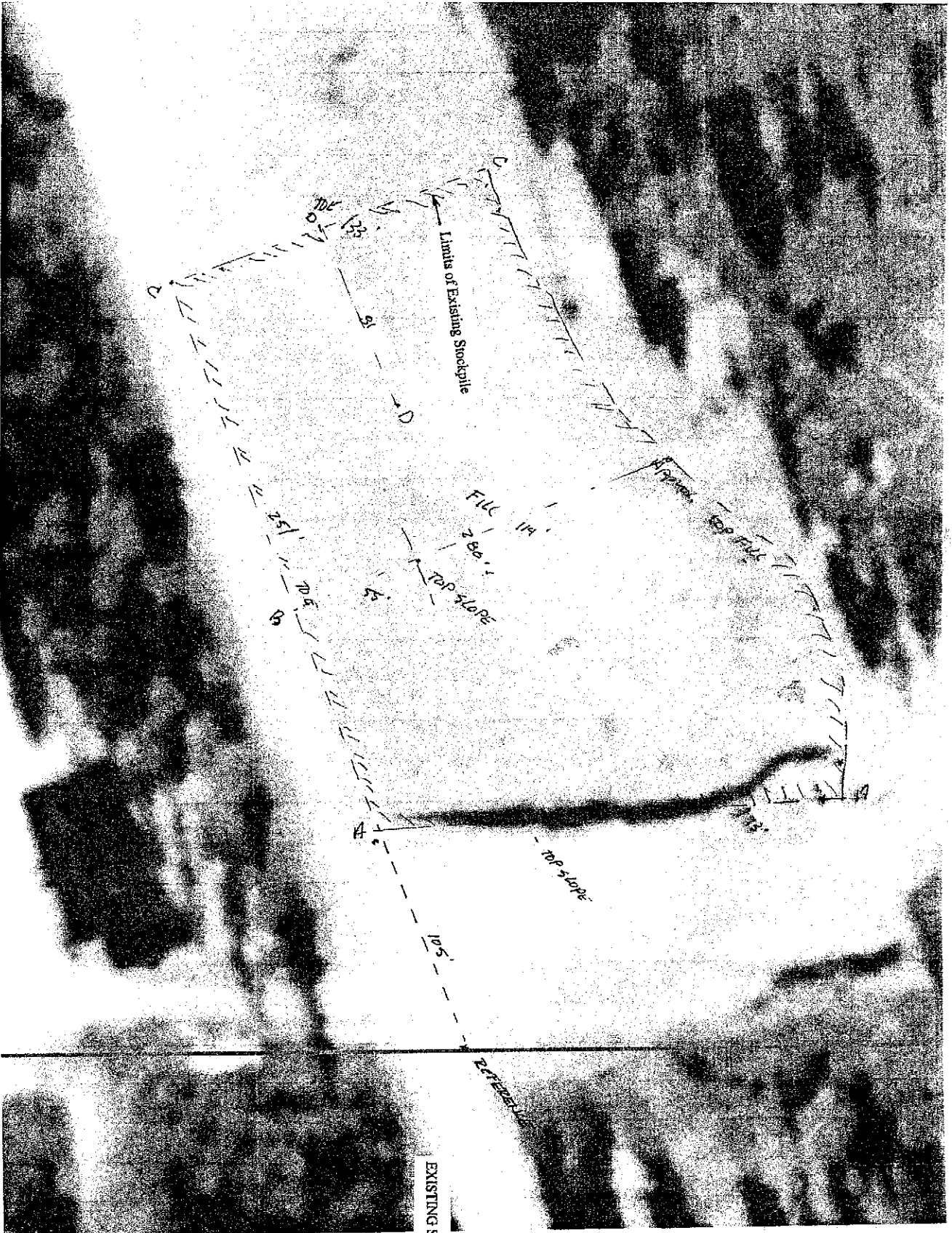
NOT TO SCALE



PROPOSED GRADING PLAN  
 Limits of Grading - - - -  
 Existing Silt Fence - - - -

1" = 75' ±





EXISTING STOCKPILE

1" = 37.4'



**RESOLUTION NO. 1984**

**A RESOLUTION OF THE CITY OF LIBBY, MONTANA, PROVIDING FOR THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR 2021.**

**WHEREAS**, the City of Libby, Montana, adopted the Budget for the Fiscal Year of 2021 by Resolution Number 1969, and

**WHEREAS**, the City of Libby, Montana, deems it necessary to amend the budget for fiscal year 2021 to CREATE fund 2992 and account 331991 to receive the first half of the American Recovery Plan Act funding in fiscal year 2021.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBBY, MONTANA:**

That the budget for Fiscal Year 2021 is amended to provide the following:

Create Fund 2992 and Account 331991, American Recovery Plan Act, to receive \$354,932.94 for fiscal year 2021.

Passed by the City Council and approved on this 6th day of July 2021.

\_\_\_\_\_  
Brent Teske, Mayor

ATTEST:

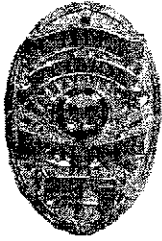
\_\_\_\_\_  
Samuel Sikes, Clerk/Treasurer

# American Recovery Plan Act

Must track every dollar for Audit  
Money is in 2992 101000 Cash Account

## POT A

Invoice #		\$ 354,932.94
ARPA-1	Police Radios	\$ (73,271.07)
		<hr/>
		\$ 281,661.87



# Libby Police Department

603 Mineral Avenue  
Libby, Montana 59923

Scott Kessel  
Chief of Police

Phone: (406) 293-3343      FAX: (406) 293-4091

May 20, 2021

Mayor Brent Teske

Re: Police Radios

Mayor Teske,

This letter is to advise you of the need for new portable and mobile radios for the Libby Police Department. As you are aware, the Lincoln County Sheriff's Office recently upgraded their radio systems. Part of the upgrade included dual band radios. The addition of 800-megahertz ability is a critical part of the new system. It will allow us to effectively use our radios from inside buildings such as the schools and the hospital. The current mobile radios in the patrol vehicles are obsolete and parts and support for them are no longer available. The portable radios are almost 7 years old and unable to be converted to 800 MHz capability. The Sheriff's Office new equipment is online and in use currently. We are encountering some issues with being able to transmit and receive their transmissions. Additionally, to comply with Federally mandated interoperability requirements, we need to upgrade our radio equipment. There currently is no eligible grant funding available for this year.

I have obtained a quote from Montana Electronics Company (the same vendor used by LCSO) for new equipment. This is without trunking configuration. The prices are as follows:

(6) Motorola APX 8500 All Band MP Mobile Radios and peripherals - **\$34,190.88**

(6) Motorola APX 8000 All Band Portable Model 2.5 and peripherals - **\$35, 772.19**

Programming and Cloning all 12 units..... **\$230**

Installation and setup of mobile units.....**\$3078**

**Total: \$73,271.07**

Respectfully submitted,

Scott Kessel

Chief of Police  
Libby Police Department

budget in the next legislative session.

**Section 8. Communications advisory commission.** (1) There is an American Rescue Plan communications advisory commission.

(2) The commission consists of nine members, who must be appointed as follows:

(a) three senators, two from the majority party and one from the minority party, appointed by the senate president;

(b) three representatives, two from the majority party and one from the minority party, appointed by the speaker of the house; and

(c) three members, appointed by the governor.

(3) The commission shall review recommendations for funding communications projects and provide recommendations to the executive on which projects should be funded.

(4) Appointed members of the commission shall be compensated and receive travel expenses as provided for in 2-15-124 for each day in attendance at commission meetings or in the performance of any duty or service as a commission member.

(5) The department of commerce shall staff the commission.

(6) Funding for the commission is allocated from the administrative costs allowed in [section 9].

(7) The commission shall hold its first meeting no later than June 11, 2021.

(8) The commission shall set its future meeting dates.

(9) The commission shall elect a chair from the legislative branch and a vice chair from the executive branch.

**Section 9. Appropriation for communications projects.** (1) There are federal funds received pursuant to the American Rescue Plan Act of 2021, Public Law 117-2, appropriated to the office of budget and program planning and allocated to the department of commerce for the fiscal year beginning July 1, 2020, for communications projects. The appropriation is authorized to continue through the biennium beginning July 1, 2023.

Amount

ARPA Section

275,000,000

9901, 602

(2) Communication projects are those related to broadband infrastructure, including cell towers, or public safety, if eligible.

(3) For projects awarded with these funds, a local government or private entity must provide matching funds.

(4) References to "ARPA Section" mean references to section 9901 of the American Rescue Plan Act of 2021, Public Law 117-2, which amends Title VI of the Social Security Act to include section 602.

(5) Up to 3% of the funds appropriated in this section may be allocated for administrative costs.

**Section 10. Eligibility -- submission deadline -- preference -- approval of recommendations.**

(1) The department of commerce shall certify that the projects listed in the recommendations are necessary investments in compliance with the American Rescue Plan Act and all applicable guidance.

(2) (a) The advisory commission shall review the lists of recommended projects and issue a list of recommended projects.

(b) The commission shall certify that the projects listed in the recommendations are necessary investments in compliance with the American Rescue Plan Act and all applicable guidance.

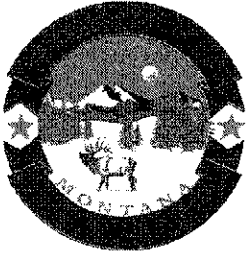
(3) In preparing recommendations, preference must be given to projects that provide broadband access to frontier, unserved, and underserved areas as designated by the department of commerce. Preference may also be given to projects that provide a higher match rate.

(4) The recommendations of the advisory commission must be considered by the governor and reviewed to comply with the American Rescue Plan Act and all applicable guidance. The governor may modify recommendations and shall provide the list of approved projects to the communications advisory commission and the legislative finance committee. If the governor modifies the list of recommended projects submitted by the commission, the department of commerce shall report and explain the changes to the communications advisory commission and the legislative finance committee at its next scheduled meeting.

(5) If the governor later determines that a project cannot be completed, the governor may authorize a different project and provide a report to the communications advisory commission and the legislative finance committee. If at any time the governor determines that a project is identified not to be eligible based on the

## FY-22 Elected Officials and Firefighters Proposed Increase

<b>FY-21</b>			<b>FY-22</b>	
Annual	Bi-Weekly		Annual	Bi-Weekly
		<u>Elected Officials:</u>		
\$ 8,834.52	\$ 339.79	Mayor	\$ 8,866.00	\$ 341.00
\$ 5,617.32	\$ 216.05	Council President	\$ 5,642.00	\$ 217.00
\$ 4,417.32	\$ 169.90	Council Member	\$ 4,446.00	\$ 171.00
\$ 4,417.32	\$ 169.90	Council Member	\$ 4,446.00	\$ 171.00
\$ 4,417.32	\$ 169.90	Council Member	\$ 4,446.00	\$ 171.00
\$ 4,417.32	\$ 169.90	Council Member	\$ 4,446.00	\$ 171.00
\$ 4,417.32	\$ 169.90	Council Member	\$ 4,446.00	\$ 171.00
<u>\$ 36,538.44</u>			<u>\$ 36,738.00</u>	
		<u>Firefighters:</u>		
\$ 6,726.00	\$ 258.69	Chief	\$6,760.00	\$ 260.00
\$ 2,690.40	\$ 103.48	1st Assistant	\$2,730.00	\$ 105.00
\$ 2,690.40	\$ 103.48	2nd Assistant	\$2,730.00	\$ 105.00
<u>\$ 12,106.80</u>			<u>\$12,220.00</u>	



CITY OF LIBBY

952 E. SPRUCE | POST OFFICE BOX 1428

PHONE 406-293-2731 | FAX 406-293-4090 | WEBSITE: [www.cityoflibby.com](http://www.cityoflibby.com)

To: Brent Teske, Mayor

30 June 2021

From: Samuel Sikes, Clerk/Treasurer

Subject: LAUER/WOOD CONTRACT

1. Fire Chief Steve Lauer verbally requested that the Lauer/Wood contract between Libby and the Lincoln County Rural Fire Department be increased 2% to correspond with the city employees' COLA raise for FY-2022.
2. The last raise to this contract occurred for FY-2015 which brought the monthly amount to \$3,307.60 for an annual cost of \$39,691.20. The 2% COLA increase would increase the monthly amount by \$66.15 to \$3,373.75 for an annual increase of \$793.80 to \$40,485.00.
3. Your consideration of this increase is respectfully requested by Fire Chief Steve Lauer.

Samuel Sikes  
Clerk/Treasurer

Claim/Warrant No \_\_\_\_\_

Invoice Total \$ \_\_\_\_\_

Filled \_\_\_\_\_ 20 \_\_\_\_\_

Vendor: **Lincoln County Rural Fire Department**

Vendor #: **000011**

Monthly Invoice: **Lauer/Wood Contract**

Fund: **1000-420400-391**

Total Due: **\$3307.60 (15-16)**

January 2021 \_\_\_\_\_

February 2021 \_\_\_\_\_

March 2021 \_\_\_\_\_

April 2021 \_\_\_\_\_

May 2021 \_\_\_\_\_

June 2021 \_\_\_\_\_

July 2021 \_\_\_\_\_

August 2021 \_\_\_\_\_

September 2021 \_\_\_\_\_

October 2021 \_\_\_\_\_

November 2021 \_\_\_\_\_

December 2021 \_\_\_\_\_

)



Tom Wood  
 P.O. Box 1546  
 Libby, MT 59923

City of Libby  
 Donna Moe, Assistant City Clerk  
 P.O. Box 1428  
 Libby, MT 59923

000

0.00 \*

42.44 x

5. =

212.20 \*

212.20 \*

3,307.60 \*

12/09/2011

002

3,519.80 \*

RE: Lincoln County Rural Fire Dist. #1 monthly payment from City of Libby

Dear Donna:

The rural fire board has asked me to get in touch with you and see if you can't get the monthly payment changed. You were paying \$3265.16 last year. The new year budget figure for the city/rural agreement on the two employees is \$40,000. That should come out to be ~~\$3333.33~~. Can you make a catch up payment (7/1/11 through 11/30/11) of \$340.85 (5 months at \$68.17 per month) and then make the monthly amount from December forward at \$3333.33? This will clear up the shortfall on the books for the rural fire district.

The same thing happened last year, but the board just ate the difference, but they would like to get it corrected this year in case they are audited.

Thanks,



Tom Wood, Fire Chief

000

0.00 \*

3,265.16 x

1.013 =

3,307.60 \*

new pay.  
 amount  
 jlh

000

0.00 \*

000

0.00 \*

0.00 \*

000

3,307.60 +

3,265.16 -

002

42.44 \* - difference per month

3265.16

x .013

3307.60



Your bids for the Propane, Unleaded Gasoline and Diesel Fuel must disclose the following:

	Unleaded	Diesel	Propane
Supply Rack	_____	_____	Waterton _____
Posted Price	_____	_____	_____ .98 _____
Discount (if any)	_____	_____	_____ N/A _____
Freight to Libby	_____	_____	_____ Included in rack _____
State Tax	_____	_____	_____ _____
DST Fee/Super Fund Fee	_____	_____	_____ _____
Subtotal	_____	_____	_____ _____
Minimum Mark up at 7%	_____	_____	_____ _____
Additional Margin	_____	_____	_____ .25 _____
<b>Total Bid</b>	_____	_____	_____ 1.23 _____

Please quote your bid for prices effective on July 1, 2021 through June 30, 2022 and include a copy of the OPTS posting for the supply rack involved.

Rob Cox  
CityServiceValcon  
36205 Highway 2  
Libby, MT 59923  
P- 406-293-5042  
F- 406-293-3476

Your bids for the Propane, Unleaded Gasoline and Diesel Fuel must disclose the following:

	Unleaded Gasoline	Diesel Fuel	Propane
Supply Rack	<u>Missoula</u>	<u>Missoula</u>	_____
Posted price	<u>2.3128</u>	<u>2.4864</u>	_____
Discount (if any)	_____	_____	_____
Freight to Libby	<u>0.1080</u>	<u>0.1270</u>	_____
State Tax	<u>32.5</u>	<u>29.55</u>	_____
DST Fee/Super Fund Fee	<u>.0075</u>	<u>.0075</u>	_____
Subtotal	<u>3.4928</u>	<u>3.2170</u>	_____
Minimum Mark up at 7%	<u>.10</u>	<u>.10</u>	_____
Additional margin	<u>3.5928</u>	<u>3.3170</u>	_____
<b>Total Bid</b>	_____	_____	_____

Please quote your bid for prices effective on July 1, 2021 through June 30, 2022 and include a copy of the OPTS posting for the supply rack involved.

It is understood that propane, unleaded gasoline and diesel fuel prices fluctuate. The successful vender may change prices as the supply rack prices change. The City reserves the right to request verification through OPTS posting from time to time during this contract.

Bids will be accepted on one or all bases.

The City will accept the lowest responsible bid, but the council reserves the right to reject any or all bids or to waive any technicality or informality and accept any bid which may be deemed best for the interest of the City of Libby.

The successful bidder will be required to abide by Federal and State minimum wage and fringe benefit laws, particularly Section 18-2-401, et seq. MCA and must comply with all requirements of applicable Federal laws in this State. Bid bonds requirements of Section 18-1-202 MCA shall be waived.

Bids should be addressed to the City Clerk, Post Office Box 1428, Libby, Montana 59923-1428, sealed and be plainly marked "Bids".

Bids will be opened Friday, June 25<sup>th</sup>, 2021, at 4:30 p.m. with a recommendation to the City Council at the next regular scheduled meeting or at the next scheduled special meeting, whichever is earlier.

By order of the Mayor of the City of Libby, Montana, this 1<sup>th</sup> day of June 2021.

*June - 18*

*2021*

# NOBLE

## EXCAVATING *Inc.*

*Libby, Montana*

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P.O. Box 1592 ~ 108 Jay Effar Rd. ~ Libby, MT 59923 ~ 406.293.8824 ~ Fax 406.293.8826

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Chris Noble  
108 Jay Effar Rd  
Libby, MT 59923

June 25, 2021

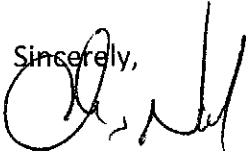
City Clerk  
City of Libby  
PO Box 1428  
Libby, MT 59923-1428

Dear City of Libby,

Noble Excavating is pleased to present our bid for consideration. Our bid is for providing crushed aggregate's, loaded in city trucks as listed on Exhibit A, from our local sources. PM-10 sanding materials will be from the Ward Pit at \$23.00 per Ton.

We thank you for this opportunity.

Sincerely,



Chris Noble  
President

**See Attached Exhibit A**

# Noble Excavating, Inc Pit Material Prices

6/23/2021

## Nickelback (Quarry)

Material	Price/TON	Price/CY
Top Soil	\$ 30.00	\$ 30.00
Pit Run	\$ 5.50	\$ 7.70
Crusher Fines	\$ 7.50	\$ 10.50
3/4" Crush	\$ 8.00	\$ 11.20
1 1/2" Crush	\$ 8.00	\$ 11.20
2 1/2" Crush	\$ 7.50	\$ 10.50
3" Crush	\$ 7.00	\$ 9.80
3/8" Chips	\$ 18.00	\$ 25.20
3/4" Chips	\$ 18.00	\$ 25.20
8" Minus Jaw Run	\$ 7.00	\$ 9.80
1ft. Minus Rip Rap	\$ 19.00	\$ 26.60
1ft. Plus Rip Rap	\$ 25.00	\$ 35.00
Dirt/Soil	\$ 7.00	\$ 9.80

## Sheldon (Sand and Gravel)

Material	Price/TON	Price/CY
Pit Run	\$ 5.50	\$ 7.70
Crusher Fines	\$ 7.50	\$ 10.50
3/8" Screened Sand	\$ 9.00	\$ 12.60
3/4" Crush	\$ 8.00	\$ 11.20
1 1/2" Crush	\$ 8.00	\$ 11.20
3" - 4" Crush	\$ 6.50	\$ 9.10
3/8" Chips	\$ 18.00	\$ 25.20
5/8" Minus Screened	\$ 7.00	\$ 9.80
1" Minus Screened	\$ 7.00	\$ 9.80
1-3" Screened Drain Rock	\$ 7.50	\$ 10.50
4"-10" Cobble	\$ 8.00	\$ 11.20

## Wards Pit (Sand and Gravel)

Material	Price/TON	Price/CY
3/4" Screened Pit Run	\$ 7.00	\$ 9.80
2-2 1/2" Screened Pit Run	\$ 7.00	\$ 9.80
Crusher Fines	\$ 7.50	\$ 10.50
Sand	\$ 9.00	\$ 12.60
3/4" Crush	\$ 8.00	\$ 11.20
1 1/2" Crush	\$ 8.00	\$ 11.20
3/4" CLEAN Crush	\$ 10.00	\$ 14.00
3/4" Chips	\$ 18.00	\$ 25.20
1 1/2" CLEAN Crush Drain Rock	\$ 10.00	\$ 14.00

## Noble Yard

Material	Price/TON	Price/CY
Asphalt - COL	\$60.72	
Asphalt - MDOT	\$63.00	
Salt Sand	\$50.00	\$ 55.00
1/2" CHIPS	\$20.00	\$ 25.20
3/8" CHIPS	\$24.00	\$ 30.80
Crushed Fines	\$11.00	\$ 15.40
Milled Asphalt	\$14.00	\$ 19.60
Crushed RAP	\$18.00	\$ 25.20

## Lambert Pit (YAAK, Sand and Gravel)

Material	Price/CY
Pit Run	\$ 8.00
3" Crush	\$ 11.00
1 1/2" Crush	\$ 15.00
3/4" Crush	\$ 15.00
3/4" Screen	\$ 14.00
1-3" Drain Rock	\$ 14.00
4-8" Cobble	\$ 14.00

## 19 Mile (Pipe Creek, Sand and Gravel)

Material	Price/TON
Pit Run	\$ 8.00
3/4" Crush	\$ 14.00
Boulders	\$ 25.00

## Vincent Pit (MP 60, Sand and Gravel)

Material	Price/TON
Pit Run	\$ 8.00
3/4" Crush	\$ 14.00

Small loads of any aggregate product from ANY pit is a \$50 (example: Pickup/dump trailer)

### Noble Excavating Mailing Address:

PO Box 1592, Libby MT 59923

Aggregate Sales Office: 406-293-2188

Pit Manager: Brad Baldwin 406-291-4365

Noble Excavating Main Office: 406-293-8824

For Salt Sand: Small loads (pick up) \$55

# NOBLE ASPHALT

*Libby, Montana*

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P.O. Box 1592 ~ 108 Jay Effar Rd. ~ Libby, MT 59923 ~ 406.293.8824 ~ Fax 406.293.8826

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Chris Noble  
108 Jay Effar Rd  
Libby, MT 59923

June 25, 2021

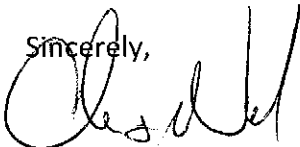
City Clerk  
City of Libby  
PO Box 1428  
Libby, MT 59923-1428

Dear City of Libby,

Noble Asphalt is pleased to present our bid for consideration. Our bid is for providing hot mixed asphalt as pickup mix at our plant located at 108 Jay Effar Rd, in full load quantities at \$60.72 per ton.

We thank you for this opportunity.

Sincerely,



Chris Noble  
President



Lincoln County Planning Department  
 418 Mineral Ave. | Libby, MT. 59923  
 406-283-2444



Website: <http://www.lincolncountymt.us/planning>

## SUBDIVISION REPORT

<b>Subdivision Name:</b> Girod Subdivision	<b>35-Working Day Expires:</b> 8-9-2021
<b>General Location:</b> Libby City Limits	<b>Submitted:</b> 5-7-2021
<b>Developer:</b> Stephen & Orpha Girod 467 Wards Road Libby, MT 59923	<b>Surveyor:</b> Kootenai Surveyors 314 California Ave. Libby, MT 59923

**Legal Description:** Lot 2 Millwood #2 Subdivision

<b>Number of Lots &amp; Land Use:</b> 2 Commercial Lots	<b>Total Acreage:</b> 4.10 Acres
	<b>Minimum Lot Size:</b> 0.56 Acres
<b>Parkland Acreage</b> <i>[Per MCA 76-3-621(1)]:</i> N/A	<b>Maximum Lot Size:</b> 3.54 Acres

### **PROJECT DESCRIPTION:**

The proposed second minor subdivision of Lot 2 of Millwod #2 subdivision is located in Libby off of US Highway 2. Access is from a private access easement south of Big Sky Lumber (see pre-plat). The developers intend to create 2 lots from the 4.10 acre parcel.

Both proposed lots are proposed to be served by City of Libby water and sewer. The property is level and currently zoned as Business by the City of Libby.

**RECOMMENDATION:** *Grant preliminary approval to Girod Subdivision, subject to conditions and based on the findings in the staff report.*

This is a subsequent minor subdivision and does not require city planning board review.

**REVIEWED & PREPARED BY:** JAKE MERTES, R.S.

**DATE:** JUNE 16, 2021

**FINDINGS OF FACT [BASED ON REVIEW CRITERIA SET FORTH IN MCA 76-3-608(3)(A)]:**

**1. IMPACTS ON AGRICULTURE:**

Lot 2 of Millwood subdivision is currently zoned for business use.

The Tax Assessor's classification of the subject property is commercial.

**CONCLUSION:** There does not appear to be a significant impact to agriculture.

**2. IMPACT ON AGRICULTURAL WATER USER FACILITIES:**

The property does not appear to have access to surface water for agricultural water use.

**CONCLUSION:** There does not appear to be an impact on agricultural water user facilities.

**3. IMPACTS ON LOCAL SERVICES:**

**ROADS** – Access to the each of the proposed lots is from a private easement road off of US Highway 2. Road easement exclusive to Big Sky lumber and these proposed lots will require a name for addressing purposes.

**UTILITIES** – Flathead Electric Cooperative, Inc., Zply Fiber and Frontier Communications have underground mains adjacent or currently in use for the proposed lots..

**EMERGENCY SERVICES** – The nearest basic emergency services for the land proposed for subdivision are based in Libby approximately 1 mile away.

Structural fire protection will be provided by Libby Volunteer Fire Department with a station <1 miles away.

Prompt Care and other non-emergency service situations for the area are located in Libby. The nearest hospital or other emergency services or services with more extensive capabilities would require travel approximately 100 miles to the Flathead area on primary roads.

Ambulance service is available from Libby Volunteer Ambulance service depending on availability. Alert Air from Kalispell Regional Hospital is available.

Police protection will be provided by the Libby Police Department and local officers residing in the general area whom are available for response.

**WATER SUPPLY and WASTEWATER TREATMENT** – Existing connections to City of Libby water and sewer services are in place.

**SOLID WASTE DISPOSAL FACILITIES** – Refuse shall be "Owner Haul" or "Contract Hauler" to be deposited in the Lincoln County Landfill.

**PUBLIC SCHOOL FACILITIES** - This proposed subdivision is in the Libby School District but as it is zoned commercial there will be no increase in school aged children residing in the subdivision.

**CONCLUSION:** There does not appear to be a significant impact to local services.



#### **4. IMPACTS ON THE NATURAL ENVIRONMENT:**

Topography: The property is flat overall.

Public Lands: The property does not border public lands.

Historical Features: There does not appear to be any historical features on the property.

Surface Water: There is no surface water in the proposed subdivision.

Ground Water: Groundwater is at a sufficient depth not to be a concern for pollution.

Vegetation: Property is largely void of vegetation.

**CONCLUSION:** There does not appear to be a significant impact to the natural environment.

#### **5. IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:**

Nearly 80% of Lincoln County's land area is managed for wildlife habitat. According to habitat maps, available from Fish Wildlife & Parks (FWP), this proposal is in an area that may contain habitat for general/winter range for moose, elk, bear, whitetail and mule deer typical of all areas of Lincoln County.

**CONCLUSION:** There does not appear to be a significant impact to wildlife or wildlife habitat.

#### **6. IMPACTS ON PUBLIC HEALTH AND SAFETY:**

The project is within an Air Quality District, permits would be required for outdoor burning and solid fuel heating devices. Risk of wildfire is low.

**CONCLUSION:** There is low potential for significant impact to public health and safety with this subdivision.

#### **7. ZONING:**

The subdivision is located in the city's Business zoning district.

**CONCLUSION:** The proposed lots are in conformance with the standards set forth in Title 17.

## **PLANNING DEPARTMENT RECOMMENDATIONS**

The Lincoln County Planning Department has reviewed this proposed land subdivision for the City under the criteria established in the Montana Subdivision and Platting Act, the Montana Code Annotated, City of Libby Subdivision Regulations, and the City of Libby Zoning Rules.

Based on the information provided, the proposed subdivision could have very few potentially significant adverse impacts. The mitigation measures recommended below offer assurance that the proposed subdivision will be in compliance with commercial developmental requirements in the City of Libby, and ensure the criteria of reducing impacts to public health and safety are met.

The Lincoln County Planning Department recommends approval of **Girod Subdivision** with the following conditions for approval:

### **ACCESS/ROADS:**

1. The Surveyor of Record must certify on the final plat that the access requirements have been met or an improvements agreement with the governing body must be filed with the final plat insuring completion of these requirements. (V-B)
2. Roads must be designed to meet City of Libby Road Design standards. (VI-G-1)

### **UTILITIES:**

3. Frontier Communications, and Flathead Electric Cooperative shall provide a letter confirming service to each lot prior to final plat approval. The subdivider shall provide all necessary easements and install both utilities to abut each lot per the utility company plans and specifications and City of Libby Subdivision Regulations, prior to final plat approval. (VI-J-1)(VI-J-3)(VI-J-4)

### **NOXIOUS WEED / FIREWISE:**

4. Prior to final plat an inspection by the county weed department shall be conducted and an approved plan shall be included as an exhibit in the covenants. (VI-O)

### **COVENANTS / ROAD MAINTENANCE:**

5. The proposed covenants for Girod Subdivision, shall be in substantial conformance with the draft proposed in the application. (IV-L)

### **MISCELLANEOUS/ FACE OF PLAT:**

6. All driveway approaches need to be indicated on the face of the final plat to verify physical and legal access to the lot as well as aid in E911 Addressing of the lots in the subdivision.
7. The face of the final subdivision plat submission must conform to City of Libby Subdivision Regulations, the Montana Subdivision & Platting Act, and Montana ARM 24.183.1107 Uniform Standards for Final Subdivision Plats.

