

CITY OF LIBBY

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REGULAR COUNCIL MEETING #1614

OCTOBER 3, 2022 @ 7:00PM

COUNCIL CHAMBERS – CITY HALL

CALL TO ORDER:

- Pledge of Allegiance
- Prayer by Marcus Girod
- Roll Call
- Welcome
- Approve City Council #1610 Minutes dated August 1, 2022.

ANNOUNCEMENTS:

COMMITTEE REPORTS:

- City Administrators Report
- Fire
- Police
- Ordinances
- Lights/Streets/Sidewalks
- Building
- Water/Sewer
- Zoning Commission
- Cemetery/Parks
- Finance
- City-County Board of Health
- Park District Manager of Projects

PUBLIC COMMENT ON NON-AGENDA ITEMS: This is an opportunity for the public to offer comments related to issues that are not currently on the agenda that the council has jurisdiction over. Public comment is limited to 3 minutes.

OLD BUSINESS: Each previous agenda item will be introduced by the mayor with a description of the item and explanation for the recommended action to be taken. Following council discussion on each item there will be an opportunity for public comment. Public comment is limited to 3 minutes concerning the agenda item being discussed only.

NEW BUSINESS: The mayor will introduce each new agenda item with a description of the item and an explanation for the recommended action to be taken. Following council discussion on each item, there will be an opportunity for public comment. Public comment is limited to 3 minutes concerning the agenda item being discussed only.

1. Approve Creek View Estates Blocks 4 & 5 a one-year preliminary plan extension to July 2, 2023.
2. Approve layout modification to Preliminary Plat.
3. Rotary Peace Pole – George Gerard.
4. Approve all claims to date.
5. Approve all business licenses received to date.
 - a) Ridgeview Adventure Therapy and Counseling Services, 216 West 9th St. Suite #2, PLLC, Professional Services.

UNFINISHED BUSINESS: Each item will be introduced by the mayor (or assigned liaison) with a description of the item. Following council discussion on each item, there will be an opportunity for public comment. No action will be taken. Public comment is limited to 3 minutes concerning each item.

1. IP negotiations.

GENERAL COMMENTS FROM COUNCIL: Public comment will not be taken during this portion of the meeting.

ADJOURNMENT:

The manner of Addressing Council:

- Each person, not a Council member, shall address the Council at the time designated in the agenda or as directed by the Council, by stepping to the podium or microphone, giving that person's name and address in an audible tone of voice for the record, unless further time is granted by the Council, shall limit the address to the Council to three minutes.
- All remarks shall be addressed to the Council as a body and not to any member of the Council or Staff with no personal remarks allowed.
- No person, other than the Council and the person having the floor, shall be permitted to enter any discussion either directly or through a member of the Council, without the permission of the Presiding Officer.
- Any person making personal, impertinent, or slanderous remarks or who shall become boisterous or disruptive during the council meeting shall be forthwith barred from further presentation to the council by the presiding officer unless permission to continue is granted by a majority vote of the council.

ATTENTION:

To access this meeting electronically with **ZOOM**,

Dial: 253-215-8782

Meeting ID: **4042719951**

Password: **151041**

Posted: 9/29/22

UNAPPROVED MINUTES

The City Council held Council Meeting #1610 on Monday, August 1, 2022, in the Council Chambers at City Hall.

Call to Order:

The meeting was called to order at 7:00 pm by Mayor Peggy Williams.

The Pledge of Allegiance was completed, prayer was by Bill Sonntag, and roll call commenced. Present were Mayor Williams, Councilors Gary Beach, Melissa Berke, Zach McNew, Kristin Smith, and Brian Zimmerman, Administrator Samuel Sikes, City Clerk-Treasurer Leann Monigold, and (via Zoom) City Attorney Dean Chisholm. Councilor Taylor was not in attendance.

Mayor Williams welcomed all present.

Announcements: None.

Committee Reports:

Administrator: Administrator Sikes reported Hwy 2 repairs by Deshazer Realty and Bus Barn have been completed. Alley behind Esther's Beauty Salon has been repaired. TCI repaired opening by Harold's. Chip sealing will begin soon and cover 15-20 blocks.

Several street openings still need filled and with the street opening permits now that are sold it is the contractors responsibility to make repairs needed in a timely manner or the city will charge for labor and material if the City crew does the work. A new method of street crack sealing "cold flow" will be tried at the Water Plant.

The sludge press has been repaired, beautification of the land is underway by pulling shrubs and placing gravel around the tanks; the backup emergency generator went down, needing repairs or replacement. A temporary has been rented for backup while waiting on parts to fix the main generator, which should be done in the next two weeks. The West Aero motor that circulated the aeration ditch has electrically shorted out and been sent to Kalispell for rewinding. Libby is on the list to have the UST removed in August, and a new double-walled tank is in Kalispell ready for a concrete pad and barriers.

Fire: Councilor Zimmerman reported 9 calls in July, 1 in city, 6 rural, 2 outside rural district. 2 structures, 3 grass/wild lands, 1 power line, 3 miscellaneous, and 2 dumpster fires a total of 59 calls for 2022. TCI started apron project at the fire hall July 29th and all fire hydrants have been inspected and flushed the week of July 18th.

Zoning/Planning: Councilor Smith announced the Planning Board should have a draft for the Growth Policy by the end of July.

Parks: Councilor McNew reported all of the playground equipment is in town and working on getting a local contractor to put it together.

Budget: Mayor Williams, together with Mr. Sikes and Leann have been reviewing the budget to identify any updates needed and a committee meeting will be scheduled to go over the budget prior to the preliminary budget August 15th.

Public Comment on Non-Agenda Items:

DC Orr, 1117 Nevada, read a letter he had written about his feelings and concerns over the Pride event that took place July 9th.

Old Business: None

New Business:

Troy Douthit requested a street closure from September 7th - 11th the same as previous 2 years. Mr. Douthit described the Chainsaw Carving event, and announced equipment was purchased with a street sweeper attachment to help with the final clean up.

Approve Chainsaw Carving street closure:

Councilor Smith **MADE A MOTION** to approve **Chainsaw Carving street closure**, and Councilor Zimmerman **SECONDED**.

Councilors Beach, Berke, McNew, Smith, and Zimmerman voted **FOR**.

MOTION PASSED.

Tabatha Viegutz introduced the LOR Foundation (**Livable, Opportunity, and Responsibility**). A private family foundation that works to improve quality of life for rural areas. LOR is a problem-solving foundation that hires locals to listen to community needs and support local ideas. LOR puts ideas into action by providing funding and resources. LOR recently worked with David Thompson Search & Rescue and was able to provide funding, through the grant process, for 25 new radios and 5 new repeaters for their trucks. Funding was granted to assist the school district in revitalizing the Central School's park. LOR is working with the Libby Dam to gain funding to help increase visitor numbers and with Libby Area Business Association (LABA) to help cover costs to provide a safe space for the kids to see Santa. LOR has supported local events such as the Rodeo, Blues Festival, Crazy Days, Chainsaw Festival, and RC races.

LOR selects projects that are ready to go and will produce immediate results with lasting change, and it focuses on solutions that improve quality of life in eight areas: economy, education, engagement, environment, health, housing, transportation, and water. LOR's funding is a public charity and cannot provide funding to businesses to enhance their business unless it is a public service then certain funding can be provided.

Dave Kemmerer, 124 Pioneer, asked if LOR would be able to work outside of city limits. Ms. Viegutz stated LOR is hyper-focused on Libby and not restricted to city limits but will stay within the Libby area.

Approve Resolution #2004, Adopting updated editions of building codes as amended per ARM 24.301.202(1) referenced by chapter 14.04, Building Codes, of Libby Municipal Code:

Mayor Williams read the resolution aloud.

Councilor Smith **MADE A MOTION** to approve **Resolution #2004**, and Councilor Beach **SECONDED**.

Councilors Beach, Berke, McNew, Smith, and Zimmerman voted **FOR**.

MOTION PASSED.

Approve Resolution #2005, requesting distribution of road safety and accountability program funds:

Mayor read resolution aloud and explained request is for money from the BaRSAA gas tax HB124 funding to update the sidewalk and fix the street by the tennis court as the identified project.

Councilor Smith **MADE A MOTION** to approve **Resolution #2005**, and Councilor Zimmerman **SECONDED**.

DC Orr, 1117 Nevada Ave, inquired how much money is involved for the project. Mr. Sikes explained BaRSAA funding this year will be \$87000 with the matching fund of \$5000 currently in the account. This fall an itemized list of costs for the project will be put together and funds may need to be carried over into the next year to make sure the city has the money or find more matching funds to complete the project as a whole.

Councilors Beach, Berke, McNew, Smith, and Zimmerman voted **FOR**.

MOTION PASSED.

Ordinance #2003, First Reading, Amending section 14.32.010 Floodplain Regulations of Libby Municipal Code:

Mayor Williams read ordinance and explained DNRC recommended the city and county adopt the exact same floodplain regulations.

Jesse Haag with County Environmental Health/Planning said with the County and City updating floodplain regulations it will be brought up to the State and Federal Standards.

Councilor Smith **MADE A MOTION** to approve **Ordinance #2003, First Reading**, and Councilor Zimmerman **SECONDED**.

Councilors Beach, Berke, McNew, Smith, and Zimmerman voted **FOR**.

MOTION PASSED.

Discuss Ordinance Solutions regarding garage sales/businesses in residential areas:

Mayor Williams stated a complaint had been brought to council about an ongoing garage sale in a residential area and potential solutions would be checked into for the neighborhood complaints. Attorney Chisholm has suggested checking current zoning regulations.

Attorney Chisholm suggested there are two ways to approach the issue. First, draft a new set of ordinances and regulations to regulate garage sales or second-hand sales. By doing so, it can be regulated where and how long, signage, number of days per year, and number of hours per day. Second, look at current zonings because commercial activities are not allowed in certain zone areas. Elaborate more on current zoning definitions so people understand what falls under commercial activities and what doesn't. How many days of operation could be added to the definition to clarify commercial activities.

Council discussed identifying problem and what possible ordinances changes or other possible solutions could be reached before the problem spreads and for an immediate problem solution have the police chief, building inspector or fire marshal pursue the zoning issues then send to committee to look into changes in ordinances.

DC Orr, 1117 Nevada Ave, discussed the different rules and regulations already in place within the city that could help to fix the issue at hand.

Approve all claims received to date:

Councilor Zimmerman **MADE A MOTION** to approve **all claims received to date**, and Councilor Smith **SECONDED**.

Councilors Beach, Berke, McNew, Smith, and Zimmerman voted **FOR**.

MOTION PASSED.

Unfinished Business:

IP negotiations: Mayor Williams announced IP has pulled out of the meeting August 15th and the City is trying to reschedule for October 26th.

Public Comments: DC Orr, 1117 Nevada Ave., asked if there was a paper trail that shows what has been going on with the IP negotiations.

General Comments from the Council: Mayor Williams informed Council the upcoming Blues Festival, August 13th and 14th, failed to get with the Council in time to request a noise variance. After looking at the ordinance it was felt that a variance could be granted this time on a one time only basis with the understanding they will need to get organized next year to request correctly.

Adjournment:

Councilor McNew **MADE A MOTION** to **Adjourn**, and Councilor Smith **SECONDED**.

Councilors Beach, Berke, McNew, Smith, and Zimmerman voted **FOR**.

MOTION PASSED.

Mayor Williams adjourned the meeting at 7:45 PM.

Mayor Peggy Williams

Clerk-Treasurer Leann Monigold



Lincoln County Planning Department

418 Mineral Ave | Libby, MT. 59923

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

DATE: 9/28/22

TO: Libby City Council

FROM: Jesse Haag, Planner / Sanitarian

RE: Creek View Estates Blocks 4 & 5 – Preliminary Plat Extension Request

REQUEST FOR COUNCIL ACTION – 10/3/22

We received a request from Evensen Engineering & Consulting, Inc. on behalf of the owners of Creek View Estates Blocks 4 & 5 to revise the lot layout and request an extension of the preliminary plat.

BACKGROUND and SUMMARY

The preliminary plat for the Creek View Estates subdivision blocks 4 & 5 was originally approved for 20 residential lots in Libby, MT on July 2, 2019 with the approval expiring July 1st, 2022. Since that time, the original permit holder changed ownership from Pensco Trust/Beasley IRA to Levi & Riki Thompson. On June 29th, 2022 the applicant submitted a formal request to extend the preliminary plat approval. The applicant is still in the process of preparing their water and sewer application to the Montana DEQ. Due to a clerical error in the Planning department in the wake of recent staffing transitions, this file was misplaced and only recently discovered. The extension request was submitted before the original plat expiration date.

In addition to an extension request, the applicant would like to submit a revised Preliminary Plat. The lot layout associated with the approved Preliminary Plat does not meet the City's current subdivision standards as it did not incorporate sidewalks along proposed access roads; therefore, the property boundaries around the cul-de-sacs are not set back properly. The revised Preliminary Plat addresses these issues by including the proper sidewalks and associated adjustments. Additionally, some internal lot boundary lines have been adjusted but the total number of lots remains unchanged. The property is not currently within the city limits of Libby, but the proposed zoning is anticipated as "Residence C District".

RECOMMENDED MOTION

1. Approve Creek View Estates Blocks 4 & 5 a one year preliminary plat extension to July 2, 2023.
2. Approve the layout modifications to the Preliminary Plat.

Attachments: 6/29/22 Request from Evensen Engineering & Consulting, Inc.



Evensen Engineering & Consulting, Inc.

June 29, 2022

Ms. Kristin Smith

Lincoln County Planning Department
408 Mineral Avenue
Libby, MT 59923

RE: Creek View Estates Blocks 4 & 5 – Preliminary Plat Extension Request

Dear Ms. Smith,

On behalf of Levi & Riki Thompson, I would like to formally request that the Preliminary Plat Approval associated with the Creek View Estates Blocks 4 & 5 Subdivision issued on July 2, 2019 be extended. The property has recently changed ownership from the original permit holder Pensco Trust/Beasley IRA (Mr. James Beasley) to the current owners listed below:

Levi & Riki Thompson
PO Box 449
Libby, MT 59923
(406) 293-0600

As stated in the 2019 approval letter, the current preliminary plat approval expires July 1st, 2022, and the final plat must be submitted for approval or an extension must be requested. We are currently working on the water and sewer plans and anticipate submission to the Montana Department of Environmental Quality later this summer.

In addition to an extension request, the purpose of this letter is to submit a revised Preliminary Plat. The lot layout associated with the approved Preliminary Plat does not meet the City's current subdivision standards because there was no sidewalk along the proposed access roads; therefore, the property boundaries around the cul-de-sacs are not setback appropriately.

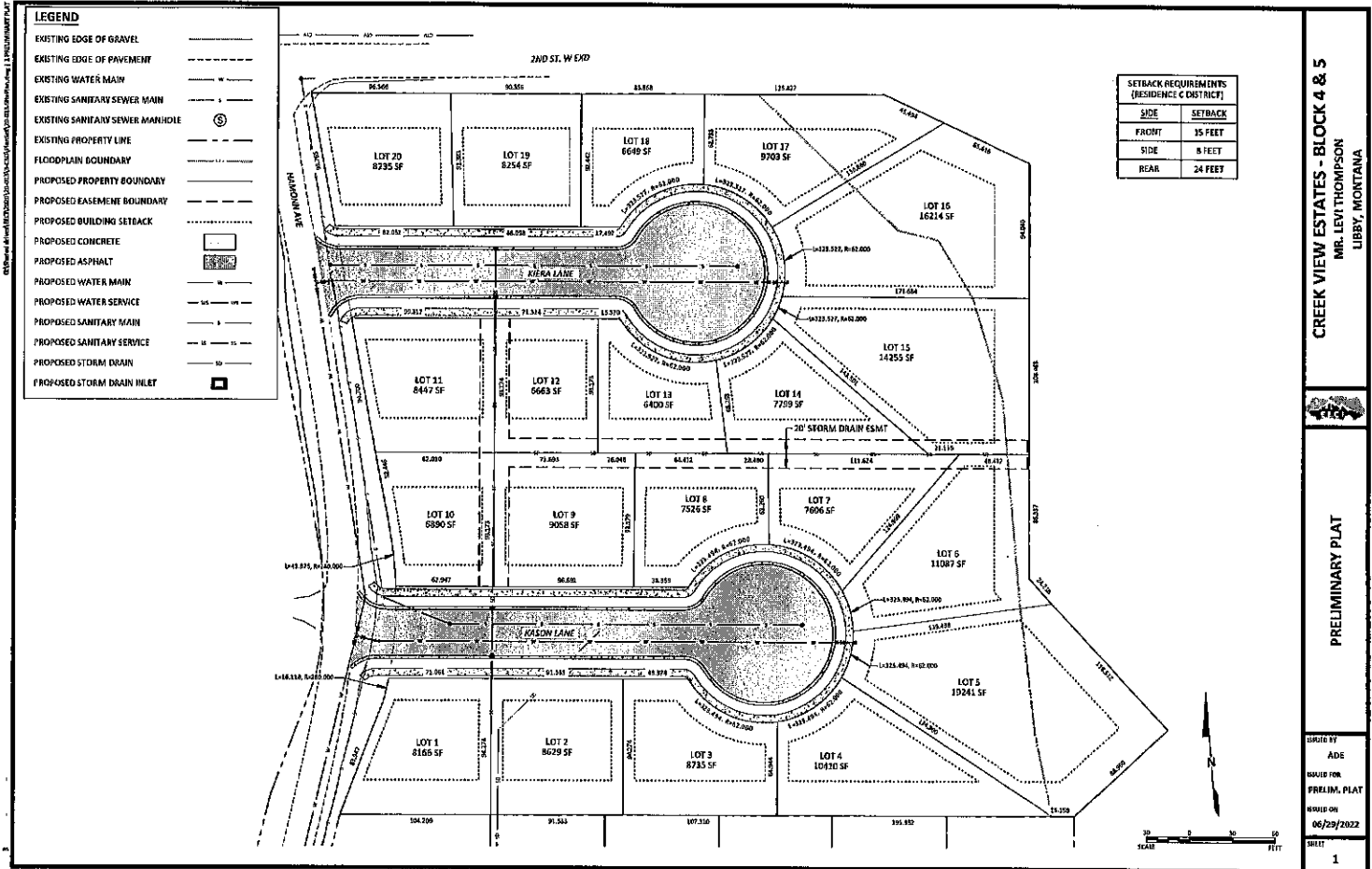
The proposed layout includes access roads with a 36' road width (back of curb to back of curb), 7' boulevard, 5' sidewalk, and 2' buffer behind the sidewalk for a 64' right-of-way width. The cul-de-sacs are designed with a 50' radius (to back of curb), 7' boulevard, 5' sidewalk, and the property line is proposed at the back of sidewalk. Therefore, the right-of-way around the cul-de-sacs is 62'. Additionally, other internal proposed lot boundary lines have been adjusted slightly, but the total number of lots remains unchanged. Although the property is not currently within the Libby city limits, the proposed zoning for this property is anticipated as "Residence C District," and the associated building setbacks are shown on the appended layout.

Thank you for your consideration. Should you have any questions, please contact me anytime at (406) 885-4064 or andy@eecivil.com.

Sincerely,

Andrew D. Evensen, PE
Principal

Enclosure(s): 2019 Preliminary Plat Approval; Revised Preliminary Plat
Cc: Levi Thompson
Project No. 20-013



CREEK VIEW ESTATES - BLOCK 4 & 5
 MRL LEVI THOMPSON
 LIBBY, MONTANA

PRELIMINARY PLAT

CREATED BY: ADE
 ISSUED FOR: PRELIM. PLAT
 REVISED ON: 06/29/2022
 SHEET: 1



LINCOLN COUNTY PLANNING DEPARTMENT
418 MINERAL AVE. | LIBBY, MT. 59923

(406) 283.2444

WEBSITE: [HTTP://WWW.LINCOLNCOUNTYMT.US/PLANNING](http://www.lincolncountymt.us/planning)



2 July 2019

James & Kerry Beasley
PO BOX 726
Libby, MT 59923

RE: **Creek View Estates Blocks 4 & 5 Subdivision PRELIMINARY PLAT APPROVAL** – List of Enclosures

Dear Mr. & Mrs. Beasley,

Attached is the preliminary plat approval for the above-referenced subdivision, the conditions of approval and the findings of fact.

Below is a list of the forms and supporting documents that may or may not be required for your final plat submittal, which can be found on our website:

www.lincolncountymt.us/planninghome <http://www.lincolncountymt.us/forms-links/planning-forms.htm>) or by contacting the Planning Department.

Road Design Standards for The City of Libby (contact City Administrator)
Lincoln County Road Approach Requirements & Permit
Resolution #968
Road Name Request
Road Sign Order Form **MUST BE ORDERED THROUGH THE CITY OF LIBBY**
Road Sign Certification
Final Plat Application
Subdivision Improvements Agreement (SIA)
Waiver of Protest Participation in Special Improvements District

Other items might be required to meet City of Libby regulations. Please call if you have any questions or concerns.

Sincerely,

Jake Mertes
Lincoln County
Environmental Health and Planning



City of Libby

952 E. Spruce St.
Post Office Box 1428
Libby, Montana 59923

Phone 406-293-2731
Fax 406-293-4090

James & Kerry Beasley
PO BOX 726
Libby, MT 59923

July 2nd, 2019

Dear Mr. & Mrs. Beasley,

At its regularly scheduled meeting on **July 1st, 2019**, the Libby City Council voted to approve the **Creek View Estates Blocks 4 & 5 Subdivision**, subject to the conditions in the attached document entitled "Conditions of Approval."

The reasons for the decision to approve the subdivision, including the imposition of any condition of approval, may also be found in the attached document entitled "Findings of Fact and Conclusions of Law."

Please be advised that the preliminary plat approval of Phase 1 expires **July 1st, 2022** and the preliminary approval of Phase 2 expires **July 1st, 2025**. The plats must be submitted for final plat approval or an extension must be requested by that date.

If you wish to appeal this decision or the imposition of any condition, you must follow the procedure established by M.C.A. §76-3-625(2) which states as follows:

"A party . . . who is aggrieved by a decision of the governing body to approve, conditionally approve, or disapprove a proposed preliminary plat or final subdivision plat may, within 30 days after the decision, appeal to the district court in the county in which the property involved is located. The petition must specify the grounds upon which the appeal is made."

If you have any questions or concerns with regard to this matter, please contact the Lincoln County Planning Department, contractor for the City of Libby, at (406) 283.2444.

Sincerely,

Brent Teske, Mayor

LIBBY CITY COUNCIL

DECISION: Creek View Estates Subdivision

APPLICANT: James Beasley)
SURVEYOR: APEC, Inc)

CONDITIONS OF APPROVAL
FINDINGS OF FACT, CONCLUSION OF LAW

SUMMARY OF APPLICATION AND DECISION:

APPLICATION: The applicant requested preliminary subdivision approval for the division of 5.589 acres into 20 residential lots in the Libby, MT. The sizes of the proposed lots range between 6,032 ft² and 11,731 ft². The property is located in Section 4, Township 30 North, Range 31 West, P.M.M., Lincoln County, Montana being Parcel B-1 of COS # 7002.

DECISION: Preliminary plat approval is granted subject to conditions. Variance request #1 is denied. Variance request #2 is approved.

SUBDIVISION PROCESS INFORMATION:

DATE OF APPLICATION:..... October 16th, 2018

COMPLETION OF STAFF REPORT: May 22nd, 2019

PUBLIC NOTICE PUBLISHED IN NEWSPAPER: June 11th, 2019

PLANNING BOARD MEETING HELD: June 10th, 2019

CITY COUNCIL PUBLIC HEARING July 1st, 2019

COUNCIL DECISION DATE: July 1st, 2019

CONDITIONS OF APPROVAL:

ACCESS/ROADS:

1. A Professional Engineer's certification must accompany the final plat certifying that the roads and Cul-De-Sacs have been constructed in conformance to the City of Libby Subdivision Regulation Design Standards (IV-8); or an Improvements Agreement with the governing body must be filed with the final plat insuring completion of these requirements.
2. The City's Consulting Engineer shall sign off on all road construction
3. Internal road names must receive approval from the Addressing Technician prior to final plat approval.

UTILITIES

4. Electric and telephone utilities shall be installed and provided appropriate easements to serve all lots.
5. A Professional Engineer's certification must accompany the final plat certifying that the water supply, sewer, and stormwater drainage structures have been constructed in conformance to the DEQ certificate of subdivision approval.
6. Water, Sewer and Storm water plans must be approved by the City's Consulting Engineer

NOXIOUS WEED / FIREWISE / STRUCTURAL FIRE:

7. A Noxious Weed plan will need to be approved by the Lincoln County Weed Department prior to final plat approval and made a part of the covenants. The Noxious Weed requirements are outlined in the Lincoln County Subdivision Regulations IV-A-8.
8. The applicant shall provide documentation from the Lincoln County Fire Department that adequate water supply including hydrants has been or can be provided with the final plat. City's Consulting Engineer must sign off on plans.

COVENANTS

9. The final covenants shall be in substantial compliance with those submitted for preliminary review.

FACE OF PLAT:

10. The final plat shall be in substantial conformance with the preliminary plat as submitted and approved.
11. The final plat shall depict the floodplain as an area of no-build without a floodplain development permit.

12. The final plat shall include the following statement:
"The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision."
13. The Surveyor of Record must certify on the final plat that the access requirements have been met.
14. The face of the final subdivision plan 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.

MISC:

15. Prior to each phase being filled phases must be annexed into the City of Libby and zoned "Residential C".
16. Phase 1 (Block 4) must be filled by July 1st, 2022 and Phase 2 (Block 5) must be filled by July 1st, 2025.

FINDINGS OF FACT

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

1. IMPACTS ON AGRICULTURE:

The property had been forest lands and has recently been harvested for the timber.

The USDA NRCS (Natural Resources Conservation Service) identifies the soils as Andic Dystrochrepts, alluvial terraces, which is considered prime farmland or farmland of importance, however it is within city limits and is no longer zoned for such use.

The Tax Assessor's classification of the subject property is "vacant rural land" and adjacent properties are either "improved rural" or "improved urban".

CONCLUSION: There is no impact to agriculture

2. IMPACT ON AGRICULTURAL WATER USER FACILITIES:

Flower Creek flows along the eastern border of the parkland adjacent to the proposed subdivision.

CONCLUSION: There is no indication that the proposed subdivision would impact anyone having rights to use water from Flower Creek for agricultural purposes to continue to do so.

3. IMPACTS ON LOCAL SERVICES:

ROADS – Access for blocks 4 and 5 will be off of East Horseshoe Drive.

The proposal includes construction of 2 public roads to serve blocks 4 and 5 with cul-de-sac endings.

Based on the ITE trip generation manual for residential use, at 8-10 trips/day, the estimated increase is ~200 trips/day.

UTILITIES – Utilities will be provided by Flathead Electric and either Montana Sky or Frontier Communications. In addition, cellular phone service provided by Verizon is readily available in the area.

EMERGENCY SERVICES – The nearest basic emergency services are in Libby approximately 1 mile away.

- Ambulance service is available from Libby Volunteer Ambulance service.
- Alert Air from Kalispell Regional Medical Center is available;
- Police protection will be provided by the City of Libby Police Department and Lincoln County Sheriff's Department;
- Cabinet Peaks Medical Center is 1 miles away in Libby.
- The Lincoln County Volunteer Fire District will be providing structural fire protection.

WATER SUPPLY and **WASTEWATER TREATMENT** – The property will be served by municipal water and wastewater. Previous approval from the DEQ has expired at this time and the developers will be required to re-submit plans for an updated approval.

SOLID WASTE DISPOSAL FACILITIES – Refuse shall be "Owner Haul" or "Contract Hauler" to be deposited in the Lincoln County Landfill in Libby Montana located approximately 3 miles north from this proposed development. Evergreen Disposal offers contract hauling to the area. It will be the responsibility of the individual lot owner to insure solid waste is transported to an appropriate facility

PUBLIC SCHOOL FACILITIES – This proposed subdivision is in the Libby School District. The number of school-age children that might reside in the subdivision is approximately 40 based on the most recent census data (Family Size 2.21). Children wishing to attend public school would be required to either ride the bus, walk, or provide for personal transportation. Such an increase in enrollment would be welcome.

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

4. IMPACTS ON THE NATURAL ENVIRONMENT:

Topography – The property is generally level

Public Lands - This property is not adjacent to public lands.

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

Surface Water - Flower Creek flows along the eastern boundary of the adjacent parkland. Portions of the property lie within AO/AE floodplain. Permits will be required for fill and/or construction on affected lots.

Ground Water - There should be no impact to groundwater as the proposed subdivision will connect to municipal water and sewer.

Vegetation: The vegetation consists of grasses only.

NATURAL ENVIRONMENT CONCLUSION: There does not appear to be any impact to the natural environment.

5. IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:

No substantial impacts are expected as the City of Libby and its associated activity surround the site.

CONCLUSION: *As with any development within Lincoln County there is always the potential for impacts to wildlife or wildlife habitat. However, the impacts at this location will be minimal.*

6. IMPACTS ON PUBLIC HEALTH AND SAFETY:

The project is within the Libby Air Quality Zone. Permits for woodstoves and Residential burning are required.

CONCLUSION: *The addition of 20 residential lots within this district would not appear to create an impact to public health and safety.*

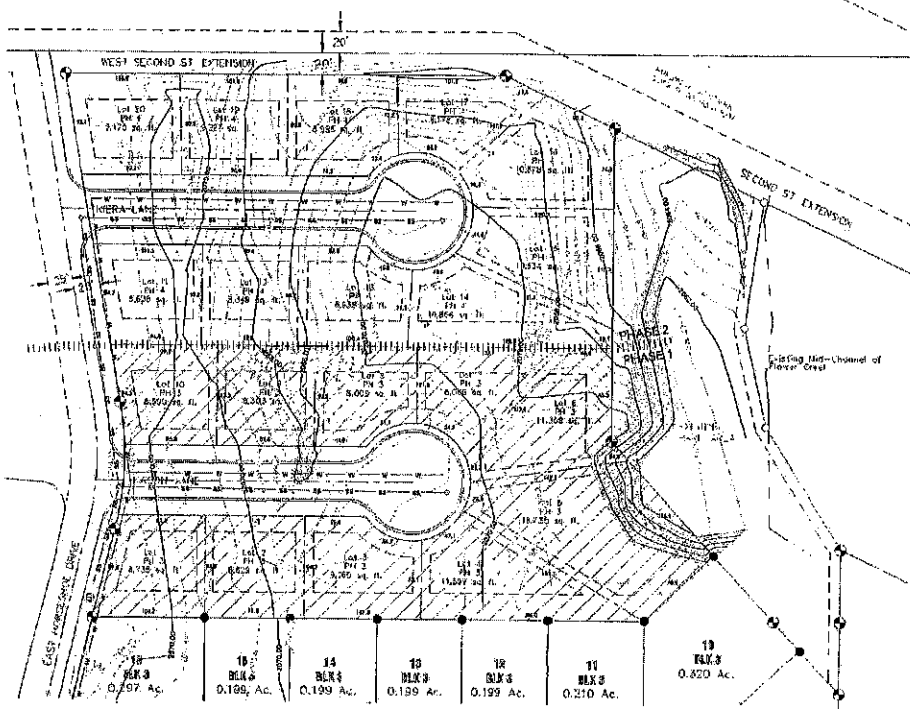
7. GROWTH POLICY:

The City of Libby growth policy address specifically a need to develop underdeveloped areas and to provide for new and affordable housing and neighborhood planning.

CONCLUSION: The project appears to largely conform to the growth policy.

PRELIMINARY PLAT
CREEK VIEW ESTATES
 SECTION 4, TOWNSHIP 30 NORTH, RANGE 31 WEST, PMM
 LINCOLN COUNTY, CITY OF LIBBY, MONTANA
 SEPTEMBER 2018

DRAFT
 10/27/2018



LEGEND

□ BLOCK 5 - PHASE 2

▨ BLOCK 4 - PHASE 1

SUBDIVISION DATA

20 LOTS
 LOT AREA: 8,000 SF TO 18,735 SF
 BUILDING SETBACKS:
 15' FRONT (Variance), 24' REAR, 8' SIDE, 15' CORNER

TOTAL GROSS AREA = 6.58 AC
 TOTAL NET AREA OF LOTS = 4.48 AD

10 BLS 3 0.287 Ac.
 10 BLS 6 0.189 Ac.
 14 BLS 3 0.199 Ac.
 10 BLS 3 0.199 Ac.
 12 BLS 3 0.199 Ac.
 11 BLS 3 0.210 Ac.
 10 BLS 3 0.820 Ac.

SCALE 1" = 40'

NO.	DATE	DESCRIPTION	BY	CHKD.

PROJECT: CREEK VIEW ESTATES
 LOCATION: SECTION 4, TOWNSHIP 30 NORTH, RANGE 31 WEST, PMM, LINCOLN COUNTY, MONTANA
 CITY: LIBBY
 OWNER: JIM BEASLEY



PRELIMINARY PLAT

C100