

**LINCOLN COUNTY PLANNING BOARD MINUTES**  
**TUESDAY, APRIL 15, 2025 – 5:30PM**  
**LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE**

**MEETING CALLED TO ORDER: 5:31 PM**

**BOARD MEMBERS PRESENT:**

<input checked="" type="checkbox"/> <u>John Damon, Chair</u>	<input checked="" type="checkbox"/> <u>Veronica Bovee Anderson</u>	<input checked="" type="checkbox"/> <u>Paul Johnson</u>
<input type="checkbox"/> <u>Ernie Anderson</u>	<input checked="" type="checkbox"/> <u>Roberta McCanse</u>	<input checked="" type="checkbox"/> <u>Jim Gibson</u>
<input checked="" type="checkbox"/> <u>Kurt West</u>	<input checked="" type="checkbox"/> <u>Scott Mattheis</u>	<input checked="" type="checkbox"/> <u>Doug Fryer</u>

**STAFF:** Jesse Haag, Kristin Smith, Alisha Osborne

**PUBLIC:** Sophia Garrubbo, Darwin Pluid, Jana Pluid.

**AGENDA**

- Meeting called to order at 17:31.
- Approval of March 18, 2025, Meeting Minutes.
  - V. Bovee-Anderson Motions to approve.
  - P. Johnson seconds the motion. All in favor, motion carries.
- Industrial Approach Park Subdivision Application
  - K. Smith presents the Staff Report. She explains the changes and conditions.
  - D. Pluid explains he intends to pave the approach.
  - J. Damon asks about the fees for the plowing and maintenance. The board discusses the benefits of paving and possible issues.
  - K. Smith elaborates on the updated layout. The board discusses water use and complications.
  - J. Damon asks about Exhibit B and the difference in acre feet of use.
  - S. Garrubbo says it takes into account both business and residential water use.
  - J. Damon asks if there is a way to track water use.
  - The Board discusses water use language in the covenants.
  - J. Haag explains the septic tank sizing. The board discusses the differences.
  - J. Gibson asks if the shop will be grandfathered in. S. Garrubbo explains that the covenants will be revised. The board discusses the covenants.
  - V. Bovee-Anderson motions to approve.
  - P. Johnson asks about the wording for the shared waste disposal. S. Garrubbo explains the plan. K. Smith explains the cash-in-lieu process for the final plat filing.

- J. Damon asks about the road. D. Fluid explains the road access for the lot and reclamation requirements. K. Smith says they will reclaim the existing drive. S. Garrubbo explains that the Montana Department of Transportation (MDT) requires road abandonment as a condition in the covenants.
- K. West asks about the specifications for size in the road turn around. The board discusses the details.
- J. Gibson Seconds the motion. Motion passes.
- Growth Policy 5-year Review (Continued)
  - J. Haag explains that a committee for advisory or a working group is allowed. He explains the Thompson Chain of Lakes plan, the characterization and population and land use posited.
  - P. Johnson asks about land use maps with the growth policy.
  - V. Bovee-Anderson asks about the timelines for the growth policy.
  - J. Haag explains the options. The Board discusses methods and structures for committee formation.
- May Meeting Discussion
  - J. Haag explains the Schreiber Meadows North and South subdivisions may require a Board site visit and that it must be publicly noticed. He explains that it would be considered a special meeting and explains the requirements for noticing. He discusses the history and location, and that the Department is waiting on a new updated packet before the site visit. He says the date will be set after the materials are available. The board discusses the availability of Eureka Board members for the site visit.
- Planning Staff Update
  - J. Haag explains the upcoming updates to the subdivision regulations and website. The updates will include legislative, affordable housing, road standards, fuels reduction standards, and the website. He explains that KMR Consulting had won the bid for contract and the process used to score the bids. He says the Cripple Horse Bay major subdivision will be coming to the Board, along with Northstar Landing.
  - K. West comments on the power conduit in that area.
  - J. Haag says the Crystal Lake permit recently permitted is apparently beyond the scope of the permit and a site visit will be conducted to determine the extent, as we have received anonymous photos and a complaint regarding the project.
- Public Comment.
  - None.
- Adjournment 19:24
  - S. Mattheis motions to adjourn. P. Johnson seconds the motion.