

LINCOLN COUNTY PLANNING BOARD MINUTES

TUESDAY, JANUARY 20, 2026 – 5:30PM

LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

MEETING CALLED TO ORDER: 5:30 PM

BOARD MEMBERS PRESENT:

<input checked="" type="checkbox"/> <u>John Damon</u>	<input checked="" type="checkbox"/> <u>Veronica Bovee Anderson, Chair</u>	<input checked="" type="checkbox"/> <u>Paul Johnson</u>
<input checked="" type="checkbox"/> <u>John Boyke</u>	<input checked="" type="checkbox"/> <u>Roberta McCanse</u>	<input checked="" type="checkbox"/> <u>Jim Gibson</u>
<input 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: Shyanne Anderson, Levi Thompson.

AGENDA

- Meeting called to order at 17:33.
- Approval of December 18, 2025 Meeting Minutes.
 - S. Mattheis Motions to approve.
 - J. Damon says there is an error on the date.
 - V. Bovee-Anderson says we should add the reason for the delay in seeing the Lakeshore Applications. S. Mattheis motions to approve with the amendments. S. Mattheis motions to approve with the amendments. V. Bovee-Anderson seconds the motion. All in favor, motion passes.
- Planning Board Officer Appointments
 - J. Damon says he is stepping down as chair.
 - P. Johnson nominates Ms. Bovee-Anderson as chair.
 - S. Mattheis seconds the motion. All in favor.
 - P. Johnson nominates S. Mattheis as Vice Chair. S. Mattheis declines, and nominates J. Damon as Vice Chair. V. Bovee-Anderson seconds the motion. All in favor.
 - J. Damon recommends introductions due to the attendance of the new board member J. Boyke. All present introduce themselves.
 - J. Haag informed the board that the Commissioners were presented with the Planning Board's recommendations to fill the open seats on their board, while they accepted three of the board's recommendations they omitted the fourth recommendation for E. Anderson and instead appointed J. Boyke.
- Subdivision Regulation Updates (KMR Consulting)
 - K. Smith presents the Buildings for Lease or Rent (BLR) regulation update. She explains that the original regulations came about in 2013. Recently

changes to legislation moved review of Recreational Vehicle Parks (RVs) into BLR, whereas previously they were included in Subdivision review. She explains that this presents a small challenge to the public, and how the steering committee discussed a good balance.

- V. Bovee-Anderson asks if they are local people.
- K. Smith says they are local folks such as Forester, engineers, and local business folks. The goal early on was to make it more accessible to average homeowners to create some affordable housing opportunities. Some sections in the BLR were reorganized such as mobile homes, and how to spell out easier public comments for RV parks.
- V. Bovee-Anderson asks if the Planning Board sees those applications.
- K. Smith says they can, as it is not prohibited. RV parks are now under Section B of the regulations.
- J. Haag says four or more must have a permit. Six or more will trigger adjacent property owner notices.
- J. Damon says it seems to parallel the subdivision regulations.
- K. Smith says the idea was introduced by the Montana Association of Planners (MAP).
- The board discusses the regulations and requirements for scalability.
- S. Mattheis says there must be lot layouts.
- K. Smith says they will not be making lots, just spaces available. People need to be close to services, so these projects are easier when they are closer to schools and grocery stores.
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- K. Smith says the Board will see a more defined version next month.
- R. McCanse asks if tiny homes will make a difference if they are on wheels.
- K. Smith says they will still need DEQ review.
- J. Boyke asks about definitions.
- P. Johnson says they are in the MCA.
- K. Smith asks if there are any concerns.
- J. Haag explains the definition.
- K. Smith says the intent was residential use and provides an explanation.
- J. Damon asks if it will be fine-tuned.
- K. Smith says yes.
- V. Bovee-Anderson asks if there are any comments.
- K. Smith says she still needs to do the forms and process for the BLR regulations.
- Lakeshore Construction Permit (Crystal Lake) -Thompson
 - V. Bovee-Anderson says a motion is needed to change the order in which the applications are being seen.
 - P. Johnson motions to approve.
 - R. McCanse seconds the motion.
 - A. Osborne presents the staff report.
 - S. Mattheis asks if it will cause more damage to remove the violation.
 - P. Johnson says he doesn't believe so.
 - The Board discusses the potential impacts and options for removal.

- J. Haag clarifies that this is a permit application to remedy a violation.
 - V. Bovee-Anderson asks how many rocks will need to be removed.
 - L. Thompson says perhaps five or six on each side.
 - The board discusses deciding the setbacks.
 - J. Haag explains that denying the permit means the Lakeshore Protection Zone area gets remediated.
 - V. Bovee-Anderson calls for the vote. A new motion with additional conditions is suggested.
 - V. Bovee-Anderson asks for a motion.
 - S. Mattheis motions to approve with conditions.
 - The board has a short discussion.
 - J. Haag clarifies the order of corrective action process.
 - V. Bovee-Anderson calls for the vote.
 - J. Damon motions to change condition one to state, "The applicant shall restore the affected area within the lakeshore protection zone to their original condition prior to construction. Any deviations may result in fines. The pea gravel within the Lakeshore protection Zone can stay".
 - P. Johnson seconds the motion. All in favor, motion carries.
- Lakeshore Construction Permit (Island Lake)- Jeschke
 - A. Osborne presents the staff report. The application is an after-the-fact to remedy a violation. The application is for a walking path to the lake which consists of wooden pallets.
 - J. Haag explains how other, similar permit applications in the immediate area have been denied, and provides background on strict conditions of approval for the subdivision the parcel resides in. He further adds that the Department of Fish, Wildlife and Parks (FWP) has provided a public access to the lake in relative close proximity to this development, and that the adjacent wetlands contains a sensitive wildlife habitat for loons.
 - J. Damon motions to deny.
 - P. Johnson seconds the motion.
 - J. Gibson asks for clarification, and says he thought the one before that was approved.
 - The board discusses the appealed permits.
 - D. Fryer asks if there would be issues if the pallets were removed.
 - J. Haag says he recalls that there was a timeframe that was best for removal of the pallets.
 - V. Bovee-Anderson motions to deny. All in favor, Motion carries.
- Growth Policy 5-year Review (Continued)
 - Planning Staff Update
 - J. Haag explains the increase in workload due to the flooding event. He explains that he is putting together the county's permits for the repairs

made due to the flooding. He explains the permitting situation with the emergency levy, and requirements for easement from landowners. He explains the funding options being sought for additional floodplain outreach and permitting assistance. He explains the presentation he is putting together for a housing initiative in Troy. He explains the workforce housing application process for CTAP program, and mentions an upcoming Montana Association of Planners Strategic Planning Session. He says there are some large projects coming up soon in the Eureka area that the board may see this summer.

- R. McCanse asks if anything more was heard regarding Schrieber Meadows.
 - J. Haag says they are still figuring out the specific engineering details for the access approach,
 - V. Bovee-Andeson suggests reviewing the bylaws later in the year.
- Adjournment at 19:35