

LINCOLN COUNTY PLANNING BOARD MINUTES
TUESDAY, FEBRUARY 17, 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 type="checkbox"/> <u>Doug Fryer</u>

STAFF: Jesse Haag, Kristin Smith, Alisha Osborne

PUBLIC: Scott Placke (Departed prior to meeting beginning).

AGENDA

- Meeting called to order at 17:29.
- Approval of January 20, 2026 Meeting Minutes.
 - J. Damon Motions to approve.
 - J. Gibson seconds the motion.
 - All in favor, motion passes.
- Mayorga Lakeshore Construction Permit (Island Lake)
 - A. Osborne presents the staff report. The applicant is proposing a seasonal, floating dock with natural stones as steps to reach the dock.
 - The Board discusses the application details.
 - S. Mattheis motions to approve.
 - J. Damon seconds the motion.
 - All in favor, motion passes.
- 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. Recent changes to legislation moved review of Recreational Vehicle Parks (RVs) into BLR, whereas previously they were included in Subdivision review. She discusses the inclusion of tiny home villages and spacing requirements for safety purposes.
 - General discussion on requirements.
 - K. Smith asks for comments.
 - The board discusses exemptions and enforcement options.
 - K. Smith presents the Subdivision Regulation update.

- General discussion on proposed changes.
 - K. Smith asks if there are any questions.
 - The Board discusses fire protection and permit requirements.
 - K. Smith explains the corrections to eliminate redundant language.
- Growth Policy 5-year Review (Continued)
 - J. Haag provides information on the requirement of Growth Policy updates. He reminds the Board that over the course of the previous meetings the Board's motion was for no change to the Growth Policy, however, a review of the implementation tables was in order. Mr. Haag provides background on the previous land use study for the Thompson Chain of Lakes (TCOL) and how it was used.
 - The Board discusses land use process and timelines.
 - V. Bovee-Anderson asks for a summary of the Board's opinions on the Growth Policy.
 - The Board discusses issues with references and data.
 - V. Bovee-Anderson requests the Planning Department put the proposed bylaw changes for "a week ahead" on the next agenda.
- Planning Staff Update
 - J. Haag provides an update on the ongoing flood disaster mitigation process, and says he is seeking funding for a contract floodplain mitigation technician to assist in the process. He explains the Happys RV Park decision to the Board and mentions his role with the Montana Association of Planners, as well as the Tamarack Subdivision boundary line adjustment.
- Adjournment at 19:26
 - S. Mattheis motions to adjourn.
 - J. Damon seconds the motion.