

**LINCOLN COUNTY PLANNING BOARD MINUTES**  
**TUESDAY, MARCH 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 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:** Don Butler, Lynn Butler, Scott Placke.

**AGENDA**

- Meeting called to order at 17:30.
- Approval of February 17, 2026 Meeting Minutes.
  - S. Mattheis says he did not receive the packet and therefore has not read the minutes. He clarifies his correct email address.
  - P. Johnson motions to approve. J. Damon seconds the motion. All in favor, motion passes.
- Lakeshore Construction Permit (Bull Lake) Butler
  - A. Osborne presents the staff report. The applicants have requested a dock replacement with a variance for size and length due to shallow water. The dock is accessed via an easement on the neighboring parcel.
  - The board discusses the property history and the required setbacks.
  - L. Butler explains that the property previously belonged to the daughter of the owners of the neighboring parcel, who specifically granted an easement for the dock to be accessed. D. Butler explains about the underground powerline conduit that runs from the parcel across the lake.
  - J. Haag asks if the conduit is exposed. A discussion occurs regarding the safety of the conduit and the dock placement options. The discussion segues into easements.
  - K. Smith clarifies the easement requirement, and explains the easement holder language added to the current Lakeshore Protection Regulations, which allows the easement holder to legally use the easement for access to the dock.
  - V. Bovee-Anderson asks if there is a motion.
  - R. McCanse motions to approve. P. Johnson seconds the motion. J. Damon opposes. Motion carries.

- Buildings for Lease or Rent Application (Swanson Lodge)
  - A. Osborne presents the staff report. The applicant has requested an expansion of an existing long term rental operation.
  - K. Smith explains that this is the first Buildings for Lease or Rent application in approximately seventeen years, and that more applications will be seen as Recreational Vehicle parks are now under these regulations. There are no plats and the survey requirements are not the same.
  - The Board briefly discusses water requirements.
  - S. Placke clarifies that the well on the backside of 1000 Swanson Lodge Road will be used, with a replacement of the old waterline.
  - The Board discusses the details of road maintenance and historical permitting requirements, as well as fire fighting capability.
  - V. Bovee-Anderson asks if there is a motion.
  - S. Mattheis motions to approve. J. Damon seconds the motion.
  - J. Haag says they have been doing fuels reduction work on the site.
  - S. Placke explains the extent of the fire protection measures and response capabilities.
  - V. Bovee-Anderson calls for the vote. All in favor. Motion carries.
  
- Subdivision Regulations Update-Final Review Prior to Public Hearing
  - K. Smith presents the proposed regulation changes regarding water and sanitation. She explains the background litigation, and the resulting Notice of Intent for wells that are now required with preliminary plat submittals. She explains changes to the new floodplain table for slope restrictions and street and road design standards, and that groundwater monitoring may be required by the Health Department.
  - P. Johnson asks about water rights.
  - K. Smith explains that it is to grant to new landowners and to apply for new water rights. The next revision pertains to noxious weeds. The next section was moved to the Buildings for Lease or Rent regulations. The additions are direct guidance from Montana Association of Counties (MACo).
  - V. Bovee-Anderson asks about the steering committee.
  - K. Smith says April twenty-first will be the public hearing, then in May the Commissioners will see it.
  - K. Smith provides an update to the Buildings for Lease or Rent regulations. She explains the steering committee provided good input into the section one design standards, and there will be an expansion of section seven tiny homes. She explains the Department of Public Health and Human Services (DPHHS) requires licensing.
  - The Board discusses affordability, reasons for review and requirements.
  
- Bylaw Revision
  - V. Bovee-Anderson presents the proposed change to the bylaws. The proposed change reads, "The agenda for a regular meeting shall be closed by the end of business on the second Tuesday of each month. The Board

may not take action on any item not listed on the published agenda. Agendas and copies of the minutes of all regular meetings shall be sent to each member of the Board no later than the Friday preceding the meeting date.”

- S. Mattheis motions to approve. J. Damon seconds the motion. All in favor, motion carries.
- Growth Policy 5-year Review (Postponed)
- Planning Staff Update
  - J. Haag says he is still buried in work, and explains the permitting process for the ongoing floodplain projects. He explains the timeframe for ordering and manufacturing the replacement spans for the bridges are generally a minimum of six months. He discusses funding. He tells the Board about the upcoming 230 lots subdivision application that is anticipated to be received in the next couple of months. He provides an update to the floodplain projects, and says the department needs additional assistance to handle the workload.
  - J. Boyke asks about the project on the 2<sup>nd</sup> Street Extension.
  - J. Haag says it is closed to traffic due to construction.
- Public Comment on Non-Agenda Planning Board Items.
  - None.
- Adjournment at 19:05