

LINCOLN COUNTY PLANNING BOARD MINUTES
TUESDAY, AUGUST 18, 2026 – 5:30PM
LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

MEETING CALLED TO ORDER: 5:30 PM

BOARD MEMBERS PRESENT:

☒ <u>John Damon</u>	☒ <u>Veronica Bovee Anderson, Chair</u>	☒ <u>Paul Johnson</u>
☒ <u>John Boyke</u>	☒ <u>Roberta McCanse</u>	☒ <u>Jim Gibson</u>
☐ <u>Kurt West</u>	☒ <u>Scott Mattheis</u>	☒ <u>Doug Fryer</u>

STAFF: Jesse Haag, Kristin Smith,

PUBLIC: Brandon Theis, Gary Rodgers

AGENDA

- Meeting called to order at 17:30.
- **Approval of July 21, 2026 Meeting Minutes.**
 - *S. Mattheis notes that K. West was not in attendance at the June meeting.*
 - *V. Bovee Anderson notes that the minutes should refer to Stimson Timber Company, not just Stimson.*
 - *Motion to approve with two noted changes by J. Damon, second by P. Johnson, All in favor, motion carries.*
- **Lakeshore Construction Permit for Rodgers on Glen Lake**

K. Smith presents the updated staff report for the proposed lakeshore construction on Glen Lake which involves installation of a floating dock with gangway plank, rip rap, sand and rock fill materials, dredging, and removal of trees/vegetation centered on the property along a 60' section of shoreline. The board previously reviewed this proposal at their June meeting but postponed a decision and requested more detailed information from the applicant including better photos, a bigger diagram, and a signed application.

The planning department recommended scaling back the proposal to better conform with the design standards put forth in the lakeshore protection regulations, including reducing the dredged area from a 20'x25' to a 12'x 20', and reducing the length of rip rap and developed shoreline from 60' to 40'. V. Bovee Anderson invites the applicant and their design contractor (Civil Solutions) to introduce themselves and comment if they would be ok with the proposed amendments. The applicant asks the board to consider the original proposal and notes that the most abundant aquatic vegetation lies on the 20' edge buffers near both property lines and would be preserved. The board discusses and clarifies the

difference rip rap and retaining walls, high water mark given Glen Lake being dam-controlled, jurisdiction of the Glen Lake Irrigation District, and asks the applicant to clarify some design details including slope angle of the lakeshore and describe the current state of the lakeshore vegetation. The board also recognizes the current state of development on Glen Lake and has consensus that the proposed action would be consistent with the level of development on neighboring parcels on the lake.

Motion by S. Mattheis and second by P. Johnson to amend the recommended conditions in the planning staff report to: 1) remove mention of retaining wall, change "shoreline width" from 40' to 60', and note washed rock be placed at a 10:1 slope in condition #1, 2) remove condition #2 which proposed reducing the dredged area to 12' x 20', 3) change permitting activity from 40' to 60'. All in favor, motion carries.

Motion by P. Johnson and second by J. Damon to amend proposed condition #9 to say "Best Management Practices" instead of required "use of weed-free construction wattles", and change condition #11 to simply state "without oil or gas leaks" and drop "which could contaminate the lake". All in favor, motion carries.

Motion by S. Mattheis and second by J. Boyke to recommend approval to the commissioners of the Rodgers Lakeshore Construction application with the approved amendments. All in favor, motion carries.

- **Public Comment**

- None

- **Planning Staff Update**

J. Haag informs the board that the commissioners approved the planning department's proposed FY 26-27 budget request which included funding for an additional FTE Planner. The new position was advertised and the hiring committee selected K. Smith as the new hire. Haag also updates the board on the status of the on-going flood disaster recovery which continues to require a significant amount of attention from the planning department. Lastly Haag informs the board that the department had received an application for the largest subdivision the county has received over 20 years, which seeks to add 198 single-family residential lots and 36 condominiums within the previously approved Wilderness Club subdivision northwest of Eureka. The department's review of the application is in progress and hopes to present it to the planning board in October. It is mentioned that a site visit by the board would be prudent with a project of this size, and the whole board would be encouraged to attend the meeting for this project at the county annex building in Eureka.

- Meeting Adjourned at 18:44