LINCOLN COUNTY PLANNING BOARD MINUTES
TUESDAY, SEPTEMBER 15, 2026 – 5:30PM
LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

MEETING CALLED TO ORDER: *5:30 PM*

BOARD MEMBERS PRESENT:

☒ *John Damon*	☒ *Veronica Bovee Anderson, Chair*	☒ *Paul Johnson*
☒ *John Boyke*	☒Roberta McCanse	☒ *Jim Gibson*
☒*Kurt West*	☒ *Scott Mattheis*	☒ *Doug Fryer*

STAFF: Jesse Haag, Kristin Smith,

PUBLIC: Scott Pfaler, Ray Stout

AGENDA

- Meeting called to order at 17:30.
- **Approval of August 18, 2026 Meeting Minutes.**
    - *S. Mattheis notes that the minutes had some incorrect dates and moved to approve with corrections. Seconded by J. Damon. MOTION CARRIED.*

- **Cripple Horse RV Park**
  K. Smith gave an introduction to the project and noted that as a Buildings for Lease or Rent application, it is different from subdivision review.

  This project is on DNRC State Trust lands. Such lands are programmed to be a revenue stream for K-12 schools. It is located 25 miles north of Libby just south of the Koocanusa Marina. The state has already logged the site, significantly reducing fire risk. There will be 29 RV sites with a sanitary dump station and frost-free hydrant. This is the first phase of potentially more recreational sites for this seasonal project. Power is buried more than ½ mile away across Hwy 37 and is likely insufficient.

  S. Pfaler of Evensen Engineering provides additional details regarding water and septic system – that the well will be solar powered and the septic dump will not require power as it will utilize a siphon. He also noted there was no access to Lake Koocanusa but that they are in talks with USFS to try and establish a trail.

  P. Johnson asked for clarification on seasonal schedule. S. Pfaler confirms it will be closed December-March.

The question of bear-proof dumpsters came up and V. Bovee-Anderson she wanted to add a condition requiring them.

K. Smith mentioned another potential condition requiring any specific provisions from DEQ, DNRC and DPHHS be included in the Park Rules.

Motion by S. Mattheis and second by J. Boyke to add the suggested additional conditions. All in favor, MOTION CARRIES.

- **Public Comment**
  - *None*

- **Cell Tower Regulation Discussion**

  K. Smith introduced the discussion with her memo that identified several characteristics (such as setbacks, spacing, view shed and co-location) for discussion and presented several other counties' regulations.

  S. Mattheis mentioned liking Ravalli County's regs.

  K. Smith noted that Cascade County addresses a multitude of tower types such as power plants and wind farms.

  General discussion ensued about what to include in the regs. V. Bovee-Anderson liked Madison County's definitions. D. Fryer asked about the problem we're trying to define and regulate. General discussion about public concerns such as height amplitude, frequency, noise.

  P. Johnson noted that all the regs had an appeal process.

  V. Bovee-Anderson suggested the board identify what features to regulate. S. Mattheis suggests picking another county everyone generally likes as a starting point, e.g. Madison County.

  K. Smith asked if the board would like her to prepare a draft for the next meeting to help facilitate the discussion. All agreed.

- **Planning Staff Update**

  K. Smith brought up the Wilderness Club Escalante review and timeline. The Board discusses a site visit and decides on 10/19 – the day prior to the next Planning Board meeting.

  - Meeting Adjourned at 19:12