



Stevensville Planning and Zoning Board Meeting
Agenda for
WEDNESDAY, FEBRUARY 11, 2026
5:00 PM
206 Buck Street, Town Hall

1. Call to Order and Roll Call
2. Discussion on the Following Items
 - a. Correspondence: Formal Resignation from the Planning & Zoning Board, Mr. Gibson
 - b. Discussion/Decision: Appointment of the Planning & Zoning Board Chairperson
 - c. Discussion/Decision: Appointment of a Planning & Zoning Board Vice-Chairperson
 - d. Discussion/Decision: Appointment of a Planning & Zoning Board Secretary
 - e. Discussion/Decision: Setting a Time for Regularly Scheduled Planning & Zoning Board Meetings
 - f. Discussion: Welcome the New Town Council Appointment
 - g. Discussion: Introduction to a Proposed 18 Unit Development on the Corner of Park Ave and 5th Street
 - h. Discussion: Key updates from the January 22nd Town Council Meeting
 - i. Discussion: Stevensville Code Section 10-1 and P&Z Bylaws Regarding "Urban Area" Definitions.
 - j. Discussion: Board Member Volunteer Terms
 - k. Discussion: Agenda Request Forms
 - l. Discussion: Overview of an Adoption/Revision to the Zoning Code
 - m. Discussion: Overview of a Variance Requests to the Zoning Code
 - n. Discussion: Planning & Zoning Board Goals for 2026 and Punch List of Ideas we Heard from the Growth Policy Public Comment Periods or Surveys
3. Public Comment
4. Adjournment

Guidelines for Public Comment

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during the official public comment period should come forward to the podium and state their name and address for the record. Comment during this time maybe time limited, as determined by the chair, to allow as many people as possible to comment. Citizens wishing to comment on a motion for decision before any vote can come forward or stand in place as they wish. Comment must remain on the motion before the council.

File Attachments for Item:

- a. Correspondence: Formal Resignation from the Planning & Zoning Board, Mr. Gibson

Jenelle Berthoud

From: Dwayne Gibson <dwayne1864@yahoo.com>
Sent: Tuesday, February 3, 2026 12:33 PM
To: Jenelle Berthoud
Subject: Formal Resignation from the Planning and Zoning Board

Dwayne Gibson
Stevensville, MT

02/03/2026

Town of Stevensville
Town Council
206 Buck Street
Stevensville, MT 59870

Dear Members of the Town Council and Planning and Zoning Board,

Please accept this letter as my formal resignation from the Planning and Zoning Board for the Town of Stevensville, Montana, effective immediately.

I accepted this appointment with a sincere desire to serve the community and to contribute to thoughtful planning, collaboration, and responsible growth. I value public service and believe effective governance requires clarity, accountability, respectful dialogue, and a shared vision.

As a leadership development consultant, I have worked with many organizations and municipalities, and in my professional experience, I have rarely seen a town's leadership in such disarray. The Town Council's current environment lacks clear direction, and presents ongoing challenges that I believe would constrain the work of the Planning and Zoning Board and make meaningful progress difficult to achieve.

Given these factors, and the time and commitment required to serve effectively, continuing in this role is not a productive use of my time nor in the long-term interest of the town. Public service is most effective when leadership provides direction and fosters an environment conducive to constructive work.

I appreciate the opportunity to have served and remain supportive of the Town of Stevensville and its future.

Respectfully,

Dwayne Gibson

Sent from my iPhone

File Attachments for Item:

g. Discussion: Introduction to a Proposed 18 Unit Development on the Corner of Park Ave and 5th Street



515 5TH ST, STEVENVILLE

Rendering depicts current concept. Final product may differ

515 5TH ST - CURRENT



Rendering depicts current concept. Final product may differ.

515 5TH ST - NEW BUILDING



Rendering depicts current concept. Final product may differ

**CURRENT STRUCTURE WILL BE
UPDATED TO MATCH NEW BUILDING**



ELEVATIONS

DEVELOPED BY:
BERGQUIST

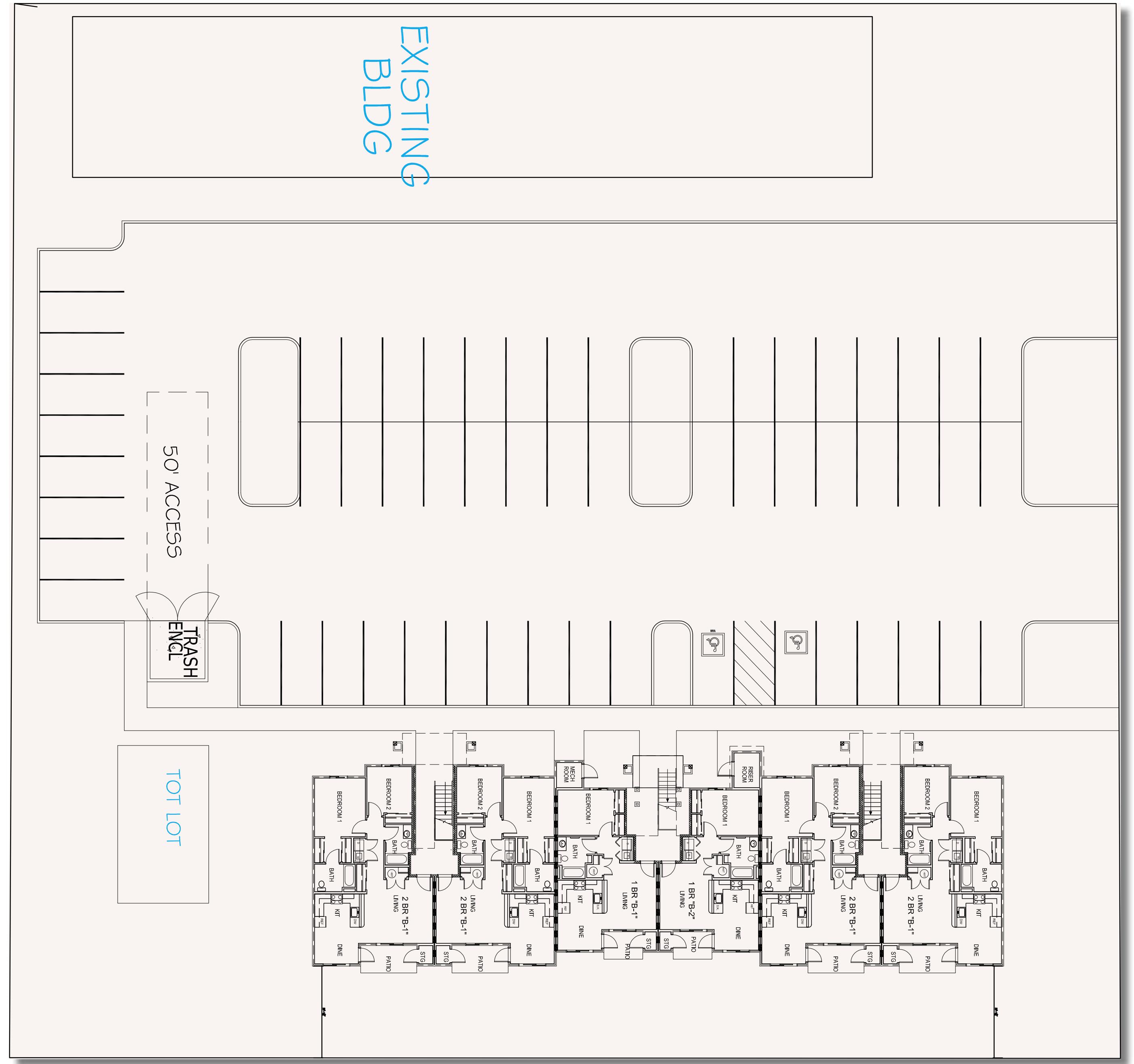


PLANS

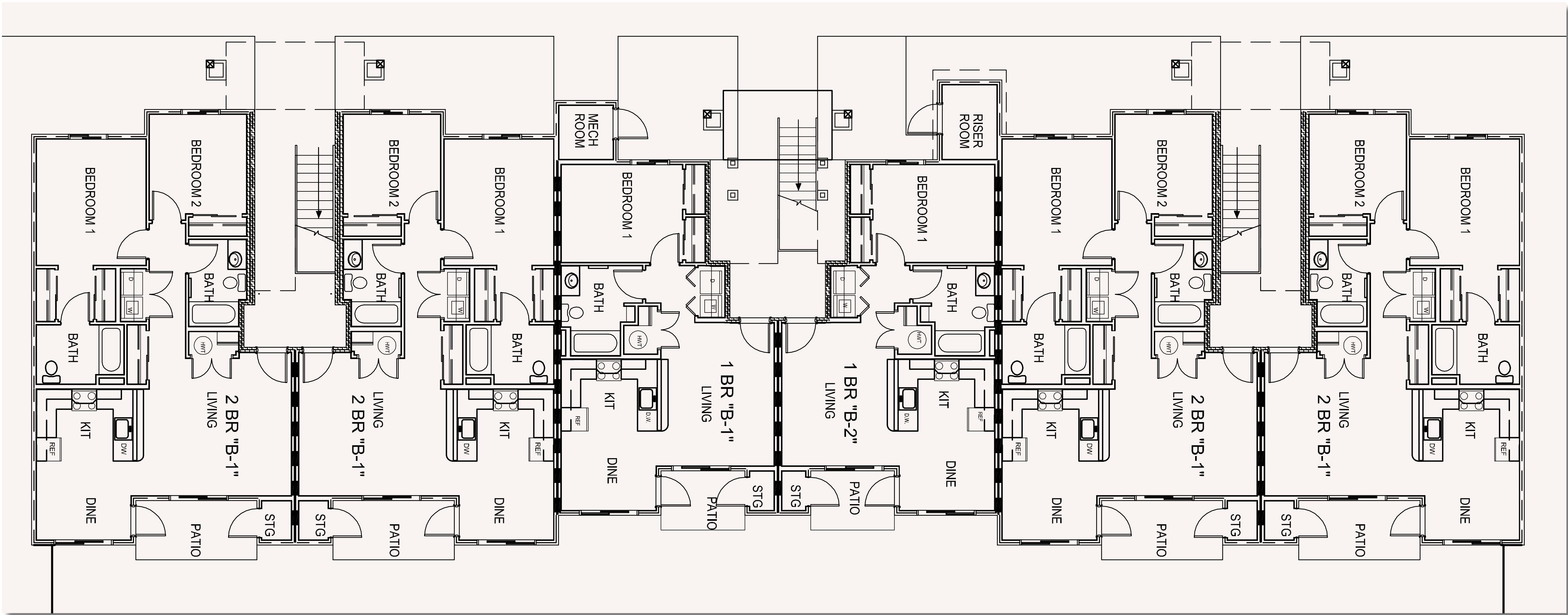
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BERGQUIST

SITE PLAN

EXISTING BLDG



FULL FLOOR CONCEPT



TYPICAL UNIT FLOOR PLAN

