



**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**

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**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, STEVENSVILLE**

Rendering depicts current concept. Final product may differ.



# 515 5TH ST - CURRENT





# 515 5TH ST - NEW BUILDING





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





# ELEVATIONS

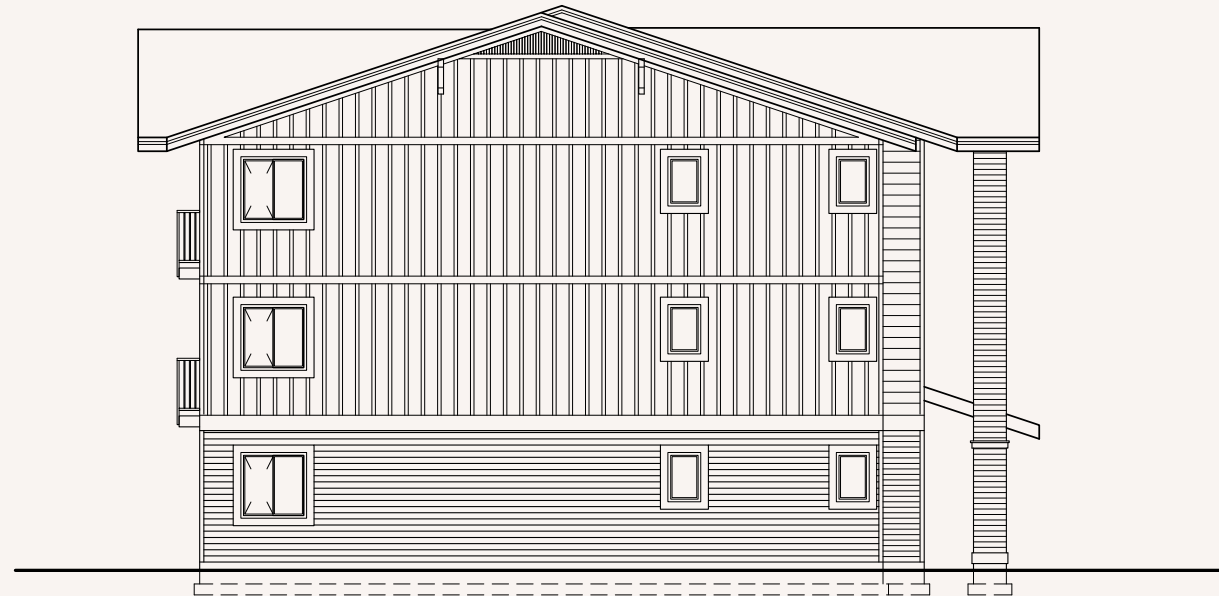


DEVELOPED BY:  
**BERGQUIST**

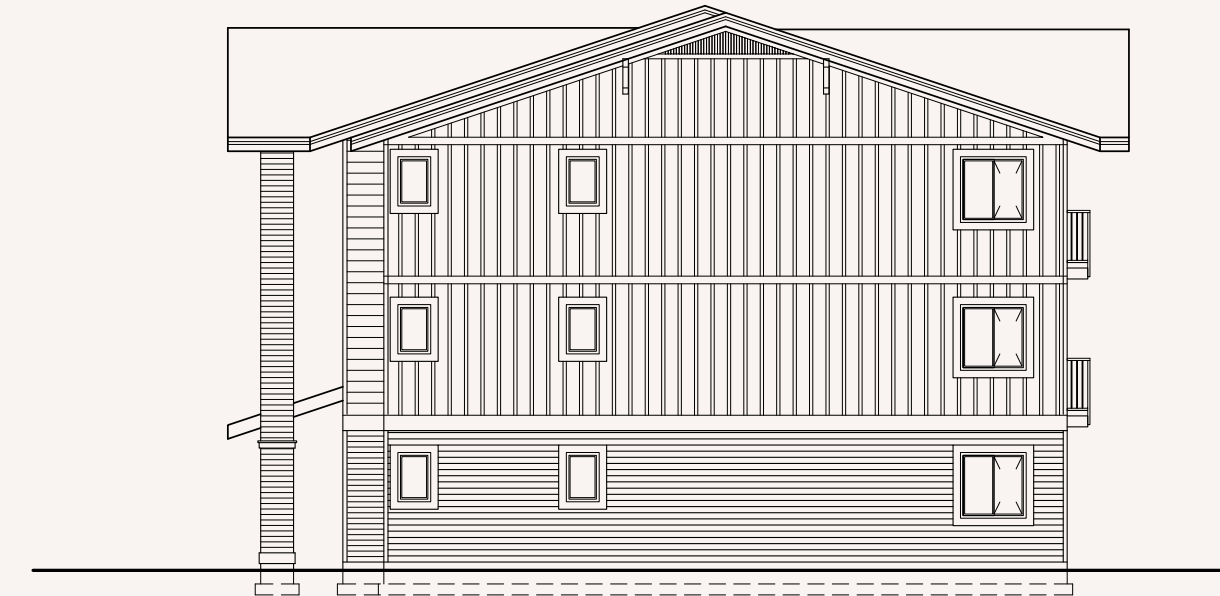




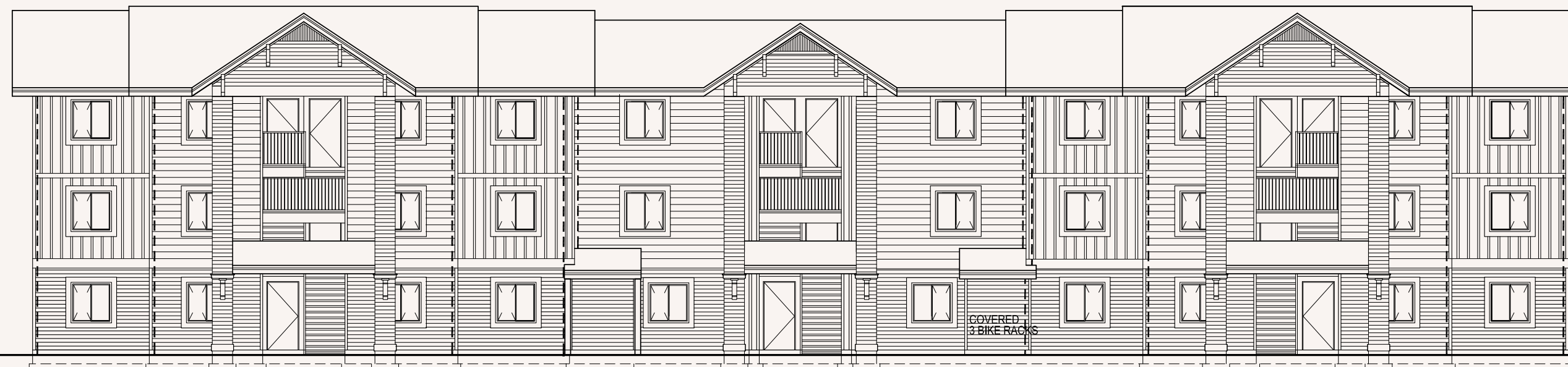
① BACK ELEVATION



③ SIDE ELEVATION



② SIDE ELEVATION

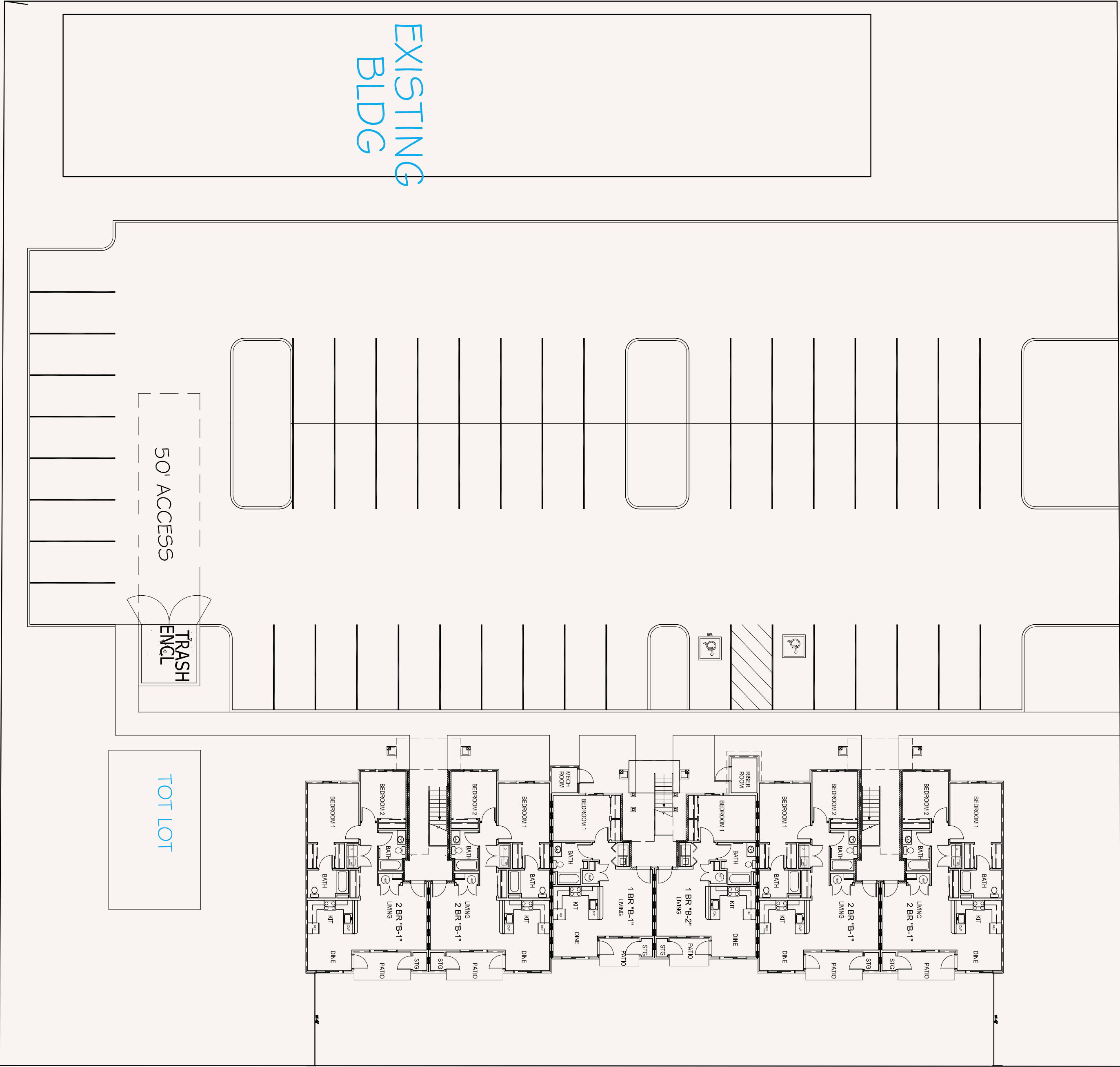




# PLANS

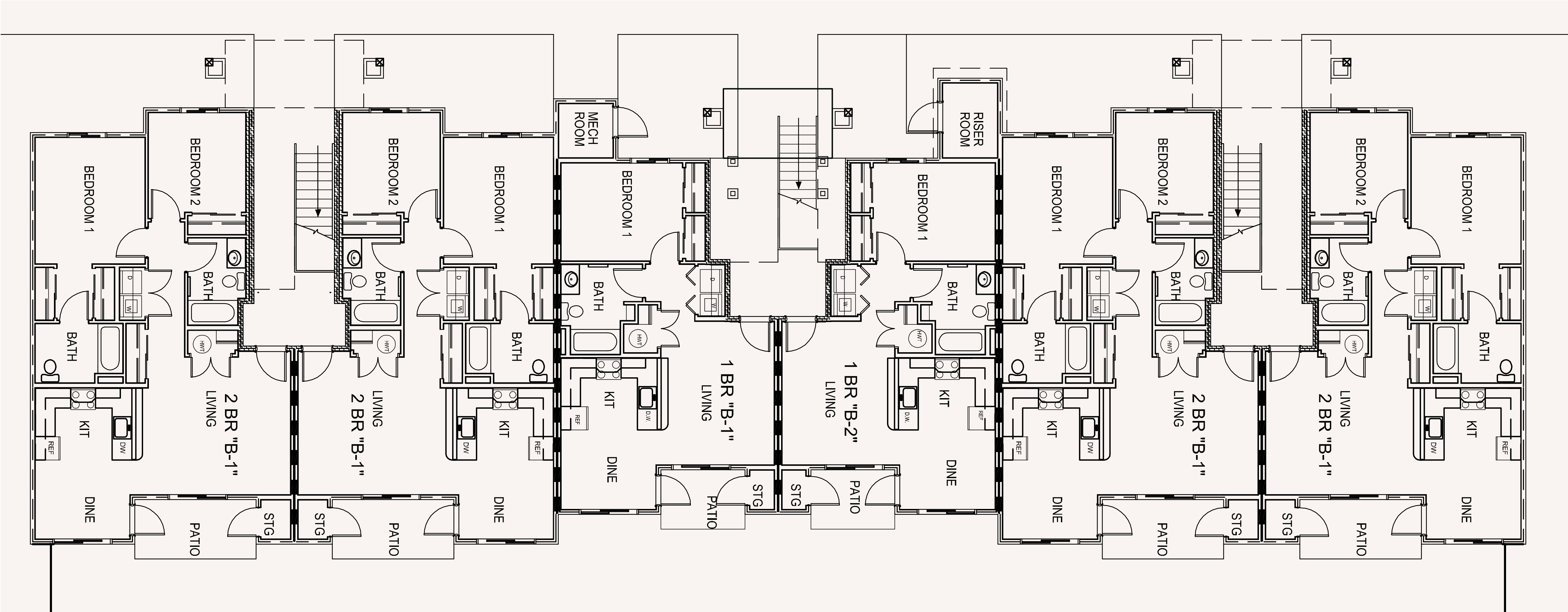


# SITE PLAN





# FULL FLOOR CONCEPT





TYPICAL UNIT  
FLOOR PLAN

