
MONDAY, DECEMBER 31, 2007

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Brenneman, Commissioners Hall and Lauman, and Clerk Robinson were present.

12:00 p.m. Commissioner Lauman to Impact Fee Committee meeting @ Earl Bennett Bldg.

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on January 1, 2008.

TUESDAY, JANUARY 1, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Brenneman, Commissioners Hall and Lauman, and Clerk Robinson were present.

COUNTY OFFICES CLOSED – NEW YEARS DAY

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on January 2, 2008.

WEDNESDAY, JANUARY 2, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Brenneman, Commissioners Hall and Lauman, and Clerk Robinson were present.

Chairman Brenneman opened public comment on matters within the Commissions' Jurisdiction, no one present to speak, Chairman Brenneman closed the public comment period.

REORGANIZATION OF BOARD OF COMMISSIONERS

[9:15:58 AM](#)

Members present:

Chairman Joseph D. Brenneman
Commissioner Gary D. Hall
Commissioner Dale W. Lauman

Others present:

Assistant Mike Pence, Clerk Kile

Commissioner Lauman made a **motion** to appoint Commissioner Hall to act as Chairman for the ensuing year. Commissioner Brenneman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

APPOINT COMMISSIONERS TO VARIOUS BOARDS

[9:20:58 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Assistant Mike Pence, Clerk Kile

Commissioner Joseph D. Brenneman

911 Board
County Hazard Preparedness Council
DUI Task Force/ Safe Kids Safe Community Coalition
Flathead Basin Commission
Flathead City County Health Board
Flathead County Chemical Dependency Clinic
Flathead County Compensation Board
Local Emergency Planning Committee
Mosquito Board
Northern Tier Interoperability Commission
Youth Service Network

Commissioner Gary D. Hall

Flathead County Building Committee
Flathead County Compensation Board
Flathead County Long Range Planning Task Force
Flathead on the Move
MACo Chairman District #10
Montana Coalition of Forest Counties

Port Authority/ Flathead Valley Economic Development Authority
RAC
RC & D / Resource Conservation & Development
Transportation Advisory Board
Technical Advisory Committee
Western Montana Regional Juvenile Detention Board

Commissioner Dale W. Lauman

AOA (Agency on Aging)
Audit Committee
Child Development Center Board
GPAC / Glacier Performing Arts Center
Flathead County Compensation Board
Flathead County Solid Waste / Refuse Disposal District
Health Board Review Committee
Impact Fee Advisory Committee
Retired Senior Volunteer Program
Road Naming and Addressing Committee
Western Montana Regional Mental Health Board

PUBLIC HEARING: ROAD ABANDONMENT #469 (HOLT DRIVE)

[9:30:25 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Assistant Mike Pence, Clerk Kile

Chairman Hall opened the public hearing to anyone wishing to speak in favor or opposition of the road abandonment. No one rising to speak, Chairman Hall closed the public hearing.

Commissioner Brenneman made a **motion** to approve Road Abandonment #469. Commissioner Lauman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

CONSIDERATION OF HR TRANSMITTAL: FIRE SERVICE AREA MANAGER

[9:45:02 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Assistant Mike Pence, OES Director Mark Peck, HR Director Raeann Campbell, Clerk Kile

Peck reported the requirements for this job would be to manage fire service areas and processes to ensure strategic planning. He then added that the new position will be paid for out of fire service area funds.

Discussion was held relative to fire service areas and the responsibility of fire districts.

Commissioner Brenneman made a **motion** to approve the HR Transmittal classification for a Fire Service Area Manager. Commissioner Lauman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

REVISED PLAT: EAGLE'S NEST CONDOS #2

[10:00:02 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Planning & Zoning Director Jeff Harris, Planner Eric Giles, Paula Johnson-Gilchrist, Clerk Kile

Giles reviewed the application submitted by Paula Johnson for revised plat of Eagle's Nest Condos #2. Preliminary plat approval was granted by the Commission on January 7, 2004, subject to 17 conditions. A request for a one year extension was granted on October 16, 2006. This request extends the expiration date from January 7, 2007 to January 7, 2008.

Commissioner Brenneman made a **motion** to approve an SIA for \$37,500.00 for Eagle's Nest Condos #2. Commissioner Lauman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

Commissioner Brenneman made a **motion** to approve revised preliminary plat of Eagle's Nest Condos #2. Commissioner Lauman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

MEETING W/ LONG RANGE PLANNING TASK FORCE AFFORDABLE HOUSING COMMITTEE RE: RECOMMENDATIONS

[10:30:36 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Assistant Mike Pence, Planning & Zoning Director Jeff Harris, Diana Blend, Jennifer Gerber, Clerk Kile

Jennifer Gerber, Chairman of the Affordable Housing Committee and Diana Blend past Chairman presented a report to the Commission in regards to affordable housing. Gerber reported that the lack of affordable housing is hurting first time home buyers, and if the annual increase of 8% continues the median priced home in the Flathead Valley in 2010 will be around \$272 thousand dollars. It was also reported that young adults can't afford housing even in terms of rent within the valley with those on the waiting list for affordable housing being over 1,000 citizens and then it's a bureaucratic nightmare.

Discussion was then held relative to affordable housing, creation of a county wide community land trust and including the task force report into the Growth Policy.

Chairman Hall then said that he feels the work done on this report needs to be acknowledged as part of the Growth Policy as an attachment to affordable housing.

Jeff Harris said the committee's on the Task Force compile reports and the Planning Board use's that information received in writing, updating or reviewing the Growth policy.

Commissioner Lauman said that he would like to see them continue the work and bring it back before them when they start to review the Growth Policy in July.

MEETING W/ BILL KOENIG RE: HARVEST VIEW SUBDIVISION, CONDITION #5

[11:05:31 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman

Others present:

Planning & Zoning Director Jeff Harris, Planner Eric Giles, Bill Koenig, Ken Kalvig, Clerk Kile

Koenig presented maps and information to the Commission and noted that his application has been in the Planning & Zoning Office since the first of August. He then reviewed the information presented and read a prepared letter.

Koenig's then stated that he would like to appeal the decision from the Planning Office to the Commission that requires him to provide parkland open space in the subdivision.

Discussion was then held relative to the land trust and lawsuit filed by Harry Brown against the county.

County Attorney Jonathan Smith noted that the lawsuit has been dismissed.

Commissioner Brenneman asked if the conservation easement was granted on the 93 acres, if it would meet the needs of the parkland open space.

Jeff Harris then said that he has been working with Mr. Koenig on his final plat application in regards to condition #5 that states: "You will dedicate 3.82 acres or pay cash in-lieu". Harris then added that the Planning Office doesn't have the discretion just to say you don't have to do anything to show that. He further said that they are proposing a change between preliminary plat that was approved by the Commission, with the initial preliminary plat having a well site that is now being expanded and is being called a park site. It was then stated that the Planning Office has no problem with that, with it not being a substantial issue. Harris then added if they wanted to permanently dedicate the open space, although it is not currently conditioned they feel it would satisfy the park space; this is something that could be negotiated with the applicant.

Ken Kalvig, attorney for the applicant said that Mr. Koenig did not mention whether the circumstance the county gave him to require a parkland dedication that you do have some with exceptions in regulations, as to certain things that cannot be required. He then said he feels this is one of those situations. Kalvig then referred to page 39 of the old subdivision regulations in section 3.19 Parkland – provides a list of exceptions to park dedication. It was further added with the 93 acres of open space that Mr. Koenig is providing and committed to keep it in agricultural production, seems to him to satisfy the provision.

Chairman Hall said that his understanding is that they are faced with the opportunity to basically eliminate condition #5 from the final plat requirement as a motion to address the issue.

Harris then said if Mr. Koenig is willing to perpetually dedicate the open space.

Mr. Koenig said that his request was to eliminate the condition.

Commissioner Brenneman then added that he doesn't think it should be totally eliminated.

Chairman Hall then said his suggestion was to eliminate the first sentence.

Commissioner Brenneman further added that he would like to include in that with the understanding of that because of page 39 (b) 1 (g) the park requirement has been met.

Mr. Koenig then commented that a citizen like him with a piece of farmland who apparently has the option to sell the full piece of land, that this would be a way for the county to encourage smart development involuntarily.

Harris then suggested that the first sentence be deleted and re-write the second sentence to read: "The open space dedication shall be on the face of the final plat. This property has been dedicated as open space to meet the density standards for underlying zoning and shall be open space in perpetuity."

Commissioner Brenneman then suggested that the condition be worded as: That it will be held by a conservation easement placed upon the 93 acres to be held by a land trust. He then added that the possibility still exists, that if the community decides at some time in the future that this really isn't appropriate that it can be changed.

Koenig then asked if the conservation easement would have to be in place before final plat was granted. He then added that conservation easements take a long time.

Commissioner Brenneman then said that maybe the easement wouldn't have to be in place, but a contractual agreement or letter of commitment would need to be in place.

Discussion was held relative to Flathead Land Trust and wording of condition #5.

Chairman Hall then suggested that condition #5 state: This property has been dedicated as open space to meet the density standards for the underlying zoning and shall be open space in perpetuity to be held by a land trust organization.

Harris added that he felt the land trust would be more interested in the property if condition #5 was eliminated.

Kalvig asked what the process would be before Mr. Koenig is back before them for final plat, and that during the intervening time span Mr. Koenig would follow up with agencies to find out if they are willing to make a commitment.

Commissioner Brenneman made a **motion** to change condition #5 to state: The open space dedication shall be 93 acres and shall be on the face of the final plat with language that says, "This property has been dedicated as open space to meet the density standards for the underlying zoning and shall be open space in perpetuity". Commissioner Lauman **seconded** the motion. **Aye** – Hall, Brenneman and Lauman. Motion carried unanimously.

AUTHORIZE COUNTY ATTORNEY'S OFFICE TO ACCEPT SERVICE: BEASLEY V. COUNTY

[11:35:50 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

County Attorney Jonathan Smith, Planning & Zoning Director Jeff Harris, Clerk Kile

Discussion was held relative to a decision made by the Board of Adjustments.

Commissioner Lauman made a **motion** to accept service from Beasley. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

CONSIDERATION OF EXTENSION: KILA HILL SUBDIVISION

[11:40:50 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Clerk Kile

Commissioner Lauman made a **motion** to extend the extension for Kila Hill Subdivision to January 13, 2009, and authorized the Chairman to sign. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

DOCUMENT FOR SIGNATURE: EMPLOYMENT AGREEMENT/ GLASSFORD

[11:41:50 AM](#)

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

Clerk Kile

Commissioner Lauman made a **motion** to approve the employment agreement. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

CONSIDERATION OF HR TRANSMITTALS: TEACHER/ SHERIFF'S OFFICE AND LANDFILL LABORER-SPOTTER/ SOLID WASTE DISTRICT

[11:42:50 AM](#)

Members present:
Chairman Gary D. Hall
Commissioner Dale W. Lauman
Members absent:
Commissioner Joseph D. Brenneman
Others present:
Clerk Kile

Commissioner Lauman made a **motion** to approve the HR Transmittal for a Teacher at the Sheriff's Office and a Landfill Laborer-Spotter at Solid Waste and authorized the Chairman to sign. Chairman Hall **seconded** the motion. **Aye** – Hall and Lauman. Motion carried by quorum.

2:00 p.m. Commissioner Brenneman to Havre

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on January 3, 2008.

THURSDAY, JANUARY 3, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Hall, Commissioners Brenneman and Lauman, and Clerk Robinson were present.

Chairman Hall opened public comment on matters within the Commissions' Jurisdiction, no one present to speak, Chairman Hall closed the public comment period.

CONSIDERATION OF NOTICE OF PASSAGE & ADOPTION OF RESOLUTION OF INTENT: RIVERDALE NEIGHBORHOOD PLAN

[9:30:32 AM](#)

Members present:
Chairman Gary D. Hall
Commissioner Dale W. Lauman
Members absent:
Commissioner Joseph D. Brenneman
Others present:
County Attorney Jonathan Smith, Planning & Zoning Director Jeff Harris, Lacy Galpin, Kristin Omgig, R. S. Hedstrom, Jan Gellin, Bob Parker, Chris Galpin, Hank Galpin, Vonnie Koenig, Herb Koenig, Larry L. Linne, Mayre Flowers, Clerk Kile

Harris entered in record FPMA 05-07. He then stated that the staff report as well as the plan has been through a long process that began before 2005, and continued moving through the Planning Board and to the Commission, and in May 2006, the Commission decided to hold the plan until the Growth Policy was completed. The neighborhood plan since that time has been significantly revised and is considered a new document. On October 25, 2007 the Planning Board held a public hearing to solicit public input and comments. The Planning Board then tabled the neighborhood plan until a future date. The plan was untabled on November 14, 2007 and scheduled for a special meeting on November 27, 2007. At the November 27, 2007 meeting the Planning Board resumed discussion and motioned to approve an amended neighborhood plan to the Commission and adopt a resolution making recommendations to the Commission. The Planning Board did not support staff report "findings" and motioned that they be removed from the staff report. Staff felt that it would be more appropriate to keep the staff report as written and create an addendum noting the changed "findings". The staff report was not adopted by the Planning Board.

Commissioner Lauman commented that the neighbors have worked three long years on the plan and they are now finally down to the last straw. He then added that he hoped they would arrive at a solution that would be suitable for all.

Chairman Hall spoke about the process starting before Planning & Zoning Director Jeff Harris came on board and that this plan has gone through many Planning Board members, two Commissioners, one Planning & Zoning Director and one Interim Planning & Zoning Director. He then said that the Planning & Zoning Director as well as the Commissioners support neighborhood plans. It was then added that he felt it is now a better plan than when it was brought forth before, and that it was difficult for the Commission to send it back to be compliant with the growth policy. Hall then thanked Planning Board members Gene Dziza, Frank DeKort, Don Hines, Gordon Cross, Barry Conger, Kim Fleming, Kathy Robertson, Mike Mower and Randy Toavs.

Harris then reviewed the Riverdale Plan and the changes made by the Planning Board. The following are changes or additions made by the Commission.

Section I / Existing Conditions & Future Projections

Pg. 10 Part 2: Economic Conditions: 3rd paragraph added by the Planning Board will be removed by the Commission.

Pg. 10 Part 2: Economic Conditions / Future Projections: The first sentence was changed to "In the future as the Riverdale area transitions from agriculture to predominantly residential land uses, neighborhood and general commercial areas will be necessary. These neighborhood commercial areas reduce vehicle trips to Kalispell and Whitefish, provide needed goods and services such as those offered by banks, small-scale grocery shops and drug stores, and create places for community interaction. Neighborhood scale commercial and general commercial helps enhance neighborhood character, fosters a neighborhood identity and a neighborhood feel".

Pg. 11 Part 3: Housing / Future Projections: Change made by the Commission to: A range of 923 to 1,846 housing units are estimated to be constructed on one acre or smaller lots, depending on Planned Unit Developments and or subdivision approval.

Pg. 13 Part 4: Land Use Consideration / Internal Land Uses: 2nd paragraph – point #5 will be removed by the Commission.

Pg. 14 Part 4: Future Land Use Map: 4th paragraph will be removed by the Commission.

Pg. 17 Part 6: Transportation / Table 4: First sentence in the paragraph will be removed by the Commission.

Pg. 18 Part 6: Transportation / Future Projections: Last paragraph will be removed by the Commission.

Pg. 19 Part 7: Public Facilities and Services / Schools, Future Projections: Math will be adjusted.

Pg. 20 Part 7: Solid Waste Facilities: Commission changed will back to may on last sentence.

Pg. 20 Part 7: Public Drinking Water: 2nd paragraph restore original language and take out “will not occur”.

Pg. 20 Part 7: Wastewater Facilities: End of 1st paragraph will now read: It is intended that zone changes will be changed when utilities are extended to a development parcel or when the developer can demonstrate feasibility of providing utilities within a five year time frame.

Pg. 21 Part 8: Parks and Recreation Facilities: Last sentence will be taken out.

Section II / Goals & Policies

Pg. 22 Goal 1

Policy 1.2: Last sentence added by the Planning Board will stay.

Pg. 22 Goal 2

Will be changed to: “Neighborhood commercial centers to provide essential and convenient goods and services to residents in the valley and neighborhood plan area. Changed by the Commission.

Pg 22 Policy 2.1: Restore the language to “should” and go back to the original 4 acres. The last sentence will be removed. Changed by the Commission.

Pg. 23 Policy 2.2: Original language restored by the Commission.

Pg. 23 Policy 2.3 The complete sentence will be removed by the Commission.

Pg. 23 Goal 3

Taken out by the Planning Board and added back in by the Commission.

Pg. 23 Policy 3.1: Taken out by the Planning Board and added back in by the Commission.

Pg. 23

Policy 3.3: Was moved to Policy 5.7 will be restored back to Policy 3.3 by the Commission.

Pg. 23 Policy 3.4: Was changed by the Commission to: “Encourage creative and exceptional site design and landscaping.”

Pg. 23

Policy 3.5: Was taken out by the Planning Board and will be left out per the Commission.

Pg. 23 Goal 3

Land Use Policy 3.1: Sentence will be changed to state: Recognize the impacts to adjacent agricultural lands due to new development and require planting vegetative buffers and consider installing signage to notify residents of agricultural traffic and distributing information on living in an agricultural area. The Right to Farm Act shall be observed according to State Law.

Policy 3.2: Changed back to encourage by the Commission.

Policy 3.3: Planning Board changes will be removed.

Pg. 24 Goal 4

Policy 5.7: Will be taken out by the Commission.

Policy 5.8: Will be added back in by the Commission.

Policy 5.9: Will be added back in by the Commission.

Pg. 24 Goal 5

Policy 5.3: Original language restored by the Commission.

Policy 5.5: Original language restored by the Commission.

Pg. 25 Goal 6

Pg. 25 Policy 6.2: Will be taken out by the Commission

Pg. 25 Policy 6.3: Will take out Planning Board changes and restore to original language per Commission.

Pg. 25 Policy 6.4: Change shall to should per Commission and change last sentence to read: Mixed use development and neighborhood plan.

Pg. 25 Policy 6.6: Change shall to should per Commission.

Pg. 25 Policy 6.7: Change shall to should per Commission.

Pg. 25 **Goal 7**

Pg. 25 Policy 7.1: Restore to original language per Commission.

Pg. 25 Policy 8.3: Taken out by Planning Board and will be restored per Commission.

Pg. 25 Policy 7.43: Will be changed to read per Commission: All development in the Landfill Transition Area should limit points of ingress and egress onto Hwy. 93.

Pg. 26 **Goal 8**

Pg. 26 Policy 8.7: Will be changed to read per Commission: Public river access is considered an important amenity for future generations. At the time of development additional water based accesses shall be addressed.

Pg. 27 **Goal 9**

Pg. 27 Policy 9.5: Will be changed to read per Commission: Open space areas may be used to collect untreated surface run-off in lieu of discharging to natural water bodies. Untreated surface run off into the Stillwater River shall be addressed at the time of development.

Pg. 26 **Goal 10**

Pg. 27 Policy 10.4-2: Planning Board change taken out and returned to original language per Commission.

Pg. 27 **Goal 11**

Pg. 27 Policy 11.3: Will be restored to original language per Commission.

Pg. 27 Policy 11.4: Will be changed to read per Commission: Support a frontage road adjacent to Hwy 93 which provides access to Church Drive, with the exception of Majestic Valley Arena which will retain its existing approach permits.

Pg. 28 Policy 11.7: Will be taken out per Commission:

Pg. 28 **Goal 14 Development Transitions**

Pg. 28 Policy 15.2: Was put back in per Commission

Section III / Riverdale Land Use Categories

Pg. 30 **Conservation Easement** – Per Commission last sentence will be deleted.

Pg. 30 **Suburban / Residential/ Large Parcel** – Per Commission will be changed to **Residential / Growth Policy Residential Small Parcel**: The residential land use category allows a range of one residential volume per 5 acre gross to one dwelling unit per 2.5 acre gross. This land use category is intended to promote low single family residential density. The end of this paragraph the original language will be restored that states: If and when a zone change is requested for Residential Suburban (2.5 acres/Du) within 1,320 feet of he landfill, it will be determined at that time whether 2.5 or 5 acres is appropriate.

Pg. 31 **Suburban / Residential/ Large Parcel** - 2nd paragraph per Commission will be changed to: The existing zoning district that is consistent with the residential land use category is SAG-5. This plan recommends that an additional residential zoning district be created to allow for one dwelling unit per 2.5 acres.

Pg. 31 **Suburban / Residential Large Low (1 du/ax maximum) Growth Policy Residential Large Lot**: Per Commission will be changed to: The Suburban – Residential – Large Low land use category permits a range of single family residential developments from at one (1) dwelling unit per one (1) gross acre. Multiple family dwellings and commercial, mineral extraction and industrial uses are not appropriate within this category.

Pg. 31 **Neighborhood Commercial – Light Business**: Per Commission 2nd paragraph will be restored to original language with “should” instead of “shall”.

Pg. 32 **Mixed Use / Community Commercial**: Per Commission will be restored to original language.

Pg. 32 **Landfill Transitional Area**: Per Commission will be restored to original language.

Pg. 33 **Agricultural Land**: Per Commission this will be changed to: Agricultural land use designates privately owned lands that will be primarily used for agricultural purposes. This use promotes the continuation of agricultural practices, including but not limited to, the growing and harvesting of crops, hay and grains as well as livestock production. Animal feedlots, horticultural plantations and nurseries, Christmas tree farms and other agrarian operations are all compatible with this designation, as is limited residential.

Section IV/ Implementation Strategy

Pg. 38 **Land Use Transitions:** Per Commission 2nd paragraph will be reinstated and 3rd paragraph will be changed to: Future development should be tied to infrastructure availability. Infrastructure should be provided prior to the development, either on a planning area level scale or individually as part of the subdivision or development process. Infrastructure includes, but is not limited to paved, roads, water, sewer, schools emergency response services and parks.

Harris then explained the changes made to the maps that are included with the plan.

Discussion was held relative to expanding the commercial land use map back to the original map and adjusting the neighborhood commercial map from two acres to four acres.

Commissioner Hall then thanked those that worked on the neighborhood plan.

Commissioner Lauman made a **motion** to adopt Resolution #2015C with amended changes and approved the publication of the Notice of Passage of Resolution of Intent and authorized the Chairman to sign. Chairman Hall **seconded** the motion. Aye - Hall and Lauman. Motion carried by quorum.

RESOLUTION NO. 2015 C

WHEREAS, a group of property owners has petitioned for a revision to the Flathead County Growth Policy by the adoption of the Riverdale Neighborhood Plan as an addendum to the Flathead County Growth Policy;

WHEREAS, the proposed neighborhood plan covers approximately 3,053 acres, and would allow for approximately 3,000 residential dwelling units, supporting a population of approximately 7,500 residents, including: approximately 800 acres designated for single-family residential, with one residence per acre density; approximately 1,700 acres designated for residential, with one residence per 5 acre density; a mixed use category of approximately 200 acres, with six residence per acre density and supporting commercial uses; approximately 12 acres designated for neighborhood commercial uses; approximately 90 acres on the North used to transition to compatible neighboring uses; approximately 50 acres designated parkland; and approximately 240 acres subject to a conservation easement;

WHEREAS, the property is located West of Highway 93, South of the Flathead County Landfill, East of Fox Farm Road/Spring Creek Road/Church Drive and North of Clark Drive;

WHEREAS, the Flathead County Planning Board recommended that the Board of Commissioners adopt that amendment to the Flathead County Growth Policy, as amended by the Flathead County Planning Board; and

WHEREAS, the Flathead County Board of Commissioners has reviewed the proposal, made some amendments to the Planning Board's proposal, and determined that the proposed addition to the Flathead County Growth Policy, as amended by the Board of Commissioners, should be formally considered.

NOW THEREFORE, BE IT RESOLVED, pursuant to Section 76-1-604, M.C.A., by the Board of Commissioners of Flathead County, Montana, that it intends to consider the revision of the Flathead County Growth Policy by the adoption of the Riverdale Neighborhood Plan, as amended by the Board of Commissioners, as an addendum to the Flathead County Growth Policy.

BE IT FURTHER RESOLVED that the Board of Commissioners will give the public an opportunity to comment in writing on the proposed Growth Policy amendment and will consider any written comments which are received in the Board's Office by February 11, 2008. The Board will consider whether to pass a final resolution adopting the Riverdale Neighborhood Plan as an addendum to the Flathead County Growth Policy after that date.

DATED this 3rd day of January, 2008.

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: /s/Gary D. Hall
Gary D. Hall, Chairman

By: /s/Dale W. Lauman
Dale W. Lauman, Member

By: _____
Joseph D. Brenneman, Member

ATTEST:
Paula Robinson, Clerk

By: /s/Diana Kile
Diana Kile, Deputy

NOTICE OF PASSAGE OF RESOLUTION OF INTENTION
FLATHEAD COUNTY GROWTH POLICY
RIVERDALE NEIGHBORHOOD PLAN

The Board of Commissioners of Flathead County, Montana, hereby gives notice that, pursuant to Section 76-1-601, M.C.A., it passed a Resolution of Intention (Resolution No. 2015 C) on January 3, 2008, to consider a revision to the Flathead County Growth Policy proposed by a group of landowners.

The proposed revision involves the adoption of the Riverdale Neighborhood Plan as an addendum to the Flathead County Growth Policy. The Riverdale Neighborhood Plan covers approximately 3,053 acres, and would allow for approximately 3,000 residential dwelling units, supporting a population of approximately 7,500 residents, including: approximately 800 acres designated for single-family residential, with one residence per acre density; approximately 1,700 acres designated for residential, with one residence per 5 acre density; a mixed use category of approximately 200 acres, with six residence per acre density and supporting commercial uses; approximately 12 acres designated for neighborhood commercial uses; approximately 90 acres on the North used to transition to compatible neighboring uses; approximately 50 acres designated parkland; and approximately 240 acres subject to a conservation easement.

Documents relating to the request are available for public inspection at the Office of the Clerk and Recorder, Courthouse, 800 South Main, Kalispell, Montana, at the Flathead County Planning and Zoning Office, 1035 1st Avenue West, Kalispell, Montana, and the proposed Plan is online at the website of the Planning and Zoning Office, <http://www.co.flathead.mt.us/fcpz/drafts.html>.

The Board of Commissioners will give the public an opportunity to comment in writing on the proposed amendment to the Flathead County Growth Policy by the adoption of the Riverdale Neighborhood Plan and will consider any written comments which are received in the Board's Office, 800 South Main, Kalispell, Montana, by February 11, 2008. The Board will consider whether to pass a final resolution adopting the proposed amendment after that date.

DATED this 3rd day of January, 2008.

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: /s/Gary D. Hall
Gary D. Hall, Chairman

ATTEST:
Paula Robinson, Clerk

By: /s/Diana Kile
Diana Kile, Deputy

Publish on January 8 and January 15, 2008.

CONSIDERATION OF RELEASE OF COLLATERAL: TRUMBULL CREEK CROSSING

11:36:05 AM

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

County Attorney Jonathan Smith, Clerk Kile

Commissioner Lauman made a **motion** to approve the release of collateral for Trumbull Creek Crossing. Chairman Hall **seconded** the motion. **Aye** - Hall and Lauman. Motion carried by quorum.

RESCIND APPOINTMENT: FLATHEAD COUNTY PLANNING BOARD/ L. FORD

11:37:56 AM

Members present:

Chairman Gary D. Hall
Commissioner Dale W. Lauman

Members absent:

Commissioner Joseph D. Brenneman

Others present:

County Attorney Jonathan Smith, Planning & Zoning Director Jeff Harris, Clerk Kile

Commissioner Lauman made a **motion** to rescind the appointment of Len Ford to the Flathead County Planning Board. Chairman Hall **seconded** the motion. **Aye** - Hall and Lauman. Motion carried by quorum.

8:30 a.m. AOA TAB meeting @ Eagle Transit
4:00 p.m. Mick Holm retirement @ Glacier Park Community Center

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on January 4, 2008.

FRIDAY, JANUARY 4, 2008

The Board of County Commissioners met in continued session at 8:00 o'clock A.M. Chairman Hall, Commissioners Brenneman and Lauman, and Clerk Robinson were present.

NO MEETINGS SCHEDULED

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on January 7, 2008.
