

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
OCTOBER 19, 2005**

**CALL TO ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Don Hines, Jeff Larsen, Gene Dziza, Frank DeKort, Kathy Robertson and Tim Calaway. Kim Fleming and Cal Scott had excused absences. Kirsten Holland, Traci Sears-Tull, and BJ Grieve represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 17 people in the audience.

**PUBLIC REVIEW**

Hines reviewed the public hearing process for the audience.

**PRELIMINARY PLAT/  
FIELD STONE**

A request by The Upland Group, LLC and Schellinger Construction Company for Preliminary Plat approval of Field Stone Subdivision, a twenty-four (24) lot subdivision on 69.87 acres. All lots in the subdivision are proposed to have multiple user water and individual sewer systems. The property is located east of MT Highway 35, off Lindsay Lane, and can further be described as Assessor's Tracts 3A, 7F, and 3X in Section 26, Township 28 North, Range 20 West, P.M.M., Flathead County, Montana.

**STAFF REPORT**

Kirsten Holland reviewed Staff Report FPP 05-56 for the Board.

**MOTION**

Dziza made a motion seconded by Calaway to adopt Staff Report FPP 05-56 as findings of fact with an added condition, and recommended approval to the County Commissioners.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**PRELIMINARY PLAT/  
BELTERRA**

A request by West Wood Development for Preliminary Plat approval of Belterra Subdivision, a sixteen (16) lot subdivision on 100.66 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located off McCaffery Road from the south, and off Blue Lake Lane from the north. The property can further be described as Assessor's Tracts 5 and 5AA in Section 1, Township 27 North, Range 20 West P.M.M., Flathead County, Montana.

**STAFF REPORT**

Traci Sears-Tull reviewed Staff Report FPP 05-53 for the Board.

**MOTION** Larsen made a motion seconded by Lapp to adopt Staff Report FPP 05-53 as findings of fact as amended and recommended approval to the County Commissioners. Larsen made a motion seconded by Robertson to withdraw the original motion. On a roll call vote, the motion passed unanimously. Calaway made a motion seconded by Robertson to adopt Staff report FPP 05-53 as findings of fact as amended, and recommend denial to the County Commissioners.

**ROLL CALL** On a roll call vote the motion passed 6-1 with Dziza dissenting.

**PRELIMINARY PLAT/  
HOLT STAGE HOMESITES** A request by Jon and Sylvia Heselwood for Preliminary Plat approval of Holt Stage Homesites, a four (4) lot subdivision on 4.032 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located off of Holt Stage Road, and can further be described as Government Lot 1 in Section 7, Township 28 North, Range 20 West, P.M.M., Flathead County, Montana.

**STAFF REPORT** Traci Sears-Tull reviewed Staff Report FPP 05-60 for the Board.

**MOTION** Robertson made a motion seconded by Dziza to adopt Staff Report FPP 05-60 as findings of fact as amended and recommended approval to the County Commissioners.

**ROLL CALL** On a roll call vote the motion passed unanimously with Hines abstaining.

**PRELIMINARY PLAT/  
SUBDIVISION 264** A request by Janisse, Richard and Marilyn Baker for Preliminary Plat approval of Subdivision #264, a two (2) lot major subdivision on approximately 10.006 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 1085 Swan Horseshoe in Bigfork, and can further be described as Gotmuts Subdivision, Lot 2 in Section 28, Township 27 North, Range 19 West, P.M.M., Flathead County, Montana.

**STAFF REPORT** Traci Sears-Tull reviewed Staff Report FPP 05-52 for the Board.

**MOTION** Dziza made a motion seconded by DeKort to adopt Staff Report FPP 05-52 as findings of fact and recommended approval to the County Commissioners.

**ROLL CALL** On a roll call vote the motion passed unanimously.

**NEW BUSINESS** BJ Grieve presented the “Housing” Issue Papers to the Board, and asked for their comments.

**OLD BUSINESS** Dianna Blend commented about her concerns in regards to the “Housing” Issue Paper, and gave a copy of some information to the members of the Board. She said she would have more comments in the future.

Ken Kalvig spoke about some questions he has regarding the Growth Policy, and wanted a copy of the “timeline.”

**ADJOURNMENT** The meeting was adjourned at approximately 8:45 p.m. on a motion by Robertson seconded by Larsen. The next meeting will be held at 6:00 p.m. on November 2, 2005.

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Don Hines, President

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Mary Sevier, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 11/9/05