

**November 14, 2006 Minutes of
Bigfork Land Use Advisory Committee
SPECIAL MEETING**

Members present: Phil Hanson, John Bourquin, Paul Guerrant, Clarice Ryan, Darrel Coverdell, Mary Jo Naïve, Shelley Gonzales

Chairman Bourquin called the meeting to order at 4:00 PM, and called for adoption of the agenda. With no new items added to the agenda, agenda was adopted.

Minutes of the November 8, 2006 meeting were approved as corrected.

OLD BUSINESS:

Advertising:

Secretary Hanson reported Ad copy had been approved by five of the BSC members. Advertising for the two scheduled Public Comment Meetings will appear in the Lakeshore Country Journal on Wednesday, November 22, 2006 and in the Bigfork Eagle on Wednesday November 29, 2006. The BSC will cover the expenses of advertising and the rental of Swan Hall. The public meetings will be held:

Saturday, December 9, 2006, Middle School Gym at 10:00 AM

Wednesday, December 13, 2006, Swan River Hall at 5:30 PM

Logistics:

Changes to the Draft are forwarded via email to BLUAC and BSC in both Word Doc. and RTF format. Public comment on the draft is forwarded to BLUAC in the same manner in addition to posting on the BSC website. Secretary Hanson will make large files where formatting does not permit posting on the website available through the mail or email as requested. Bourquin requested copies of the recommendations made by Lisa Horowitz.

Draft Bigfork Neighborhood Plan:

Public Comment:

Elna Darrow: In Section V, I find, to my disgrace, the omission of proper emphasis on the Swan River Nature Trail. This needs to be addressed in the Growth Plan. I hope you will be willing to add a paragraph to the draft that includes the importance of the nature trail to locals and visitors alike. (Elna will write a proposed section on the nature trail for Section V)

Darrel Coverdell: Asked the proposal include goals and policies.

Shelley Gonzales: Noted the newer maps from GIS do include the nature trail.

Edd Blackler: Encouraged BLUAC to include a section on the Swan River Nature Trail. It's a vital part of our community.

Brett Thuma: Delivered copies of written comments with references.

Bill Myers: Renew objections regarding property rights. The same things come up section after section. Will send written comments.

Tom Lewis: Concerned by high minded hrases that require land owners to mitigate through court i.e. property rights. Planning & Zoning has done a pretty good job. Not all of us agree with what is desirable. Concerned about subjective language.

Al Johnson: My comments address specifically subjective language. I paid close attention to the survey and I did not see in the survey unfettered development, only a desire for rational development.

Kathy Robertson: Subdivision regulations are still in the process of re-writing. The Subdivision Regulations address County regulations as to density, flood plains, steep slopes, etc.

Committee took a 10 minute break at 5:50 PM

Workshop:

For clarification, BLUAC has invited all subcommittee chairs to serve in an advisory capacity during workshop sessions. Al Johnson was recognized as chair for Part V.

Workshop continued with Part V through page 36, completing Policy 11.6.

Public Comment:

Pat Wagner: Reference Page 23 Environmental Constraints:

Throughout the BPA, numerous tracts of land are under state and federal ownership or management or are in conservation easements. (See Map 5, *Administrative Constraints*) These areas are not available for development, and adjacent

~~development to these areas should be discouraged.~~ Requests for development to areas adjacent to open spaces/ conservation easements need to be carefully scrutinized with regard to the underlying rationale for the open space/conservation easement designation for those areas.

Al Johnson: On Page 3, last bullet point, suggest a revision. Will follow with written comments.

NEW BUSINESS:

None

Meeting was adjourned at 7:15 PM

Sue Hanson
BLUAC Secretary