

February 25, 2010
Bigfork Land Use Advisory Committee
Amended

Committee members present: Darrel Coverdell, Shelley Gonzales, Paul Guerrant, Gary Ridderhoff, Chuck Gough, John Bourquin, and 8 members of the public.

Chairman Gonzales called the meeting to order at 4: 06 pm.

The Agenda was approved as emailed (m/sc Gough/Coverdell).

The Minutes of the January 7, 2010 were approved as emailed. (Ridderhoff/Gough)

ADMINISTRATOR'S REPORT:

A. Sign-in Sheet: Reminder to the public of the availability of BLUAC minutes through email and BSC website bigforksteering.org/.

B. Application status: The Flathead County Board of Adjustment on February 2, 2010, approved the variance of the Staff Report FVZ 09-07. (MB Trust c/o Mountain High Construction.

C. There is no Board of Adjustment meeting in March.

APPLICATIONS:

A. A Zone Change Request (FZC-09-08) in the Bigfork Zoning District by Louis Schlegel, Mark Schlegel, and Jeff and Danielle Boll. The proposal would change the zoning on five parcels, 42.48 acres, from AG-20 (Agricultural) to SAG-5 (Suburban Agricultural). The properties are located off Montana Highway 35 with access from Parker Lakes Drive, a private Rd

STAFF: Diane Broadie presented the staff report. Mr. Schlegel is requesting this zone change so that he can do a Family Transfer which is not allowed in the Ag-20 zone. His daughter is retiring and returning back to Montana. Diane presented a map of the area showing the acreage in question. Diane also consulted the Bigfork Neighborhood Plan and the Sag-5 fits in the area. This change is in compliance with the density in the area. There are a couple of pot whole lakes which do not appear to be a risk for pollution. Fire safety is good and close enough for services. Twelve criteria have been met. The Planning Dept recommends approval.

Gough: pointed out in the application a typo error, it should read 1 unit per 5 acres and not 1 unit per 1 acre.

Gonzales: I drove in to see the property and the road seemed to be narrow.

Staff: The road appears adequate for 2 cars to pass each other.

Gonzales: in the application, last page, it states that 50% of the people in the area must sign a petition for a zone change.

Staff: all of those concerned for the zone change signed the application, therefore it was 100% signed by applicants which only 50% are required.

Guerrant: would you go over the issue with SAG 5 again, are you asking for a non-conformance on a lot that is slightly less than 5 acres?

Staff: lots are measured on a width to depth basis; this lot was already in place and therefore is grandfathered

Applicant: Sands Engineering representing Bill Schlegel, since the staff report was comprehensive we don't have any argument with the report. I would like to point out Mr Schlegel has improved the Parkers Lake Rd with recycled asphalt which has been graded and rolled and further improvements will be on going this summer. We consulted the Bigfork Neighborhood Plan and this application fits the plan.

BLUAC: No questions or comments

PUBLIC AGENCIES: None

BOARD DISCUSSION:

Staff: Mr. Edward Potts phoned in an objection because he wanted open spaces.

Bourquin: lots south of the proposed Zone Change along Highway 35 appear to be smaller than 5 acres and is there any thought to move them from Ag 20 to Sag 5?

Staff: Those lots are also grandfathered.

Bluac: The motion was made to approve this application. (m/sc Guerrant/Gough)
The motion passed unanimously.

OLD BUSINESS: BSC COMMITTEE: The Information Committee (Edd Blackler) is hoping our summer residents will have pictures when they return. The Dark Sky committee (Drew Hubastek) did not return my call. He may be out of town seeking work.

BOARD OF ADJUSTMENT: Craig Wagner wanted to inform the BLUAC that Bigfork Water and Sewer did not attend the Board of Adjustment meeting for the Bell/Hoveland/Mountain High Construction FZV-09-05. They also did not submit the report with regard to accessing the manholes.

ELECTIONS: Shelley reported Bluac has two openings to fill. Chuck Gough reapplied and no one is opposing him. The date for applying has passed therefore our bylaws state, "Vacancies occurring on the Committee shall be filled within 30 days after a public notice of 30 days is given. Appointments shall be made by the Bluac.

NEW BUSINESS: None

PUBLIC COMMENTS: Shelley mentioned a newspaper article describing the Sea Wall and Dock replacement by Robert Wink occurring at 464 Electric Ave.
Kevin Coates mentioned he will appear at the next meeting to give information and discuss a zone change at 307 Chapman Hill for an Independent Senior living center.

Meeting was adjourned at 4:40 PM

Pat Wagner, Acting Secretary.

