

FLATHEAD COUNTY PLANNING BOARD  
COMMITTEE B  
MEETING MINUTES  
May 21, 2009

The meeting was called to order at 9:30 AM by Chairman Cross. Members in attendance were Gordon Cross, Marc Pittman and Mike Mower. Jeff Harris of FCPZ was also present. BJ Greive was scheduled to join the meeting in progress.

No members of the public were present so the Public Comment Period was dispensed with.

Mr. Cross reviewed the agenda and stated that since Mr. Grieve had limited time available the agenda would be altered to accommodate him.

Mr. Grieve presented a new draft of the proposed commercial zoning districts. The main objective was to create a series of zoning districts that allowed a number of commercial uses, both permitted and conditional, that had density requirements that were consistent with R-1, R-2.5, Sag-5, Sag-10, Ag-20 and Ag-40. It was suggested that any landscaping requirements should be added under the chapter on Performance Standards and cross referenced. Mr. Mower asked why any districts other than the C-1 were necessary. He thought one acre was a sufficient size for commercial. Mr. Cross stated that the original intent was to have densities that mirrored the surrounding zoning. A discussion followed on various approaches with everyone agreeing that there were merits to all methods. It was agreed to continue at the next meeting.

Mr. Harris then gave a report on plans for creating ODP standards. The committee had asked him to discuss the issues with various stakeholders. They wondered when an ODP would be appropriate and what purpose it would serve. Those discussions evolved into the creation of a proposed new zoning designation. It is tentatively called Large Tract Rural or L-T-R. The new district would potentially apply to large tracts of land owned by individuals and entities that petitioned for inclusion. The lands so zoned would have a nominal density of one lot per 40 acres. That density could be increased in several ways. Subdivisions could increase the density by designating large percentages of open lands and providing for better access. ODPs could be created establishing guidelines for future development that could qualify for increased density. Landowners could place permanent easements on some lands and use their allowed density on other lands. Mr. Harris passed out a rough draft containing the proposed zone. It includes standards for creating ODPs. Representatives from Stoltze, Plum Creek and Montana Timber are familiar with the concept. Those companies feel threatened by the encroachment of residential development and are looking for ways to permanently establish their abilities to continue their operations if they choose to. Mr. Harris has also talked to state agencies about their holdings. The committee agreed to review the draft and submit suggested changes to Mr. Harris. The goal is to distribute a new draft to Planning Board members at the June meeting.

The next meeting was scheduled for June 4<sup>th</sup> at 9:00 AM.

The meeting was adjourned at 10:50 AM.