

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
AUGUST 22, 2007**

CALL TO ORDER

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Michael Mower, Randy Toavs, Gordon Cross, Gene Dziza, Kim Fleming and Frank Dekort. Barry Conger, Don Hines and Kathy Robertson had excused absences. Eric Giles, Kirsten Holland and Jeff Harris represented the Flathead County Planning & Zoning Office.

There were approximately 5 people in the audience.

PUBLIC REVIEW

Gene Dziza reviewed the public hearing process.

APPROVAL OF MINUTES

No minutes were approved at this meeting.

**PUBLIC COMMENT
(not related to agenda items)**

Hank Galpin said the Riverdale Plan is virtually ready. The plan is scheduled for a public hearing on September 26th and he would like to keep it scheduled for that date.

Lacy Galpin concurs with her husband. September 26th is the date most of the members can be present.

Bonnie Keeney, 430 Church Drive, is looking forward to meeting with the Board about Riverdale. It's been a long haul and she would like the meeting to stay scheduled for September 26th.

Burt Keeney, 430 Church Drive, has been going through the Riverdale plan for 3 years and urged the Board to keep the meeting scheduled for September 26th.

**PRELIMINARY PLAT/
ANGEL POINT MEADOWS
FPP-06-35**

A request by Calvin and Donna Murphy, for Preliminary Plat approval of Angel Point Meadows, a three lot single-family residential subdivision on 5.21 acres. Lots in the subdivision are proposed to have individual water and septic systems. The property is located at 115 Angel Point Road in Lakeside.

STAFF REPORT

Eric Giles reviewed Staff Report FPP 06-35 for the Board.

BOARD QUESTIONS

Fleming asked what business would be on the remainder.

Giles said it would be a rental.

Fleming asked how far away the nearest water and sewer district is.

Giles didn't get any indication that it was within a five-year reach.

Cross asked if there would be any problems with easements and property lines.

Giles said there wouldn't be a problem.

APPLICANT

Rick Breckenridge, of Montana Mapping, said he had a title policy prepared on the property before the application was submitted and there are no easements on the property. He said the COS shows a drain field but that doesn't create an easement. The applicant has no problem with any of the conditions and the city council approved the application.

Cross asked where the access was for the remainder.

Breckenridge showed on the map where the access was. He said water in the area is good and water is not a problem.

AGENCIES

None.

PUBLIC COMMENT

None.

APPLICANT REBUTTAL

None.

STAFF REBUTTAL

None.

BOARD DISCUSSION

None.

MOTION TO ADOPT F.O.F.

Cross made a motion seconded by DeKort to adopt Staff Report FPP 06-35 as findings-of-fact.

BOARD DISCUSSION

None.

MOTION TO AMEND FOF 7

Fleming made a motion seconded by Cross to amend finding of fact 7 to state: *The effects on local services are acceptable with the imposition of conditions because existing roads are capable of accommodating increased traffic. It can be assumed that the schools can accommodate new students, police have been notified and solid waste disposal meets established regulatory criteria.*

The motion was carried by quorum.

MOTION TO APPROVE

Fleming made a motion seconded by DeKort to recommend approval of FPP 06-35 to the County Commissioners.

MOTION TO ADD CONDITION 17

Fleming made a motion seconded by Toavs to add condition 17 to state: *The applicant shall show the powerline and the drainfield easement located on Lot#3 on the final plat.*

The motion was carried by quorum.

ROLL CALL TO APPROVE

On a roll call vote the motion passed unanimously.

BOARD DISCUSSION

None.

FLOODPLAIN TEXT AMENDMENT

A request by Flathead County to update the Flathead County Floodway and Floodplain Regulations to incorporate the new Digital Flood Insurance Rate Maps (DFIRM) that will go into effect on September 27, 2007. More specifically, the Adoption Provisions on page 1 and Section 3.02 Floodplain District Establishment will be updated to reflect the DFIRM maps. The DFIRM maps will supersede and replace the FIRM maps dated September 28, 1990.

STAFF REPORT

Kirsten Holland reviewed the Staff Report for the Board.

BOARD QUESTIONS

Cross asked if the boundaries have been altered.

Holland said no, it is now on a larger map but the boundaries have not been changed. She said it is a better system.

The Board discussed the study going on in the North Fork.

PUBLIC COMMENT

Bill Meyers, 450 Grand Drive, Bigfork, said he came to the meeting because he saw the ad in the newspaper. He read the key language to the Board that was listed in the Daily Inter Lake. He has sensitive property in Bigfork by the Swan River. He asked that he be notified about anything pertaining to water, setbacks, marinas, floodplains, etc. and wants to be kept informed about

anything in that area. He asked repeatedly if anything was going on and was told no. Meyers had no idea this was going on and wished he would have been informed. He said it is hard to participate when you don't know something is going on. He discussed the areas that caught his attention and was very concerned about property rights. He has no problem with adequate floodplain information. He is very concerned about the process about getting notified as property owners getting affected.

Charles Lapp, 3230 Columbia Falls Stage Road, lives just north of where the map was delineating. He said Holland answered all the questions and agreed that the maps are much better than the old maps. He was glad to hear the maps are available online.

Rick Breckenridge, 1405 Hwy 2 West, gave a word of caution to the Board. He said the reliability of the maps is questionable and explained to the Board why digital maps are not as accurate as surveyors. He said the maps are an improvement to what is currently available but are pretty poor from a mapping standpoint.

**STAFF
REBUTTAL**

Holland said there were approximately 6000 letters sent to people living in the floodplain on August 6, 2007.

Harris said FEMA had increased the rating to level 8 and that resulted in a 10% reduction for flood insurance.

**MOTION TO
ADOPT**

DeKort made a motion seconded by Fleming to adopt the floodplain maps.

**MOTION TO
AMEND
FLOODPLAIN
MAPS**

Cross made a motion seconded by DeKort to change wording to "effective".

The motion was carried by quorum.

**ROLL CALL TO
ADOPT**

On a roll call vote the motion passed unanimously.

OLD BUSINESS

Harris said he cancelled the text amendments because he didn't feel like they were properly noticed. He said there is no time constraint with them.

Mower said they basically approved what was already approved.

Harris said FEMA does the mapping, modeling, and preparing the maps, but the program is administered through the state so it's a partnership deal. It is the County's job to do floodplain management.

NEW BUSINESS

Harris handed out some information on conferences and discussed them. The Board discussed the conferences. He discussed the meeting docket for September and October. He said the Natural Resource booklet revisions are coming back to the Board. Staff is going through the Growth Policy and is categorizing it for the Board to go through.

The Board discussed the Riverdale Plan and the date it should be held.

ADJOURNMENT

The meeting was adjourned at approximately 8 p.m. on a motion by Fleming seconded by Toavs. The next meeting will be held at 6:00 p.m. on September 12, 2007.

Gene Dziza, Chairperson

Kayla Kile, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 9/26/07