

CHAPTER 9: IMPLEMENTATION STRATEGY

“We need to acknowledge that people will want to continue living in (a) beautiful valley today, tomorrow & into the future. People have to have places to live, work, shop & play. All this dictates that the valley will continue to grow people, houses, cars, roads & businesses to service this growth. Plan for orderly growth with reasonable laws, ordinances & regulations, keeping in mind people’s private property rights.”

-Lakeside resident, 01/09/06

Introduction

A Growth Policy is a non regulatory document created to ensure the promotion of public health, safety, morals, convenience or order or the general welfare by defining a community’s goals and policies to reach those goals (76-1-106 M.C.A.). A growth policy is also created for the sake of efficiency and economy in the process of community development (76-1-106 M.C.A.). *This Growth Policy has fifty Goals and over two hundred supporting Policies. Some of those policies (such as P. 16 .5 - Promote the rehabilitation of historic and/or architecturally significant structures for the purpose of conversion to housing) can be implemented by the Planning Office in the normal course of business as various proposals are processed. There are over one hundred policies that call for specific actions that are beyond the scope of the normal daily application processing activities undertaken by the Planning Office. These policies call for such things as agreements with other governmental bodies, identification of lands suited for particular purposes, new countywide plans and new or expanded regulations. This chapter organizes those policies into categories and calls for the creation of an implementation plan by the County Commissioners and Planning Board. The Implementation Plan would achieve the goals of the growth policy in a reasonable timeframe. Land Use Maps are an integral part of the strategy and their recommended use is explained. There are existing instruments, such as subdivision regulations, zoning districts and regulations, and neighborhood plans, which are logical segments of the strategy. Some new instruments should be considered and these are suggested. Public participation and hearings are an integral part of the implementation strategy. No new policies, plans, maps or regulations should be formally adopted until they have been publicly reviewed by the Planning Board and their recommendation forwarded to the County Commissioners in the manner set forth herein.*

Similar to the way a state constitution acts as the legal foundation for laws, a growth policy establishes the legal foundation for future planning and land use regulations. When legislators make laws, they do so to implement the constitution. When citizens disagree with laws, they challenge the legality of the laws based on the constitution. Without a growth policy, private landowners have no predictable guidance upon which to base safe and healthy land use decisions, and community leaders have no document with which they can compare regulations to ensure legality. A comprehensive Growth Policy, therefore, protects a community from lawless growth and provides predictability in the development process.

PART 1: Implementation Methods

It is important to remember a Growth Policy is not a miracle cure for the ills of a growing community. It is important to note that even the best Growth Policy has no impact if it is not implemented. Implementing a Growth Policy creates predictable regulations to which all residents are equally and fairly subject. In keeping with Chapter 1 of this document, regulations should protect the public health and safety with a minimal impact on personal freedoms. Since 100% personal freedom is essentially lawlessness, a civilized society asks residents to give up certain freedoms in exchange for a healthier, safer community. For example, the right to drive as fast as one pleases is limited for the safety of other drivers. However, a community in which government takes too many freedoms in exchange for very little in return is not representative of the custom and culture of the State of Montana or the United States of America. Implementing the Flathead County Growth Policy must achieve a balance. The number of complaints pertaining to growth in Flathead County received during the Growth Policy public involvement process indicates that the existing implementation of the 1987 Flathead County Master Plan does not adequately protect the public health, safety, morals, convenience, order or general welfare of Flathead County in 2006.

This chapter discusses various aspects of implementing the Flathead County Growth Policy and proposes techniques that are a reasonable “middle ground” between many competing interests. Just as no Growth Policy is a panacea, no implementation technique is perfect. The implementation tools described in this chapter are reasonable and appropriate suggestions for Flathead County based on countless suggestions received from the public (see Appendix B: Public Involvement Summary). At such time as these techniques are deemed inappropriate or other techniques become more appropriate, it is important that amendments to this document are enacted to reflect such techniques are encouraged.

I. Categories for Policy Implementation

This section organizes various policies of the Growth Policy into categories based upon the type of action for which it calls. A number of plans, agreements, maps and regulations etc. are listed below. The county will be able to more effectively deal with the ramifications of growth when those documents are in place. The County Commissioners should meet with the Planning Board in the first six months after the growth policy has been adopted to establish priorities and create an implementation plan to be a part of the initial amendment (see Section VII of this chapter). For a full list of policies requiring action, see the end of this chapter (Section VIII).

Regulations

P.3.5, P.4.3, P.8.2, P.3.4, P.3.7, P.4.5, P.11.2, P.12.5, P.30.3, P.3.6, P.4.4, P.4.9, P.5.4, P.7.1, P.7.2, P.9.2, P.9.3, P.10.6, P.12.4, P.24.2, P.11.4, P.16.1, P.17.1, P.17.2, P.4.10, P.11.5, P.14.1, P.14.2, P.25.1, P.27.8, P.28.3, P.35.2, P.35.5, P.36.3, P.37.1, P.37.2, P.38.3, P.38.4, P.42.1, P.8.1, P.8.4, P.17.4, P.17.6, P.17.7, P.18.6, P.21.1, P.22.9, P.22.11, P.22.12, P.33.1, P.33.4, P.43.4.

County Agreements

P.1.1, P.3.8, P.49.1, P.49.3, P.1.3, P.40.4, P.23.6, P.1.2, P.48.1, P.48.3, P.45.1, P.45.4, P.46.1, P.46.3, P.46.4, P.46.5, P.46.7, P.47.1, P.47.6

Master Plans

P.1.4, P.16.2, P.17.5, P.16.6, P.17.5, P.23.1, P.23.7, 23.8, P.26.3, P.27.3, P.27.4, P.29.3, P.32.1, P.32.4, P.34.1, P.35.3, P.42.2,

New County Committees

P.4.8, P.4.7, G.9, P.9.1, P.17.7, P.24.2, P.24.5

Educational Outreach

P.3.1, P.4.1, P.29.4, P.34.3, P.36.2, P.39.7, P.40.2, P.43.5

Identification & Mapping

P.5.1, P.5.3, P.6.3, P.7.4, P.8.3, P.10.4, P.11.1, P.11.3, P.12.1, P.12.3, P.12.6, P.13.1, P.13.2, P.14.2, P.16.7, P.21.1, P.22.7, P.22.11, P.26.1, P.26.2, P.27.8, P.28.3, P.34.2, P.37.1, P.38.1, P.39.1, P.40.3, P.46.1, P.46.3, P.46.4, P.46.5

II. Public Process

The Flathead County Growth Policy does not address the specifics of every growth issue but rather creates a guiding framework that calls for detailed plans to be created and incorporated over time as appendices. The list of plans to be appended to the Flathead County Growth Policy includes (but is not limited to);

- **Neighborhood Plans**
- **Development Predictability Plan**
- **Affordable Housing Plan**
- **Parks and Recreation Master Plan**
- **Transportation Plan**
- **Water Quality/ Flathead Basin Management Plan**
- **Public Facilities Plan**
- **Emergency Plan(s)**
- **Wastewater Management Plan**
- **Mineral Resource Extraction Plan**

All plans created in Flathead County should involve the public and be a reflection of the views of the residents. In order to accomplish this, the following process will be utilized;

1. **Guidance from Planning Board and Commissioners:** The Flathead County Planning Board and Flathead County Board of County Commissioners will prioritize and guide planning projects in Flathead County. The boards will prioritize and approve needed projects and offer guidance to planning staff.

2. **Scoping Meetings:** The public must first be informed of the problem or problems and the manner by which the proposed plan will solve the problem or problems. This allows the public to determine if the proposed plan is an efficient and worthwhile allocation of public resources. Meetings shall have opportunities for the public to provide comments and suggestions. Public meetings should be held county-wide at convenient times and locations and should be well advertised.
3. **Public Workshops:** As the draft is being created, interactive public workshops will be conducted covering concepts and solutions being considered for incorporation into the plan. Workshops will allow staff and the public to refine ideas before they are presented in the draft.
4. **Public Comment on Draft:** After the document is created, a draft version will be released for public review and comment. Electronic versions shall be available online and paper versions at Flathead County libraries and the Flathead County Planning and Zoning Office. The public will have (at minimum) 30 days to read and comment on the plan.
5. **Planning Board Review and Revision:** The Flathead County Planning Board shall review and revise the draft plan as the Board deems appropriate and/or based on public comment received.
6. **Final Public Review and Comment:** A final, revised version of the plan will be forwarded to the Flathead County Commissioners for their consideration. After the commissioners pass a resolution of intent to adopt, the public will have an additional 30 days to review the final, revised version prior to final adoption.

III. Land Use Maps

Land use maps are traditionally used to illustrate locations in a given area that have identified characteristics. They graphically present valued information such as boundaries, spatial relationships and various geographical characteristics. The Growth Policy utilizes land use maps in several ways. There are Officially Adopted Maps that become extensions of the Growth Policy. There are Illustrative Maps that indicate relatively specific areas where certain conditions exist. There are also Proposed Maps that are not yet in existence, but are suggested as means to accomplish certain objectives.

Officially Adopted Maps

The following Officially Adopted Maps have been adopted as part of the Flathead County Growth Policy. They serve as visual presentations of parts of the document and are thus considered visual policy statements. They should be implemented and regarded the same as the written portions. Additional maps may be officially adopted as part of the Growth Policy in the future.

Designated Land Use Map

This map depicts areas of Flathead County that are legally designated for particular land uses. The areas include zoning districts and neighborhood plans. Further information on particular land uses in these areas can be obtained by consulting the appropriate zoning

regulations or neighborhood plan document. The uses depicted are consistent with the regulations and individual plan documents. This map is a foundation for zoning and neighborhood plans and continues their legal basis. This map will be changed from time to time to reflect additional zoning districts, map changes and neighborhood plans as they are adopted.

Existing Land Use Map, 2006

This map indicates current land uses in Flathead County as of 2006. It is based upon tax classifications provided by the State of Montana. The map will be used to guide the development process in those areas of the county that are not governed by a neighborhood plan or a zoning district.

Illustrative Maps

These maps illustrate areas of the county that have been identified as belonging in various categories. Initial versions of these maps are included in the Growth Policy and they are noted as being for “illustrative purposes only”. The Planning Department will update these maps and provide additional ones as they become available. These maps are not definitive and are not to be used to legally classify a particular piece of real property. They can be used to indicate the likelihood of a particular condition existing on a particular site. The burden of proof will fall upon the owner or developer of a parcel to demonstrate the condition does not exist. At a minimum, the following maps are or will be provided:

Map 2.1: Flathead Lands

Map 2.2: Corporate Timber Lands

Map 2.3: Farmlands

Map 2.5: Steep Slopes

Map 2.6: Floodplain

Map 2.7: Geologic Fault Lines

Map 2.8: Wetlands

Map 3.1: 2000 Census Designated Places

Map 3.2: 2000 Population per Square Mile

Map 3.3: 2000 Housing per Square Mile

Map 4.1: Park and Recreation Sites

Map 6.1: Existing Roads***Map 6.2: Traffic Sheds******Map 6.3: Proposed Road Corridors******Map 6.4: Existing and Proposed Bike/Pedestrian Paths******Map 7.1: Individual Wells and Septics******Map 7.2: Fire Districts******Map 7.3: Basic Life Support Districts******Map 7.4: Advanced Life Support Districts******Map 8.1: Flathead Watershed******Map 10.1: Neighborhood Plans*****Regulatory Implementation*****Proposed Maps***

- **Development Predictability Map-** A concern voiced by residents of Flathead County is the issue of development predictability. Unregulated areas create unpredictable development scenarios that frustrate developers, surveyors, engineers, planners, neighbors and the public. However, zoning in some areas may be perceived as unfair or outdated. Many residents of Flathead County have expressed that developments should not ruin the environment, be unsafe for children, or be unhealthy for neighbors, but they don't want any government regulations either. A reasonable middle ground appears to be a flexible, county-wide assessment based on the pre-determined impacts to health, safety and general welfare.

The Flathead County Development Predictability Map (DPM) would be created by establishing first a list of spatial criteria relevant *to the seven elements of Flathead County listed in Chapter 1*, health, safety and general welfare. This list would identify threshold criteria for appropriate densities of development. The criteria used would be available for review and subject to public scrutiny and input prior to being applied to a map. Areas would be designated based on compliance with a certain number of criteria. Future changes, such as construction of a new fire station or new roads potentially could modify the DPM creating flexibility. The criteria, densities and number of categories would be established during the process. Clustering bonuses may be included for those

who contribute to the health, safety and welfare of Flathead County by dedicating as permanent open space critical lands such as floodplains, wetlands, areas of high groundwater, or other critical lands specifically pre determined in the DPM.

Advantages of the Development Predictability Map would be predictability for landowners, developers, neighbors, and staff as well as flexibility for areas transitioning from rural to suburban. ~~A DPM would focus only on issues truly important to the long term well-being of Flathead County and not include criteria that unnecessarily infringe on private property rights.~~

- **Official Maps** *Official Right of Way Maps-*

Official maps are used to spatially identify rights of way that must be preserved in a growing community. One of the causes of increased traffic is a static transportation grid that forces more cars onto the same roads. Areas where public utilities should exist to serve the public are identified and neighbors/landowners can plan accordingly. By planning areas of Flathead County where roads, trails and public utilities should be built to serve a growing community, the acquisition of rights of way can occur over time during the development process, rather than all at once through an expensive and undesirable condemnation process. An official map that plans for essential road, trail and public utility corridors eliminates requests for right of way easements on a project-by-project basis. Developers and landowners may consult the “official map” during the project planning process and know if any rights of way will be requested by Flathead County. Standards for county execution of road, trail, or utility construction once a certain amount of right of way is acquired should be included to insure that rights of way are used in a timely manner.

IV. Existing Land Use Instruments

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- **Subdivision Review-** The subdivision of land in Flathead County is and will continue to be regulated by the Flathead County Subdivision Regulations. Subdivision review implements the growth policy by ensuring healthy, safe and compliant development practices that do not unreasonably impact the residents of Flathead County. *The existing regulations are already in the process of being rewritten. The final draft will include all the revisions made necessary by the policies cited above. The revised regulations will be the subject of a public review and hearing process in compliance with the amendment procedures outlined in the Subdivision Regulations.*
- Local government review of subdivision is required under 76-3-501 M.C.A. All compliant growth policies in the State of Montana are required to contain statements explaining how the governing body will define the impact of subdivision on agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitat, and public health and safety,

evaluate and make decisions regarding proposed subdivisions, and conduct public hearings. With respect to the criteria listed in 76-3-608(3)(a)(i-iii) M.C.A.:

- **How the governing body will define impacts-** Spatial thresholds and criteria will be established and listed to define the impact of both major and minor subdivisions on the elements listed specifically in 76-3-608(3)(a)(i-iii) M.C.A. These thresholds and criteria will be included in the subdivision regulations and subject to public review.
- **How the governing body will evaluate and make decisions regarding proposed subdivisions-** Each of the thresholds and criteria that are listed as definitions will be stated as presumptions of impact if the definition is met. All development applications meeting the definitions will be required to prove the presumed impact does not exist. The governing body will consider evidence presented by the applicant to prove an impact does not exist. This method of evaluating and making decisions regarding the impact of proposed subdivisions places the burden of proof on the applicant, not the residents and representatives of Flathead County.
- **How the governing body will conduct public hearings on proposed subdivisions-** The Flathead County Planning Board, an authorized agency of the governing body (76-1-101 M.C.A.) will conduct public hearings compliant with the requirements of (76-3-605 M.C.A). Meetings will generally be conducted according to Roberts Rules of Order, and will contain the following items, not necessarily in this order:
 1. Reading of the public notice for hearing.
 2. Approval of minutes.
 3. Report by staff.
 4. Presentation by applicant/representative.
 5. Agency comments.
 6. Public comments.
 7. Staff/Applicant rebuttal.
 8. Board questions of staff, applicant.
 9. Motion.
 10. Second to motion.
 11. Board discussion, questions.
 12. Action on the motion.
 13. Public comment on any matters not specifically on the public notice for hearing.
 14. Old business.
 15. New business.
 16. Motion to adjourn
 17. Second to the motion.
 18. Action on the motion.

The County Commission may also conduct public hearings on proposed subdivisions.

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- **Zoning-** *Land use zoning in existence at the time the Growth Policy is adopted shall remain in place and be reviewed in a timely manner for compliance with goals and policies of this document. Those policies cited in Section I of this chapter as pertaining to zoning shall be incorporated into the zoning regulations according to the amendment procedures outlined in the Zoning Regulations. Zoning districts could include, but not be limited to:*

- *Agriculture*
- *Timberlands*
- *Residential*
- *Commercial*
- *Industrial*
- *Planned Unit Developments*
- *Neighborhood plan specific zoning in existence at the time of adoption of this document. Zoning will be reviewed after the neighborhood plan is revised for consistency with this document and compliance with state law requirements.*

- **Market Based Voluntary Transfer or Adjustment of Development Rights-** *Adjusting “development rights” between pre-determined areas of Flathead County is a valuable way to guide growth to areas more appropriate for more intense development and available public services (e.g. fire and sheriff response, schools, etc.) while promoting or protecting valuable sensitive natural resources and areas without a level of adequate public service delivery. Rural open areas identified as critical to preserving the natural and human environment as well as the character of Flathead County are assigned development rights based on the maximum desirable density of development. Those “rights” may be voluntarily transferred or adjusted to people developing land in areas suitable for more intensive land uses. Property owners in both “sending” and “receiving” areas benefit by retaining value in their land. Developers benefit with increased flexibility and increased efficiency in the development process. Neighbors benefit through predictable land uses that preserve property values, and the public benefits by preserving open spaces in areas important to the rural character of Flathead County.*

Implementing any development right adjustment system in Flathead County would require careful research and planning to make the system workable and transparent. The value of development rights must be set by the market, and if the market can’t adequately balance the supply and the demand, County government shall not administer the exchange.

- **Neighborhood Plans-** *Flathead County has a long tradition of recognizing Neighborhood Plans to be the most grass root form of local control. All*

Neighborhood Plans that were adopted as part of the 1987 Master Plan are hereby incorporated as addendums to the Flathead County Growth Policy.

However, Neighborhood Plans as well as subsequent implementation must be consistent with the goals and policies of the Flathead County Growth Policy.

Neighborhood plans in existence at the time of adoption of the Growth Policy may choose to retain existing implementation techniques not specifically covered in this chapter. Neighborhood plans created after adoption of the Growth Policy must choose from implementation techniques included in this chapter.

Neighborhoods may determine the individual standards for each implementation technique chosen, but may not create standards less restrictive than any county-wide standard. Neighborhood plans shall be adopted as addendums to the Flathead County Growth Policy. See Chapter 10 for more on neighborhood plans.

Existing neighborhood plans should be reviewed for their compliance and consistency with the provisions of Chapter 10 of this document. Implementation of neighborhood plans must then be reviewed for adequacy in promoting the goals and policies of the plan as well as consistency with the implementation techniques outlined in this chapter. Neighborhood plans should then be re-adopted as addendums to the Flathead County Growth Policy.

Many neighborhoods in Flathead County struggle with issues unique to their area. Issues of paving the North Fork Road or maintaining the character of downtown Bigfork are best left to the residents of those areas and not to the County.

Neighborhood Plans are a way for residents to have a plan for their communities based on local custom and culture. It is important to respect communities that have no desire to create a neighborhood plan. A community may feel each landowner has a right to do whatever he/she sees fit, and these areas will be required to comply with county wide standards for public health, safety and general welfare.

- **Special Consideration Areas**- Areas of Flathead County with unique situations pertaining to the public health, safety and general welfare will be treated with special consideration. Each area will be delineated using criteria open to public scrutiny and subject to the health, safety and general welfare goals of the Flathead County Growth Policy. Special consideration areas should include, but not be limited to

- Glacier International Airport
- Glacier National Park
- Gateway areas
- Flathead County Landfill
- Floodplain regulations
- Lakes and Lakeshore protection regulations.
- Wetlands
- Critical wildlife habitat (should not prohibit growth, but encourage techniques that allow humans and wildlife to coexist)

Regulations used in “Special Consideration Areas” should be the minimum needed to mitigate the impact of growth and development. Special consideration areas should not be misconstrued to prohibit development in an area, only to create impact mitigating standards.

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- **Zoning**—Areas of Flathead County with densities that make incompatible land uses a public health and safety hazard should be zoned by use. Setbacks, building heights, lot coverages, land uses and other basic criteria deemed appropriate should be established. In areas of low density where land uses have minimal impact on neighbors, land use compatibility regulations are less important. Land use zoning should enable the co location of mutually beneficial uses that have a positive impact on health and safety. Residential uses located near or within low impact commercial uses may effectively reduce traffic and create a greater sense of community.

Land use zoning based on the policies, goals and land use designations contained in the 1987 Flathead County Master Plan and in existence at the time the Growth Policy is adopted shall remain in place and be reviewed in a timely manner for compliance with goals and policies of this document. Land use categories should include, but not be limited to

- Agriculture
- Timberlands
- Residential
- Commercial
- Industrial
- Planned Unit Developments
- Neighborhood plan specific zoning in existence at the time of adoption of this document. Zoning will be reviewed after the neighborhood plan is revised for consistency with this document and compliance with state law requirements.

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- **Subdivision Review**—The subdivision of land in Flathead County is and will continue to be regulated by the Flathead County Subdivision Regulations. Subdivision review implements the growth policy by ensuring healthy, safe and compliant development practices that do not unreasonably impact the residents of Flathead County. Local government review of subdivision is required under 76-3-501 M.C.A. All compliant growth policies in the State of Montana are required to contain statements explaining how the governing body will define the impact of subdivision on agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitat, and public health and safety, evaluate and make decisions regarding proposed subdivisions, and conduct public hearings. With respect to the criteria listed in 76-3-608(3)(a)(i-iii) M.C.A.:

- **How the governing body will define impacts**– Spatial thresholds and criteria will be established and listed to define the impact of both major and minor subdivisions on the elements listed specifically in 76-3-608(3)(a)(i-iii) M.C.A. These thresholds and criteria will be included in the subdivision regulations and subject to public review.
- **How the governing body will evaluate and make decisions regarding proposed subdivisions**– Each of the thresholds and criteria that are listed as definitions will be stated as presumptions of impact if the definition is met. All development applications meeting the definitions will be required to prove the presumed impact does not exist. The governing body will consider evidence presented by the applicant to prove an impact does not exist. This method of evaluating and making decisions regarding the impact of proposed subdivisions places the burden of proof on the applicant, not the residents and representatives of Flathead County.
- **How the governing body will conduct public hearings on proposed subdivisions**– The Flathead County Planning Board, an authorized agency of the governing body (76-1-101 M.C.A.) will conduct public hearings compliant with the requirements of (76-3-605 M.C.A.). Meetings will be conducted according to Roberts Rules of Order, and will contain the following items, not necessarily in this order:
 19. Reading of the public notice for hearing.
 20. Approval of minutes.
 21. Report by staff.
 22. Presentation by applicant/representative.
 23. Agency comments.
 24. Public comments.
 25. Staff/Applicant rebuttal.
 26. Board questions of staff, applicant.
 27. Motion.
 28. Second to motion.
 29. Board discussion, questions.
 30. Action on the motion.
 31. Public comment on any matters not specifically on the public notice for hearing.
 32. Old business.
 33. New business.
 34. Motion to adjourn
 35. Second to the motion.
 36. Action on the motion.

Fiscal Implementation

V. Possible Land Use Instruments

The following are suggested as potential instruments for use by Flathead County in implementing the Growth Policy. Each has its own benefits and can be utilized in specialized circumstances to achieve desired results.

- **Capital Improvement Plan-** Flathead County must use a systems approach to identify and prioritize maintenance and infrastructure improvements relative to all other county and regional service delivery programs and needs. A comprehensive capital improvement plan (CIP) including, but not limited to, buildings, roads, and sewer and water facilities, and/or parks must be created to compare needs with existing and future sources of revenue. Most CIPs are based on performance and identify what improvements and programs are needed to provide a level of service goal or to meet public demands and expectations.

A typical CIP document involves a short term (five year) and long term (total) list of facilities and needs. The CIP is used to develop an annual budget and to determine funding gaps to maintain a certain level of service or performance. A CIP should contain an administrative section that prioritizes projects based on goals and policies of the Flathead County Growth Policy, and a fiscal plan to identify costs for planning, design and construction of each CIP project. Identifying project costs and scales assists coordination of financial arrangements as well as construction timelines. Prioritizing capital projects aids the planning process by identifying areas that will have infrastructure capacity to accommodate certain types of growth.

- **Impact Fees-** During the 2005 legislative session, Senate Bill 185 was passed enabling jurisdictions in Montana to utilize impact fees to mitigate actual impact of development on the local infrastructure. Before Flathead County can utilize impact fees, a study must be completed to determine the actual fiscal impact to local facilities and services of each lot in a new development. In order to reach the goals of the Flathead County Growth Policy, impact fees shall be assessed that are justified, reasonable and accurate.
- **Special Improvement Districts-** Special improvement districts are a way for residents who will benefit from an improvement to community infrastructure to pay for the improvement without burdening all residents. The authorization to create rural improvement districts (districts outside of incorporated areas) comes from 7-12-2102 M.C.A. State law clearly establishes the projects and purposes for which improvement district may be created. Flathead County can create rural improvement districts for infrastructure improvements that will benefit a limited number of county residents and are specifically authorized in 7-12-4102 M.C.A.
- **Tax Increment Financing-** Tax increment financing is an implementation tool that utilizes future revenue generated by a public improvement project to secure up-front financing. Tax increment financing is authorized for a variety of projects in 7-15-4282 M.C.A., and any use of tax increment in rural Flathead County must comply with all relevant state statutes.

- **Performance / Impact Zoning-** Adopted under traditional zoning laws, this program regulates the impact of a use, rather than the use itself. For example, there would be no strictly residential, commercial or industrial districts. Instead a developer would have to comply with a series of prescribed performance standards that would address the amount of traffic generated, access points, the amount of dust, odor or smoke emitted, fire protection, height, setbacks, views, landscaping and screening, sewer and water plans, drainage, etc. This type of zoning has been utilized in some existing neighborhood plans.
- **Development Rights-** Development rights may be considered a commodity that can be bought and sold. Some communities have set up systems to facilitate the transfer of these rights. The systems have proven difficult to use and may not be well suited to an area the size of Flathead County, particularly without the participation of the incorporated areas. These systems will evolve over time and it may become advisable for the county to consider a suitable version at a future time.

PART 2: Timetable for Implementing

A growth policy is a non regulatory document that requires implementation to be effective. Unless a timetable is established against which Flathead County can measure implementation progress, the growth policy does not serve the needs of a rapidly growing community. All implementation techniques outlined in Part 1 were chosen for their ability to be implemented within a reasonable amount of time. The list of projects that should be completed within five years of adoption of this growth policy includes, but is not limited to

- Development Predictability Map.
- Review of all existing zoning districts for consistency with this document and compliance with state statutes.
- Review of all existing neighborhood plans for consistency with this document and compliance with state statutes.
- Creation of official map to identify future road corridors, bridges and trails.
- Identification and protection of special consideration areas.
- Completion of a Capital Improvements Plan.
- Feasibility study of market-based transfer of development rights.
- Other Growth Policy elements as needed.

PART 3: VI. Monitoring Implementation

Implementation of the Flathead County Growth Policy must be monitored for the document to succeed in serving the public. Monitoring compliance with goals and policies of the document, as well as execution of the implementation timeline, is a critical component of the document. The following techniques shall be used to ensure that the Flathead County Growth Policy continues to change with the needs of the county.

Growth Policy Progress Report

Within 4 years of the date of adoption of this document, the Flathead County Planning and Zoning Office shall prepare a report to the Planning Board and Flathead County Commissioners detailing the status of the Flathead County Growth Policy. *As of the date of adoption of this document, the Flathead County Planning and Zoning Office shall annually prepare a report to the Planning Board and Flathead County Commissioners detailing the status of the Flathead County Growth Policy.* This report should include at a minimum:

- Updated demographic and housing statistics for Flathead County
- Update of trends identified in the growth policy and consideration of changes caused by implementation of the growth policy or lack of implementation.
- Suggestions for new goals and/or policies to re-direct and modify the growth policy to more accurately reflect the existing situation and trends.
- Success or failure of implementation techniques.
- Suggestions for modifications to goals and policies.
- Proposals for new implementation techniques to adequately meet the goals of the Growth Policy.

Growth Policy Update

~~Within one year of the Growth Policy Progress Report, staff shall prepare a draft revised Growth Policy. At a minimum of every five years, the Planning Board shall prepare a draft revised Growth Policy.~~ The revised Growth Policy should include updated existing characteristics and projected trends. Market fluctuations, environmental events, shifts in custom and culture, and all other changes in the community should be documented. Goals and policies should be revised as needed to accurately reflect the present day needs of Flathead County. New techniques needed to implement goals and policies should be included. Implementation techniques no longer relevant or not appropriate should be eliminated.

Public meetings shall be held throughout Flathead County to present revisions to the public and gather public opinion. After a thorough public engagement process, the document shall be forwarded to the Planning Board for consideration (or appropriate process determined by state statute). The Planning Board shall consider revisions and make changes as needed before making a recommendation to the County Commissioners.

PART 4: VII. Growth Policy Amendments

~~Frequent minor amendments to the Flathead County Growth Policy at the request of individual landowners compromise the integrity of the plan. Regularly amending the Growth Policy is an inefficient use of staff resources and does not give the plan “time to breath.”~~ A plan must be allowed to function as intended before an accurate measure of its effectiveness may be made.

However, all plans must have a degree of flexibility. ~~Certain~~ *Various* events could potentially create a situation where ~~the~~ *certain* goals, policies and/or implementation techniques ~~are no longer adequate or appropriate.~~ ~~become so unrealistic or inaccurate as to be burdensome to the public health, safety, morals, convenience, order, or general welfare in the process of community development (76-1-106 M.C.A.).~~ *If this occurs prior to the regularly scheduled updates, the Flathead County Growth Policy may be amended. Amendments may be proposed by initiative from governing bodies or citizens. It is also contemplated that an Initial Amendment shall be needed to correct any oversights, flaws or unintended consequences that become apparent as the Growth Policy is put in place. In addition, it is assumed that from time to time changes will need to be made in the Officially Adopted Maps. Amendments shall be adopted by the following methods.* ~~the following methods shall be used to amend the Flathead County Growth Policy.~~

Initial Amendment

The Initial Amendment shall be proposed to the County Commissioners by vote of the Flathead Planning Board in the seventh month following adoption of this Growth Policy by the County Commission. This amendment shall correct any perceived flaws and oversights in the document, remedy any unintended consequences and include final, or updated, versions of maps and other items referenced in the Growth Policy. The Planning Board shall also call for written submissions for inclusions in the Initial Amendment from the public. All such submissions shall be submitted prior to the end of the fifth month after this Growth Policy has been officially adopted. A public hearing or hearings on the Initial Amendment shall be conducted by the Planning Board prior to its recommendation to the County Commissioners for adoption.

Staff Governing Bodies Initiated Amendments

To continually protect and serve the public health, safety, morals, convenience, order, or general welfare of all residents of Flathead County, planning staff may, at the request of the ~~governing body~~ *County Commissioners* or majority vote of the planning board ~~or request of the planning director,~~ initiate an amendment to the Flathead County Growth Policy. Amendments shall be subject to standard public review procedures including public notice of hearing in a newspaper of record, preparation of findings of fact, planning board hearing and recommendation and decision by the governing body. ~~Amendments shall be initiated only and processed if a direct threat to public health, safety, morals, convenience, order, or general welfare is posed by waiting until the next scheduled Growth Policy update.~~ Findings of fact shall be based on criteria for growth policy amendments found later in this chapter.

Citizen Initiated Amendments

In the 1987 Flathead County Master Plan large portions of the county received land use designations as guidance for future zoning. After 20 years the document became outdated and no longer adequately serves the needs of a rapidly growing community.

Residents seeking changes to land use designations such as agricultural to residential have been forced to apply to amend the land use designation map. “Master Plan Amendments” as they have become known are not amendments to the goals, policies and objectives of the plan but rather the land use designations of the map.

The Flathead County Growth Policy no longer contains land use or density maps or any reference to specific properties. Existing characteristics, projected trends, goals and policies are presented to protect the public health, safety, morals, convenience, order, or general welfare in the process of community development (76-1-106 M.C.A.). Revisions to the growth policy initiated to benefit a certain person or special interest group are potentially inappropriate to other residents.

Circumstances may arise when a large portion of residents in Flathead County feel the growth policy is no longer adequately protecting the public health, safety, morals, convenience, order, or general welfare in the process of community development (76-1-106 M.C.A.) and the threat is great enough to warrant immediate revisions *are warranted*. If this occurs a written request for revision may be submitted to the Planning Director, Planning Board and/or Commissioners. *Such* written request for revision must contain answers to *address* the criteria outlined later in this chapter. *The process for such a revision will follow procedures listed under “Staff Initiated Amendments.”*

Map Changes

Officially adopted maps are essentially “snapshots in time” of the county. As such, it will become necessary to make changes to those maps to reflect actual changes. Other types of changes may also become advisable. Map Changes will be considered by the Planning Board on a quarterly basis. Possible changes to the Officially Adopted Maps may be suggested in writing to the Planning Office at any time for inclusion in the next regularly scheduled Map Change. Such suggestions must include verifiable evidence necessitating the proposed change.

Growth Policy Amendment Criteria

The following criteria shall be used when considering amendments to this document:

- Does the amendment affect overall compliance of the growth policy with 76-1-601 Montana Code Annotated?
- Is the amendment based on existing characteristics and/or projected trends that are substantially different from those presented in the most recent update?
- Is a direct threat to public health, safety, morals, convenience, order, or general welfare posed by waiting until the next regularly scheduled growth policy update?
- Does the amendment alter the provisions of any portion of the growth policy and/or create inconsistencies within the document?
- Does the amendment further protect and comply with the seven elements of the public’s vision for the future of Flathead County?

- Has the proposed amendment undergone a sufficient process of county-wide, public participation and review?