

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JULY 13, 2011**

**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 Gordon Cross, Gene Shellerud, Jim Heim, Jeff Larsen and Bob Keenan. Charles Lapp, Marie Hickey-AuClaire, Frank DeKort and Marc Pitman had excused absences. Allison Mouch and BJ Grieve represented the Flathead County Planning & Zoning Office.

There were 9 people in the audience.

**APPROVAL OF
MINUTES**

Keenan made a motion, seconded by Larsen to approve the June 8, 2011 meeting minutes.

The motion passed by quorum.

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

None.

**WHITEFISH
HILLS VILLAGE
FPPUD-11-01 &
FPP-11-01**

A request by Whitefish Hills Village, LLC for Preliminary Plat approval of Whitefish Hills Village, a residential 88-lot Major Subdivision and Planned Unit Development on 437.861 acres. The subject property is located within the Blanchard Lake/Highway 93 North zoning district and are zoned SAG-5 Suburban Agricultural. Lots in the subdivision are proposed to have public water and individual septic systems. The property is located off Stelle Lane.

STAFF REPORT

Allison Mouch reviewed Staff Reports FPPUD-11-01 and FPP-11-01 for the Board.

**BOARD
QUESTIONS**

Cross and Mouch discussed in detail the process and timelines for phasing of the project.

**APPLICANT
PRESENTATION**

Eric Mulcahy, Sands Surveying, represented the applicant. He gave a brief history of the developer and stated the developer agreed with the conditions. He said the road Brady Way was part gravel, part thickly forested. He pointed it out on the map and clarified how the developer would improve the roadway. He also spoke of Stelle Lane, the fact the developer had already

paved the road and planned road maintenance responsibilities. He also spoke about the water system testing and the resulting report, the traffic on Highway 93 and the existing turn lanes off the highway. He introduced members of the team which helped with the project and stated they were available for questions.

**BOARD
QUESTIONS**

None.

**AGENCY
COMMENTS**

None.

**PUBLIC
COMMENT**

Louise Bowdish, 243 2nd St. W., asked where KM Ranch Road was in respect to her property. Mulcahy showed her a vicinity map and pointed out her property.

Steve Pleasants, 4964 Hwy 93 S, showed his property on the map and said his concern was increased traffic, the existing traffic problems, the wildlife corridor and the safety of his family on the roads.

Cross stated the applicants did a traffic impact study and he was welcome to take a look at.

Dave Mangold asked if there was excess capacity built in the water system for people to hook into later down the road.

Mulcahy said they did not plan for that. The reason being the issue of building the capacity with the hope that the residents would reimburse the developer later when they accessed the system later.

**APPLICANT
REBUTTAL**

None.

**STAFF
REBUTTAL**

Mouch answered Cross' previous question regarding a worse case development timeline and process.

**MAIN MOTION
TO ADOPT
F.O.F.
(FPPUD 11-01)**

Larsen made a motion seconded by Heim to adopt staff report FPPUD-11-01 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.
(FPPUD-11-01)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FPPUD-11-01)**

Larsen made a motion seconded by Heim to adopt Staff Report FPPUD 11-01 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
RECOMMEND
APPROVAL OF
(FPPUD 11-01)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO ADOPT
F.O.F.
(FPP 11-01)**

Larsen made a motion seconded by Keenan to adopt staff report FPP 11-01 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.
(FPP 11-01)**

On a roll call vote, the motion passed unanimously.

**MOTION TO
RECOMMEND
APPROVAL
(FPP 11-01)**

Larsen made a motion seconded by Heim to adopt Staff Report FPP 11-01 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION**

Cross suggested wording to remedy a typo on condition #24.

**SECONDARY
MOTION
(Amend
CONDITION #24)**

Cross motioned and Larsen seconded to amend condition #24 to read:

Condition #24 - The existing County road easement for Brady Way shall be abandoned along the boundary between Tract 4 in Section 25 and Tract 4 in Section 26 and realigned as shown on

the preliminary plat and proposed by the applicant. Brady Way shall be ~~required~~ constructed to County Road and Bridge standards and paved in accordance with the subdivision regulations, from the intersection of Brady Way and Stelle Lane south to the boundary between Section 23 and Section 26, Township 30 North, Range 22 West, as proposed by the applicant. All subdivision roads, including the realignment of Brady Way, shall be designated public access easements as required by the Flathead County Subdivision Regulations. [Section 4.7.15(e) FCSR]

**ROLL CALL TO
(Amend
CONDITION #24)**

On a roll call vote, the motion passed unanimously.

**ROLL CALL
TO
RECOMMEND
APPROVAL OF
(FPP 11-01)**

On a roll call vote the motion passed unanimously.

**BOARD
DISCUSSION**

The board took a brief recess.

**COMMITTEE
REPORTS**

Cross said committee A was working on the Growth Policy. Committee B didn't have a quorum for their meeting.

OLD BUSINESS

Shellerud and Mouch discussed at length the processes concerning a PUD.

The board and Grieve discussed the formatting of the information on the applicant submitted CD for the application and suggested improvements for future application CDs.

Cross and Mouch discussed at length the differences between regulations and CC&R's and what happened when they conflicted.

The board and staff discussed in detail what the requirements of a PUD were as well as CC&R's.

Grieve briefly explained the FY12 Strategic Plan and asked if the board had any feedback.

There was no feedback.

NEW BUSINESS Grieve asked the board if they wanted reminders for committee meetings.

The board will let staff know if they were not coming. Donna Valade, board secretary, will send an email Monday on the week of a meeting with meeting dates as a reminder and the board members will let staff know if they will NOT be in attendance. Written in BOLD will be "*please let staff know at least 48 hours before.*"

Grieve spoke about having a quorum for sub-committee meetings. The county attorney's office stated the sub-committee meetings should be run as a regular planning board meeting where a quorum was required.

Grieve commented he was very impressed and proud of Mouch for her review of the project before the board tonight.

ADJOURNMENT The meeting was adjourned at approximately 7:25 pm. on a motion by Heim. The next meeting will be held at 6:00 p.m. on August 10, 2011.

Marie Hickey-AuClaire, Chairman

Donna Valade, Recording Secretary

APPROVED AS **SUBMITTED**/CORRECTED: 8 / 10 / 11