

RESOLUTION NO. 1822E

WHEREAS, on June 28, 2005, the Flathead County Board of Commissioners (Board of Commissioners) adopted the Two Rivers Master Plan;

WHEREAS, on March 19, 2007, the Board of Commissioners adopted the Flathead County Growth Policy (Growth Policy) and on October 12, 2012, the Board of Commissioners updated the Growth Policy which incorporated the Two Rivers Master Plan as an addendum to the Growth Policy;

WHEREAS, the Growth Policy contains a provision for citizen initiated amendments;

WHEREAS, on March 14, 2016, an application for a citizen initiated amendment to the Two Rivers Master Plan was submitted to the Flathead County Planning and Zoning Office for consideration by the Flathead County Planning Board (Planning Board);

WHEREAS, on June 8, 2016 the Planning Board held a public hearing, pursuant to Section 76-1-602, M.C.A. regarding the proposed amendment to the Two Rivers Master Plan;

WHEREAS, the Planning Board considered all recommendations and suggestions elicited at the public hearing and adopted findings of fact based on criteria for plan amendments found in the Growth Policy;

WHEREAS, the Planning Board adopted a Resolution, pursuant to Section 76-1-603, M.C.A., which recommended the Board of Commissioners adopt the proposed amendment to the Two Rivers Master Plan, adding the property described as the West Half of the Northwest Quarter of the Northwest Quarter of Section 27, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana to the Two Rivers Master Plan and designating said property as "High Density 8+;"

WHEREAS, based upon that recommendation, the Board of Commissioners of Flathead County, Montana, in accordance with the Flathead County Growth Policy and Section 76-1-604, M.C.A., adopted a Resolution of Intention (Resolution No. 1822 D, dated June 28, 2016) to amend the Two Rivers Master Plan by adding the property described as the West Half of the Northwest Quarter of the Northwest Quarter of Section 27, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana to the Two Rivers Master Plan and designating said property as "High Density 8+;" and

WHEREAS, the Board of Commissioners has considered all the written comments and information received since the adoption of the Resolution of Intent;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Board of Commissioners of Flathead County, in accordance with Section 76-1-604, M.C.A., hereby adopts the amendment to the Two Rivers Master Plan, adding the property described as the West Half of the Northwest Quarter of the Northwest Quarter of Section 27, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana to the Two Rivers Master Plan and designating said property as "High Density 8+;"

DATED this 11th day of August, 2016.

BOARD OF COUNTY COMMISSIONERS  
Flathead County, Montana

By *Pamela J. Holmquist*  
Pamela J. Holmquist, Chairman

By *Gary D. Krueger*  
Gary D. Krueger, Member

By *Philip B. Mitchell*  
Philip B. Mitchell, Member



RESOLUTION NO. 1822 C

WHEREAS, a property owner has petitioned for an amendment to the Two Rivers Master Plan Amendment, a Neighborhood Plan and addendum to the Flathead County Growth Policy;

WHEREAS, the amendment would provide for 20 acres of commercial and 20 acres of light industrial uses of property covered by the plan that currently is planned for commercial and high density residential use, in order to place the commercial uses abutting Trumble Creek and Rose Crossing Roads and industrial uses abutting Highway 2; and

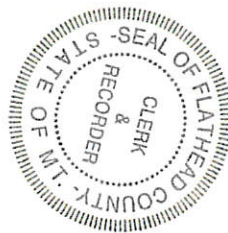
WHEREAS, the Flathead County Planning Board recommended that the Board of Commissioners adopt that amendment to the Two Rivers Master Plan Amendment; and

WHEREAS, the Board of Commissioners reviewed the proposal, determined that the proposed amendment to the Flathead County Growth Policy should be formally considered, passed a resolution of intent (Resolution No. 1822B) to adopt the amendment to the Two Rivers Master Plan Amendment, a Neighborhood Plan, and addendum to the Flathead County Growth Policy on October 27, 2009, and gave notice that it would consider public comment received by November 30, 2009; and

WHEREAS, the Board of Commissioners has received no comments since the adoption of that resolution of intent.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Flathead County, Montana, pursuant to Section 76-1-604, M.C.A., that it hereby amends the Two Rivers Master Plan Amendment, a Neighborhood Plan and an addendum to the Flathead County Growth Policy, as recommended by the Flathead County Planning Board, by providing for 20 acres of commercial and 20 acres of light industrial uses of property covered by the plan that currently is planned for commercial and high density residential use, in order to place the commercial uses abutting Trumble Creek and Rose Crossing Roads and industrial uses abutting Highway 2.

DATED this 7<sup>th</sup> day of December, 2009.



BOARD OF COUNTY COMMISSIONERS  
Flathead County, Montana

By *Dale W. Lauman*  
Dale W. Lauman, Chairman

By *Absent*  
Joseph D. Brenneman, Member

By *James R. Dupont*  
James R. Dupont, Member

ATTEST:  
Paula Robinson, Clerk

By *Diana Kile*  
Deputy

**EXHIBIT B**  
**TWO RIVERS MASTER PLAN AMENDMENT**

Policy Statements and Guidelines for the Two Rivers Master Plan Amendment are as follows

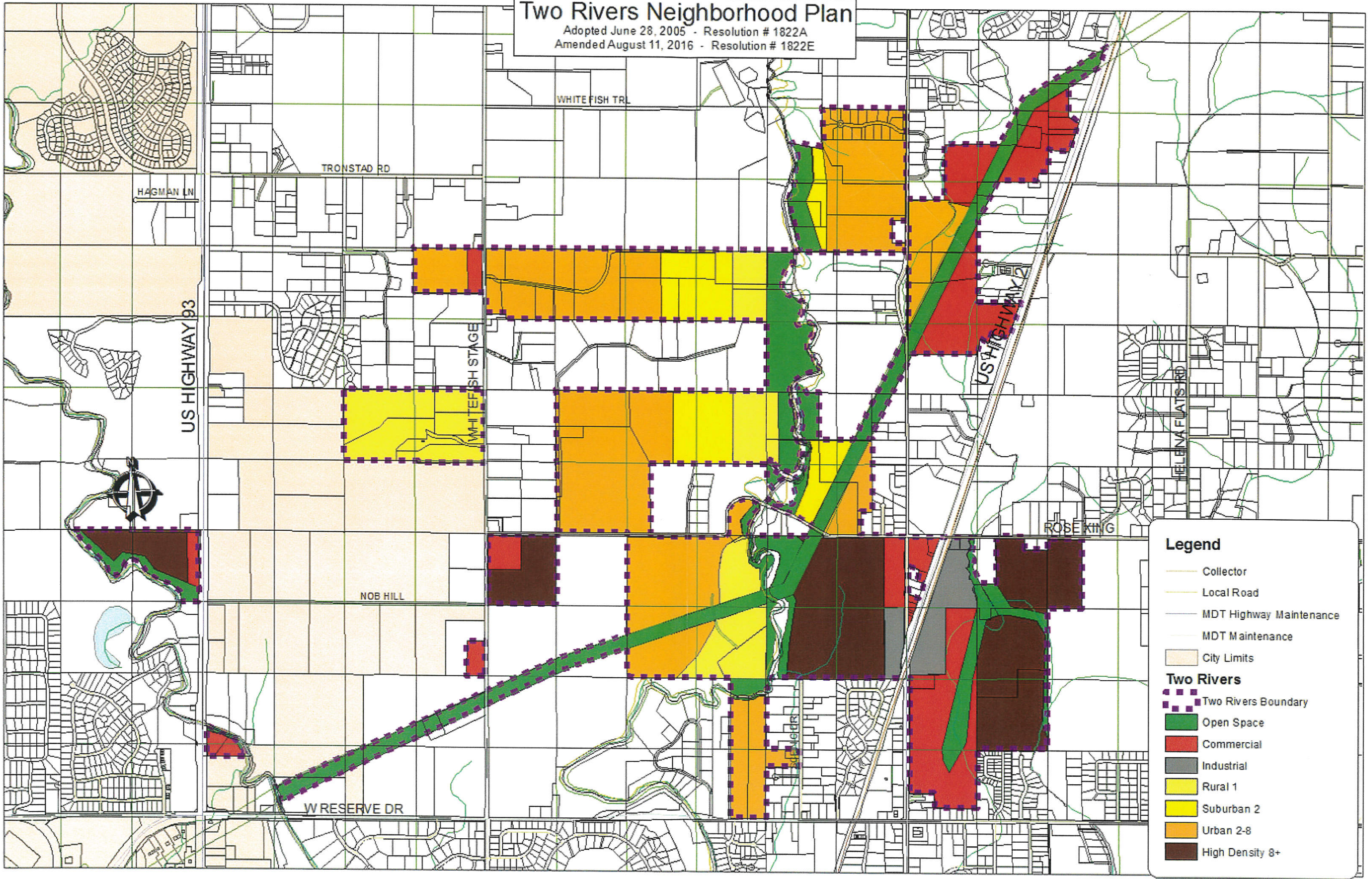
- 1 The Two Rivers Master Plan Amendment area is an area appropriate for urban expansion and development. Urban services and utilities will be identified by the County and be required to be available at the time of the first phase of development. No urban services will be required for rural area designations.
- 2 It is encouraged that a specific development plan be proposed at the time any part of this area is rezoned. The proposal plan would include urban scale development and improvements and would identify the service providers. If the area is to be annexed, a development plan and petition to annex would have been filed.
- 3 The residential areas within the Two Rivers Master Plan Amendment should be designated to provide a residential density of up to four dwelling units per acre with a higher density being allowed with a provision for the open space and/or park areas as part of an integrated development plan.
- 4 Special consideration and opportunities should be provided to allow the creation of a variety of housing options that include single family, two family, multi-family and mobile home parks as part of an overall development plan.
- 5 Urban standards be developed within the County that are consistent with the development standards used by the City of Kalispell that includes adequate right-of-way, paved roads, pedestrian access and storm water management plans.
- 6 As development in this area occurs an adequate provision be made for parks, recreation and open space areas that can be used on a regional, community or neighborhood level.
- 7 The area at the southeast corner of Whitefish Stage Road and Rose Crossing be designated as Neighborhood Commercial and it would be anticipated that the uses and services offered in this area would be within the scale and character of the neighborhood in which it is located.
- 8 During the review of specific development proposals, an adequate provision be made for the future expansion and connection of roadways in the area to insure that a grid street system can be established and that adequate upgrades to existing roads such as Rose Crossing and

Whitefish Stage Road are made or can be made in the future including provisions for a 120' right of way on Whitefish Stage Road, a 120' right of way on Rose Crossing and an 80' right of way on all other roads in the plan area

- 9 It is recognized that as this area grows there will be additional impacts on fire and police services and those impacts must be mitigated by the users. The need for a future fire station and police substation in the area will be addressed through the use of waivers to the creation of a special improvement district, special improvement district, impact fees or other mutually agreeable measures
- 10 Some of the properties within the Two Rivers Plan amendment area are environmentally sensitive and will require special consideration in order to mitigate potential impacts to groundwater, surface water and the scenic environment. Those mitigation measures shall be identified and made part of the project review process and specific development proposals are considered either by the City or the County
- 11 A grid system and road designations shown on the attached map, shall be established across the plan by recommendation of the County Road Supervisor, Flathead County Planning Board and Staff, and the Long Range Planning Task Force
- 12 A 50 foot minimum setback shall be required from the High Water Mark of waterways for any structure

# Two Rivers Neighborhood Plan

Adopted June 28, 2005 - Resolution # 1822A  
 Amended August 11, 2016 - Resolution # 1822E



**Legend**

- Collector
- Local Road
- MDT Highway Maintenance
- MDT Maintenance
- City Limits

**Two Rivers**

- Two Rivers Boundary
- Open Space
- Commercial
- Industrial
- Rural 1
- Suburban 2
- Urban 2-8
- High Density 8+