



SOMERS NEIGHBORHOOD PLAN

6/15/2009

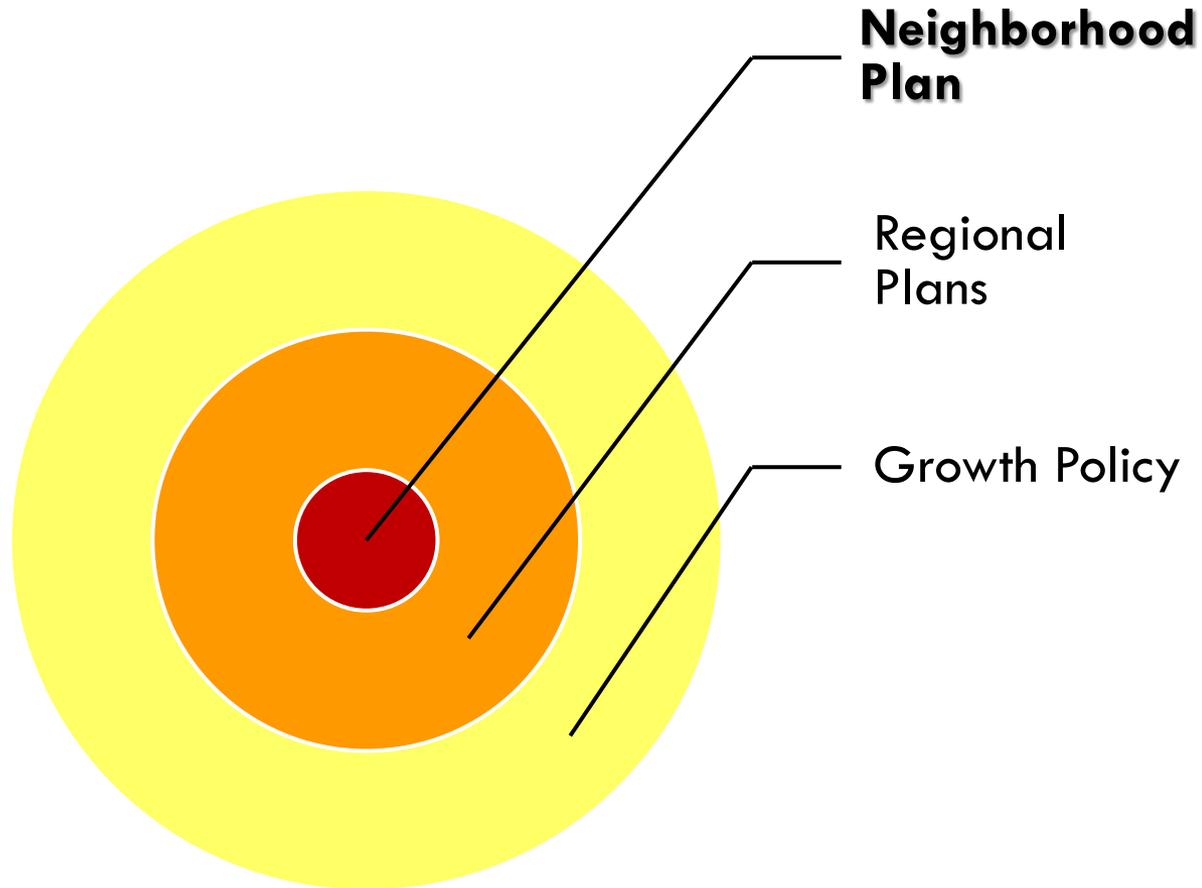
3rd Organizational Meeting

Tonight's Meeting

- What is a neighborhood plan?
 - What does it involve?
 - How long will it take?
 - What happens after it's done?
-
- Meeting Format
 - 2 hours – end no later than 8:30 pm
 - Opportunity for questions following presentation

What is a Neighborhood Plan?

A Plan's Relationship to the Growth Policy



A Neighborhood Plan Is...

- A vision of how a community wants to grow and develop
- A way to realize the community vision...
 - Through goals and policies
 - By creating a future land use map
 - Establishing a local land use advisory committee
- Always the community's plan

A Neighborhood Plan Is...

- Not regulatory
- Not de-facto zoning
- Not anti-growth
- Not anti-property rights

What Does a Neighborhood Plan Involve?

Community Visioning

- A snapshot of the future
- Plans for growth and development...
 - ▣ While preserving community character
 - ▣ Balancing property rights
 - ▣ Anticipating public service needs
 - ▣ Keeping tax dollars low

Somers Community Character



- Sidewalks & streetscape

- Roads & topography



- Residential character



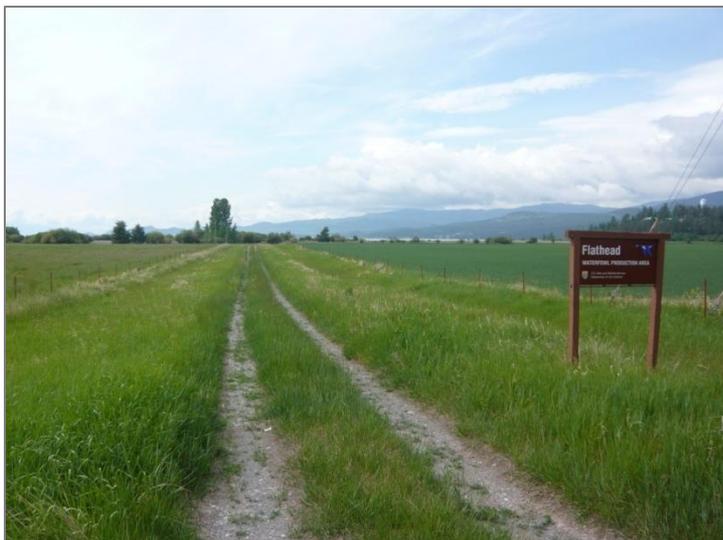
Somers Community Character



- Location



- Natural resources



- Parks & recreation

Contents of a Neighborhood Plan

- Existing conditions
- Vision statement
- Issues and opportunities
- Evaluate possible scenarios for future growth
- Set goals and policies
- Future land use map
- Result: Draft Neighborhood Plan

Existing Conditions



- **Baseline**
 - ▣ Physical conditions
 - ▣ Demographics
 - ▣ Social conditions
 - ▣ Infrastructure
 - ▣ Historic trends and patterns of growth
- **Future projections**

Vision Statement

- A vision statement can be long...

“The Bigfork Planning District encompasses **an area with unique natural surroundings that has also become an exceptional cultural center.** We believe that this combination of cultural and natural amenities needs to be **preserved, protected and enhanced.** The neighborliness and community enthusiasm that we now share must be nurtured as part of our social legacy. We believe it to be **essential that growth and development within Bigfork** and our planning area should **be complimented by the preservation of the natural and cultural heritage** we now possess.

- excerpt from the Bigfork N.P.

Vision Statement

- A vision statement can be short...

“To develop a neighborhood that integrates residential, commercial, open space and recreational uses which effectively function together, emphasizing and protecting the natural amenities and features of the land.”

- excerpt from the Riverdale N.P.

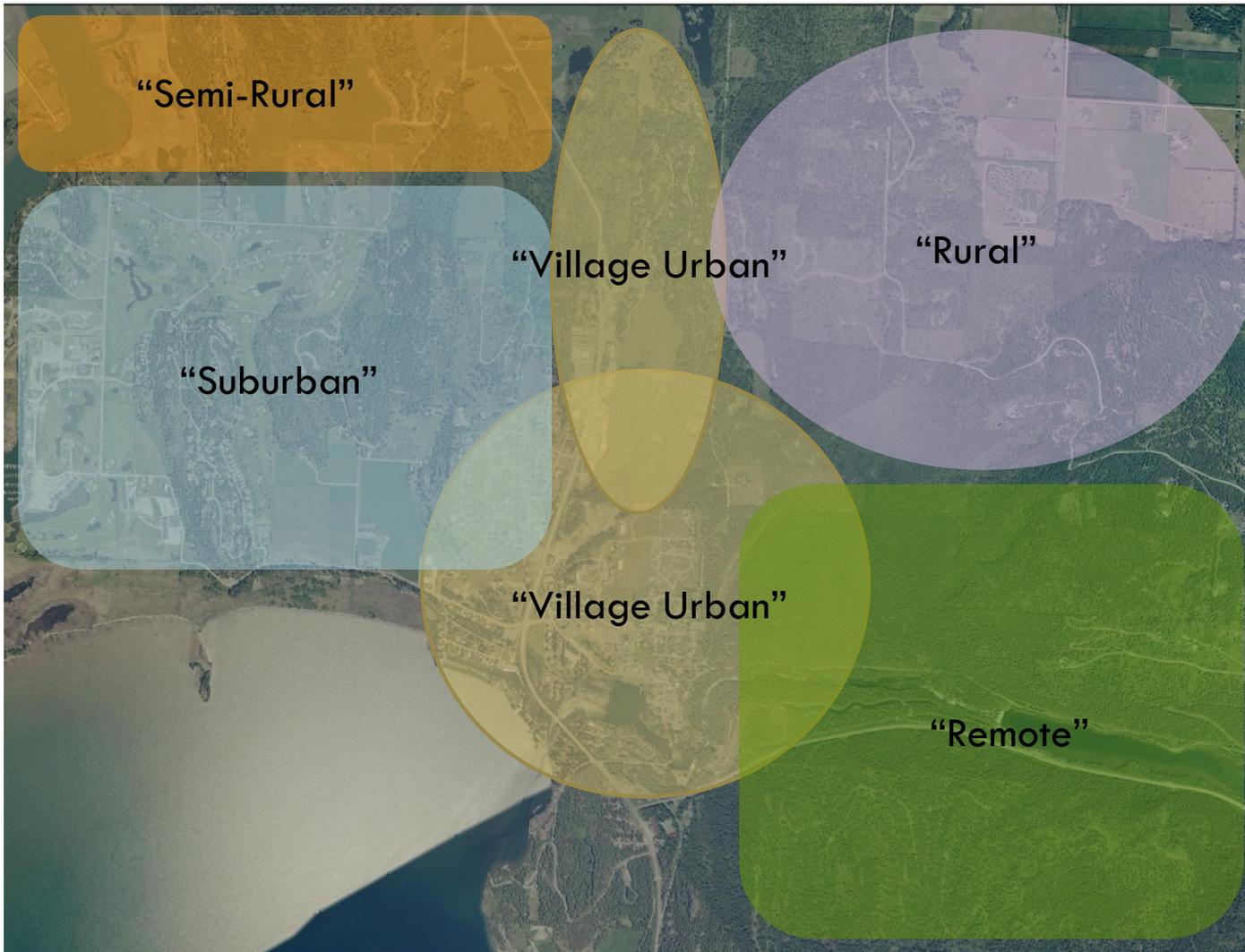
Issues & Opportunities

- Look at existing conditions
 - Housing
 - Local business
 - Roads and infrastructure
 - Emergency response
- Community needs
- Limiting factors

Possible Future Growth

- Types and combinations of future land use patterns
- Impacts related to existing and future development
- Development alternatives and what they require
- Focus on achieving community vision

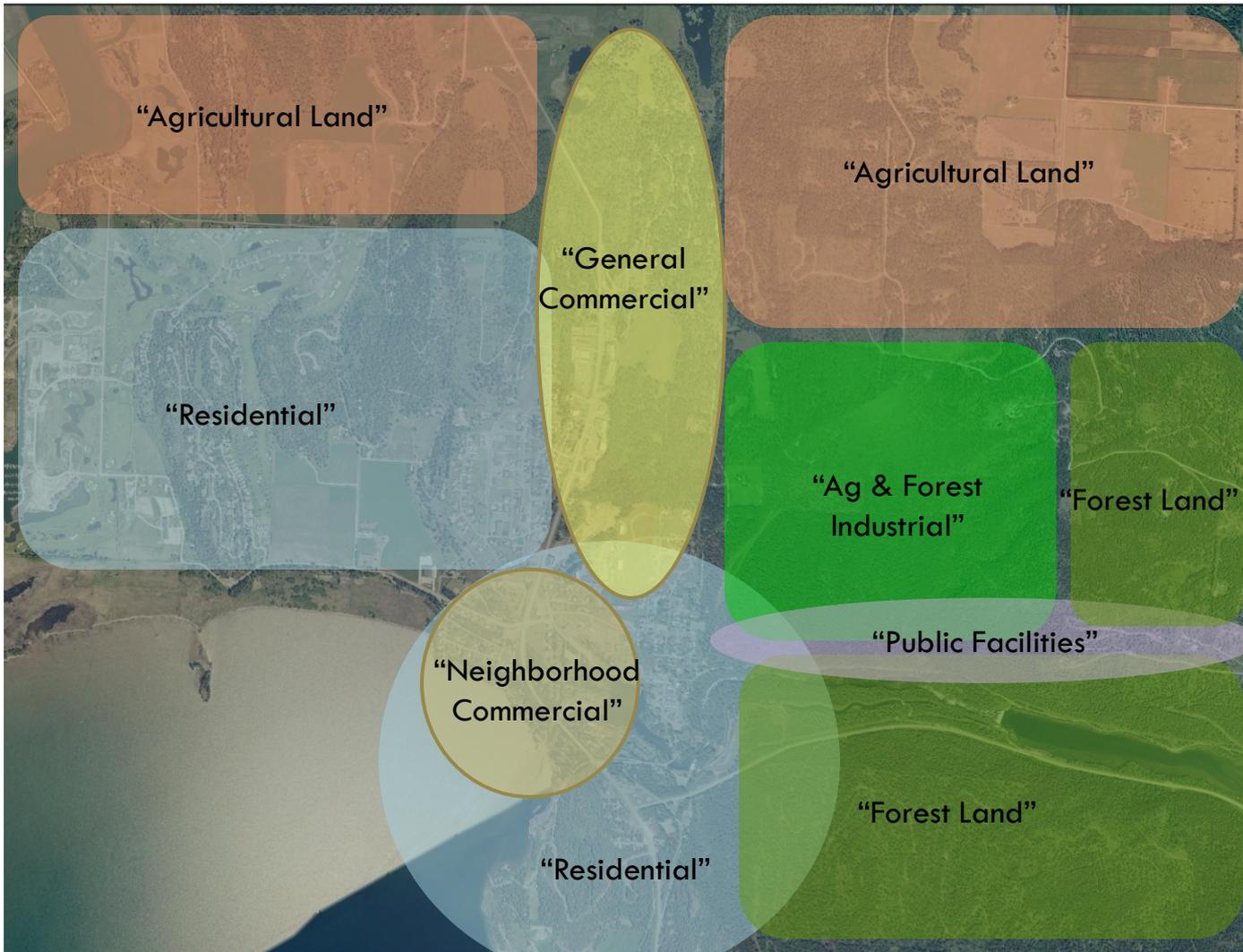
Example – Land Types



General Land Types:

- Remote
- Rural
- Semi-rural
- Suburban
- Village Urban
- Town Urban

Example – Land Uses



General Land Uses:

- Public Facilities
- Government
- Tribal
- Forest Land
- Agricultural Land
- Residential Land
- Ag & Forest - Industrial
- Business Industrial
- Ag & Forest –Commercial
- Neighborhood Commercial
- General Commercial

Example - Intensity



Land Use Intensities:

- Large Tract
- Medium Tract
- Small Tract
- Large Parcel
- Small Parcel
- Large Lot
- Small Lot
- High Use
- Light Business
- Medium Business
- Heavy Business

Composite – Land Use Map

- Layer type, use and intensity
- Determine land use patterns
- Foundation for future land use map

Goals & Policies

- Based on work that's been done:
 - ▣ Re-examine community's vision
 - ▣ Look at issues and opportunities
 - ▣ Look at composite mapping
- Set goals and policies that:
 - ▣ Support the community's vision
 - ▣ Support future land use map
 - ▣ Address issues such as transportation, housing, commercial growth, etc.

Goals & Policies

- Goal – what you want to achieve, NOT an action
- Policy – how you intend to achieve it

- Example
 - **Goal:** “Maintain the intimacy and human scale of the village atmosphere of the existing “downtown” Bigfork commercial area.”
 - **Policy:** “Accommodate future commercial development either within the Bigfork Village Area or around existing commercial centers located at major intersections of arterial routes. Provide for limited neighborhood commercial development where appropriate to the neighborhood character.”

- Excerpt from the Bigfork N.P.

Draft Plan

□ Text

▣ Defined by topics such as:

- Land use
- Demographics
- Transportation
- Public Infrastructure
- Natural Resources
- Economics

□ Map(s)

- ▣ Existing land use map
- ▣ Future land use map

Typical Table of Contents

- Acknowledgements
- Plan area boundaries
- Community characteristics
- Community vision
- Existing conditions
- Issues & opportunities
- Goals and policies
- Maps & land use categories
- Coordination statement
- Implementation strategy
- Monitoring & review plan

How Long Will the Planning Process Take?

Timeline

- Usually 1 year to complete
- 4 to 6 months to process



What Happens After the Plan is Done?

After it's done...

- Somers Land Use Advisory Committee
- Guides land use decision-making
- Anticipates infrastructure needs
- Enhances development predictability and opportunities
- Shape community character
- Sets foundation for future community-driven zoning

Benefits of a Neighborhood Plan

- Represents the community's vision
- Prepared by residents
- More efficient public services
- Balances property rights
- Offers greater development predictability
- Greater voice in land use decision making

Questions?

Contact Information:

Flathead County Planning & Zoning Office
Allison Mouch, Planner II
1035 First Avenue West
Kalispell, MT 59901
(406) 751-8200
amouch@flathead.mt.gov

