

FLATHEAD COUNTY PLANNING BOARD
COMMITTEE A - MAPPING WORK SESSION -1
OCTOBER 1ST, 2008 - 6PM EARL BENNETT BUILDING

THE MEETING WAS CALLED TO ORDER AT 6PM:
COMMITTEE MEMBERS PRESENT: RANDY TOAVS, JIM HEIM, MARIE AUCLAIRE
PLANNING STAFF PRESENT: JEFF HARRIS AND BJ GRIEVE
APPROVAL OF MINUTES - NO MINUTES TO APPROVE 1ST MEETING
PUBLIC COMMENT - NO PUBLIC IN ATTENDENCE

THE MEETING STARTED OFF WITH A PRESENTATION FROM BJ GRIEVE, THE PRESENTATION WAS A DEVELOPMENT PREDICTABILITY MAP (DPM) WHICH HAS BEEN PRESENTED TO A FEW OF THE FC PLANNING BOARD MEMBERS AND TO COMMISSIONERS IN THE PAST. THE DPM IS CREATED THROUGH A PROGRAM CALLED COMMUNITY VIZ.

WHEN PRESENTED TO THE COMMISSIONERS IT WAS CLEAR TO STAFF THAT MR. DALE LAUMAN LIKED THE DPM BUT LITTLE CAME IN SUPPORT OF THE DPM - ZONING OVERLAY AND IT WAS PLACED ON THE POLITICAL BACK BURNER.

PLANNING STAFF AND COMMITTEE MEMBERS DISCUSSED THE ROLE OF COMMITTEE A, AND STAFF FELT THE MAIN FOCUS WOULD BE THE DPM SINCE OTHER MAPS THAT NEED TO BE UPDATED OR CREATED FOR THE GROWTH POLICY NEED TO BE DONE BY STAFF SINCE THE GIS SYSTEM IS USED AND MOST OF THE INFORMATION IS ALREADY COLLECTED AND WHEN STAFF HAS THE TIME AVAILABLE THESE MAPS COULD BE DONE FOR EXAMPLE THE EXISTING LAND USE MAP, WET LAND DESIGNATION MAP AND PUBLIC FACILITIES MAP. ALSO IF THE DPM WAS CREATED IT WOULD ALSO BE A TOOL FOR OTHER MAPS IN THE GROWTH POLICY TO BE UPDATED AND CREATED.

BJ GRIEVE DISCUSSED WITH THE COMMITTEE HOW THE COMMUNITY VIZ PROGRAM IS STRUCTURED AND THE MANY DRIVERS THAT CAN BE DESIGNED TO CREATE THE DPM. THERE HAS BEEN QUITE A BIT OF WORK THAT STAFF HAS ALREADY INVESTED IN THE DPM AND IF THE COMMITTEE MEMBERS AND STAFF START INVESTING IN THIS POLITICALLY CHALLENGING QUEST WITHOUT THE SUPPORT FROM ELECTED OFFICIALS IT WILL BE A DEAD END FOR ALL. AS DISCUSSED BY COMMITTEE MEMBERS AND STAFF, ALL WERE IN AGREEMENT THAT WE NEED TO WAIT UNTIL JANUARY TO PRESENT THIS TO THE COMMISSIONERS TO SEE WHAT SUPPORT WILL BE GIVEN BEFORE WE START INVESTING TIME, MONEY AND ENERGY INTO THIS AND BEFORE ANY FORMAL PUBLIC MEETINGS.

WERE ARE WE GOING FROM HERE?

AS A COMMITTEE AND WITH STAFF WE AGREED THAT WE ARE GOING TO CONTINUE OUR MEETINGS, LEARNING MORE ABOUT THE COMMUNITY VIZ PROGRAM, BRAINSTORMING ON IDEAS TO HELP WITH THE PUBLIC PROCESS, PREPARING OURSELVES FOR Q&A'S, START GETTING THE BUZZ OUT TO CIRCLES TO SEE WHAT COMMUNITY FEED BACK IS, AND ON A PERSONAL LEVEL APPROACH COMMISSIONERS LAUMAN AND BRENNEMAN ON OUR MISSION OF PLANNING AND NOT REACTING.....

DISCUSSION NOTES FOLLOW:

BJ = BJ GRIEVE JH = JEFF HARRIS RT = RANDY TOAVS
JHI = JIM HEIM MA = MARIE AUCLAIRE

BJ - STARTED THE MEETING WITH THE DPM PRESENTATION, EXPLAINED THAT AT THE TIME THAT THIS WAS PRESENTED TO THE COMMISSIONERS PRIOR IT GOT THE POLITICAL BACK BURNER, AND SAID THAT WORKING WITH THE PUBLIC VERY EXTENSIVELY WE MAY GET THE SUPPORT FOR A RESOLUTION

RT - SAID THAT HIS UNDERSTANDING OF THIS COMMITTEE WAS TO WORK ON THE DPM MAP AND IF THAT MAP IS CREATED IT WOULD BE A TOOL TO CREATE THE OTHER MAPS THAT ARE NEEDED OR UPDATED.

BJ - WENT THROUGH ALL THE EXISTING MAPS FROM THE GROWTH POLICY

JHI - DID PLUM CREEK GET THE OLD RAILROAD LANDS

BJ - YES, PLUM CREEK ENDED UP WITH THE NORTH PACIFIC LANDS

JH - THAT LAND NORTH OF WHITEFISH (PLUM CREEK LANDS) WILL PROBABLY BE UP FOR SOME DEVELOPMENT IN THE NEAR FUTURE

BJ - WE HAD PRESENTED THIS TO PLUM CREEK AND WE VERY POSITIVE ABOUT THE DPM

RT- FARM LAND MAP IS OUTDATED NOW - WITH WHITEFISH INTER LOCAL AGREEMENT

RT - THERE WAS QUESTIONS WHEN WE DID THE GROWTH POLICY ON THE WETLAND MAP, THAT IT NEEDED MORE WORK - MORE RESEARCH

BJ - YES THERE WAS A LOT OF DISCOMFORT IN THAT MAP, WITH FWP WE CAN UPDATE THAT MAP, ALSO WITH THE HOUSING PER SQ. MILE MAP, IT WAS BEST WE COULD DO WITH THE INFORMATION WE HAD WE WERE USING THE 2000 CENSUS DATA, THE GROWTH POLICY REQUIRES A ROAD CORRIDOR MAP AND THE TRANSPORTATION STUDY WILL ASSIST US WITH A UPDATED MAP.

RT - WHEN WE WERE WORKING ON THE GROWTH POLICY IN 2006, EVERYONE WANTED MAPS AND WE DID THE BEST WE COULD FOR THE INFORMATION WE HAD AND THE TIME WE HAD TO ACCOMPLISH IT IN

BJ - THE DESIGNATED LAND USE MAP 2006 WAS CREATED AS THE LAND WAS AND IF THERE WAS ANY ZONING ON LAND IT WAS DESIGNATED AS THAT - THE DPM IS PLANNING FOR THE FUTURE AND HOW WE SHOULD PLACE THE DESIGNATED USE AND CROSS REFERENCE WITH OUR ZONING TEXT

RT - HWY 2 FOR EXAMPLE WOULD BE A CREATIVE PLACE TO START

BJ- ON THE DPM - SOME RESIDENTS WERE SCREAMING ZONING, AND ZONING CAN BE LIKE A BAD WORD HERE IN THE FLATHEAD, WE LOOK AT THE DPM AS A SOLUTION, DURING THE GROWTH POLICY MEETINGS AND WORKING WITH THE PUBLIC SINCE THEN THERE IS A LOT

OF OUTCRY THAT THERE WAS NO WAY WE WERE ZONING THE COUNTY AND THEN ON THE OTHER HAD WE HEARD A LOT OF WE WANT PREDICTABILITY, ALL THE COUNTY DEPARTMENTS NEED PREDICTABILITY SO THEY CAN HELP THE RESIDENTS HAVE CONSISTENCY, PLANNING AND BUDGETING. WE WERE TRYING TO PRESENT A COMPROMISE BY THE DPM. WHERE WE CREATED A PLAN TO OUTREACH TO THE PUBLIC, THIS IS JUST AN OVERVIEW OF SOME OF OUR IDEAS.

WE WOULD SET UP SERIES OF MEETINGS ALL AROUND THE VALLEY TO GET THE MOST PUBLIC INPUT WE COULD, TO GET THEM INVOLVED. THE FIRST SET OF MEETINGS WOULD BE TO FIND OUT WHAT IS IMPORTANT TO THE PUBLIC FOR THEIR AREA, THEN WE WOULD TAKE THAT INFORMATION AND INPUT INTO THE COMMUNITY VIZ PROGRAM SO AT THE SECOND SET OF MEETINGS WE COULD SHOW THEM THE RESULTS AND ASK THEM TO OUTLINE DENSITY TO US, WHAT DENSITY LEVELS MEAN TO THEM AND THEN AT THE 3RD SERIES OF MEETINGS WE WOULD TAKE ALL THE GATHERED INFORMATION AND PRESENT IT TO THE PUBLIC AND GET PUBLIC REVIEW OF THE MAPS.

MEETING 1 - EXAMPLES

WHERE WE ARE HEADED, FIND OUT WHAT IS IMPORTANT TO THEM, THEIR AREA
EX: GROUNDWATER, DISTANCE TO COLLECTOR ROADS, LAW ENFORCEMENT RESPONSE TIMES, DISTANCE TO SCHOOLS, DISTANCE TO FIRE STATIONS.

RT - SOME OF THESE WE DO HAVE MAPS ON AND SOME WE DO NOT

BJ - SOME OF THESE WE CAN MAKE IN MINUTES, OTHERS WE DO NOT HAVE THE DATA TO CREATE THEM - LIKE FIRE RESPONSE

JH- THE FIRE STATIONS HAVE CONTOUR MAPS THAT GIVE AN ESTIMATE ON RESPONSE TIME

RT - MOST DEPARTMENTS WILL HAVE THEM, BECAUSE OF THEIR IOS RATING

JH - YES THE FIRE DEPARTMENTS HAVE THAT DATA, SHERIFF RESPONSE TIME IS HARD TO DETERMINE

BJ - SHERIFF CALLS ARE TRICKY, DEPENDING IF A DEPUTY IS IN THE AREA

JHI - IT AMAZES ME THAT AFTER LOOKING AT ALL THESE FACTORS THAT MANY OPPONENTS HAVE THE SAME CONCERNS WHEN THEY ARE AGAINST A DEVELOPMENT.

RT - THIS IS JUST A LITTLE LIST OF IMPORTANT DRIVERS

BJ - - YES WE CAN CHOOSE OUR DRIVERS TO GET MAP RESULTS

BJ -MEETING 2 - EXAMPLES

WE WOULD ASK THE COMMUNITY WHAT DENSITY LEVELS MEAN TO THEM AND TO GIVE US THEIR DRIVERS,

EX: FOR DENSITY

URBAN - 4-10 UNITS PER ACRE

SUB HIGH 1-3 UNITS PER ACRE

SUB LOW ECT, ECT, ECT

THE GOAL OF THESE MEETINGS WOULD BE: PUBLIC VIEW ON DEN I STY, DRIVERS AND THEIR THRESHOLDS...

HOW COMMUNITY VIZ WORKS IT WOULD PUT IN ALL THESE IMPORTANT DRIVERS AND SHOW IT IN LAYERS AND IT FOLLOWS PROPERTY LINES, THE MORE DRIVERS THE MORE LAYERS AND YOU ASSIGN IT A POINT STRUCTURE AND THEN THE MAPS CAN ASSIGN DEVELOPABLE AREA DEPENDING ON YOUR THRESHOLDS

BJ - CONTINUED - THIS COULD BE ANOTHER GREAT TOOL FOR UNDER OUR CURRENT ZONING CRITERIA (THE 12) YOU COULD ADD TO THEM AND ASK THE QUESTION HAS ANYTHING CHANGED SINCE THE LAST ZONE REQUEST OR DESIGNATION, THIS WOULD ALSO GIVE DEVELOPERS A VOLUNTEER OPTION TO CHANGE THE DRIVER TO HELP THEM GET A POSITIVE RECOMMENDATION.

BJ - 3RD MEETING

WE WOULD PRESENT OUR FINDINGS TO THE PUBLIC FOR COMMENT AND REVIEW
THIS IS AS FAR AS WE GOT

JH - WE ARE A BIT LEERY OF MOVING FORWARD, IF OUR EXPECTATIONS ARE NOT MATERIALIZED THEN WE ARE ON THE HOOK AND IF THERE IS NO SUPPORT FROM THE COMMISSIONERS IT WILL BE HARD TO ACCOMPLISH.

BJ - IF WE ENGAGE THE PUBLIC AND WE PLAY BY ALL THE RULES, WE QUESTION WILL THEY BE SUPPORTIVE, A MINORITY OF PEOPLE WILL BE YELLING ZONING, BUT THIS IS A FIRST STEP.

RT - IS THIS LIKE A GIANT NEIGHBORHOOD PLAN

BJ - NO, THIS WOULD BE ZONING UNDER STATE STATUES, YOU CAN HAVE DPM WITHOUT HAVING USES TIED TO IT

JH - THIS WOULD HELP WITH THE DESIGNATION

RT - HOW WOULD THIS RESTRICT MY PROPERTY - THIS WOULD BE THE NEW DESIGNATION

BJ - ZONING IS A PLAN - IT DOES NOT HAVE TO INCLUDE USES

RT - THIS IS DENSITY ZONING ONLY

BJ - ALL EXISTING ZONING WOULD APPLY, THIS WOULD APPLY TO UN ZONED AREAS

RT - WOULD ANY OF THE LAND BE CHANGED BY THIS

BJ - USES WERE USED TO DESIGNATE ZONING, THE RURAL AREAS ARE LEFT AND THERE IS AN UNIQUE PRESSURE ON WHAT IS LEFT, IT WOULD RESTRICT DENSITY NO ON USE

JH - IF THE COMMISSIONERS WANTED TO ZONE THE WHOLE COUNTY, A TRADITIONAL STYLE ZONING WOULD BE IMPLEMENTED, BUT THIS WOULD BE A GREAT WAY TO CROSS REFERENCE, TO CHECK AND JUSTIFY ZONING ALL OVER THE COUNTY

BJ - AND THE MORE RESTRICTIVE WOULD APPLY WITH PRE ZONED AREAS

RT - LAND WOULD STAY AS IS UNTIL FUTURE DEVELOPMENT WOULD TAKE PLACE

BJ - AS A PLANNER WE WOULD NOT WANT TO MAKE THE DRIVERS TOO PERMISSIVE WHERE IT WOULD LET ANYTHING HAPPEN

JH- AGAIN MAKE SURE IT IS FITTING FOR THE AREA

JHI - WHAT WOULD YOU GET FROM THE PUBLIC, WHAT THEY VALUE

BJ - WE WOULD HAVE KEY PAD POLLING UNITS, WE WOULD SHOW THEM A SERIES OF QUESTIONS / PHOTOS AND THEY WOULD VOTE ON THE MEANING TO THEM, A GREAT CONCEPT ON POLLING AND AFTER ALL THE MEETINGS WE COULD USE THE DATA TO GET A CLEAR IDEA ON WHAT THE PUBLIC IS WANTING

JHI - YOU (BJ) HAVE DONE A LOT ALREADY

RT - THE MAP WOULD BE EASY, ITS THE PUBLIC PROCESS THAT WOULD BE INTENSE - DRIVERS

BJ - WE CAME UP WITH 33 DRIVERS IN AN HOUR, WE WOULD HAVE EACH PERSON IN THE PUBLIC MEETINGS GIVE US A TOP 4 -5 LIST, WE COULD GIVE THEM A LIST OBVIOUS AND UN OBVIOUS, ECT..

JH - THEY (THE DRIVERS) DO NOT HAVE TO HAVE EQUAL ON CONSIDERATION

BJ - COMMUNITY VIZ HAS THE TECH TO CHANGE MAPS RIGHT IN FRONT OF THEM

JHI - HOW WOULD THIS BE MAINTAINED, THE MAP, IT WOULD BE CHANGING ALL THE TIME

RT - LIKE DISTANCE TO AN ARTERIAL

JHI - IT WOULD BE A LIVING DOCUMENT - A LIVING MAP, MAYBE UPDATE 2 TIMES PER YEAR

BJ- THE GROWTH SITUATION IS CHANGING

JHI - ZONING IS AN END RESULT, BUT THIS COULD BE A GREAT TOOL, THINGS WILL CHANGE BUT THIS COULD BE USE FOR MAY USES

RT - YOU WOULD WANT MORE THAN JUST SIMPLE DRIVERS LIKE, UTILITIES AND ROADS

JH - WHEN THINGS CHANGE THIS MAP COULD HELP US SEE WHAT HAS HAPPENED RECENTLY, PUT THE NEW INFO IN AND IT COULD HELP OR HINDER THE RESULT

BJ - THIS COULD NOT BE DONE EVERY TIME THERE IS ONE CHANGE, JUST LIKE YOU COULD NOT REZONE AN AREA EVERY TWO YEARS, BUT WE COULD DO A LOT WITH THIS TOOL

JHI - SEWER EFFECTS NEIGHBORHOODS, IF A SEWER WENT IN AN AREA 20 YEARS AGO IT WOULD EFFECT THE DENSITY OF THE AREA NOW AND DENSITY HAS CHANGED THE AREA, THIS IS A TOOL THAT WILL HELP IN LONG TERM PLANNING, THE POINT IS THAT SEWER / WATER ARE A MAJOR DRIVER AND THIS WOULD THE TOOL TO DETERMINE THE R2/R3 ZONING, WHAT BETTER TOOL COULD WE USE

BJ - WE HAVE DRIVERS THAT WORK AGAINST EACH OTHER ALSO, TO COUNTER ACT EACH OTHER

JH- THAT CAN BE THE REAL TEST, USING IF SEWER / WATER IN THE AREA THEN WITHOUT IT AND CONSIDER THE CONTRAST

JHI - AND THIS WOULD GIVE YOU THE VISUAL MAP

BJ - YES RIGHT AT THE MEETINGS WE CAN SHOW THEM, THERE IS A SCALE BAR YOU CAN INCREASE OR DECREASE THE INTENSITY

JHI - WHEN LAKESIDE WAS PUTTING THEIR NEW PLAN TOGETHER, IT WAS MENTIONED WE DON'T WANT ANOTHER MISSION VIEW TERRACE, YET THEY ARE REQUESTING 1/4 ACRE LOTS THIS WOULD SHOW THEM WHAT IT WOULD LOOK LIKE

BJ - IT WILL STANDARDIZE IT, YES THERE IS CULTURAL DIFFERENCES BETWEEN AREAS IN THE COUNTY AND WE WILL HAVE TO COME TO A COMPROMISE.

JHI - WHAT DO YOU WANT US TO DO

RT - I THOUGHT THIS IS WHAT WE WERE GOING TO DO, IF WE CANNOT DO THIS NOW, DO EVERYTHING WE CAN DO TO PREPARE FOR THIS, THE MAPS THAT WE SO NOT HAVE, CREATE AND THE ONES THAT NEED UPDATED , GO AHEAD AND MAKE THEM, WHAT KIND OF PUBLIC PROCESS AND HOW MUCH MONEY WOULD IT TAKE, WE WOULD WANT TO TAKE THIS TO THE PUBLIC ENOUGH TO GET THEM COMFORTABLE WITH THE PROGRAM, WE GOT A PLAN, WE HAVE A SLOW DOWN IN THE COUNTY FOR GROWTH, WE HAVE THE PERFECT OPPORTUNITY TO TAKE SOME TIME TO PLAN FOR THE FUTURE

JH - WE ARE UNSURE OF THE SUPPORT FACTOR COME JANUARY, SHOULD WE WAIT

RT- SHOULD WE WAIT, SO WE CAN SEE IF WE GET SUPPORT

BJ - THIS WILL TAKE ABOUT A YEAR AND A HALF TO ACCOMPLISH THIS

RT - COULD WE HAVE STRICTLY INFORMATIONAL MEETINGS, SAY SCHEDULE 4 OF THEM AND EXPLAIN THE PROGRAM THE END RESULT, GET SURVEYS SO THAT WE WOULD HAVE PUBLIC COMMENT, SO WE CAN GO TO THE COMMISSIONERS WITH THAT INFORMATION, INVITE THE COMMISSIONERS TO THE MEETINGS

BJ- IT WOULD PROBABLY BE BEST TO WAIT TILL JAN 09, SO WE WOULD NOT HAVE TO START OVER

RT - AND WE WOULD NEED TO BE UP FRONT THAT THIS IS ZONING, WOULD THIS REPLACE NEIGHBORHOOD PLANS, WOULD IT APPLY TO EVERYONE NOT JUST UN ZONED AREAS.

RT - AS FAR AS THE COMMITTEE IS CONCERNED, PICK SOME MAPS THAT ARE NOT IN THE GROWTH POLICY, LETS WORK ON THEM FIRST, UPDATE THE ONES THAT NEED IT AND IN JANUARY APPROACH THE OFFICIALS, TO GET THE SUPPORT.

BJ- APPROACH THE COMMISSIONERS, THEY HAVE 2YEARS LEFT WITH JOE AND 4 WITH DALE, YOU CAN DO IT ON YOUR OWN TERMS, DALE HAS SEEN IT AND LOVES IT, JOE HAS SEEN IT AND GARY SUPPORTED IT, THE LARGE LANDOWNERS ALSO SUPPORT IT, THIS WILL BE A HIGH VISIBILITY PROJECT AND THEY(the officials) WILL NEED TO STICK TO THEIR GUNS.

RT - WHAT WAS LAPP'S AND LARSON'S OPINION ON THIS,

BJ- THEY LIKED IT

JHI - WHY DOES THIS HAVE TO BE ZONING, WHY CANT THIS JUST BE THE TOOL

BJ - IT HAS TO HAVE WEIGHT AS REGULATORY, THIS WOULD BE ADOPTED AS A ZONING OVERLAY, LAKE COUNTY HAS DENSITY ZONING AND THERE ARE MANY COUNTIES THAT ARE ADOPTING THIS IN MONTANA, MOST STATES ALREADY HAVE THIS OR ZONING

JHI - AND IF THEY CHALLENGE

BJ- THERE IS NOTHING IN STATE LAW THAT SAYS ZONING HAS TO DESIGNATE USE

RT - WHAT DO YOU WANT US TO WORK ON

BJ- BEING THE LIAISON TO THE BOARD AND THE COMMISSIONERS, COMING UP WITH MAPS, I DO NOT KNOW WHAT YOU COULD DO, STAFF WOULD HAVE TO CREATE THE MAPS

RT - WHY CAN WE NOT USE THE PUBLIC TO HELP THESE COMMUNITIES, THERE ARE PEOPLE THAT WOULD HELP US TO CREATE THE MAPS

BJ- THE ONLY PROBLEM IS THE DEFENSIBILITY, WHO TO SAY THEY ARE EXPERTS

JHI - WE COULD BE DOING A LOT OF WORK THAT MAY NOT TURN INTO ANYTHING, DO YOU HAVE THAT LIST OF TOP 33 DRIVERS

BJ - THERE IS A HUGE VALUE IN YOU BEING A LIAISON WITH THE DPM PROCESS, YOU ALL HAVE A UNIQUE POSITION THERE IS A LOT YOU CAN DO

BJ - AS COMMUNITY MEMBERS AND NOT PLANNING STAFF

JHI - WE ALL HAVE THE OPPORTUNITY TO GET TO THE PEOPLE WITHIN OUR CIRCLES

RT - THIS WILL HELP US GET DATA AND GET A FEEL FOR WHAT THE COMMUNITY THINKS, WHEN IS OUR NEXT MEETING

BJ - LOOKS LIKE OCT 15TH IS OPEN

RT - LETS ALL WORK ON A LIST OF DRIVERS FOR THE NEXT MEETING

MEETING WAS ADJOURNED AT 7:46 PM

THE NEXT MEETING FOR COMMITTEE A WILL BE OCTOBER 15TH, 2008 AT 6PM AT THE EARL BENNETT BUILDING

