

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
NOVEMBER 7, 2007**

**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 Barry Conger, Kim Fleming, Don Hines, Mike Mower, Gordon Cross, and Kathy Robertson. Gene Dziza, and Frank DeKort. Randy Toavs had an excused absence. BJ Grieve, Alex Hogle, and Jeff Harris represented the Flathead County Planning & Zoning Office.

There were approximately 10 people in the audience.

**PUBLIC REVIEW**

Gordon Cross reviewed the public hearing process.

**APPROVAL OF MINUTES**

Robertson made a motion seconded by Conger to approve the September 19, 2007 meeting minutes.

The motion was carried by quorum.

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

Lacy Galpin, 1885 Stillwater Road, request the Riverdale Neighborhood plan be taken off the table.

Ralph Walton, 52 Bay Harbor Drive, represented Saddlehorn. He offered a site visit or tour guide of the area. He said it would be helpful to make it available if the Board wanted to come up in the next week see the property. He left his business card with the chairperson.

**NATURAL RESOURCE PLAN**

A request by the Flathead Natural Resource Use Committee for proposed changes to the Flathead Natural Resource Use Plan. Specifically the applicants wish to amend Goal 3, Forest Management, to add objectives 3B, 3C and 3D; Goal 1, Fire-Fuels Management, to add objective 1D; add Goal 5, Roads: Access and Transportation, to include objectives 5A and 5B; Goal 1, Recreation, add objective 1C and Goal 3 add objectives 3A, 3B and 3C; Goal 1, Wildlife, add objective 1A and 1B; Goal 1, Fisheries, add objective 1D. The proposed changes may be viewed on the Flathead County website at the following link:  
<http://www.co.flathead.mt.us/fcpz/drafts.html>

**STAFF REPORT**

BJ Grieve reviewed the Natural Resource Document.

**BOARD  
QUESTIONS**

Cross asked how many people were involved in the original document.

Grieve said the list of who was on the committee was in the document. He said to ask Fred Hodgeboom for more information.

**APPLICANT**

Fred Hodgeboom, representing sub-committee, 1125 Whispering Pines, said he was a member of the original advisory committee. They worked for two years on the document and eight of the nine original members recommended the proposed amendments. 80 percent of Flathead County is federal land. He showed the Board a map inventory created in July 2001 that showed fuel models. He said there are 3 categories classified as risk, moderate and high fire severity. The map also showed population density. He showed an overlay on the map depicting where large fires have burned in the last six years. He said over 700,000 acres burned in six years. The fuel models are used by the fire teams. He said fires are a large cost to the valley and environment. He said not having enough access was a problem for the fires. The huge increase of run off has to adjust to the amount of water coming down. He has 50 years of experience being around logging and managing forest. In his entire career, he has never seen the destructiveness to riparian values and the pollution of the streams the fires have done. He said there was a huge transport of sediment and mass erosion. The Flathead Forest Timber Management Program plummeted in the 1990's. He discussed the education of fires. The purpose of the Flathead County Natural Resource Policy is to ensure the County is a force in maintaining good forest stewardship. In order to have any influence over the federal agencies the County has to have policies that tell the federal agencies what the citizens of Flathead County need. The amendments are aimed at making Flathead County have a basis to negotiate with the federal agencies. If Flathead County wants to do something to help the natural resources, they need to adopt the new policies.

Robertson asked about the proposal to open up land for motorized vehicles.

Hodgeboom said over half of the County is off limits to motorized travel. He said a network of motorized vehicles outside of the parks should have some access for citizens to get there for recreation. He said only 12% of trails are available to the public.

Robertson said she has a problem with the motorcycles, ATV's and four wheelers.

Hodgeboom said what land is open and closed will be decided on a site-specific travel plan.

**AGENCIES**

None.

**PUBLIC  
COMMENT**

Gary Hall , Flathead County Commissioner, said he was a part of the original committee and they had a diverse group. The County's policy has been taken around the state and used as a template for other counties. One of the purposes of putting the document together was to apply to the government for coordinating with agency status. He commented on Hadman's letter. With the amendments, the County is hoping to get in a situation of coordinating agency status.

Mower asked how the amendments increase the likelihood of getting a seat at the table.

Hall said he didn't know but he felt like the changes would help. The amendments would put them in a position of getting coordinating agency status.

Cross asked if the County is prepared to take an official decision on the issues.

Hall said the Commissioners sent the document back to the Planning Board. They want to have a clean document and not be criticized for their work.

Ron Buntemeier, Vice President of Stoltze Land Company, is also the chairman of the Natural Resource Plan. The whole issue is talking about a very small part of the National Forest. 500,000 acres are set aside in the forest plan for recreational land. Part of the land was roadless, and part of it had roads. He spent his whole career in the management of natural forest. The amendments discuss motorized recreation. He said there would be motorized recreation in 250,000 out of 673,000 acres. It is important to remember the acreage getting discussed. He discussed how the trees grow. He said there is a need to start providing more areas where people can get with their motorized vehicles. He said the Chippy Creek and Brush Creek fires burned about 110,000 acres and that is only half the acreage ever been harvested on National Forest.

Gary Hall, spent the summer preparing for fire. It is important for the County to do whatever they can do to help fires. He

discussed getting ready for the fire. He said during the heavy period of smoke, he developed a cough that still lingers. No one knows what the long-term effect of smoke inhalation is. He blamed the problems of fires on the management of the forest. The forest needs to be managed to reduce the risk of a catastrophic fire. He urged the Board to adopt the Natural Resource Policy.

Richard Cole, 867 N. Main, handed out a letter to the Board. He is a private citizen and is not paid by anyone. He opposed the amendments. He said Staff hasn't reviewed items in the document for accuracy. *See attached letter.*

Clarice Ryan, *See attached letter.*

Rob Timies, 975 Rose Crossing, was a smokejumper for 20 years. He said managing forests does not necessarily make for a safer fire environment. A poor job of logging is the worst thing you can do. He said Stoltze Lumber does a great job of logging. Global warming is causing the intense fire situation and the fires are un-fightable now. He said people should grow trees long and slow instead of fast like a 2 x 4.

Arthur Oyland, showed the Board where he lived. He supports the amendments 100%. The Planning Board should look at the type of people on the committee. The committee members are smart, retired, forest people. He said wood products take ten percent of the energy it takes to produce plastic, concrete, etc.

Dennis Smith, 129 East Reserve, said the amendments will not give the County veto power over the forest service, it just gives the County one more step to be able to receive a seat on the committee. He represented Flathead Business and Industry Association. The FBIA supported the changes. The Forest Service used to send money back to the treasury off of timber sales. He saw millions of dollars burn up. Giving the County a tool to request a seat at the table to hammer out the details with the forest service is a good idea.

<b>APPLICANT REBUTTAL</b>	None.
<b>STAFF REBUTTAL</b>	None.
<b>BOARD DISCUSSION</b>	None.
<b>MOTION TO ADD VERBAGE</b>	Robertson made a motion seconded by Hines to add the word sub-committee to the legal description.  The motion was carried by quorum.
<b>MOTION TO FORWARD NO RECOMMENDATION</b>	Robertson made a motion seconded by Fleming to forward no recommendation to the County Commissioners.
<b>BOARD DISCUSSION</b>	Robertson said the Board doesn't have enough information to be analytical about the project. It is just a recommendation and it won't have any bearing on anything anyways.  Mower said the need to understand fire protection is such a significant need in the valley. There seems to be a whole lot of conflicting ideas as to what works. He said thinning doesn't work unless it's done properly.  Robertson wanted her name removed from the Natural Resource Document.  Cross said it is a long way from his area of expertise and is up to the Commissioners if they want to accept the amendment.
<b>ALLIE ACRES FPP-07-29</b>	A request by Kent & Melinda Rosenlund for Preliminary Plat approval of Allie Acres, a 2 lot single-family residential subdivision on 4.161 acres. Lots in the subdivision are proposed to have 1 individual and 1 shared water system and individual septic systems. The property is located at 57 Whalebone Court and can legally be described as Lot 3 of Subdivision No. 148, in Section 14, Township 28 North, Range 22 West, P.M.M., Flathead County, Montana.
<b>STAFF REPORT</b>	Alex Hogle reviewed Staff Report FPP-07-29 for the Board.

**BOARD  
QUESTIONS**

Fleming asked about the standard road condition.

Hogle said the subdivision does not involve any creation of a road.

**APPLICANT  
PRESENTATION**

Bob Erickson, Jackola Engineering, represented the applicant. He said the subdivision was pretty straight forward and is a two-lot single family residential subdivision.

**PUBLIC  
COMMENT**

None.

**STAFF  
REBUTTAL**

None.

**MOTION TO  
ADOPT F.O.F.**

Fleming made a motion seconded by Robertson to adopt FPP 07-29 as findings-of-fact.

**MOTION TO  
AMEND F.O.F.**

Cross made a motion seconded by Fleming to amend section 5 to state: *The applicant has submitted a "dust control plan" compliant with Section 4.7.14 of the Flathead County Subdivision Regulations. A note should be required to be placed on the face of the final plat that requires owners of Lots A and B to abide by the guidelines set forth in the plan during and after site construction and development activities.*

The motion was carried by quorum.

**ROLL CALL TO  
F.O.F.**

On a roll call vote the motion passed unanimously.

**MOTION TO  
APPROVE**

Robertson made a motion seconded by Hines to recommend approval of FPP 07-29 to the Commissioners.

**MOTION TO  
AMEND COND  
16**

Robertson made a motion seconded by Fleming to amend condition 16 to state: *There shall be no further re-subdivision of either lot.*

The motion was carried by quorum.

**MOTION TO  
STRIKE COND  
17**

Cross made a motion seconded by Robertson to strike condition 17. The submitted "~~Dust Control Plan~~" shall be filed with the ~~Flathead County Clerk and Recorder's Office~~ prior to final plat approval.

The motion was carried by quorum.

**MOTION TO AMEND COND 6** Conger made a motion seconded by Mower to amend condition 6 to state: *The applicant shall submit to the Flathead County Planning and Zoning Office an approved Storm Water Pollution Prevention Plan from the MT DEQ – Water Protection Bureau prior to any construction activity, or provide an exemption letter from DEQ. [Section 4.7.13, FCSR; 75-5-101, MCA]*

The motion was carried by quorum.

**ROLL CALL TO ADOPT** On a roll call vote the motion passed unanimously.

**SELECTION OF THE CANYON PLAN UPDATE COMMITTEE** Selection of an informal, ad-hoc committee of citizens residing within the boundary of “The Canyon Plan” to assist staff with updating the plan. Canyon residents were informed of the plan update and asked to serve on the ad-hoc committee at an advertised public meeting held at Canyon Elementary School on October 2, 2007.

**STAFF REPORT** BJ Grieve reviewed the Canyon Plan Update Committee applications.

**BOARD DISCUSSION** The Board discussed the applications.

**MOTION TO ADD MEMBER** Fleming made a motion seconded by Robertson to add Monica Jungster to the Canyon Plan Update Committee.

The motion was carried by quorum.

**BOARD DISCUSSION** The Board discussed the Riverdale Plan.

**MOTION TO UNTABLE RIVERDALE** Conger made a motion seconded by Ross to un-table the Riverdale Plan.

The motion failed 3-2 with Mower, Fleming and Robertson dissenting.

Hines abstained from voting.

**NEW BUSINESS** Cross volunteered to help Staff interview new applicant’s for the Planning Office

**ADJOURNMENT** The meeting was adjourned at approximately 8 p.m. on a motion by Robertson seconded by Conger. The next meeting will be held at 6:00 p.m. on November 14, 2007.

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Gene Dziza, President

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Kayla Kile, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 12/12/07