

FLATHEAD COUNTY PLANNING BOARD
COMMITTEE A - 3RD MEETING
DECEMBER 4TH, 2008
6PM - 8PM HELD AT EARL BENNET BUILDING FCPZ CONFERENCE ROOM

MEMBERS IN ATTENDANCE:

FRANK DEKORT, JIM HEIM, RANDY TOAVS, MARIE AUCLAIRE

FCPZ STAFF ATTENDANCE:

BJ GRIEVE AND ALLISON MOUCH

JUST A REMINDER THAT WE NEED TO APPROVE MINUTES FOR THE 3 MEETINGS THAT HAVE BEEN HELD, NEXT MEETING, I WILL PRINT OUT COPIES FOR EVERYONE FOR THE JANUARY 29TH MEETING.

NO MINUTES WERE APPROVED

COMMITTEE A MEETING STARTED AT 6PM

COMMITTEE A MET ON DECEMBER 4TH, CHAIRMAN RANDY TOAVS PRESENTED THE IDEA, AFTER THOUGHTS OF THE DENSITY PREDICIBILITY MAP, HE SAID HE FELT THAT AT THIS TIME MAKING A ZONING DOCUMENT WOULD BE RATHER DIFFICULT TO GET THE COMMUNITY MEMBERS OF THE UNZONED LAND THAT THIS MAP WOULD EFFECT TO BE SUPPORTIVE. IT WOULD BE RATHER DIFFICULT AND SINCE THE GROWTH POLICY ASKED FOR A GUIDING LAND USE DOCUMENT THAT WE SHOULD TAKE THIS DIRECTION, USING THE COMMUNITY VIZ SOFTWARE TO CREATE THE MAP AND HAVE IT AMMENDED INTO THE FLATHEAD COUNTY GROWTH POLICY. THE COMMITTEE AND STAFF ALL WERE IN AGREEMENT THAT THIS WOULD A BE A GREAT TOOL FOR STAFF, BOARD MEMBERS AND THE PUBLIC AND THAT WE WILL HAVE AN EASIER TIME GETTING THE COMMUNITY TO SUPPORT A NON REGULATORY DOCUMENT.

BJ SUGGESTED IDEAS FOR OUR MEETINGS AND WHERE IN THE COUNTY WE WOULD NEED TO HOLD THE MEETINGS LIKE HUNGRY HORSE, KILA, CRESTON, MARION, HELENA FLATS, NE VALLEY AND OLNEY. WE WOULD OUTLINE THE MEETINGS AND THEY KEY IS TO BE CONSISTANT AT ALL OF THE MEETINGS AND WE WILL HAVE TO HOLD ALOT OF MEETINGS SO THE PUBLIC HAS A FAIR CHANCE TO BE APART OF THE REVIEW PROCESS AND THE MORE INFORMATION AND THE MORE MEETINGS THE MORE TRUST THA T THE COMMUNITIES WILL HAVE WITH ALL OF US AND THE IDEAS THAT WE HAVE FOR THE MAP. IMPORTANT ALSO DURING THE MEETINGS WE SHOW DRIVERS THAT CANNONT BE ARGUED, EX: FLOODPLAIN, DISTANCE TO SCHOOLS THIS WILL SHOW THE MAP MORE CLEARLY TO THE PUBLIC THAT IS SEEING THIS FOR THE FIRST TIME, GIVE THEM CLEAR PICS & COLORS

THE COMMISSIONERS SHOULD SUPPORT THIS DOCUMENT SINCE THE GROWTH POLICY CALLS FOR IT. IT COULD BE INSERTED INTO THE GROWTH POLICY ON PAGE 137.

THE DRIVERS WOULD HAVE TO BE CONSTISTANT FOR ALL PARTS OF THE COUNTY THAT WOULD BE GUIDED BY THIS DOCUMENT AND THIS WOULD ALSO SUPPORT THE REVIEW PROCESS FOR STAFF AND BOARD MEMBERS.

AS STAFF WILL HELP COMMITTEE A PREPARE A PLAN TO MEET WITH THE PUBLIC AND WE BRAINSTORMED ON A SAMPLE TO SHOW AT THE MEETINGS, THE FOLLOWING IS AN EXAMPLE THAT WE DISCUSSED DURING THE MEETING:

FLATHEAD COUNTY LAND DESIGNATIONS:

LARGE TRACT = 1DU/40AC =LT
 MED TRACT = 1DU/20AC =MT
 SMALL TRACT= 1DU/10AC =ST

LARGE PARCEL= 1DU/5AC =LP
 SMALL PARCEL= 1DU/1-5AC =SP

LARGE LOT= 1/2-1/1AC =LL
 SMALL LOT= 2-6/1AC =SL
 HIGH USE= 6/1AC =HU

EACH DESIGNATION WOULD BE COLOR CODED WITH A VALUE ATTACHED

LAND SIZE = LS

DISTANCE TO SCHOOLS/BUS SERVICE = DTS- BASIC BUS SERVICE IS NOT AVAIL LESS THAN 3 MILES TO SCHOOL

BASIC COMMERCIAL SERVICES = BCS

DISTANCE TO FIRE STATIONS = DTFS

FLOODPLAIN = FP - LAND WOULD EITHER BE IN 100YR FLOOD PLAIN 500 YR FLOOD PLAIN OR NONE, SO IT WOULD BE EITHER A NO IN 100YR OR A YES FOR 500YR & NONE

GRAVEL ROADS = GR = IT WOULD BE A YES OR NO EITHER WOULD BE FINE FOR THE AREA OR NOT GIVING A YES OR NO TO THE DRIVER

LS	GR	DTS	BCS	DTFS	FP
LT	Y	3MI	5MI	10+MI	N/Y
MT	Y	3MI	5MI	10+MI	N/Y
ST	Y	3MI	5MI	10+MI	N/Y
LP	N	2MI	3MI	5MI	N/Y
SP	N	1MI	3MI	3MI	N/Y
LL	N	1MI	3MI	2MI	N/Y
SL	N	1/4MI	1/2MI	1/2MI	N/Y
HU	N	1/2MI	1/4MI	1/2MI	N/Y

THIS WAS AN EXAMPLE GIVEN TO FC STAFF TO WORK THROUGH THE COMMUNITY VIZ PROGRAM SO THAT STAFF AND COMMITTEE A COULD SEE HOW THEIR CHOSEN EXAMPLES WORK.

ALLISON MOUCH WILL BE HEADING TO MISSOULA FOR FURTHER TRAINING ON THE COMMUNITY VIZ PROGRAM IN MID JANUARY

THE NEXT MEETING FOR COMMITTEE A WILL BE HELD JANUARY 29TH, 2009 AT 6PM AT THE EARL BENNETT BUILDING.

