

Bigfork Steering Committee Minutes
February 1, 2007
Bigforksteering.org
(Draft)

In Attendance: Steve Zabaro, Chuck Gough, Edd Blackler, Craig Wagner, Pat Wagner, Gary Ridderhoff, Mike Richeson, Bruce Solberg, Clarice Ryan, Sally Janover, Terry Custer, Doug Averill, Paul Guerrant, Don Loranger, Paul Rana, Chuck Gough, Edd Blackler, Julie Spencer, Bruce Solberg, Kim Crowley, Emily Tice, Paul Mutascio, Gwen Sutherland, Joyce Mitchell, Gary Ridderhoff, Denise Lang, Joe Brennenman

The Meeting was called to order by Vice Chairman Craig Wagner at 12:05. The first order of business was introductions and then Craig dispensed with the normal agenda and turned the meeting over to Don.

Don then asked for different people representing their different organizations to speak.

Craig spoke for the Steering Committee said work was continuing on the Neighborhood plan and we are looking into a resort tax district in order to fund projects for Bigfork. They had just formed the Long Range Committee and asked Edd to give a report from his first meeting.

Edd reported that many ideas came out of the Long Range Committee meeting, with regard to the needs of Bigfork, parks, open space, parking, funding for future projects and future facility needs for Bigfork. Some different parking sites and ideas were explored. (see full report in secretary's notebook) He also stated some new information. The Box Foundation Bequest that is administered by three trustees must be in a 501C3 so the interest and not the principal are used for worthwhile projects.

Paul Guerrant spoke for the BLUAC: They had just approved an 8 condo project behind the fire hall. They are still waiting for Jonathan Smith, county attorney, to sign off on the newest amendment to the bylaws. They are finishing working on the Bigfork Neighborhood Plan with the BSC. Clarice Ryan reported that the revision in the county plan regarding Chapter 10 was acceptable.

Paul Mutascio spoke for the Community Foundation for a Better Bigfork (CFBB). This is a group that channels donations and a major fund raising for improvements in Bigfork. They bought uniforms for a soccer team and are planning to restripe the streets in downtown Bigfork this spring. Their major fund raising is held every September at the Garden Bar. The silent and live auction raised \$36,000.00 last year. He also mentioned the lease between Bigfork and Pacific Corp had been renegotiated and they signed a 5 yr lease and are hoping to pay for all 5 yrs to keep the lease secure.

Bruce Solberg, representing the Chamber of Commerce said they are under new leadership and will be surveying the business community asking them how they would like to see Bigfork Village in 2007 and beyond.

Kim Crowley, Director of the Flathead County Library System gave her report about the search for a new library in Bigfork as we have outgrown the present site. They are looking at Ptozncy Park as a potential site. A newly formed Bigfork Advisory Committee for the County Parks Department will be meeting on February 13, 2007 to decide their recommendation.

Julie Spencer, Director of Bigfork Water and Sewer, remarked our infrastructure is over 40 years old and we will be doing an upgrade on both water and waste water facilities. They will be starting phase one this summer with monies from a grant and legislation and phase two in 2 years. They have been giving developers and builders conditional letters with regard to hookups. This letter states you may or may not be able to hook up when your project is finished. The system is very strained in the summer months when the population swells.

Joyce Mitchell reported for the Bigfork Fire Department. With the widening of Highway 35 in about 3 years they will lose a lot of the apron in front of the Firehouse. They were looking at Ptozncy Park as it was county owned property but they are looking at other sites which will be more expensive.

Joe Brennenmen, County Commissioner thanked the BSC for the invitation to attend as listening at this meeting helps him as a Commissioner, The County Growth Plan should be on the internet by Friday and the commissioners will next week vote an intent to adopt the plan which will start a 30 day Public comment period. On the subject of impact fees he stated that right now they are very restrictive in what they can be used for but there is a committee formed to study this problem. A discussion on joint county zoning followed and Joe mentioned he had read something about Jefferson County in Helena doing something jointly with Madison and we might get information from them. Joyce asked Joe questions about planning in the Bigfork area and trying to keep Bigfork looking like a village by defining a specific commercial district. Paul Guerrant advised us that BLUAC and the BSC are looking at maybe forming an Architectural Review Committee but it has no power to enforce. The idea of a booklet, which has been proposed before was brought up again and giving realtors copies to hand to buyers. The idea of a commercial district brought up the question of perhaps they could consider forming this district for monetary purposes like bonding. It was brought up that unless you have something in writing and on paper to hand developers and buyers before building starts other wise it is too late. It was pointed out that BLUAC is encouraging developers to come see them before submitting their plans. In the Bigfork Neighborhood Plan there is a section that zoning violations could be brought to the BLUAC to take to the county. Joe brought out the fact since there are no building codes when plat plans are brought to them all they are signing for is roads and boundaries.

Doug Averill said he has almost daily business with Pacific Corp who own 480 acres of land on both sides of the Swan Rivers and they are a very conservation minded group. He

has been discussing Conservation easements with them and they seem very interested. A little window of opportunity has been opened. He also felt if we had a detailed book to hand to developers and builders that they would comply.

Pat Wagner reported that we are still looking for a Resort Tax Committee Chairman. Some of the work has already been done by John Bourquin's Government Committee. It was estimated by Ken Weaver who was the expert the BSC hired for incorporation we could realize 130,000.00 the first year of which 5% would go back to the merchants.

Craig reminded everyone that in order to vote you must attend 3 consecutive meetings in the space of a year. This same type of meeting will be held next month.
Thank you all for coming.

Meeting was adjourned at 1:15

Pat Wagner, Secretary