

**July 28, 2005 Minutes of  
Bigfork Land Use Advisory Committee**

Members present: Clarice Ryan, Phil Hanson, John Bourquin, Jack Paulson, Scott Hollinger, Tim Calaway, Bob Keenan

Chairman Hollinger called the meeting to order at 4:05 PM. John Bourquin moved that the minutes of the June 30, 2005 meeting be approved as mailed. Tim Calaway seconded the motion. Motion passed.

**Item 1:** Hollinger reported that Item 1 of the agenda had been withdrawn.

**Item 2:** A Zone Change request in the Bigfork Zoning District by Kurt Knievel, from SAG-10 (Suburban Agricultural, 10 acres) to SAG-5 (Suburban Agricultural, 5 acres). The property is located at 1055 Bigfork Stage Road and contains approximately 20 acres.

Chairman Hollinger withdrew himself from the discussion. Clarice Ryan chaired in his place and asked for staff report on the application.

Staff reported that the property is within the Bigfork School District and complies with the criteria for a zone change compatible with the surrounding area.

Applicant, Kurt Knievel offered no further comments other than those in the application.

Chairman Ryan invited public comment. Comment as follows:

Scott Hollinger: Cleared the question of the R-1 designation mentioned in the application. This property was split when the original Bigfork Land Use Plan was established. There are 9 acres which were zoned R-1, the remaining property belonging to Knievel in question is zoned SAG 10. Changing the zoning from SAG 10 to SAG 5 is the next transition in normal planning procedure. He also mentioned that this change in land use is part of Mr. Knievel's retirement plans.

Chairman Ryan invited comment from the committee:

No comment was offered from the committee. Tim Calaway moved that the committee accept the application as presented and recommend to the Flathead County Planning Board that the application be approved. Phil Hanson seconded the motion.

Calaway offered comment on the motion stating that lots of property has been split by zoning. It has been an ongoing process of the Planning Board to bring properties into compatibility with ownership. Chairman Ryan called for the vote. Motion passed unanimously.

**Old Business:**

John Bourquin reported on the Steering Committee progress of the survey tabulation. There are two scrolls (50 surveys) to be input into the data base and the input will then be completed. It will take two to three weeks to summarize and categorize all the data and comments. The Steering Committee suggests a target date of early September for the first public information meeting at the Bigfork High School Gym.

Handouts will be made available at this meeting of summarized data. The Collins Group, Flathead County Planning Board, Planning Director, Jeff Harris, Flathead County Long Range Planning Task Force and Flathead County Commissioners will be invited to the public meeting. He also reported that the committee was investigating posting the results of the survey on the County website and on the Bigfork Chamber of Commerce website for access to those people who were not able to attend the public meetings. There will also be Zoning Maps displayed at the Bigfork Library along with the survey results for review by the public.

Tim Calaway insisted that BLUAC review the data two weeks before the public meeting and reminded that there must be a two week notice of a public meeting published in the Daily Inter Lake. Scott Hollinger requested a copy of the survey data be provided on disc for use by BLUAC members in the same form as presented to the public.

Calaway will bring the large zoning map of Bigfork to the next BLUAC meeting. He suggested that the process be completed by the end of this year so there is ample time to seek inclusion in the Flathead Master Growth Plan.

Jack Paulson reported that he has met with Flathead Planning and Zoning Director, Jeff Harris, and is hoping to be able to present the issue of the jurisdiction conflict between Flathead County Commissioners and the Flathead Conservation District.

Tim Calaway reported that there will be a workshop with the Flathead County Planning Board on August 3, 2005, at the Earl Bennett Building at 6:00 PM to discuss Planning Director Jeff Harris's recommendations for processing Master Plan Amendments for the next 15 months until the Flathead County Growth Plan is completed. He did not feel there would be a final decision at this meeting. There will be a period for public comment at the meeting. He encouraged all interested parties to attend the meeting.

Meeting was adjourned at 4:40 PM

Sue Hanson  
Secretary