

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
AUGUST 14, 2013**

**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 Marie Hickey-AuClaire, Jeff Larsen, Greg Stevens, Noah Bodman and Ron Schlegel. Gene Shellerud and Bob Faulkner had excused absences. BJ Grieve and Erik Mack represented the Flathead County Planning & Zoning Office.

There were 2 people in the audience.

**APPROVAL OF  
MINUTES**

Stevens made a motion, seconded by Larsen to approve the May 8, 2013 and July 10, 2013 meeting minutes and the June 26, 2013 workshop minutes.

The motion passed by roll call vote.

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

None.

**CANYON VIEW  
SUBDIVISION  
*(FPP 13-02)***

A request by John & Sandra Inabnit for Preliminary Plat approval of Canyon View Subdivision, a 2-lot single-family residential subdivision on 7.4 acres. Lots in the subdivision are proposed to connect to and use the existing well and septic systems currently on the property. The property is located at 100, 112 & 114 Pheasant Road.

**STAFF REPORT**

Mack reviewed Staff Report FPP 13-02 for the Board.

**BOARD  
QUESTIONS**

The board and Mack discussed if there needed to be cash-in-lieu for parkland, if GPIA had easements for the whole neighborhood and if the form for construction around GPIA was required.

**APPLICANT  
PRESENTATION**

Bob Stauffer, APEC Engineering, had issues with requesting an approach permit from the road department, a weed control plan, and internal subdivision roads. They also had issues with permits required from DNRC, He did not need a SWIP since they would not be disturbing an area greater than an acre.

**BOARD  
QUESTIONS**

The board and Stauffer discussed if Pheasant Road was considered a private or county road and where the lot lines were.

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| <b>AGENCY COMMENTS</b>   | None.   |
| <b>PUBLIC COMMENT</b>  | None.   |
| <b>APPLICANT REBUTTAL</b>  | None.   |
| <b>STAFF REBUTTAL</b>  | Staff reviewed which conditions were standard on subdivisions and why standard conditions were on the staff report.                               |
| <b>BOARD QUESTIONS</b>   | Stevens and Stauffer discussed which conditions the applicant wished to have removed.   |
| <b>MAIN MOTION TO ADOPT F.O.F.<br/>(FPP 13-02)</b>                     | Larsen made a motion seconded by Schlegel to adopt staff report as findings-of-fact.  |
| <b>ROLL CALL TO ADOPT F.O.F.<br/>(FPP 13-02)</b>                       | On a roll call vote the motion passed unanimously.  |
| <b>BOARD DISCUSSION</b>  | Hickey-AuClaire and Grieve discussed process.   |
| <b>MAIN MOTION TO RECOMMEND APPROVAL OF CONDITIONS<br/>(FPP 13-02)</b> | Larsen made a motion seconded by Schlegel to adopt Staff Report FPP 13-02 as amended and recommend approval to the Board of County Commissioners. |
| <b>BOARD DISCUSSION</b>  | None.   |
| <b>SECONDARY MOTION TO<br/>(Strike CONDITION #2,4,5,6,18)</b>          | Larsen made a motion seconded by Stevens to strike conditions #2, #4, #5, #6, and #18.  |

**ROLL CALL  
VOTE TO  
(Strike  
CONDITION #2,  
4,5,6,18)**

On a roll call vote the motion passed unanimously.

**ROLL CALL TO  
RECOMMEND  
APPROVAL OF  
(FPP 13-02)**

On a roll call vote the motion passed unanimously.

**BOARD  
DISCUSSION**

Hickey-AuClaire and Mack reviewed for the applicant the process from this point on.

**OLD BUSINESS**

Mack handed out to the board a packet concerning the list of possible zoning text amendment as requested at the July 31, 2013 planning board workshop.

Grieve briefly explained the list.

The board and staff discussed how to handle the update at future workshops, and what the workshop on August 28, 2013 would entail concerning the list.

Grieve updated the board on the progress made in meeting with the Evergreen Chamber of Commerce concerning the current zoning maps and issues in the Evergreen area and how the process for map amendments for the area should proceed.

**NEW BUSINESS**

None.

**ADJOURNMENT**

The meeting was adjourned at approximately 6:32 pm. on a motion by Larsen. The next meeting will be held at 6:00 p.m. on September 11, 2013.

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Marie Hickey-AuClaire, Chairman

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Donna Valade, Recording Secretary

APPROVED AS **SUBMITTED**/CORRECTED: 10 / 9 / 13