

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
AUGUST 24, 2005**

CALL TO ORDER

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Kim Fleming, Don Hines, Gene Dziza (arrived at 6:10) Frank DeKort, and Kathy Robertson. Tim Calaway, Cal Scott and Jeff Larsen had excused absences. Peggy Goodrich, Traci Sears-Tull and Jeff Harris represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 15 people in the audience.

PUBLIC REVIEW

Hines reviewed the public hearing process for the public.

PRELIMINARY PLAT/MCCAFFERY WOODS SUBDIVISION

A request by Lewis Family Trust for Preliminary Plat approval of McCaffery Woods Subdivision, a seven (7) lot single-family residential subdivision on approximately 32.72 acres. All lots in the subdivision are proposed to have individual and multiple-user water systems, and individual sewer systems.

STAFF REPORT

Kirsten Holland reviewed Staff Report FPP-05-29 for the Board.

MOTION

Calaway made a motion seconded by DeKort to adopt Staff Report FPP-05-29 as findings (as amended) of fact and recommended approval to the County Commissioners.

MOTION TO AMEND CONDITION #2

Lapp made a motion to amend condition #2 to read "The private, internal subdivision road shall consist of a 60-foot right-of-way, 20-foot paved travel surface, and 55-foot radius paved cul-de-sac. The access easement ***for lots 1, 6, and 7 shall consist of a 60-foot right of way and 20-foot paved travel surface. The right-of-way shall be extended to the eastern boundary of the lots.*** The road system shall be certified by a licensed, professional engineer." [Section 3.9 (I)(7), FCSR]

ROLL CALL

On a roll call vote the motion passed unanimously.

MOTION TO AMEND CONDITION #1

Fleming made a motion to amend condition #1 to read, "The applicant shall obtain a variance to the road length limitation in Table 3 of Section 3.9 of the Flathead County Subdivision Regulations shall be granted for McCaffery Lookout Road and the 60-foot access and utility easement. [Section 7.1, Flathead County Subdivision Regulations]

ROLL CALL

On a roll call vote the motion passed unanimously.

ROLL CALL

On a roll call vote the motion passed unanimously.

ROLL CALL ON THE ORIGINAL MOTION

On a roll call vote the motion passed unanimously.

ZONE CHANGE/DOELY

A Zone Change request in the Airport West Zoning District by Roger Doely from AG-80 (Agricultural, 80 acres) to AG-20 (Agricultural, 20 acres). The property is located at 2088 Trumble Creek Road, and contains approximately 40 acres.

STAFF REPORT

Kirsten Holland reviewed Staff Report FPP-05-34 for the Board.

MOTION

Robertson made a motion seconded by DeKort to adopt Staff Report FZC-05-23 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

PRELIMINARY PLAT/PAINTED HORSE RANCH

A request by Vision Partners, LLC for Preliminary Plat approval of Painted Horse Ranch subdivision, a twelve (12) lot single-family residential subdivision on approximately 20 acres. All lots in the subdivision are proposed to have multiple-user water and individual sewer systems. The property is located at 1225 Mooring Road.

STAFF REPORT

Kirsten Holland reviewed Staff Report FPP-05-41 for the Board. Larsen stepped down.

MOTION

Calaway made a motion seconded by Dziza to adopt Staff Report FPP-05-41 as findings of fact and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

PRELIMINARY PLAT/CROWN JEWEL ESTATES

A request by Warren and Betty McConkey for Preliminary Plat approval of Crown Jewel Estates, a twenty-seven (27) lot (19 single-family and 8 townhouses) subdivision on approximately 157.18 acres. All lots in the subdivision are proposed to have public water and individual sewer systems. The property is located at 3855 Lower Valley Road

STAFF REPORT

Kirsten Holland reviewed Staff Report FPP-05-36 for the Board.

MOTION

Dziza made a motion seconded by Calaway to adopt Staff Report FPP-05-36 as findings of fact as amended and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed on a 6-2 vote with Fleming and DeKort dissenting.

PRELIMINARY

A request by Michael Murphy for Preliminary Plat approval of Deer

PLAT/DEER CREEK HEIGHTS Creek Heights, a six (6) lot single-family residential subdivision on approximately 6.34 acres. All lots in the subdivision are proposed to have multiple-user water and public sewer systems. The property is located east of US Highway 93 just south of Somers.

STAFF REPORT BJ Grieve reviewed Staff Report FPP-05-29 for the Board.

MOTION Calaway made a motion seconded by DeKort to adopt Staff Report FPP-05-29 as findings of fact as amended and recommended approval to the County Commissioners.

MOTION TO AMEND CONDITION #22 Fleming made a motion seconded by Lapp to amend Condition #22 to read, "The applicant shall pave ~~at a minimum, 300' of internal subdivision road. Section 3.9 (K)(3)(a)(1) Flathead County Subdivision Regulations.~~ all internal subdivision roads.

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

ROLL CALL ON THE ORIGINAL MOTION On a roll call vote the original motion passed unanimously.

MASTER PLAN AMENDMENT/ QUARTER CIRCLE LA RANCHES A request to amend the text of the Flathead County Growth Policy and the Bigfork Land Use Plan submitted by the Quarter Circle LA Ranches. Specifically the applicants wish to amend and include their document into the Growth Policy that is currently being drafted. The properties are located directly south of the Swan River and the village of Bigfork, and contain approximately 800 acres.

STAFF REPORT Jeff Harris reviewed Staff Report FPMA-05-05 for the Board.

MOTION Calaway made a motion seconded by Larsen to table this application to get further information.

ROLL CALL On a roll call vote the motion failed on a tie vote of 4-4 with Fleming, DeKort, Dziza, and Lapp dissenting.

MOTION TO APPROVE Fleming made a motion to adopt Staff Report FPMA-05-05 as findings of fact and recommend approval to the County Commissioners.

ROLL CALL The motion to approve failed on a vote of 5-3 with Larsen, Scott, Hines, Dziza, Calaway, and Lapp dissenting.

NO RECOMMENDATION The Planning Board decided to send this application on to the Commissioners without a recommendation.

NEW BUSINESS None.

OLD BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 9:30 p.m. on a motion by Robertson seconded by Dziza. The next meeting will be held at 6:00 p.m. on September 7, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: ____/____/05