

**FLATHEAD COUNTY PLANNING AND ZONING OFFICE  
PUD ZONING TEXT AMENDMENT REPORT (#FZTA-PUD-15-03)  
MILL CREEK PH. I AND II BIGFORK LANDING II,  
CALAWAY CONSTRUCTION, CALAWAY BROTHERS, LLC  
NOVEMBER 4, 2015**

A report to the Flathead County Planning Board and Board of County Commissioners for a text amendment to the Mill Creek Planned Unit Development (PUD) overlay on 37.614 acres of land. The PUD is located on the north side of Holt Drive near Bigfork, within the Holt Zoning District.

The Flathead County Planning Board will conduct a public hearing on the proposed PUD zoning text amendment on November 18, 2015 in the 2<sup>nd</sup> Floor Conference Room of the Earl Bennett Building located at 1035 First Avenue West in Kalispell. A recommendation from the Planning Board will be forwarded to the County Commissioners for their consideration. In accordance with Montana law, the Commissioners will hold a public hearing on the proposed zoning text amendment.

Documents pertaining to the PUD zoning text amendment are available for public inspection in the Flathead County Planning and Zoning Office located in the Earl Bennett Building at 1035 First Avenue West, in Kalispell. Prior to the Commissioner's public hearing, documents pertaining to the zoning text amendments will also be available for public inspection in the Flathead County Clerk and Recorders Office at 800 South Main Street in Kalispell.

**I. APPLICATION REVIEW UPDATES**

**A. Land Use Advisory Committee**

The proposed planned unit development is located within the advisory jurisdiction of the Bigfork Land Use Advisory Council (BLUAC). This space will contain an update regarding the October 29, 2015 review of the proposal by BLUAC.

**B. Planning Board**

This space will contain an update regarding the review of the proposal on November 18, 2015 by the Flathead County Planning Board.

**C. Commission**

This space will contain an update regarding the review of the proposal by the Flathead County Board of Commissioners.

**II. GENERAL INFORMATION**

**A. Application Personnel**

**i. Owner**

Bigfork Landing II, LLC  
1400 Kenington Road NW Ste. 300  
Calgary, AB T2N 3P9 Canada

Calaway Brothers, LLC.  
1878 Ashley Ridge Road  
Sandy, UT 84092

Calaway Construction Inc.  
804 Broken Choker Ln  
Bigfork, MT 59911



for reviewing amendments are found in Section 2.08.040 of the Flathead County Zoning Regulations and 76-2-203 M.C.A.

**E. Compliance With Public Notice Requirements:**

Adjacent property notification regarding the proposed PUD zoning text amendment was mailed to property owners within 150 feet of the subject property on October 23, 2015. Legal notice of the Planning Board public hearing on this application was published in the October 25, 2015 edition of the Daily Interlake.

Public notice of the Board of County Commissioners public hearing regarding the PUD zoning text amendment will be physically posted within the County according to statutory requirements found in Section 76-2-205 [M.C.A.]. Notice will also be published once a week for two weeks prior to the public hearing in the legal section of the Daily Interlake. All methods of public notice will include information on the date, time and location of the public hearing before the Flathead County Commissioners on the requested zoning text amendment.

**F. Agency Referrals**

Referrals were sent to the following agencies on September 21, 2015:

- Bonneville Power Administration
- Department of Natural Resources and Conservation
- Bigfork Fire District
- Flathead City-County Health Department; Environmental Health Services
- Flathead County Road and Bridge Department
- Flathead County Sheriff
- Flathead County Solid Waste
- Flathead County Weeds and Parks Department
- Bigfork Water and Sewer District
- Montana Department of Transportation
- Montana Fish Wildlife and Parks

**III. COMMENTS RECEIVED**

**A. Public Comments**

As of the date of the completion of this staff report, no public comments have been received regarding the requested zoning map amendment. It is anticipated any member of the public wishing to provide comment on the proposed zoning map amendment may do so at the Planning Board public hearing scheduled for November 18, 2015 and/or the Commissioner's Public Hearing. Any written comments received following the completion of this report will be provided to members of the Planning Board and Board of Commissioners and summarized during the public hearing(s).

**B. Agency Comments**

The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- Bigfork Fire Department
  - Comment: "BigFork Fire Department approves of the zoning text amendment request on behalf of Bigfork Landing, LLC." Email dated September 25, 2015
- Bonneville Power Administration

- Comment: “In reviewing this proposed plan, it appears this request will not affect any BPA facilities located within this area. BPA does not have any objections to the approval of this request at this time.” Email dated September 24, 2015.
- Flathead City-County Health Department
  - Comment: “Mill Creek Estates Phase I and II have existing Certificates of Subdivision Plat approval. Phase I and II were approved for individual single family dwelling units. Each dwelling unit is required to exist on an individual lot. Should combining the lots change the terms of the Certificate of Subdivision Approval (EQ#05-2889 and #06-2736), a re-review under the Sanitation and Subdivisions Act (Title 76.4.1) is required.” Letter dated September 28, 2015.
- Montana Department of Transportation
  - Comment: “Thanks for contacting the Montana Department of Transportation (MDT) regarding the proposed zoning text amendment for the Mill Creek Phase I & II PUD. I do not have any comments regarding this proposal.” Email received October, 7, 2015.
- Flathead County Road & Bridge Department
  - Comment: “At this point the County Road Department does not have any comments on this request.” Letter dated September 29, 2015.

#### **IV. EVALUATION OF PROPOSED AMENDMENT**

##### **A. General Character of and Reason for Amendment**

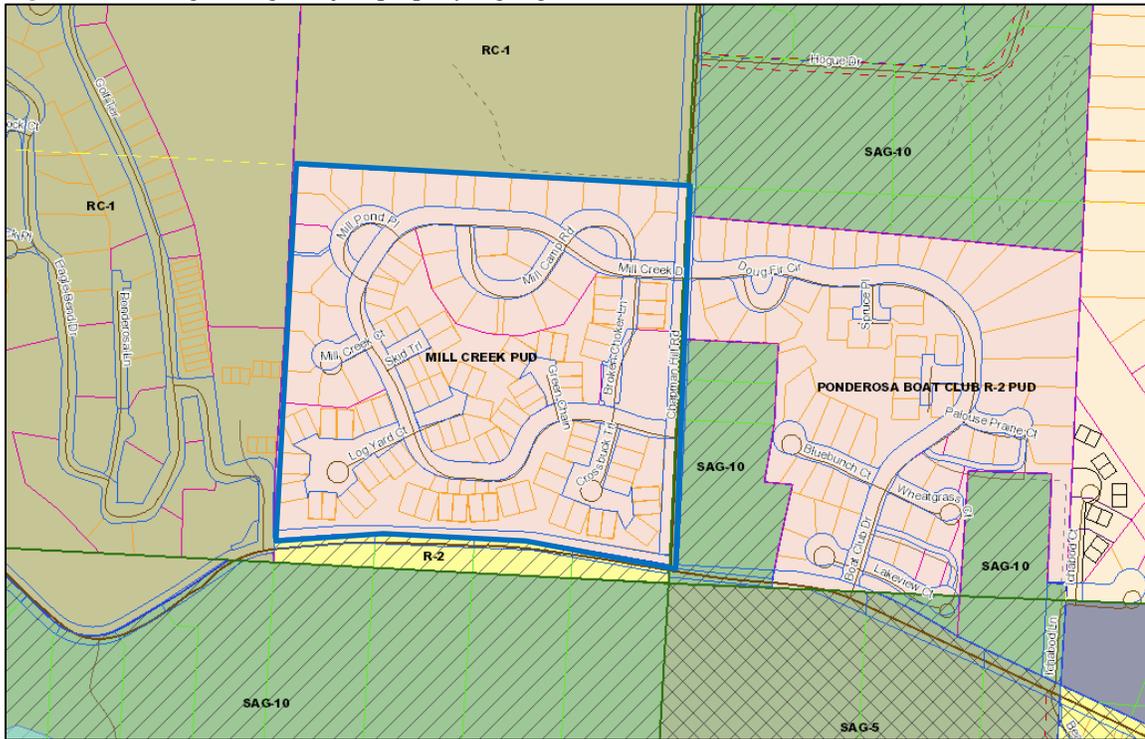
A Planned Unit Development (PUD) is a zoning overlay. The applicants are requesting amendments to a PUD in an existing R-2 PUD zone. The application for amendments to the PUD will be reviewed by examining the requirements of the existing zoning.

The proposal would amend the text of the Mill Creek Estates PUD. According to the application, “The request is to amend the language to allow triplex and duplex lots to be combined into duplex or a single family, respectively. Language has also been added to allow lots to be moved or shifted to be outside common area improvements, such as paths and landscaping.”

##### **B. Adjacent Zoning and Character of the Overall Zoning District**

North:	Forested, low density single family residential, RC-1 zoning.
West:	Eagle Bend, RC-1 zoning.
South:	Largely vacant land, Flathead Lake, R-2 and SAG-10 zoning.
East:	Ponderosa Boat Club PUD and SAG-10 zoning.

**Figure 2:** Existing zoning (subject property highlighted in blue)



### C. Proposed Amendment

The proposed amendment would amend the minimum lot area and minimum lot width allowed within the Mill Creek Estates PUD:

**MILL CREEK ESTATES** is a 37.6 acre residential Planned Unit Development (PUD) consisting of *a maximum of 113* lots which will accommodate *single family lots in Phase I and in Phase II attached duplex and triplex townhouse lots and single family lots. Triplex lots maybe combined into duplex lot. Duplex lots maybe combined into Phase II single family lots. Lot boundaries maybe adjusted as needed with the common area. Common area acreage may not decrease.* A 1.28 acre community “Club House” lot, common areas and common area landscaping are integrated into the overall development. No other uses are allowed in the Planned Unit Development.

#### PERMITTED USES:

1. Dwellings, single family detached.
2. Dwellings, single family attached no greater that three (3) units per single structure.
3. Community clubhouse and recreation center, completed as per the Amended Planned Unit Development.

#### BULK AND DIMENSIONAL REQUIREMENTS:

- |                       |                                   |                          |
|-----------------------|-----------------------------------|--------------------------|
| 1. Minimum Lot Area:  | Phase I Detached dwelling         | 10,200 square feet       |
|                       | <i>Phase II Detached dwelling</i> | <i>5,500 square feet</i> |
|                       | <i>Phase II Attached dwelling</i> | <i>3,000 square feet</i> |
| 2. Minimum Lot Width: | Phase I Detached dwelling         | 70 feet                  |

<i>Phase II Detached dwelling</i>	<i>56 feet</i>
<i>Phase II Attached dwelling</i>	<i>38 feet</i>

3. Setbacks:

Minimum Yard Requirements (measured from right of ways)

Front:	20 feet
Side:	10 feet each side
Side corner:	10 feet
Rear:	20 feet

4. Maximum Height:

Principle Structure:	35 feet
Fences:	6 feet

5. Off-Street Parking:

2 spaces per unit

**D. Review of Proposed Amendment (76-2-203 M.C.A. and Section 2.08.040 Flathead County Zoning Regulations)**

**i. Whether the proposed text amendment is made in accordance with the Growth Policy and Neighborhood Plan.**

The proposed zoning map amendment is within the jurisdiction of the Flathead County Growth Policy, adopted on March 19, 2007 (Resolution #2015 A) and updated October 12, 2012 (Resolution #2015 R). Additionally the property is located within the Bigfork Neighborhood Plan, adopted on June 2, 2009 by the Flathead County Commissioners (Resolution #2208).

**1. Flathead County Growth Policy**

The Flathead County Growth Policy Designated Land Uses Map identifies the subject property as *‘Residential Planned Unit Development.’* The proposed changes to the PUD would not impact compatibility with the current designation.

Following is a consideration of goals and policies which appear to be applicable to the proposed zone change, to determine if the proposal complies with the Growth Policy:

- **G.8** – *Safe, healthy residential land use densities that preserve the character of Flathead County, protect the rights of landowners to develop land, protect the health, safety, and general welfare of neighbors and efficiently provide local services.*
  - Response: The proposed amendment has the potential to reduce the land use densities on the subject property.
- **G.16** – *Safe housing that is available, accessible, and affordable for all sectors of the population.*
  - **P.16.3** – *Promote the development of affordable single and multi-family housing in areas of adequate service networks.*

- Response: If the proposed amendment is approved the PUD would still allow for single-family, duplexes and triplexes on the subject property.
- **G.46** – *Honor the integrity and purpose of existing neighborhood plans, respecting the time, effort and community involvement that has taken place.*
  - Response: This report contains a discussion regarding the compatibility of this proposal with the Bigfork Neighborhood Plan below.

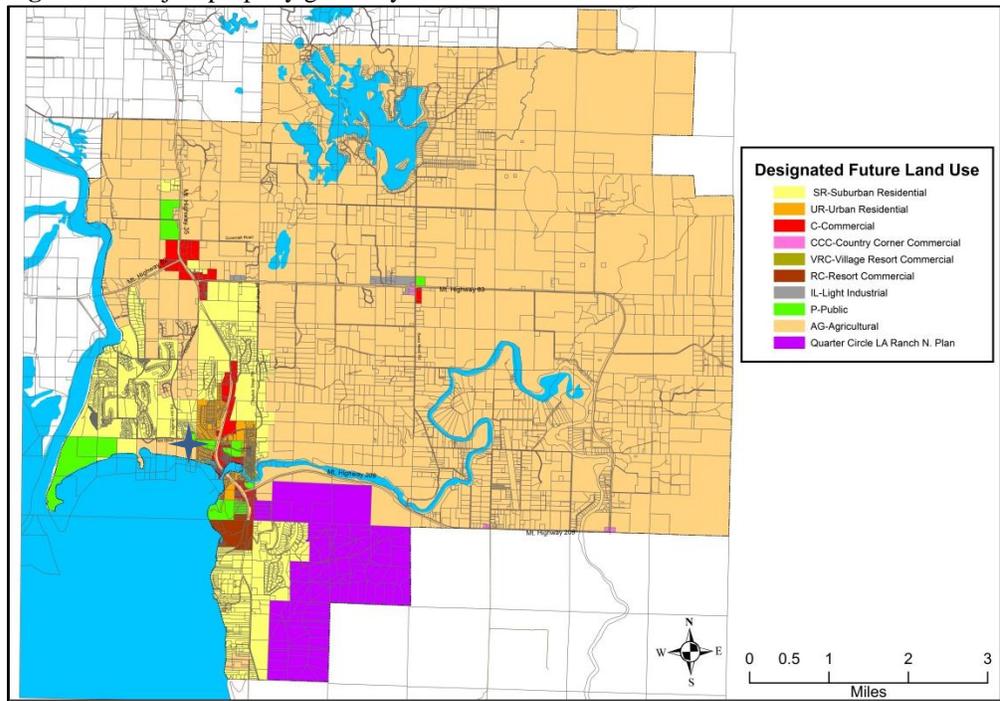
**Finding #1:** The proposed amendment appears to generally comply with the Flathead County Growth Policy because the proposal would still allow for single-family, duplexes and triplexes and the amendment has the potential to reduce the land use densities.

## **2. Bigfork Neighborhood Plan**

The Bigfork Neighborhood Plan (the Plan) serves as a localized planning tool for the community of Bigfork. The Plan was adopted as an addendum to the Growth Policy to provide more specific guidance on future development and land use decisions at the local level.

As shown in Figure 3 above, the Bigfork Neighborhood Plan “Future Land Use Map” designates the area in which the subject property is located as ‘*Suburban Residential.*’ According to the text of the plan ‘*Suburban Residential,*’ “*Is a medium-density range of single family residential dwellings and cluster development. All public services should be conveniently and efficiently located close to areas designated as residential. Commercial and industrial land uses are not appropriate (mixed uses are accommodated in some commercial zones). Examples of typical zoning in this designation would be R-2.5, R-1 and RC-1.*” With the proposed amendments to the Mill Creek Estates PUD the density on the subject property could be decreased as triplexes would become duplexes and duplexes would become single family dwellings. This change would be more in line with the ‘*Suburban Residential*’ designation of the Plan.

**Figure 3:** Subject property generally located in the area shown with a star



Following is a consideration of goals and policies which appear to be applicable to the proposed zone change, to determine if the proposal complies with The Plan

- ❖ *G.1 – Promote community involvement in decisions related to economic growth opportunities, commercial, and residential development.*
  - *P.1.1 – Encourage input from residents and local organizations such as the BSC, The Community Foundation for a Better Bigfork, and other community organizations, to ensure that input is considered by the BLUAC and Flathead County.*
    - Response: In addition to public hearings with the Flathead County Planning Board and Board of Commissioners, this proposed amendment will have a public hearing in front of the Bigfork Land Use Advisory Committee, giving the citizens of Bigfork and adjoining land owners several opportunities to provide input.
- ❖ *G.6 – Encourage and support residential development densities which are appropriate to existing and planned public facilities and services, which are absent of environmental constraints, and which enhance the character of the community.*
  - *P.6.2 – Suburban residential densities should be located in areas with paved roads, convenient access to commercial services, public services and facilities, and should have minimal environmental constraints.*

- Response: The proposed PUD text amendment is an area serviced by the Bigfork Water and Sewer District, with paved roads.
- ❖ **G.19** – *Encourage development to follow an overall design that is consistent with the nature, quality, and density of surrounding development.*
  - **P.19.2** – *Flathead County, acting through the Planning Department and the BLUAC, should encourage Planned Unit Developments*
    - Response: The applicant is proposing to amend an existing PUD.

The Bigfork Neighborhood Plan appears to generally support the proposed PUD text amendment by the Future Land Use Map designation of ‘*Suburban Residential*,’ and the goals, policies and texts of the plan.

**Finding #2:** The proposed amendment to the Mill Creek Estates PUD is generally supported by the Bigfork Neighborhood Plan because the Plan area is serviced by the Bigfork Water and Sewer District, contains paved roads, the amendment will have three public hearings and the proposal has the potential to decrease the density of the Mill Creek Subdivision.

**i. Whether the proposed text amendment is designed to:**

**1. Secure safety from fire and other dangers;**

The application states, “The site is within a mile of emergency services, Is not in steep terrain, is not in an area designated as wildfire urban interface, is not in a floodplain and is outside known earthquake fault zones. [...]. The proposed amendment will have the potential of reducing density, which would have no impact security from fire and other dangers. Less density would result in fewer structures which may improve security from fire and other dangers.”

The subject property is located within the Bigfork Fire District and the nearest fire and emergency response center is located approximately ¾ of a mile east of the property on Highway 35. The Bigfork Fire Department would respond in the event of a fire or medical emergency. The subject property is located within the Wildland Urban Interface (WUI) and a sliver on the west side of the property is located within a fire district priority area. The proposal would likely reduce the potential density on the subject property and the Fire Department comments indicate no concerns with the proposal.

The property is bordered to the east by Chapman Hill Road, Holt Drive on the south and Mill Creek Drive loops through the subdivision. Mill Creek Drive is a two-lane paved private road. Chapman Hill Road and Holt Drive are two-lane paved county collectors within a 60 foot easement. The roads appear adequate to provide ingress and egress for emergency services.

The subject property is flat and contains several houses with accompanying infrastructure. According to FEMA FIRM Panel 30029C 2305G, the property is located within an unshaded Zone X an area determined to be outside the

0.2% annual chance floodplain. There is a low chance of flooding on the subject property.

**Finding #3:** The proposed amendment will not impact safety from fire and other danger because it is located approximately  $\frac{3}{4}$  of a mile from the nearest fire station, the Bigfork Fire Department indicated no concerns with the proposal, the amendment has the potential to reduce residential densities, the property is relatively flat, there is a paved road on the eastern and southern edge of the subdivision and a paved road through the middle of the subdivision and the property is not in the 100 year floodplain.

**2. Promote public health, public safety, and general welfare;**

As previously stated, the subject property is located within the Bigfork Fire District and the nearest fire and emergency response center is located approximately  $\frac{3}{4}$  of a mile east of the property on Highway 35. The Bigfork Fire Department would respond in the event of a fire or medical emergency and the Flathead County Sheriff's Department provides police services to the subject property. The proposal would likely reduce the potential density on the subject property and the Fire Department comments indicate no concerns with the proposal.

The property is bordered to the east by Chapman Hill Road and Holt Drive to the south. Access to the subdivision is via Chapman Hill Road and Mill Creek Drive loops through the subdivision. Mill Creek Drive is a two-lane paved private road. Chapman Hill Road is a two-lane paved county collector within a 60 foot easement. Both roads appear adequate to provide ingress and egress for emergency services which would help to ensure adequate public health and safety.

The proposed amendment would not change the permitted uses allowed within the Mill Creek Estate PUD. According to the application, "The road network is in place for access to and from the medical, dental, shopping and other services. This change would allow reduced density and increase the diversity of housing choices without increasing the coverage of the lands. The reduced coverage will generally promote public health, safety and welfare."

**Finding #4:** The proposed amendment does not appear to have a negative impact on public health, public safety and general welfare because the property is served by the Flathead County Sheriff, the Bigfork Fire Department and the proposed amendment has the potential to reduce the density of the Mill Creek Estates Subdivision.

**3. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.**

The property is accessed on the east side of the property by Chapman Hill Road and Mill Creek Drive loops through the subdivision. Mill Creek Drive is a two-lane paved private road. Chapman Hill Road is a two-lane paved county collector within a 60 foot easement. Comments received from the Flathead County Road and Bridge Department stated, "At this point the

County Road Department does not have any comments on this request.” The average daily traffic is not expected to increase as a result of the proposal.

According to the applicant, “The proposed text amendment will allow for a reduction in density. Infrastructure in place was designed and constructed for 113 lots the reduction will not alter the adequacy of the existing infrastructure. Reduction in density could reduce impacts on the schools, water demand, sewerage flows and demands for park use.”

Because the proposed amendment would reduce the potential density of the subject property, no additional students would be generated from what was originally contemplated and approved and the demand on the parks, water, sewerage and other public requirements would likely decrease as a result of this proposal.

Comments from the Environmental Health Department state “Mill Creek Estates Phase I and II have existing Certificates of Subdivision Plat approval. Phase I and II were approved for individual single family dwelling units. Each dwelling unit is required to exist on an individual lot. Should combining the lots change the terms of the Certificate of Subdivision Approval (EQ#05-2889 and #06-2736), a re-review under the Sanitation and Subdivisions Act (Title 76.4.1) is required.”

**Finding #5:** The proposed amendment would facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements because the density would likely decrease as a result of this proposal, the County Road Department had no comments regarding this proposal and any changes to the lot configuration would require re-review from the Flathead City-County Health Department for water and wastewater.

**iii. In evaluating the proposed text amendment(s), consideration shall be given to:**

**1. The reasonable provision of adequate light and air;**

The Mill Creek PUD would still require setbacks of 20 feet for front and rear and 10 feet for side and side corner property lines on all structures and has 35 feet maximum building height. Bulk and dimensional requirements are in place to provide for the adequate provision of light and air. The proposed text amendment would not impact the bulk and dimensional requirements of the existing PUD as it is not amending setbacks or height restrictions.

**Finding #6:** The proposed amendment was found to have minimal impact on the provision of light and air because bulk and dimensional requirements for the proposed PUD amendment would not be impacted as the amendment would not impact the adequate provision of light and air.

**2. The effect on motorized and non-motorized transportation systems;**

As previously stated, the property is accessed on the east by Chapman Hill Road and Mill Creek Drive loops through the subdivision and bordered by Holt Drive to the south. Mill Creek Drive is a two-lane paved private road. Chapman Hill Road and Holt Drive are two-lane paved county collectors

within a 60 foot easement. Comments received from the Flathead County Road and Bridge Department stated, “At this point the County Road Department does not have any comments on this request.” The average daily traffic is not expected to increase as a result of the proposal and is not likely to have an effect on motorized transportation system.

The applicant states, “A system of sidewalks and paths has been constructed within the subdivision and a multi-use path has been constructed along Holt Drive and Chapman Hill Road. A reduction in density will have no positive or negative effect on these improvements.” Both Holt Drive and Chapman Hill Road are identified as proposed collectors by the Flathead County Trails Plan Map. There are no existing bike/pedestrian facilities currently located on Chapman Hill Road, but there is a multi-use trail as indicated by the applicant on Holt Drive next to the paved driving surface.

**Finding #7:** The proposed text amendment is not anticipated to have a negative effect on motorized and non-motorized transportation because the Road and Bridge department does not have any concerns regarding this proposal, the proposal would likely reduce residential density and the subdivision contains internal sidewalks and there is a multi-use trail along Holt Drive.

**3. Compatible urban growth in the vicinity of cities and towns (that at a minimum must include the areas around municipalities);**

The incorporated City of Kalispell, which is the nearest city, is located approximately 20 miles northwest of the subject properties and the proposed PUD text amendment will not have bearing on the urban growth of Kalispell.

**Finding #8:** The proposed PUD text amendment would not affect urban growth in the vicinity of Kalispell because the map amendment is located outside the area of influence of the City of Kalispell.

**4. The character of the district(s) and its peculiar suitability for particular uses;**

The Holt Zoning District is mostly single and multi-family residential. The property currently contains a mix of open space and newer single family dwellings. Many of the neighboring parcels have similar lot sizes to what is being proposed and the open space acreage will remain the same as a result of this proposal. The proposed amendment would not impact the list of permitted uses within the PUD.

**Finding #9:** The character of the proposed amendment appears suitable for the particular district because the uses permitted, which are similar to the uses that exist in the area, would not be changed and the open space acreage will remain the same.

**5. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.**

The subject property is located within the Holt Zoning District and surrounded by single and multi-family residential. The subject property is bordered on

the north and west by 'RC-1' and the properties to the south are zoned 'R-2' and 'SAG-10' and the properties to the east are zoned 'SAG-10' and 'R-2 PUD.' The character of the area surrounding the property is residential.

According to the applicant, "Mill Creek current(sic) has a variety if dwelling options, single family, duplex townhouse and triplex townhouse. The proposed text change will continue with the variety but allow the current configurations to be altered to meet market demand." The requested amendment appears to conserve the value of buildings and encourage the most appropriate use of the land throughout the jurisdictional area because the amendment would not change the list of permitted uses within the PUD.

**Finding #10:** This proposed PUD text amendment appears to conserve the value of buildings and encourage the most appropriate use of land because the character of the area surrounding the property is residential and the text amendment would not change the list of permitted uses.

**iv. Whether the proposed text amendment will make the zoning regulations, as nearly as possible, compatible with the zoning ordinances of nearby municipalities.**

The nearest incorporated city is the City of Kalispell which is located approximately 20 miles northwest of the subject property and therefore the proposed amendment will not have bearing on the compatibility of zoning ordinances of nearby municipalities.

**Finding #11:** The proposed amendment will not have a bearing on compatibility of zoning ordinances of nearby municipalities because the closest incorporated city is located approximately 20 miles northwest of the subject property.

**V. SUMMARY OF FINDINGS**

1. The proposed amendment appears to generally comply with the Flathead County Growth Policy because the proposal would still allow for single-family, duplexes and triplexes and the amendment has the potential to reduce the land use densities.
2. The proposed amendment to the Mill Creek Estates PUD is generally supported by the Bigfork Neighborhood Plan because the Plan area is serviced by the Bigfork Water and Sewer District, contains paved roads, the amendment will have three public hearings and the proposal has the potential to decrease the density of the Mill Creek Subdivision.
3. The proposed amendment will not impact safety from fire and other danger because it is located approximately  $\frac{3}{4}$  of a mile from the nearest fire station, the Bigfork Fire Department indicated no concerns with the proposal, the amendment has the potential to reduce residential densities, the property is relatively flat, there is a paved road on the eastern and southern edge of the subdivision and a paved road through the middle of the subdivision and the property is not in the 100 year floodplain.
4. The proposed amendment does not appear to have a negative impact on public health, public safety and general welfare because the property is served by the Flathead

County Sheriff, the Bigfork Fire Department and the proposed amendment has the potential to reduce the density of the Mill Creek Estates Subdivision.

5. The proposed amendment would facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements because the density would likely decrease as a result of this proposal, the County Road Department had no comments regarding this proposal and any changes to the lot configuration would require re-review from the Flathead City-County Health Department for water and wastewater.
6. The proposed amendment was found to have minimal impact on the provision of light and air because bulk and dimensional requirements for the proposed PUD amendment would not be impacted as the amendment would not impact the adequate provision of light and air.
7. The proposed text amendment is not anticipated to have a negative effect on motorized and non-motorized transportation because the Road and Bridge department does not have any concerns regarding this proposal, the proposal would likely reduce residential density and the subdivision contains internal sidewalks and there is a multi-use trail along Holt Drive.
8. The proposed PUD text amendment would not affect urban growth in the vicinity of Kalispell because the map amendment is located outside the area of influence of the City of Kalispell.
9. The character of the proposed amendment appears suitable for the particular district because the uses permitted, which are similar to the uses that exist in the area, would not be changed and the open space acreage will remain the same.
10. This proposed PUD text amendment appears to conserve the value of buildings and encourage the most appropriate use of land because the character of the area surrounding the property is residential and the text amendment would not change the list of permitted uses.
11. The proposed amendment will not have bearing on compatibility of zoning ordinances of nearby municipalities because the closest incorporated city is located approximately 20 miles northwest of the subject property.

## **VI. CONCLUSION**

Per Section 2.08.020(4) of the Flathead County Zoning Regulations, a review and evaluation by the staff of the Planning Board comparing the proposed PUD zoning text amendment to the criteria for evaluation of amendment requests found in Section 2.08.040 FCZR has found the proposal to generally comply with most of the review criteria, based upon the draft Findings of Fact presented above. Section 2.08.040 does not require compliance with all criteria for evaluation, only that the Planning Board and County Commissioners should be guided by the criteria.

Planner: EKM