RDG
RIVER DESIGN GROUP

August 19, 2020

Petition for Zoning Amendment - Questionnaire

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
**Within the Flathead County Growth Policy, Chapter 2 Goal G.8 states: "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".*

The proposed zoning amendment is in accordance. The majority of the surrounding properties are 5 acres or less. The proposed change is safe, and healthy, and preserves the character of Flathead County. It protects the rights of each landowner to develop their land, and does not impede on the safety, health, and general welfare of the surrounding neighbors.

**The subject properties are not within an established neighborhood plan.*

2. Is the proposed amendment designed to:

a. Secure safety from fire and other dangers?
**The proposed zone amendments are similar to land use within the surrounding area and appears to be designed to secure safety from fire and other dangers.*

b. Promote public health, public safety, and the general welfare?
**Yes, the proposed zone amendments are designed to promote public health, safety, and the general welfare. It is designed to be similar in size with the majority of the adjoining properties.*

c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements?
**Yes, the proposed zone amendments are designed to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. It is designed to be similar in size with most of the adjoining properties.*

3. Does the proposed amendment consider:

a. The reasonable provision of adequate light and air?
**Yes, the proposed zone amendments take into consideration the reasonable provision of adequate light and air. It is not a major shift from other properties within the area and will not be a detriment to surrounding neighbors.*

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b. The effect on motorized and non-motorized transportation systems?
Yes, the proposed zone amendments consider the effect on motorized and non-motorized transportation systems. The proposed zone amendments will not have an adverse effect on either mode of transportation.

c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
Yes, the proposed zone amendments do consider the urban growth in relation to the cities and towns, and whether it is compatible. The location of the subject properties is within proximity of the city of Kalispell yet is more rural in nature. The proposed zone amendments are compatible with the growth of the surrounding properties, as they represent the size, use and character of them.

d. The character of the district and its peculiar suitability for particular uses?
Yes, the proposed zone amendments do consider the character of the district and its peculiar suitability for particular uses. It is in line with adjacent properties that are within the same district and reflects similar character as those properties.

e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
Yes, the proposed zone amendment does take into account the conservation of buildings, and it does encourage appropriate land use, similar to adjacent properties.

4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?
Yes, the proposed zone amendments seem compatible with the zoning ordinances of nearby municipalities. For example, North of Bigfork in the more suburban / rural setting there are several pockets of SAG-5 along with areas South of Whitefish in the Blanchard Lake area. Both areas are close to town, but more rural in character.

Please let me know if you have any further questions.

Professionally,

Josh Lenderman

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