

## LAKESIDE NEIGHBORHOOD PLAN (LNP) – SUMMARY & KEY POINTS

### History, Purpose, Planning Area Boundaries and Process (as of July 2010):

#### 1) History:

- a. In 1995, Lakeside's first Neighborhood Plan was created & adopted by Flathead County becoming an addendum to the County's Master Plan. This Plan established the Lakeside Community Council and drove the zoning of the downtown area.
- b. In 2007, Flathead County adopted the Growth Policy, which includes requirements for Neighborhood Plans. 18 existing Plans were identified, including our LNP, that did not meet all new requirements and the County Commissioners mandated that the LNP be updated to comply.
- c. This LNP was developed by a committee of volunteers (full time Lakeside residents) appointed by the Lakeside Community Council. Starting in Nov. 2007, the committee has now completed a draft that is pending County adoption.

#### d. The next steps are:

- i. A Public Hearing in front of the Flathead County Planning Board followed by a recommendation by the Planning Board to the Commissioners regarding adoption of the Plan.
- ii. Commissioners' consideration of the Plan, a public comment period following Commissioners' decision, and final adoption (yet to be scheduled).

#### e. HOW YOU CAN HELP:

- i. **ATTEND** the public hearing – come & show support.

**Wednesday, Sept. 15, 2010; 6pm, Earl Bennett Bldg, 2<sup>nd</sup> Floor 1035 1<sup>st</sup> Ave West**

- ii. **SEND AN EMAIL or LETTER** of support to the Planning Board:

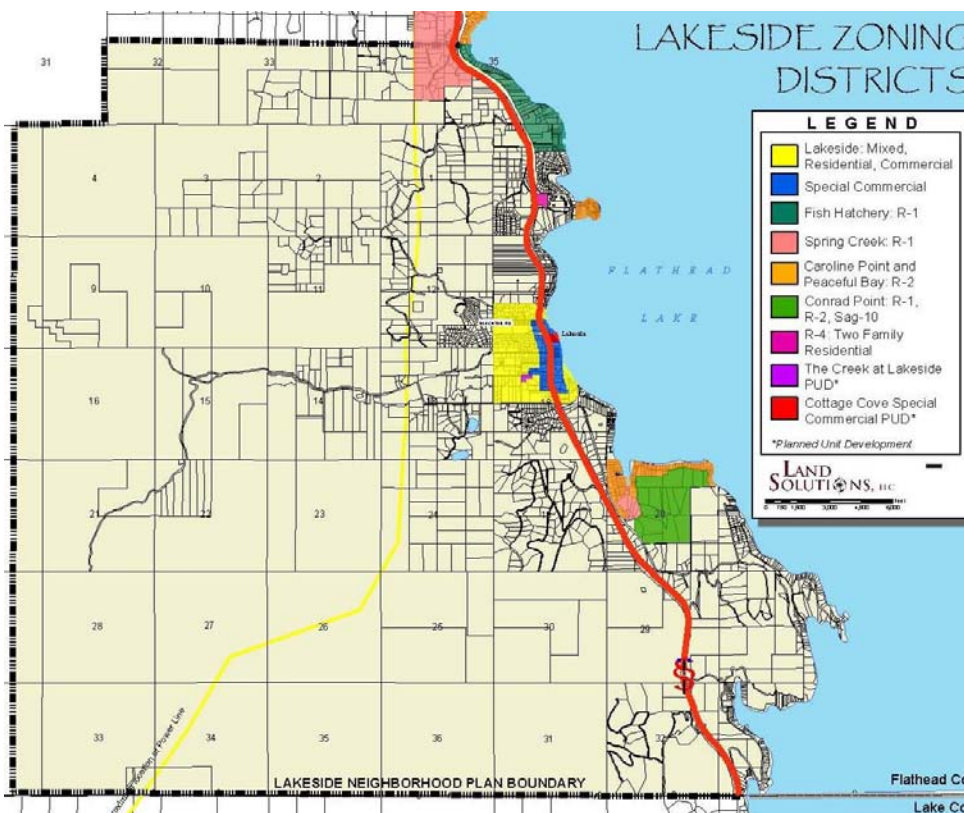
1. USPS mail: Planning Board; 1035 1<sup>st</sup> Ave. West; Kalispell, MT 59901
2. EMAIL: [http://flathead.mt.gov/planning\\_zoning/contact\\_us.php](http://flathead.mt.gov/planning_zoning/contact_us.php)

- iii. **SEND AN EMAIL or LETTER** of support to the Commissioners:

1. USPS mail: Commissioners' Office; 800 South Main; Kalispell, MT 59901
2. EMAIL: [http://flathead.mt.gov/commissioner/contact\\_us.php](http://flathead.mt.gov/commissioner/contact_us.php)

#### 2) Purpose: The Plan has two primary purposes/objectives:

- a. **Communicate** to residents and local/absentee property owners in the Lakeside planning area:
  - i. the changes that have occurred in the community over the past 15 years
  - ii. the current conditions within the planning area
  - iii. the issues and opportunities for the community
- b. **Plan** for the community's future growth by stating a vision, drafting goals/policies for growth & development, developing implementation strategies, and drafting a future land use map and plan – all of which are intended for use by the Lakeside Community Council, the Flathead County Planning Board and Board of Commissioners when considering land use & development proposals.



#### 3) Planning Area Boundaries:

- North: Spring Creek Rd
- South: Lake County Border
- East: Flathead Lake
- West: approximate boundaries of the US Forest Service lands

These boundaries are unchanged from the 1995 Neighborhood Plan.

This map also shows the areas within the Planning area that are currently zoned.

4) **Process:**

- a. The Lakeside Neighborhood Plan Committee (LNPC), was formed in Nov. 2007 with residents who volunteered & sent resumes to the Community Council. Sources for information gathered to create the plan included:
  - i. Questionnaires to local businesses and organizations.
  - ii. Interviews with individuals, businesses / organizations, and developers.
  - iii. A Community survey in 2008 sending 1,964 surveys to residents and land owners, of which 650 surveys were returned (33.1%, a statistically a high rate of return), representing 1,494 residents & property owners.
  - iv. Several public workshops, public forums and information booths after the survey results were tabulated
  - v. Interviews with federal, state, and county agencies
  - vi. Expertise of Flathead County Planning & Zoning Department
  - vii. Community input in over 60 committee working sessions open to the public
- b. From 2007 thru the present, the LNPC communicated to the public via posters, handouts at community events, presentations to local organizations, booths at the annual Lakeside Fair, an internet website, legal notices for workshops, and many articles or announcements in local news media. To receive communication from the community, LNPC rented a local P.O. box and set up an email address. Both were publicized in every communication to the public.
- c. The first draft of the revised Plan was released with notification to all landowners in early May 2009. A public comment period, ending in mid-June 2009, followed the release. Subsequently, several revisions were released with opportunities for public input following each release.
- d. Since then, input from the public and from two Planning Board workshops was collected and reviewed and the current revised draft Plan was submitted on July 2, 2010 for review and adoption by the Planning Board and the Commissioners.

**Community Vision Statement** (developed from community input via survey, interviews, workshops, public comment etc.):

*The Community of Lakeside seeks to be a safe, multi-generational, family-oriented community that has ample lake access and open spaces & parks, clean air and water, scenic views, attractive and well maintained homes and businesses, recreational opportunities, and an interconnected transportation network that provides for safe pedestrian, bicycle, and motorized travel as well as alternatives to Highway 93. Lakeside seeks to retain its small town atmosphere while allowing for inevitable growth and respecting property rights, and also seeks to have greater opportunities for community involvement and a greater role in decisions that affect its future.*

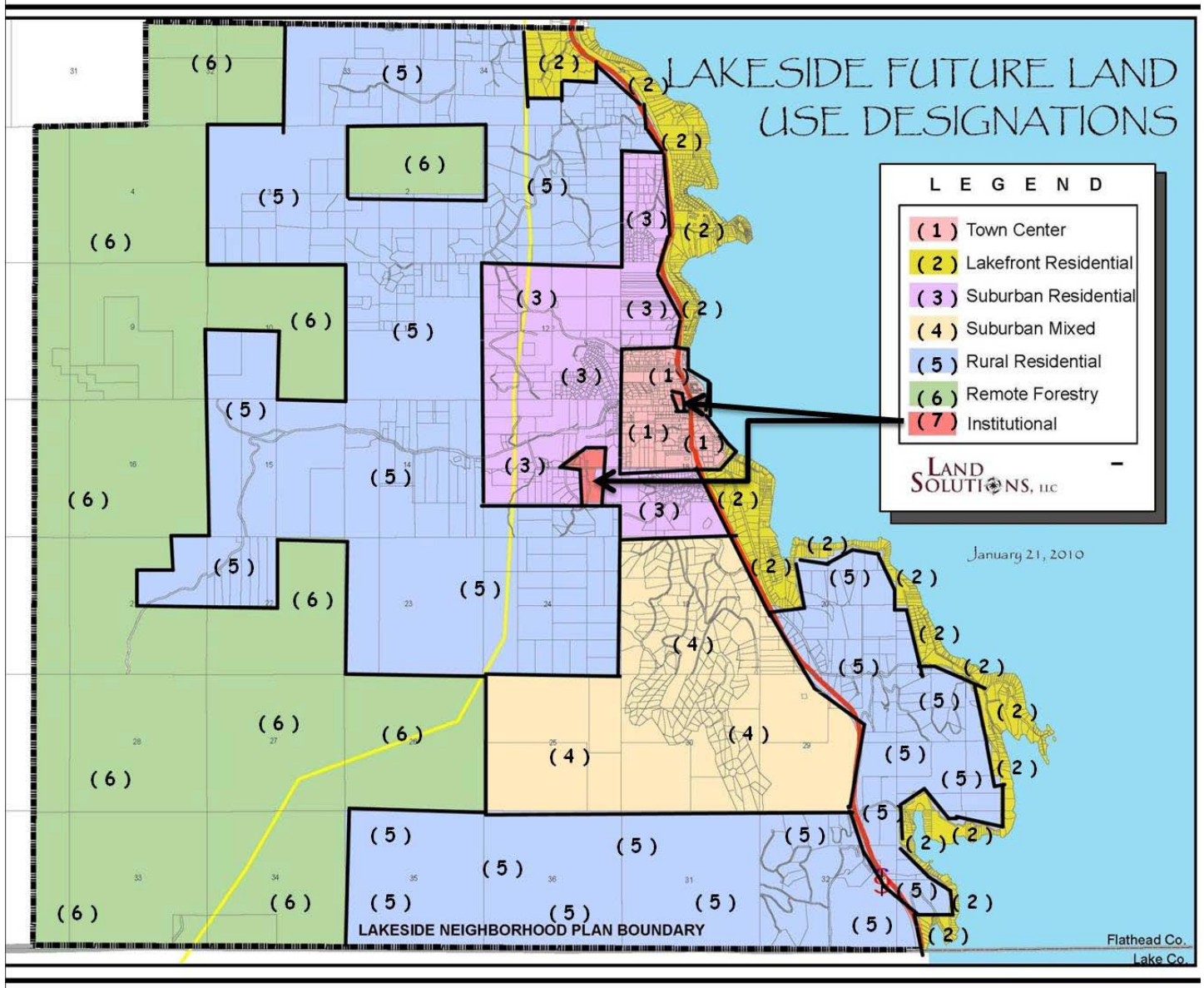
**Key Concepts and Recommendations in the Plan**

<p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>▪ Create a connectivity of roadways off of Highway 93.</li> <li>▪ Provide for a safe highway corridor by limiting commercial development outside of Downtown on Highway 93.</li> <li>▪ Increase the amount of pedestrian and bicycle paths throughout the planning area.</li> </ul> <p><b>Downtown:</b></p> <ul style="list-style-type: none"> <li>▪ Improve the connectivity of roadways, initially focusing on roads connecting Bierney Creek Road and Blacktail Road.</li> <li>▪ Define Highway 93 with landscaping and sidewalks to slow speeds and to improve safety for pedestrians.</li> <li>▪ Improve parking and landscaping in downtown.</li> <li>▪ Create a Town Center Development Plan addressing road connectivity, bike/walk paths, expanded commercial development off Hwy 93, parking, appearance, and business &amp; commercial promotion.</li> </ul> <p><b>The Natural Environment:</b></p> <ul style="list-style-type: none"> <li>▪ Protect views of Flathead Lake and the surrounding mountains.</li> <li>▪ Encourage new development to utilize shared public or private sewer systems rather than septic systems.</li> <li>▪ Support mechanisms and technology to protect water quality.</li> <li>▪ Encourage paved roads to limit pollution from dust.</li> <li>▪ Focus new development away from the more remote areas and encourage clustering to protect wildlife habitat.</li> </ul>	<p><b>Community Council:</b></p> <ul style="list-style-type: none"> <li>▪ The Community Council should become more active in its role as community leaders.</li> <li>▪ The Council should work to improve its communications with the community in order convey Lakeside issues to county leadership.</li> </ul> <p><b>Zoning:</b></p> <ul style="list-style-type: none"> <li>▪ To implement the recommendations of the plan, the community should consider zoning the entire planning area in a community led effort.</li> <li>▪ The zoning effort should focus on the area as a whole, or prioritize the creation of smaller districts.</li> </ul> <p><b>Future Land Use in the Lakeside planning area:</b></p> <ul style="list-style-type: none"> <li>▪ Focus the highest densities in the areas around downtown where sewer, water, and other services are readily available.</li> <li>▪ Maintain a rural character in the areas farther away from downtown. Development density should decrease as the distance from Hwy 93 and downtown increases.</li> <li>▪ Encourage new development along Flathead Lake to be single family in nature.</li> <li>▪ Focus commercial development in downtown, and avoid new commercial development outside of downtown along Highway 93.</li> <li>▪ Provide for a mix in the planning area of housing types including rural residential, single family, and multi-family units.</li> </ul>
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**Three General Principles used by the Committee in Developing the Land Use Designations:**

- 1) Concentrate general commercial/retail in the town center and not all along Hwy 93 (protect the lake & mountain views and do not create a “commercial canyon” along Hwy 93 north or south of town).
- 2) Allow more dense development closer to Hwy 93 and with public services available – balance this with allowing some higher densities where major arteries exist (for example – Blacktail Rd, Bierney Creek Rd, Deer Creek Road and Spring Creek Road – in general, however, the farther from Hwy 93 and the farther from services, the lower the density should be).
- 3) Protect natural resources, especially the lake, water quality and wildlife.

**Seven Future Land Use Designations were defined (see descriptions below the map):**



**1) Town Center**

- a. Mix of general commercial and single or multiple family residential
- b. Maximum density of 4 units per acre for single family or commercial and 7 units per acre for multi-family
- c. TheTown Center Development Plan Committee, appointed by the Community Council in 2009, will be evaluating this area’s zoning in light of community input received while developing this Plan. This Committee will determine if any zoning changes should be made to the existing Lakeside Zoning District in County Zoning Regulations.

**2) Lakefront Residential**

- a. Intended for single family dwellings or summer cabins, while protecting water quality by discouraging high density, multi-family development on water front property
- b. The base density is 1 unit per 2.5 acres. A maximum of 1 unit per acre is achievable for non-waterfront lots with public or private sewer systems (not septic) and a paved road network. A maximum of 2 units per acre is achievable for water front lots in areas with public or private sewer systems and a paved road network.

c. County regulations for Lake and Lakeshore development must be adhered to. Ecologically sound setbacks and buffers from the lake should be required and enforced.

3) **Suburban Residential**

- a. Intended for suburban style development close to public services and facilities. It provides for road connectivity between developments and is intended to serve as a buffer between the mixed use Town Center designation and the single family Rural Residential and Suburban Mixed land use designations. Development is intended to occur in an orderly outward expansion from the Town Center. A small town atmosphere of community oriented single-family homes of varying values is desirable and development is encouraged to blend into and compliment the greater community.
- b. Base density is 1 unit per 2.5 acres. A maximum of 1 unit per acre is achievable in areas with a paved road network. A maximum density of 2 to 4 units per acre is achievable in areas where public or private sewer (not septic) systems, a paved road network, and access from an arterial or collector road is available.
- c. The higher densities, or multi-family development with a Planned Unit Development plan (PUD), are recommended to be closer to the Town Center, but away from Hwy 93. Density should decrease as the distance to the Town Center increases.

4) **Suburban Mixed**

- a. Intended as a variation of Suburban Residential with densities less than that designated for Suburban Residential, but more dense than Rural Residential. Recommended uses are single-family residential, limited multi-family residential (maximum of 10% of the units in the entire area), passive and active recreation, and some light commercial limited to that needed to support passive and active recreation such as a golf course, hiking/skiing trails, parks and the existing private airstrip.
- b. Base density is 1 unit per 5 acres. A maximum density of 1 unit per 2.4 acres is achievable in areas with a paved road network, connection to community or public water and sewer, and where clustered design is used to mitigate terrain challenges and preserve open space.

5) **Rural Residential**

- a. Intended to preserve the historical pattern of low density, single family residences in the area between the Suburban Residential and the Remote Forest parcels.
- b. Recommended uses include single family residential, passive and active recreation, small scale agriculture and livestock, and forestry.
- c. Base maximum density is 1 unit per 10 acres. A maximum of 1 unit per 5 acres is achievable with a paved road network.
- d. Use of clustering techniques in development designs is encouraged to protect wildlife.

6) **Remote Forestry**

- a. This area consists of large undeveloped parcels managed primarily for forestry by the US Forest Service. A few privately owned parcels are embedded in the area. The intent is to preserve the remote undeveloped nature of the area. Recommended uses are forestry, active recreation, and single family residential.
- b. Base maximum density is 1 unit per 20 acres. A maximum density of 1 unit per 10 acres could be achievable through the County "Overall Development Plan" process.

7) **Institutional**

- a. This designation provides for public and private institutions such as schools and universities and encompasses land currently used for Youth with a Mission (YWAM) and the Lakeside Elementary School.
- b. Densities are not considered in units per acre for this designation. The intensity of use should not have detrimental effects on adjoining properties.
- c. New facilities should provide connectivity with the surrounding community.
- d. 7.17.040 in the zoning regulations applies and provides definitions for permitted uses, conditional uses, and bulk and dimensional requirements.

Find the entire plan, this summary, and other information on website:

<http://lakesideplan2008.com/index.html>

Please attend the Flathead County Planning Board Public Hearing on the Lakeside Plan (Wednesday, Sept. 15, 2010; 6pm; Earl Bennett Bldg. 2<sup>nd</sup> Floor; 1035 1<sup>st</sup> Ave. W., Kalispell).

.....OR..... If you can't attend, please send an email or letter (see page 1 for addresses)... something very simple will do...

"I (We), \_\_\_\_\_ name(s) \_\_\_\_\_, reside (own property) within the Lakeside planning area at \_\_\_\_\_ physical/street address or location in the Lakeside planning area – no PO Boxes please \_\_\_\_\_, and I (we) support the 2010 Revised Lakeside Neighborhood Plan for adoption by the County.  
\_\_\_\_\_  
Signature(s) \_\_\_\_\_ Date \_\_\_\_\_