

CHAPTER 10: NEIGHBORHOOD PLANS

Introduction

Montana state law allows any county and municipality in Montana to prepare a growth policy. While the growth policy is designed to be a more general and comprehensive policy document, it may contain more site specific neighborhood plans pursuant to 76-1-601(4). Each neighborhood plan must be consistent with the growth policy. Land use decisions guided by a neighborhood plan reflect the intent of the community. In the absence of a neighborhood plan, land use decisions will be guided by the growth policy and existing regulatory documents. The intent of this chapter is to provide a general framework to facilitate the preparation of neighborhood plans.

Goal

- G.44 A clear majority of the landowners and residents, desiring a neighborhood plan in lands under the county's jurisdiction presently without a neighborhood plan, may develop a neighborhood plan.

Policies

- P.44.1 Develop expedited and simplified subdivision and development review processes for lands within an approved growth-policy-consistent neighborhood plan.
- P.44.2 Develop a guide to assist landowners and residents who desire neighborhood plans to develop a plan that implements the character of the neighborhood and fulfills the needs of landowners and residents.
- P.44.3 Evaluate the effectiveness of neighborhood plans at a minimum of once every 5 years and revise plans accordingly.
- P.44.4 A clear majority of both landowners and acreage represented within the established boundary described in Step 1 of the neighborhood planning process should be in support of a proposed neighborhood plan. Steps 1 through 6 of the neighborhood planning process outlined in Chapter 10 establish a mechanism by which if a clear majority of the landowners do not support a neighborhood plan, the Planning Board can recommend denial of the plan to the commissioners due to lack of support. This check and balance mechanism is further protected by Policy 44.5 (P.44.5) allowing landowners recourse if a neighborhood plan is adopted by the Commissioners but deemed undesirable by 40% of the landowners or 50% of the acreage included.
- P.44.5 If 40% of landowners within the neighborhood plan area whose names appear on the last completed assessment role or if landowners representing

50% of acreage included, sign a protest petition to the neighborhood plan within 90 days after adoption by the county commissioners, the plan shall become null and void.

- P.44.6 An advisory committee, which represents diverse elements of the plan area, approved by the county commission comprised of landowners and residents living in the plan area should be established for each approved neighborhood plan.

Goal

- G.45 Honor the integrity and purpose of existing neighborhood plans respecting the time and effort of the community involvement that has taken place.

Policies

- P.45.1 Previously existing neighborhood plans are to remain in effect until revised by the Flathead County Board of Commissioners, are hereby incorporated into the Growth Policy as addenda to it and are deemed consistent with the existing Growth Policy.
- P.45.2 Existing neighborhood plans will be reviewed by the Flathead County Planning Board and Zoning Office to determine whether Flathead County and the landowners in the neighborhood plan area should update the neighborhood plan. This review may be part of the statutorily required 5 year review or may occur sooner.
- P.45.3 If the Flathead County Planning and Zoning Office determines that a neighborhood plan should be updated, then the planning staff may, at the request of the County Commissioners or majority of the Planning Board initiate an amendment to the neighborhood plan.
- P.45.4 Simplified subdivision and development review processes, once developed by Flathead County for neighborhood plan areas, will apply to the areas included in the existing neighborhood plans.

PART 1: Neighborhood Plans in General (See Goals 44 and 45).

The Flathead County Growth Policy contains existing characteristics, projected trends, goals and policies for county wide issues. Neighborhood plans provide more detailed information regarding land uses, policies and issues relevant to that specific neighborhood or geographic area. They guide the community from present to future land use through patterns and development consistent with the vision of the community, goals, policies and maps.

The size of an area contained in a neighborhood plan is dependent on the community interest, character, physical and environmental features, and institutional and regulatory boundaries. The boundaries of a neighborhood plan may change over time as revisions, annexations or other actions by the cities and other governmental agencies occur. See Step 1 of the process below for more on Neighborhood Plan boundaries.

Neighborhood plans may contain a variety of elements that work toward identifying, preserving and protecting local characteristics that define the community while planning for and accommodating inevitable growth. Neighborhood planning involves citizens, landowners, local stakeholders, community organizations and businesses who work together addressing future land uses and service delivery. Neighborhood plans provide an opportunity to foster a sense of community by identifying current trends and projections for the future of a local area. Elements that may be included in a Neighborhood Plan follow:

- Authorization and background
- Plan area boundaries
- Essential community characteristics
- Community vision
- Existing conditions
 - Demographics
 - Economy
 - Housing Needs
 - Current development/land use
 - Natural environment
 - Transportation
 - Land ownership (Public/Private)
 - Local and public facilities
- Issues and opportunities
- Appropriate locations for all types of anticipated growth
- Goals and policies
- Land use categories
- Existing and planned land use map(s)
- Coordination statement
- Implementation strategy
- Monitoring plan (or goals and policies)
- Support information
- Amendment procedures

PART 2: The Neighborhood Planning Process (See Goal 44)

The neighborhood planning process outlined below applies to communities pursuing a new neighborhood plan after adoption of this growth policy. See Part 4 of this chapter for more on the review of existing neighborhood plans.

The planning process for the creation of a new neighborhood plan consists of six general steps. They include

- 1) Make reasonable effort to publicly notify all landowners including sending notification to every address notifying them of initial meeting.
- 2) Initial neighborhood plan organizational meeting;
- 3) Base-lining existing conditions;
- 4) Drafting the community vision, characteristics and goals;
- 5) Preparing the draft plan;
- 6) Plan approval and adoption; and
- 7) Ongoing monitoring the implementation of the plan.

Each step must be conducted with opportunity for public input and engagement. The neighborhood planning process is summarized in the Overview of Neighborhood Planning Process (Figure 10.1). County planning staff is expected to work with communities to provide guidance and assistance with the planning process. The success of the planning effort depends on the amount of meaningful public participation.

Organizational meetings (**Step 1**) are needed to determine community interest in the neighborhood planning process and define the geographic area to be included. A steering committee will be formed with membership representative of the land ownership within the proposed neighborhood plan area. Community ownership and buy-in of the organizational framework at the front end of the process is especially critical. To be successful, the entire planning process should be inclusive and active by allowing all residents and general public the opportunity to participate. Products coming out of the first step should be the planning area definition and the organizational approach to be used to generate the plan.

The boundary of the neighborhood plan area should be set through a community involvement process at the initial organizational meetings. Neighborhood plan areas should be large enough to guide and accommodate multiple types of growth, but small enough to be identified as “neighborhoods”, where residents share common interests, needs and goals. Neighborhood plan areas that are too small will not be able to identify areas appropriate for the wide variety of needed growth types. Neighborhood plan boundaries that are too large are more likely to encompass multiple groups with unique interests and goals and might have greater difficulty reaching compromise in the planning process.

“Neighborhoods” should consist of residents who similarly identify with a particular area of Flathead County, and who are most likely to be influenced by future growth in the area. For example, residents living in Kila are only minimally affected by growth in Marion. Somewhere between the two areas is a boundary between those who identify themselves as living “just east of Marion” and “just west of Kila.” That cultural boundary would be the starting point for creating a neighborhood plan boundary. Cultural boundaries may cover a small geographic area if a high density of people exists (such as “Lakeside”) or may cover a larger area if a population with similar interests is

more dispersed (such as “Lower Valley”). Either way, it is only possible to identify such boundaries with the participation of those being identified.

Step 2 of the process involves research and mapping to establish the land use baseline or starting point. The baseline sets the tone of the plan and lays out areas of constraint or special opportunity. Existing land uses and development density patterns (e.g., residential, commercial, industrial, farm lands, forest lands, etc.) need to be identified and mapped as well as public facilities and infrastructure (e.g. streets, utilities, schools, parks, etc.). Any physical, topographical or environmental constraints (e.g., floodplains and high groundwater, steep slopes, geo-hazard areas, wetlands, etc.) should be identified as part of the baseline. This may include any limiting resources (e.g., groundwater availability, access and/or utility constraints, etc.) which may affect planned land use configuration(s). State, federal and tribal lands that fall outside the jurisdictional planning authority boundary should be identified and mapped. Finally, the baseline should include applicable provisions of the growth policy and regulations that must be considered in development of the plan. Once the baseline conditions are established the planning process begins to unfold.

The community vision and goals are formalized in **Step 3**. The vision is a statement describing the ideal future for the neighborhood. It should state how the neighborhood’s worthwhile qualities are to be protected while allowing for growth and development. The vision will guide important decisions in the formulation of the plan so it must be widely agreed upon. Community goals should be developed that support the vision. These goals should express the community’s perspective on issues such as land uses, densities, transportation, preservation, affordable housing, implementation and others addressed by the Growth Policy. Each goal will need associated policies that will lead to achievement. The goals and policies will support the vision and address pressing issues and opportunities identified by the community.

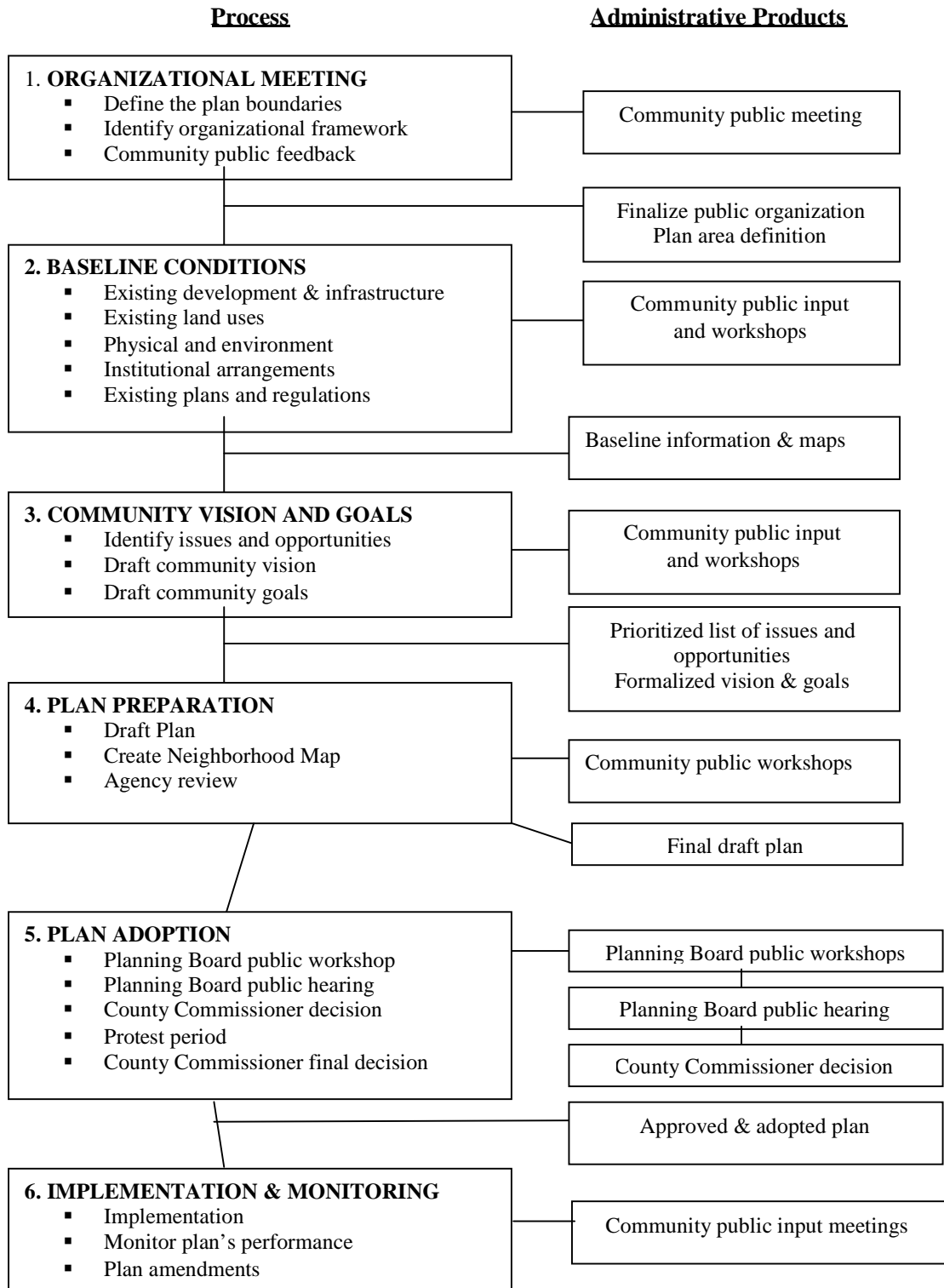
Step 4 is the finalization of the draft plan utilizing the goals and policies. Development guidelines and standards will be addressed. A Neighborhood Plan Map is required to spatially portray planned land uses (See Part 3 of this Chapter). The specificity included in a neighborhood plan and map should clearly reflect the plan’s goals and policies. The plan should include an implementation section that includes periodic monitoring to evaluate the plan’s performance and the need for plan revisions and amendments. Procedures for amending the plan, similar to those in the growth policy, must be included. The final draft should be submitted to public agencies and service providers for comments. After those comments, if any, have been addressed, the draft should be submitted to the Flathead County Planning Office for formal consideration. That consideration will include written notification to landowners in the plan area appearing on the most recent tax assessment list informing them of the plan’s contents.

The approval and adoption process is **Step 5**. The Planning Board will hold a public workshop or multiple workshops to become familiar with the draft plan and the plan area residents’ desires, followed by a public hearing at a later date. After the Planning Board public hearing, the plan, with recommendation from the Planning Board, shall be

forwarded to the Board of County Commissioners for final consideration. There is a 30-day public protest period following their action before a final decision is reached.

The final step, **Step 6**, implements the plan and monitors the effectiveness. Periodic adjustments may be made to plan components. Parcel driven amendments without full consideration of the integrity of the neighborhood plan should be avoided. The plan's amendment process should make this clear. All neighborhood plans (both existing and new) should contain clear and fair processes for amendment. Any revisions to the plan should at minimum follow the steps outlined in Part 4 of this Chapter.

Figure 10.1
Overview of Neighborhood Planning Process



PART 3: Land Use Categories (See Goal 44)

Neighborhood plans should accommodate growth and guide it towards areas of the community that have been designated as appropriate. In Step 2 of the process outlined in Part 2 of this chapter, the community identifies areas that are appropriate for growth and other areas that are inappropriate for growth. Land categories should be used to designate where growth should occur based on this information. Land categories are indicative of where certain land types, uses and densities are appropriate in order to protect public health, safety, morals, convenience, order or general welfare in the process of community development (76-1-106 M.C.A.).

Neighborhood plans might not incorporate every land category contained in this chapter. However, it is intended that neighborhood plans use as many categories as are appropriate to accommodate all facets of growth. After Step 2 of the process outlined above, the local community should have a better idea of where growth should go based on such things as appropriate roads, efficient access to county services, commercial needs and environmental constraints. The three-step process below of designating land categories to guide growth to where it is appropriate should be a part of the public process undertaken in conjunction with Step 3 and 4 outlined above. The three-step process will be used to identify combinations of land type (Step A), land use (Step B) and land use intensity (Step C).

Existing plans must similarly accommodate and guide all appropriate types of growth. Existing plans do not have to follow the categorization methods outlined below. See Part 4 of this chapter for more on the review of existing neighborhood plans.

Step A: Designate the general land type.

Neighborhoods should begin by creating a map that designates where the following general land types would be appropriate. A community must accept that additional people are coming to their neighborhood and decide where the land types below would be appropriate. Again, not all land types must be utilized, but future growth must be accommodated. A community should choose where certain types of land would be appropriate based on the factors identified in Step 2 of the neighborhoods planning process. Land types include:

REMOTE – Remote land is mostly undisturbed from its natural state. There are few roads and access is generally limited. Examples are large wetlands and swamps, forests, mountainsides and meadows. Remote land is generally characterized by very little development of any kind and the intensity of use is very low. Limited industrial activities could be found in areas with appropriate resources (gravel extraction, timber or agricultural processing).

RURAL – Rural Land is pastoral countryside and usually incorporates a variety of agricultural or forestry uses and small to medium sized woodlots. Average density

is low and large tracts of land predominate. Residential subdivisions are unusual. Roads are occasionally gravel. Limited industrial activities could be found in areas with appropriate resources (gravel extraction, timber or agricultural processing).

SEMI-RURAL – Semi-rural Land is still largely pastoral countryside, but it includes more non-agricultural uses and more areas of higher density. Semi-rural Land has a predominantly rural feel though it has more intense land use and more medium sized land tracts. Residential subdivisions and commercial developments are scattered and in a distinct minority. Roads are paved. Limited industrial activities could be found in areas with appropriate resources (gravel extraction, timber or agricultural processing).

SUBURBAN – Suburban Land is mostly residential, though it is characterized by large lots (as opposed to tracts) and can have commercial centers that create small community focal points and serve to reduce traffic. Road densities begin to allow interconnectivity and more efficient transportation. Neighborhoods have appropriate existing roads, relatively convenient emergency services, and appropriate access to water and efficient septic drainfields.

VILLAGE URBAN – Village Urban Land is a combination of high density residential and commercial land uses. The area is usually fairly small and commercial enterprises are typically located on a single street. Industrial uses are typically confined to appropriate areas. This land type would designate a strong desire to see new or improved public facilities such as sewer, water, and curb and gutter and services such as fire and ambulance. Neighborhoods have appropriate existing roads, convenient emergency services, and appropriate access to community water and sewer systems.

TOWN URBAN – Town Urban Land is a larger area of high density residential and commercial land uses. There can be several streets primarily dedicated to commercial uses. Industrial uses are typically confined to appropriate areas. This land type would have existing public facilities and services and a strong desire to see those improved and increased. Neighborhoods have appropriate existing roads, emergency services, curb and gutter, storm water systems and access to public water and sewer systems.

Step B: Assign appropriate uses in each land type.

Begin with each designated land type. Based on future access to facilities and services, existing environmental constraints, future community needs (such as gravel, public lands access, etc.) and goals of the community, designate and map land uses within each land type. For example, map intersections or streets with the best visibility and accessibility that should have commercial services, or map areas near recreation and schools that should be residential. Plans should focus on the future needs of the community, and determine appropriate areas within the neighborhood plan area to satisfy those needs.

Plans should incorporate as many of the uses as is appropriate based on local and county-wide needs outlined in the growth policy. Existing neighborhood plans do not have to follow the categorization methods outlined below. See Part 4 of this chapter for more on the review of existing neighborhood plans. Utilization of PUD density bonuses may be appropriate in all land use categories.

PUBLIC FACILITIES - Public Facilities designates areas for new or existing public facilities such as parks, public golf courses, government buildings and complexes, schools, hospitals, police and fire stations, and other uses considered public or quasi-public such as libraries, churches and public utilities. Great care should be given when considering the location of these facilities. Future land use and transportation patterns will be influenced by these decisions. While various types of public facilities may be appropriate in almost every land type, problems can arise when they are located in close proximity to non-compatible uses.

GOVERNMENT- Government designates lands under state or federal land management agency administration and management control. Examples include lands administered by the U.S. Forest Service, U. S. National Park Service, U.S Corps of Engineers, Montana Department of Fish, Wildlife and Parks, Montana Department of Natural Resources and Conservation, or other state and federal agencies.

TRIBAL– Tribal includes areas controlled and managed by Native American Indian tribes. These lands may be part of a Reservation or Tribal Trust Land.

FOREST LAND– Forest Land Use designates privately owned lands that will be primarily used for commercial forest producing products, with the exception of Christmas tree production (which is considered an agricultural use). This use primarily includes contiguous land, in larger than 15 acre parcels, that is capable of producing timber that can be harvested in commercial quantity and is producing timber unless the trees have been removed through harvest or by natural disaster, including, but not limited to, fire.

Single family residential clustering and PUD density bonuses can be appropriate for this category when such development allows for preservation of some forest land acreage, providing that such development is located outside of sensitive environmental areas and can meet MT DEQ standards.

AGRICULTURAL LAND– Agricultural Land Use designates privately owned lands that will be primarily used for agricultural purposes. This use promotes the continuation of agricultural practices, including, but not limited to, the growing and harvesting of crops, hay and grains as well as livestock production. This category is intended to protect agricultural land from encroachment of intense residential and commercial uses. Animal feedlots, horticultural plantations and nurseries, Christmas tree farms and other agrarian operations are all compatible with this designation, as is limited residential.

Single family residential clustering and PUD density bonuses can be appropriate for this category when such development allows for the preservation of some agricultural land acreage, providing that such development is located outside of sensitive environmental areas and can meet MT DEQ standards.

RESIDENTIAL LAND – Residential designates lands that will be primarily utilized for residences and ancillary purposes. Residential clustering and PUD density bonuses can be appropriate for this category when lots are arranged so as to minimize visual impact or preserve sensitive environmental features. Manufactured housing must be considered and allowed in areas where appropriate. Residential lands should have good access to roads, parks, basic commercial services, local schools and some employment centers if possible.

AGRICULTURAL AND FOREST INDUSTRIAL – Agricultural and Forest Land Industrial designates parcels of land in Rural, Semi-rural and, in limited instances, Remote land type areas that are suited for a specific and appropriate industrial use. This could include parcels that contain known resources for mineral extraction. It could also include parcels that have existing industrial uses, which are considered appropriate, such as grain and feed operations and processing plants. Normally there would be a density buffer created to preclude problems associated with incompatible uses.

BUSINESS INDUSTRIAL – Business Industrial applies to areas of industrial use and provides general locations for new and existing industrial development, normally in proximity to major transportation facilities and with anticipated access to appropriate water and sewer facilities. The uses should be reviewed for safety and aesthetics when adjoining other uses or visually impacting neighborhoods. Examples include, but are not limited to, manufacturing and material processing centers and mineral extractive processing facilities when not in proximity to residential areas, local and regional product distribution centers, etc.

AGRICULTURAL AND FOREST LAND COMMERCIAL - Agricultural and Forest Land Commercial designates parcels of land in Rural and Semi-rural land type areas that are suited for a specific and appropriate low density commercial use. It would include parcels that have existing commercial uses that are considered appropriate to agriculture and forestry uses such as equipment sales and repairs, feed stores, riding arenas etc.

NEIGHBORHOOD COMMERCIAL – Neighborhood Commercial designates areas suitable for low density retail and service commercial uses that serve primarily local patrons and does not include more intensive general commercial uses. “Access to commercial services” mentioned throughout the growth policy refers to this land use. Examples include neighborhood grocery stores, small

professional business offices, barber and beauty shops, restaurants, gas stations and other similar neighborhood retail and service uses.

Developments should be sized and designed to fit the surrounding neighborhood and community character. Mixed commercial-residential uses are appropriate when scaled to match the local character (such as 2nd story apartments over businesses mentioned above). Such areas should be developed as nodes around important intersections or existing focal points and not configured in a “strip” commercial pattern. Any development along a major roadway would be subject to county guidelines for highway corridors.

GENERAL COMMERCIAL – General Commercial designates suitable land for higher intensity retail and service commercial uses that serve the broader community and tourist economy. These uses include, but are not limited to, shopping centers, banks, restaurants, professional office centers, and other larger retail and service uses. Hotels, motels, campgrounds and RV parks are all generally suitable in this category. Mixed commercial-residential uses where the residential portion is subordinate to the commercial is appropriate. Commercial developments should be configured as centers or nodes and “strip” commercial configurations should be avoided. Only communities with significant daily traffic and population densities should consider this category as appropriate.

Step C: Assign appropriate intensities to individual land uses.

The third and final step is to determine the appropriate intensity of land use and assign a corresponding density. Intensity considerations are primarily for residential and commercial land uses. Appropriate intensities are determined by focusing on such things as buffers between incompatible land uses, encouraging a diverse base of residential and commercial lot sizes, and locating higher densities closer to adequate roads, emergency services and available commercial services.

LARGE TRACT – Large Tract allows for a maximum of one dwelling unit per 40 acres. It intended to control the intrusion of incompatible uses in Remote and Rural land types including, but not limited to, residential development. Clustering or PUD bonuses are available.

MEDIUM TRACT - – Medium Tract allows for a maximum of one dwelling unit per 20 acres. It intended to control the intrusion of uses in Remote and Rural land types that are not compatible with those environments, including, but not limited to, residential development. Clustering or PUD bonuses are available.

SMALL TRACT - – Small Tract allows for a maximum of one dwelling unit per 10 acres. It intended to control the intrusion of uses in Remote and Rural land types that are not compatible with those environments, including, but not limited to, residential development. Clustering or PUD bonuses are available.

LARGE PARCEL – Large Parcel allows a maximum of one dwelling unit per 5 acres. This land density category is intended to promote low residential densities in suitable areas. The predominant residential lifestyle is detached single-family houses, which are either full-time or recreational in nature. Multiple-family dwellings are not appropriate in this category.

SMALL PARCEL – Small Parcel allows a range of one dwelling unit per 1 acre to one dwelling unit per 5 acres. This density category is intended to promote detached single-family residential development at medium densities and promote areas within unincorporated Flathead County that are already developed with similar densities. Multiple-family dwellings are not appropriate.

LARGE LOT – Large Lot permits a range of single-family development from half acre lots to one dwelling unit per acre. This category is intended to be in proximity to public services. Multiple-family dwellings are not appropriate. Such residential development is intended to be in conjunction with public or community water systems.

SMALL LOT – Small Lot permits a range of single-family and multiple-family residential development, including duplexes, townhouses, and condominiums, from two to six dwelling units per acre. Such residential development is intended to be in conjunction with public or community water and sewer systems. Mixed commercial and residential uses can be appropriate when the commercial uses are ancillary to the residences.

HIGH USE – High Use permits a range from six dwelling units per acre to eighteen dwelling units per acre. Residential uses within this category include single and multiple-family including duplexes, townhouses, condominiums, trailer courts and apartments. Such residential development is intended to be in conjunction with public or community water and sewer systems. Mixed commercial and residential use complexes can be appropriate when the commercial uses are ancillary to the residences.

LIGHT BUSINESS – Light Business allows commercial and industrial uses that are limited in size to no greater than 2500 sq. ft. per establishment and a total of 10,000 sq. ft. of total development size. Parking areas are restricted to a maximum of 20 spaces per establishment.

MEDIUM BUSINESS – Medium Business allows commercial and industrial uses that are a maximum of 5,000 sq. ft. per establishment and a total of 20,000 sq. ft. of total development size. Parking areas are restricted to 30 spaces per establishment.

HEAVY BUSINESS – Heavy Business allows all sizes of commercial and industrial enterprises. There are no restrictions on sizes parking areas.

PART 4: Existing Plans (See Goal 45)

There are 18 approved neighborhood, local or regional land-use plans within unincorporated Flathead County. The intent of these plans is to capture the intent and vision of the local communities and provide guidance for the future. Some of these plans may be outdated and may need revision to reflect current conditions and future vision for the neighborhood areas.

The following is a list of plans previously adopted by Flathead County that are hereby incorporated into the growth policy as addenda to it along with the most recent date the plan was adopted by Flathead County.

Table 10.1
Existing Plans and Dates of Most Recent Adoption

Plan	Date most recently adopted
Ashley Lake	10/29/97
Bigfork	08/16/93
Canyon	05/17/94
Columbia Fall City-County Master Plan	08/28/84
Helena Flats	09/13/05
Kalispell City-County Master Plan	02/06/86
Labrant-Lindsey Lane	04/07/98
Lakeside	11/22/95
Little Bitterroot Lake	01/24/96
North Fork	09/08/92
Quarter Circle/LA Ranch	10/26/05
Rogers Lake	04/16/97
South Woodland/Green Acres	04/02/97
The Amended Stillwater Neighborhood Plan	11/05/03
Two Rivers	06/28/05
West Valley	04/09/97
Whitefish Area Trust Lands	06/08/05
Whitefish City-County Master Plan	02/06/96

These neighborhood, local or regional land-use plans have unique characteristics, community visions, goals and policies. Some of these plans are implemented through a single residential zoning district. Others use a more traditional approach with multiple land use categories. In order to provide for public participation, the review of the existing plans listed above should follow the process below.

1. **Guidance from Planning Board and Commissioners:** The Flathead County Planning Board and Flathead County Board of County Commissioners will prioritize and guide the review of existing plans in Flathead County. The boards will prioritize review and offer guidance to planning staff.

2. **Public Workshops:** As the revised draft is being created, interactive workshops will be conducted covering concepts and solutions being considered for incorporation into the plan. Workshops may allow staff, owners of land within the plan boundaries and their representatives and residents living within the neighborhood plan's boundaries to refine ideas before they are presented in the revised draft.
3. **Comment on Draft:** After the document is created, a draft version will be released for review and comment. Electronic versions shall be available online and paper versions at the Flathead County Planning and Zoning Office. The public will have a comment period to read and comment as established by the commissioners.
4. **Planning Board Review and Revision:** The Flathead County Planning Board shall hold a public hearing on the plan and review and revise the draft plan as the Board deems appropriate.
5. **Final Public Review and Comment:** A final, revised version of the plan will be forwarded to the Flathead County Commissioners for their consideration. After the commissioners pass a resolution of intent to adopt, the public will have a comment period to read and comment as established by the commissioners.

PART 5: Neighborhood Plan Implementation and Monitoring

Following creation and approval of a neighborhood plan, a land use advisory committee should be established. The committee should consist of residents and land owners within the plan area who represent a cross section of the community. The function of the committee is to provide insight and recommendations on land use applications and other planning issues affecting their particular community with input from the public.

The land use committee should facilitate implementation as identified in the neighborhood plan. The implementation is through regulations such as official maps, subdivision, zoning, flood plain and/or lakeshore regulations. The committee should assist staff, the Planning Board and Commission in reviewing and commenting on these regulations. Setting up the implementation section of the plan is critical to the success of the on going planning process.

The neighborhood plan should be reviewed and evaluated periodically to determine whether it continues to represent the vision and goals of the community. The plan must be evaluated in no less than five year increments. If needed the plan may undergo a more frequent review.

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