COMMISSIONERS APPROVAL

CHILCOTT

THOMPSON

LYONS

PLETTENBERG (Clerk & Recorder)

Date.....January 9, 2007

Members Present.....Commissioner Greg Chilcott, Commissioner Alan Thompson and Commissioner Howard Lyons

Minutes: Glenda Wiles

The Board participated in a Planning and Zoning Commission meeting in regard to the Rippling Woods Voluntary Zoning District. This was a public hearing regarding the Voluntary Zoning District Standards. Planning and Zoning Commission Members Sue Majors and Paul Majors were also present, as was Commission Member Treasurer JoAnne Johnson. Residents included: Randall Schubert, Kathy Schubert, Jim Wallace, Beverly Wallace, L.T. Hendrickson, LaWanna Hendrickson, Glenn Hendrickson, Mary Lea Hendrickson, Penney Howe and Jim Canton.

The public hearing was called to order with the Pledge of Allegiance.

Planning Director Karen Hughes gave some background on this public hearing, indicating this hearing was to address the district standards.

Planner Tristan Riddel gave a staff report indicating this district is comprised of 20 parcels, approximately 10 acres each. It is near Victor and a mile from Forest Service Boundaries. Staff has made some changes in the district in regard to the agricultural standards within the growth policy.

Public Comment was then called for.

Leo Hendrickson, President of the Homeowners' Association, stated in the past he collected dues and paid the bills for snow removal, etc. He stated this is a great area to raise their kids and it is a quiet neighborhood. When they began to notice changes in other parts of the County they decided it was time to protect what they had. They considered the voluntary zoning district, which is a good fit for what they wanted to do in their neighborhood. A few years ago they changed some covenants and began working with the Planning Office on this proposed district. They have addressed home-based and commercial businesses, allowing for cottage industry. They have looked to maintain their clean air and water and keeping out junk vehicles. They want to keep the area

maintained and preserve their life style, while looking at health and safety and their home values. He urged the Commissioners to approve this district (district standards). Everyone in the district has been involved in this process.

Glenn Hendrickson stated he is happy living in this area and they enjoy the people and the wildlife.

Leo thanked the Planning Staff. He stated he learned a great deal in this process, particularly in the cooperation with the planners.

Public comment was then closed. Deliberation then took place.

Paul asked if anyone in the district was opposed to this district. Leo stated no one that he was aware of in the district was opposed. He stated they have met several times for 'discussion and disagreement' at every stage of the process. All of the neighbors have expressed an interest to move forward and not stop the district and district standards.

Commissioner Thompson stated a zoning district is a good way to make an area into what the residents want it to look like. He stated he has reviewed the district and standards and found no problem with it. He complimented the residents on the creation of this district.

Commissioner Lyons congratulated the residents for coming together in this endeavor.

Sue Majors asked about the guest home and cottage industry. Leo stated many people already have a guest cottage and they wanted to grandfather this in. Guest cottages will be captured in the district and they plan to allow 'cottage industry', such as the existing home-based computer businesses and small wood-working business in a garage. Leo stated the residents do not want commercial businesses housing numerous employees. He also stated one of the major places of emphasis of this district is to not allow further subdivision.

Commissioner Chilcott stated he appreciated this group realizing that predictability and zoning will keep their property values high and will protect the home owners in regard to what they want in their neighborhood, while paying attention to the public health and safety needs.

Karen Hughes thanked the neighbors for their patience, as everyone was involved in the learning curve on this district.

Commissioner Chilcott made a motion to adopt the Rippling Woods Voluntary District Standards with the recommendation that the Commissioners hold a meeting to adopt these standards. (See Resolution No. 2007-1 – Planning and Zoning Commission). JoAnne Johnson seconded the motion. Discussion of the motion: Commissioner Thompson noted a correction on the resolution under the fourth 'Whereas'. He stated the change should read *findings below*: Karen stated she will make that change.

Paul confirmed this district creation means the County is responsible for any enforcement. Karen stated that is correct. All voted "aye".

The public hearing was adjourned.

In other business, Commissioner Chilcott attended a BREDD Land-use working group meeting in Missoula. He also attended an RCEDA meeting the latter part of the day in Hamilton.