

Dear Flathead County Commissioners,

Please consider my comments in your final decision regarding the adoption of zoning for both the overlay zone and the underlying zone changes proposed as the Highway 93 South Whitefish Corridor Plan and Zoning Amendment. I have checked and/or included comments of concern to me below:

- I ask that you support and give priority to one of the primary goals of the Flathead County Growth Policy, which calls for limiting a pattern of sprawling commercial development along roads and highways connecting the cities and towns in the Flathead, and instead, to encourage and direct such growth into city and town centers by denying these proposed zone changes in the Highway 93 South Whitefish Corridor Plan and Zoning Amendment.
- I ask that you work with the City of Whitefish and the Montana Department of Transportation to first develop a transportation corridor plan and access standards to address future growth along this corridor.
- I ask that you give priority to working with the three cities and all county residents to develop truly effective highway corridor standards for our already heavily-traveled highway corridors, to keep them free of sprawl and to better ensure that important standards needed to keep our roads safe are in place.
- I support standards for very limited nodes of commercial development along our highways, while directing commercial growth primarily into our existing towns and cities. Please deny these zone changes as they don't do this.
- I support the City of Whitefish's position asking you to deny these zone changes which are in conflict with the city's plans that call for cost-effective and quality growth through infill and through well-planned and cost-effective provision of city services like sewer and water and future road networks as the city grows.
- I do not support the current pattern of haphazard growth occurring along major highways in the Flathead and believe the county commissioners should do a better job to halt such growth. Please deny these proposed zone changes.

Additional comments: _____

Your Full Name and Address: _____



The Hwy 93 South Whitefish Corridor Plan and Zoning Amendment Should Be Denied Because:



- The proposed amendment is not supported by any city planning documents. The City of Whitefish has submitted comments stating that it believes **these zone changes will be detrimental to the demonstrated economic vitality of the city's business sector.** Current city plans and policies call for infill and strongly discourage additional patterns of commercial, office, light industrial, and lodging SPRAWL along the Highway 93 southern entrance to Whitefish.
- The proposed standards for setbacks of businesses and signs along this corridor is a mere **five feet from the highway** – a standard that might work in a central downtown area, but not on a rural highway corridor that serves as a gateway to the City of Whitefish. In contrast, City of Kalispell gateway standards along Hwy 93 North call for a 20ft landscaped building setback

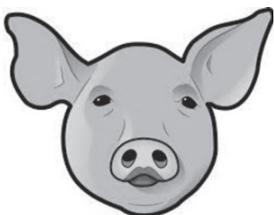
where traffic speeds are at 35mph, a 40ft landscaped building setback at 36-45mph, and 100-150 ft landscaped building setback at 45mph and above.

- Owning property along Highway Corridors in the Flathead is not justification for property owners outside of the city limits to band together and demand non-agricultural zoning for their property so they can turn their property into what they see as a more lucrative personal benefit for themselves. **Planning is and should be about benefiting the whole community not small groups of individuals seeking personal benefit.**
- The added traffic and infrastructure impacts and costs for new development outside of city limits at this time and in this area are not supported by city facility plans and are not a cost effective use of city, county, or state tax dollars when **the city has much more cost effective options for infill development within city limits.**



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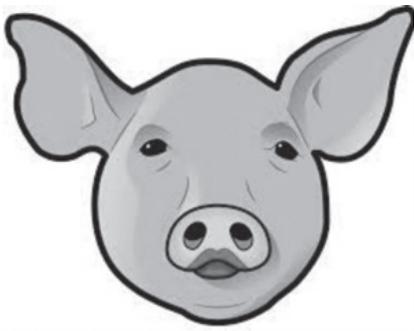
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*Yep, It's
Still a Pig!*

*Your Voice Counts!
Speak up now for this Last Best Place!*

*Please mail attached postcard by
August 14th to comment on the
Hwy 93 South Whitefish Corridor Plan*



Yep, It's Still a Pig!

The Flathead County proposal to open up the Gateway Entry to Whitefish to immediate and future commercial development is the pig in this tale. A strip of properties a mile and a half long by a quarter mile wide along both sides of Highway 93, this zoning will set a precedent for expanding commercial-strip development along highway corridors in the Flathead.

To disguise this bad proposal, the plan overlays this new proposed zoning with development standards for things like building setbacks, landscaping, building design, and access. But these standards are mere lipstick on the pig, as the proposal fails to make this corridor anything but another future traffic nightmare, and a recipe for sprawl-style development. **It's time to speak up and insist on a better plan for this highway gateway entrance to the City of Whitefish and for highway corridors throughout the Flathead!**

The proposed zoning, known as the Highway 93 South Whitefish Corridor Plan and Zoning Amendment, is being pushed forward by the County Planning Board for a group of landowners who want to either sell or develop their property along the corridor for more commercial uses. As proposed, the plan calls for over 130 acres of commercial development, and down-zoning another 145 acres from the current zoning of 20 acre-agricultural zoning to 5-acre suburban-agricultural zoning – making this area easier to convert to future commercial uses.

The area proposed for re-zoning exceeds the commercial property development on Highway 93 in north Kalispell, which spans from the Flathead Valley Community College to the intersection of Hwy 93 & Reserve on both sides of the highway, and houses Costco, Walmart, Home Depot, Target, Lowes, etc. The main commercial core area of downtown Whitefish covers only approximately 35 acres.

The City of Whitefish is strongly opposing this massive expansion of commercial development just outside its city limits as harmful and unneeded at this time. The City is calling on the County to work with them to first put in place a transportation plan for this corridor to avoid the potential traffic nightmare that expanded development in this area will bring, and to conduct a build-out analysis showing the need or impacts of such commercial expansion, as it is in conflict with all current city plans.

Visit our website or look for our email alert for links to the proposed plan, as well as our comments and those of the City of Whitefish: www.Flatheadcitizens.org. Use the attached card to mail comments.

Thank you for standing up and speaking out for the future of this Great Place!

Sincerely, Citizens for a Better Flathead



Apply 49¢
stamp

**Flathead County Commissioners
800 South Main St.
Kalispell, MT 59901**