

**MINUTES OF THE MEETING
OF THE
GREAT FALLS PLANNING ADVISORY BOARD
AND ZONING COMMISSION
February 8, 2011**

CALL TO ORDER

The regular meeting of the Great Falls Planning Advisory Board was called to order by Chairman John Harding at 3:02 p.m. in the Commission Chambers of the Civic Center.

ROLL CALL & ATTENDANCE

Planning Board Members present:

Mr. Thor Swensson
Mr. Martin Byrnes
Mr. John Harding
Ms. Cheryl Patton
Mr. Bill Roberts
Mr. Wyman Taylor

Planning Board Members absent:

Mr. Michael Bates
Mr. Terry Hilgendorf
Mr. Ron Kinder

Planning Staff Members present:

Mr. Andrew Finch, Senior Planner
Mr. Mike Haynes, Planning & Community Development Director
Ms. Wendy Thomas, Planning & Community Development Deputy Director

MINUTES

Mr. Harding asked if there were any changes to be made to the minutes of the hearing and regular meeting held on January 11, 2011, as well as the minutes of the regular meeting held on January 25, 2011. There were no changes and the minutes were received as printed.

PUBLIC HEARING

There was no public hearing.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

**1. Addition to the FFY 2009-13 Transportation Improvement Program (TIP)
Amendment #3**

Mr. Finch explained that one additional project was identified for inclusion in the TIP subsequent to the Planning Board's approval of Amendment #3 at its January 25 meeting. He noted that, to expedite the new project, the Planning Board was being

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asked to approve the Black Eagle Road Reconstruction project as an addition to Amendment #3. Mr. Finch gave a brief overview of the Black Eagle Road Reconstruction project and the Agenda Report, and concluded by offering to answer any questions from the Board.

Mr. Swensson asked at what point would the County put the responsibility on the developers for road improvements? Mr. Finch said that the County is struggling to find a way to pay for road improvements. He said the most commonly used method is through Impact Fees, but that they need to be justified to be certain that development is not being charged more than its fair share of the cost of improvements. Mr. Finch further discussed the difficulty of government to identify responsible parties for impacts to roadways and talked about the rate of development and how that affects the effectiveness of tools such as Impact Fees and Rural Improvement Districts.

PLANNING BOARD DISCUSSION & ACTION

MOTION: The Planning Advisory Board approve the addition of the Black Eagle Road Reconstruction Project to the FFY 2009-13 Transportation Improvement Program Amendment #3.

Made by: Ms. Roberts
Second: Mr. Swensson

Vote: The motion carried unanimously.

COMMUNICATIONS

Meeting Obligation Calendar:

February 4, 2011 – February 18, 2011 was received with no comment.

Good and Welfare:

Mr. Harding asked if there would be any Board Members unavailable for the next meeting. Mr. Byrnes indicated he would be unavailable. Mr. Haynes informed the Board that the February 22nd Board meeting would include five major items, and he anticipated a long meeting.

Mr. Haynes informed the Board that there was a proposal to do “live streaming” of Board meetings, and this may include the Planning Board. He said he would keep the Board apprised of this proposal.

PUBLIC COMMENT

There was no Public Comment.

ADJOURNMENT

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There being no further business, the meeting adjourned at 3:12 p.m.

CHAIRMAN

SECRETARY