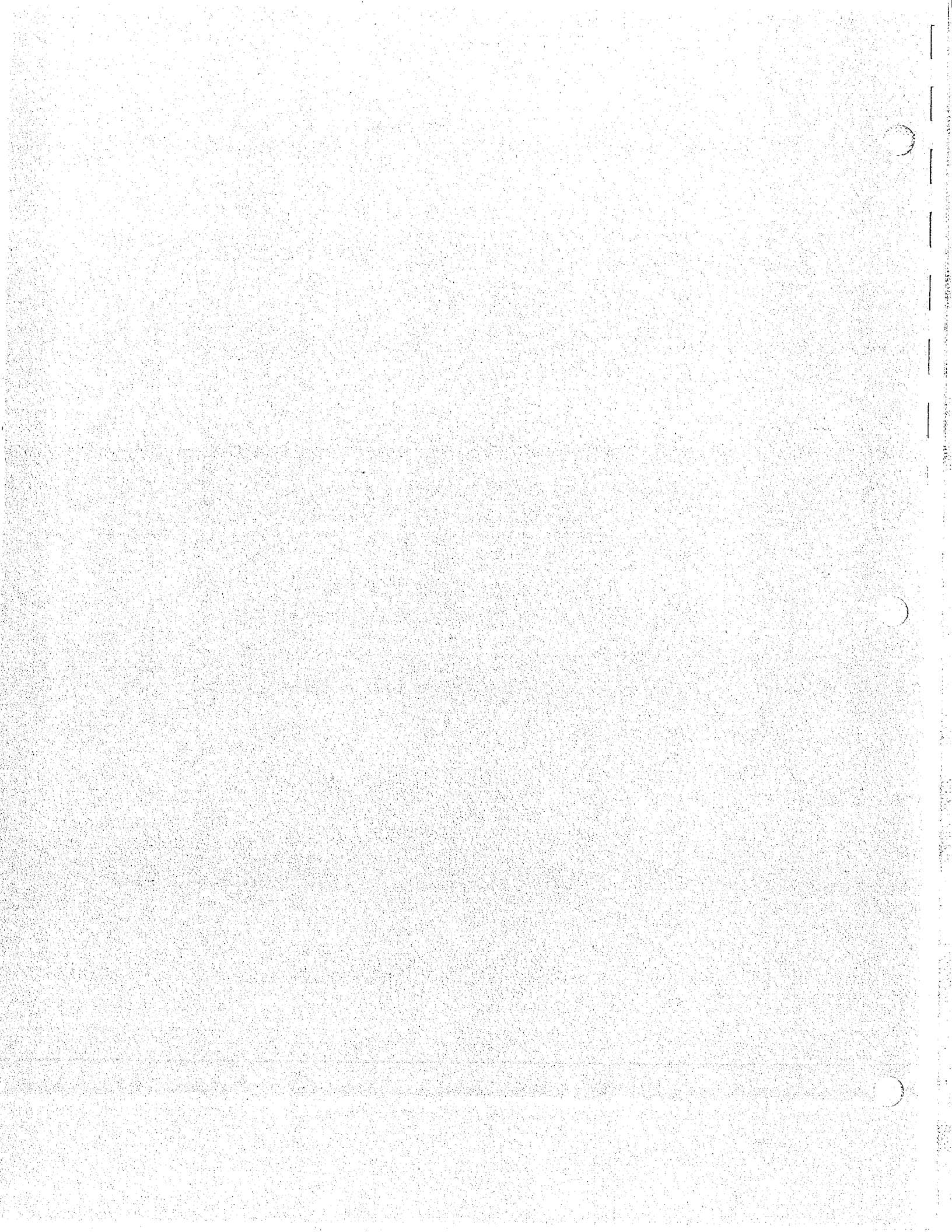


# **LAKESIDE NEIGHBORHOOD PLAN**

**AN ADDENDUM TO THE  
FLATHEAD COUNTY MASTER PLAN**

**ADOPTED BY THE  
FLATHEAD COUNTY, MONTANA  
BOARD OF COMMISSIONERS**

**RESOLUTION NO. 1068A  
NOVEMBER 22, 1995**



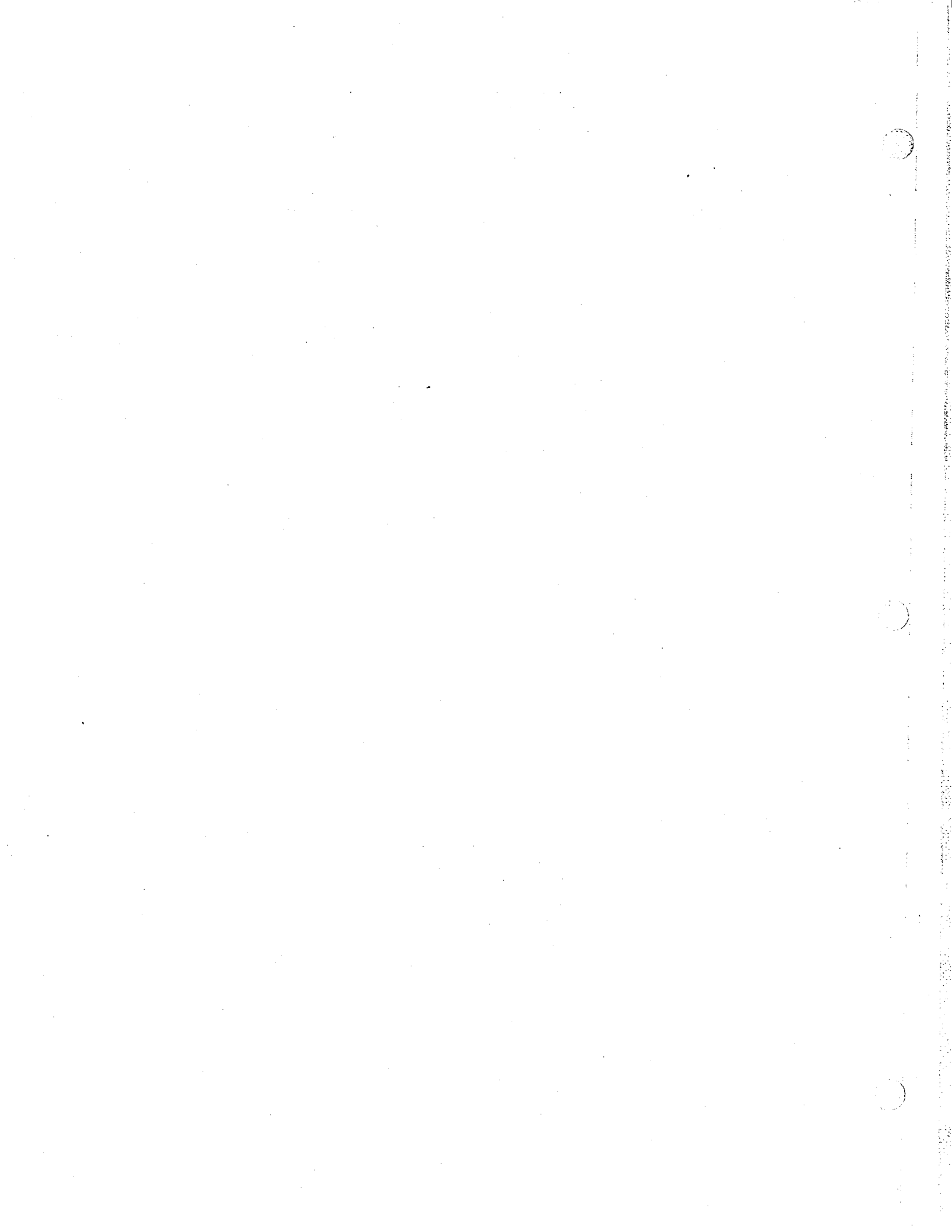
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### Steering Committee:

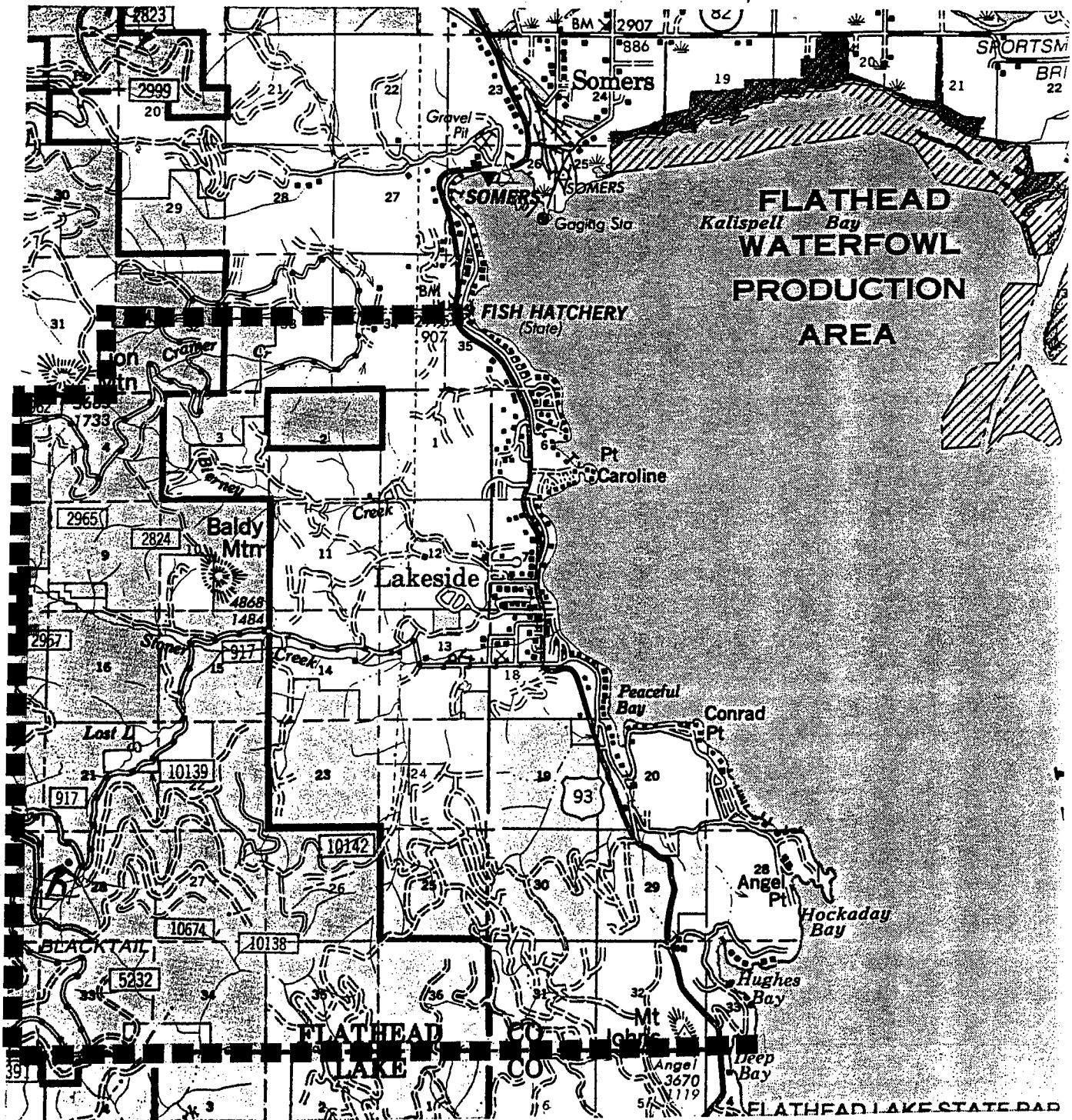
Chairman	David Thornquist	844-3395
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	Bob Stolzenbach	844-2540
Utilities	George Thompson	857-3409
Roads & Highways	Dave Casteel	844-2014

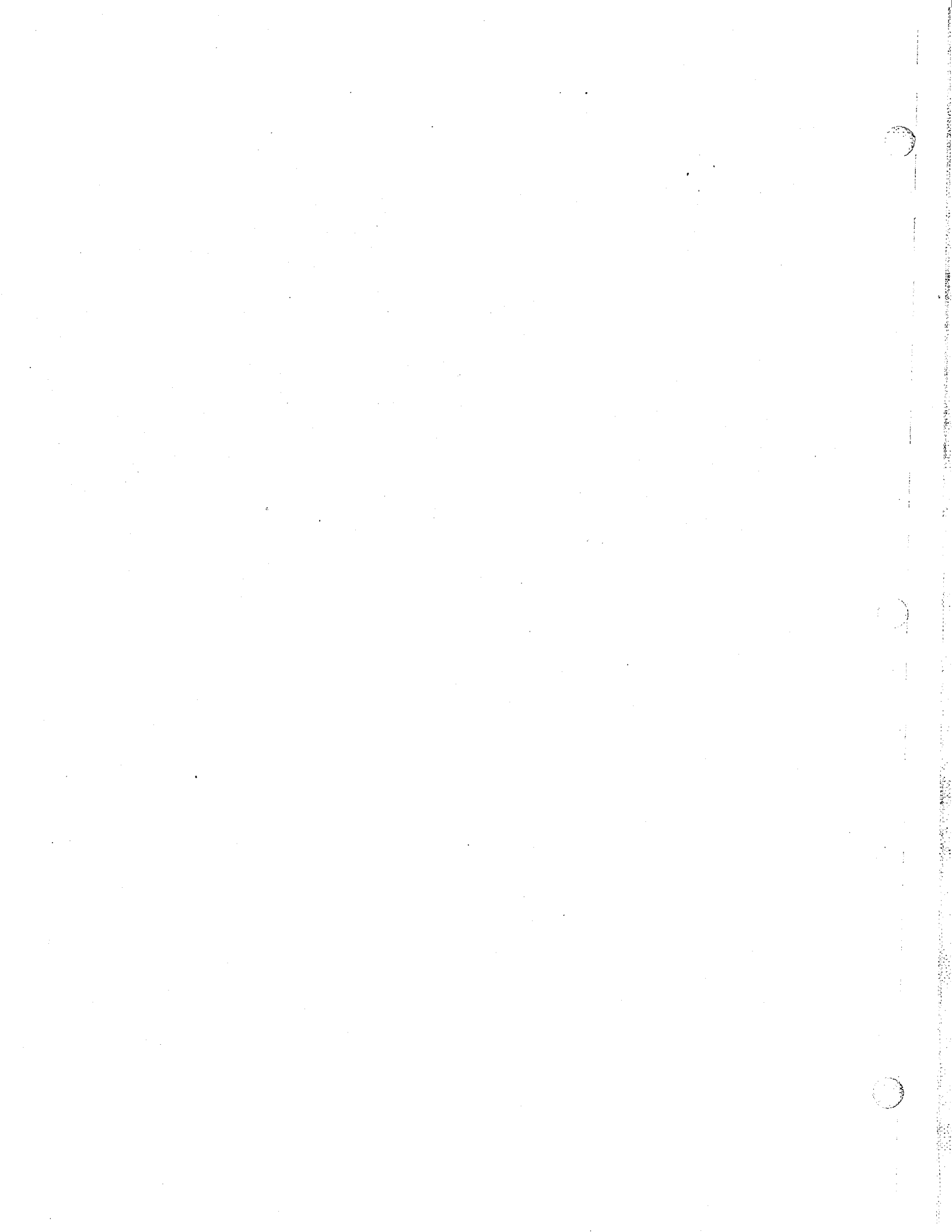
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# LAKE SIDE NEIGHBORHOOD PLAN

## PLAN BOUNDARY





# LAKESIDE NEIGHBORHOOD PLAN

## I. INTRODUCTION

Lakeside is a unique community: Outstanding homes, lake and mountain views, recreational and life style options, favorable climate, nearby urban services via U.S Highway 93, and Glacier Park International Airport.

### A. WHY IS PLANNING IMPORTANT

Historically, with no local governmental entity or community voice, and with no specific neighborhood plan to guide growth, development has been accommodated in a reactive manner. That is, either accepted by neighbors and the community, or objected to for various reasons after-the-fact. The Lakeside community lacks a forum for public hearings to air community concerns and issues.

Currently, only a sketchy, dated neighborhood land use plan exists for the Lakeside Community. It is in the form of an addendum to the existing County Master Plan, based on a 1976 Westshore Chamber of Commerce effort and a simple survey. The County-wide Master Plan was updated in 1987 but no attempt was offered or made to update or expand upon the Lakeside Community plan.

Development since 1991 has sharply increased (approximately three times the County-wide rate of 4% during the past three years based on housing starts and utilities). There is a noted shift from mostly resort/vacation homes to increasing numbers of bedroom community single-family homes with workers commuting daily to other areas of the valley. This has exposed problems and limitations of the existing County-based controls. With growth and change, neighborhood concerns have increased. Recent examples include the construction of a prominent water tower north of Lakeside, commercial float-plane activity on private waterfront next to a public access, increased demands on the existing service districts, diminishing developable commercial space in Lakeside and the concern that strip development and the spread of billboards will dominate the highways leading to the Lakeside Business District, to name a few.

For homes, most available waterfront and view properties have been developed and re-developed, driving real estate prices to unprecedented levels. Few multiple or moderate income homes have appeared. The greatest increase in housing starts came from four major subdivisions in or near Lakeside. The increase in lakefront development has mainly occurred within the boundary of the sewer district established in 1987. In light of all these changes, the value of property has spiraled upwards since 1991.

Change appears inevitable, but the community needs to have a voice in the change. Growth, if it is to occur, must be planned and guided. A neighborhood plan for the Lakeside area appears to be the vehicle to do this.

## **B. RELATIONSHIP TO OVERALL COUNTY PLAN:**

The neighborhood planning process is vital, in that the current County Master Plan continues to be very broad in nature and is not able to recognize or address the uniqueness of the Lakeside community and its environs and its clear need for coordinated planning for development and lakeshore preservation.

Given these factors, a grass-roots, citizen-initiated planning effort has been undertaken resulting in the preparation of this neighborhood plan. Similar efforts have already been conducted in the North Fork, Bigfork and the Canyon where neighborhood plans have been prepared and adopted as amendments to the County Master Plan. A consensus-based neighborhood plan for Lakeside adopted as an addendum to the Flathead County Master Plan will bridge the gap between the general County Plan and the specific neighborhood needs of Lakeside. Implementation can follow with the assistance of some form of Community Council or appropriate Advisory Committees representing geographic areas or particular types of concerns, e.g. utilities, roads and highways.

## **C. NEIGHBORHOOD PLAN BOUNDARIES:**

Boundaries of the planning area are flexible, but initially for convenience correspond to the Postal ZIP code 59922 (Lake County line to Spring Creek, lakefront to USFS boundary).

The area contains about 1500 postal customers, and close to 1800 property owners. It surrounds the Lakeside business community logically bounded by Political Hill to Northernaire Motel north and south along the highway, and from lakefront east, through YWAM west along Blacktail Road.

The planning area lends itself to sub-areas: 1) lakefront, 2) highway corridor, 3) existing business community, and 4) forested off-lake foothills.

## **II. PLAN DEVELOPMENT PROCESS**

### **A. STEERING COMMITTEE:**

Informal coffee-table conversations among a diverse group of local full-time and seasonal residents and property owners expressed considerable concern about the negative effects of rapid growth, and the serious concern that the Cooperative Planning Coalition (CPC) planning process undertaken by the County was apparently ignoring Lakeside completely along with Flathead Lake itself. This led to the formation of a Steering Committee early in 1994. The committee originally consisted of 12 individuals who, with the help of 6-8 others at various times, were primarily responsible for the preparation of this Neighborhood Plan.



The Steering Committee held six community meetings from February 8 to July 16, 1994, held an additional 12 Steering Committees and several subcommittee meetings, prepared, circulated and tabulated a community wide survey, prepared the draft plan document and conducted a final community meeting on November 8, 1994.

Several news articles have appeared in Tom Donovan's "Westshore News" published at the Lakeside Grocery and in the Daily Interlake.

Staff from the Flathead Regional Development Office have participated on several occasions by request and have been of great assistance, particularly with the plan format outlines, strategic suggestions, technical assistance and appropriate participation in the community meetings.

Private donations assured the costs of maps, mailings, posters, meeting space, paper supplies and printing. No formal consultant was used as with the Canyon Plan or the County-wide planning process nor was the need perceived necessary or affordable.

## **B. COMMUNITY MEETINGS:**

The steering committee realized immediately that if a planning process was to occur, the community as a whole had to be involved and it had to be kept informed. In light of this, a total of six informational meetings were held at the Lakeside Chapel. Below is a listing of each meeting held followed by a summary of the meeting:

### **MEETING #1 - FEBRUARY 8, 1994**

#### **GENERAL INFORMATION AND PROBLEM STATEMENTS**

120 Attendees

There was a review of prior plans that affected Lakeside area including the 1979 and 1987 County Plans plus other current planning efforts: CPC Master Plan Update in process, Lake County zoning models, etc. Emphasis on potential missed opportunities if no effort for Lakeside is undertaken.

Discussion took place of need for planning from various perspectives, examples from this region and elsewhere. Also a presentation of current status of sewer and water districts and Chamber of Commerce. Emphasis was placed on need for planning to accommodate growth and need for citizen participation.

Multiple questions and answers with many participants in discussion indicated the interest level is very high.

Conclusion: To proceed with plans for the process with confidence of enthusiastic public support.

## **MEETING 2 - MARCH 1, 1994**

### **PLANNING OPPORTUNITIES AND METHODOLOGY**

60 Attendees

This meeting laid out the outline for the Neighborhood Plan. The Neighborhood boundaries of the plan were established and the goals and objectives were expressed. Each outline item was explained and discussed.

Conclusion: The establishment of a Neighborhood consisting of Spring Creek Road as the north boundary, the County line as the south boundary, Flathead Lake as the east boundary, and National Forest Service property as the west boundary. A Steering Committee was formed by volunteers, as well as subcommittees for utilities, roads, and backup support group.

## **MEETING #3 - APRIL 19, 1994**

### **TECHNICAL INFORMATION FROM LAW ENFORCEMENT REPRESENTATIVES, STATE HIGHWAYS DEPARTMENT AND COUNTY ROAD DEPARTMENT**

65 Attendees

Technical presentations occupied the bulk of the meeting. The County CPC Master Plan update was discussed. It was emphasized that the County Plan continues to be non-specific for the Lakeside area.

Larry Brazda, State Department of Transportation, discussed the status of the State Highway Programs for the Lakeside area. He reported that no upgrades of lighting, signs, roadway, or frontage roads were planned for the foreseeable future unless the funds for such activity were generated locally. A speed study may be possible in order to address the speeding issue through the Lakeside business community, however, quite often such studies indicate the need to increase speed limits based on prevailing speeds. Jim DuPont, Flathead County Sheriff's Department, emphasized under-staffing and budget limitations. The Department's long range plan promises some improvements. Carol Shoemaker, Montana Highway Patrol, reported limited staff and funding with no prospects for improvement. Routine patrol of Lakeside or a major presence in the community was not likely. Marc Pitman, Flathead County Road Department, addressed County road issues. He stated that his department had no plans for major road construction, reconstruction or new pavement in the Lakeside area. He was having enough trouble keeping up with potholes, maintenance, and emphasized needs for citizens reporting road problems.