

City of Baker Zoning (Definitions)

Accessory structure means a structure, the use of which is incidental to that of the principal or main structure and which structure is located on the same lot or parcel as the main or principal building.

Conditional use means a use that is not a permitted use in a zoning district due to its unique characteristics and circumstances. It may be permitted subject to conditions that mitigate the impacts associated with the use.

Deck means a flat or terraced roofless structure without exterior walls constructed above finished grade.

Driveway means a private improved impervious surface that provides vehicular access from a public or private street to a lot or parcel with a land use.

Dwelling means a building or a portion

thereof arranged or designed to provide residential living facilities for one family or household. The term "dwelling" shall not be deemed to include transient or temporary housing facilities. A "single-family dwelling" is a building or portion thereof that contains only one dwelling unit.

Dwelling, duplex means any residential building that is entirely surrounded by open space or yards on the same lot or parcel and contains only two dwelling units within the same building.

Dwelling, multi-family means any residential building containing three or more separate dwelling units located on a single lot or parcel such as triplexes, quadraplexes, and apartment buildings.

Dwelling, single-family attached means a one-family dwelling unit that is

joined together to another one-family dwelling unit that is joined together to another one-family dwelling unit by a common party wall, a common floor/ceiling or connecting permanent structure such as a breezeway, carport or garage, where such dwelling units are also located on adjoining individual lots. Examples are town houses and row homes.

Dwelling, single-family semi-detached means one family dwelling unit that is joined together to no more than one other one-family dwelling unit by a common party wall, a common floor/ceiling or connecting permanent structure such as a breezeway, carport or garage, where such dwelling units are also located on adjoining individual lots such as duplex dwellings that have been divided into two dwelling units on separate lots.

I like the dreams of the future better than the past. ~

Thomas Jefferson

I know I am getting better at golf because I am hitting fewer spectators. Gerald R. Ford

It is always wise to look ahead, but difficult to look further than you can see. ~ Winston Churchill

SUBDIVISION REVIEW

A Major Subdivision is anything over five lots or anything that once was subdivided and is going to be subdivided again. Fallon County, City of Baker, and Town of Plevna do not review Subsequent Minors. Once the Subdivider has sent in a written request to Fallon County Planning Department, a pre-application appointment will be made within 30 days of this request. The Subdivider will meet with Planning Staff for this appointment. After this appointment the Subdivider will have up to 6 months to submit application. Once the application is received, Planning Staff has 5 days to review the application to be certain it is element complete. Once the application is Element Complete, Planning Staff has 15 days to review for Sufficiency. Once application meets sufficiency complete Planning staff has 15 days prior to Planning Board Meeting to make Staff Report available to the public. The planning board will then make a recommendation to the governing body. The governing body has the final decision on the subdivision and more and likely conditions will be included to meet final application. Once the subdivision application has been preliminarily approved the subdivider has three years to complete it and submit final application. If the subdivider is unable to make it to final, a letter requesting a one year extension may be submitted 30 days prior to the expiration date. The subdivider is responsible to meet the deadlines required of them at the beginning and after preliminary approval. Everything must be in writing.



Fallon County Planning

Dept. Newsletter

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ROBERTS RULES OF ORDER

Postpone to a Certain Time

Suppose that you are in the middle of debate on a main motion, and you want to put off taking a vote on it. Perhaps it is a matter that is not urgent, and you want to take up something which is. Perhaps you feel more information is needed, and want time to gather it, before making a decision. There could be a hundred reasons why you might want to stop dealing with a proposal for the time being and put it off until another occasion.

The motion to *Postpone to a Certain Time* meets this need. If adopted by a majority vote, it puts off further consideration of the main motion to a later time or meeting named in the motion.

After a motion to *Postpone to a Certain Time* has been stated, it may itself be amended, for example to change the time of the proposed postponement. It is also debatable, but the debate must be limited to the *motion to Postpone*. This means you may talk about whether it is or is not a good idea to postpone the main motion, or about the details of the postponement, such as for how long it should be. However, you may not debate whether the main motion itself is good or bad.

In the ordinary circumstance, you cannot postpone a motion beyond the next regular meeting, and not beyond the third month after the present month. For example, at a meeting in February, a motion can't be postponed to a meeting later than in May, even if that is the next regular meeting.



FLOODPLAIN REGULATIONS

1.4 PURPOSE

The Floodplain Regulations have been adopted by Fallon County and the City of Baker. The purpose of these regulations is to promote public health, safety and general welfare of the residents and minimize public and private losses due to flood conditions in Regulated Flood Hazard Areas. These Regulations are intended to:

1. Protect human life and health,
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the ex-

pense of the general public;

4. Minimize prolonged business and public service interruptions.
5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges;
6. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood disruptions; and to
7. Ensure compliance with the minimum standards for the continued participation in the National Flood Insurance Program for the benefit of the residents.

March
2016

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MONTANA CODES ANNOTATED



Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has. Margaret Mead

COMMUNITY GOALS AND OBJECTIVES

76-1-101. Planning Boards authorized. The governing body of any city or town, the governing bodies of more than one city or town or the governing body of any county or any combination thereof may create a planning board in order to promote the orderly development of its governmental units and its environs.

76-1-102. Purpose. (1) It is the object of this chapter to encourage local units of the government to improve the present health, safety, con-

venience, and welfare of their citizens and to plan for the future development of their communities to the end that highway systems be carefully planned; that new community centers grow only with adequate highway, utility, health, educational, and recreational facilities; that the needs of agriculture, industry, and business be recognized in future growth; that residential areas provide healthy surroundings for family life; and that the growth of the community be commensurate with and pro-

motive of the efficient and economical use of public funds.

(2) In accomplishing this objective, it is the intent of this chapter that the planning board shall serve in an advisory capacity to presently established boards and officials.

FALLON COUNTY GROWTH POLICY (Time to Update)

76-1-604 Adoption, revision or rejection of growth policy. (3) A governing body may: (a) revise an adopted growth policy following the procedures in this chapter for adoption of a proposed growth policy; or (b) repeal a growth policy by resolution.

The Fallon County Commission has tasked the Fallon County Planning Board to update the 2013 Growth Policy. John How and Forrest Sanderson from KL&J have obtained a grant from CTAP to accomplish this and have entered into a contract with the Department of Commerce to perform planning services surrounding this grant. The estimated cost of this project is \$12,000. This grant is 100 percent funded with no matched funds as long as the Planning Board stays within the boundaries set by the grant application. The standards set by the Montana Dept. of Commerce in the approved grant funding are as follows:

- Update the County growth policy to conform to standards in MCA 76-1-601:607

- Utilize existing population estimates from CEIC and US Census.
- Prepare a future land use map to accompany the Growth Policy; map will use Montana Cadastral data sets and local paper maps.
- Prepare other relevant maps including but not limited to natural resources, gravel resources and wildland urban interface.
- Develop a more comprehensive plan with data based on the oil and gas pull back in the region; Growth Policy to be a complete plan with ability to update future versions as data becomes available.
- Include subdivision review criteria, intergovernmental coordination and implementation schedule.

- Develop a trail plan and updated policy plan for Baker

Lake.

- Draft Growth Policy will be available for Internal County review by: September 1, 2016. Public hearing and comment on draft plan by: October 3, 2016 (this meeting may occur earlier if County officials have few edits to the plan).
- Proposed adoption of final Growth Policy by November 14, 2016 (this meeting may occur earlier if the public has few edits to the plan).

March 7, 2016, will be the kick off date to begin this project. From there the Planning Board anticipates meeting every two weeks to stay on course with the Growth Plan.

Montana Planning Board Member's Handbook

Responsibilities of Board Officers

Each member of the Planning Board has an important role to play, but there are three individuals who are essential to the effective operation of the board, the chair, the vice-chair and the secretary. The following briefly outlines the responsibilities of each:

Chair (President):

- Preside over all meetings and hearings of the board and maintain order;
- Call special meetings of the board in accordance with the board bylaws;
- Sign official documents of the board;
- See that all actions of the board are properly taken; and
- Keep all other board members in-

formed of the business before the board.

- Represent the board in discussions with the governing body or in other public forums.

Vice-Chair (Vice President)

- During the absence, disability or disqualification of the Chair, the Vice Chair will exercise or perform all the duties and responsibilities of the Chair.

Secretary (Planner or other Staff):

- Keep the minutes of all board meetings and hearings;
- Give or serve all notices required by law;
- Prepare the agenda for all meetings of the board;

- Be the custodian of board records;
- Inform the board of correspondence sent to the board;
- Sign official documents of the board (as delegated by the board)

Informed & Effective Membership

Effective planning board members need to be well informed. They should understand how their responsibilities relate to the community's planning policies and regulations.



You cannot escape the responsibility of tomorrow by evading it today.

Abraham Lincoln

Subdivision Regulations (Definitions)

Legal access means that each lot in a subdivision either abuts a public (city, county, state, or federal) street or road, or that the sub divider has obtained adequate and appropriate easements across all necessary properties, from a public road to each lot in the subdivision, whether or not a road has been constructed on that property, and has dedicated the easement or a private road for public use.