

HB 589

REVISE CRITERIA FOR FIRST MINOR SUBDIVISION

REASONS TO SUPPORT HB 589

1. The law was amended last session to go back to 1973 and see if more than five exempt tracts or subdivision lots were created from the original tract. If they were, then the subdivision is treated like a major subdivision. This has caused many small one or two lot subdivisions to go through a complicated rigorous process that is really not necessary.
2. Professional Planning Staffs and County Commissioners are more than capable of addressing the impacts from these small proposals without taking up the time of the volunteer Planning Board. In Flathead County last year the Planning Board often had 3 to 4 meetings a month. Many of these meetings were filled with small subdivisions of few lots as a result of the subsequent minor subdivision definition. This situation took up the Planning Board time and also gave volunteer board members less time to concentrate on larger projects that need to be reviewed in a public hearing by the Planning Board. Large complex projects take a lot of time to study by planning board members. These members are volunteers, their time should be used for projects that need public review, not small one or two lot subdivisions that can easily be reviewed by professional planning staffs and county commissioners.
3. HB 589 requires that you go back ten years to see if more than five tracts or lots were created in order to treat the proposal as a major subdivision. This is a reasonable amount of time, if nothing has happened in ten years, it is obvious that there is not an attempt to avoid major subdivision review. This reasonable revision will not give anyone a free pass to anything. Subdivision proposals will all receive a complete thorough review.