

NOTICE OF PUBLIC HEARING

The Board of Commissioners of Flathead County, Montana, hereby gives notice, pursuant to Section 76-2-205(1), M.C.A., that it will hold a public hearing to consider a request by Icecap, LLC to change the zoning designation in a portion of the Holt Zoning District from SAG-10 (Suburban Agricultural) to B-2 (General Business) (10.02 acres) and R-2 (One Family Limited Residential) (57.71 acres).

The boundaries of the area proposed to be amended from SAG-10 (Suburban Agricultural) to B-2 (General Business) are described as:

A TRACT OF LAND SITUATED IN THE SE 1/4 NW 1/4 OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, STATE OF MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 NE 1/4 OF SECTION 24, MARKED BY A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BRIEN 7681S"; THENCE NORTH 89°38'30" WEST, ALONG THE SOUTH LINE OF THE SW 1/4 NE 1/4 AND THE SE 1/4 NW 1/4 OF SECTION 20, A DISTANCE OF 1809.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF MONTANA STATE HWY 35; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 31°32'51" WEST, A DISTANCE OF 504.86 FEET; THENCE NORTH 58°50'42" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 25°42'22" WEST, A DISTANCE OF 66.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 25°42'22" WEST, A DISTANCE OF 354.97 FEET, THENCE NORTH 31°09'57" WEST, A DISTANCE OF 269.36 FEET; THENCE NORTH 29°06'34" WEST, A DISTANCE OF 241.15 FEET; THENCE NORTH 37°39'07" WEST, A DISTANCE OF 78.42 FEET; THENCE SOUTH 69°08'03" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 20°34'09" WEST, ALONG THE CHORD OF A 1095.92 RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE OF 0°35'38"), A DISTANCE OF 11.36 FEET TO THE NORTH LINE OF THE SE 1/4 NW 1/4 OF SECTION 24; THENCE SOUTH 89°42'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 530.95 FEET; THENCE SOUTH 31°09'18" EAST, A DISTANCE OF 970.95 FEET; THENCE NORTH 89°38'30" WEST, A DISTANCE OF 561.36 FEET TO THE POINT OF BEGINNING.

The boundaries of the area proposed to be amended from SAG-10 (Suburban Agricultural) to R-2 (One Family Limited Residential) are described as:

A TRACT OF LAND SITUATED IN THE SE 1/4 NW 1/4 AND THE SW 1/4 NE 1/4 OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, STATE OF MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SW 1/4 OF THE NE 1/4 AND ALL OF THAT PORTION OF THE SE 1/4 NW 1/4 LYING NORTH AND EAST OF THAT CERTAIN RIGHT-OF-WAY DEEDED TO THE STATE OF MONTANA AS RECORDED ON OCTOBER 3, 1935 IN BOOK 218, PAGE 537.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MONTANA AS RECORDED ON DECEMBER 9, 1992 AS INSTRUMENT NO. 9234415260, FLATHEAD COUNTY RECORDS.

EXCEPTING THEREFROM THE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 NE 1/4 OF SECTION 24, MARKED BY A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BRIEN 7681S"; THENCE NORTH 89°38'30" WEST, ALONG THE SOUTH LINE OF THE SW 1/4 NE 1/4 AND THE SE 1/4 NW 1/4 OF SECTION 20, A DISTANCE OF 1809.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF MONTANA STATE HWY 35; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 31°32'51" WEST, A DISTANCE OF 504.86 FEET; THENCE NORTH 58°50'42" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 25°42'22" WEST, A DISTANCE OF 66.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 25°42'22" WEST, A DISTANCE OF 354.97 FEET, THENCE NORTH 31°09'57" WEST, A DISTANCE OF 269.36 FEET; THENCE NORTH 29°06'34" WEST, A DISTANCE OF 241.15 FEET; THENCE NORTH 37°39'07" WEST, A DISTANCE OF 78.42 FEET; THENCE SOUTH 69°08'03" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 20°34'09" WEST, ALONG THE CHORD OF A 1095.92 RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE OF 0°35'38"), A DISTANCE OF 11.36 FEET TO THE NORTH LINE OF THE SE 1/4 NW 1/4 OF SECTION 24; THENCE SOUTH 89°42'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 530.95 FEET; THENCE SOUTH 31°09'18" EAST, A DISTANCE OF 970.95 FEET; THENCE NORTH 89°38'30" WEST, A DISTANCE OF 561.36 FEET TO THE POINT OF BEGINNING.

The regulations defining the SAG-10, B-2 and R-2 zones are contained in the Flathead County Zoning Regulations on file for public inspection at the Office of the Board of Commissioners, located at 800 South Main, Room 302, Kalispell, Montana, at the Flathead County Planning and Zoning Office, 40 Eleventh Street West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office's website at: http://flathead.mt.gov/planning_zoning/downloads.php. Documents related to the proposed zone change are also on file for public inspection at the Office of the Board of Commissioners and at the Flathead County Planning and Zoning Office.

The public hearing will be held on the **27th day of February, 2018, at 9:30 o'clock a.m.** in the Commissioners' Chambers, Third Floor, Old Courthouse, Kalispell, Montana. At the public hearing, the Board of Commissioners will give the public an opportunity to be heard regarding the proposed change to the Holt Zoning District.

Written comments are encouraged and will be reviewed by the Commissioners prior to the hearing.

DATED this 9th day of January, 2018.



BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: 
Pamela J. Holmquist, Chair

Publish on February 10 and 17, 2017.