

## 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 Curtis Lund to change the zoning designation in a portion of the Willow Glen Zoning District from 'B-2 General Business / Evergreen Enterprise Overlay EEO' and 'R-2 One Family Limited Residential' to 'B-3 Community Business / Evergreen Enterprise Overlay EEO.' The applicants are also requesting a commercial Planned Unit Development (PUD) to modify the proposed B-3 zoning to increase the maximum height from 35 feet to 60 feet.

The boundaries of the area proposed to be amended from 'B-2 General Business / Evergreen Enterprise Overlay EEO' and 'R-2 One Family Limited Residential' to 'B-3 Community Business / Evergreen Enterprise Overlay EEO' and the proposed PUD can be legally described as:

Parcel 1: A tract of land located in the NW¼ of Section 9, Township 28 North, Range 21 West, Principal Meridian, Montana. Tract 1 of Certificate of Survey No. 11727 (62 Sager Lane).

Parcel 2: A tract of land located in the NW¼ of Section 9, Township 28 North, Range 21 West, Principal Meridian, Montana. Tract 2 of Certificate of Survey No. 11727 (64 & 66 Sager Lane).

Parcel 3: Tract 3 of Certificate of Survey No. 11727, located and being in the NW¼ of Section 9, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana (70 Sager Lane).

Parcels 4 and 5: A tract of land in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) and the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 9, and the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 4, all in Township 28 North, Range 21 West, M.P.M., Flathead County, Montana. Tract 2 of Certificate of Survey No. 10377.

### EXCEPTING THEREFROM THE FOLLOWING TRACT OF LAND:

A tract of land being a portion of Tract 2, COS 10377; located in the NW¼ of Section 9, Township 28 North, Range 21 West, Principal Meridian, Montana; more particularly described as follows:

Beginning at a point on the north line of Tract 2, COS 10377, said point being S89°37'18"W 80.01 feet from the ¼ corner common to Sections 4 and 9, T28N, R21W; thence  
S00°29'07"W 96.16 feet; thence  
S89°48'56"W 158.55 feet to the westerly line of said Tract 2; thence  
N00°02'19"E 95.61 feet along said westerly line to the north line of Section 9;  
thence  
N89°37'18"E 159.30 feet long the north line of Section 9 to the point of beginning.

The regulations defining the B-2, R-2, B-3 and the Evergreen Enterprise Overlay zones are contained in the Flathead County Zoning Regulations on file for public inspection at the Office of the Board of Commissioners, 800 South Main, Room 302, Kalispell, Montana, at the Flathead County Planning and Zoning Office, 40 11th Street West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office's website at: [http://flathead.mt.gov/planning\\_zoning/downloads.php](http://flathead.mt.gov/planning_zoning/downloads.php). Documents related to the proposed zone change are also on file for public inspection at the Commissioners' Office and at the Flathead County Planning and Zoning Office.

The public hearing will be held on the **23rd day of August, 2018 at 9 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 Willow Glen Zoning District.

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

DATED this 2nd day of July, 2018.



BOARD OF COUNTY COMMISSIONERS  
Flathead County, Montana

By: *Pamela J. Holmquist*  
Pamela J. Holmquist, Chairman

Publish on August 5 and 12, 2018.