

**AGENDA
FLATHEAD COUNTY BOARD OF ADJUSTMENT
March 6, 2018**

The Flathead County Board of Adjustment will meet on **Tuesday, March 6, 2018** beginning at 6:00 P.M. in the **2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Ste 200 Kalispell, Montana 59901.**

Please turn off all cellular telephones.

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. **Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, March 6, 2018.**

The Agenda for the meeting will be:

- A. Call to order and roll call.**
- B. Approval of the February 6, 2018 minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
 1. **FCU-17-17** A request from Donald & Lisa Mischke for a conditional use permit for a 'Home Occupation' for an auto repair shop on property located at 257 Aero Lane in Ferndale, MT. The subject property is located within the Bigfork Zoning District, zoned *SAG-5 (Suburban Agricultural)* and contains approximately 3.13 acres. **This item will be reviewed by the Bigfork Land Use Advisory Committee (BLUAC) on Thursday, February 22, 2018 @ 4:00 pm at Bethany Lutheran Church, 8559 Highway 35 in Bigfork.**
 2. **FCU-18-01** A request from Michael V. Seaman and Garry D. Seaman for a conditional use permit for a manufactured home park that will include 122 spaces within the Evergreen Zoning District, zoned *R-4 (Two Family Residential)*. The property is located immediately west of West Evergreen School and contains approximately 33 acres. The applicants are requesting preliminary plat approval of 'West Evergreen Estates', a two phased manufactured home park reviewed under 'Subdivision for Lease or Rent' and will connect to Evergreen Water & Sewer.
 3. **FCU-18-02** A request from George J. Joseph, on behalf of Rose Stahlberg, for a conditional use permit to build two (2) 10-unit apartment buildings on property located at 214 Spruce Drive within the Evergreen Zoning District. The property contains approximately 0.90 acres and is zoned *RA-1 (Residential Apartment)*.
 4. **FZV-18-01** A request from Bruce Tutvedt for a variance to Section 3.34.050(4)(E) of the Flathead County Zoning Regulations (FCZR) which states, in order to meet the 5 acre density allowance, "*A portion of each lot must be within 300 feet of a road maintained by the County and have access to and use of said road.*" The applicant is requesting the variance because the standard prohibits developing reasonable lot lines within the Lost Hills subdivision which otherwise meets the density requirements. The property is located along Farm to Market Road north of Clark Drive, within the West Valley Zoning District and contains approximately 38 acres.
 5. **FCU-18-03** A request from Vincent Grillo, on behalf of Dancing Fox, LLC and Clyde & Barbara Potts, for a conditional use permit to build two (2) four-plex apartment buildings on each of the subject properties. The two lots are located at 209 and 138 Jewel Basin Court within the Bigfork Zoning District, zoned *B-3 (Community Business)* and contain approximately 0.90 acres. **This item will be reviewed by the Bigfork Land Use Advisory Committee (BLUAC) on Thursday, February 22, 2018 @ 4:00 pm at Bethany Lutheran Church, 8559 Highway 35 in Bigfork.**
- E. Old Business**
- F. New Business**
- G. Adjournment**

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.