

**AGENDA**  
**FLATHEAD COUNTY PLANNING BOARD**  
**September 11, 2019**

The Flathead County Planning Board will meet on **Wednesday, September 11, 2019** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Suite 200 Kalispell, Montana.**

*\*\*Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair.*

*Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.\*\**

All decisions made by the Planning Board are considered *recommendations* and will be forwarded to the Board of County Commissioners for *final action*. Please check the County Commissioners page of the County website, [flathead.mt.gov/commissioner/](http://flathead.mt.gov/commissioner/) or contact the Commissioners' office at 758-5503, for the scheduled date and time of a particular item.

**THE AGENDA FOR THE MEETING WILL BE:**

**A. Call to order and roll call**

**B. Pledge of Allegiance**

**C. Approval of the August 14, 2019 meeting minutes**

**D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**

**E. Board members disclose any conflict of interests**

**F. Public Hearings: The Flathead County Planning Board will hold a public hearing on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**

1. **FPP-19-11** A request from Bruce Tutvedt, with technical assistance from Marquardt Surveying for preliminary plat approval of Amended Plat of Lot 2, Lost Hills Subdivision, a proposal to create two (2) lots intended for residential use on approximately 10.75 acres. The applicant is proposing individual wells and septic systems and primary access will be from an existing approach for shared access off Farm to Market Road. The property is located at 3235 Farm to Market Road.

2. **FZC-19-14** A zone change request from Sands Surveying on behalf of Robert W. Bates and Savita K. Chaudhry for property in the Highway 93 North Zoning District. The proposal would change the zoning on property located at 181 Whitefish Trail South in Kalispell, MT from *SAG-10 (Suburban Agricultural)* to *SAG-5 (Suburban Agricultural)*. The total acreage involved in the request is approximately 12.05 acres.

3. **FZC-19-16** A zone change request from Leslie A. Coates for properties in the Holt Zoning District. The proposal would change the zoning on property located at 307 Chapman Hill Road in Bigfork, MT from *SAG-10 (Suburban Agricultural)* to *R-3 (One-Family Residential)*. The total acreage involved in the request is approximately 1.0 acres.

4. **FLV-19-04** A request by Jolene Dugan for a Major Lakeshore Variance to the fill standards of the Flathead County Lake and Lakeshore Protection Regulations, specifically Sections 4.3F(2)(h)(1-2, 4-6). The applicant is seeking to construct a 'Modified Dynamic Equilibrium Beach' on the shore of Flathead Lake. The subject properties are located at 440, 482 and 494 Holt Drive, Bigfork, Montana.

5. **FZC-19-15** A zone change request from Darrel E. & Loretta J. Coverdell for property in the Bigfork Zoning District. The request is for a zone change from *SAG-5 (Suburban Agricultural)* to *B-3 (Community Business)* on Lot 1A of the amended plat of Flathead Swan Junction Unit #2 and from *B-3 (Community Business)* to *SAG-5 (Suburban Agricultural)* on Lot 2A of the amended plat of Flathead Swan Junction Unit #2. The property is located 2850 MT Highway 82 in Bigfork, MT and contains approximately 25.6 acres.

6. **FZD-19-01** A request by the Spring Creek Neighborhood Association to create a new zoning district that will be called the Spring Creek Addition Zoning District. The request further proposes that approximately 623.4 acres be zoned AG-20 Agricultural and approximately 1,570 acres be zoned SAG-15 Suburban Agricultural (FZTA-19-01). The property is located approximately 2,000 feet west of Highway 93 and approximately 2.8 mile north of Lakeside. Approximately 1,262 acres of this request is located within the boundaries of the Lakeside Neighborhood Plan.

7. **FZTA-19-01** A request by the Spring Creek Neighborhood Association for a text amendment to the Flathead County Zoning Regulations in order to add a new zoning use district called SAG-15 Suburban Agricultural. The proposed SAG-15 zone is similar in nature to the existing SAG-10 zone with the exemption of increased minimum lot size to 15 acres and cellular communications towers, public transportation shelter, and riding academy, rodeo arena will shift from permitted uses to those requiring a Conditional Use permit.

8. **FZTA-19-02** A request by the Flathead County Planning Board for multiple amendments to the Flathead County Zoning Regulations. The proposed amendments include the following sections: 3.08.040 regarding lot coverage and fence height, 3.30.030 and 3.31.030 regarding Mini storage, RV storage, 3.35.130 and 150 regarding conditional use and regulation review, 3.42.020 regarding guest houses and temporary uses, 4.04 regarding caretaker's facilities in the SAG-5, R-2.5, R-1, and RR-1 zones, 4.05 regarding cluster development in residential zones and covenants, and 8.05.160 regarding the definition of an dwelling, accessory.

**G. Old Business**

**H. New Business**

**I. Adjournment**