

**AGENDA**  
**FLATHEAD COUNTY PLANNING BOARD**  
**June 10, 2020**

The Flathead County Planning Board will meet on **Wednesday, June 10, 2019** beginning at **6:00 P.M. in the Trade Center Building at the Flathead County Fairgrounds, 265 N Meridian Rd., Kalispell MT.**

*\*\*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 May 13, 2020 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-19-10** A request from the Saint Herman Orthodox Church and the Stimer Family Trust, with technical assistance from Meridian Land Surveying, Inc. for preliminary plat approval of Saint Herman Subdivision, a proposal to create two (2) lots-one residential lot and one lot to be used by the Saint Herman Orthodox Church on approximately 40.822 acres. The applicants are proposing individual wells and septic systems and primary access to the proposed church lot will be from Morning View Drive and access to the house will remain along North Hill Road. The property is located at 285 North Hill Road.
2. **FPP-19-12** A request by C.R.O.W. LLC with technical assistance from A2Z Engineering and Sam Cordi Surveying for preliminary plat approval of North Lamb Lane Subdivision, a proposal to create six (6) residential lots on approximately 15.2 acres. The subdivision will be served by shared septic and wells. Access would be off Lamb Lane via Karrow Avenue. The property is located at 1545 Karrow Avenue, Whitefish, MT.
3. **FZC-20-05** A zone change request from Brian & Crystal Ray with technical assistance from Sands Surveying, Inc. for property in the Highway 93 North Zoning District. The proposal would change the zoning on property located at 555 Schrade Road, Kalispell, MT from *SAG-10 (Suburban Agricultural)* to *SAG-5 (Suburban Agricultural)*. The total acreage involved in the request is approximately 39.97 acres.
4. **FZC-20-06** A zone change request from Kelcey & Tawnya Bingham with technical assistance by Terra Designworks, LLC for property in the Rural Whitefish Zoning District. The proposal would change the zoning on property located at 400 E. Texas Avenue, Whitefish, MT from *SAG-10 (Suburban Agricultural)* to *R-2.5 (Rural Residential)*. The total acreage involved in the request is approximately 13.67.
5. **FZC-20-07** A zone change and a neighborhood plan amendment request by Tyler and Keturah Kerst for property in the Bigfork Zoning District. The proposal would change the zoning on property located at 25 Echo Bay Trail in Bigfork, MT from *AG-20 (Agricultural)* to *SAG-10 (Suburban Agricultural)*. The total acreage involved in the request is 22.09 acres.
6. **FZC-20-08** A zone change request from James Gelormino for property in the Willow Glen Zoning District. The proposal would change the zoning on property located at 628 Willow Glen Drive, Kalispell, MT from *R-2 (One Family Limited Residential)* to *R-5 (Two-Family Residential)*. The total acreage involved in the request is approximately 2.35 acres.
7. **FPP-20-05** A request from Sands Surveying, Inc., on behalf of Richard & Nancy Whitaker and Tim & Sherrie Calaway for preliminary plat approval of The Fort, a proposal to create 14 new commercial lots on 10.003 acres. The proposal would be served by the Bigfork Water and Sewer District. The property is located at 135 Montana Highway 83.
8. **FLV-20-02** A request by APEC Engineering, Inc. on behalf of Lakeside Marina Resort, LLC for a Major Lakeshore Variance to the following Sections: 4.2(E)(2)(a), 4.2(E)(2)(b), 4.3(E)(2)(a)(3), 4.3(E)(2)(c)(7), 4.3(F)(2)(e), 4.3(F)(2)(f), 4.3(F)(2)(h)(3), 4.3(F)(2)(h)(4), 4.3(F)(2)(h)(5), 4.3(F)(2)(h)(6), 4.3(A)(2)(a)(9), 4.3(B)(2)(c)(4), and 4.3(B)(2)(c)(5) of the Flathead County Lake and Lakeshore Protection Regulations (FCLR). The applicant is proposing to fill a portion of an existing man-made channel abutting the Highway 93 right-of-way within the Lakeside Marina shoreline property, behind a new concrete retaining wall. The proposed fill will create additional parking spaces, walkways, landscaping buffers and a location to install a stormwater filtration system. The applicants are also proposing a new 111' long by 10" thick retaining wall at a variable height of (8' to 10') from the lakebed, located 60' in front of the existing back retaining wall (rebuilt in 2006) and replacing the existing boardwalk at the landward side of the current wall with a 111' wide dock parallel to the new retaining wall. The subject property is located at 7129 US Highway 93 in Lakeside, MT.
9. **FPP-20-08** A request from TD&H Engineering, on behalf of Patrick Mackin for preliminary plat approval of Mackin Townhomes, a proposal to create 18 new townhouse lots within the Evergreen Zoning District. The proposal contains 5.714 acres and would be served by Evergreen Water and Sewer District. The properties are located at 203 and 207 Harmony Road, Kalispell, MT.
10. **FPP-20-07** A request from 406 Engineering, Inc. on behalf of BB Development Company, LLC, for preliminary plat approval of Country Home Estates Subdivision, a proposal to create eight (8) residential lots. The proposal contains 6.25 acres and would be served by individual septic and a community well. Access to each lot would be off an internal subdivision road via Hodgson Road. The property is located at 575 and 585 Hodgson Road.
11. **FPP-20-06** A request from Scott & Jocelyn Ernsberger with technical assistance from Sands Surveying, Inc., for preliminary plat approval of Ernsberger Hills, a proposal to create two (2) residential lots. The proposed subdivision contains 48.976 acres and is located at 2 Tiger Lily Lane in Marion, MT. Lot 1 is currently developed and is accessed via an existing driveway off Tiger Lily Lane. Lot 2 would be served by an individual septic system and well and access is proposed via an existing approach off Highway 2, which also serves the adjacent Weyerhaeuser Company property.

**G. Old Business**

**H. New Business**

**I. Adjournment**