

**FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
MAY 7, 2013**

**CALL TO
ORDER**

A meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. Board members present were Scott Hollinger, Mark Hash and Cal Dyck. Gina Klempel and Charles Lapp were absent. Alex Hogle and BJ Grieve represented the Flathead County Planning & Zoning Office.

There were 3 people in the audience.

**APPROVAL OF
MINUTES**

Hash motioned and Dyck seconded to approve the April 2, 2013 minutes. The motion passed unanimously.

**ELECTION OF
NEW OFFICERS**

The board briefly discussed if they wanted to elect officers at this meeting.

Hollinger said the board would wait to elect new officers until a full board was present.

**PUBLIC
COMMENT
*(not related to
agenda items)***

None.

**RICHARD AND
MARY SONJU
*(FCU-13-02)***

A request by Richard & Mary Sonju for a Conditional Use Permit to expand an existing non-conforming use. The subject property is currently developed with a firearms/aerospace manufacturing facility within the Highway 93 North, SAG-10 (Suburban Agricultural) Zoning District. The owners are requesting to expand the facility by adding a new 18,000 ft² building to incorporate additional equipment and processing capability, and to include operational workspace and administrative offices. The property is located at 2902 Highway 93 North.

STAFF REPORT

Hogle reviewed Staff Report FCU 13-02 for the Board.

**BOARD
QUESTIONS**

None.

**APPLICANT
PRESENTATION**

Terry Kramer represented the applicant. He gave a history of the facility, their work with Lock-Heed Martin and Boeing, and the fact the conditional use for retail of their guns and a shooting

range had been dropped. He also spoke about the use of an expanded septic system, a storm water runoff system and a new well which was being installed. They also will not get a second approach to Highway 93. They will move the approach to the north to make entering and exiting the property safer. He also discussed what will be done with the landscaping, appearance of the building and the fact the manufacturing had no fumes, no noise or hazardous chemicals. He also spoke about how many people they employed, how many shifts were employed and the layout of the building. He talked about why they didn't pursue the conditional use which was previously permitted.

**BOARD
QUESTIONS**

None.

**PUBLIC
COMMENT**

None.

**STAFF
REBUTTAL**

None.

**BOARD
DISCUSSION**

Kramer said the applicant did not have any problems with any of the conditions.

**MAIN MOTION
TO ADOPT
F.O.F.
(FCU-13-02)**

Hash made a motion seconded by Dyck to adopt staff report FCU 13-02 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL
VOTE TO
ADOPT F.O.F.
(FCU-13-02)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO APPROVE
(FCU-13-02)**

Hash made a motion seconded by Hollinger to approve FCU 13-02.

**BOARD
DISCUSSION**

None.

**ROLL CALL
VOTE TO
APPROVE
(FCU-13-02)**

On a roll call vote the motion passed unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Grieve informed the board of the floodplain events which would be held the next day by DNRC regarding the Evergreen map of revisions.

Hollinger and Valade reviewed what was on the agenda for the next month.

ADJOURNMENT

The meeting was adjourned at approximately 6:22 pm. on a motion by Hollinger. The next meeting will be held at 6:00 p.m. on August 6, 2013.

Scott Hollinger, Chairman

Donna Valade, Recording Secretary

APPROVED AS **SUBMITTED**/CORRECTED: 8 / 6 / 13