

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
SEPTEMBER 14, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Don Hines, Jeff Larsen, Gene Dziza, Frank DeKort, Kathy Robertson, and Kim Fleming. Cal Scott, and Tim Calaway had excused absences. BJ Grieve and Jeff Harris represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 30 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**ZONING TEXT
AMENDMENT**

A request to amend the text of the Flathead County Zoning Regulations submitted by Roy Van Deren. The applicant wishes to amend section 3.17.020, Permitted Uses (B-2) to allow for "repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes and furniture, in an enclosed facility".

STAFF REPORT

BJ Grieve reviewed Staff Report FZTA-05-03 for the Board.

MOTION

Larsen made a motion seconded by Robertson to adopt Staff Report FZTA-05-03 and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**ZONE CHANGE/
DEGITZ**

A Zone change request in the Bigfork Zoning District by Ken Degitz and Linda Nelson, from R-1 (Suburban Residential) to B-3 (Community Business). The property is located off of Highway 35 in Bigfork.

STAFF REPORT

BJ Grieve reviewed Staff Report FZC-05-18 for the Board.

MOTION

Robertson made a motion seconded by DeKort to adopt Staff Report FZC-05-18 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**ZONE CHANGE/
PETERSON,
JOHNSON**

A Zone Change request in the Bigfork Zoning District by Thomas Peterson, M.D., and Maxine Johnson from SAG-10 (Suburban Agricultural-10 acres) to SAG-5 (Suburban Agricultural-5 acres) and RC-1 (Residential Cluster). The property will be developed and known as 'Eagle Basin' and is located on the west side of Hanging Rock Drive, between Holt Drive and MT Highway 82.

- STAFF REPORT** BJ reviewed Staff Report FZC-05-22 the Board.
- MOTION** Dziza made a motion seconded by Larsen to adopt Staff Report FZC-05-22 as findings of fact and recommended approval to the County Commissioners.
- ROLL CALL** On a roll call vote the motion failed unanimously.
- MOTION** Fleming made a motion seconded by DeKort to adopt Staff Report FZC-05-22 as findings of fact and recommended Denial to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed unanimously.
- PUD/NORTH SHORE VISTA** A request by James E. Moore for a Planned Unit Development, on approximately 5.003 acres. The property is located east of Chapman Hill Road, across from Eagle Bend North subdivision and golf course.
- STAFF REPORT** BJ reviewed Staff Report FPUD-05-07 the Board.
- MOTION** Larsen made a motion seconded by Fleming to adopt Staff Report FPUD-05-07 as findings of fact with the amended report and recommend approval to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed unanimously.
- PRELIMINARY PLAT/NORTH SHORE VISTA** A request by James E. Moore for Preliminary Plat approval of North Shore Vista, a ten (10) lot town-home Major Subdivision. All lots in the subdivision are proposed to have public water and sewer systems. The property is located east of Chapman Hill Road, across from Eagle Bend North subdivision and golf course.
- STAFF REPORT** BJ reviewed Staff Report FPP-04-07a the Board.
- MOTION** Larsen made a motion seconded by Fleming to adopt Staff Report FPP-04-07a as findings of fact with and recommended approval to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed unanimously.
- PUD/EAGLE ROCK** A request in the Bigfork Zoning District by House Investments and H and H Development, LLC for a Planned Unit Development on approximately 17.679 acres. All structures in the PUD are proposed to have public water and sewer systems. The property is located on Holt Drive in Bigfork.
- STAFF REPORT** BJ reviewed Staff Report FPUD-05-05 the Board.
- MOTION** Robertson made a motion seconded by DeKort to adopt Staff Report

FPP-04-07a as findings of fact and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

PRELIMINARY PLAT/EAGLE ROCK ESTATES A request in the Bigfork Zoning District by House Investments and H and H Development, LLC for Preliminary Plat approval of Eagle Rock Estates, a seventeen (17) lot Major Subdivision The property is located on Holt Drive in Bigfork.

STAFF REPORT BJ reviewed Staff Report FPP-05-05a the Board.

MOTION Robertson made a motion seconded by Dziza to adopt Staff Report FPP-04-07a as findings of fact with the amended conditions and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

NEW BUSINESS None.

OLD BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 9:30 p.m. on a motion by Robertson seconded by Dziza. The next meeting will be held at 6:00 p.m. on September 21, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 10/20/05