

The Public Process for Creating a New Zoning District

The public process in Flathead County is done in accordance with state statues and is comprised of the following steps.

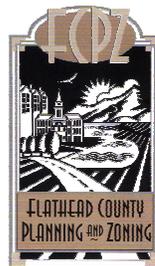
1. The public process starts the day your application for a new zoning district has been submitted to the Planning and Zoning Office.
2. The Planning Board will hold a public hearing approximately 60 to 90 days following the submittal of your application. During this time period public comment will be accepted up until the close of the public hearing. Following the public hearing the Planning Board will make a recommendation to either approve, amend or deny the proposed district to the County Commissioners.
3. The Flathead County Commissioners will hold a public hearing approximately 30 days following the Planning Board hearing. During this time period public comment will be accepted up until the close of the public hearing. Following the public hearing, the Commissioners will consider all the information and decide to either approve, amend, or deny the proposal. If the Commissioners decide to approve or amended proposal, they will pass a resolution of intent to create your zoning district.
4. Following the adoption of the resolution of intent, there will be a 30 day protest period. If the Commissioners receive letters protesting the creation of the district from 40% of the property owners, or 50% of the property area, the Commissioners may not adopt the district. If the protest does not meet those thresholds, the district becomes effective at the end of the protest period.

Showing support at each public hearing is critical to the success of your proposal.

Mission Statement:

“The Flathead County Planning & Zoning Office is committed to providing the highest level of planning services. We will accomplish this through employees who anticipate public needs, and promote a work environment that encourages creativity, communication and cooperation. The Office will also encourage professional development and training for all staff members.”

For more information, contact:



Flathead County Planning & Zoning
1035 First Avenue West
Kalispell, MT 59901
Phone: 406-751-8200
Fax: 406-751-8210
E-mail: planningweb@flathead.mt.gov
Website: http://flathead.mt.gov/planning_zoning/



Flathead County Planning & Zoning

Creating a New Zoning District



An informational brochure

Flathead County Planning & Zoning

Who Can Create A New Zoning District?

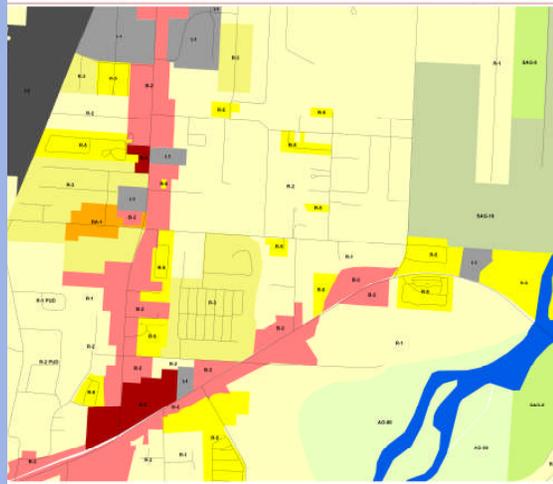
- New zoning districts can be established by the County based upon an applicable plan,
- **or**
- A group of landowners can ask the county to zone their area.

What Does Zoning Do?

- The purpose of zoning is to protect property values by separating incompatible uses from occurring adjacent to each other.
- Large portions of Flathead County are unzoned, meaning there are no standards administered by the County.
- Being unzoned provides a certain level of flexibility, but it also means your investment in property may be unprotected and may result in your property being devalued.
- Zoning provides predictability in your investment.
- Most zoning districts used in Flathead County establish permitted uses, conditional uses, and bulk and dimensional requirements.
- Zoning can and does change over time.

Where are the Unzoned Areas in Flathead County?

- To find out if your property is zoned or unzoned, contact the Flathead County Planning and Zoning Office, or check out Flathead County's interactive mapping website at: <http://flathead.mt.gov/gis/>



Why Establish a New Zoning District?

- All of the new zoning districts established in Flathead County in the past few years have one over arching theme, the landowners in the neighborhood felt that zoning was their best option to protect the value of their property and the community character.

How Can You Establish New Zoning District?

1. Talk to your neighbors to get an idea if zoning is something they are interested in.
2. Contact the Planning and Zoning Office. Tell them you think your neighborhood might be interested in creating a new zoning district.
3. Planning staff will discuss the variety of zoning options that might work for your neighborhood and potential boundaries for the district. You will learn how the public process works, what your role will be in that process, and what the County can do to help in your efforts.
4. Planning staff will want to know the level of support for zoning in the neighborhood. If a strong majority of your neighbors support a new zoning district, Planning staff will advise you to apply for the creation of a new district.
5. You can pick up an application at the Planning and Zoning Office. Planning staff will assist you in filling out the application.
6. Once you have submitted an application, your responsibilities will shift from finding support to organizing support. You will need to get as many people that support the district to write in letters and attend the public hearings.