NOTICE OF PASSAGE OF RESOLUTION OF INTENTION
EVERGREEN ZONING DISTRICT

The Board of Commissioners of Flathead County, Montana, hereby gives notice pursuant to Section 76-2-205(5), M.C.A., that it passed a resolution of intention (Resolution No. 797FS) on April 4, 2016, to change the zoning designation in a portion of the Evergreen Zoning District from R-2 (One Family Limited Residential) to R-3 (One Family Residential).

The boundaries of the area proposed to be amended from R-2 to R-3, being described as follows:

Commencing at the Northeast corner of said Lot 1; thence
Westerly along the Northerly boundary of Lot 1, a distance of 1247.50 feet to a point; thence
South a distance 528.00 feet to the place of beginning of the tract herein described; thence
Westerly and parallel with the Northerly boundary line of said Lot 1, a distance of 247.50 feet to a point; thence
South a distance of 152.70 feet; thence
Easterly and parallel with the Northerly boundary of said Lot 1, a distance of 247.50 feet; thence
Northerly, a distance of 152.70 feet to the place of beginning.

The property is located at 180 Birch Drive, Kalispell, Montana and is approximately 0.8 acres.

The proposed change would generally change the character of the zoning regulations applicable to the property from those intended to provide for large-tract residential development typically found in suburban areas, and generally served by either sewer or water lines, to regulations intended to provide adequate lot size for urban residential development; should have good thoroughfare access, and be in proximity to community and neighborhood facilities, i.e., schools, parks, shopping areas, and require all public utilities. The R-2 classification has a minimum lot size of 20,000 square feet; a change to R-3 would result in a minimum lot size of 10,000 square feet.

The regulations defining the R-2 and R-3 Zones are contained in the Flathead County Zoning Regulations, on file for public inspection at the Office of the Clerk and Recorder, Courthouse, 800 South Main, Kalispell, Montana, at the Flathead County Planning and Zoning Office, 1035 1st Avenue West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office's website, at: http://flathead.mt.gov/planning_zoning/downloads.php. Documents related to the proposed zone change are also on file for public inspection at the Office of the Clerk and Recorder and the Flathead County Planning and Zoning Office.

For thirty (30) days after the first publication of this notice, the Board of Commissioners will receive written protests to the change proposed for a portion of the Evergreen Zoning District from persons whose names appear on the last completed assessment roll of Flathead County and who either are registered voters in Flathead County or execute and acknowledge their protests before a notary public.

DATED this 4th day of April, 2016.

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: Pamela J. Holmquist
Pamela J. Holmquist, Chairman

Publish on April 9 and April 16, 2016.