

NOTICE OF PUBLIC HEARING

The Board of Commissioners of Flathead County, Montana, hereby gives notice, pursuant to Section 76-2-205(1), M.C.A., that it will hold a public hearing to consider a publicly initiated text amendment to the *Flathead County Zoning Regulations* proposed by the Flathead County Planning Board at the request of the Evergreen Chamber of Commerce. The proposed text amendment will create a new overlay use district entitled *EEO Evergreen Enterprise Overlay* and add the new overlay use district to the *Flathead County Zoning Regulations* as Section 3.50. The general character of the proposed *EEO Evergreen Enterprise Overlay* is a use district to diversify allowable businesses and encourage infill development along the Evergreen highway commercial corridor by overlaying B-2 General Business or B-3 Community Business zoning districts with one additional permitted use. The permitted use that is proposed is #25 from the current list of permitted uses in the I-1 Light Industrial use district and will appear as follows:

1. Light assembly and manufacturing, fabrication and processing, repairing, packing, storage facilities, warehousing and distribution of products and equipment provided that such uses do not produce objectionable impacts beyond the lot lines and do not involve materials that are explosive, hazardous or toxic. Examples of such uses would include but are not limited to the following:
  - A. Automobile, bus, truck, boat and equipment washing, detailing, repairing, service and storage.
  - B. Manufacture of products such as clothing; furniture; fabricated wood, glass, plastic and metal products; leather and leather goods; medical, dental and optical products and equipment; and boat building.
  - C. Processing and manufacturing of food such as baked goods, dairy products, alcoholic beverages and beverage manufacturing and bottling.
  - D. Repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes, and furniture.
  - E. Storage and warehousing such as mini-storage, boat and vehicle storage.

All other provisions of the underlying B-2 and B-3 use districts, as applicable, will apply. The *EEO Evergreen Enterprise Overlay* use district will also be added to the list of use districts found in Section 3.01.020 of the *Flathead County Zoning Regulations* as part of this text amendment.

The Flathead County Zoning Regulations apply in all County zoning districts created under Section 76-2-205, M.C.A., and are on file for public inspection at the Office of the Clerk and Recorder, located at 800 South Main, Kalispell, Montana, 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](http://flathead.mt.gov/planning_zoning/downloads.php). Documents related to the proposed amendments to those regulations are on file for public inspection at the Office of the County Clerk and Recorder and at the Flathead County Planning and Zoning Office.

The public hearing will be held on the **12<sup>th</sup> day of January, 2016, at 9:30 o'clock a.m.**, in the Chambers of the Board of Commissioners of Flathead County, Third Floor, Old Courthouse, Kalispell, Montana. At the public hearing, the Board of Commissioners will give the public an opportunity to be heard regarding the proposed change to the text of the Flathead County Zoning Regulations.

Written comments are encouraged and will be reviewed by the Commissioners prior to the hearing if received by the Flathead County Commissioners' Office at least three business days prior to the hearing.

DATED this 16<sup>th</sup> day of November, 2015.



BOARD OF COUNTY COMMISSIONERS  
Flathead County, Montana

By:   
Pamela J. Holmquist, Chairman

**SECTION 3.50****EEO EVERGREEN ENTERPRISE OVERLAY**

3.50.010

**Definition:**

A zoning district to diversify allowable businesses along the Evergreen commercial corridor while maintaining existing zoning by overlaying B-2 General Business or B-3 Community Business zoning districts with one additional permitted use.

3.50.020

**Permitted Use\*:**

1. Light assembly and manufacturing, fabrication and processing, repairing, packing, storage facilities, warehousing and distribution of products and equipment provided that such uses do not produce objectionable impacts beyond the lot lines and do not involve materials that are explosive, hazardous or toxic. Examples of such uses would include but are not limited to the following:
  - A. Automobile, bus, truck, boat and equipment washing, detailing, repairing, service and storage.
  - B. Manufacture of products such as clothing; furniture; fabricated wood, glass, plastic and metal products; leather and leather goods; medical, dental and optical products and equipment; and boat building.
  - C. Processing and manufacturing of food such as baked goods, dairy products, alcoholic beverages and beverage manufacturing and bottling.
  - D. Repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes, and furniture.
  - E. Storage and warehousing such as mini-storage, boat and vehicle storage.

\*Additional land uses permitted by the EEO overlay will be subject to the Flathead County Zoning Regulations for purposes including, but not limited to, administration, interpretation, enforcement and placement. For purposes of interpreting requirements of the Flathead County Zoning Regulations that reference specific zoning districts (such as signage requirements, permitted accessory uses, etc.) the underlying B-2 or B-3 zoning district shall be used. For purposes of interpreting requirements of the Flathead County Zoning Regulations that reference specific land uses, (such as parking and loading requirements, definitions of land uses, etc.) the actual land use(s) proposed or present shall be used.

3.50.030

**Bulk and Dimensional Requirements (EEO):**

1. All bulk and dimensional requirements of the underlying B-2 or B-3 zoning district, per Sections 3.17 or 3.18 (respectively) of the Flathead County Zoning Regulations.