

# **BIGFORK LAND USE ADVISORY COMMITTEE**

**Agenda for April 25, 2024**

**4:00 PM Bethany Lutheran Church – Downstairs  
8559 Highway 35, Bigfork, Montana 59911**

I Call to Order

II Adoption of Agenda

III Review and approval of draft minutes dated March 28, 2024

IV Administrator's report and announcements:

- A. Sign-in sheet with e-mail address. Approved minutes and documents are posted on the County website: [flathead.mt.gov/planning\\_zoning](https://flathead.mt.gov/planning_zoning) Click on: [meeting information](#)

V Public Comment:

VI Applications:

**FCU-24-05** A request from Evensen Engineering & Consulting, Inc., on behalf of Bigfork Hotel Group, for a conditional use permit for a 'Hotel' on property located at 1247 Cala Way in Bigfork, MT. The applicants are proposing to allow for a three-story hotel with a total of sixty-five (65) guest rooms, to be served by the Bigfork Water & Sewer District. The property is located within the Bigfork Zoning District and is zoned 'B-3 Community Business'.

**FCU-24-06** A request from Thomas Morton for an after-the-fact Conditional Use Permit to allow for a duplex on property located at 415 Grand Drive in Bigfork, Mt. The property is located within the Bigfork Zoning District and is zoned B-3 (Community Business).

**FCU-24-08** A request from Sherry Henderson for an after-the-fact Conditional Use Permit to allow for a 'Home Occupation' to allow for a pet grooming business on property located at 4764 Foothill Road near Bigfork, MT. The property is located within the Echo Lake Zoning District and is zoned 'SAG-5 Suburban Agricultural'.

**FZC-24-03** A zone change request from TMS Ventures, LLC., with technical assistance from Breckenridge Surveying & Mapping, for property within the Bigfork Zoning District. The proposal would change the zoning on a parcel located at 540 Grand Drive, Bigfork, MT from B-3 (Community Business) to R-4 (Two-Family Residential). The total acreage involved in the request is approximately 0.873 acres.

VII Unfinished Business:

Brief comments from the Planning Board meeting of April 10, 2024 on BLUAC's "Scope of Work" related to the updating of the Bigfork Neighborhood Plan,

VIII New Business:

Adjourn Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information. Some documents may be posted and found at [https://flathead.mt.gov/planning\\_zoning/planningboard.php](https://flathead.mt.gov/planning_zoning/planningboard.php). These items are posted as they become available.

Persons with a disability may request a reasonable accommodation by contacting the Flathead County Planning & Zoning Office at 406-751-8200 or TTY, 1-800-335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.