

Frequently Asked Questions

How do I report a Community Decay Violation?

Community Decay violations require a signed complaint form. Once a complaint form is filled out, signed, and submitted to our office our Code Compliance Officer will investigate the complaint and work with the property owner to bring the property back into compliance.

Do I have to sign the complaint form?

Yes! We do not have the resources to go out and look for violations, we rely on the general public to inform us of out of compliance properties. In order to process complaints fairly, we need a signed complaint form from a member of the public.

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."

Flathead County
Planning & Zoning

Community Decay

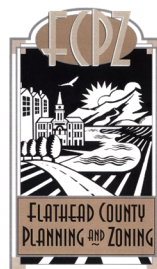


EASY ACCESS

Community Decay and Zoning Complaint Forms can be found in our office as well as on our website:

http://flathead.mt.gov/planning_zoning

For more information, contact:



Flathead County Planning & Zoning
40 11th Street West, Ste 220
Kalispell, MT 59901
Phone: 406-751-8200
E-mail: compliance@flathead.mt.gov
Website: http://flathead.mt.gov/planning_zoning/

Information Regarding Flathead County's
Community Decay Ordinance

Flathead County Planning and Zoning Office is tasked with enforcing the Community Decay Ordinance. Our office does not go out looking for violations but instead relies on the public to inform us of violations via formal complaints. Our code compliance officer investigates formal complaints of Community Decay in unincorporated areas of Flathead County and works with property owners to bring properties back into compliance.

What is Community Decay?

Community Decay refers to a public nuisance created by allowing rubble, debris, junk or refuse to accumulate resulting in conditions that are injurious to health, indecent, offensive to the senses, or obstruct the free use of property so as to interfere with the comfortable enjoyment of life or property; provided, however, the 'community decay' may not be construed or defined to apply to normal farming, ranching, or other agricultural operations.

- Community Decay must be visible from a point up to six feet above the surface of the center of any public roadway .
- Public nuisance means a nuisance which affects, at the same time, an entire community or neighborhood or any considerable number of persons, although the extent of the annoyance or damage inflicted may be unequal.



How does it work?

- Once a complaint is issued, our code compliance officer will inspect the property to determine whether a violation is occurring. Our code compliance officer will attempt contact at the time of the site visit, and work with the property owner to come into compliance.
- If a violation is occurring, a letter will be sent to the property owner specifically describing the violation. They will be given 30 days to come into compliance and will be advised that if the violation is not rectified the county may rectify the situation and transfer the costs to the property owner.
- After the property owner receives the violation notice, the property owner may submit a plan of abatement with the type of abatement to be undertaken, the date abatement will begin, and a date of completion.
- Our code compliance officer will inspect the property again and close the file.

COMPLIANCE IS OUR GOAL!!!

Just a reminder...

- Be a good neighbor!
- Most neighborhood conflicts can be solved by speaking with your neighbor directly.
- Our office handles complaints in the order in which they are received.
- Our code compliance officer will contact you with any questions and/or clarifications.
- All complaint forms are considered public documents and are able to be viewed in our office during normal office hours.