

**AGENDA  
FLATHEAD COUNTY PLANNING BOARD**

The Flathead County Planning Board will meet on  
**Wednesday, August 10, 2022** beginning at **6:00 P.M.**  
**in the 2<sup>nd</sup> floor conference room of the South Campus Building, 40 11<sup>th</sup> Street West, Suite 200, Kalispell, Montana.**

*Please note agenda items are subject to change without notice.*

*Individuals that would like to participate via Zoom meeting may do so by following the instructions below.*

Join Zoom Meeting  
<https://us06web.zoom.us/j/89122261228>

**PASSCODE: FN2hx3**

Meeting ID: 891 2226 1228  
One tap mobile  
+12532158782,,89122261228# US (Tacoma)  
+13462487799,,89122261228# US (Houston)

Dial by your location  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 444 9171 US  
+1 669 900 6833 US (San Jose)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 646 931 3860 US  
+1 929 205 6099 US (New York)

Meeting ID: 891 2226 1228  
Find your local number:  
<https://us06web.zoom.us/j/89122261228>

*You will be instructed during the meeting when the public comment period is open for each agenda item.*

---

**THE AGENDA FOR THE MEETING WILL BE:**

- A. Call to order and roll call**
- B. Pledge of Allegiance**
- C. Approval of the July 13, 2022 meeting minutes**
- D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**
- E. Board members disclose any conflict of interests**
- F. Public Hearings: The Flathead County Planning Board will hold a public hearing on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**

- 1. FZC-22-13** A zone change request from Midway MM Inc., with technical assistance from Sands Surveying, Inc. for property within the Happy Valley Zoning District. The proposal would change the zoning on three parcels located at 4899 Highway 93 S (assessor numbers 0644000, 0644050, 0902650) near Whitefish, MT from *B-1 (Neighborhood/Professional Business)* to *B-2 (General Business)*. The total acreage involved is approximately 1.46 acres
- 2. FZC-22-14** A zone change request from James B. & Tracy D. Lee, with technical assistance from Sands Surveying, Inc. for property within the Airport Road Zoning District. The proposal would change the zoning on a parcel of land located at 2449 Airport Road, Kalispell, MT from *SAG-10 (Suburban Agricultural)* to *R-2.5 (Rural Residential)*. The total acreage involved in the request is approximately 5 acres
- 3. FPP-22-09** A request from Sands Surveying, Inc., on behalf of Brian W. & Crystal L. Ray, for preliminary plat approval of Schrade Road Subdivision, a proposal to create four (4) residential lots on 21.376 acres. The proposed lots would be served by individual wells and septic systems. The property is located along Schrade Road, Kalispell, MT in the Highway 93 North Zoning District and is zoned *SAG-5 (Suburban Agricultural)*.

4. **FPP-22-14** A request from Sands Surveying, Inc. and 406 Engineering, on behalf of Wally Wilkinson, representing Rogers Lake, LLC, for preliminary plat approval of Canyon Creek Estates, a proposal to create 15 residential lots on 100.1 acres. The proposed lots would be served by individual septic systems and individual and shared wells. The properties are located on the north side of Rogers Lake Road, approximately 0.9 miles south of Highway 2 and are unzoned.
5. **FPP-22-15** A request from John Ray, with technical assistance from Breckenridge Surveying and Mapping, PLLC, for preliminary plat approval of Antler Bluff 10B Amended, a proposal to create two (2) residential lots on 4.88 acres. The proposed lots would be served by individual wells and septic systems. The property is located at 520 and 590 Antler Bluff near Columbia Falls, MT and is unzoned.
6. **FPP-22-17** A request from The Standard Development, LLC for preliminary plat approval of a 16-unit condominium to be known as The Story. The proposal would be served by public water and sewer. The property is located at 3854 Winter Lane, Whitefish, MT and is unzoned. The parcel is 0.333 acres
7. **FPMA-21-01** A request by the Middle Canyon Land Use Advisory Committee for an amendment to the Flathead County Growth Policy, specifically to add the West Glacier Vision Plan as an addendum to the Canyon Plan which has been incorporated into the Flathead County Growth Policy.
8. **FZTA-21-01** A request by the North Fork Land Use Advisory Committee to amend Section 3.40 (NF North Fork) of the Flathead County Zoning Regulations (FCZR). The proposed changes are extensive in nature and the request is considered to be a complete rewrite of Section 3.40 (NF North Fork). **This item was tabled at the June 9, 2021 planning board meeting.**

## G. Old Business

## H. New Business

- i. FY23 Workplan

## I. Adjournment

*\*\*Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair.*

*Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting\*\*  
All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, [flathead.mt.gov/commissioner/](http://flathead.mt.gov/commissioner/) or contact the Commissioners' office at 758-5503, for the scheduled date and time of a particular item.*

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