

# AGENDA

## FLATHEAD COUNTY BOARD OF ADJUSTMENT

### May 4, 2021

The Flathead County Board of Adjustment will hold a public hearing on the items listed below on **Tuesday, May 4, 2021 beginning at 6:00 PM 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.** **Individuals that would like to participate via Zoom meeting may do so by following the instructions below.**

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*Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to [planning.zoning@flathead.mt.gov](mailto:planning.zoning@flathead.mt.gov)). Any comments that have been received after board packets, will be read into the public record. To access the meeting and give oral comment, please follow the instructions below.*

#### **Join Zoom Meeting by computer**

<https://zoom.us/j/92960817310>

#### **One tap mobile**

+16699006833,,92960817310# US (San Jose)

+12532158782,,92960817310# US (Tacoma)

#### **Dial by your location**

*(wherever you are closest to - if you are unable to connect please try one of the other numbers)*

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 929 6081 7310

Find your local number: <https://zoom.us/u/aeCzxLWsrN>

*You will be instructed during the meeting when the public comment period is open for each agenda item.  
You can join the event starting at 5:45 p.m. on May 4, 2021. The meeting will begin at 6:00 pm*

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#### **The Agenda for the meeting will be:**

- A. Call to order and roll call.**
- B. Approval of the April 6, 2021 meeting minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
  1. **FZV-21-03** A request from James Gelormino for a variance to Section 3.14.040(3)(B) and Section 4.13.060 of the Flathead County Zoning Regulations (FCZR), to the front yard setback for a detached accessory structure and to the driving lane width for mini-storage on property located at 628 Willow Glen Drive, in Kalispell, MT. The property is located within the Willow Glen Zoning District and is currently zoned R-5 (*Two-Family Residential*). The total acreage involved is approximately 2.35 acres.
  2. **FCU-21-02** A request by Anthony Sundh for a conditional use permit for a manufactured home park within the Evergreen Zoning District. The applicant is proposing a second mobile home on property located at 315 Helena Flats Road in Evergreen. The parcel contains approximately 4.34 acres.
  3. **FZV-21-02** A request by Gregory & Adria Strable for an after-the-fact variance to Section 3.11.040(3)(A) of the Flathead County Zoning Regulations (FCZR), to encroach in the rear setback for the single family dwelling and the retaining wall as it is over three feet in height and must meet the 'Detached Accessory Structures' rear setbacks. The property is located at 1332 Bigfork Stage, Bigfork, MT within the Bigfork Zoning District. The property is zoned R-2 (*One-Family Limited Residential*) and the total acreage involved in the request is approximately 0.692 acre.

4. **FCU-21-03** A request from Eagle Bend Golf Club, LLC for a conditional use permit for an extension of an administrative conditional use permit (FACU-20-05) for properties located at 279 Eagle Bend Drive and adjoining golf course near Bigfork, MT within the Bigfork Zoning District. The applicant is requesting the permit to allow for the continued use of two double wide mobile trailers used for a pro-shop/golfer check-in and for administrative offices, mobile restroom trailer, mobile kitchen and bar trailer(s), two small mobile trailers for dry and refrigerated storage, and a large canopy tent used as a dining area as a temporary use/buildings. The property is zoned *RC-1 (Residential Cluster)*.
5. **FCU-21-04** A request from Adam Britt for a conditional use permit for ‘dwellings, cluster (attached or detached when greater than 4 dwelling units/buildings)’ and ‘Tourist accommodation units’ on property located within the Bigfork Zoning District. The property is located at 615 Holt Drive, Bigfork MT and is zoned RC-1 (Residential Cluster) and contains approximately 1.7 acres.

**E. Old Business**

**F. New Business**

**G. Adjournment**

*Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11<sup>th</sup> 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.*

***All decisions made by the Board of Adjustment are considered final actions.***

*Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board.*

***Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, May 4, 2020.***

***Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner’s Office at 758-5503 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.***