

**December 1, 2005 Minutes of  
Bigfork Land Use Advisory Committee**

Members present: John Bourquin, Clarice Ryan, Phil Hanson, Bob Keenan.

Vice Chairman, Ryan called the meeting to order at 4:00 PM. John Bourquin made the motion that Minutes of the September 29, 2005 meeting be approved as presented. Bob Keenan seconded the motion. Motion passed unanimously.

**Item 1: Pulled**

**Item 2:** A request by David Christensen for a zoning variance to the setbacks on property located in the Bigfork R-4 (Two-Family Limited Residential) Zoning District. County Zoning Regulations which require a twenty (20) foot setback. The applicant is requesting a four (4) to eight (8) foot variance from required setback. The property is located at 238 Beach Road in Bigfork, and can be further described as Lot 14A, Bigfork Shores in Section 36, Township 27 North, Range 20 West, P.M>M>, Flathead County Montana.

**Staff:** Tracey from Staff did not add to the application in hand.

**Applicant:** David Christensen reinforced the request due to the shape of the lot and the cul-de-sac limiting the building portion of the lot.

**Public Comment:** None

**Committee:**

**John Bourquin:** With a one car garage, where will additional parking take place? Applicant said there was sufficient parking off the street on the property.

**Phil Hanson:** I'm concerned about past violations of setbacks. The road is extremely narrow and the area is congested.

**Clarice Ryan:** Believe we need to address variances in the future.

Bob Keenan made the motion to approve the application as is. John Bourquin seconded the motion. Motion carried unanimously.

**Item 3: Pulled**

**Old Business:**

John Bourquin reported on the Amendment to the BLUAC Policies and Procedures hand carried to the Committee from Chief Deputy County Attorney Jonathan Smith by Tracey from staff. The Amendment has been approved by Chief Deputy County Attorney Jonathan Smith.

Phil Hanson made the motion to accept the Amendment as presented. John Bourquin seconded the motion. Motion failed by Bob Keenan's no vote.

Bob Keenan made the motion to reconsider action. John Bourquin seconded the motion. In the following discussion, Keenan noted several questions regarding the Amendment. Question was raised as to the section for filling vacancies. On page 2, second paragraph, "Vacancies occurring on the committee shall be filled within 30 days. Appointments will be made by the BLUAC, and appointees will serve for the remainder of the original term." Of concern was the possibility of a committee member vacating a position in early or mid-term of the three-year term. The consensus of the committee was that vacancies should be filled until the next election.

Bob Keenan made the motion to approve the Amendment with the following change: "Vacancies occurring on the committee shall be filled within 30 days. Appointments will be made by the BLUAC, and appointees will serve until the next election." John Bourquin seconded the motion. Motion carried unanimously.

Secretary Hanson was directed to forward the Amendment with the suggested change to the Flathead County Commissioners and Chief Deputy County Attorney Jonathan Smith.

Meeting was adjourned at 4:30 PM

Sue Hanson  
Secretary