

**FLATHEAD COUNTY BOARD OF ADJUSTMENT  
MINUTES OF MEETING  
APRIL 5, 2005**

**CALL TO ORDER**

The regular meeting of the Flathead County Board of Adjustment was called to order at approximately 7:00 p.m. Committee members present were, David Van Dort, Gina Klempel, Dennis Rea, and Mark Hash. Scott Hollinger was absent. Kirsten Holland, Traci Tull, and Peggy Goodrich represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 6 people in the audience.

**APPROVAL OF MINUTES**

Van Dort made a motion seconded by Klempel to approve the minutes of February 1, 2005.

**ROLL CALL**

On a roll call a vote the motion passed unanimously.

**CONDITIONAL USE PERMIT/ROMAN CATHOLIC BISHOP OF HELENA**

A request by the Roman Catholic Bishop of Helena for a Conditional Use Permit to allow for a Youth Center within the Bigfork, AG-40 (Agricultural) Zoning District. The applicants propose to operate religious, educational, fellowship and worship services in an existing structure that will be relocated within the approximately 41 acre lot. The property is located at 195 Coverdell Road in Bigfork.

**STAFF REPORT**

Kirsten Holland of the Flathead County Planning & Zoning Office reviewed Staff Report FCU-05-06 for the Board.

**MOTION**

Van Dort made a motion seconded by Klempel to adopt Staff report FCU-05-06 as finding of fact and grant the Conditional Use Permit.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE PERMIT/WUTKE**

A request by Dennis and Eric Wutke for a Conditional Use Permit to allow for the expansion of an existing non-conforming structure within a SAG-10 (Suburban Agricultural) Zoning District. The applicants propose to expand an existing shop building and construct a three-sided lean-to on approximately 4.5 acres, 4 miles north of Kalispell. The property is located at 3465 Highway 93 North.

**STAFF REPORT**

Kirsten Holland of the Flathead County Planning & Zoning Office reviewed Staff Report FCU-05-04 for the Board.

**MOTION**

Hash made a motion seconded by Van Dort to adopt Staff report FCU-05-04 as finding of fact and grant the Conditional

Use Permit.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE  
PERMIT/GUNDERSON**

A request by Karen Gunderson and Douglas Leib for a Conditional Use Permit to allow for multiple uses and operate a mini-storage facility within the Evergreen and Vicinity I-1 (Light Industrial) Zoning District. The property is located at 1085 Whitefish Stage Road.

**STAFF REPORT**

Traci Tull of the Flathead County Planning & Zoning Office reviewed Staff Report FCU-05-05 for the Board.

**MOTION**

Van Dort made a motion seconded by Hash to adopt Staff report FCU-05-05 as finding of fact and grant the Conditional Use Permit.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE  
PERMIT/DISTEFANO**

A request by Frank and Patricia Distefano for a zoning variance to the side setback on property located in the Little Bitterroot Lake Zoning District. Specifically the variance would be to Section 3.33.050 #6 of the Flathead County Zoning Regulations that require a 10 foot setback, and would enable the applicant to reduce the side setback to 5 feet. The property is located at 1064 Kelsey Road.

**STAFF REPORT**

Traci Tull of the Flathead County Planning and Zoning Office Reviewed Staff Report FZV-05-01 for the Board.

**MOTION**

Van Dort made a motion seconded by Hash to adopt Staff Report FZV-05-01 as findings of fact and grant the Conditional Use Permits.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**ADJOURNMENT**

The meeting was adjourned at approximately 7:30 p.m. on a motion by Van Dort seconded by Klempel. The next meeting will be held at 6:00 p.m. on May 3, 2005.

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Dennis Rea, President

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Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 5/3/05