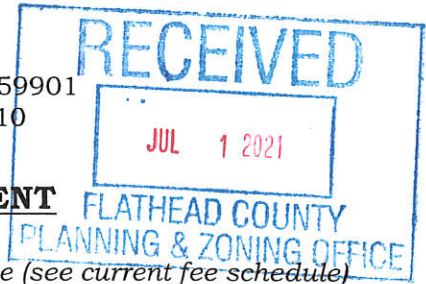




Flathead County

Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1,549²⁵

APPLICANT/OWNER:

- 1. Name: BROWN, BRIAN M Phone: _____
- 2. Mail Address: 1380 LOWER VALLEY RD
- 3. City/State/Zip: KALISPELL MT 59901
- 4. Interest in property: owner

Check which applies:



Map Amendment



Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Rick Breckenridge Phone: 406.261.7758
 Mailing Address: 2302 Hwy 2 East #6
 City, State, Zip: Kalispell, MT 59901
 Email: rbreck77@yahoo.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

A. What is the proposed zoning text/map amendment?

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

A. Address of the property: 1380 LOWER VALLEY RD

B. Legal Description: TR 3A IN E2NW4SE4
(Lot/Block of Subdivision or Tract #)

35 -28N -21W
Section Township Range (Attach sheet for metes and bounds)

C. Total acreage: 19.55

D. Zoning District: Lower Side

E. The present zoning of the above property is: AG80

F. The proposed zoning of the above property is: SAG5

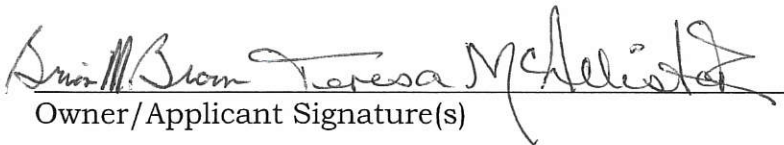
G. State the changed or changing conditions that make the proposed amendment necessary: Conform with existing conditions. These properties were zoned as AG80 when the tracts were already a 20 acre parcel.

2021/07/01

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.


Owner/Applicant Signature(s)

APRIL 9, 2021
Date

SCANNED