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 $_____

APPLICANT/OWNER:

1. Name: David A. & Colleen E. Stevens / Donald F. & Becky B. Sneck Phone: 406-249-3844 / 406-369-2878
2. Mail Address: 239 Fox View Trl / 940 Ranch Lane
3. City/State/Zip: Kalispell, MT 59901 / Kalispell, MT 59901
4. Interest in property: Owners / Owners

Check which applies: ☑ Map Amendment ☐ Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Josh Lenderman w/ River Design Group Phone: 406-862-4927
Mailing Address: 236 Wisconsin Ave.
City, State, Zip: Whitefish, MT 59937
Email: jlenderman@riverdesigngroup.net

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: 239 Fox View Trl Kalispell, MT 59901 / 940 Ranch Lane Kalispell, MT 59901

B. Legal Description: Parcel B of C.O.S. #13497 / NE ¼ SW ¼ NE ¼, Sec 8 of COS # 3036 pg.3
(Lot/ Block of Subdivision or Tract #)

8 - 29 - 21
Section Township Range *(Attach sheet for metes and bounds)*

C. Total acreage: 15.034 acres / 10.008 acres

D. Zoning District: HWY 93 North / HWY 93 North

E. The present zoning of the above property is: SAG-10 / SAG-10

F. The proposed zoning of the above property is: SAG-5 / SAG-5

G. State the changed or changing conditions that make the proposed amendment necessary: The property owners would like to change the zoning determination to better match the adjoining properties.

RECEIVED
SEP 4 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

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)	Date 8/26/20
Owner / Applicant Signature (s)	Date 8/26/20
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SEP - 4 2020

APPLICABLE TO ALL ZONING APPLICATIONS:

A. Pre-Application Meeting:

A pre-application meeting is highly recommended. This can be scheduled at no cost by contacting the Planning & Zoning office. Among topics to be discussed are: Master Plan compatibility with the application, compatibility of proposed zone change with surrounding zoning classifications, and the application procedure.

B. Completed application.

C. Application fee.

D. The application must be accepted as complete by the Flathead County Planning & Zoning staff prior to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled.

APPLICABLE TO APPLICATIONS FOR ZONE CHANGE:

A. Application Contents:

1. Completed Zone Change application, including signatures of all property owners applying for zoning map amendment.

   IF this is a **MAP** amendment the following are also required:

   i) A map showing the location and boundaries of the property *(vicinity map).*

   ii) A Title Report of the subject property

   iii) A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

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