

NOTICE OF PUBLIC HEARING

The Board of Commissioners of Flathead County, Montana, hereby gives notice, pursuant to Section 76-2-206, M.C.A., that it will hold a public hearing to consider the establishment of an interim zoning district. The boundaries of the proposed interim zoning district are approximately two miles from the Whitefish city limits and are specifically described in Exhibit "A" attached hereto.

The exigent circumstance compelling the establishment of the proposed interim zoning district is that the City of Whitefish no longer has jurisdiction for zoning in the area surrounding the city extending approximately two miles from the city limits due to the recent referendum which repealed the Interlocal Agreement entered into by the City of Whitefish and Flathead County on December 6, 2010. It is imperative for an orderly progression of events for interim zoning to be established until the County holds public meetings and conducts studies to establish permanent zoning in the area.

The general character of the proposed interim zoning district would replace the current City of Whitefish zoning classifications with similar Flathead County classifications found in the Flathead County Zoning Regulations. The Flathead County zoning classifications would be R-1 (Suburban Residential), R-2 (One Family Limited Residential), R-2.5 (Rural Residential), B-2 (General Business), BR-4 (Resort Business), SAG-10 (Suburban Agricultural), I-1H (Light Industrial Highway), and I-2 (Heavy Industrial).

The general character of the R-1 (Suburban Residential) classification is residential. This classification provides estate type development normally located in rural areas away from concentrated urban development or in areas where it is desirable to permit only low density development (for example, areas with extreme topography or, areas adjacent to flood plains).

The general character of the R-2 (One Family Limited Residential) classification is residential. This classification provides for large tract development in suburban areas generally served by either sewer or water lines.

The general character of the R-2.5 (Rural Residential) classification is residential. This classification is intended for primarily rural residential areas where larger, estate-type lot sizes are appropriate and agricultural/silvicultural/horticultural operations are a decreasingly viable land use.

The general character of the B-2 (General Business) classification is commercial. This classification provides areas for retail sales, service functions and businesses whose operations are typically characterized by outdoor display, storage or sale of merchandise, major repair of motor vehicles, outdoor commercial amusement and recreational activities, and operations serving the general needs of the tourist and traveler.

The general character of the BR-4 (Resort Business) classification relates to resort uses. This classification is intended for resort purposes and provides for the development of medium and high density resort uses, including hotels, motels, resort condominiums and other similar uses oriented towards tourism and resort businesses. This classification allows meeting rooms, convention facilities, bars, lounges and restaurants, and retail and commercial uses intended primarily for the guests of the facilities, and requires approval of an overall development plan. The overall development plans for the BR-4 zoning classifications to be used include the Big Mountain Whitefish, Montana Neighborhood Plan/Overall Development Plan adopted on July 17, 2006 by the Whitefish City Council and the Big Mountain West Neighborhood Plan/Overall Development Plan adopted on December 2, 2003 by the Flathead County Commissioners.

The general character of the SAG-10 (Suburban Agricultural) classification is agricultural. This classification protects and preserves agricultural land for the performance of limited agricultural functions and provides a buffer between urban and unlimited agricultural uses, encouraging concentration of such uses in areas where potential conflict of uses will be minimized, and provides areas for estate-type residential development.

The general character of the I-1H (Light Industrial Highway) classification is industrial. This classification provides for light industrial uses and services located along state and federal highway corridors that do not create objectionable by-products which extend beyond lot lines, and contains performance standards and mitigation measures to preserve scenic corridors and entrance ways to major communities.

The general character of the I-2 (Heavy Industrial) classification is industrial. This classification provides for uses to accommodate heavy manufacturing, processing, fabrication and assembling of products or materials and prevents the encroachment of non-industrial uses.

The public hearing will be held on January 12, 2012, at 10:00 o'clock a.m., in the Chambers of the Board of Flathead County Commissioners, Third Floor of the Old Courthouse Building, 800 South Main, Kalispell, Montana. At the public hearing, the Board of Commissioners will give members of the public an opportunity to be heard regarding the proposed creation of the "Rural Whitefish Interim Zoning District."

The proposed zoning district would be regulated by the Flathead County Zoning Regulations, which are on file for public inspection at the Office of the Clerk and Recorder, Courthouse, 800 South Main, Kalispell, Montana, at the Flathead County Planning and Zoning Office, 1035 1st Avenue West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office's website, at: http://flathead.mt.gov/planning_zoning/downloads.php.

Detailed maps of the proposed zoning district are available for public inspection at the Office of the Clerk and Recorder, at the Flathead County Planning and Zoning Office, and online by visiting the following link:
http://flathead.mt.gov/planning_zoning/RuralWhitefishInterimZoningDistrict.php.

DATED this 6th day of December, 2011.



BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: *James R. Dupont*
James R. Dupont, Chairman

ATTEST:
Paula Robinson, Clerk

By: *Diana Kile*
Deputy

Publish on December 28, 2011 and January 4, 2012.

EXHIBIT A

Commencing at the intersection of Sections 31 and 32 of Township 32N, Range 22 West, P.M.M., Flathead County, Montana, and Sections 5 and 6 of Township 31N, Range 22 West, this being the point of beginning; thence East following the section lines to the intersection of Sections 31 and 32 of Township 32, Range 21W, and Sections 5 and 6 of Township 31N, Range 21W; thence south along the section lines to the SW corner of the NW1/4 of Section 8, Township 31N Range 21W; thence east to the NE corner of the NW1/4 of the SW1/4 of said Section 8; thence south to the SE corner of the NW1/4 of the SW1/4 of said Section 8; thence east to the NE corner of the SE1/4 of the SW ¼ of said Section 8; thence south to the SE corner of the SW1/4 of said Section 8; thence east to the intersections of Sections 8, 9, 16, and 17 of Township 31N, Range 21W; thence south for one section along section lines to the intersection of Section 17, 16, 20, and 21 Township 31N, Range 21W; thence east for one section to the intersection of Sections 15, 16, 21, 22, of Township 31N, Range 21W; thence south along section lines to the intersection of Sections 15, 16, 21, and 22 of Township 30N, Range 21W; thence west along section lines to the intersection of Sections 13, 14, 23, and 24 of Township 30N, Range 22W; thence north for one section along section lines to the intersection of Sections 11, 12, 13, and 14 of Township 30N, Range 22W; thence west for one section to the intersection of Sections 10, 11, 14, and 15 of Township, 30N Range 22W; thence north along section lines to the NW corner of the SW1/4 of the SW1/4 of Section 2 of Township 30 N, Range 22W; thence west to the centerline of Blanchard View Drive in Section 3 of Township 30 North Range 22 West; thence Northwest following the centerline of Blanchard View Drive to the intersection of the centerline of Hills Way; thence Northwest following the centerline of Hills Way to the intersection of the centerline with Whitefish Hills Drive; thence north following the centerline of Whitefish Hills Drive to the intersection with the northern section line of Section 3, Township 30N, Range 22W; thence west along section lines to the intersection of Sections 33 and 34 of Township 31N, Range 22W and Sections 3 and 4 of Township 30 North, Range 22 West; thence north following section lines to the intersection of Sections 9, 10, 15, and 16 of Township 31N, Range 22W; thence west along section lines to the intersection of Sections 7, 8, 17, and 18 of Township 31N, Range 22W; thence north along section lines to the intersections of Sections 31 and 32 of Township 32N, Range 22 West, and Sections 5 and 6 of Township 31N, Range 22 West, and the point of beginning; excluding all areas within the City limits of the City of Whitefish, Montana; excluding all areas described within the County Resolution creating the Lake Park Addition Zoning District, Paullin Zoning District, East Whitefish Lake Zoning District, Haskill Basin Estates Zoning District, Blanchard Lake Zoning District, Southeast Rural Whitefish Zoning District, and the Big Mountain West Zoning District.