

## What is a Map Amendment?

The Zoning Map defines what uses, what density of development, and what constraints such as height, setbacks, or lot width will be applied.

A map amendment is to change uses, densities, and the possible certain constraints to design possible on a piece of land.

## Things to Consider



Am I the only one applying for this zone change? Or are there other properties that might benefit from this change?

Single owners and/or single properties may indicate spot-zoning. Ask the planning staff to explain this so you can avoid this pitfall.



What is your surrounding character?

Changes that have the appropriate roads, fire services, and compatibility with surrounding uses have the greatest chance for ap-



Does it meet the 12 State criteria for a zone change? (76-2-203, M.C.A.)



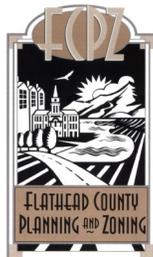
To help you with all these questions, consider scheduling a pre-application conference.

## Mission Statement:

“The Flathead County Planning & Zoning Office is committed to providing the highest level of planning services. We will accomplish this through employees who anticipate public needs, and promote a work environment that encourages creativity, communication and cooperation. The Office will also encourage professional development and training for all staff members.”

*Flathead County  
Planning and Zoning*

*For more information contact:*



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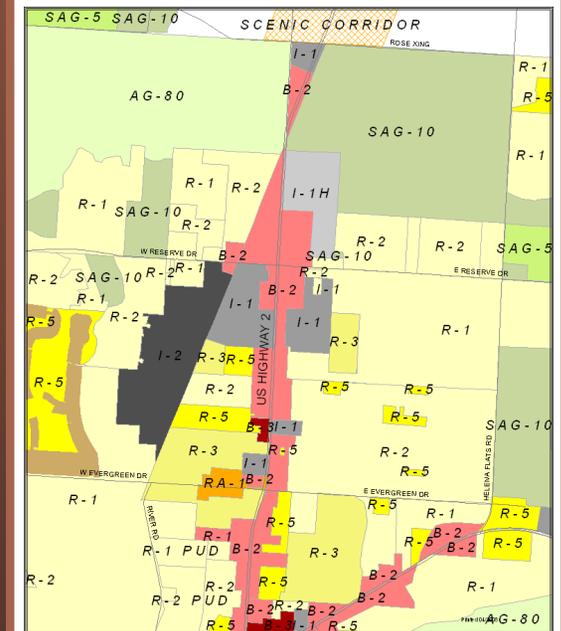
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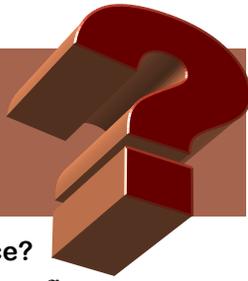
*Flathead County  
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## ZONING MAP AMENDMENT



A Guide to submitting  
a zoning map amendment.

## Frequently asked questions



### Do I need assistance?

Representation from a firm familiar with the process is not required, however it can make the process smoother.

### Will my neighbors have a chance to object?

Yes, there is notification of properties within 150 feet.

### Will neighborhood objection stop a zone change?

Zone changes are objectively evaluated. The nature of the request and the nature of the area will affect the outcome. This is part of the reason that a pre-application conference is recommended.

### Will I have to speak at a public meeting?

You are not required to, however, the applicant is always given the opportunity. If the zone change involves multiple owners, a single person comfortable in public speaking may choose to represent the group. Alternately, a firm can represent your interests.

## Process for Filing a Zoning Map Amendment

### Pre-Application Conference

A pre-application conference is not required for zoning map amendments. It is strongly recommended. It is also free.

- Request forms are available.
- Process, timing, fees, applicable plans, and sur-

### Application Requirements

- Application Form (must be signed by ALL parties to the request)
- Appropriate Fee. (Varies with acreage)
- Vicinity Map
- Title report (for all properties)
- Certified Adjoining Property List (valid for 6 months)

### Process and Timing

#### DEADLINES

Monthly Application Deadlines are dependant upon pre-scheduled Planning Board Dates. These will be about 3 months prior to the hearing date. (check with Planning & Zoning office)

#### PLANNING BOARD PUBLIC HEARING

A Public Hearing will be held before the Planning Board where anyone can talk about the proposed change. The date may be subject to change. Your assigned planner will inform you of changes to the pre-scheduled date. The Planning Board will make a recommendation to the County Commissioners.

## Process for filing a Zoning Map Amendment-continued

### Process and Timing continued

#### COMMISSION PUBLIC HEARING

A Public Hearing will also be held before the County Commissioners where anyone can talk about the proposed change.

If the Commission supports the zone change, a Notice of Intent is published and the Commission must wait 30 days to allow for a qualified protest. Once the 30 days is expired, the Commission can make a final decision.

#### COMMISSION MEETING

If there are no protests, the Commission will vote on the proposal. Upon approval the zone change is immediately effective.

*Just a reminder...*

The more information you have, the better advise you can get from the Planning and Zoning office.

Sometimes facts come up that were not discussed with the Planning and Zoning office or during the pre-application that make the zone change approval unlikely. There are NO guarantees for approval.

Fees are non-refundable.