

BIGFORK LAND USE ADVISORY COMMITTEE

Agenda for Thursday, June 29, 2023

4:00 PM Bethany Lutheran Church – Downstairs
8559 Highway 35, Bigfork, Montana 59911

- I Call to Order
- II Adoption of Agenda
- III Review and approval of draft minutes dated May 25, 2023
- IV Administrator’s report and announcements:
 - A. Sign-in sheet with e-mail address. Approved minutes and documents are posted on the County website: flathead.mt.gov/planning_zoning Click on: [meeting information](#)
- V Public Comment:
- VI Applications:
 - FZC-23-11** A zone change request from Quarter Circle L A Ranches, Inc., with technical assistance from Sands Surveying, Inc. and Fraser Management & Consulting PLLC., for property within the Bigfork Zoning District. The proposal would change the zoning on a parcel located at 150 Ranch Road, Bigfork, MT from BR-2 (Business Resort) to R-1 (Suburban Residential). The total acreage involved in the request is approximately 14.08 acres.

 - FZC-23-04** A zone change request from WGM Group, on behalf of Longbow Land Partners, LLC, for properties within the Bigfork Zoning District. The proposal would change the zoning on parcels located at 8095 Highway 35, Bigfork, MT from RC-1 (Residential Cluster) and R-1 (Suburban Residential) to R-2 (One-Family Limited Residential). The total acreage involved in the request is approximately 105.03 acres.

 - FPPUD-22-02** A request from WGM Group, on behalf of Longbow Land Partners, LLC for Preliminary Planned Unit Development (PUD) approval for properties located at 8095 Highway 35, Bigfork MT, within the Bigfork Zoning District. Containing approximately 105.03 acres, the applicant has also requested a zone change from RC-1 (Residential Cluster) and R-1 (Suburban Residential) to R-2 (One-Family Limited Residential) with a PUD overlay to reduce the minimum lot size from 20,000 square feet to 10,000 square feet, reduce the minimum lot width from 100 feet to 60 feet, and reduce the side setback from 10 feet to 5 feet and the side corner setback from 20 feet to 15 feet.

 - FPP-22-29** A request from WGM Group, on behalf of Longbow Land Partners, LLC, for preliminary plat approval of Northshore Woods-Phase 1 Subdivision, a proposal to create 51 residential lots on 105.03 acres. The proposed lots would be served by Bigfork Water & Sewer. The property is located at 8095 MT Highway 35, Bigfork, MT.
- VII Old Business:
- VIII New Business:

Adjourn

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information. Some documents may be posted and found at https://flathead.mt.gov/planning_zoning/planningboard.php. These items are posted as they become available.

Persons with a disability may request reasonable accommodation by contacting the Flathead County Planning & Zoning Office at 406-751-8200 or TTY, 1-800-335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.