**BIGFORK LAND USE ADVISORY COMMITTEE**

**Draft Minutes Thursday May 27, 2021**

**4:00 PM Bethany Lutheran Church – Downstairs Meeting Room**

Chairwoman Susan Johnson called the meeting to order at 4:04 p.m.

**Present:** Committee member attendees: Susan Johnson, Lou McGuire, Shelley Gonzales, Chany Ockert, Jerry Sorensen, and Richard Michaud; absent was Tricia Pollett; Public: 3 members; Flathead Planning and Zoning: Mark Mussman.

The agenda was approved (m/s, McGuire/Sorensen), unanimous.

Minutes of the April 29, 2021, meeting were approved (m/s, McGuire/Sorensen), unanimous.

**Administrator’s Report and Announcements:**

Sign-in sheet passed around. Approved minutes and documents are posted on the County website: flathead.mt.gov/planning\_zoning. Click on meeting information.

Gonzales updated about the BLUAC website on www.bigfork.org.

Gonzales presented the status of most recent applications:

The after-the-fact variance was denied. The Eagle Bend conditional permit extension approved. The Britta conditional use permit for 9 units was denied. The applicant can have 4 short-term rental units with an Administrative Conditional Use Permit.

**Public Comment:**

None

**Application:**

**FCU-21-05**    A request from Jewel Basin Holdings, LLC with assistance from Jeremy Prather for a conditional use permit to construct a hotel on property within the Bigfork Zoning District.  The applicant is proposing to build an eight-unit hotel to be used for short-term accommodation located at 241 Sportsman Lane near Bigfork, MT.  The parcel contains approximately 0.69 acres and can legally be described as Lot 5 in Ridgeview Park Subdivision, located in Section 14, Township 27 North, Range 20 West P.M.M., Flathead County, Montana.

**Staff Report:**

Mussman gave staff report. With approval, there are no other approvals needed for the hotel. The application meets all criteria for review. No written or oral public comments on application were received.

michaud: Will there be a new egress unto Hwy 82? Mussman: No

JOHNSON: Will there be marked parking? Mussman: Yes

OCKERT: What is the status from the prior subdivision review with MDT from 2002 conditions? Mussman: There were no concerns from MDT.

**Applicant Report:**

None

**Public Agency Comments:**

Bigfork Water and Sewer stated a main extension may be required for the hotel because the subdivision lot was approved for 1 building. The extension needs to be done prior to building because DEQ approval takes months. The northward easement must remain accessible. Flathead County Environmental Health will review as well.

**Public Comments:**

Jim Lafferty, 13431 Albright Lane, Bigfork, spoke as a partner of the Jewel Basin Center that no event parking will be available at the hotel area. The partners are pleased with the hotel plan. The Jewel Basin Center will open on June 16, 2021.

**Staff Reply:**

None

**Applicant Reply:**

None

**Committee Discussion:**

SORENSeN: This is an appropriate use of the property.

**Findings of Fact:**

The Findings of Fact were adopted. (m/s, Sorensen/Michaud) Unanimous.

**Conditions for Approval:**

The conditions for approval were adopted. (m/s, Sorensen/McGuire). Unanimous.

**Committee Vote:**

McGuire moved to forward a positive recommendation for approval to the Board of Adjustment. Motion was seconded by Gonzales, motion passed with all in favor.

**Committee Discussion:**

GONZALES stated on record that there are serious traffic issues from Sportsman’s Bridge on Hwy 82, through the intersections with Hwy 35 and with Hwy 83 through the Fort subdivision, and south on Hwy 35 to Icebox Canyon. There is a notable increase in traffic. GONZALES recommended a BLUAC letter to MDT requesting a traffic study. The BLUAC will partner with other Bigfork entities. MUSSMAN stated that with the Settlement subdivision, this is the last year of the preliminary plat. This will be on the next meeting agenda.

**Old Business:**

None

**New Business:**

MUSSMANgave a status report on the Bridge to Dockstader Island. An engineer will develop a plan to demolish the bridge, outlining the access, the dismantling, and the disposing of the material. The property owner must come up with viable and adequate funding plan by July 1. Otherwise, there will be a judiciary sale of the property. The bridge will likely be demolished by summer 2022.

The 2021-2022 Election of Officers: GONZALES moved to retain Johnson as Chair and Sorensen as Vice Chair. MCGUIRE seconded. Unanimous.

JOHNSON moved to retain Richard Michaud as member at large. Sorensen seconded. Unanimous.

**Adjourn:**

The meeting wasadjourned at 4:44.