**BIGFORK LAND USE ADVISORY COMMITTEE**

**Draft Minutes Thursday June 26, 2025**

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

Chairwoman Susan Johnson called the meeting to order at 4:06 p.m.

**Present:** Committee member attendees: Chany Ockert, Laura Perry, Susan Johnson, Shelley Anderson, Jerry Sorensen and Richard Michaud; absent none; Public: Two members; Flathead Planning and Zoning: Erin Appert.

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

Minutes of the May 29, 2025, meeting were approved (m/s, Sorensen/Ockert), vote unanimous.

**Administrator’s Report and Announcements:**

Sign-in sheet passed around. Approved minutes and documents are posted on the County website: flathead.mt.gov Click on Planning and Zoning/Meetings and Boards/Bigfork Land Use Advisory Committee.

**Public Comment:**

None

**Application:**

**FZC-25-07** A zone change request from Nancy Winegard, Brian and Amy Piazzola, and Trayer Family Trust, with technical assistance from Sands Surveying, Inc., for properties located at 110, 111, 116 & 117 Sandy Lane in Bigfork, Montana (see Figure 1 below). The request is for a zone change on the properties from ‘SAG-10 Suburban Agricultural’ to ‘SAG-5 Suburban Agricultural’ in the Bigfork Zoning District. The total acreage involved in the request is approximately 40.33 acres.

**Staff Report:**

Erin Appert presented the report. The are no agency comments nor written public comments opposing this application.

There were no committee questions for staff.

**Applicant Report:**

Donna Valade of Sands Engineering represented the applicants who are requesting the zone change for family transfer and estate planning purposes. The applicants have amended their CC&Rs to allow for a split of the four 10-acre parcels into eight 5-acre parcels.

Q. Sorensen: Will all lots be 5-acre parcels? A. Valade: Yes.

Q. Johnson: Can the lot 111 Sandy Lane be split as there are two dwellings on the lot? A. Valade: The split could be a challenge, but it probably can be done.

**Public Agency Comments:**

None

**Public Comments:**

None

**Applicant Reply:**

None

**Staff Reply:**

None

**Committee Discussion:**

None

**Findings of Fact:**

Ockert moved and Perry seconded the motion to approve the Findings of Fact as presented. Motion passed unanimously.

**Committee Discussion and Vote:**

Ockert moved and Anderson seconded the motion to forward a recommendation to approve FCZ-25-07 to the Planning Board.

Anderson stated that this application was straightforward and reasonable for family transfer and estate planning.

Perry stated that the zoning and amended CC&Rs will limit the property to 8 lots.

The motion passed unanimously.

The Planning Board will consider FZC-25-07 on July 9, 2025, at 6 p.m. in the second floor conference room of the South Campus Building at 40 11th Street West, Kalispell.

**Unfinished Business:**

Bigfork Neighborhood Plan Update

Anderson presented the second draft of the Demographic and Economic section of the Plan. Ockert suggested that statistics from Police and Fire should be moved from the Local and Social Services section to the Demographic and Economic section. Anderson asked for any additions to the Goals and Policies; there were none.

**Public Comment:**

None

**New Business:**

Johnson and Anderson discussed the notification issues that occurred which necessitate the rescission of the appointment of Dan Cotman. Sorensen moved and Anderson seconded the motion to rescind the appointment. Motion passed unanimously. Anderson will submit to Planning and Zoning a public notice for the open position on BLUAC.

Anderson administered the Oath of Office to Johnson, Perry and Sorensen Documents will be delivered to the Election Department.

**Adjourn:**

Johnson moved and Ockert seconded the motion to adjourn the meeting at 4:55 p.m. Motion passed unanimously.

Respectfully submitted,

Shelley Anderson, Member and acting Recording Secretary