**BIGFORK LAND USE ADVISORY COMMITTEE**

**Approved Minutes Thursday July 31, 2025**

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

Chairwoman Susan Johnson called the meeting to order at 4:09 p.m.

**Present:** Committee member attendees: Chany Ockert, Laura Perry, Susan Johnson, Shelley Anderson, Jerry Sorensen and Richard Michaud; absent was None; Public: 3 members; Flathead Planning and Zoning: None.

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

Minutes of the June 26, 2025 meeting were approved (m/s, Anderson/Sorensen), vote was 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.

Anderson reported that on July 9, 2025, the Planning Board forwarded a positive recommendation on FZC-25-07 to the Commissioners. The Planning Board amended Finding of Fact #10 to include does “not” appear to constitute spot zoning.

**Public Comment:**

None

**Application:**

None

**Unfinished Business:**

Bigfork Neighborhood Plan Update

Johnson proposed a meeting with Planning and Zoning to review the Demographics and Economics section update.

Sorensen asked about the Bigfork Water and Sewer update as he needs the information to update the Land Use section.

Ockert is updating and streamlining the Local and Social Services section including Goals and Policies. The update will be ready for the next workshop.

Michaud stated that some Short-term rentals and VRBOs are illegal. Johnson and Perry commented that no information for the update will be included unless approved by various agencies including the State’s identification of properties for tax purposes. Johnson stated that the county Health Department identifies 116 Short-term rentals in Bigfork, and it includes hotel/motel rooms. Michaud added that Bigfork Water and Sewer is identifying non-approved Short-term rentals. Sorensen added that we need to know from Bigfork Water and Sewer what development capacity there is in each zoned designated area.

**Public Comment:**

Jeremy Patton-Bigfork Fire Chief stated that he believes that Bigfork Water and Sewer has completed its engineering study on capacity as he has seen the report.

**New Business:**

Johnson stated that BLUAC received no letters of interest for the open committee position from the public notice posting on the Planning and Zoning website.

Johnson moved and Anderson seconded the motion to appoint Dan Cotman to the open position for a term to expire on May 31, 2026. The vote was unanimous.

**Adjourn:**

Sorensen moved and Michaud seconded the motion to adjourn. Motion passed unanimously at 4:32 p.m.

Respectfully submitted,

Shelley Anderson, member and acting recording secretary