

Large-Tract-Rural Zoning District
FZTA 09-03
Public Hearing Description

A request by the Planning and Zoning Office for text amendment to the flathead County Zoning Regulations. The primary text amendment would create a new use district classification to the zoning regulations. Specifically, a new zoning district classification, named Large-Tract-Rural (L-T-R), would be incorporated into the zoning regulations as Section 3.44. The new use district is intended to protect continued traditional natural resource based uses in rural locations, maintain public access for outdoor recreational uses while providing development flexibility for landowners in remote rural areas. It is recognized that these traditional resource uses generate noise, dust and heavy truck operation as part of the normal operations. As more intensive development occurs throughout the county traditional resource based uses (e.g. timber, agriculture, mineral resource extraction, etc.) can become threatened due to nuisance and other implications of after-the-fact growth and development. No new physical zoning districts will be created as result of this text amendment.

Cross references to other Sections of the Flathead County Zoning Regulations are part of this text amendment and are required if the new L-T-R use district is approved. These include the following text amendments to:

- Section 2.06.045 to include L-T-R as an Administrative Conditional Use;
- Section 2.07.040(7) to include L-T-R for side yard setbacks;
- Section 3.01.020 to include L-T-R as a use district with a minimum base lot size of 40 acres;
- Section 3.03.020(3) to allow one primary use in L-T-R;
- Section 3.03.020(9) to include L-T-R as a non-residential zone for gravel extraction operations;
- Section 4.03.030 to include L-T-R for a camp or retreat center;
- Section 4.04.010 to include L-T-R for a caretaker's facility;
- Section 5.01.020(1) to include L-T-R for permitted accessory uses;
- Section 5.04.050 to include L-T-R for fencing;
- Section 5.06.020(2) to include L-T-R for home occupations;
- Section 5.11.040(1) to include L-T-R for signs;
- Section 5.13.100 to include L-T-R for cellular towers;
- Section 7.12.030 to exclude L-T-R from net lot easement computations.

A new definition is proposed which would add as Section 7.13.075:

“Mineral Extraction –Low Impact - Low impact mineral extraction and rock picking includes weekday site mining operations that result in removal of less than 10,000 cubic yards of material. No more than 10 acres of active mining area is permitted at any given time (reclaimed areas excluded). Operational hours shall be confined to Monday through Friday 7:00 A.M. to 7:00 P.M. No on-site asphalt batching or concrete plant is permitted without a Conditional Use Permit.”

Copies of the zoning regulation text amendment will be available in the Flathead County Planning and Zoning Office, as well as the Flathead County Clerk and Records Office at least two weeks prior to the public hearing.

9/27/09