



Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

MAR 21 2016

CONDITIONAL USE PERMIT APPLICATION¹

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ _____

PROPOSED USE (as described in the Flathead County Zoning Regulations):

BED AND BREAKFAST

OWNER(S) OF RECORD:

Name: SIMON HR & AMY L STERCHI Phone: 871-3498
Mailing Address: 288 SONGBIRD LANE
City, State, Zip Code: WHITEFISH, MT 59937
Email: stercham@gmail.com

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: _____ Phone: _____
Mailing Address: _____
City, State, Zip Code: _____
Email: _____

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
Address: 288 SONGBIRD LANE S 35 T 30W R 20N
(369 SPRING PRAIRIE ROAD)
Subdivision Tract Lot Block
Name: N/A No(s) _____ No(s) _____ No. _____

1. **Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

FLATHEAD COUNTY ZONING DISTRICT, SAG-10

2. **Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED.** If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

MAR 21 2016

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

THERE IS A \approx 450 ft^2 1-BEDROOM, 1-BATH MOTHER-IN-LAW APARTMENT THAT IS PART OF THE RESIDENTIAL DWELLING LOCATED ON 10 ACRES. THE APARTMENT ALSO HAS AN EXTERIOR ENTRANCE SEPTIC AND WELL ARE ADEQUATE FOR GUESTS. SIMON AND AMY (OWNERS) ARE THE ONLY RESIDENTS.

- (2) adequate access

SUNBIRD LANE IS A PRIVATE DRIVE, NAMED FOR 9-1-1 PURPOSES. IT IS ACCESSED BY SPRING PRAIRIE ROAD

- (3) absence of environmental constraints

THE PROPERTY IS FLAT, NOT WOODED. NO STREAMS, LAKES, SHALLOW GROUNDWATER, WETLANDS.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

THE RESIDENCE HAS A 2-CAR GARAGE & PARKING PAD IN FRONT OF THE GARAGE. GUESTS WILL HAVE A 20 X 12 GRAVELED PARKING AREA THAT WILL ACCOMMODATE 1 VEHICLE

- (2) traffic circulation

SEE ACCESS. WE BELIEVE EXISTING TRAFFIC CIRCULATION WILL BE ADEQUATE

- (3) open space

NO ADDITIONAL STRUCTURES WILL BE BUILT. THE RESIDENCE, BARN, CHICKEN COOP, & GREENHOUSE ARE THE ONLY STRUCTURES ON THE ACRES.

- (4) fencing, screening

THE PROPERTY IS CURRENTLY FENCED & CROSS-FENCED FOR HORSES & LIVESTOCK (COW). THERE WILL BE NO CHANGE TO EXISTING FENCING. SCREENING IS NOT INDICATED.

-
-
- (6) streets

ONLY ACCESS IS SPRING PRAIRIE ROAD

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

WE ANTICIPATE ONE GUEST CAR DURING PEAK SEASON, MAINLY LEAVING IN THE MORNING AND RETURNING IN THE EVENING AFTER TOURIST ACTIVITIES. RESIDENCE HAS TWO DRIVERS WHO COMMUTE TO WORK. IMPACT ON TRAFFIC SHOULD BE MINIMAL

- (2) noise or vibration

NONE

- (3) dust, glare or heat

NONE

- (4) smoke, fumes, gas, or odors

NONE

- (5) inappropriate hours of operation

SINCE IT IS PART OF THE RESIDENCE, HOURS OF OPERATION WILL BE IN ACCORDANCE WITH RESIDENTIAL USE,

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts

(5) landscaping

GRASS SOD WILL BE LAID AROUND EXTERIOR ENTRANCES AND
A WALKWAY BUILT FROM PARKING AREA.

(6) signage

NO SIGNAGE WILL BE UTILIZED

(7) lighting

RESIDENTIAL EXTERIOR MOTION DETECTOR LIGHT ON THE
BARN & RESIDENCE WILL BE ADDED.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

(1) sewer

EXISTING ON-SITE SEPTIC SYSTEM

(2) water

EXISTING WELL

(3) storm water drainage

ON-SITE ABSORPTION

(4) fire protection

SMOKE DETECTOR IN BEDROOM & LIVING ROOM; WEST
VALLEY VOLUNTEER FIRE DISTRICT

(5) police protection

FLATHEAD CO. SHERIFF

- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date _____ Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (*see forms below*). The list will be sent directly to the Planning & Zoning office. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.



 Owner(s) Signature (all owners must sign)

3/21/16

 Date 3/21/16

 Applicant Signature (if different than above)

 Date



1035 First Ave West
 Kalispell MT 59901
 406.751.8200
 planningweb@flathead.mt.gov
 flathead.mt.gov/planning_zoning

Certified Ownership List Request Form
 Must be filled out by the Planning Office, Surveyor, or Engineer

SUBJECT PROPERTY OWNER	
SUBJECT PROPERTY ASSESSOR #	
SUBJECT PROPERTY LEGAL DESCRIPTION	
SEC-TOWNSHIP-RANGE	
BUFFER FOOTAGE	
CONTACT PERSON	
CONTACT PHONE #	
TODAY'S DATE	
PICK UP DATE	
SPECIAL HANDLING INSTRUCTIONS	
PLANNER, SURVEYOR OR ENGINEER SIGNATURE	

Orders can be submitted in the Planning and Zoning Department via mail or email (planning.zoning@flathead.mt.gov).

Certified Ownership List – completed within 1 week from receipt of payment	\$75.00
Certified Ownership List Rush – completed within 48 hours from receipt of payment	\$150.00