

Flathead County
Planning & Zoning
 1035 1st Ave W, Kalispell, MT 59901
 Telephone 406.751.8200 Fax 406.751.8210

APR 20 2015
 PLANNING & ZONING

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 \$ 760⁰⁰

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

Low impact recreation and caretaker facility

OWNER(S) OF RECORD:

Name: Kirk & Amy Erickson Phone: 408-891-9100
 Mailing Address: 555 Twin Bridges Road
 City, State, Zip Code: Whitefish Mt 59937
 Email: amy@whitefishcc.com

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

Name: Amy & Kirk Erickson Phone: 408-891-9100
 Mailing Address: 555 Twin Bridges Rd
 City, State, Zip Code: Whitefish Mt 59937
 Email: amy@whitefishcc.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 561 Twin Bridges Rd S 07 T 30 R 22
 Subdivision Name: MRA Tract No(s): 3AB Lot No(s): _____ Block No. _____

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

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:

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

We have 40 acres which include flat land for parking, socializing

- (2) adequate access

We have a 60' access road off the main county road of Twin Bridges. Over our property we have a driveway access through and around the property.

- (3) absence of environmental constraints

We have no environmental constraints I know of. We are self contained with a private well and 2 current septic systems w/ 2 more being added now for additional bathrooms.

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

We have 40 acres of flat land with multiple parking areas for up to 200 cars.

- (2) traffic circulation

We have a plan in place to move traffic in and out that will be functional, convenient and practical.

- (3) open space

We have about 30 acres of open space.

- (4) fencing, screening

We have a large mature tree line to the south, a complete fence line & tree screen to the back and are set way way back off the road.

(5) landscaping

Our landscaping is conducive to all activities for our uses. We have designed and contracted w/ licensed contractors to maintain all aspects of our property to make sure we are covered for all weather.

(6) signage

We have appropriate signage for location parking, restrooms etc.

(7) lighting

Outdoor arena is lit for night riding
- The driveway by house has huge light pole w/ lights.
We are extremely well lit
→ The current arena has 12 huge commercial outdoor flood beams which lite up the whole surrounding area
→ The shed row has 18 outdoor commercial lights light surroundings
→ The event center has 3 outdoor flood lights

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

We have 2 current septic systems w/ 2 more being build w/ permits currently.

(2) water

We have our own private well.

(3) storm water drainage

We have professional contractor for all water reclamation & diversion.

(4) fire protection

We have a licensed fire and safety company come in annually for inspection of all extinguishers and ask for any new recommendations on how to improve.

(5) police protection

We are covered by City of Whitefish for police, fire and ambulance.

(6) streets

full access all around.
Hodge pole - well paved and great access
Twin Bridges - well paved and great access
Our driveway is 60' and is hard compacted gravel & asphalt from house to barn

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

All road and driveways are set up to handle a large amount of traffic flow. I don't believe we will have any more than normal for an equestrian center w/ horse shows.

(2) noise or vibration

Our site location is positioned very well to not add noise or vibration. We are set back extremely well.

(3) dust, glare or heat

We should not be producing more than usual amount of dust, no glare or excess heat.

(4) smoke, fumes, gas, or odors

We will not create any smoke, fumes, gas or other odors.

(5) inappropriate hours of operation

We will operate only within reasonable hours.

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

- 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

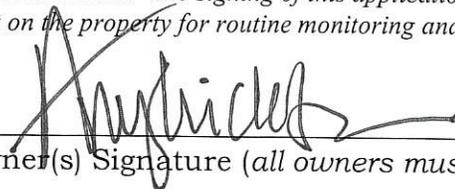
Consultation with Planner:

Date 3-22-16 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)

4/20/2016
 Date

 Applicant Signature (if different than above)

 Date

Kari Nielsen

From: Amy Ericksen <amy@whitefishec.com>
Sent: Monday, May 16, 2016 8:29 AM
To: Kari Nielsen
Subject: WEC Updates for Permit
Attachments: WEC Easement.pdf

Good morning Kari!

I hope you had a great weekend...now it is back to work Monday!

1. Parking Lot dust control: We have water available at all point of driveway. With the use of sprinklers, hoses and water trucks we should have little issue with dust.
2. Driveway Easement: Attached
3. Will work on CO
4. Driveway: Measures approximately 20-22 feet wide. The easement part of the driveway measures up to 25 feet in some areas. Once you leave the easement and come on to our property it begins a one-way. Signs direct you to go to the right and follow the loop/signs to exit.
5. Septic, sewer: contractor Bruce Constant with Arrow Head Construction 406-210-1116

This should be all for now. Thanks Kari!

Amy

Amy Ericksen

WEC-Owner

Cell: 408-891-9100



406.862.6400

www.WhitefishEC.com

555 Twin Bridges Road

Whitefish, Mt 59937

4/28/16

Kari Nielson
Planner 1
Flathead County Planning and Zoning
1035 First Avenue West
Kalispell MT 59901

Dear Kari,

Here are our responses to your email dated 4/26/16.

1. We would like to use this low impact recreational facility as a wedding venue. The maximum number of guest would be held at 50 people.
2. Land intensity: our lot size is just over 20 (20.03) acres meeting the required lot size.
3. Traffic Generation: With limiting the amount of guest at our events, this will minimize the amount of traffic coming and going. I believe we will be under the maximum amount allowed as we have a limit on number of guests. Also, at most wedding events the guests /family come over a longer period of time so there would not be a steady stream of traffic in a short period of traffic.
4. Risk: I believe there will be very little risk as we are set way back off both Twin Bridges and Lodgepole. We have one neighbor but are separated by about 40 acres a giant hay barn and a beautiful line of trees. We border state land and have only 3 homes in our general are. One I mentioned above and the other two are really far away.
5. The Low impact recreation facility is complete and measures approx. 35'X54'.

Thank you so much,

Amy Ericksen
555 Twin Bridges Road
Whitefish MT 59937

