

**FLATHEAD COUNTY PLANNING AND ZONING OFFICE  
CONDITIONAL USE PERMIT REPORT #FCU-10-01  
MARCH 23, 2010**

This report to the Flathead County Board of Adjustment regards a request by Lakeside Quick Response LLC for a conditional use permit to allow for a quasi-public building in the Lakeside zoning district. The Flathead County Board of Adjustment will hold a public hearing on the proposed conditional use on April 6, 2010 beginning at 6:00 Pm in the 2<sup>nd</sup> floor conference room of the Earl Bennett Building, 1035 First Avenue West, Kalispell.

\*Note: The proposed facility is not viable for exemption from review pursuant to 76-2-402 MCA because the applicant is not an 'agency' as defined by 76-2-401 MCA.

**I. APPLICATION REVIEW UPDATES**

**A. Land Use Advisory Committee/Council**

The proposed land use is located within the advisory jurisdiction of the Lakeside Community Council. At 7:00 p.m. on March 30, 2010 the Council will hold a public meeting at the Lakeside Sewer District Office, 253 Bierney Creek Road in Lakeside to review the proposed land use and make a recommendation to the Flathead County Board of Adjustment. This space is reserved for a summary of the Committee's discussion and recommendation.

**B. Board of Adjustment**

The Flathead County Board of Adjustment will hold a public hearing on the proposed land use on April 6, 2010. This space is reserved for a summary of the Flathead County Board of Adjustment's discussion and decision at that hearing.

**II. GENERAL INFORMATION**

**A. Application Personnel**

**i. Applicant**

Lakeside QRU, Inc.  
c/c Robert (Steve) Rosso, President  
P.O. Box 911  
Lakeside, Mt 59922  
srosso@cyberport.net

**ii. Landowner(s)**

Lakeside QRU, Inc.  
P.O. Box 911  
Lakeside, Mt 59922

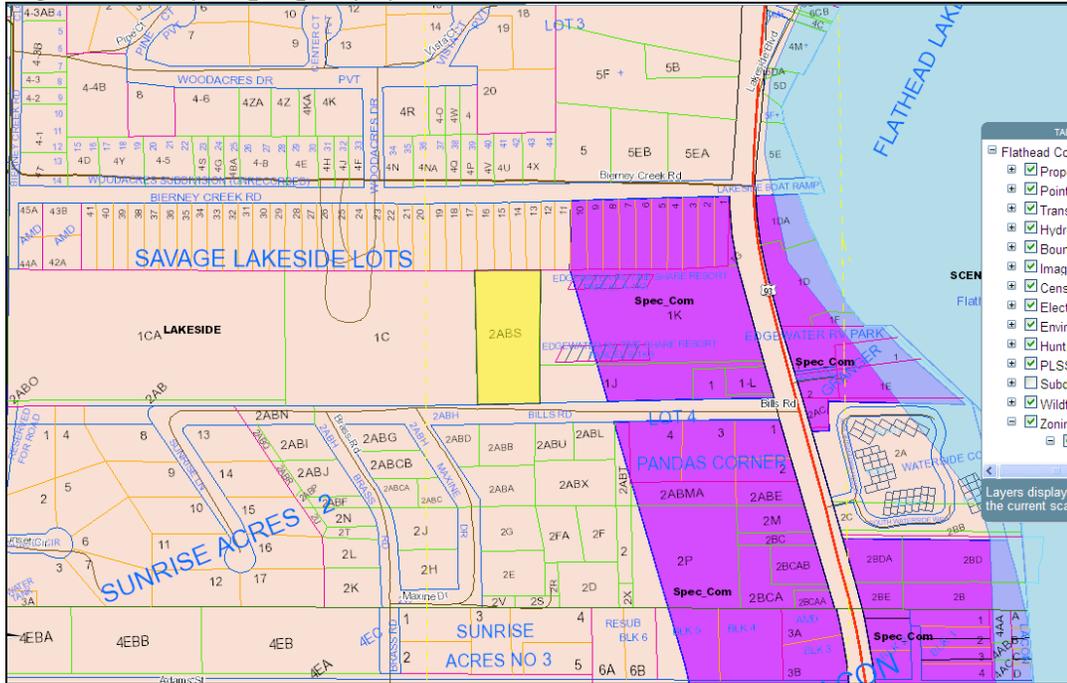
**iii. Technical Assistance**

None

**B. Property Location and Size**

Located on Bill's Road in Lakeside approximately 1/8 mile (730 feet) west of U.S. Highway 93, the proposal site is situated on a 2 acre parcel legally described as Parcel 2 of Certificate of Survey 18846, also referred to as Assessor's Tract 2ABS in Section 7, Township 26 North, Range 20 West, Flathead County, Montana.

**Figure 1: Subject property (yellow)**



**C. Existing Land Use(s) and Zoning**

The subject property is located within the Lakeside Zoning District and is currently zoned as LS Lakeside. The property is currently undeveloped vacant land on the north side of Bill’s Road. (refer to Figures 1 and 2)

**Figure 2: Existing Land Uses**



**D. Adjacent Land Use(s) and Zoning**

Land uses adjacent to the subject property are residential and commercial, with residential uses to the north, south and west, and commercial uses including an RV Park to the east. All adjacent property is zoned LS-Lakeside.

**E. Summary of Request**

The applicant is requesting a Conditional Use Permit for a quasi-public building to serve as a quick response unit (QRU) ambulance hall and community meeting place. As indicated on the submitted site layout, the facility would be developed with the proposed ambulance hall/community building, two new approaches onto Bill's Road, outdoor parking areas and a helipad.

**F. Compliance With Public Notice Requirements**

A notice of the request and public hearing was mailed to property owners within one hundred and fifty (150) feet of the subject property on March 2, 2010 and within three hundred (300) feet of the subject property on March 23, 2010. Legal notice was published in the Daily Interlake newspaper on March 21, 2010.

**G. Agency Referrals**

No written agency referrals were sent for this proposal because the application includes copies of correspondence with the Lakeside County Water and Sewer District, the request is made on behalf of emergency service providers, and the proposed access appears able to be developed in a manner consistent with Flathead County Road and Bridge Department standards.

**III. COMMENTS RECEIVED**

**A. Public Comments**

As of the writing of the staff report, no public comment regarding the proposal has been received. Comments received after the staff report is written will be presented to the Board of Adjustment and summarized verbally by staff at the hearing.

**B. Agency Comments**

No written agency referrals were sent for this proposal. The application contains written comment from the Lakeside County Water and Sewer District, and a staff telephone call to the District on March 15, 2010 confirmed the written statements are currently accurate. Comments received after the staff report is written will be presented to the Board of Adjustment and summarized verbally by staff at the hearing.

**IV. CRITERIA REQUIRED FOR CONSIDERATION**

Per Sections 2.06.080 and 2.06.100 of the Flathead County Zoning Regulations, what follows are criteria required for consideration of a Conditional Use Permit and suggested findings of fact based on review of each criterion.

## **A. Site Suitability**

### **i. Adequate usable space**

The subject property is approximately 2 acres in size, compliant with the minimum lot size requirements of the zoning district. According to the submitted site layout the proposed building site is set back a minimum of 22.5 feet from side property boundaries, over 40 feet from the front and rear property boundaries. Architectural elevations indicate the structure will be approximately 28.5 feet in height. The proposal is therefore compliant with the bulk and dimensional requirements of the Lakeside zoning district, and there appears to be adequate useable space to accommodate the building, parking and circulation, and helipad as proposed.

**Finding #1-** The site appears suitable for the proposal because there is adequate useable space available to construct and operate the facility in compliance with all applicable bulk and dimensional requirements of the Lakeside zoning district.

### **ii. Adequate access**

The site layout indicates the proposed facility would have two points of access onto Bill's Road, from which ambulances may directly access US Highway 93 located approximately 750 feet to the east of the subject property. The proposed paved approaches onto Bill's Road would be offset by approximately 60 feet, and each would be required to receive an approach permit from the County Road and Bridge Department. The western 35 foot wide approach would serve as access to the helipad and parking area in the rear of the building and the eastern 60-foot wide approach would primarily serve as ambulance access to and from the ambulance hall.

**Finding #2-** The site appears suitable for the proposal because the legal and physical access provided by paved Bill's Road is adequate in terms of easement and construction width. Impacts to Bill's Road may be mitigated by requiring an approved approach permit from the Flathead County Road and Bridge Department as a condition of permit approval.

### **iii. Absence of environmental constraints**

The subject property is a flat, open, grassy field with few trees and shrubs. There are no streams, lakes, areas of apparent shallow groundwater, wetlands, or other water bodies on site of the proposal that would inhibit the proposed use.

**Finding #3-** The site appears suitable for the proposal because there are no environmental constraints such as streams, lakes, areas of apparent shallow groundwater, or wetlands on site or adjacent that would be adversely impacted or which would inhibit the proposed use.

## **B. Appropriateness of design**

### **i. Structure**

The proposal is for one two-story building with an 8,000 ft<sup>2</sup> footprint that will be utilized by the Lakeside QRU as an ambulance hall and community meeting facility. The facility design appears to adequately meet the needs of the QRU

and the community, and the proposed building has been designed to comply with state building standards for commercial and institutional facilities. The proposed structure is compliant with all bulk and dimensional requirements of the Lakeside zoning district.

**Finding #4-** The proposed structure appears appropriate in design because it would reasonably accommodate its intended function, has been designed to promote public health and safety, is accessible to persons with disabilities, and is compliant with applicable bulk and dimensional requirements set forth in the Flathead County Zoning Regulations.

**ii. Parking scheme**

The Flathead County Zoning Regulations do not provide specific guidance on parking requirements for quasi-public buildings or ambulance halls. The facility includes an assembly area approximately 1640 ft<sup>2</sup> in size with seating for 187 people. Parking for assembly areas is addressed in Flathead County Zoning Regulations (FCZR) Section 6.03 and 6.04, which require a minimum of 1 parking space per 5 seats or 1 parking space for every 40 ft<sup>2</sup> of gross floor area used for assembly purposes. Pursuant to the guidance offered by the FCZR a minimum of 42 parking spaces would be required to accommodate the assembly room capacity and the application proposes 42 parking spaces. There appears to be ample parking to accommodate the proposed facility. The parking area shall be required paved according to FCZR Section 6.15.

**Finding #5-** The proposed parking scheme appears appropriate in design because it would allow for adequate and safe parking for a variety of vehicle sizes in compliance with applicable requirements set forth in the Flathead County Zoning Regulations.

**iii. Traffic circulation**

Vehicle traffic is proposed to circulate through the main rear parking area via a single two-way approach onto Bill's Road, while access to the ambulance bay and the front parking area would be from a second approach onto Bill's Road. Both approaches, the parking areas, and the internal access are proposed to be paved, and comply with the applicable width requirements as the minimum proposed aisle width of 25 feet exceeds the 20 foot minimum for two-way traffic required by FCZR 6.16.020. An additional circulation feature is a widened area adjacent to the helipad designed to allow effective turning and backing of emergency vehicles.

**Finding #6-** The proposal for traffic circulation appears appropriate in design because the internal access would efficiently serve a multitude of facility functions while meeting or exceeding applicable dimensional requirements set forth in the Flathead County Zoning Regulations.

**iv. Open space**

The site layout indicates open areas would be maintained on portions of the front, side, and rear perimeters of the subject property, providing a buffer

between the helipad, parking/access areas, and the facility building from adjacent properties. The front, side, and rear setbacks meet or exceed those required in FCZR Section 3.42.050. The size of the structure and remaining open space appears adequate to accommodate stormwater runoff on-site.

**Finding #7-** The proposal appears acceptable in its design because the design allows for adequate open space which may serve as a buffer between neighboring uses and may be used to accommodate stormwater management infrastructure.

**v. Fencing/screening**

Page 2 of the application cover letter indicates the intent to provide ‘neighborhood friendly’ fencing, but submitted materials do not provide specifics. Adequate fencing/screening would appear to be important particularly around the rear (north) portion of the subject property in order to maintain a secure safe zone around the helipad. The site layout indicates proposed trees which would serve as an aesthetic screen of the proposed facility building.

**Finding #8-** The helipad is located on a portion of the site adjacent to residential uses, and may pose a risk to public health and safety unless adequate fencing is established to prevent trespass by people and to minimize helicopter related airborne projectile debris which could leave the site.

**Finding #9-** Adequate fencing/screening may reasonably mitigate safety impacts resulting from the proposed facility and its helipad because the facility and helipad may be sufficiently shielded from adjacent residential properties and secured from hazardous trespass.

**vi. Landscaping**

Page 2 of the application cover letter indicates the intent to provide ‘neighborhood friendly’ landscaping, and the site layout provides a conceptual landscape plan that appears to include trees, shrubs, and grass.

**Finding #10-** The proposed landscaping appears appropriate in design and will limit visual impacts resulting from the proposed facility because it would partially shield the facility from adjacent properties and create a modest buffer between adjacent uses.

**vii. Signage**

Page A.11 of the site layout indicates minimal descriptive wall signage on the north and south sides of the facility building. Proposed signage will be required to meet applicable standards and guidelines pursuant to FCZR Section 5.11.

**Finding #11-** There will be limited visual impacts resulting from signage on the proposed facility because the proposed signage will be compliant with applicable requirements set forth in the Flathead County Zoning Regulations.

**viii. Lighting**

Page 2 of the application cover letter indicates the intent to apply ‘dark skies’ principles for outdoor lighting. Exterior lighting shall comply with performance standards set forth in FCZR Section 5.12.

**Finding #12-** There will be limited visual impacts resulting from Lighting of the proposed facility because the lighting will be compliant with applicable requirements set forth in the Flathead County Zoning Regulations, and the applicant proposes to voluntarily use “Dark Sky” standards, whereby on-premises safety and security lighting is intended and configured to minimize off-site illumination and minimize the facility’s contribution to night time light pollution.

**C. Availability of Public Services and Facilities**

**i. Sewer**

The application includes a proposal to connect to the public sewer services of the Lakeside County Water and Sewer District. Submitted application materials include copies of correspondence between the Lakeside County Water and Sewer District and the applicant. The District indicated the property is located within the District boundaries and confirms sewer service is available. The applicant should be required to comply with the standards of the Lakeside County Water and Sewer District. In the case where connection to Water and Sewer District infrastructure requires excavation of Bill’s Road, the applicant should be required to comply with the standards the Flathead County Road and Bridge Department and obtain all applicable permits from them prior to commencement of construction activities.

**Finding #13-** Impacts to public services and facilities will be minimal because the facility will connect to the sewer services of the Lakeside County Water and Sewer District, which has stated there is adequate capacity for the facility’s needs.

**ii. Water**

The application includes a proposal to connect to the public water services of the Lakeside County Water and Sewer District. Submitted application materials include copies of correspondence between the Lakeside County Water and Sewer District and the applicant. The District indicated the property is located within the District boundaries and confirms water service is available. The applicant should be required to comply with the standards of the Lakeside County Water and Sewer District. In the case where connection to Water and Sewer District infrastructure requires excavation of Bill’s Road, the applicant should be required to comply with the standards the Flathead County Road and Bridge Department and obtain all applicable permits from them prior to commencement of construction activities.

**Finding #14-** Impacts to public services and facilities will be minimal because the facility will connect to the water services of the Lakeside County Water and Sewer District, which has stated there is adequate capacity for the facility's needs.

**iii. Storm Water Drainage**

No public stormwater facilities are available to serve the proposed facility. The proposal will introduce approximately 54,000 ft<sup>2</sup>. of impervious surface to the subject property, and stormwater drainage could become an adverse impact to adjacent properties and area roads unless an adequate stormwater management plan is implemented. As more than 1 acre of ground will be disturbed, a stormwater management plan (NOI and SWPPP) is required to be submitted for review and approval by the Montana Department of Environmental Quality prior to commencement of construction activities as a condition of approval.

**Finding #15-** Because development of the site will cause more than 1 acre of land to be disturbed, the applicant would be required to obtain permit coverage under the *General Permit for Storm Water Discharges Associated with Construction Activity*, issued by the Montana Department of Environmental Quality (A.R.M. 17.30.1102(28)).

**Finding #16-** No public stormwater facilities are available to serve the proposed facility. Impacts to public services and facilities would be minimal because the facility will be required to manage stormwater run-off onsite in compliance with applicable regulations.

**iv. Fire Protection**

Pages A.1 and A.2 of the site layout (1st and 2<sup>nd</sup> level floor plans) indicate the facility has been designed to meet or exceed applicable State fire codes.

The subject property is located within the Somers Fire District boundaries, and the QRU currently shares the Lakeside Fire Hall with the Somers Rural Fire Department, located approximately 500 feet east of the proposal site. No adverse impact to the Somers Fire District is anticipated, and the District services may improve as a result of the new QRU facility because the District will be able to utilize the space currently occupied by the QRU to improve services, efficiency, and management of its resources.

**Finding #17-** Public fire protection services are available to serve the needs and use as designed and proposed. The proposed use appears to introduce positive impacts to the Somers Fire District because the District will be able to utilize the space currently occupied by the QRU to improve services, efficiency, and management of its resources.

**v. Police Protection**

The Flathead County Sheriff's Department would serve the facility. No significant impact is anticipated as a result of the proposed facility as the QRU

functions to a certain degree with the Sheriff's Department as components of the local Emergency Medical System.

**Finding #18-** Public police services from the Flathead County Sheriff's Department are available to serve the proposed facility. The proposed use is not anticipated to introduce impacts to public police services because the QRU's mission is complementary to the Sheriff's Department and it's role with the local Emergency Medical System.

**vi. Streets**

The proposed facility would have direct access onto Bill's Road, an unclassified paved County road with relatively low traffic volume which is constructed approximately 20-24 feet wide within a 60 foot wide easement. Two proposed paved approaches onto Bill's Road would be offset by approximately 60 feet, and each would be required to receive an approach permit from the County Road and Bridge Department.

The QRU has been operating out of the Somers Rural Fire Department which is located on Bill's Road a short distance from the proposal site. No adverse impacts which cannot be mitigated through conditions are anticipated.

**Finding #19-** No impacts to streets are anticipated because the applicant would be required to obtain an encroachment permit for both points of access onto Bill's Road from the Flathead County Road and Bridge Department and construct the approaches in compliance with the Department's requirements.

**D. Immediate Neighborhood Impact**

**i. Excessive traffic generation**

The Institute of Traffic Engineers Trip Generation Manual does not provide trip generation estimates for ambulance halls or other public utilities. While the proposed facility will likely result in some additional traffic, particularly associated with the community meeting center element of the facility, it is unlikely the amount of traffic generated would be considered excessive given the property's location along Bill's Road and the day-to-day operations unique to a QRU facility.

**Finding #20-** There will be minimal impacts to the surrounding neighborhood as a result of the proposed facility because it will not regularly generate disproportionate amounts of vehicle traffic.

**ii. Noise or vibration**

The construction of the proposed facility will result in some additional noise and vibration for a limited amount of time. The daily operations of the QRU facility may occasionally result in disturbing siren and helicopter noise out of character with surrounding land use, however this additional noise/vibration would be limited in frequency and duration to emergency situations only.

**Finding #21-** There will be impacts to the surrounding neighborhood as a result of the proposed facility because it will result in temporary noise/vibration caused by emergency vehicle sirens and emergency helicopters. The anticipated impacts may be considered minimal because the immediate neighborhood is accustomed to the operations of the existing fire station located on Bill's Road.

**iii. Dust, glare or heat**

Some additional dust may result from the construction of the proposed facility. Dust creation would be limited and finite and would not have a significant impact on the surrounding area. The parking area and helipad will be required to be paved as a condition of permit approval and will not result in excessive dust.

Temporary impacts from emergency vehicle lights may pose a nuisance to area residences; however adverse impacts of glare may be minimized with a condition of approval requiring appropriate fencing/screening on perimeters of the subject property abutting residential uses.

**Finding #22-** There will be minimal impacts to the surrounding neighborhood as a result of the proposed facility because it will be adequately screened from neighboring properties and will not result in constant or excessive amounts of dust, glare, or heat.

**iv. Smoke, fumes, gas, or odors**

Adverse neighborhood impacts due to smoke, fumes, gas or odors are not anticipated as a result of the proposed use. The regular operation of the facility would not likely create any of the above nuisances.

**Finding #23-** There will be minimal impacts to the surrounding neighborhood as a result of the proposed facility because it will not result in constant or substantial amounts of smoke, fumes, gas, or odors.

**v. Inappropriate hours of operation**

The assembly hall is anticipated to function during typical business hours and potentially during evenings for public meetings. The QRU facility would be in potential operation 24 hours per day, however, the typical facility operation would have low intensity use in terms of activity during non-emergency times. Since emergencies requiring ambulance response can occur at any time, it would be unreasonable to limit the hours of operation for this facility.

**Finding #24-** Hours of operation for the proposed QRU facility may have some impact on the surrounding neighborhood because emergency helicopter use, sirens, and lights may occur at any time. However, it is unreasonable to limit the hours of operation of an emergency response facility given the irregular timing of emergency situations.

## V. SUMMARY OF FINDINGS

1. The site appears suitable for the proposal because there is adequate useable space available to construct and operate the facility in compliance with all applicable bulk and dimensional requirements of the Lakeside zoning district.
2. The site appears suitable for the proposal because the legal and physical access provided by paved Bill's Road is adequate in terms of easement and construction width. Impacts to Bill's Road may be mitigated by requiring an approved approach permit from the Flathead County Road and Bridge Department as a condition of permit approval.
3. The site appears suitable for the proposal because there are no environmental constraints such as streams, lakes, areas of apparent shallow groundwater, or wetlands on site or adjacent that would be adversely impacted or which would inhibit the proposed use.
4. The proposed structure appears appropriate in design because it would reasonably accommodate its intended function, has been designed to promote public health and safety, is accessible to persons with disabilities, and is compliant with applicable bulk and dimensional requirements set forth in the Flathead County Zoning Regulations.
5. The proposed parking scheme appears appropriate in design because it would allow for adequate and safe parking for a variety of vehicle sizes in compliance with applicable requirements set forth in the Flathead County Zoning Regulations.
6. The proposal for traffic circulation appears appropriate in design because the internal access would efficiently serve a multitude of facility functions while meeting or exceeding applicable dimensional requirements set forth in the Flathead County Zoning Regulations.
7. The proposal appears acceptable in its design because the design allows for adequate open space which may serve as a buffer between neighboring uses and may be used to accommodate stormwater management infrastructure.
8. The helipad is located on a portion of the site adjacent to residential uses, and may pose a risk to public health and safety unless adequate fencing is established to prevent trespass by people and to prevent helicopter related airborne projectile debris from leaving the site.
9. Adequate fencing/screening may reasonably mitigate safety impacts resulting from the proposed facility and its helipad because the facility and helipad may be sufficiently shielded from adjacent residential properties and secured from hazardous trespass.
10. The proposed landscaping appears appropriate in design and will limit visual impacts resulting from the proposed facility because it would partially shield the facility from adjacent properties and create a modest buffer between adjacent uses.
11. There will be limited visual impacts resulting from signage on the proposed facility because the proposed signage will be compliant with applicable requirements set forth in the Flathead County Zoning Regulations.

12. There will be limited visual impacts resulting from Lighting of the proposed facility because the lighting will be compliant with applicable requirements set forth in the Flathead County Zoning Regulations, and the applicant proposes to voluntarily use “Dark Sky” standards, whereby on-premises safety and security lighting is intended and configured to minimize off-site illumination and minimize the facility’s contribution to night time light pollution.
13. Impacts to public services and facilities will be minimal because the facility will connect to the sewer services of the Lakeside County Water and Sewer District, which has stated there is adequate capacity for the facility’s needs.
14. Impacts to public services and facilities will be minimal because the facility will connect to the water services of the Lakeside County Water and Sewer District, which has stated there is adequate capacity for the facility’s needs.
15. Because development of the site will cause more than 1 acre of land to be disturbed, the applicant would be required to obtain permit coverage under the *General Permit for Storm Water Discharges Associated with Construction Activity*, issued by the Montana Department of Environmental Quality (A.R.M. 17.30.1102(28)).
16. No public stormwater facilities are available to serve the proposed facility. Impacts to public services and facilities would be minimal because the facility will be required to manage stormwater run-off onsite in compliance with applicable regulations.
17. Public fire protection services are available to serve the needs and use as designed and proposed. The proposed use appears to introduce positive impacts to the Somers Fire District because the District will be able to utilize the space currently occupied by the QRU to improve services, efficiency, and management of its resources.
18. Public police services from the Flathead County Sheriff’s Department are available to serve the proposed facility. The proposed use is not anticipated to introduce impacts to public police services because the QRU’s mission is complementary to the Sheriff’s Department and it’s role with the local Emergency Medical System.
19. No impacts to streets are anticipated because the applicant would be required to obtain an encroachment permit for both points of access onto Bill’s Road from the Flathead County Road and Bridge Department and construct the approaches in compliance with the Department’s requirements.
20. There will be minimal impacts to the surrounding neighborhood as a result of the proposed facility because it will not regularly generate disproportionate amounts of vehicle traffic.
21. There will be impacts to the surrounding neighborhood as a result of the proposed facility because it will result in temporary noise/vibration caused by emergency vehicle sirens and emergency helicopters. The anticipated impacts may be considered minimal because the immediate neighborhood is accustomed to the operations of the existing fire station located on Bill’s Road.
22. There will be minimal impacts to the surrounding neighborhood as a result of the proposed facility because it will be adequately screened from neighboring properties and will not result in constant or excessive amounts of dust, glare, or heat.

23. There will be minimal impacts to the surrounding neighborhood as a result of the proposed facility because it will not result in constant or substantial amounts of smoke, fumes, gas, or odors.
24. Hours of operation for the proposed QRU facility may have some impact on the surrounding neighborhood because emergency helicopter use, sirens, and lights may occur at any time. However, it is unreasonable to limit the hours of operation of an emergency response facility given the irregular timing of emergency situations.

## **VI. RECOMMENDATION**

After review of this application, Planning Staff recommends the Board of Adjustment adopt FCU-10-01 as findings of fact and approve the request for a Conditional Use Permit to allow for the construction of a quasi-public building to serve as a quick response unit (QRU) ambulance hall and community meeting place in the Lakeside Zoning District, subject to the following conditions of approval:

## **VII. CONDITIONS**

1. The proposed facility shall be in substantial conformance with the BOA approved site plan submitted and reviewed, and shall meet all applicable bulk, dimensional and setback requirements for structures located in the Lakeside Zoning District (FCZR Section 3.42.050).
2. An approach permit for both approaches onto Bill's Road shall be obtained from the Flathead County Road and Bridge Department prior to the commencement of construction activities.
3. The facility shall have a minimum of forty two (42) parking spaces to accommodate parking needs anticipated by the proposal. The parking area shall be paved and shall comply with applicable design and construction standards set forth in Chapter 6 of the Flathead County Zoning Regulations.
4. The proposed water and sewer systems shall undergo review and receive approval, as applicable, from the Lakeside County Water and Sewer District, Flathead City-County Health Department, and the Montana Department of Environmental Quality prior to the commencement of construction activities.
5. A stormwater management plan shall be approved and permitted as applicable by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality.
6. Prior to the commencement of construction activities, the applicant shall obtain stormwater discharge permit coverage under the General Permit for Storm Water Discharges Associated with Construction Activity, issued by the Montana Department of Environmental Quality (A.R.M. 17.30.1102(28)).
7. The applicant shall adhere to all applicable Montana State commercial and institutional building requirements as required by the Montana Bureau of Labor and Industry.
8. All exterior lighting for the facility shall be shielded, downward-facing and shall comply with Section 5.12 of the Flathead County Zoning Regulations.

9. All signage for the facility shall comply with applicable standards outlined in Sections 3.42.050 and 5.11 of the Flathead County Zoning Regulations.
10. The BOA reviewed and approved vegetation landscaping plan shown on Pages S.1.a and A.7 of the submitted Site Layout shall be implemented to provide a screen and buffer of the facility from adjacent properties and roads.
11. The perimeters of the subject property surrounding the helipad shall be appropriately fenced/screened to prevent hazardous trespass and to minimize airborne debris from impacting adjacent properties/uses. All fencing/screening shall comply with Section 5.04 of the Flathead County Zoning Regulations.
12. Any change or modification to the use or buildings specified in the application requires written approval by the Flathead County Board of Adjustment. (FCZR Section 2.06.020)
13. Construction activities shall be completed within one year from the date of issuance of this permit. The permit may be extended for one additional year if the permittee requests additional time prior to the expiration date. (FCZR Section 2.06.060(2))

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