



Due 5/28/10

Flathead County Planning & Zoning

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

CONDITIONAL USE PERMIT APPLICATION

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):

~~Alt - FCZ~~
~~Cafe and Saloon~~

OWNER(S) OF RECORD:

Name: John + Joyce O'Hara / Bob + Kathy Reiswig Phone: 406-888-5105
Mailing Address: 255 Polebridge Loop Rd
City, State, Zip Code: Polebridge, MT 59928
Email: _____

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

Name: Joyce O'Hara Phone: 406-888-5105
Mailing Address: 255 Polebridge Loop Rd
City, State, Zip Code: Polebridge MT 59928
Email: _____

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 255 Polebridge Loop Rd S 27 T 35 R 21
Subdivision Name: _____ Tract No(s): 3DRA Lot No(s): _____ Block No: _____

1. Zoning District and Zoning Classification in which use is proposed:

Northfork

2. Attach a plan that includes drawings & texts of the affected lot and how the following items correspond to it:

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space
- (2) adequate access
- (3) absence of environmental constraints

Drew



Draw

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
- (2) traffic circulation
- (3) open space
- (4) fencing, screening
- (5) landscaping
- (6) signage
- (7) lighting

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
- (2) water
- (3) storm water drainage
- (4) fire protection
- (5) police protection
- (6) streets

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
- (2) noise or vibration
- (3) dust, glare or heat
- (4) smoke, fumes, gas, or odors
- (5) inappropriate hours of operation

3.

The following proposed uses shall meet additional requirements as outlined in 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 _____

Planner's Signature _____

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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. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. 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.

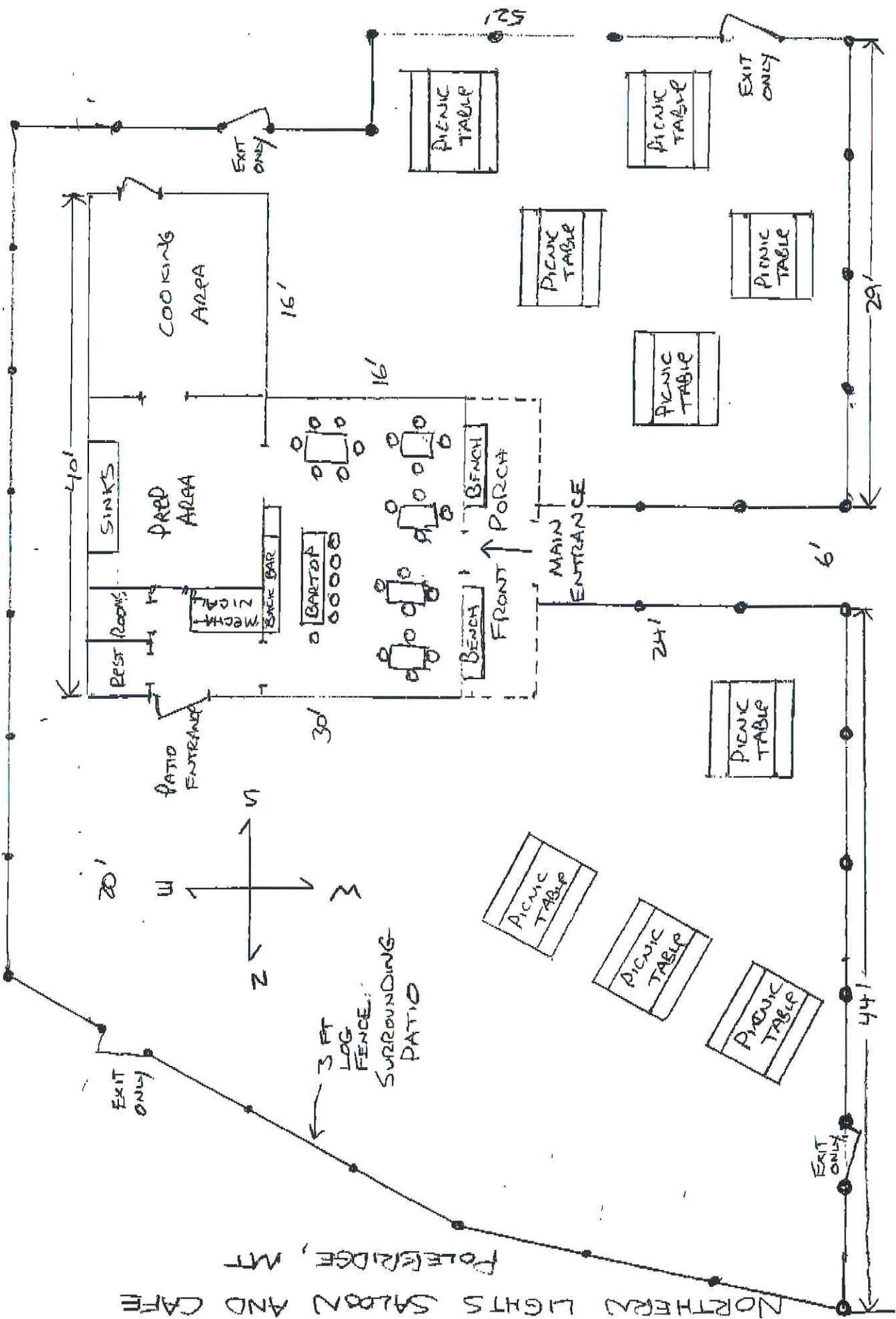
I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should 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.

Jayne O'Hara
Applicant Signature

5-28-10
Date

MAY 28 2010

NORTHERN LIGHTS SALOON AND CAFE
 POLEBRIDGE, MT



PARKING AREA

0002 6 1000

Northern Lights Saloon + Cafe

A.) Site Suitability

1. adequate usable space:

1.99 acres

6 bar stools @ 8'4" Bar

Building is about 1200 square feet

Adequate in size for usage

2. adequate access:

Polebridge Loop Rd. 60' county
maintained road.

3. absence of environmental constraints:

there is flood plain potential on
North side of property. Bears - we will
built bear proof trash containers

B.) Appropriateness of Design

1.) parking scheme: Adequate parking
in front of saloon/cafe X minimum 10 spaces

2.) traffic circulation: the main road
to GNP goes in front of saloon

3.) open space: 360° around outside
and 24' inside front entrance of
saloon + 16' inside entrance to kitchen
from dining + bar area.

4.) fencing, screening: no fencing.
screens on all windows + doors

5.) landscaping: maintained level
grass. some outside flowers

6.) signage: sign in front of saloon

7.) lighting: no electricity. Propan
lighting.

MAY 28 2010

C.) Availability of Public Services and Facilities

1. sewer: no sewer. Septic + outhouse
2. water: fresh water well
3. storm water drainage: water runs off the roof onto grass.
4. fire protection: there is a volunteer fire department. We will also have fire extinguishers.
5. police protection: Flathead County Sheriff
6. streets: the main road to GNP goes in front of saloon / cafe

D.) Immediate Neighborhood Impact

1. excessive traffic generation: we are generating no excessive traffic - we are visited by GNP tourists
2. noise or vibration: there will be no noise or vibration. There will be no mechanized sound.
3. dust, glare or heat: we will be watering the street in front of the saloon / cafe
4. smoke, fumes, gas, or odors: there is an exhaust (uninspected)
5. inappropriate hours of operation: our hours will be from 9^{am} until 2^{am}. We will not be open from 2:30^{am} until 8:45^{am}

MAY 28 2001