



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

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 \$700

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

Commercial Recreation

OWNER(S) OF RECORD:

Name: Joe Street Phone: 740-397-4839

Mailing Address: 9163 Irish Lane

City, State, Zip Code: Mount Vernon, OH 43050

Email: _____

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

Name: Ronald J & Gay Ann Caldbeck Phone: 406-844-0410

Mailing Address: P O Box 7697

City, State, Zip Code: Kalispell, MT 59904

Email: mrdoo@montanasky.net

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

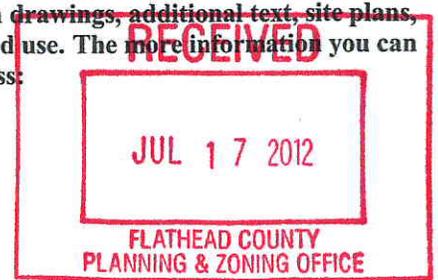
Street
 Address: 7070 & 7074 Hwy 93 S Lakeside, MT 59922 S07 T 26 R20

Subdivision Tract SF Lot Block
 Name: _____ No(s). 5B No(s). _____ No. _____
ASSESSOR #s 0906450, 0906306, 0978105, 0978104 5DA

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

Lakeside

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:**



¹ Revised: 06/24/10



A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

(See Attached)

- (2) adequate access

There is a meeting scheduled between MDT Dave Roser and applicant regarding approach (es) and crosswalk. Mr Roser is not available to meet until 07/23/12.

The approach will be widened to accomodate incoming and outgoing traffic .

- (3) absence of environmental constraints

there are no environmental concerns which would impair our plans.

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

Parking area next to the highway on the west side will be 150X150. Sidewalk and grass along very edge of highway 150'X 25'. Road access will utilize 20'X150'.

The area next to the highway will be paved. The parking area in the northwest corner will be mowed grass until it is necessary to improve.

- (2) traffic circulation

All vehicle traffic will enter and exit using the partially paved approach onto US Hwy 93. The approach and roadway will be widened to at least 20 feet wide per section 6.16.020(3) There is a meeting between applicants and Dave Roser regarding improving approach (es) July 23, 2012.

- (3) open space

We plan to put landscaping similar to Lakeside Landing across the east side of lots 5F and 5B west of Hwy 93. This will provide a buffer zone between the highway and the lots.

- (4) fencing, screening

Fencing along south boundary and west boundary of property on west side of Hwy 93. The fence will be 6' chain link.

Adequate Usable Space

There is a total of 2.8671 acres covering 4 lots. Tract 5F west of Highway 93 S has 2.14 acres , Tract 5B has approximate .43 acres, Tracts 5D and 5DA have .1864 acres and tract 5F East of Highway 93 has .1107 acres.

There is a total of 123,892.4 square feet of land broken down as follows

Lot 5F W of Highway = 93218.4 Square feet

Lot 5F E of Highway = 4823 Square Feet

Lot 5B = 18,751 Square Feet

Lot 5D & 5DA = 8,120 Square Feet



There is an existing 20X50 double wide mobile structure on lot 5B which we would like to use as a rental office. Lot 5 B is west of Hwy 93 and is not on the lakeshore. We would like to pave a portion of lot 5F west of Hwy 93 and put in approved storm drainage and visually aesthetic landscaping.

Also on the western portion of Lot 5F furthest from the lakeshore and west of Hwy 93, we would like to build a structure to use for boat repair and detailing approximately 50X50 in size.

The 20X50 mobile and the 50X50 boat building would take up 3% of lot 5F west of the highway or 2.4 % of the total square footage available. We would like to fence lots 5F west of the highway and lot 5B for boat parking security.



- (5) landscaping

Landscaping bordering the west side of Hwy 93 will be disgned to match Lakeside Landing with sidewalks. See Attached Photos

- (6) signage

8X8 double sided sign will be put in 20' south of the North East corner of the property. The sign will be constructed of wood and decorative stone similar to Lakeside Landing.

- (7) lighting

2 Security lights, one on Tract 5B and one on tract 5F west of the Hwy. Exterior lights shall be hooded, screened or directed in such a manner as to not impact adjacent properties per section 5.12.020.

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

Tract 5F west of Hwy has not been annexed into water and sewer district but Lakeside County Water and Sewer District will allow annexation per attached letter. All other lots are served by Lakeside County Water and Sewer.

- (2) water

Tract 5F west of Hwy has not been annexed into water and sewer district however Lakeside County Water and Sewer District will allow annexation per attached letter. All other lots are served by Lakeside County Water and Sewer.

- (3) storm water drainage

We will install drainage to the specifications of all government entities.

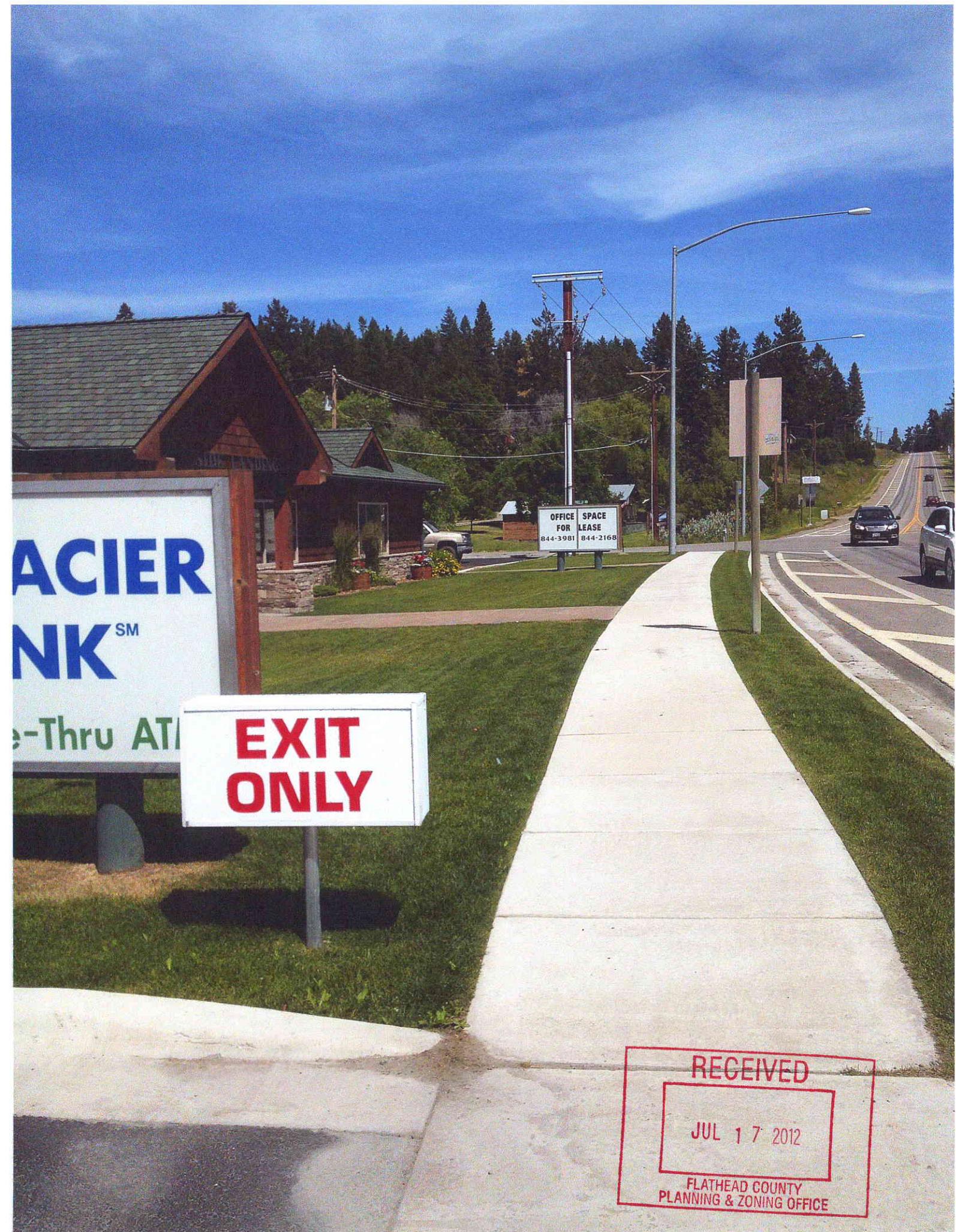
- (4) fire protection

There is a volunteer fire station Bill's Road in Lakeside to service fire protection.

- (5) police protection

Flathead County Sheriff's department service this area for police protection.





OFFICE SPACE
FOR LEASE
844-3981 844-2168

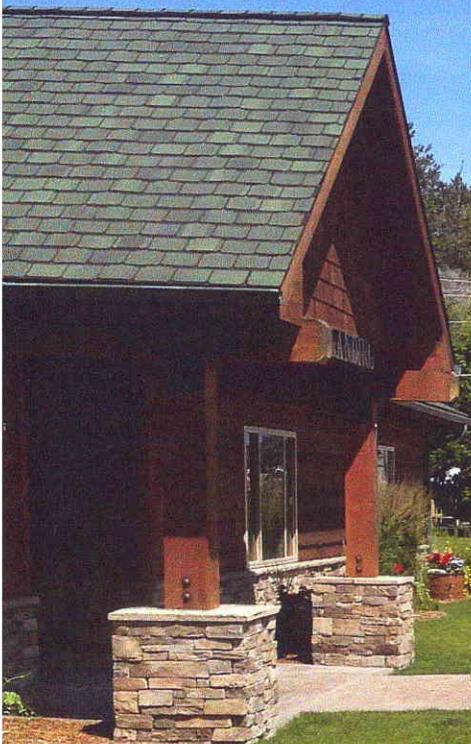
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RECEIVED
JUL 17 2012
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

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JUL 17 2012
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

OFFICE SPACE
FOR LEASE
844-3981 844-2168



Lakeside County Water & Sewer District

253 Bierney Creek Rd., Lakeside, MT 59922

July 12, 2012

Ronald & Gayann Caldbeck
P.O. Box 7697
Kalispell, Montana 59904

RE: 7074 US Hwy. 93 South

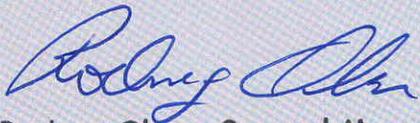
Dear Ron & Gayann:

This is in answer to your request for information on services to the above property. We will allow you to annex into our District, and water & sewer is available to the property.

Attached to this letter is an annexation petition which must be filled out and returned to us.

When you want to hook up to services, contact our office, and we can go over the plant investment fees with you.

Sincerely,



Rodney Olson, General Manager
LCWSD

Attachment
ro/dw



Office: 406-844-3881 Fax: 406-844-3996
Web Site: lcwsd.com

E-Mail: rodneyolson@lcwsd.net or deewebb@lcwsd.net

**PETITION FOR ANNEXATION OF LAND TO
THE LAKESIDE COUNTY WATER & SEWER DISTRICT**

_____ (is/are) the owner(s) of the following described real property.

Complete Legal Description (meets & bounds) of property to be annexed: _____

(Attach complete description if more room is required.)

Assessor # _____

Pursuant to 7-13-2341 (5), Montana Code Annotated, the undersigned hereby petitions the Board of Directors of the Lakeside County Water & Sewer District to include the land described above, which land is contiguous to the current District. As the sole owner(s) of the above described property, the undersigned further gives consent to the inclusion of such land in the Lakeside County Water & Sewer District and agrees to pay for water and/or sewer services at such rates, times and places as shall be determined by the LCWSD Board of Directors.

Dated: _____ 20

CAPACITY: Annexation into the Lakeside County Water & Sewer District for Water and/or Sewer service allows for service capacity based upon the size of the water meter installed to measure consumption (3/4", 1", 2", etc.) and corresponding VRU (Volume Ratio Unit) or multiplier of minimum service size (3/4"=1; 1"=1.8; 1½"=4.0; 2"=7.1 VRU's, etc.) VRU and EDU (Equivalent Dwelling Unit) and multiplier are used interchangeably within the Ordinances of the District. Future increases in capacity requirements (more living units, commercial use, etc.) for property specified here is subject to all fees and assessments that may apply at the time of change of use. "Capacity" is of no pertinence when easements are annexed solely to establish contiguity between parcels.

STATE OF MONTANA)

s.s.

County of Flathead)

On this _____ day of _____, 20 _____ before me, the undersigned, a Notary Public for the State aforesaid, personally appeared _____, _____, known to me to be the person(s) whose name is subscribed to the foregoing instrument as the Owner(s) of Record, and acknowledged to me that he/she executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate last above given.



Notary Public for the State of Montana

Print Name

Residing at: _____

My Commission expires: _____

(6) streets

as discussed in previous sections there is a meeting between applicant and Dave Roser of MDT to discuss widening of existing approach. The road way will be widened to 20 feet with a fence along the southern border.

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

Please See Attached

(2) noise or vibration

There will be a buffer between Highway and Parking area which will keep the noise and vibration at a minimum.

(3) dust, glare or heat

The applicant is planning to pave an area for parking therefore there will be very little dust glare or heat generated.

(4) smoke, fumes, gas, or odors

The majority of the activity on parcels 5F and 5B will be automobile and boat trailer parking, the emissions would be identical to those from Hwy 93. There will be some light emission of fumes from the repair and detail area which would occur from 9AM to 6PM.

(5) inappropriate hours of operation

Rental operations start June 15th and go until September 30th. Due to lake levels and cold weather. Regular hours of operation 9AM to 6PM Mon thru Saturday and 10AM to 6PM Sundays. There will be an occasional before and after rental time, at the most one or two units a day.

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



Excessive Traffic Generation

Traffic is greater during a short period of time starting June 24 going through August 28th due to schools getting out late and early return for schools.

During this time period we expect to service a maximum of 10 units a day. Average people going out on the boats and watercraft is 4 people which totals 40 people average during the high volume time.

Wild Wave has a large percentage of long term rentals which reduces the volume of people going in and out daily. We also deliver boats and watercraft to other lakes and other locations on Flathead Lake which significantly reduces the traffic daily to the main office. Wild Wave Regular business hours are 9AM to 6PM Monday thru Saturday and 10AM to 6PM on Sunday during the summer season June 15 thru September 7th. Before and after these times the volume drops off significantly, as much as 50% and down to 0 during the winter months which is November 15th thru May 15th.

