



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):

Mini-Storage Units. Expansion of an existing non-conforming use.

OWNER(S) OF RECORD:

Name: Gardner Investments LLC Phone: 752-7683

Mailing Address: P O Box 958

City, State, Zip Code: Kalispell, MT 59903

Email: _____

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

Name: APEC Engineering Phone: 755-1333

Mailing Address: 111 Legend Trail

City, State, Zip Code: Kalispell, MT 59901

Email: bob@apec-mt.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
Address: 148 Lower Valley Road S 28 T 28N R 21W

Subdivision
Name: _____ Tract No(s). 14AB 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-5 & AG 80

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: 06/11/12

NOV - 9 2012

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

7.5 acre parcel - 6.4 acres is currently open & unused

- (2) adequate access

Existing access off of Demersville Road

- (3) absence of environmental constraints

No wetlands or floodplain issues. No slope restrictions.

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

Adequate space for temporary parking in front of each individual unit.
Adequate space between structures for maneuvering and/or backing up to units.

- (2) traffic circulation

Looped road system proposed.

- (3) open space

Open area for outdoor boat & RV storage.

- (4) fencing, screening

Fencing proposed for perimeter of property.

- (5) landscaping

As required

- (6) signage

Minimal & low profile - probably at corner of Lower Valley Road & Demersville Rd.

- (7) lighting

On outside of buildings. Low impact 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

Storage units don't need services. Caretakers residence will need on-site drainfield.

- (2) water

None required for storage units. Caretakers residence will require on-site well.

- (3) storm water drainage

On-site

- (4) fire protection

South Kalispell Volunteer Fire Dept.
Metal buildings with metal roofs.

- (5) police protection

Flathead County.
Facility will be fenced and gated.

(6) streets

Gravel surface - low speed

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

Mini-storage units typically don't generate much traffic.
The Institute of Transportation Engineering (ITE) says several studies indicate a self storage facility on average generates less than 7 vehicle trips per day per 100 units.

(2) noise or vibration

minimal noise

(3) dust, glare or heat

Crushed gravel road surfaces with 10 mph speeds should keep the dust to a minimum.

(4) smoke, fumes, gas, or odors

none expected

(5) inappropriate hours of operation

Proposed hours of operation to be approximately 7 a.m. to 10 p.m.
Facility access to be locked at night.

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

NOV - 9 2012

- 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. 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.
 - *(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)

11-8-12

Date

Applicant Signature (if different than above)

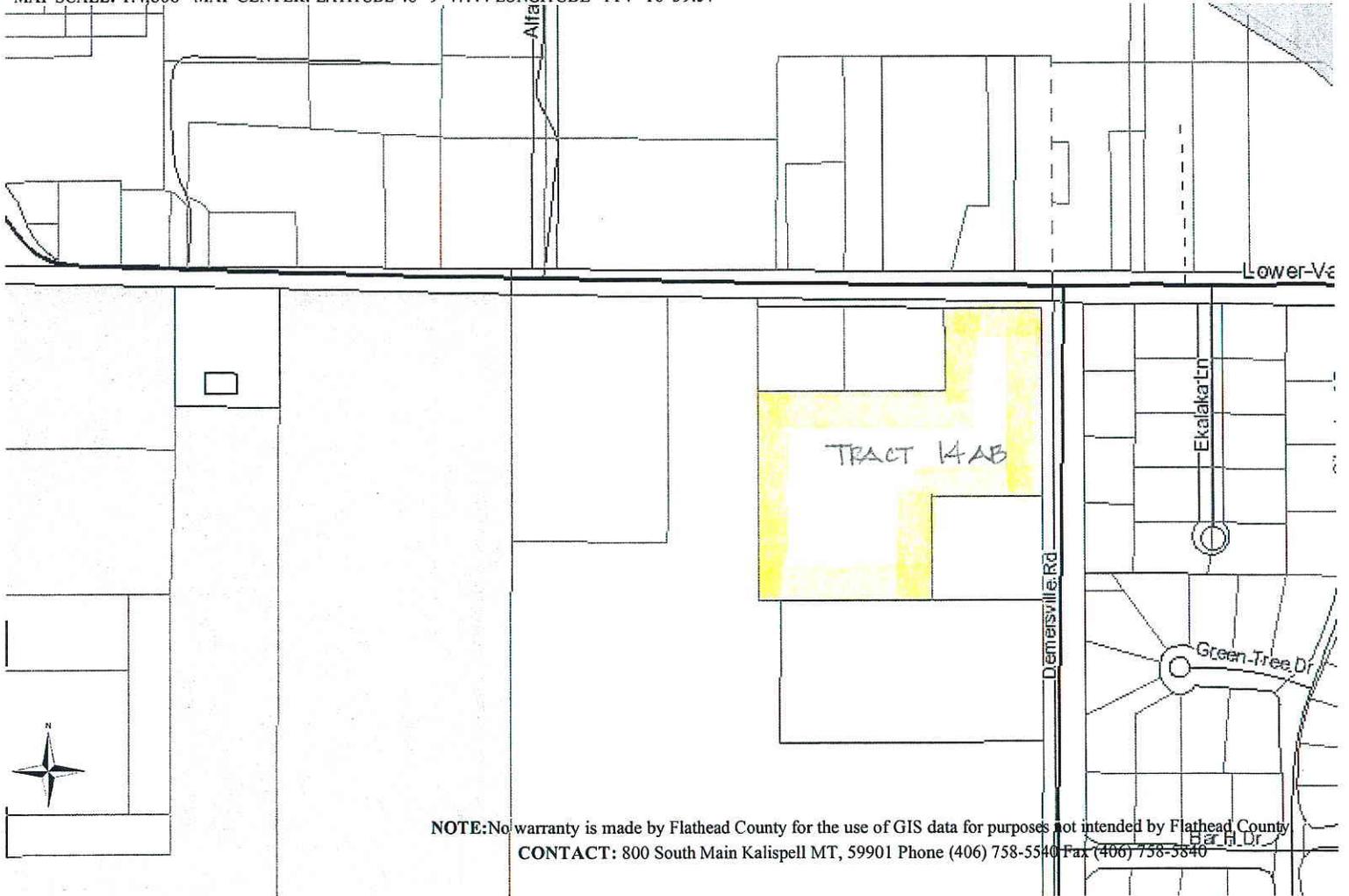
Date



FLATHEAD COUNTY GIS

KALISPELL, MONTANA

MAP SCALE: 1:4,868 MAP CENTER: LATITUDE 48° 9' 47.44 LONGITUDE -114° 16' 39.57



NOTE: No warranty is made by Flathead County for the use of GIS data for purposes not intended by Flathead County
 CONTACT: 800 South Main Kalispell MT, 59901 Phone (406) 758-5540 Fax (406) 758-5840

NOV - 9 2012