

# Flathead County

## Planning & Zoning

1035 1<sup>st</sup> Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### CONDITIONAL USE PERMIT APPLICATION<sup>1</sup>

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 \$ 700.00

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

~~6.10.010 Manufacturing~~ 'Expansion of non-conforming use' (per Section 2.07.040(4) FC22)

**OWNER(S) OF RECORD:**

Name: Richard and Mary J Sonju Phone: 406-253-8880  
Mailing Address: 245 Complex Drive  
City, State, Zip Code: Kalispell, MT 59901  
Email: \_\_\_\_\_

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

Name: Kramer Enterprises Inc - Terry Kramer Phone: 406-261-5135  
Mailing Address: 102 Copperative Way Suite 100  
City, State, Zip Code: Kalispell, MT 59901  
Email: terry@keimontana.com

**LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):**

Street  
Address: 2902 Hwy 93 North S 24 T 29NR22W R 3INSE4SE4  
Subdivision Name: \_\_\_\_\_ Tract No(s). \_\_\_\_\_ 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:**

<sup>1</sup> Revised: 06/11/12



A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space  
See attached drawings. The site allows for the expansion addition of a parking, upgraded sewer system and open space.
- (2) adequate access  
There currently is a dedicated approach from US hwy 93 N that is used. This access has been in use for over 25 years.
- (3) absence of environmental constraints  
There are no environmental constraints. There are not any wetlands, steep slopes or waterways on site. To the best of knowledge and investigation there are not any buried tanks, or hazards material buried on site. Building sites are virtually flat.

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  
See attached drawings the project meets the county standards for parking.
- (2) traffic circulation  
Traffic circulation meets Flathead county standards for parking and fire access.
- (3) open space  
The project is bordered on all four sides by open space.
- (4) fencing, screening  
Fencing is not required however some screening may be achieved through landscaping of shrubs and trees. Trash bins will be screen fenced as indicated in the drawings.
- (5) landscaping  
All open space is currently or will be landscaped. The intent of the project is to upgrade the property and obtain an attractive curb appeal for the public and clients of Sonju Industries. Clients of Sonju Industries are fortune 500 companies such as Raytheon and Boeing and they expect to see attractive sites and buildings. The setbacks along Hyw 93 will be landscaped, on the north and south setback will remain fairly intact as is keeping trees and grass that already exist and the west boarder along Northern Pines will be upgraded.

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(6) signage

Minimal signage is required and will be designed to complement the site and landscaping. Due to the setbacks required by MDOT no signage will be close to the roadway.

(7) Lighting

Parking lot lighting and building external building lighting will be designed to meet the dark skies criteria.

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

Public sewer is available on the opposite side of Hwy 93. County regulations could require this facility to tie into this system however there is a provision if the cost of tapping public system cost 3:1 of using or upgrading existing systems than it is not required to tap these services. It is approximately \$185,000 to bore, jack, and sleeve Hwy 93 thus well exceeding the 3:1 requirement. The current septic system will need to be upgraded to current county specifications and increased in size for the additional use ( approximately \$8,500). As shown on the site plan there is adequate space to increase the drain field and add a replacement field that currently does not exist. This project will create a sewer system that meets or exceeds current county standards improving a system that is approximately 30 years old.

(2) water

A new well will be installed as the foot print of the new expansion is on top of the existing well. The new well will be approx 350' deep and have a 3 hp pump to produce 25 gpm. The building will be fire sprinkled. This is achieved with a 12,000 gallon reserve tank and a 500 gpm vertical turbine fire pump.

(3) storm water drainage

Storm water retention can and will be designed into the landscaping meeting all of Flathead County requirements and Montana DEQ requirements.

(4) fire protection

The property is within the West Valley Fire District, and the building is to be fire sprinkled

(5) police protection

Police protection is provided the Flathead County Sheriff's Department

(6) streets

The project is accessed by US Hyw 93 N.

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#### 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

The expansion will generate an additional 40 trips per day by employees and approximately 20 trips per day for the retail and range. The addition of 60 trips per day on US Hyw 93 North is negligible. MDOT's 2008 traffic count of HWY 93 just north of Reserve is 13,940 trips per day the adding of 60 trips per day is an increase of .0043%

(2) noise or vibration

The manufacturing portion of the project is clean and relatively a noise free operation. The expansion adds additional machining, the CNC machines that are used are all self contained and enclosed. There will be negligible noise from the expansions.

(3) dust, glare or heat

The expansion will actually reduce dust and glare. The site currently has a gravel parking areas which will be replaced with paved parking and landscape. The glare from metal roofing that currently exists will be blocked by the expansion. There is not any equipment that will produce any additional heat.

(4) smoke, fumes, gas or odors

The manufacturing portion of the project is a "clean" industry that does not produce smoke fumes gas or odors.

(5) inappropriate hours of operation

The hours of operation generally are 6 AM – 12 AM, however with growth the operation could be 24 hours. No additional traffic or noise would interfere with the neighborhood. It must be noted that there are not any residences' adjacent to or within a close vicinity of the project. The project is bordered by the golf course maintenance facility on the north, HWY 93 on the east and the golf course on the west and vacant land on the south.

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- 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.)*

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*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.*

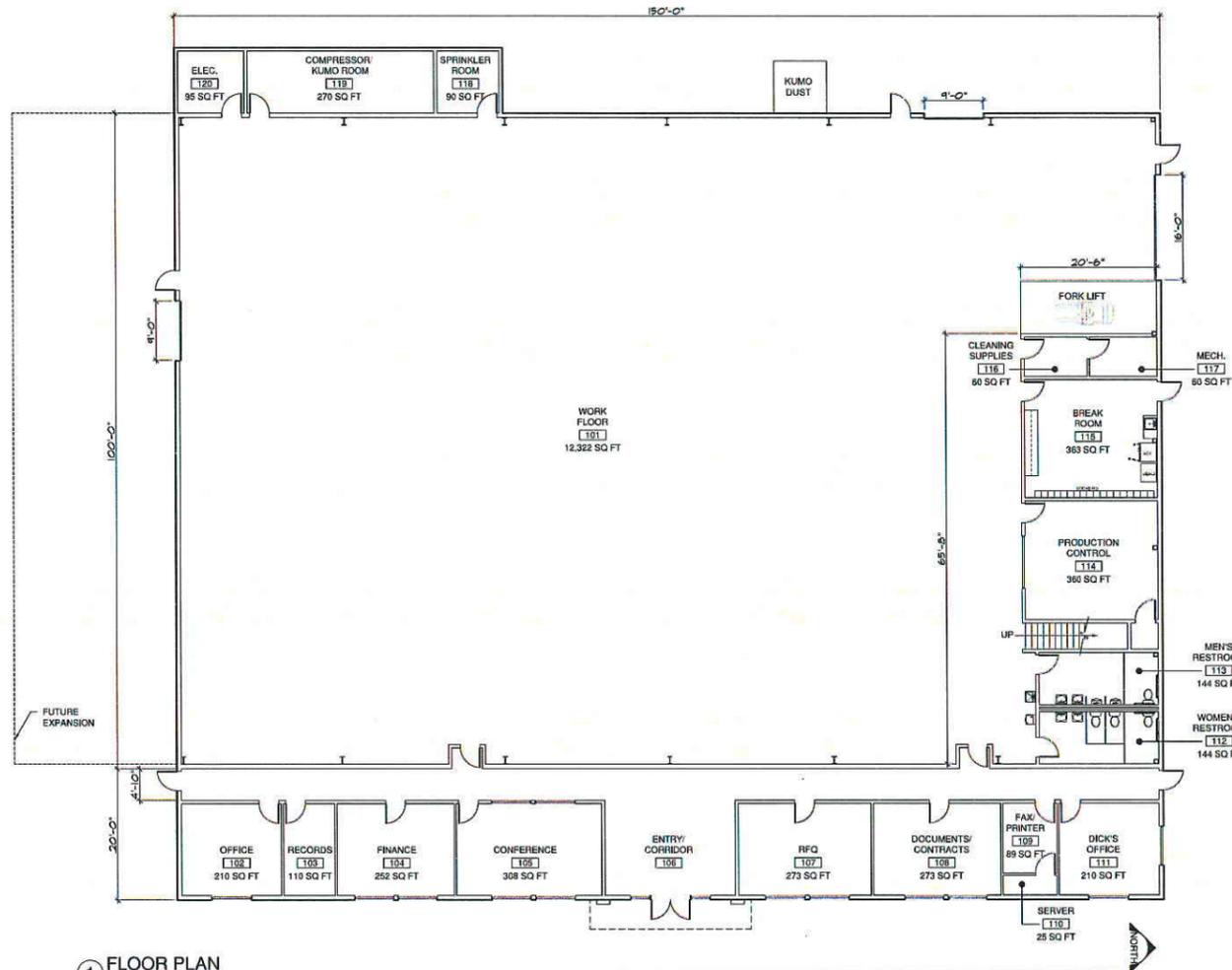
  
Owner(s) Signature (all owners must sign)

3/13/2013  
Date

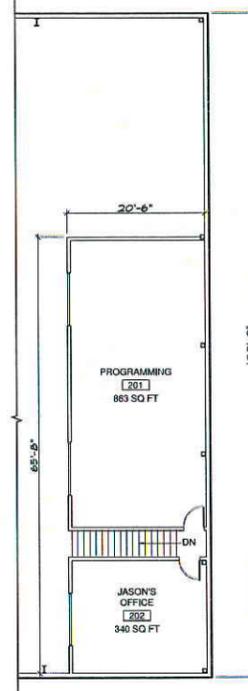
  
Applicant Signature (if different than above)

3-13-13  
Date

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1 FLOOR PLAN  
SCALE 1/8" = 1'-0"



2 2nd FLOOR PLAN  
SCALE 1/8" = 1'-0"

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ARCHITECTS AIA  
FRANK JOHN DE LUCA  
KENNETH C. HUFF

**Architects  
Design  
Group PC**

No. 1 SUNSET PLAZA • KALISPELL, MONTANA • 406-887-7125

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**SONJU INDUSTRIAL  
NEW BUILDING  
KALISPELL, MONTANA**

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FLOOR PLAN

SCALE  
1/8" = 1'-0"

DATE:  
3/5/2013

JOB NO:  
13-304

SHEET NO:  
A1.0

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**SITE SUMMARY**

LOT AREA 330'x300' = 99,130 FT<sup>2</sup> = 2.28 ACRES

AREA OF EXISTING BUILDINGS = 14,046 FT<sup>2</sup>

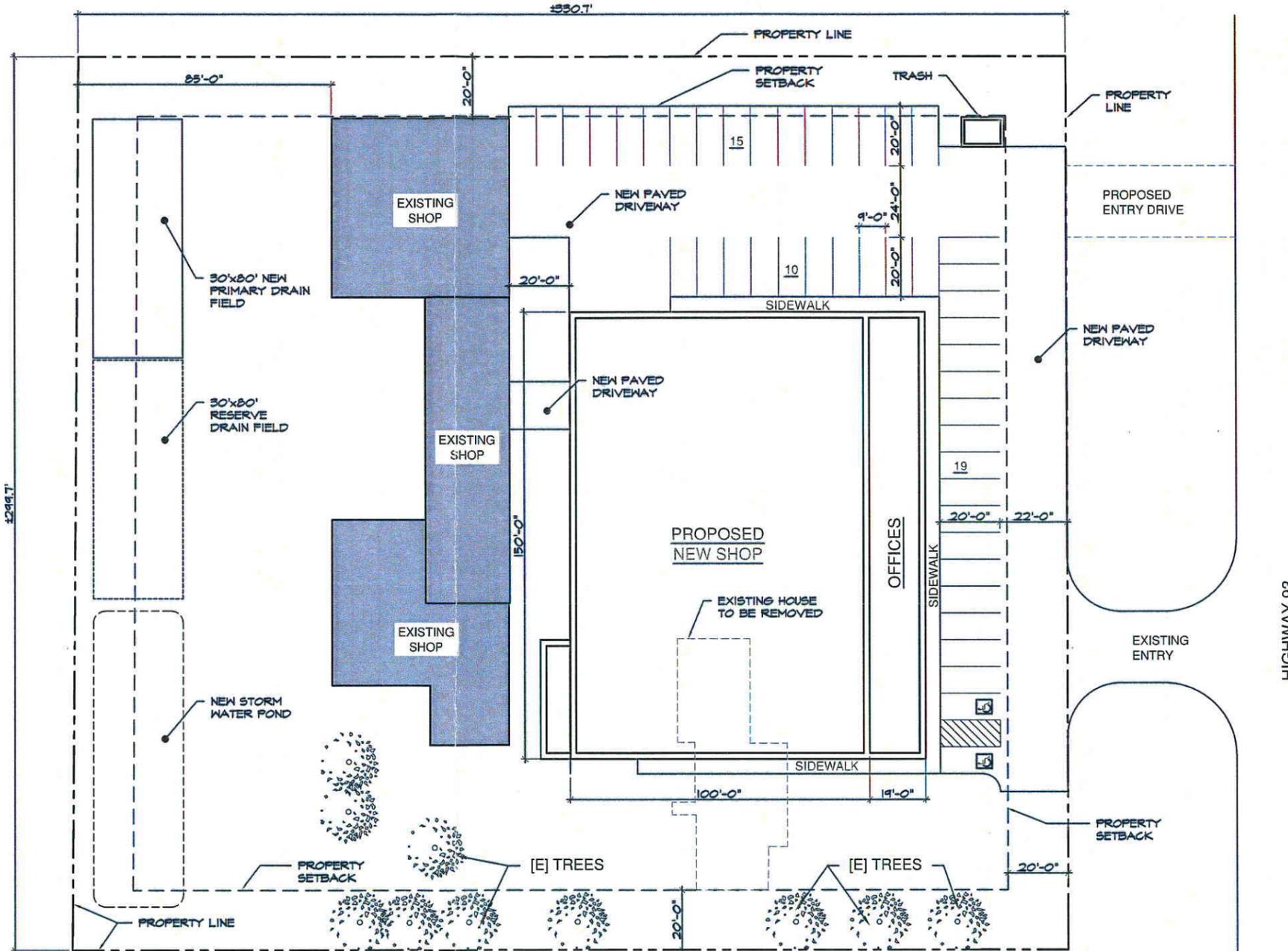
AREA OF PROPOSED BUILDING =

OFFICE	= 4886 FT <sup>2</sup>
MANUFACTURING	= 14,627 FT <sup>2</sup>
<b>TOTAL</b>	<b>= 19,513 FT<sup>2</sup></b>

**PROPOSED PARKING**

NEW OFFICE @ 1:400R <sup>2</sup>	= 12.2 = 13 SPACES
MANUFACTURING @ 1:2 EMPLOYEES (MAX. 20 EMPLOYEES PER SHIFT) (INCLUDES EXISTING BUILDING USED FOR MANUFACTURING)	= 10 SPACES
<b>TOTAL REQUIRED</b>	<b>= 33 SPACES</b>
<b>TOTAL PROVIDED</b>	<b>= 44 SPACES</b>

SITE ZONING = SAG-10  
SETBACK = 20' TYP.



**SITE PLAN**  
SCALE 1" = 20'-0"



ARCHITECTS A.I.A.  
FRANK JOHN DI STEFANO  
GLEN D. ANACKER  
KENNETH C. HUFF

**Architects  
Design  
Group PC**

No. 1 SUNSET PLAZA • KALISPELL, MONTANA • 406-257-7125

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**SONJU INDUSTRIAL  
NEW BUILDING  
KALISPELL, MONTANA**

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**SITE PLAN**

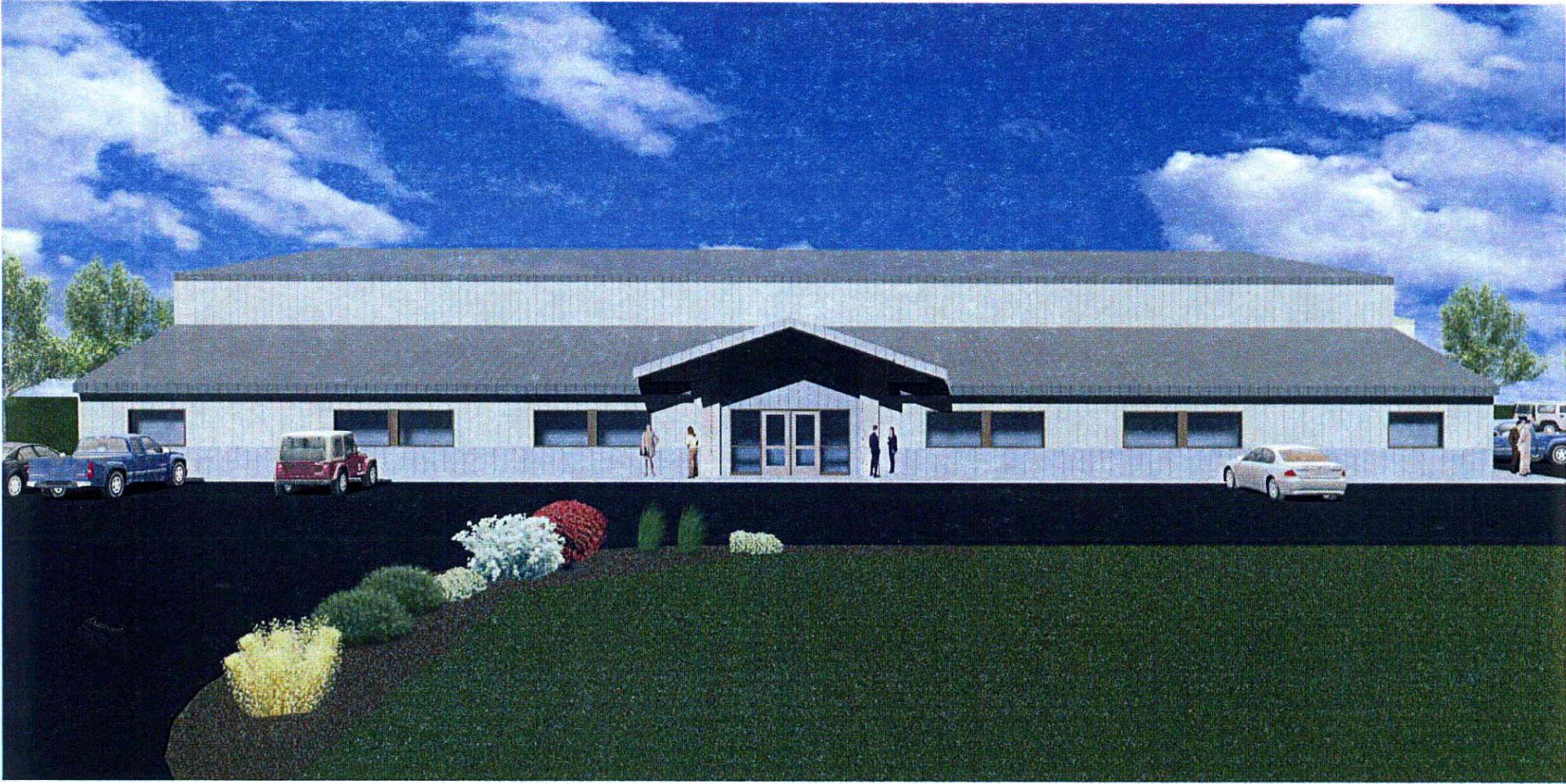
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1" = 20'-0"

DATE:  
3/18/2013

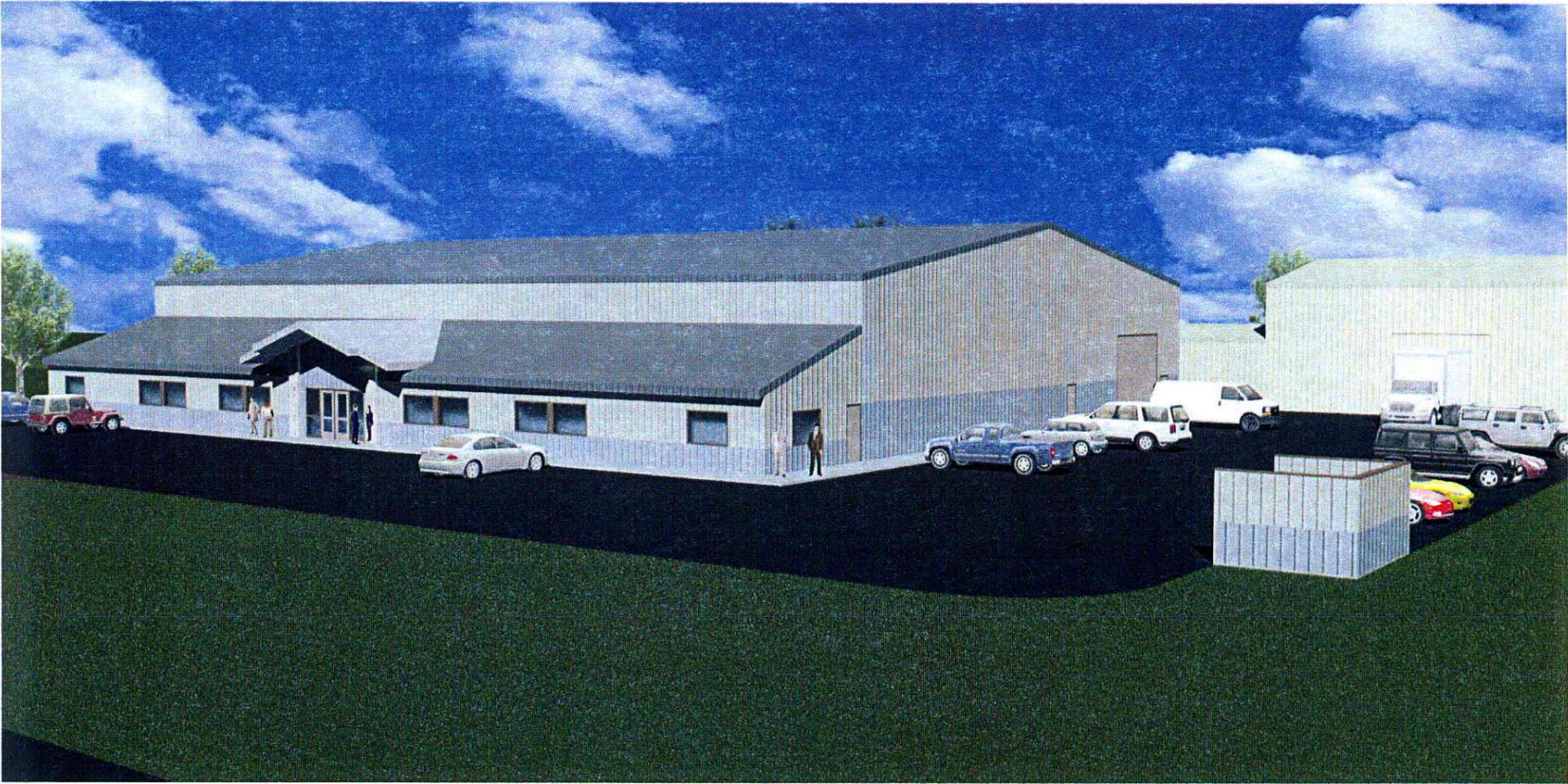
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13-304

SHEET NO:  
**LA1.0**

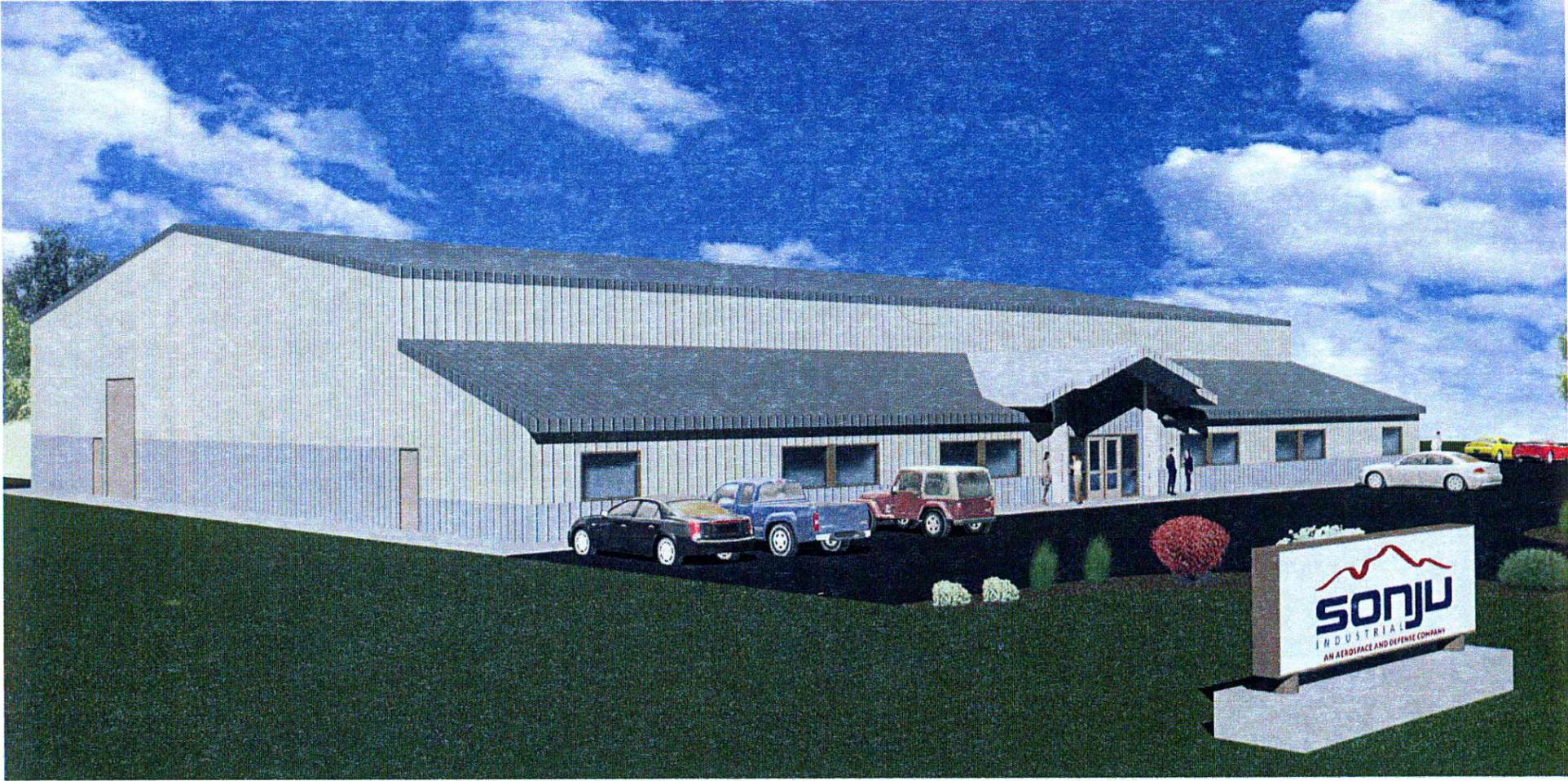
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