



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

FEB 22 2016

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 \$ _____

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

B-2

Mini Storage, RV Storage

OWNER(S) OF RECORD:

Name: MDSV, LLP Phone: 406-441-0117

Mailing Address: 1414 North Montana Ave.

City, State, Zip Code: Helena, Mt 59601

Email: _____

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

Name: Mark Dowdy Phone: 406-441-0117

Mailing Address: 1414 North Montana Ave.

City, State, Zip Code: Helena, Mt 59601

Email: _____

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
 Address: 5020 Hwy 93 South, Whitefish, Mt S 24 T 30N R 22W

Subdivision	Tract	Lot	Block
Name: <u>COS 5658</u>	No(s). <u>2</u>	No(s). <u>C</u>	No. _____

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

B-2

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:

Revised: 12/15/15

LOCAL CONTACT TIM PEARSON
406 253-5538
PEARSON CONST. 406@gmail.com

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

Lot size is 3.42 acres.

There is enough space for the proposed buildings, set backs, access, parking and storm water.

- (2) adequate access

Access is directly onto Highway 93 South.

- (3) absence of environmental constraints

Site will be reviewed by Environmental Health for septic location and design.

The design will account for storm water to mitigate environmental impacts. No other environmental concerns are present on site.

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

Public parking will be provided at the front of the building. Additional employee parking will be at the rear of the lot.

- (2) traffic circulation

Turn around space for trucks will be provided at the west end (back) of the lot.

Public turn around space at the east side (front) parking area.

- (3) open space

Open space is provided on the front setback from the highway, along the north side to access road, along the south to property line and to the west beyond truck parking.

- (4) fencing, screening

Fencing is not proposed at this time.

- (5) landscaping

Sod and low shrubs on the north, east and south sides of the building.

- (6) signage

Lettering on fascia of building and one sign by highway access.

- (7) lighting

Building access light and soffit lighting. Sign lighting. There will be 3 - 25' light poles in truck parking area on west end of lot. Each light pole will have 2 box lights on it.

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

Septic system as per County requirements and engineering design. A permit should be complete by mid-May.

- (2) water

Provided by new well 400' deep.

- (3) storm water drainage

Provided on west end of lot through swales and a collection system designed by an engineer.

- (4) fire protection

None provided on site - Whitefish Rural Fire District.

- (5) police protection

Flathead County Sheriff Department

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-
- (6) streets

Shared access is provided to adjoining properties and subject property has direct highway access.

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

No excessive traffic expected. Approximately 12 employees daily and several moving van type trucks daily.

- (2) noise or vibration

Additional noise will be significantly less than existing highway traffic noise with the addition of a only few trucks per day entering and exiting.

- (3) dust, glare or heat

Traffic will be light in and out of the property and dust, glare or heat will be minimally increased over the existing highway conditions.

- (4) smoke, fumes, gas, or odors

Vehicle exhaust will be a minimal effect.

- (5) inappropriate hours of operation

The business is open 8am to 5pm.

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

- 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

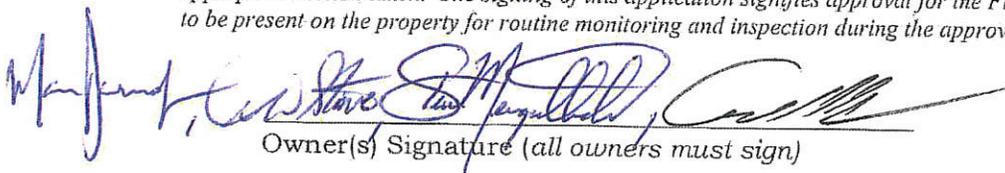
Consultation with Planner:

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. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (*see forms below*). The list will be sent directly to the Planning & Zoning office. 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)

2/22/16
Date

Applicant Signature (if different than above)

Date

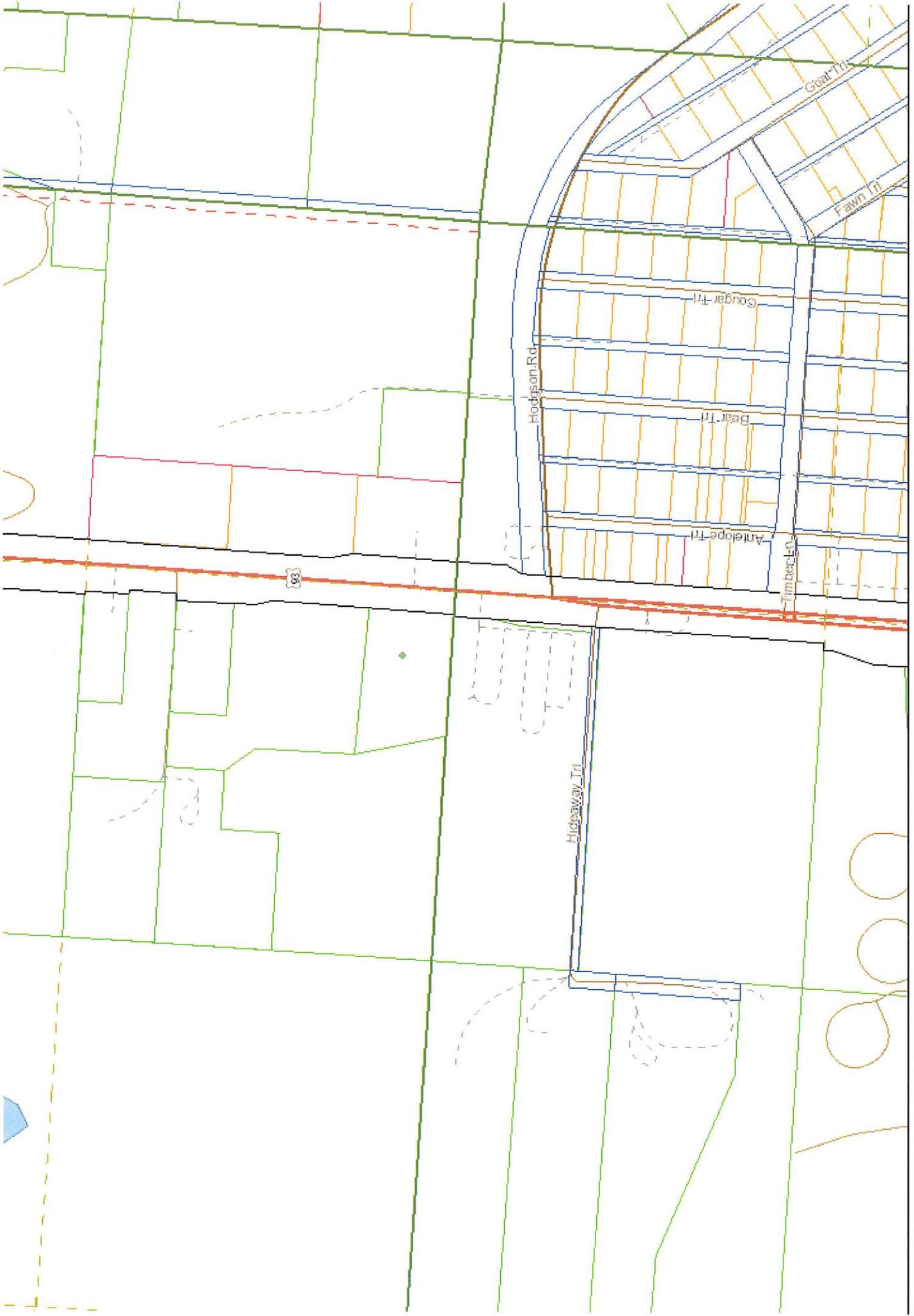
ADJOINING LAND OWNERS

CARRIE MCPHERSON
220 MINNESOTA AVE
WHITEFISH, MT 59937

HAPPY VALLEY STORAGE
101 BLANCHARD LAKE DR.
WHITEFISH, MT 59937

CVR HOLDINGS LLC.
% DUSTY CLARK VON RIESE
3560 HWY 93 S.
KAISPELL, MT 59901

(OHS BODY SHOP)



1:5,219

