

Flathead County Planning & Zoning

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



PETITION FOR ZONING AMENDMENT

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 \$ 1,190

APPLICANT/OWNER:

1. Name: Ben and Lorraine Tempel _____ Phone: 406-752-6087
2. Mail Address: 150 Schrade Road
3. City/State/Zip: Kalispell, MT 59901
4. Interest in property: property owners

Check which applies: Map Amendment Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: _____ Phone: _____
 Mailing Address: _____
 City, State, Zip: _____
 Email: _____

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?
No text amendment proposed

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 150 Schrade Road
- B. Legal Description: Lot 1/Tract 6B
(Lot/Block of Subdivision or Tract #)
- 7 - 29N - 21W
 Section Township Range *(Attach sheet for metes and bounds)*
- C. Total acreage: 10 acres
- D. Zoning District: Hwy 93 North
- E. The present zoning of the above property is: SAG-10
- F. The proposed zoning of the above property is: SAG-5

Answers to the criteria questions:

1. The proposed amendment is in accordance with the county's Growth Policy for the area. According to the Growth Policy Map, the area is designated for suburban agriculture. The proposed amendment is just to change the property from SAG-10 to SAG-5, which would keep the property's use as suburban agriculture.

2.
 - a. The proposed amendment should secure safety from fire and other dangers. The area is not forested and there are only two structures on the property. Re-zoning will not create the desire for any more structures or property alteration, and because of this the fire danger will not increase. The open areas will continue to be farmed as they are now, keeping down weeds and any other over-growth from occurring on the property.

 - b. The proposed amendment will not adversely affect public health, public safety or general welfare because the use of the area will not change. Only farming and single family homes will occur on the property as it is now.

 - c. The property has two separate septic systems, one for the primary residence and one for the guest home. The two homes share a well. No new residences would be built on the properties if split. So the proposed amendment will not necessitate the need for public water or sewer, which are not available in this area any way. No new transportation systems would have to be created as a result of this proposed amendment. Schools, parks, and other public requirements should not be significantly impacted by this proposed amendment either.

3.
 - a. The proposed amendment does consider the reasonable provision of adequate light and air. No new structures would be created and open space will be preserved.

 - b. The proposed amendment does consider the effect on motorized and non-motorized transportation systems. Traffic in the area may only increase slightly if a family lived in what is now the guest home full time, but the impact should be fairly insignificant to Schrade Road.

 - c. The proposed amendment does consider compatible urban growth in the vicinity of cities. Changing the area from SAG-10 to SAG-5, will not encourage growth in this area and will not affect the populations of Kalispell or Whitefish.

 - d. The proposed amendment does consider the character of the district and its suitability for particular uses. This area is currently farmland and single-family residences. The proposed amendment will retain this use for the area.

 - e. The proposed amendment does consider conserving the value of buildings and encourages the most appropriate use of land by maintaining suburban agricultural use of the area. No buildings would be destroyed through this amendment and open space would be retained.

SECTION 3.08 SAG-5 SUBURBAN AGRICULTURAL

3.08.010 Definition.

A district to provide and preserve smaller agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development.

3.08.020 Permitted Uses (SAG-5).

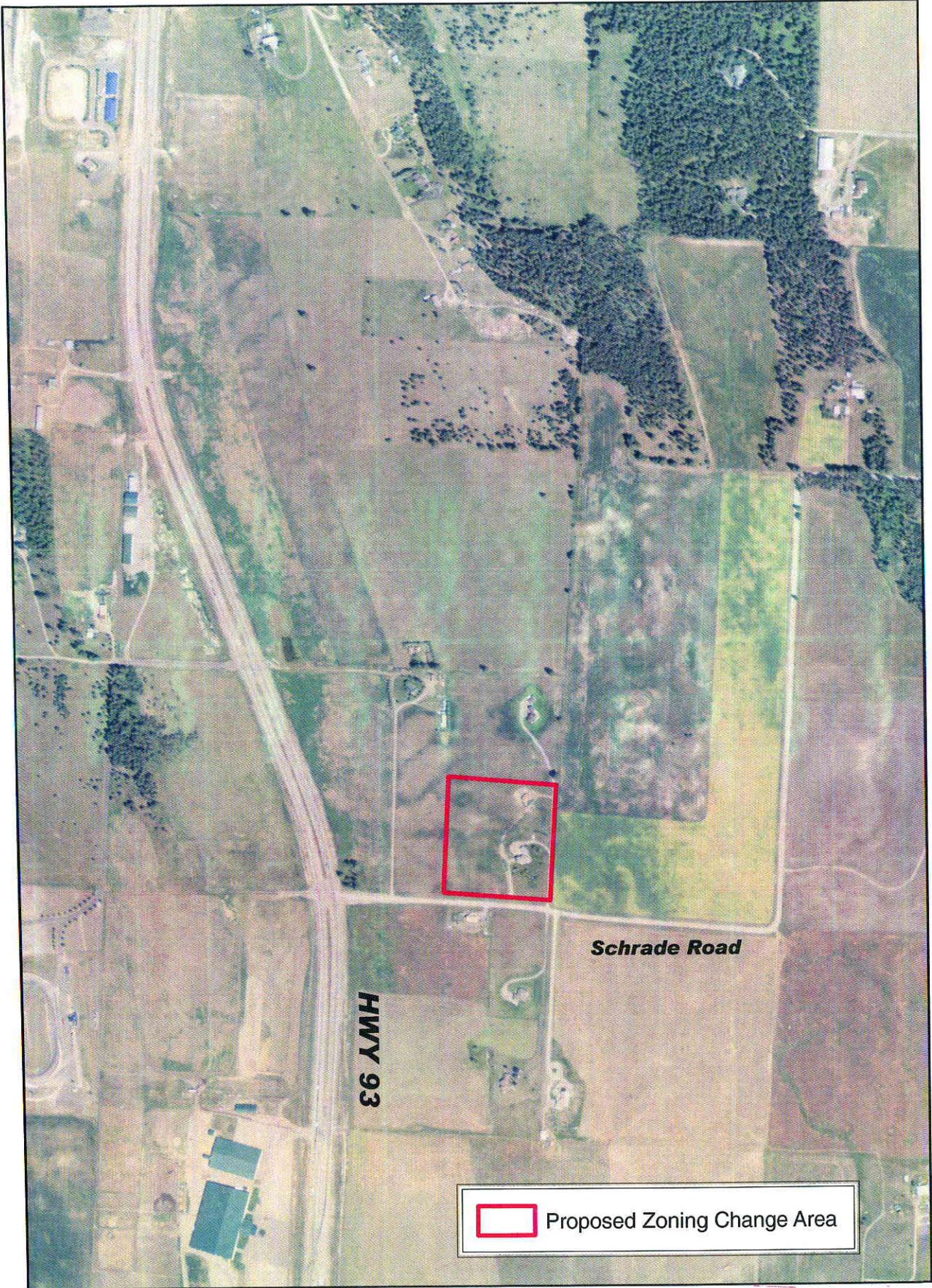
1. Agricultural/horticultural/silvicultural uses.
2. Class A and Class B manufactured homes (See Chapter VII – Definitions).
3. Cluster housing (See Chapter V – Performance Standards).
4. Day care homes.
5. Dwellings, single-family.
6. Guest houses.
7. Home occupations (See Chapter V- Performance Standards and Chapter VII – Definitions).
8. Homeowners parks and beaches.
9. Nurseries, landscaping materials.
10. Parks and publicly owned recreational facilities.
11. Produce stands.
12. Public transportation shelter stations.
13. Public utility service installations.

3.08.030 Conditional Uses (SAG-5).

1. Airfields.
2. Aircraft hangars when in association with properties within or adjoining an airport/landing field.*
3. Animal hospitals, veterinary clinics.
4. Bed and breakfast establishments.
5. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker's facility.*
7. Cellular towers.*
8. Cemeteries, mausoleums, columbariums, crematoriums.
9. Churches and other places of worship.
10. Community center buildings operated by a non-profit agency.
11. Community residential facilities.**
12. Contractor's storage yards (See Chapter IV – Conditional Use Standards).*
13. Dwellings, family hardship.*
14. Electrical distribution stations.
15. Extractive industries.
16. Golf courses.
17. Golf driving ranges.
18. Kennels, commercial (See Chapter IV-Conditional Use Standards).
19. Manufactured home parks.
20. Recreational facilities, high-impact.
21. Recreational facilities, low-impact.
22. Recreational vehicle parks.

- * Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
- ** If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a minimum 100 foot setback from the boundary of a highway for all structures is required.

4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: 25% (Residential Uses).
6. Maximum Fence Height (Residential Uses):
 - Front: 6 feet.
 - Side: 6 feet.
 - Rear: 6 feet.
7. Off-Street Parking: See Chapter VI – Parking and Loading.



HWY 93

Schrade Road

 Proposed Zoning Change Area

MAY 17 2010