



# Flathead County Planning & Zoning

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

## MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

*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 \$** 1375.00+ addresses

(13)5 = 65

1440<sup>00</sup>

**SUBDIVISION NAME:** Pheasant Haven Phase 4

### **OWNER(S) OF RECORD:**

Name: Dan Brosten, Brosten Farms, LLC. Phone: (406) 253-4179

Mailing Address: 2883 Lower Valley Road

City, State, Zip: Kalispell, MT 59901

Email: \_\_\_\_\_

### **APPLICANT (IF DIFFERENT THAN ABOVE):**

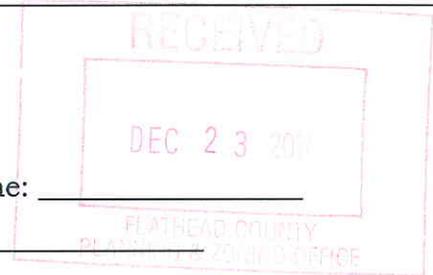
Name: Same

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_



### **TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: Sands Surveying, Inc , Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

Name: Environmental Consulting Services Phone: (406) 257-0679

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: \_\_\_\_\_

### **LEGAL DESCRIPTION OF PROPERTY:**

Street Address Pheasant Tail Court

City/State & Zip Kalispell

Assessor's Tract No.(s) Tract 3D and 3E <sup>30</sup> Lot No.(s) N/A

Section 8 Township 27N Range 20W

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:** \_\_\_\_\_

Pheasant Haven Phase 4 is the last phase of the Pheasant Haven Subdivision which first received approval in April of 2004. After Phase 3 was final platted in 2006, the housing market slumped and Phase 4 did not make it to final plat before the preliminary plat approval expired. Now that the real estate market is recovering, the applicant would like to secure a new preliminary plat approval for this last phase consisting of five lots, the same as the original preliminary plat.

Number of Lots or Rental Spaces 5 Total Acreage in Subdivision 41.39 ac  
Total Acreage in Lots 40.139 acres Minimum Size of Lots or Spaces 5.955 (net) ac  
Total Acreage in Streets or Roads 1.093 ac Maximum Size of Lots or Spaces 10.063 (net) ac

Total Acreage in Parks, Open Spaces and/or Common Areas None in Phase 4. Approximately 37 acres of Open Space was dedicated in the previous phases.

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family  (5) Townhouse \_\_\_\_\_ Mobile Home Park \_\_\_\_\_  
Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Recreational Vehicle Park \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Planned Unit Development \_\_\_\_\_  
Condominium \_\_\_\_\_ Multi-Family \_\_\_\_\_ Other \_\_\_\_\_

**APPLICABLE ZONING DESIGNATION & DISTRICT:** The property is not zoned

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS?** The property is located more than three miles from Kalispell.

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** \$350,000.00

**IMPROVEMENTS TO BE PROVIDED:**

**Roads:** \_\_\_\_\_ Gravel  Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_  
**\* Water System:**  Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public \_\_\_\_\_  
**\* Sewer System:**  Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public \_\_\_\_\_  
**Other Utilities:** \_\_\_\_\_ Cable TV  Telephone  Electric \_\_\_\_\_ Gas \_\_\_\_\_ Other \_\_\_\_\_  
**Solid Waste:** \_\_\_\_\_ Home Pick Up \_\_\_\_\_ Central Storage  Contract Hauler \_\_\_\_\_ Owner Haul \_\_\_\_\_  
**Mail Delivery:**  Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: Somers/Kalispell  
**Fire Protection:** \_\_\_\_\_ Hydrants \_\_\_\_\_ Tanker Recharge \_\_\_\_\_ Fire District: Somers Rural VFD  
**Drainage System:** On-site

\* **Individual** (one user)  
**Shared** (two user)  
**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)  
**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

**PROPOSED EROSION/SEDIMENTATION CONTROL:** BMP's as needed

**VARIANCES: ARE ANY VARIANCES REQUESTED?** No (yes/no)  
(If yes, please complete the information on page 3)

**SECTION OF REGULATIONS CREATING HARDSHIP:** N/A

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED BELOW:** (The Commission shall not approve a variance unless it finds that all of the following are met)

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. The variance will not cause a substantial increase in public costs, now or in the future.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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5. The variance is consistent with the surrounding community character of the area.
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**APPLICATION CONTENTS:**

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). 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.

*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*  
**Flathead County Planning & Zoning Office 1035 First Avenue West**  
**Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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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 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 and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

*Bud Farm LLC by Dan Bush Manager*  
\_\_\_\_\_  
Owner(s) Signature (all owners must sign)

*12/23/14*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner(s) Signature (all owners must sign)

\_\_\_\_\_  
Date