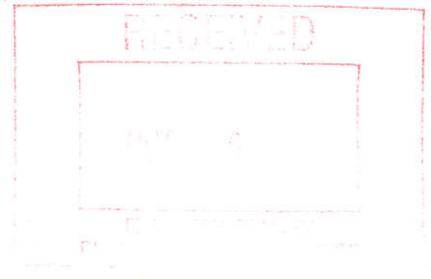


Flathead County Planning & Zoning

40 11th Street West, Suite 220 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 \$ 865

APPLICANT/OWNER:

1. Name: Curtis Lund Phone: (406) 752 5111
2. Mail Address: 3030 AIRPORT ROAD
3. City/State/Zip: KALISPELL, MONTANA, 59901
4. Interest in property: FUTURE OWNER

Check which applies:

Map Amendment

Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: JACKOLA ENGINEERING & ARCHITECTURE Phone: (406) 755 3208
 Mailing Address: 2250 HWY 93 S
 City, State, Zip: KALISPELL, MONTANA, 59901
 Email: ryoung@jackola.com

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? (See Attached Request for Height Change)

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

- A. Address of the property: _____

- B. Legal Description: _____
(Lot/Block of Subdivision or Tract #)

Section Township Range _____
(Attach sheet for metes and bounds)

- C. Total acreage: _____

- D. Zoning District: _____

- E. The present zoning of the above property is: _____

- F. The proposed zoning of the above property is: _____

- G. State the changed or changing conditions that make the proposed amendment necessary: _____

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

- 1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
- 2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
- 3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
- 4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

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 approval process.

Kandace Schmidt
Owner/Applicant Signature(s)

Oct. 5, 2016
Date

[Signature]
APPLICANT

OCT 11 2016

Flathead County Commissioners
800 South Main, Room 302
Kalispell, MT
59901

Valley Community Church of God
2149 US Hwy 2 E
Kalispell, MT
59901

To whom it may concern,

Please let this letter serve as permission for Mr. Curtis Lund to submit an application a zoning amendment on property located at 2149 Us Hwy 2 E, Kalispell, MT. Additionally we give permission for Mr. Lund to submit a request for a text amendment to the RA-1 zoning requirements in order to change the maximum building height. The zone change and text amendment are contingencies for a purchase agreement between Valley Community Church of God and Mr. Curtis Lund and/or assigns. We understand that the zone change application or the text amendment application does not commit Valley Community Church of God to the zone change or text amendment provided the application is removed from consideration prior to the scheduled second reading or any extension of that date as approved by the County Commissioners. In such case the property would remain unchanged.

Sincerely,

Kandace Schmidt

Kandace Schmidt
Church Clerk/Treasurer
Oct. 5, 2016

OCT 16 2016

APPLICATION PROCESS

APPLICABLE TO ALL ZONING APPLICATIONS:

A. Pre-Application Meeting:

A pre-application meeting is highly recommended. This can be scheduled at no cost by contacting the Planning & Zoning office. Among topics to be discussed are: Master Plan compatibility with the application, compatibility of proposed zone change with surrounding zoning classifications, and the application procedure.

B. Completed application.

C. Application fee.

D. The application must be accepted as complete by the Flathead County Planning & Zoning staff prior to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled.

APPLICABLE TO APPLICATIONS FOR ZONE CHANGE:

A. Application Contents:

1. Completed Zone Change application, including signatures of all property owners applying for zoning map amendment.

IF this is a **MAP** amendment the following are also required:

- i) A map showing the location and boundaries of the property (*vicinity map*).
- ii) A Title Report of the subject property
- iii) An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (*see form below*). The list will be sent directly to the Planning & Zoning office and 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.

SECTION 3.15 RA-1 RESIDENTIAL APARTMENT

3.15.010 Definition.

A district to provide areas for multi-family use and for non-residential uses, which support or are compatible with the primarily residential character. This district is intended as a buffer between residential districts and other non-residential districts. This district shall be served by community water and sewer and have immediate access to fire, police, refuse, and park facilities.

3.15.020 Permitted Uses (RA-1).

1. Class A manufactured home.
2. Day care home.
3. Dwelling, single-family.
4. Duplex.
5. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
6. Homeowners park and beaches.
7. Park and publicly owned recreational facility.
8. Public transportation shelter station.
9. Public utility service installation. (A minimum of five feet of landscaped area shall surround such building or structure.)

3.15.030 Conditional Uses (RA-1).

1. Beauty Salon and Barbershop.
2. Bed and breakfast establishment.
3. Cellular tower.*
4. Church and other place of worship.
5. Clinic, medical and dental.
6. College, business school, trade school, music conservatory, dance school.
7. Community center building operated by non-profit agency.
8. Community residential facility.**
9. Day care center.
10. Dwelling, multi-family.
11. Dwelling unit, accessory (ADU).*
12. Electrical distribution station.
13. Fraternity or sorority house.
14. Golf course.
15. Golf driving range and putting course.
16. Hospital.
17. Lodge, fraternal and social organization provided that any such establishment shall not be conducted primarily for gain.
18. Manufactured home park.
19. Mini-storage, RV storage.
20. Mortuary.
21. Pharmacy, operated within a clinic or physician's office and selling only drugs, prescription medicine, medical supplies and appliances, and pharmaceutical products, provided that no more than 50% of the ground floor of the building shall be used for such purpose.
22. Recreational facility, low-impact.

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- 23. School, primary and secondary.
- 24. Temporary building or structure.*
- 25. Water storage facility.

*Administrative Conditional Use Permit (See Section 2.06.045).

**Administrative Conditional Use Permit, eight or fewer.

3.15.040 Bulk and Dimensional Requirements (RA-1).

- 1. Minimum Lot Area:
7,500 square feet.
1,500 square feet additional for each dwelling unit in excess of two.
 - 2. Minimum Lot Width: 50 feet.
Sub Lot Minimum Width: 25 feet
 - 3. Setbacks:
 - A. Minimum Yard Requirements for Principal Structure:
Front: 20 feet
Side: 5 feet each.
15 feet for 3-plex or larger.
Side Corner: 20 feet.
Rear: 20 feet.
 - B. Detached Accessory Structures:
Front: 20 feet.
Side: 5 feet each.
Side Corner: 20 feet.
Rear: 5 feet.
 - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - D. Increase yard requirements as follows when property fronts:
County Road:* 20 feet.
- * Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
- 4. Maximum Height:
Principal structure: 35 feet. 45 feet
Accessory structure: 15 feet.
 - 5. Permitted Lot Coverage: 35%.
 - 6. Maximum Fence Height (Except as Otherwise Noted):
Front: 4 feet.
Side: 6 feet.
Rear: 6 feet.

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7. Off-Street Parking: See Chapter VI – Parking and Loading.