



# Flathead County Planning & Zoning

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

## **CANYON AREA LAND USE REGULATORY SYSTEM** **APPLICATION FOR MAJOR LAND USE REVIEW**

*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 \$ 420.00**

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

Name: Susan Sullivan Phone: 250-4577

Mailing Address: P.O. Box 490 City, State & Zip: West Glacier, MT 59936

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

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

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

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

Street Address 5672 Blankenship Road

City/State & Zip West Glacier, MT 59936

Assessor's Tract No.(s) \_\_\_\_\_ Lot No.(s) Lot 5, Great Northern Hills

Section 8 Township 31N Range 19W

1. Middle Canyon Region X  
Upper Canyon Region \_\_\_\_\_
2. **Describe proposed use:** The applicant proposes to phase in two rental cabins on the 10.58 acre lot. The first cabin (Western most) will come on line in the summer of 2011 and the second cabin would come on line in 2012 or 2013. The Canyon Area Land Use Regulations allow for a density of one resort rental cabin per two acres gross. The proposal is well within the prescribed density. The applicant has also requested and received conditional approval for the Bed and Breakfast (FCAP-09-05) located on the site.
3. **Attach a plan (drawing) of property showing the following:**
  - a. Surrounding land use (usually within 300 feet).
  - b. Dimension and shape of lot.
  - c. Topographic features of lot.
  - d. Water courses, drainages, wetlands.
  - e. Size, location and use of existing buildings, open areas, etc.



- f. Size, location and use of proposed buildings, open areas, etc.
  - g. Roads, driveways, proposed parking.
4. **On a separate sheet of paper, discuss how each of the following will be addressed (if applicable to this project).**
- a. Traffic flow.
  - b. Access off main road.
  - c. Parking and loading plan.
  - d. Refuse/garbage.
  - e. Utilities (telephone, electric)
  - f. Screening, fencing, landscaping.
  - g. Sewer, water and drainage.
  - h. Signs (size, design, location)
  - i. Hours of operation, # of employees
  - j. Noise, light, dust, fumes created by use.
5. **Please attach any additional information which may have been requested at the pre-application meeting or which is necessary to further understand the project.**



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 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, or other appropriate action taken. The signing of this application signified approval for F.C.P.Z. staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature: Susan Sullivan Date: 3-8-11

**INSTRUCTIONS FOR MAJOR LAND USE APPLICATION FORM:**

*Major land use review is required and allowed only for those new or expanding uses specifically listed as "Major Land Uses" in Chapter 6 when not specifically exempted or subject to Minor Land Use Review. Review and recommendation to the County Commissioners shall be submitted by the Planning Board. The authority to approve, conditionally approve or deny a "major land use action" is that of the Board of County Commissioners.*

1. A pre-application conference with the Flathead County Planning & Zoning staff is required prior to the submission of an application.
2. Submit completed application with the appropriate fee.
3. 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.
4. The basis for review of this application is based on performance standards and performance guidelines as found in Chapters 4 and 5 of the Canyon Area Land Use Regulatory System adopted by Flathead County, Resolution #1049A.
5. This application will be forwarded to the appropriate Middle or Upper Canyon Land Use Advisory Committee for their review and comment.
6. The Flathead County Planning Board will hold a public hearing on this issue. A recommendation is forwarded to the County Commissioners for final action.
7. Approval, conditional approval, or denial of the application by the Commissioners within the applicable review period.

## Supplemental Application Discussion



a. Traffic flow.

The two proposed Resort Guest Cabins are served by an existing Driveway off of Blankenship Road. The graveled driveway extends into the property to the front door and loops back around to the driveway. I reviewed the Institute of Traffic Engineers (ITE) Trip Generation Manual to see if the had any trip data for a Guest Cabins but it did not have anything for that specific category. The Trip Generation did have a Category for Resort Hotels (330) which gives a peak am trip generation of 0.38 vehicle trips per occupied room and a peak pm trip generation of 0.48 vehicle trips per occupied room. The ITE manual had a category for Recreational Home (260) which gives a peak am trip generation of 0.65 vehicle trips per unit and a peak pm trip generation of 0.73 vehicle trips per occupied room The average vehicle trip per day of 3.16 trips. Given that Glacier Park and the town of West Glacier close up for seven or eight months of the year, the proposed guest cabins will most likely follow the trend, however it will remain open during the off-seasons.

b. Access off main road.

The main road providing access to the proposed Bed and Breakfast is Blankenship Road, which is a County maintained gravel road in front of the applicant's property. The applicants have a single approach off the County Road. The applicant driveway loops around the residence for easy access.

c. Parking and loading plan.

There is ample room on the property for parking. As can be seen in the photographs there is room for a car or two in front or on the side of each cabin.



Eastern Cabin



Western Cabin

d. Refuse/garbage.

The applicants propose the use of a contract hauler for refuse. Refuse will be picked up by the contractor and taken to the Flathead County Landfill. When not out the day of pick-up, refuse containers will be stored in an enclosed structure that can be latched or locked. If applicants and the refuse contractor decide a commercial container is justified, it will have a bear-proof lid.

e. Utilities (telephone, electric)

The applicants have electric and phone both of which are underground.

f. Screening, fencing, landscaping.

The applicant has ten acres of forested land. The residential structure is located approximately 50 feet from the side property boundary on the west and approximately

190 feet from the side property boundary on the east. The landscape screening is natural and the applicant does not propose any type of privacy fence.

g. Sewer, water and drainage.

The applicant has a well and water right for the property that will serve the existing B&B and one cabin. A second well will need to be drilled for the second cabin. The applicant and their consultant has worked with the Flathead City-County Health Department on a drainfield design for the two cabins. The conditionally approved Bed and Breakfast has a approved and installed septic system. The applicants secured Billmayer Engineering to complete the permitting for the wastewater system.

h. Signs (size, design, location)

The applicant may place a free standing sign for the Bed and Breakfast and possibly the cabins at the driveway entrance that complies with the Performance Standards outlined in Section 4.1.A.3.d.1. The applicant will not use portable signs or internally lit signage. The applicant may externally light the proposed sign.

i. Hours of operation, # of employees

Hours of operation will be typical of a Bed and Breakfast operation with guests arriving in the afternoon or evening, staying one or more nights, have a breakfast in the morning, and either relaxing around the house or exploring nearby Glacier Park, Flathead Forest Lands or the numerous other outdoor activities the Flathead Valley has to offer. At this point in time the applicant does not anticipate any employees outside of the family.

j. Noise, light, dust, fumes created by use.

The development will not create any objectionable noise, light, dust or fumes. The use will reflect the residential character of the dwelling and the neighborhood.

