



Flathead County

Planning & Zoning

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

CONDITIONAL USE PERMIT 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 \$ _____

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

Dwelling Family Hardship 3.05.030 (12)

OWNER(S) OF RECORD:

Name: Judy Beecher Phone: 862-6846

Mailing Address: 701 Lodgepole Road

City, State, Zip Code: Whitefish, MT. 59937

Email: _____

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

Name: Ron & Amy Donsbach Phone: 253-0567/253-1820

Mailing Address: 701 Lodgepole Rd

City, State, Zip Code: Whitefish, mt. 59937

Email: thbrook33@yahoo.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 701 Lodgepole Rd S 8 T 30 R 22

Subdivision Name: _____ Tract No(s). 6A Lot No(s). _____ Block No. _____

1. Zoning District and Zoning Classification in which use is proposed:

Blanchard Lake AG-40

2. Attach a plan that includes drawings & texts of the affected lot and how the following items correspond to it:

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space
- (2) adequate access
- (3) absence of environmental constraints

JUN 17 2010

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
- (2) traffic circulation
- (3) open space
- (4) fencing, screening
- (5) landscaping
- (6) signage
- (7) lighting

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
- (2) water
- (3) storm water drainage
- (4) fire protection
- (5) police protection
- (6) streets

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
- (2) noise or vibration
- (3) dust, glare or heat
- (4) smoke, fumes, gas, or odors
- (5) inappropriate hours of operation

3. The following proposed uses shall meet additional requirements as outlined in 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 6/10/10

Planner's Signature 

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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. 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.

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.



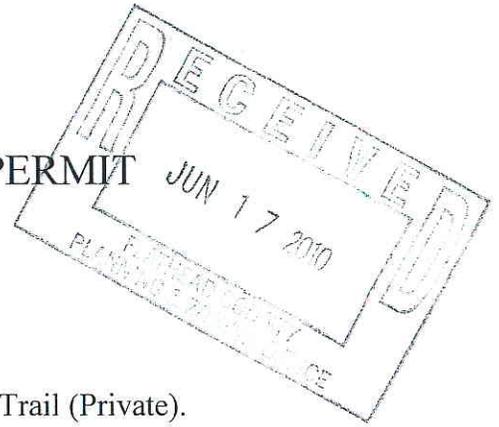
Applicant Signature

Date

JUN 17 2010

MURRELL ENVIRONMENTAL CONSULTING, INC
PO BOX 2063
WHITEFISH, MT 59937
(406) 862-9569
E-mail: mecon@bigsky.net

BEECHER CONDITIONAL USE PERMIT
ADDITIONAL INFORMATION



2.

A) Site Suitability

- 1) Plenty of adequate useable space as tract is 10.021 acres.
- 2) Adequate access initially from Lodge Pole Road (County) & Camp Trail (Private).
- 3) There is an absence of environmental constraints.

B) Appropriateness of Design

- 1) The single family residence (SFR) & attached garage will provide adequate parking.
- 2) The single family residence with gravel drive will provide traffic circulation.
- 3) 10.021 acres provides continued open space.
- 4) Fencing provided if and where necessary
- 5) Natural landscaping.
- 6) Signage N/A.
- 7) Outside lighting will be at a minimum.

C) Availability of Public Services & Facilities

- 1) Septic system is proposed, currently groundwater monitoring per FCCHD requirements.
Existing septic system County Permit # 82-6987
- 2) Water will be provided by the existing 335' deep well rated at approximately 80 gpm.
- 3) Storm water drainage structures including a culvert and infiltration trench will be constructed per Circular DEQ 8 guide lines.
- 4) Fire protection is provided by Whitefish Volunteer & City.
- 5) Police protection is provided by Flathead County Sheriff's Department.
- 6) Street is private road and utility easement, privately maintained.

D) Immediate Neighborhood Impact

- 1) One SFR housing 2 adults will not generate excessive traffic.
- 2) One SFR housing 2 adults will not generate excessive noise or vibration.
- 3) Additional dust and glare generated will be minimal, heat is N/A.
- 4) No smoke, fumes, gas, or odors are anticipated, N/A.
- 5) Inappropriate hours of operation N/A.

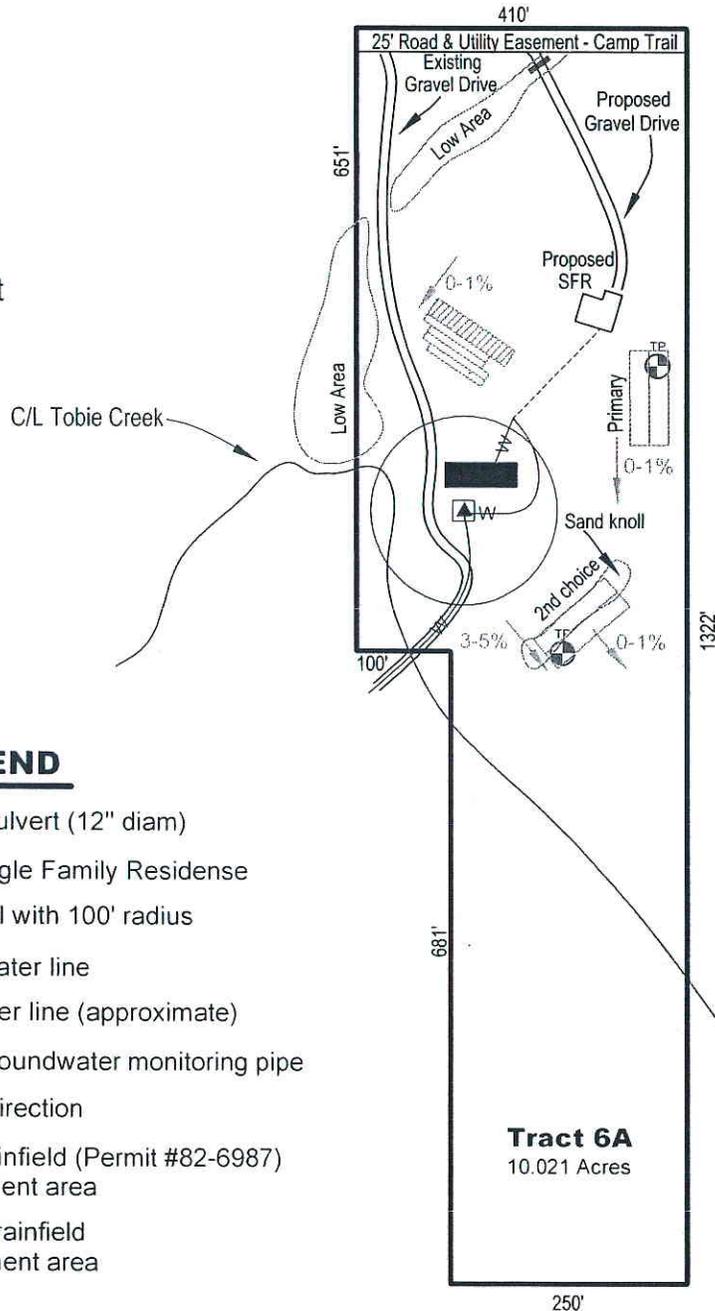
3.

4.11 and/or 4.04

Ron & Amy Donsbach have relocated from Alaska so Amy can be closer to her mother. Judy Beecher is an elderly widow in declining health with limited mobility, requiring personal attention. Additionally she can no longer maintain the property in an acceptable condition, and with a limited income, can not afford to pay for such services. The existing SFR is very small, and a second SFR on the subject parcel will allow Amy to properly care for her mother, while Ron will preserve the property.

**BEECHER PROPERTY
LOT LAYOUT
SECTION 8, T30N, R22W, P.M.,M.
FLATHEAD COUNTY, MONTANA**


 1 in = 200 ft



LEGEND

-  Proposed culvert (12" diam)
-  Existing Single Family Residence
-  Existing well with 100' radius
-  Proposed water line
-  Existing water line (approximate)
-  Test hole/groundwater monitoring pipe
-  Slope and direction
-  Existing drainfield (Permit #82-6987) & Replacement area
-  Proposed drainfield & Replacement area

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 PO BOX 2063
 WHITEFISH, MT 59937
 (406) 862-9569
 Est. 1997

Drawn: June 2010