

Flathead County
Planning & Zoning
 1035 1st Ave W, Kalispell, MT 59901
 Telephone 406.751.8200 Fax 406.751.8210



CONDITIONAL USE PERMIT APPLICATION¹

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 \$ 760.00

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

Dog Boarding/ Daycare Facility with Caretaker quarters

OWNER(S) OF RECORD:

Name: David L. / Ruth A. Fretz Phone: 406-253-6076
 Mailing Address: 300 Bowdish Road
 City, State, Zip Code: Kalispell, MT 59901
 Email: ddavid035@centurytel.net

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

Name: Christie Becker Phone: 406-253-3926
 Mailing Address: 1197 Bald Eagle Loop
 City, State, Zip Code: Kalispell, MT 59901
 Email: crittercorral96@gmail.com

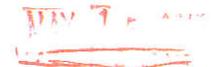
LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
 Address: 3945 Hwy 93 Norht S 1 T 29N R 22W
 Subdivision Tract Lot Block
 Name: Warner Hills East 1/2 SE 1/4 No(s). _____ No(s). 1 No. _____

- Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

Flathead County Zoning SAG-10

- Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**



A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

We will use a portion of 25 acres that is zoned for SAG-10 along Hwy 93 across from the Business center. The building will be around 3200 sq. feet with an attached 800 sq. feet caretaker house. The dogs will be contained within the building or outside in an 80x50 ft chain link fenced yard. They will not be allowed beyond that, unless coming or

- (2) adequate access

Highway 93 frontage and two-way traffic access on Hwy 93 already in place. Width of the driveway back to the building will be 22 feet and be gravel.

- (3) absence of environmental constraints

No water bodies on the property or flood plains.

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

Will include 2 spots for caretakers quarters and 10 spots or 1/400 square feet of building space. Parking arrangement drawn out on site plan.

- (2) traffic circulation

Traffic circulation will consist of two land gravel drive from Hwy 93 and continue East to the building. The lane will be 22 feet wide.

- (3) open space

Being that the caretaker quarters will be attached to the kennel facility, they will share the same area of the property. That which will consist of 1 acre or less of area.

- (4) fencing, screening

Approximately 250 feet from the south and 300 feet from the east. Fencing is drawn on site plan with approximate distances to boundary lines.

(1) continued

going. There will be no outside kennel runs as the dogs will be alternated in the outside play yard. Hence keeping the exterior of the building clean looking.

- (5) landscaping

Trees, shrubs and lawn will surround the facility.

- (6) signage

Sign out along Hwy 93 as marked on site plan that will be roughly 6x4' and 4x4' sign on the building. Give or take a little on each one but will not exceed 40 square feet combined.

- (7) lighting

Normal residential lighting, the back play yard will have a floodlight but will be no different or brighter than normal home floodlights.

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

Septic system

- (2) water

A well will have to be drilled, as one is not already in place.

- (3) storm water drainage

There will be one culvert along the driveway as noted in the site plan and the parking lot which will also be gravel will have drainage to the west.

- (4) fire protection

West valley

- (5) police protection

Flathead County

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- (6) streets

As the driveway will be 22 feet, it is wide enough to accommodate emergency vehicles if necessary.

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

Customers will go From Hwy 93 onto driveway. I figure around 4 employees and just guessing could be around 20-30 customers per day. Will be more doggie daycare traffic than boarding.

- (2) noise or vibration

Dogs will not be outside prior to 7:30 a.m. or after 9:00 p.m.. All dogs will be in the facility during the night hours and will not be left out no earlier than 7:30 a.m. The only exception would be for caretakers dog or our personal dogs prior to our work day for a quick potty time.

- (3) dust, glare or heat

Minimal traffic to affect gravel road

- (4) smoke, fumes, gas, or odors

Will be extremely clean facility with no odors. As shown on the site plan outdoor play yard will be beyond the 150 foot requirements.

- (5) inappropriate hours of operation

None

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 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 _____ Planner's Signature _____

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.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

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.

David L. Jutz Ruth A. Fret
Owner(s) Signature (all owners must sign)

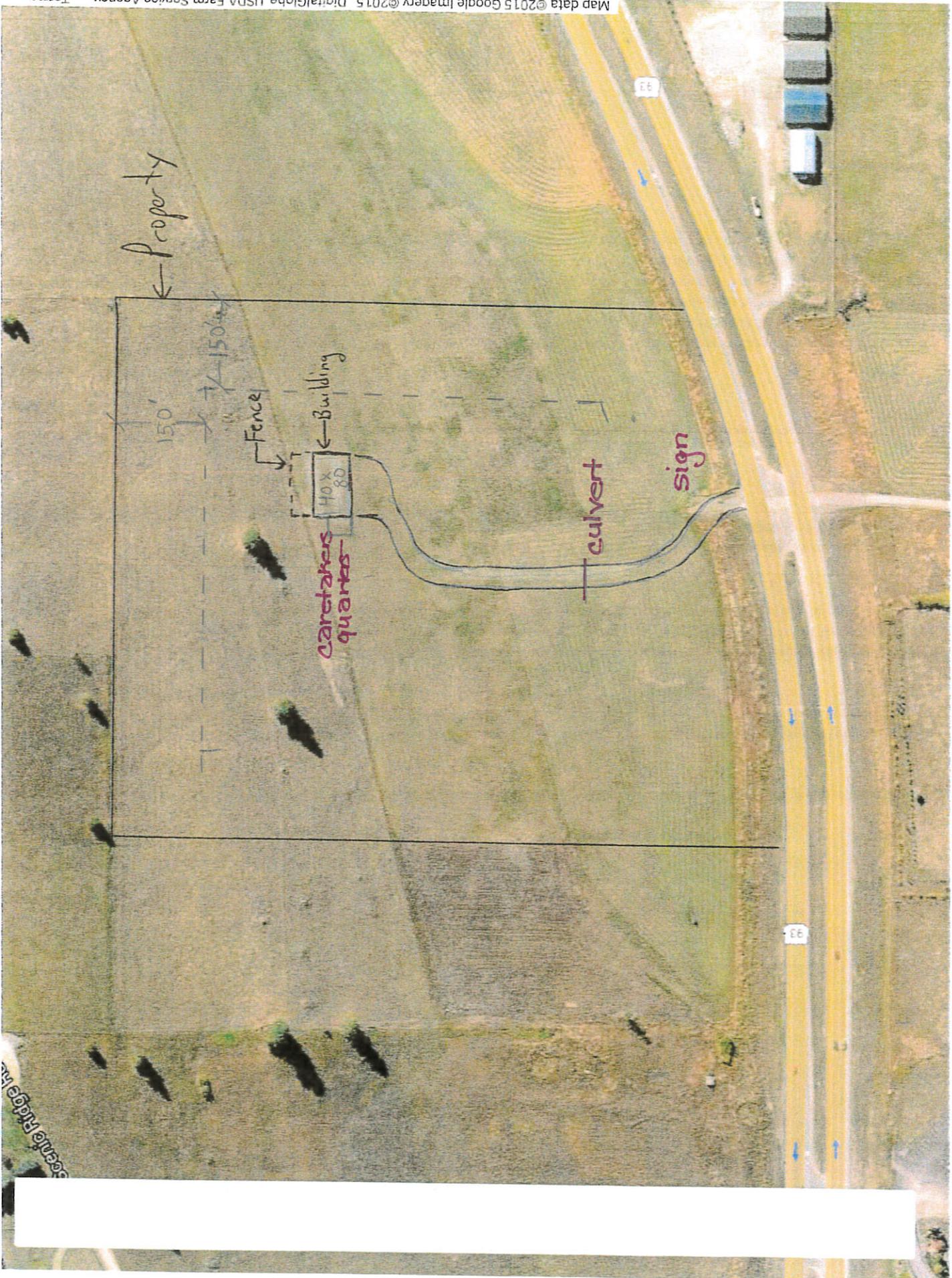
5/14/15
Date

Christi Becker
Applicant Signature (if different than above)

5.15.15
Date

MAY 15 2015
MAY 29 2015

Scott's Ridge



Property

150'

Fence

Building

40x80
carrotakers
quarters

culvert

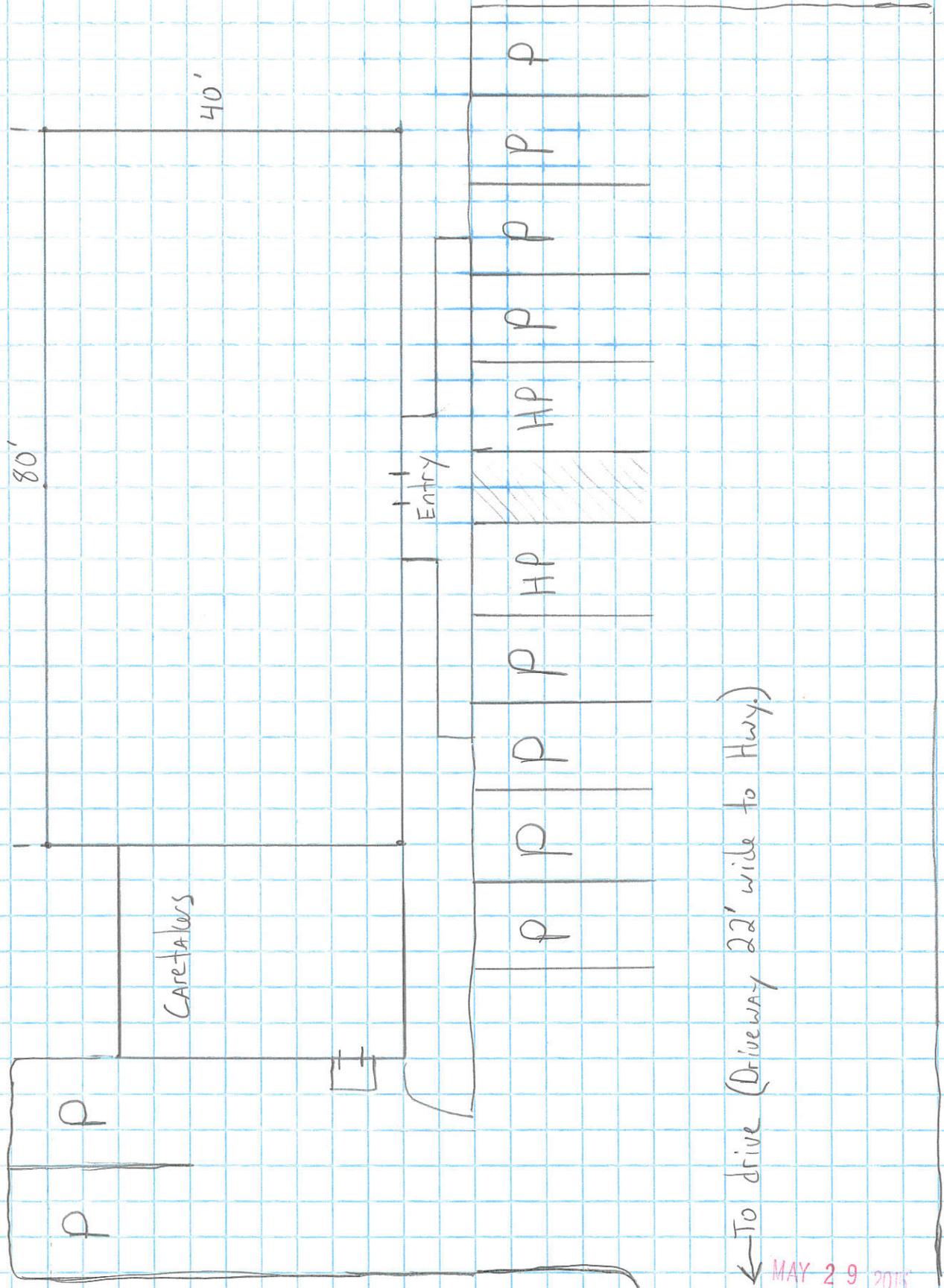
sign

93

93

MAY 29 2015

Fenced Area 80' x 50'



← To drive (Driveway 22' wide to Hwy.)

MAY 29 2015