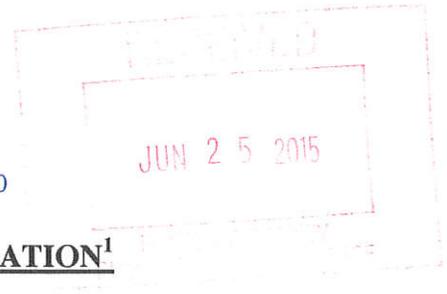




Flathead County

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):

Camp and Retreat Center

OWNER(S) OF RECORD:

Name: Kati O'Toole and Darin Robison Phone: 406-890-9925
Mailing Address: 2215 Dillon Road
City, State, Zip Code: Columbia Falls, MT 59912
Email: otoolekati@gmail.com

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

Name: Kati O'Toole Phone: 406-890-9925
Mailing Address: same as above
City, State, Zip Code: _____
Email: _____

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

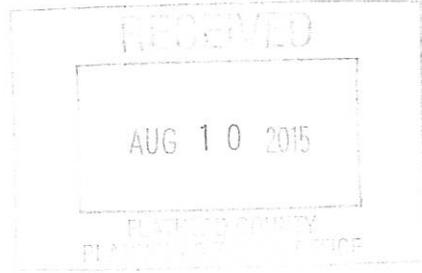
Street Address: 2215 Dillon Road S _____ T _____ R _____
Subdivision Name: _____ Tract No(s). _____ Lot No(s). _____ Block No. _____

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

~~Greater Whitefish District, SAG-10 zoning classification~~

Southeast Rural (B)

2. **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 are planning on building 1 to 3 tree house retreat structures. Each structure will be no more than 1000 SQ Ft.

(2) adequate access

Dillon Road accesses the site. There will be a separate road other than our private driveway that is direct access to the wooded Tree house Retreat location.

(3) absence of environmental constraints

There are no environmental constraints that we are aware of.

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

Each unit will have it's own designated parking area for up to 2 cars.

(2) traffic circulation

We plan to have a road to the units in the center of our property to minimize noise and light impact to the neighboring properties. We also plan on having the main road branch to the individual units with ample room to turn around. This will be a 2 gravel track road with grass in the center to minimize visual impacts but still allow 2 cars to pass.

(3) open space

There will be ample open space around the perimeter of the property. We plan on having cross-country ski paths and walking paths. It is our intention to maintain the utmost privacy for our neighboring properties as well as the privacy of the units created at the Tree house Retreat.

The design of the footprint will be very minimal as the units will be off the ground. With only 3 units on a 4-acre section of land, each unit will have more than an acre

each of open space. There will be a naturally wooded common area in the center of the retreat for campfires and relaxation.

Each unit will have 100 ft of space between each other, and be 120 ft from the property border on either side. The front and back units will have a 150 ft location from the East and West location of property (see drawing/plot plan)

(4) fencing, screening

Our property is currently fenced with barbed wire fencing. We will additionally put up a privacy fence so you cannot see into the property as well as a caragana privacy hedge to create a landscape design that functions as visually appealing while separating properties.

(5) landscaping

We want to maintain the current natural environment of the wild woods as close as possible. The only landscaping changes will be adding a privacy hedge around the property and burms so you can't see into the neighboring properties. There will be a sprinkler system installed to keep vegetation green and to eliminate fire hazard to the units.

(6) signage

One small sign will be placed out on Dillon Road at the turnoff towards the Treehouse Retreat. There will be a small LED up light so the sign is visible/legible at nighttime.

(7) lighting

No lights will be installed on the property or trails, except for a small porch light on the unit as well as each unit having it's own lights within the structure.

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

We will need to install a new septic system for the area or a holding tank.

(2) water

We currently have a well that gives us up to 40 gallons/minute. We could run these properties on 30 gallons/minute. We are looking into a larger pump for our water.

(3) storm water drainage

The minimal disturbance to the natural environment will keep the same existing storm water drainage that is taking place in nature currently on the property. We will also make sure each individual unit is taken into consideration.

(4) fire protection

Each unit will have sprinkler fire protection installed.

(5) police protection

Roads and turn-ins will be clearly marked with easy road access to each individual unit should there be need for police protection or an emergency of any kind.

(6) streets

There will be no streets as this is a naturally preserved Tree house Retreat. There will be natural walking paths.

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

There will be 3 single-family units on a weekly rental basis. We figure it will generate as much traffic as our neighbor's existing businesses. To the North we have the Christmas Tree Farm, and to the South we have had Rick's Welding Business. To the East we have the North 40 Resort at the back of our property.

(2) noise or vibration

All units will have a 10pm noise ordinance out of respect of our neighbors. Since the idea of the retreat is a quiet calm getaway setting in a natural environment, we don't foresee a lot of loud noise or vibration. If so, the tenants will be asked to leave or keep the noise levels down.

(3) dust, glare or heat

Dust will be maintained, as our back property road will be grass and gravel. We will have a sprinkler system for keeping the grass green and the road from being dusty.

(4) smoke, fumes, gas, or odors

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None of these are expected.

(5) inappropriate hours of operation

We don't see this being an issue. See D2.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations:

4.03 Camp or Retreat Center

Preliminary Proposal for the Family Tree House Retreat

To Flathead County Zoning/Planning Board:

We, Darin Robison and Kati O'Toole, are writing for your consideration of a conditional use permit on our property. We are currently in the Sag 10 zoning district. Our intention is to create a tree house retreat on our 7+ acre property at 2215 Dillon Road, Columbia Falls, MT.

The back section of our property is 4 acres of parked out forest. This very private and serene environment would be the ideal location for our tree house retreat. We want to share this experience with others who are looking for an authentic Montana retreat location.



Need

Currently, there is a shortage of family friendly retreats in the Flathead Valley. Our proposed retreat would provide an ideal getaway for families looking to come and experience the Flathead Valley and all it has to offer. We encourage families to unwind, get re-connected with each other, unplug and experience nature at our tree house retreat.

With our neighboring property to the East, the North 40 Resort, we are confident that a unique family retreat in this location would successfully bring business to our local economy.

Unique family friendly retreats = more business brought to the Flathead Valley.

Activities Offered To Treehouse Retreat Guests

1. Guided Cross Country Ski class + trails (seasonal in winter on site), Nature Trail walks with discussion of native plants, berries, and wildlife watching
2. Nightly Campfire Mingle: Kids can roast marshmallows around the fire for s'mores and mingle with the other guests at the retreat. Discuss your day exploring what Montana has to offer. Campfire songs led by retreat host Kati O'Toole (local music producer + singer/songwriter)
3. Farm to Market Dinner: Pick produce from the retreat hosts garden, learn about growing and maintaining your own garden space + community retreat cook out utilizing the produce grown on site. Retreat community gathering + meet and greet at the start of the week as you discuss what the upcoming week has to offer.
4. Rock Sauna Relaxation
5. Tipi Lounge+ Meditation Room: a quiet place to reconnect with nature and ground yourself in a rustic and peaceful natural setting. (Private yoga classes are available upon request inside tipi)

Impact

Our family friendly tree house retreat will be low impact on the environment, providing a safe and retreat in nature's tree canopy. We will build with the utmost respect of our neighbors and their properties.

The designs will be high quality, no impact to the trees, safe and considerate of the surrounding properties. The rentals will be on a weekly basis.

We would take the necessary precautions to landscape and fence to provide privacy between properties.

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Proposed Tree House Structures

- 13 high-end rustic tree houses available for rent
- Each structure will be no larger than 1000 SQ Ft in size and no more than 35 ft in height
- Common grounds with tipi, fire pit, hillside rock sauna, cross country/walking paths

Location

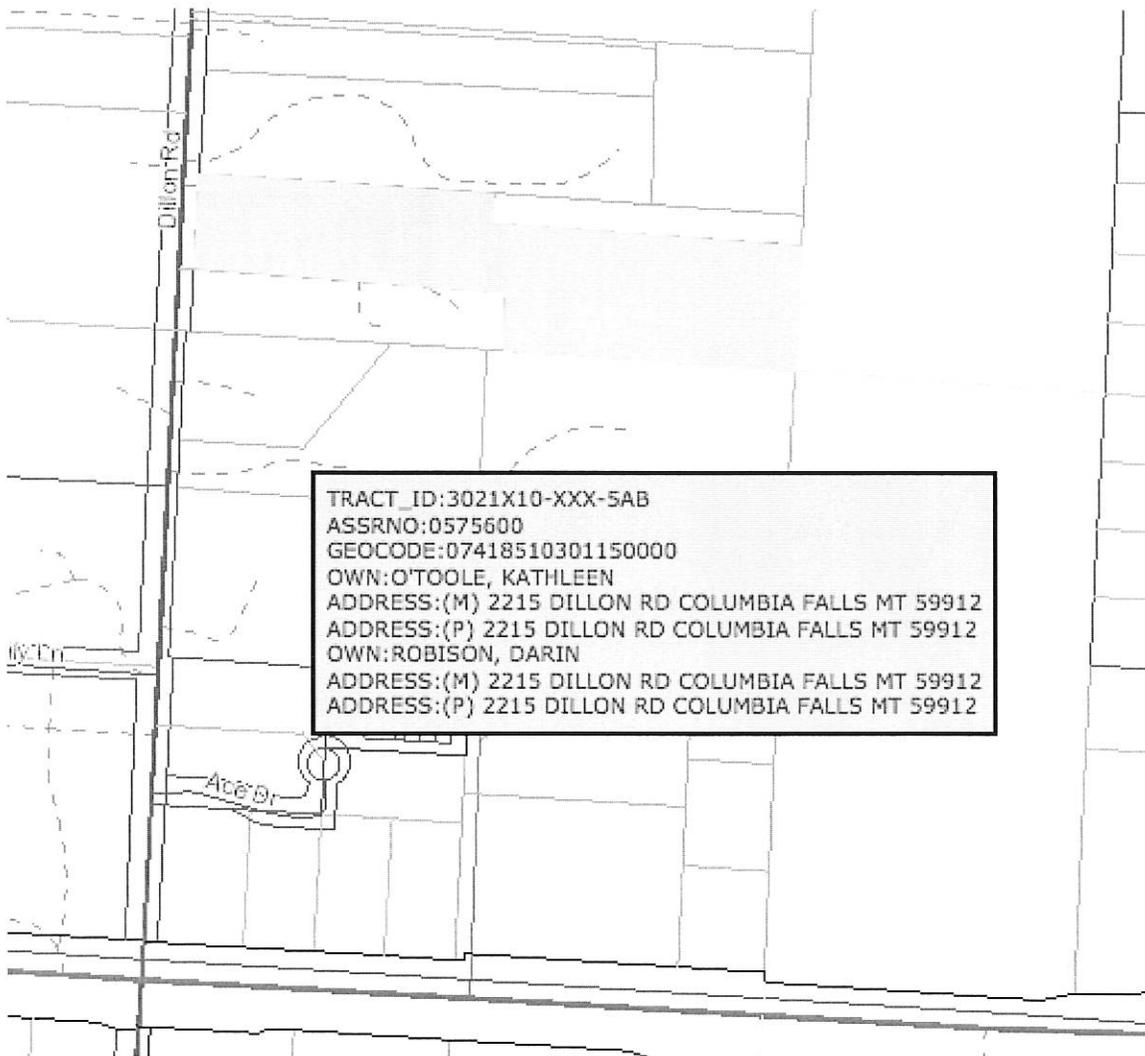
Located in the heart of the Flathead Valley, our property is central for major tourist destinations including: 25 minutes to Glacier National Park, 15 minutes to Whitefish Mountain Ski Resort, 5 to minutes Whitefish shops and lake, and 10 minutes to Kalispell.

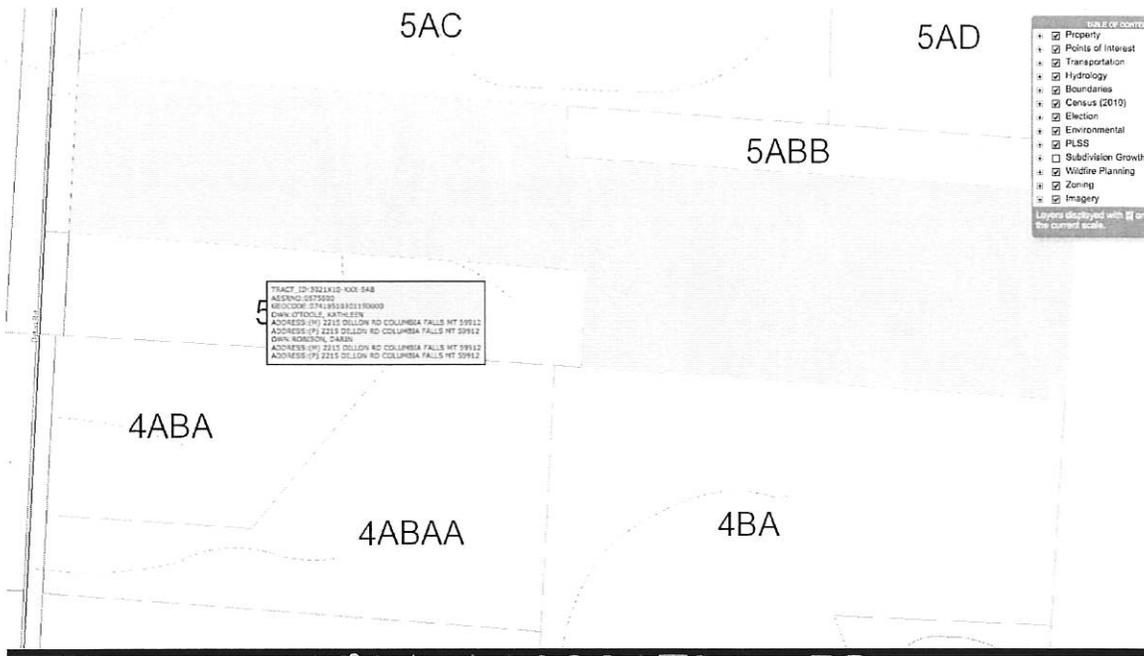


Additional plans, property description and details available on request.

PLOT PLAN Site Plan : Plot plan view A:

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- 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.

Kati Hoole, Dawn Rand
Owner(s) Signature (all owners must sign)

06/25/15
Date

Applicant Signature (if different than above)

Date