

FLATHEAD COUNTY PLANNING AND ZONING OFFICE
CONDITIONAL USE PERMIT REPORT (#FCU-15-08)
BRANDY LAND LIMITED PARTNERSHIP
OCTOBER 20, 2015

This is a report to the Flathead County Board of Adjustment regarding a request from Russell Barber, on behalf of Brandy Land Limited Partnership for a conditional use permit to allow for “Mini-storage, recreational vehicle storage” on a lot. The subject property is located within the Lakeside Zoning District and is zoned ‘*LS Lakeside*,’ within the Special Commercial District.

The Flathead County Board of Adjustment will hold a public hearing on the proposed conditional use on November 3, 2015 beginning at 6:00 P.M. in the 2nd floor conference room of the Earl Bennett Building, 1035 First Avenue West, Kalispell. Documents pertaining to this file are available for public inspection in the Flathead County Planning and Zoning Office, also located on the second floor of the Earl Bennett Building.

I. APPLICATION REVIEW UPDATES

A. Land Use Advisory Committee/Council

The proposed land use is located within the advisory jurisdiction of the Lakeside Community Council (LCC). However, the LCC By-laws state, “Review applications to FCPZ affecting development or growth in the Lakeside planning area and make recommendations, via FCPZ, to the Flathead County Planning Board and Board of Commissioners.” The LCC does not make recommendations on Conditional Use Permit applications to the Board of Adjustments.

B. Board of Adjustment

This space is reserved for an update regarding the November 3, 2015 Flathead County Board of Adjustment review of the proposal.

II. GENERAL INFORMATION

A. Application Personnel

i. Applicant

Russell Barber
30570 Great Pine Hill
Polson, MT 59860

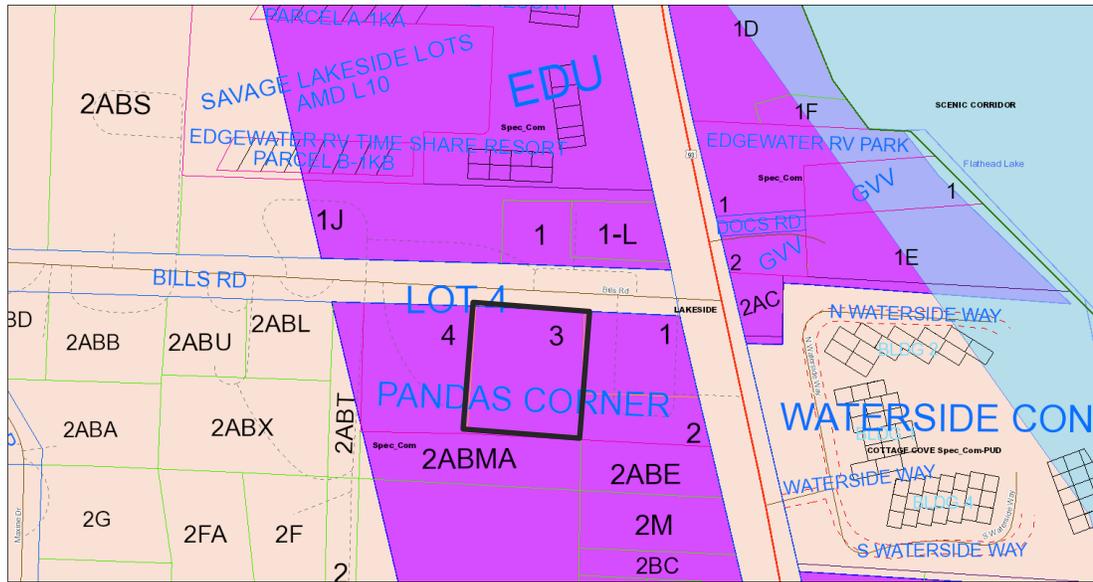
ii. Landowner

Brandy Land Limited Partnership
137 Marco Bay Loop
Somers, MT 59932

B. Property Location and Size

The property is located at 130 Bills Road in Lakeside, MT (see Figure 1 below). The subject property is approximately 33,744 square feet and can be legally described as Lot 3 of Panda’s Corner in Section 07, Township 26 North, Range 20 West, P.M.M., Flathead County, Montana.

Figure 2: Zoning surrounding the subject property (outlined in red)



E. Summary of Request

The applicant is proposing to build ‘Mini-storage, recreational vehicle storage’ on the subject property. The application also states a need for a conditional use permit for a caretaker’s facility and multiple principal uses. The caretaker’s facility is listed as a permitted use within the LS zoning because the property is located between Bierney Creek Road and Ben Williams Lane. Additionally the definition of caretaker’s facility states, “A dwelling which is constructed and designed to provide living quarters for caretakers and/or property managers and is clearly subordinate to the principal use with regard to size and location” (Section 7.04.025 FCZR). Because the caretaker’s facility is a permitted accessory use it will not be part of this review. This review will focus on the recreational vehicle storage proposal.

The applicant is proposing to construct a pole barn for boat and RV storage. The conditional use permit standards for Mini-storage, recreational vehicle storage found in Section 4.13.070 FCZR states, “All storage shall be kept within an enclosed building, except propane or gasoline engines or storage tanks or any boat or vehicle incorporating such components, which shall be stored in screened exterior areas. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperable vehicles.” The pole barn will have a roof only with open sides and back.

F. Compliance With Public Notice Requirements

Notification was mailed to property owners within 150 feet of the subject property on October 18, 2015, pursuant to Section 2.06.040(3) of the Flathead County Zoning Regulations. Legal notice of the public hearing on this application will be published in the October 14, 2015 edition of the Daily Interlake.

G. Agency Referrals

Referrals were sent to the following agencies on September 23, 2015:

- Bonneville Power Administration

- Flathead City-County Health Department
- Flathead County Solid Waste (FCSW)
- Flathead County Weeds and Parks Department
- Flathead County Road and Bridge Department
- Montana Department of Natural Resources & Conservation
- Montana Fish, Wildlife and Parks
- Somers Fire Department
- Lakeside Water and Sewer District

III. COMMENTS RECEIVED

A. Public Comments

No written public comments have been received to date regarding the conditional use permit request. It is anticipated any individual wishing to provide public comment on the proposal will do so during the public hearing scheduled for November 3, 2015. Any written comments received following the completion of this report will be provided to the Board and summarized during the public hearing.

B. Agency Comments

The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- Lakeside County Water and Sewer District
 - Comment: “We see no issue from a water & sewer standpoint for the Brandy Land project.” Email dated October 2, 2015.
- Bonneville Power Administration
 - Comment: “BPA does not have any objections to the approval of this request at this time.” Email dated September 29, 2015.
- Flathead County Road and Bridge Department
 - Comment: “At this point the County Road Department does not have any comments on this request.” Letter dated September 29, 2015
- Flathead County Weed, Parks & Recreation
 - Comment: “It is the landowners’ responsibility to control noxious weeds on their land – MCA Section 7-22-2116. A noxious weed is legally defined as ‘any exotic plant species that may render land unfit for agriculture, forestry, livestock, wildlife or other beneficial uses, or that may harm native plant communities.’ Most noxious weeds thrive when soil is disturbed. Some can grow from root parts, as well as seeds that become exposed. [...]. Vehicles entering and exiting the site during construction should be monitored for any weeds ‘hitchhiking’ on tires or attached to a vehicle.” Letter dated October 7, 2015.
- Flathead County Solid Waste District
 - Comment: “The District views no negative impact with solid waste issues at this time. If the conditional use permit is granted any and all solid waste generated at the proposed location will need to be hauled by a private licensed hauler.” Letter dated October 2, 2015.
- Flathead City-County Health Department
 - Comment: “The above property located at 130 Bills Lane, Lakeside (Pandas Corner Lot 3) has an existing Certificate of Subdivision Approval (ES# 15-91-S42-188) which approves the property use for a commercial

business. Addition of a caretaker quarters constitutes a change/addition of use and requires review under the Sanitation in Subdivisions Act 76.4.1.” Letter dated September 28, 2015.

IV. CRITERIA REQUIRED FOR CONSIDERATION

Per Sections 2.06.080 and 2.06.100 of the Flathead County Zoning Regulations, what follows are criteria required for consideration of a Conditional Use Permit and suggested findings of fact based on review of each criterion.

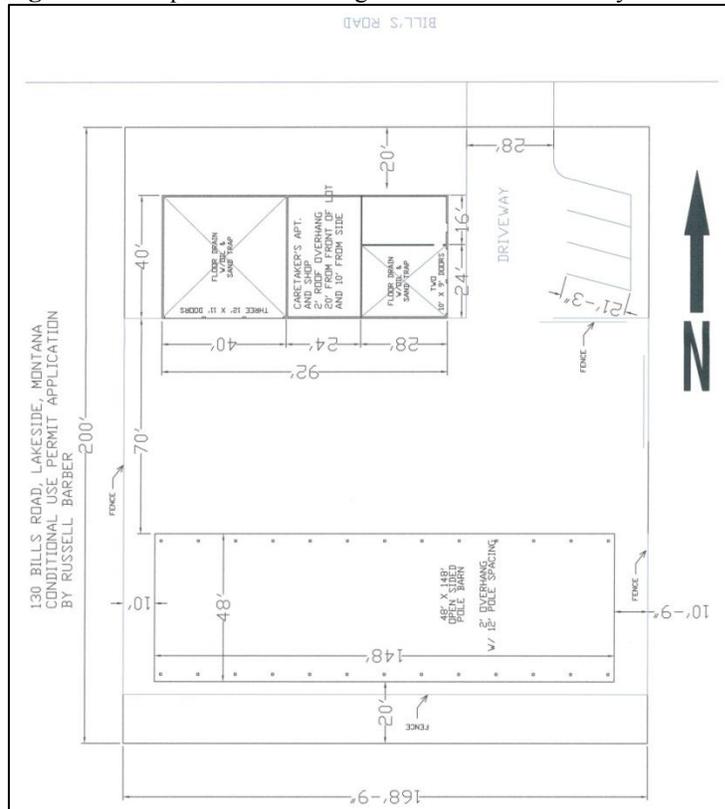
A. Site Suitability

i. Adequate Usable Space

The subject property is approximately 33,744 square feet and the minimum lot size in ‘LS’ zone is 10,000 square feet for commercial uses and does not have a maximum permitted lot coverage. The proposed buildings are approximately 10,784 square feet and would cover approximately 32% of the subject property.

The setbacks for the subject property are 20 feet from the front and rear yards and 10 feet from the side yard within the LS zone. Section 4.13.020 states, “All buildings shall meet the required setback of the district. However, on sites where the rear property line is adjacent to a commercial district, no rear setback is required.” The property abuts the LS Lakeside Special Commercial District to the rear; this would allow for no rear setback on the pole barn used for RV and boat storage. However, the site plan shows the pole barn structure setback 20 feet from the rear property line. The site plan shows all structures would meet the required setbacks.

Figure 3: Site plan for RV storage and caretaker’s facility



The proposed buildings appear to meet the setback requirements of the LS zone. There appears to be adequate useable space to accommodate the proposed uses in compliance with the applicable bulk and dimensional requirements of the LS zone and the mini-storage, recreational vehicle storage conditional use standards.

Finding #1 – The subject property appears to contain adequate usable space because the total area is approximately 33,744 square feet which is larger than the minimum lot size required for a commercial use, the proposed buildings would cover approximately 32% of the lot, the ‘Lakeside’ zone does not have a maximum permitted lot coverage and the building meets the bulk and dimensional requirements.

ii. Adequate Access

The subject property is located on Bills Road and the access is proposed to be located approximately 150 feet west of U.S. Highway 93. Bills Road is a paved two-lane private roadway. Based on staff’s site visit it appears there is adequate sight distances based on the low speeds of Bills Road and the fact that Bills Road is relatively straight in front of the subject property.

Figure 4: Bills Road at the subject property



Finding #2 – There is adequate access for the proposed use because the applicant is proposing an approach off a paved private road with adequate sight distance to safely enter and exit the property and no approach permit would be required.

iii. Absence of Environmental Constraints

The subject property is located on FEMA FIRM panel 30029C 2300G, in an unshaded Zone X, which is classified as an area outside the 500-year floodplain. The front of the property adjacent to Bills Road contains cattails and other plants typically found in wetlands, however, the National Wetland Inventory does not show any wetlands located on the subject property. The subject property is relatively flat with exception of a steep rise on the front of the lot, adjacent to Bills Road and the ditch.

Finding #3 – The use appears to have no environmental constraints because the property is not located in a designated floodplain, the property is not mapped as having wetlands and the applicant is proposing to construct the building on the flat portion of the lot.

B. Appropriateness of Design

i. Parking Scheme

The conditional use permit standards for mini-storage require that temporary parking be located on parking/driving lanes adjacent to storage units. The parking area on the subject property will consist of temporary parking in front of each storage unit. Section 4.13.060 of the zoning regulations requires, *“parking/driving lanes adjacent to the storage units. These lanes shall be at least twenty-six (26) feet wide when storage units open to one side of the lane only and at least thirty (30) feet wide when storage units open onto both sides of the lane.”* The site plan shows 70 feet between the proposed caretaker’s facility and the pole barn, which exceeds the 26 feet required for a parking/driving lane.

Per Section 4.13.050 FCZR the proposed new mini-storage units are required to have one parking space for the on-site manager with two additional spaces for the leasing office. Two parking spaces per dwelling unit are required per Section 6.02 FCZR, because the caretaker’s facility is defined as a dwelling, per Section 7.04.010 FCZR, two parking spaces are required for the caretaker’s facility.

The site plan shows three parking spaces in the northwest corner of the subject property and a two car garage attached to the proposed caretaker’s facility. A total of five parking spaces are required for the mini-storage and caretaker’s facility, plus temporary spaces shall be located in front of the storage units. Section 6.01.030 [FCZR] requires all parking spaces to be clearly designated and demarcated. Based on staff’s site visit and the site plan, the parking scheme appears to be appropriately designed.

ii. Traffic Circulation

The subject property would be accessed off Bills Road via a single approach. The new approach is shown as being 28 feet wide on the site plan and will provide both ingress and egress to the subject property. The application states that the lot will be mostly gravel and the area between the caretaker’s facility and the proposed pole barn would be 70 feet wide. The driving lanes with a storage building on only one side are required to be 26 feet in width and allow for temporary parking in front of each storage unit. Based on the review of the site plan, the site is able to accommodate traffic circulation and still meet the parking requirements outlined in Section 4.13.060 FCZR.

Finding #4 – The proposed parking scheme and traffic circulation appears to be appropriately designed because the parking and driving lanes where storage units open up are a minimum of 26 feet in width, three parking spaces will be provided for the on-site management and leasing office and two additional parking spaces are provided for the caretaker’s facility.

iii. Open Space

The subject property is approximately 33,744 square feet and the minimum lot size in LS zone is 10,000 square feet for commercial uses. The LS zone does not have a maximum permitted lot coverage. The proposed buildings are approximately 10,784 square feet and would cover approximately 32% of the subject property. Approximately 68% of the lot will remain open space.

iv. Fencing/Screening

The property does not presently contain any fencing. The applicant is proposing to install a chain link fence around the mini-storage portion of the property. According to Section 5.04.040 FCZR, "*Security fences are allowed in side and rear yards up to eight (8) feet in height when used to enclose commercial storage areas.*" Because the mini-storage, recreational vehicle storage use is a commercial storage area the maximum fence height could be 8 feet.

v. Landscaping

The property is currently open land with cattails along the north side of the property and a few bushes around the property. The application states, "Natural plant growth will be controlled on the property. The majority of the surface will be gravel."

The mini-storage use has specific landscaping requirements set forth in Section 4.13.030 FCZR. Section 4.13.030 FCZR states, "*Landscaping that produces a sight-obscuring barrier shall be provided in areas adjacent to residentially zoned areas. Landscaping shall consist of a variety of hardy evergreen materials consisting of trees, low-, medium-, and high profile shrubs, together with suitable ground cover such as native grasses, bark, ornamental gravel, or a combination thereof. The landscaping shall be designed, placed, and maintained in such a manner that no wall, fence, sign, or other structure or plant growth of a type that would interfere with traffic visibility shall be permitted or maintained higher than three (3) feet above curb level, within 15 feet of the intersection of any street right-of-way line or driveway.*" The property is bordered on all sides by the LS Lakeside Special Commercial District, therefore the property is not adjacent to residentially zoned areas and no landscaping would be required.

vi. Signage

There is currently no signage on the subject property and the applicant is not proposing any signage on the property at this time. Any future signage would be required to comply with the applicable standards for signs in LS zones as outlined in Section 3.42.050(4) FCZR.

vii. Lighting

The application states, "All lighting will be hooded or directed in a manner such that the light source shall not be deleterious to the adjoining owners or occupants." All proposed lighting must comply with performance standards set forth in Section 5.12 FCZR.

Finding #5 – The subject property appears to be appropriately designed to meet open space, fencing, screening, landscaping, signage and lighting requirements because 68% of the property will remain open, the applicant will build a fence in accordance with Section 5.04.040 FCZR, the applicant is not proposing any signage, the applicant is not proposing any landscaping nor is any landscaping required in the LS Special Commercial District zone for recreation vehicle storage when adjacent to business zones and the proposed lighting would comply with applicable requirements set forth in the Flathead County Zoning Regulations.

C. Availability of Public Services and Facilities

i. Sewer

The subject property is located within an area serviced by the Lakeside County Water and Sewer District. The mini-storage facilities would not require sewer service and the Lakeside Water and Sewer District has no concerns over the proposal.

Comment from Flathead County Environmental Health states, “The above property located at 130 Bills Lane, Lakeside (Pandas Corner Lot 3) has an existing Certificate of Subdivision Approval (ES# 15-91-S42-188) which approves the property use for a commercial business. Addition of a caretaker quarters constitutes a change/addition of use and requires review under the Sanitation in Subdivisions Act 76.4.1).” The caretaker’s facility would be required to be reviewed and evaluated by the Flathead City-County Environmental Health Department prior to installation and operation of a caretaker’s facility but not mini-storage.

ii. Water

The subject property is located within an area serviced by the Lakeside County Water and Sewer District. The mini-storage facilities would not require sewer service and the Lakeside Water and Sewer District has no concerns over the proposal.

Comment from Flathead County Environmental Health states, “The above property located at 130 Bills Lane, Lakeside (Pandas Corner Lot 3) has an existing Certificate of Subdivision Approval (ES# 15-91-S42-188) which approves the property use for a commercial business. Addition of a caretaker quarters constitutes a change/addition of use and requires review under the Sanitation in Subdivisions Act 76.4.1).” The caretaker’s facility would be required to be reviewed and evaluated by the Flathead City-County Environmental Health Department prior to installation and operation prior to installation and operation of a caretaker’s facility but not mini-storage.

Finding #6 – The proposed recreational vehicle storage would have minimal impact on public water and sewer because recreational vehicle storage will not require water and sewer and the property would be required to undergo review under the Sanitation in Subdivision Act through the Flathead County Environmental Health Department and the Montana Department of Environmental Quality prior to the caretaker’s facility being constructed.

iii. Storm Water Drainage

The application states, “Storm water will not be significantly changed from current situation.” The subject property is approximately 33,744 square feet and the proposed buildings are approximately 10,784 square feet and would cover approximately 32% of the subject property. The increased surface area would increase storm water run-off. However, the applicant is not proposing to pave the parking area or driving aisles.

Comment from Flathead County Environmental Health states, “The above property located at 130 Bills Lane, Lakeside (Pandas Corner Lot 3) has an existing Certificate of Subdivision Approval (ES# 15-91-S42-188) which approves the property use for a commercial business. Addition of a caretaker quarters constitutes a change/addition of use and requires review under the Sanitation in Subdivisions Act 76.4.1).” The applicant shall be subject to compliance with applicable storm water management requirements of the Montana Department of Environmental Quality and will require re-review by the Flathead County Environmental Health Department.

Finding #7 – The proposed new construction would have a minimal impact on storm water facilities because even though the new construction would add 10,784 square feet of impervious surface, the applicant is not proposing to pave the parking area and driving aisles and the applicant will be required to comply with DEQ requirements.

iv. Fire Protection

The subject property is located in the Somers Fire District and served by the Somers Fire Department. The nearest station within the Somers Fire District is the Lakeside Station, located across the street from the subject property. Due to the proximity to the fire station, it is anticipated response times in the event of an emergency would not be unreasonable.

v. Police Protection

The property would be served by the Flathead County Sheriff’s Department. Quick response times are possible given the property’s proximity to an urban, developed area of the County.

vi. Streets

The subject property is located on Bills Road and the access is proposed to be located approximately 150 feet west of U.S. Highway 93. Bills Road is a paved two-lane private roadway.

Finding #8 – The proposed RV storage appears to have minimal impact on public services and facilities because the Somers Fire District and Flathead County Sheriff currently provide service to the subject property, the property is located across the street from the Lakeside Fire Station and the property is accessed by Bills Road.

D. Immediate Neighborhood Impact

i. Excessive Traffic Generation

The subject property will be accessed off Bills Road approximately 150 feet west of U.S. Highway 93. Bills Road is a paved two-lane private roadway. Because the road is private no traffic counts exist for Bills Road.

The application states that on most days the owner's personal vehicle will be the only traffic in or out of the property. However staff has determined based on the Institute of Transportation Engineering Trip Generation Manual the average AM and PM peak hours traffic generation to be less than 1 trip per hour for 12 storage units. The hours of the proposed expanded mini-storage would be normal business hours or approximately 8:00am to 5:00pm (9 hours a day.) Based on the 0.3 trips generated per hour and the 9 hours per day the RV storage is open, the use would generate approximately 3 daily trips. It appears the traffic anticipated to be generated by the mini-storage would have a minimal impact on Bills Road. It is anticipated that any additional vehicle traffic generated by the expanded use will have a minimal adverse impact on the surrounding neighborhood.

Finding #9 – Additional vehicle traffic associated with the proposed use is not anticipated to generate excessive traffic which would adversely impact the immediate neighborhood or adjacent roads because roads providing access are paved and the traffic generated would be approximately 3 vehicle trips per day.

ii. Noise or Vibration

It is not anticipated that the RV storage would generate any excess noise or vibrations. Any noise generated would likely be minimally audible to adjacent properties due to the nature of the proposed use.

iii. Dust, Glare or Heat

Excessive dust, glare or heat is not anticipated as a result of the RV storage. Although the parking and driving lanes areas will remain gravel, vehicles will not be traveling at speeds likely to generate large volumes of dust.

iv. Smoke, Fumes, Gas, or Odors

According to the applicant, "No fumes, gas, or odors will be created. The only smoke will be from burning wood above the shop." It is anticipated that no smoke, fumes, gas or odors are to be generated that would be out of character with the businesses in the area.

Finding #10 – The proposed use is anticipated to have a minimal impact on the neighborhood because the area is predominantly commercial, the RV storage would generate minimal noise, vibration, dust, glare, heat, smoke, fumes, gas or odors that would not have adverse impact on neighbors.

v. Inappropriate Hours of Operation

The application states that the proposed business hours will be conducted during normal business hours. There are no specific standards for hours of operation for mini-storage established in the Flathead County Zoning Regulations.

However because of the commercial character of the area late hours will likely not impact neighboring businesses.

Finding #11 – The proposed hours of operation would be acceptable and would likely have minimal impact on the neighborhood because activity levels associated with normal operation of the RV storage would primarily occur during regular business hours and the properties adjacent to the subject property are predominantly commercial.

V. SUMMARY OF FINDINGS

1. The subject property appears to contain adequate usable space because the total area is approximately 33,744 square feet which is larger than the minimum lot size required for a commercial use, the proposed buildings would cover approximately 32% of the lot, the 'Lakeside' zone does not have a maximum permitted lot coverage and the building meets the bulk and dimensional requirements.
2. There is adequate access for the proposed use because the applicant is proposing an approach off a paved private road with adequate sight distance to safely enter and exit the property and no approach permit would be required.
3. The use appears to have no environmental constraints because the property is not located in a designated floodplain, the property is not mapped as having wetlands and the applicant is proposing to construct the building on the flat portion of the lot.
4. The proposed parking scheme and traffic circulation appears to be appropriately designed because the parking and driving lanes where storage units open up are a minimum of 26 feet in width, three parking spaces will be provided for the on-site management and leasing office and two additional parking spaces are provided for the caretaker's facility.
5. The subject property appears to be appropriately designed to meet open space, fencing, screening, landscaping, signage and lighting requirements because 68% of the property will remain open, the applicant will build a fence in accordance with Section 5.04.040 FCZR, the applicant is not proposing any signage, the applicant is not proposing any landscaping nor is any landscaping required in the LS Special Commercial District zone for recreation vehicle storage when adjacent to business zones and the proposed lighting would comply with applicable requirements set forth in the Flathead County Zoning Regulations.
6. The proposed recreational vehicle storage would have minimal impact on public water and sewer because recreational vehicle storage will not require water and sewer and the property would be required to undergo review under the Sanitation in Subdivision Act through the Flathead County Environmental Health Department and the Montana Department of Environmental Quality prior to the caretaker's facility being constructed.
7. The proposed new construction would have a minimal impact on storm water facilities because even though the new construction would add 10,784 square feet of impervious surface, the applicant is not proposing to pave the parking area and driving aisles and the applicant will be required to comply with DEQ requirements.

8. The proposed RV storage appears to have minimal impact on public services and facilities because the Somers Fire District and Flathead County Sheriff currently provide service to the subject property, the property is located across the street from the Lakeside Fire Station and the property is accessed by Bills Road.
9. Additional vehicle traffic associated with the proposed use is not anticipated to generate excessive traffic which would adversely impact the immediate neighborhood or adjacent roads because roads providing access are paved and the traffic generated would be approximately 3 vehicle trips per day.
10. The proposed use is anticipated to have a minimal impact on the neighborhood because the area is predominantly commercial, the RV storage would generate minimal noise, vibration, dust, glare, heat, smoke, fumes, gas or odors that would not have adverse impact on neighbors.
11. The proposed hours of operation would be acceptable and would likely have minimal impact on the neighborhood because activity levels associated with normal operation of the RV storage would primarily occur during regular business hours and the properties adjacent to the subject property are predominantly commercial.

VI. CONCLUSION

Upon review of this application, the request to allow for ‘Mini-storage, recreational vehicle storage’ is generally supported by the review criteria and the Findings of Fact listed above. Should the Flathead County Board of Adjustment choose to adopt staff report FCU-15-08 as Findings of Fact and approve the conditional use permit, the following conditions would ensure compliance with the review criteria and appropriate measures to mitigate impacts:

VII. CONDITIONS

1. The operation of the ‘Mini-storage, recreational vehicle storage’ on the subject property shall be in substantial conformance with the application materials and site plan as submitted and approved by the Board of Adjustment and modified by the conditions below [FCZR Section 2.06.010].
2. Changes or modifications to the approved use or the site plan shall not be affected unless specifically approved in writing by the Flathead County Board of Adjustment [FCZR Section(s) 2.06.010 and 2.06.020].
3. The ‘Mini-storage, recreational vehicle storage’ shall comply with standards defined in Section 4.13 of the Flathead County Zoning Regulations.
4. The ‘Mini-storage, recreational vehicle storage’ shall be located in accordance with the minimum setback requirements of the LS Zoning District, pursuant to Section 3.42.050(2) of the Flathead County Zoning Regulations.
5. A minimum of 5 standard vehicle parking spaces shall be clearly established and demarcated on the subject property to accommodate traffic generated by the mini-storage and caretaker’s facility, and the parking and driving lanes shall be wide enough to accommodate traffic circulation and temporary parking in accordance with applicable zoning regulations [FCZR Sections 4.13.050, 6.01.010(2), 6.01.030 & 6.02.010].

6. Any signage on the subject property shall comply with applicable standards and guidelines set forth under Section 5.11 and Section 4.42.050(4) of the Flathead County Zoning Regulations.
7. All lighting on the subject property shall adhere to the performance standards set forth in Section 5.12 of the Flathead County Zoning Regulations, with exterior lighting specifically being side-shielded in a manner that the light source is not directly visible as viewed from a horizontal plane at or above the source's elevation above the ground.
8. The applicant shall adhere to all applicable Montana State commercial building requirements as required by the Montana Bureau of Labor and Industry. Documentation confirming the completion of this requirement shall be available upon request.
9. The proposed water and sewer systems and storm water drainage plan for the facility shall be submitted for review and approval by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality, as applicable, prior to construction.
10. The operation of the 'Mini-storage, recreational vehicle storage' shall commence within one year from the date of issuance of the conditional use permit. The permit may be extended for one additional year if the permittee requests additional time prior to expiration date.
11. At the end of twelve (12) months from the date of authorization of this permit staff will inspect to verify compliance [FZCR Section 2.06.060].

Planner: EKM