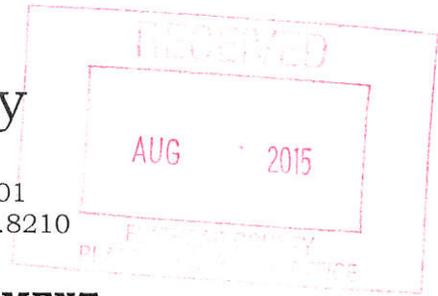




Flathead County
Planning & Zoning
 1035 1st Ave W, Kalispell, MT 59901
 Telephone 406.751.8200 Fax 406.751.8210



PETITION FOR ZONING AMENDMENT

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 \$ 3,719.²⁵

APPLICANT/OWNER:

1. Name: Meg and Scott Lester, Mark & Susan Fredenberg Phone: 261-2539
2. Mail Address: P.O. Box 1698
3. City/State/Zip: Kalispell, MT 59903
4. Interest in property: Owners

Check which applies: Map Amendment Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Erica Wirtala, Sands Surveying, Inc Phone: 755-6481
 Mailing Address: 2 Village Loop
 City, State, Zip: Kalispell
 Email: erica@sandssurveying.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

A. What is the proposed zoning text/map amendment? SAG-10 → R2.5

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

A. Address of the property: 2280 & 2288 Whitefish Stage Rd, Kalispell

B. Legal Description: 6, 6B GAA?
 (Lot/Block of Subdivision or Tract #)

19 - 29 - 21
 Section Township Range (Attach sheet for metes and bounds)

C. Total acreage: 81.55

D. Zoning District: Hwy 93 North

E. The present zoning of the above property is: SAG-10

F. The proposed zoning of the above property is: R2.5

G. State the changed or changing conditions that make the proposed amendment necessary: The property owners would like to prepare the property for long-term estate planning.

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

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 approval process.

Megan Lester
Owner/Applicant Signature(s)

8/7/15
Date

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

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4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

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 approval process.

Erica Wirfala as

Owner/Applicant Signature(s)
agent for Mark Jordenberg

8.7.15

Date

Addendum to Lester/Fredenberg Zoning Application:

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?

The subject property of the proposed map amendment falls within the Two Rivers Growth Policy Amendment, which is included within the Flathead Growth Policy. The property is designated on the Master Plan Amendment Map as "Rural 1". Within the text of the Two Rivers plan, it is noted that it was the original intent of the owners that "this property be developed carefully, with very low density, perhaps five acre tracts, or utilizing the cluster option in the residential zones, have smaller lots, but larger areas of open space available. There is a ridgeline that could support some strategically placed homes, with lots of open space between." The Flathead County Growth Policy Designated Land Use Map shows this parcel designated as "Suburban Agricultural", which coincides with its existing SAG-10 zoning. The proposed zoning of R2.5 land use category would allow one single family residential dwelling unit per 2.5 acres and is intended to promote low density single family residential opportunities. Limited agricultural uses are compatible within this category as long as public infrastructure such as roads, parks, fire stations and schools are in place. Residential development within this category typically utilizes individual domestic wells and septic wastewater disposal systems. Single family residential clustering and Planned Unit Development density bonuses are appropriate for this category. Under this definition, it appears that the proposed zoning map amendment from SAG-10 to R2.5 is in accordance with the Two Rivers Neighborhood Plan.

2. Is the proposed amendment designed to:

- a. Secure safety from fire and other dangers? *The property is located within the West Valley Volunteer Fire District, which has a fire station within sight of the subject property and is within a few short minutes drive. The subject property is gently rolling, without any dangers of avalanche or slumping. There is no floodplain located on the property.*
- b. Promote public health, public safety and the general welfare? *There is a paved road that will provide access to the subject property (Whitefish Stage), allowing for fire, ambulance, police, mail and other services access. Future development will require upgrading of the driveways/internal subdivision roads and utilities to potential lots. Emergency services are in the immediate area and have adequate response times. Soils are compatible with those required for proper functioning of individual septic systems. There appears to be an adequate supply of water resources to access for individual wells.*
- c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements? *As noted above, there is a network of state secondary and county paved roads that access the subject properties (Whitefish Stage Road). Should the property owner decide to pursue additional development (i.e., subdivision), there is a potential that access will have to be upgraded to meet Flathead County Development standards. A review of existing well logs in the area indicate that an abundance of water*

exists for potential homeowners to drill private wells. Soils exist on the properties that are conducive to the construction of individual septic drainfields. The subject properties lie within the Kalispell School District, with elementary age students attending Edgerton School. Older students would attend Glacier High and KMS Middle School. Individual homeowners would have to contact the School's Transportation department to inquire about the location/times for school bus pick up and delivery. There are no publically owned/ maintained parks within the Two Rivers Plan at this time, although there are two areas that have been set aside for such use should the area be developed out in accordance with that particular plan. The Two Rivers Plan also does not have a Neighborhood Land Use Advisory Committee that meets to review projects within its jurisdiction. The general vicinity is an open rural landscape. There is Glacier National Park within an hours' drive, and many county and city parks can be driven to within minutes, including Kidsports, the soccer, baseball, softball, football recreational mecca. At some point, the bike path that will connect Whitefish to Kalispell will be completed and allow walkers and bikers the ability to shop and recreate without getting into their car first.

3. Does the proposed amendment consider:

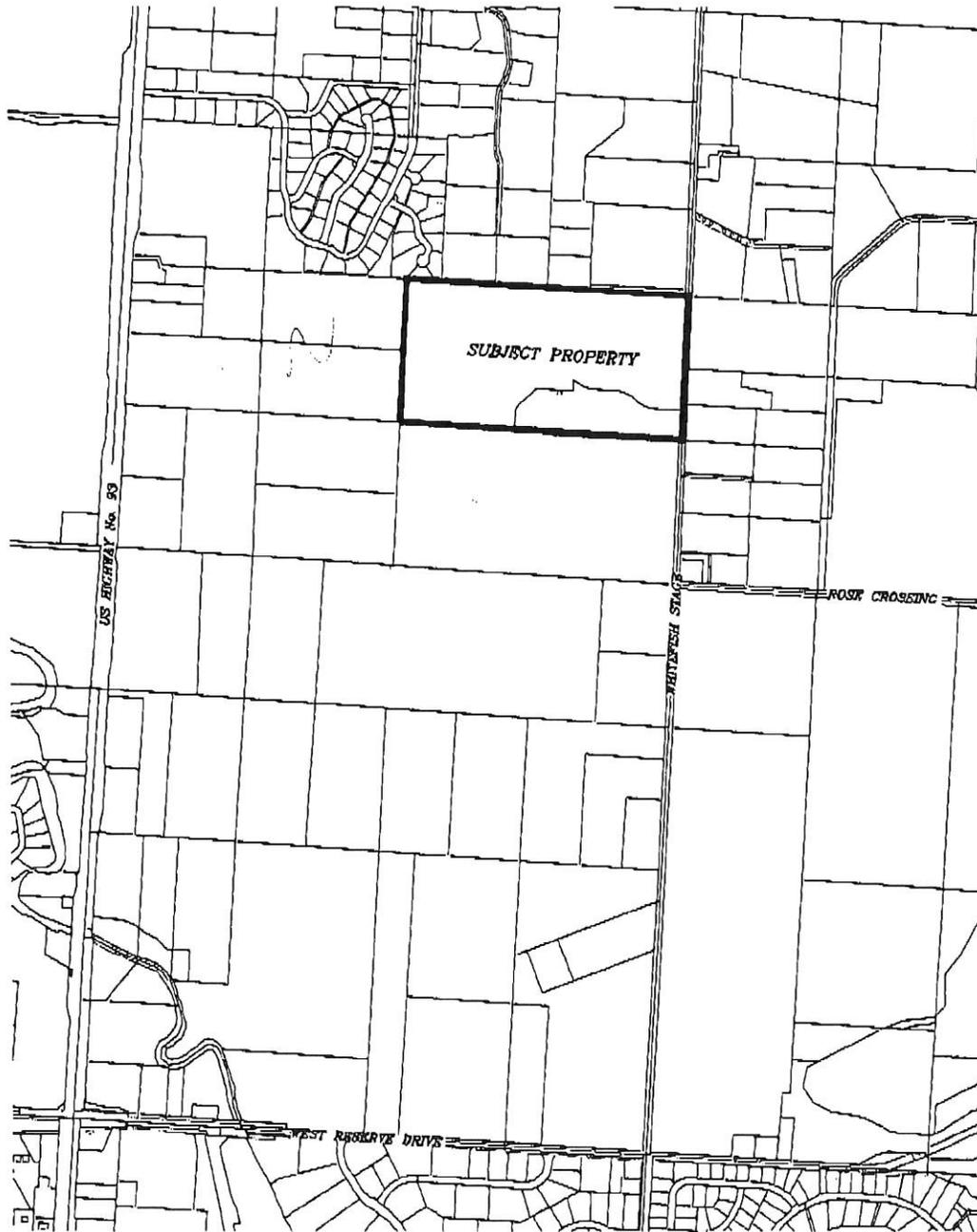
- a. *The reasonable provision of adequate light and air? Yes, as the proposed zone change is to a 2.5-acre minimum lot size, there will be significant provisions for adequate light and air. Setbacks and lot coverages as called out by the Flathead County Zoning Regulations also work to insure that there is adequate amounts of light and air available.*
- b. *The effect on motorized and non-motorized transportation systems? The zone change is on 81.55 acres of property. If this were to be strictly divided by the 2.5 acre minimum lot size, that would give you a grand total of 33 lots. Once you take into consideration roads and infrastructure requirements, this will result in the loss of several of those lots which will reduce the total number. Even if a potential subdivision were to be "clustered", allowing a greater density of homes but setting aside a greater portion of open space, (60% of the total property) the maximum number of lots that could be created would be approximately 47. A typical estimate of vehicle trips per day is to estimate 10 car trips per household. So a worst-case scenario would be 470 trips per day, coming from this general area. Additionally, Highway 93 and West Reserve are nearby to disperse traffic to the various goods, services and employment that makes this property convenient to those working in either Kalispell or Whitefish.*
- c. *Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities? The Kalispell Annexation Policy boundary is in close proximity to the boundaries of the Two Rivers Plan, which indicates that Kalispell does not have the political will nor infrastructure resources to venture further out in the county. Kalispell supports their denser residential areas within their Master Plan and the subject property is well outside of those boundaries. Kalispell has no reason not to support large residential lots on private septic systems and wells if the property is outside of their planning jurisdiction. These properties are not within the newly acquired "doughnut" area of Flathead County jurisdiction.*

- d. The character of the district and its peculiar suitability for particular uses? *Yes, for all of the reasons noted above, the landscape, soils, water availability, location to emergency services, schools, public roads, highways and recreation, this proposal is within the character of the district and is well-suited for large-lot residential living. There appears to be a market demand for these types of lots and the Two Rivers Master Plan has anticipated this use.*
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area? *Yes, by approving this zone change proposal, the value of the existing buildings will be preserved. The proposal is consistent with the surrounding neighborhood and will be a benefit to the community. The Two Rivers Plan supported and encouraged just this type of project.*
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities? *The City of Kalispell does not have any zoning designations for properties larger than a one-acre minimum. In the past, Kalispell has been generally supportive of all development hooking into public water and sewer services, but understands that those that live in the County may want to have a home on private wells/septic systems and larger lot sizes. The City of Whitefish does have the Whitefish Agricultural (WA) zone, which has a 15-acre minimum lot size and the Whitefish Country Residential zone,(WCR) which allows for a 2 ½ acre minimum lot size and homes within these designated zones are typical on private services. The proposed zoning map amendment does not appear to be contradictory to either of the nearby municipalities zoning regulations.*

By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

VICINITY MAP

JOB NO: 400603 (In 400901)
DRAWING DATE: JULY 15, 2015
COMPLETED DATE: / /
FOR: SCOTT LESTER



751-8210

AUG 10 2015

By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

QUAD MAP

JOB NO: 400603 (in 400601)
DRAWING DATE: JULY 15, 2016
COMPLETED DATE: / /
FOR: SCOTT LESTER

