



Flathead County Planning & Zoning

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

MAJOR SUBDIVISION PRELIMINARY PLAT 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 \$ 5,770.00

SUBDIVISION NAME: Glacier Gateway RV Resort

OWNER(S) OF RECORD:

Name: Toby & Jessica Gilchrist Phone: 406-751-7792

Mailing Address: 270 Battle Ridge Drive

City, State, Zip: Kalispell, MT 59901

Email: tobyg34@hotmail.com

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: same Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____



TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Douglas Peppmeier, P.E. (Engineer / Project Manager) Phone: 406-751-5246

Mailing Address: TD&H Engineering, 450 Corporate Drive, #101

City, State, Zip: Kalispell, MT 59901

Email: doug.peppmeier@tdhengineering.com

Name: Rick Swan, PLS (Project Surveyor) Phone: 406-751-5246

Mailing Address: TD&H Engineering, 450 Corporate Drive, #101

City, State, Zip: Kalispell, MT 59901

Email: rick.swan@tdhengineering.com

LEGAL DESCRIPTION OF PROPERTY:

Street Address 7605, 7615, 7617, Hwy 2 East

City/State & Zip Columbia Falls, MT 59912

Assessor's Tract No.(s) 0190430 Lot No.(s) Tract 1B

Section 11 Township 30 N Range 20W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: 62 RV Site & 6 Cabin Resort with
10 tent sites.

Number of Lots or Rental Spaces 62 Total Acreage in Subdivision 13.35
Total Acreage in Lots n/a Minimum Size of Lots or Spaces 1732.04 SF
Total Acreage in Streets or Roads n/a Maximum Size of Lots or Spaces 3233.16 SF
Total Acreage in Parks, Open Spaces and/or Common Areas _____

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park X
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other ~~_____~~ (~~6 cabins - noted by staff~~)

APPLICABLE ZONING DESIGNATION & DISTRICT: Flathead County - Scenic Corridor

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? YES - Columbia Falls

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$230,000

IMPROVEMENTS TO BE PROVIDED:

Roads: X Gravel X Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____
*** Water System:** _____ Individual _____ Shared _____ Multiple User X Public
*** Sewer System:** _____ Individual _____ Shared _____ Multiple User X Public
Other Utilities: X Cable TV X Telephone X Electric X Gas _____ Other _____
Solid Waste: _____ Home Pick Up _____ Central Storage X Contract Hauler _____ Owner Haul _____
Mail Delivery: X Central _____ Individual _____ School District: Columbia Falls
Fire Protection: _____ Hydrants X Tanker Recharge _____ Fire District: Bad Rock
Drainage System: Swales to retention areas with dry wells and infiltration ditches

* **Individual** (one user)
Shared (two user)
Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)
Public (more than 10 connections or 25 or more people served at least 60 days of the year)

PROPOSED EROSION/SEDIMENTATION CONTROL: "Best Management Practices"
Tracking Pads, silt fence/fiber roll containment around disturbed areas, etc.

VARIANCES: ARE ANY VARIANCES REQUESTED? YES (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: Section 4.7.17 (a) - paving all interior roads
4.7.19(b) - 15 foot easement along Hwy 2



PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED

BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

The variances requested will not be detrimental or have any injurious effects. The variances requested address issues within the subdivision and between the applicant and the MDOT. Variaces will not affect health, safety or welfare of the general public.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

4.7.17 - Condition would require paving all roads. Applicant notes shortness of season and deltirmental effects of the winter off-season on asphalt with out maintenance. Asphalt also increases the impervious area causing probable drainage issues during the off-season.

4.7.19 - Condition would require 15' easement adjacent to Highway 2. Applicant notes existing structure in that area. Applicant has contacted MDOT and they are willing to grant an easement for a path.

3. The variance will not cause a substantial increase in public costs, now or in the future.

Variances will not cause an increase in costs to the public. Variances required address issues solely applicable to this proposed project.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

Current zoning is Scenic Corridor(SC) which addresses outdoor signage/billboards. The is no nieghborhood plan located in the area and the requested variances will not cause the project to be in non-conformance with the current Growth Policy of Flathead County.

5. The variance is consistent with the surrounding community character of the area.

Variances are consistent with community character and have recently been granted to similar projects in the Flathead County and surrounding area.

Glacier Gateway RV Resort

7615 US Hwy 2 East
Columbia Falls, MT [Postal Code]
Phone: 406-471-4978
E-Mail: tobyg34@hotmail.com

10/4/2013

Flathead County Planning & Zoning
1035 1st Ave. West, Earl Bennett Building 2nd Floor
Kalispell, MT 59901

Re: Glacier Gateway RV Resort Variance Requests

Dear Flathead County Planning & Zoning:

Please let this letter serve as an official request for Variance to Subdivision Regulation's 4.7.17.a (Roadway Improvements) and 4.7.19 (Walkways and Pedestrian/Bicycle Paths and Easements). Your consideration of these requests are greatly appreciated.

Variance Request to Subdivision Regulation 4.7.17a

The purpose of this Variance request is to not be required to pave the internal roadways of Glacier Gateway RV Resort. The reasoning behind this is based on multiple factors, which we feel warrant a granting of this Variance. We understand and appreciate the reasoning behind this regulation and how it applies to preventing excessive dust issues within Flathead County and any potential harm to a major access highway.

We feel our project can effectively and responsibly manage dust within the resort while having gravel interior roads and an approximate 100-yard paved access off of US HWY 2 into the resort. The paved access into the park will mitigate the concern of any gravel having an impact on US HWY 2. We are currently evaluating gravel treatment options including oil treatments, water treatments, and Magnesium Chloride. Maximum speed limit within the resort will be clearly posted throughout at 5 MPH. The location of the resort along with the overall goal of providing a natural outdoor environment for our guests while minimizing environmental impact are key goals of our resort. Operation of the resort will be approximately 5 months per year with operations being shut down during the winter months. Paving the internal roadways based on the seasonality of the business is not economically feasible. Snow loads on unused pavement are a concern to maintenance costs and increased runoff. Gravel roads are more permeable thus resulting in less environmental impact. After a review of 11 different RV Parks including the KOA in West Glacier which recently was granted the same variance for their expansion, we note only 2 of these parks have their internal roadways paved. These parks were evaluated from Columbia Falls to West Glacier.

Variance Request to Subdivision Regulation 4.7.19

The purpose of this Variance request is because where the existing home on the subject property sits does not provide adequate room for the planned walking/bicycle path that is supposed to run through Badrock Canyon to Hungry Horse. Requesting Variance to allow this proposed path to go through the MDT Right of Way between the existing residence and HWY 2.

Sincerely,



Toby Gilchrist

10/4/2013

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). 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.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

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 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 and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.



Applicant Signature

10/04/13

Date



Owner(s) Signature (*all owners must sign*)

10/4/13

Date

