



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



CANYON AREA LAND USE REGULATORY SYSTEM
APPLICATION FOR MAJOR LAND USE REVIEW

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 \$ 730.00

OWNER(S) OF RECORD:

Name: McClure LLC- Attn: Greg McClure Phone: 253-4180

Mailing Address: P.O. Box 215 City, State & Zip: West Glacier, MT 59936

Email: _____

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

Name: Sands Surveying, Inc, Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop City, State & Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address 355 Halfmoon Flats Road

City/State & Zip West Glacier, MT 59936

Assessor's Tract No.(s) Tract 1B Lot No.(s) N/A

Section 11 and 12 Township 31N Range 19W

1. Middle Canyon Region X
Upper Canyon Region _____
2. **Describe proposed use:** The applicant proposes a 56 space expansion to the existing West Glacier KOA Campground. The applicant is submitting a major subdivision application in concert with the major land use review. The West Glacier KOA is a long standing use in the area and predates the CALURS. The proposed new spaces will be full service utilizing new on-site wastewater disposal systems and a new well. As this application accompanies the subdivision application; the full set of vicinity maps, preliminary plat maps, floodplain maps, environmental assessment, etc. are available to meet requirements of items 3 and 4 that follow. Items not address specifically by the subdivision application will be address in this application.
3. **Attach a plan (drawing) of property showing the following:**
 - a. Surrounding land use (usually within 300 feet).
 - b. Dimension and shape of lot.

- c. Topographic features of lot.
 - d. Water courses, drainages, wetlands.
 - e. Size, location and use of existing buildings, open areas, etc.
 - f. Size, location and use of proposed buildings, open areas, etc.
 - g. Roads, driveways, proposed parking.
4. **On a separate sheet of paper, discuss how each of the following will be addressed (if applicable to this project).**
- a. Traffic flow.
 - b. Access off main road.
 - c. Parking and loading plan.
 - d. Refuse/garbage.
 - e. Utilities (telephone, electric)
 - f. Screening, fencing, landscaping.
 - g. Sewer, water and drainage.
 - h. Signs (size, design, location)
 - i. Hours of operation, # of employees
 - j. Noise, light, dust, fumes created by use.
5. **Please attach any additional information which may have been requested at the pre-application meeting or which is necessary to further understand the project.**

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 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, or other appropriate action taken. The signing of this application signified approval for F.C.P.Z. staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature: Gregory J. Allen Date: 4/8/2013

INSTRUCTIONS FOR MAJOR LAND USE APPLICATION FORM:

Major land use review is required and allowed only for those new or expanding uses specifically listed as "Major Land Uses" in Chapter 6 when not specifically exempted or subject to Minor Land Use Review. Review and recommendation to the County Commissioners shall be submitted by the Planning Board. The authority to approve, conditionally approve or deny a "major land use action" is that of the Board of County Commissioners.

1. A pre-application conference with the Flathead County Planning & Zoning staff is required prior to the submission of an application.
2. Submit completed application with the appropriate fee.
3. 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.
4. The basis for review of this application is based on performance standards and performance guidelines as found in Chapters 4 and 5 of the Canyon Area Land Use Regulatory System adopted by Flathead County, Resolution #1049A.
5. This application will be forwarded to the appropriate Middle or Upper Canyon Land Use Advisory Committee for their review and comment.
6. The Flathead County Planning Board will hold a public hearing on this issue. A recommendation is forwarded to the County Commissioners for final action.
7. Approval, conditional approval, or denial of the application by the Commissioners within the applicable review period.

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Supplemental Application Discussion

- a. Traffic flow.

Traffic flow is specifically addressed in the Environmental Assessment that accomies this application set.

- b. Access off main road.

The West Glacier KOA Campground and the proposed expansion are served by Halfmoon Flats Road which is paved and County Maintained pass the entrance to the facility.

- c. Parking and loading plan.

The RV park design exceeds that of the Flathead County Subdivision Regulations. Each RV Space is self sufficient and provided for the RV itself and associated vehicles or boats that often get towed along with.

- d. Refuse/garbage.

The applicants propose the use of a contract hauler for refuse. Refuse will be picked up by the contractor and taken to the Flathead County Landfill. When not out the day of pick-up, refuse containers will be stored in an enclosed structure that can be latched or locked. If applicants and the refuse contractor decide a commercial container is justified, it will have a bear-proof lid.

- e. Utilities (telephone, electric)

Each RV space will be served by water, sewer, power and wi-fi.

- f. Screening, fencing, landscaping.

The site is forested and the park is designed to maintain a perimeter of tree shielding the park from neighbors.

- g. Sewer, water and drainage.

See attached EA, Water/Wastewater Map, and Drainage Map.

- h. Signs (size, design, location)

Signage currently exists for the use and the applicant does not propose any changes or new signage.

- i. Hours of operation, # of employees

The RV Park operates approximately three to four months out of the year (Summer). When in operation it is a seven days a week.

- j. Noise, light, dust, fumes created by use.

The development will not create any objectionable noise, light, dust or fumes. The guests of the RV Park come to these campgrounds for the peace, quite, and clean air and if the campground owners don't provide it, the guests don't come back.

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