



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 \$4,325.00

SUBDIVISION NAME: MCGREGOR LAKES RV

OWNER(S) OF RECORD:

Name: MCGREGOR LAKES RV., LLC Phone: 858-2253 *858 2359*

Mailing Address: 11175 US HIGHWAY 2 WEST

City, State, Zip: MARION, MT 59925

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: LARSEN ENGINEERING AND SURVEYING, INC Phone: 752-7808

Mailing Address: P.O. BOX 2071

City, State, Zip: KALISPELL, MT 59903

Email: jlarsen@montanasky.net

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address 12255 US HIGHWAY 2 WEST

City/State & Zip MARION, MT 59925

Assessor's Tract No.(s) 1AG Lot No.(s) _____

Section 4 Township 26N Range 25W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: 41 SPACE R.V. PARK

Number of Lots or Rental Spaces 41 Total Acreage in Subdivision 11.093 NET
Total Acreage in Lots 2.78 AC Minimum Size of Lots or Spaces 2035SF
Total Acreage in Streets or Roads 1.27 AC Maximum Size of Lots or Spaces 5427SF
Total Acreage in Parks, Open Spaces and/or Common Areas 7 AC

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

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park 41
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: SCENIC CORRIDOR

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? NO

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$144,093(FROM MT DEP

IMPROVEMENTS TO BE PROVIDED:

Roads: ___ Gravel Paved ___ Curb ___ Gutter ___ Sidewalks ___ Alleys ___ Other ___
* Water System: ___ Individual ___ Shared Multiple User ___ Public ___
* Sewer System: ___ Individual ___ Shared Multiple User ___ Public ___
Other Utilities: ___ Cable TV Telephone Electric ___ Gas ___ Other ___
Solid Waste: ___ Home Pick Up Central Storage Contract Hauler ___ Owner Haul ___
Mail Delivery: ___ Central Individual ___ School District: MARION
Fire Protection: ___ Hydrants Tanker Recharge ___ Fire District: MARION
Drainage System: ON-SITE DETENTION SWALES AND OR BASINS

* **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: B.E.S.T. Management practices as required by a Storm Water Pollution Prevention Plan during construction.

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

SECTION OF REGULATIONS CREATING HARDSHIP: 4.5.7 a.i. A&B



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.

Over 25 spaces but we request one way road system with 16' wide roadways. This request will not be detrimental to public health, safety, general welfare or injurious to other properties.

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.

MDOT requires that the ingress approach be right in only and not be an egress approach because of site distance. This unique condition requires a one way road system. The narrower one way road will also protect natural vegetation and open space.

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

There will be no public costs associated with this variance now or in the future.

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

The variance is in compliance with the Growth Policy and Scenic Corridor zoning. There is not a Neighborhood Plan that applies to this property.

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

This variance will enhance the community character in this area because it will minimize the amount of vegetation to be removed and protect open space preserving the visual characteristics of this area.



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 A -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.

Carolyn Feldmann
Applicant Signature

6-15-11
Date

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

Date

