

What do the Lake and Lakeshore Protection Regulations Regulate?

The lake and the lakeshore protection zone. The lakeshore protection zone is defined as, The land area which is 20 horizontal feet of the perimeter of the lake and adjacent wetlands when the lake is at the mean annual high water elevation.

Purpose of Lake and Lakeshore Protection Regulations

- Protect the fragile, pristine character of Flathead County's lakes and recognize that the ecosystem of these lakes are inseparably intertwined with adjacent riparian corridor and upland areas;
- Conserve and protect natural lakes because of their high scenic and resource value;
- Conserve and protect the value of the lakeshore property; and
- Conserve and protect the value of the lakes for the State's residents and visitors who use and enjoy them.

EASY ACCESS

Lake and lakeshore construction applications, and extension and amendment requests can be found in our office as well as on our website:

http://flathead.mt.gov/planning_zoning

Mission Statement:

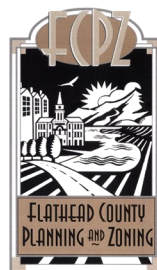
"The Flathead County Planning & Zoning Office is committed to providing the highest level of planning services. We will accomplish this through employees who anticipate public needs, and promote a work environment that encourages creativity, communication and cooperation. The Office will also encourage professional development and training for all staff members."

Flathead County
Planning & Zoning

Lake and Lakeshore Protection



For more information, contact:



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E-mail: planning.zoning@flathead.mt.gov
Website: http://flathead.mt.gov/planning_zoning/

Information Regarding the
Lake and Lakeshore Protection Regulations

When is a Permit Required?

When any work on, and/or disturbance of a lake, lakebed or lakeshore protection zone requires issuance of a Lake & Lakeshore Construction Permit prior to the commencement of work.

Some exceptions exist to enable general maintenance and minor repairs to structures and shoreline, using hand tools, and meeting certain limitations.

The permitting system is designed to allow applicants for residential property projects, intended for non-commercial use to be able to apply for, and secure permits with no technical help. The applicable regulations and application forms are available in our office, or on-line. Many projects can be permitted directly by our office through administrative review and approval. However, certain construction activities require review and approval from the Flathead County Board of Commissioners.

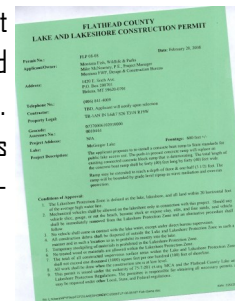
Application Requirements

- Application Form
 - ◆ Must be signed by property owner
 - ◆ Provide concise direction to the property
 - ◆ Answer each question completely
- Appropriate Fee. (Varies with # and type of activities)
- Vicinity Map will clearly show:
 - ◆ Location of the proposed project site in relation to the nearest roads, highways, and other landmarks;

- ◆ All lakeshore development (improvements, docks, boat ramps, buoys, etc.), within 100 feet on both sides of the property; and
- ◆ North point, scale of the map, and adjacent property owners and house numbers.
- Site plan of the entire site, shall be drawn to scale, and shall show:
 - ◆ Dimensions and area of the property on which the project is located;
 - ◆ North point, scale of the site plan;
 - ◆ Topography of site; and
 - ◆ Location of high water line.
- Project Drawings showing elevations, cross sections and other details of the proposed project and shall indicate:
 - ◆ All dimension of the proposed construction;
 - ◆ Materials of the proposed construction; and
- Additional information
 - ◆ An erosion/sediment/storm water runoff management plan may be required.

Things to Consider

- Staff will complete a site visit after the application has been submitted.
 - ◆ Your project may require amendment or modification after staff's visit and site evaluation.
- After the site visit staff or the Board of Commissioners will review and issue a permit (if all criteria are met).
- You may not start your project until you receive your permit and POST the green copy at the job site.
- Remember to read your conditions and make sure you are in compliance, which can be quite specific.



- If you must change or alter your project due to unforeseen circumstances notify staff (An amendment may be necessary).
- Notify staff upon completion.
- Additional permits may be required from state and federal agencies, depending on the scope of work, mapped floodplain or proximity to sensitive areas such as stream in-flows and wetlands. Information is available on-line, but the applicant is responsible for determining the need and securing permits as required.



Just a reminder...

- The more complete the application, the easier it is for the Planning Office to review. Answer **ALL** questions and submit **ALL** documents required to expedite the process!
- Once submitted, the application fee is **NON-REFUNDABLE!**
- There are **NO** guarantees of approval.