

# Flathead County

## Planning & Zoning

1035 1<sup>st</sup> Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### CONDITIONAL USE PERMIT APPLICATION<sup>1</sup>

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 \$ \_\_\_\_\_

**PROPOSED USE (as described in the Flathead County Zoning Regulations):**

Recreational Vehicle Park/campground already operating under a Conditional Use Permit

Owner wishes to convert 3 existing RV spaces to 3 small rental cabin spaces

**OWNER(S) OF RECORD:**

Name: Roy & Marcella VanDeren Phone: 406-755-9573

Mailing Address: 825 Helena Flats Road

City, State, Zip Code: Kalispell, MT 59901

Email: \_\_\_\_\_

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

Name: Bob Stauffer - APEC Engineering Phone: 406-755-1333

Mailing Address: 111 Legend Trail

City, State, Zip Code: Kalispell, MT 59901

Email: bob@apex-mt.com

**LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):**

Street Address: 825 Helena Flats Road S 27 T 29N R 21W

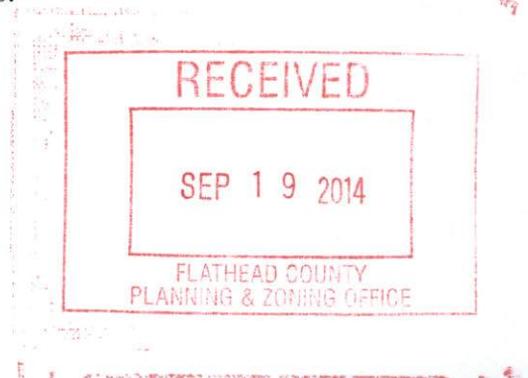
Subdivision Name: Rocky Mountain "HI" RV Park Tract No(s) 3CA Lot No(s) \_\_\_\_\_ Block No. \_\_\_\_\_

**1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

Evergreen Zoning District R-5

**2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

<sup>1</sup> Revised: 06/11/12



**A. Site Suitability.**

The site is suitable for the use. This includes:

- (1) adequate usable space

Existing RV spaces to be replaced with small cabins

- (2) adequate access

Existing looped road system throughout RV park provides access to all spaces

- (3) absence of environmental constraints

No environmental constraints for change-over to cabins from RV spaces  
Spaces already exist

**B. Appropriateness of Design.**

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

Cabins located where RV's were parked in RV space. Parking for vehicle provided in front of each cabin

- (2) traffic circulation

Existing looped road system throughout RV park

- (3) open space

Existing park/playground areas within RV park

- (4) fencing, screening

Cabin spaces adjacent to existing RV spaces to the north, south and west.  
Agricultural property to the east of cabins.



- (5) landscaping

Existing landscaping adjacent to cabin spaces in place. Any minor disturbances caused by change-over to cabins will be landscaped to match surrounding areas.

- (6) signage

Existing

- (7) lighting

Existing

**C. Availability of Public Services and Facilities**

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

Existing sewer connections in place.

- (2) water

Existing water service connections in place.

- (3) storm water drainage

Storm water collection system in place.

- (4) fire protection

Fire protection to RV park currently provided by the Evergreen Volunteer Fire Dept.

- (5) police protection

Police protection to RV park currently provided by the Flathead Co. Sheriffs Dept.



(6) streets

Existing looped road system throughout RV park.

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

(1) excessive traffic generation

Changing 3 RV lots to cabin lots will not increase existing traffic generation

(2) noise or vibration

No additional noise or vibration will be caused by proposed change.

(3) dust, glare or heat

No additional dust, glare or heat will be caused by proposed change.

(4) smoke, fumes, gas, or odors

No additional smoke, fumes, gas or odors will be caused by proposed change.

(5) inappropriate hours of operation

Quiet hours are 10 pm to 7 am

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts



- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses



Consultation with Planner:

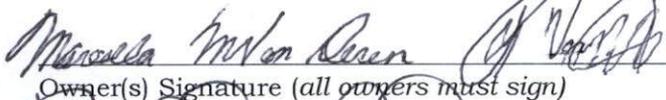
Date \_\_\_\_\_ Planner's Signature \_\_\_\_\_

**INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:**

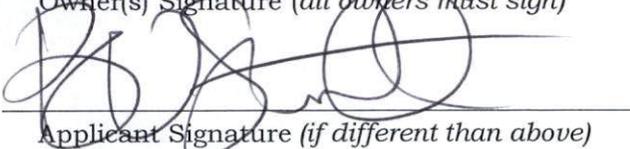
1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. 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.
  - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

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

  
Owner(s) Signature (all owners must sign)

9-19-14  
Date

  
Applicant Signature (if different than above)

9-19-14  
Date