

FLATHEAD COUNTY PLANNING AND ZONING OFFICE
CONDITIONAL USE PERMIT REPORT (#FCU-20-07)
NORTHERN LIGHTS LAND, LLC
JULY 21, 2020

I. GENERAL INFORMATION

A. Project Description

This is a report to the Flathead County Board of Adjustment regarding a request from Susan Evans, Northern Lights Land, LLC, and Heather Matthews for a conditional use permit for a 'Camp and Retreat Center' on the subject property. The property is located within the North Fork Zoning District and is zoned 'NF North Fork' and 'SC Scenic Corridor'.

B. Application Personnel

1. Owner/Applicant

Northern Lights Land, LLC
Susan Evans
377 Wagner Lane
Kalispell, MT 59901

C. Process Overview

1. Land Use Advisory Committee/Council

The proposed land use is located within the advisory area of the North Fork Land Use Advisory Committee (NFLUAC). The NFLUAC will conduct a public hearing on the proposed conditional use permit on Thursday, July 9, 2020 at 7:00 P.M. at the Sondreson Community Hall in Polebridge, MT. A recommendation from the NFLUAC will be forwarded to the Flathead County Board of Adjustment for their consideration.

Update July 10, 2020

On June 9, 2020, the North Fork Land Use Advisory Committee (NFLUAC) conducted a public hearing on the proposed conditional use permit. Staff members were not in attendance. After applicant presentation and public comment, the Committee voted 6-0 to table a recommendation until additional information is received.

2. Board of Adjustment

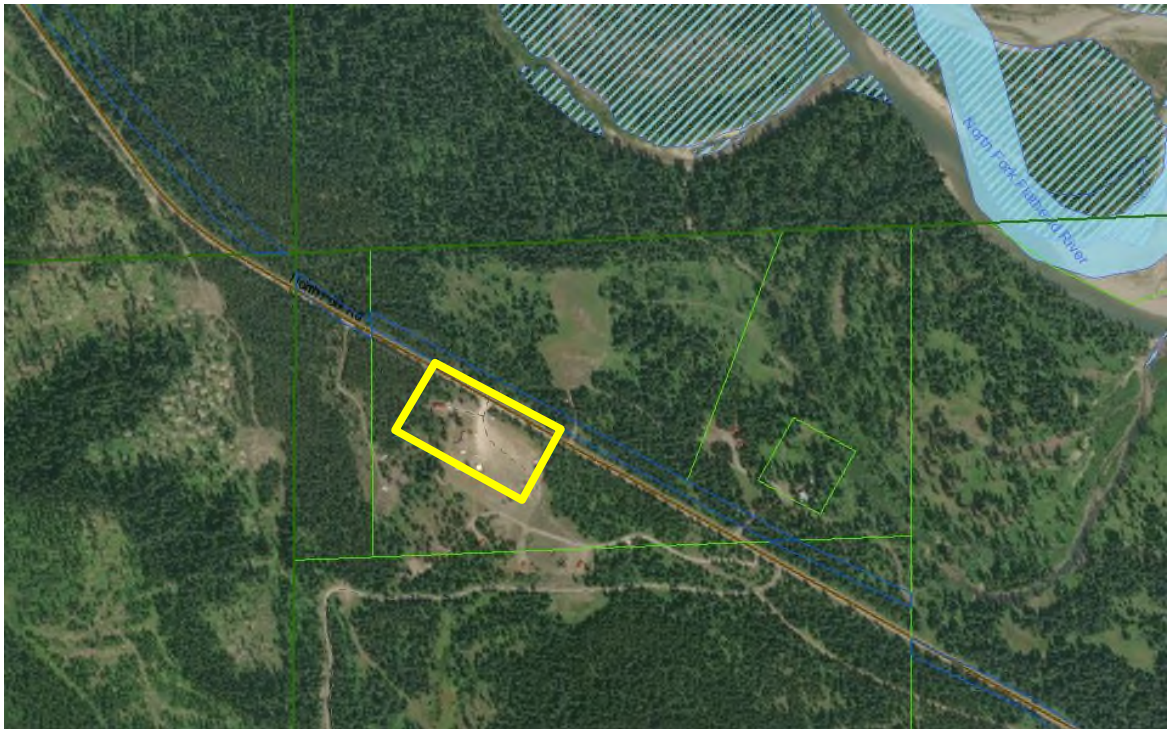
The Flathead County Board of Adjustments will conduct a public hearing on the proposed conditional use permit on August 4, 2020 at 6:00 P.M. in the Expo Building at the Flathead County Fairgrounds, located at 265 North Meridian Road in Kalispell, Montana. Documents pertaining to this file are available for public inspection in the Flathead County Planning and Zoning Office, located on the second floor of the South Campus Building.

II. PROPERTY CHARACTERISTICS

A. Property Location and Size

The subject property is located at 9850 North Fork Road, Polebridge, MT (see Figure 1 below). The property is approximately 4.93 acres and can be legally described as Tract 4 located in the North Half of the Northwest Quarter of Section 13, Township 34 North, Range 21 West, P.M.M., Flathead County, Montana.

Figure 1: Subject property (outlined in yellow)



B. Existing Land Use(s) and Zoning

The subject property is located within the North Fork Zoning District and is zoned ‘NF North Fork’ and ‘SC Scenic Corridor’. The NF zoning classification is defined as, *“The North Fork Flathead River Valley Land Use Plan adopted in 1987 and updated in 1992 begins by stating, ‘Those who live or own land in the North Fork of the Flathead River face the prospect of making difficult decisions about the future of this beautiful area.’ The final statement of the Plan concludes “it is necessary to put into place a system which will protect the rights of all landowners, resident and non-resident, and also preserve those unique values so important to the North Fork: clean air, pure water, open space, freedom from noise and light pollution.’ The following standards are intended to bridge those difficult decisions and give guidance to the area we call ‘the North Fork’.”*

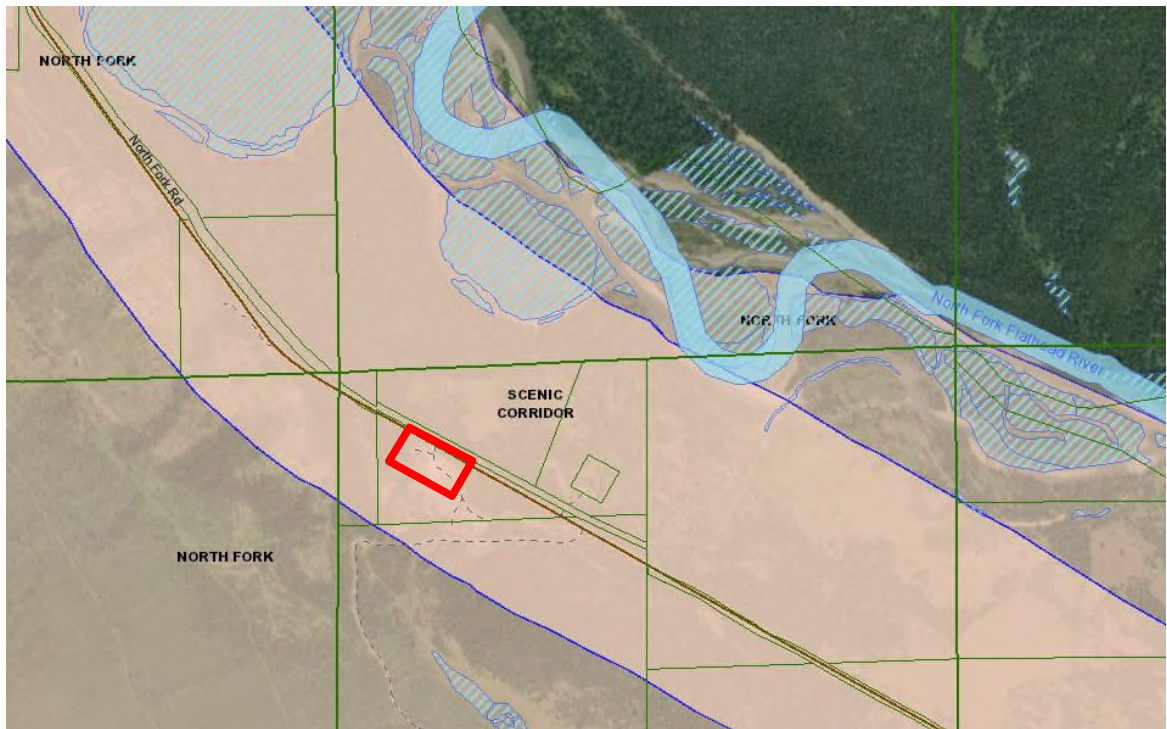
The SC zoning classification is defined as, *“An overlay or standing district intended to protect the scenic vistas and provide greater traffic safety along the highway corridors by restricting the number, size and location of outdoor advertising signs and billboards. This district can function as a standing district or can be applied to zoned areas. If zoned, this district will only regulate off-premise advertising signs. No other land use restrictions apply in this district other than those relating to signs.”*

The property currently contains a convenience store with kitchen and dining facilities, a single-family dwelling, multiple restroom facilities, and several storage sheds.

C. Adjacent Land Use(s) and Zoning

The adjacent properties to the north, east, west, and south are similarly zoned NF and SC (see Figure 2 below). The general character of the area is rural agricultural and forest land on large tracts surrounded by public lands. The adjacent property to the south is developed with multiple residential structures, and other properties in the surrounding area are a mixture of single-family residential and agricultural/silvicultural uses.

Figure 2: Zoning surrounding the subject property (outlined in red)



D. Summary of Request

The applicant is requesting a conditional use permit to allow for a camp and retreat center on the subject property pursuant to Section 3.40.030(1) of the Flathead County Zoning Regulations (FCZR). A camp and retreat center is defined under Section 8.04.010 FCZR as “A land use to provide camping or retreat center activities characterized by a rural setting in a rustic environment. Uses are primarily seasonal, but they shall not be limited to such. The uses permitted may be affiliated with the organization running the camp or retreat center, however, the general public is not restricted from such use.” The use of property as a camp and retreat center in the NF zone requires the issuance of a conditional use permit, the review of which is subject to specific guidelines set forth under Section 2.06.080 FCZR regarding criteria for the issuance of a conditional use permit and Section 4.03 FCZR regarding conditional use standards for a camp and retreat center.

The application and site plan indicate recreational vehicle (RV) and tent camping sites are proposed, however, the application materials do not specify the number of sites. It appears as though eleven RV camping sites and fifteen tent camping sites are proposed, based on the site plan. The application does not contemplate additional structures or uses as part of the proposed camp and retreat center.

The Flathead County Subdivision Regulations (FCSR) require subdivision review to create multiple spaces for RV camping. The applicant will be required to undergo subdivision review to provide multiple spaces for RV camping on the subject property.

III. COMMENTS

A. Agency Comments

1. Agency referrals were sent to the following agencies on July 1, 2020:
 - Bonneville Power Administration

- Flathead City-County Environmental Health Department
 - Flathead County Fire Service Area
 - Flathead County Road and Bridge Department
 - Montana Department of Transportation
 - Flathead County Solid Waste District
 - Flathead County Weeds & Parks Department
2. The following is a summarized list of agency comment received as of the date of the completion of this staff report:
- Bonneville Power Administration
 - Comment: “At this time, BPA does no object to this request, as the property is located 18.22 miles away from the nearest BPA transmission lines or structures.” Email received July 2, 2020
 - Flathead County Road and Bridge Department
 - Comment: “At this point the County Road Department does not have any comments on this request.” Letter received July 7, 2020
 - Flathead City-County Health Department – Environmental Health Services
 - Comment: “The Certificate of Subdivision Approval (COSA) for the parcel restricts the use to one single family dwelling, a convenience store and a limited food service establishment. This restriction excludes the use of a camp and retreat center without an application for rewriting the COSA.
 - The permitted septic system was designed to accommodate a 5 trailer work camp. The system currently services the existing structures and would not be approved for additional capacity.
 - Operation of a campground (work camp, youth camp, RV park, etc.) in the State of Montana requires licensure under Title 50-520103 MCA, as a campground. The COSA and septic issues will have to be resolved before an application for campground licensure would be approved.
 - Operation of the campground must be compliant with Montana ARM 37.111.2.
 - Operation of a non-public water supply on-site must comply with Food and Consumer Safety Circular 1-2012-Standards for Nonpublic Water Supplies Serving Licensed Establishments.” Letter received July 9, 2020

B. Public Comments

1. Notification was mailed to property owners within 150 feet of the subject property on July 17, 2020, pursuant to Section 2.06.040(3) of the Flathead County Zoning Regulations. Legal notice of the public hearing on this application will be published in the July 19, 2020 edition of the Daily Interlake.
2. Public Comments Received
 As of the date of the completion of this staff report, no written public comments have been received to date regarding the requested conditional use permit. It is anticipated any individual wishing to provide public comment on the proposal will do so during the public hearing scheduled for August 4, 2020. Any written comments received following the completion of this report will be provided to the Board and summarized during the public hearing.

IV. CRITERIA REQUIRED FOR CONSIDERATION

Per Sections 2.06.080 and 2.06.100 of the Flathead County Zoning Regulations, what follows are criteria required for consideration of a Conditional Use Permit and suggested findings of fact based on review of each criterion.

A. Site Suitability

1. Adequate Usable Space

The property is 4.93 acres in size and currently contains a convenience store with kitchen and dining facilities, a single-family dwelling, restroom facilities, and several storage sheds. The submitted site plan does not include setback distances or dimensions. According to Montana Cadastral, the convenience store and attached restroom facility are approximately 2,528 square feet. The single-family dwelling, outhouses, and storage sheds are estimated to be approximately 2,000 square feet, based on staff’s measurements utilizing the Flathead County GIS Department’s Interactive Mapping Application (IMA), for a total footprint of 4,528 square feet. The existing structures cover approximately 2.1% of the property. No additional structures are proposed. There is no permitted lot coverage requirement within the NF zone.

The setback requirements for structures within the NF zone are 150 feet from North Fork Road and all rivers, streams, or lakes (lakes greater than 20 acres), and 100 feet from other public roads. The existing structures appear to meet the setback requirements with the exception of one of the restroom facilities. Utilizing the IMA, staff measured a setback distance of approximately 80 feet between the northern restroom facility and the North Fork Road right-of-way. Based on Google Earth historical imagery, the structure was constructed after the North Fork Zoning District was adopted.

Based upon staff’s site visit and the application materials, it appears the subject property has adequate usable space to accommodate the camp and retreat center, however, the removal of the structure from the setback area will be required prior to operation.

Finding #1 – The subject property appears to have adequate usable space for the proposed use because the property is approximately 4.93 acres, no additional structures are proposed, and there is no permitted lot coverage requirement within the NF zone, however, one of the existing structures does not appear to meet the setback requirements of the NF zone.

2. Adequate Access

The property is accessed via North Fork Road, which is an MDT-maintained, two-lane road within a 60 foot wide easement. The portion of North Fork Road adjacent to the subject property is paved, while other portions of the road are gravel. The property is currently accessed from a gated, gravel driveway off North Fork Road. The existing driveway provides access to the structures and parking areas. The application indicates emergency access is available via a second approach off North Fork Road.

The Flathead County Road and Bridge Department indicated they do not have any comments regarding the proposal and the Montana Department of Transportation (MDT) did not provide comment regarding the proposal. Updated approach permits may be required for the change in use.

Finding #2 – The access appears adequate for the proposed use because the property has legal and physical access via North Fork Road, which is an MDT-maintained road within a 60 foot wide easement, the existing driveway would provide ingress and egress, the Montana Department of Transportation did not have any comments, and the applicant will be required to obtain updated approach permits from the Montana Department of Transportation for the change in use.

3. Absence of Environmental Constraints

The subject property is relatively flat and primarily open space with forested portions along North Fork Road and the western property line. There are no wetlands, streams, or surface waters on the property. The North Fork Flathead River is located approximately one third of a mile to the northeast. The property is located within FEMA FIRM Panel 30029C0525G and designated as Zone D, which is classified as an area with flood risk due to levy. Zone D is not a Special Flood Hazard Area (SFHA) and floodplain development permits are not required. The applicant is not proposing to construct any new structures as part of this proposal.

Finding #3 – The site appears absent of environmental constraints for the proposed use because the property does not contain wetlands, streams, or Special Flood Hazard Areas, and the applicant is not proposing to construct any new structures as part of the proposal.

B. Appropriateness of Design

1. Parking Scheme

The subject property currently contains a gravel parking area. The site plan indicates additional parking spaces will be provided throughout the property to serve the proposed camping sites. The application and site plan indicate additional parking spaces will be provided along the driveway.

Commercial accommodations such as ‘hotels, motels and cabins’ require 1 parking space per guest room or suite plus 1 parking space for every 2 employees per maximum shift, pursuant to Section 6.03.030 FCZR. Food and beverage establishments require 1 parking space per 4 seats plus 1 space per employee on maximum shift, pursuant to Section 6.07.020 FCZR. Section 6.01.030 FCZR requires all parking spaces to be clearly designated and demarcated. This can be accomplished with spray paint or flagging.

Based on staff’s site visit and the submitted site plan, the parking scheme appears to be appropriate to accommodate guests and employees of the camp and retreat center.

2. Traffic Circulation

The site plan indicates the existing driveway off North Fork Road would provide ingress and egress to the subject property. A looped, one-way driving lane is proposed around the open space with parking areas adjacent to the existing convenience store and the proposed camping sites. An emergency exit is shown in the southwest corner of the property. Based upon staff’s site visit and the application materials, the driveway and parking areas appear to be appropriate to accommodate traffic circulation for the proposed use.

Finding #4 – The parking and traffic circulation design appears adequate for the proposed use with standard conditions because parking spaces will be provided for guests and employees on the 4.93-acre parcel and a looped driveway will provide access throughout the property.

3. Open Space

The property is 4.93 acres in size and currently contains a convenience store, single-family dwelling, restroom facilities, and several storage sheds. The submitted site plan does not include setback distances or dimensions. According to Montana Cadastral, the convenience store and attached restroom facility are approximately 2,528 square feet. The single-family dwelling, outhouses, and storage sheds are estimated to be approximately 2,000 square feet, based on staff’s measurements utilizing the Flathead County GIS Department’s Interactive Mapping Application (IMA), for a total footprint of 4,528 square feet. The existing structures

cover approximately 2.1% of the property. No additional structures are proposed. There is no permitted lot coverage requirement within the NF zone.

Section 4.03.020(9) FCZR lists, 'Recreation vehicle parks and campgrounds (maximum 20 percent of the camp's area)' are anticipated uses within a camp and retreat center designation. Thus, a maximum of 20% of the subject property, equaling 0.986 acres, may be utilized for camping. The dimensions of the proposed camping sites are not indicated on the site plan; however, the proposed camp and retreat center will be required to adhere to the conditional use standards outlined in Section 4.03 FCZR.

4. Fencing/Screening

The subject property is forested along North Fork Road and mostly partially screened from street view. The property currently contains wooden agricultural fencing along the property lines. No fencing or screening is specifically required for the proposed use based on the applicable zoning regulations. Any additional fencing would be required to comply with Section 5.04 FCZR.

5. Landscaping

The property is primarily open space, consisting of grass and gravel, and forested along North Fork Road and the western property line. No landscaping is specifically required for the proposed use based on the applicable zoning regulations.

6. Signage

The application states, "There are signs for accessibility, showers, bathrooms, location, and all the rules." Based on staff's site visit, the property currently contains onsite signage near the driveway approach, as well as two back-to-back off-premise signs along North Fork Road, across from the driveway approach. The signs advertise the store and other amenities.

The SC zone prohibits off-premise signs except rural directional signage not exceed eight (8) inches in height and thirty-six (36) inches in length. The NF zone further limits off-premise signage to directional signs not exceeding four (4) square feet which must be located on private property. There are no on-premise signage restrictions within the NF zone. All signage would be required to comply with the signage standards set forth in Chapter VII FCZR.

7. Lighting

The application and site plan indicate lighting will be provided throughout the property. All exterior lighting would be required to comply with the lighting performance standards set forth in Section 5.12 FZCR so as to minimize impacts to surrounding properties.

Finding #5 – The proposed use appears appropriately designed because the majority of the 4.93 acre property will remain open space, no landscaping is required, and all fencing, signage, and lighting would be required to comply with the zoning regulations.

C. Availability of Public Services and Facilities

1. Sewer

Comment received from the Flathead City-County Health Department – Environmental Health states, "The Certificate of Subdivision Approval (COSA) for the parcel restricts the use to one single family dwelling, a convenience store and a limited food service establishment. This restriction excludes the use of a camp and retreat center without an application for rewriting the COSA. The permitted septic system was designed to accommodate a 5 trailer work camp. The system currently services the existing structures and would not be approved for additional

capacity. Operation of a campground (work camp, youth camp, RV park, etc.) in the State of Montana requires licensure under Title 50-520103 MCA, as a campground. The COSA and septic issues will have to be resolved before an application for campground licensure would be approved.” Based on the information provided by Environmental Health, at this point in time, the applicant does not meet the requirements for operating the camp and retreat center. However, the permit could be conditioned to require approval from the Flathead City-County Health Department and the Montana Department of Environmental Quality prior to operation of the camp and retreat center.

Finding #6 – The subject property does not appear to have adequate availability of wastewater treatment facilities for the proposed use because comment from the Flathead City-County Health Department indicates the existing COSA and septic systems were not designed for the proposed use, however the permit can be conditioned to require wastewater approval from Flathead City-County Health Department and the Montana Department of Environmental Quality prior to the operation of the camp and retreat center.

2. Water

The property appears to be served by an existing well. The application states, “There are 6 potable water stations available besides the bathroom.” Comment from Environmental Health states, “Operation of the campground must be compliant with Montana ARM 37.111.2. Operation of a non-public water supply on-site must comply with Food and Consumer Safety Circular 1-2012-Standards for Nonpublic Water Supplies Serving Licensed Establishments.” The property owner will be required to obtain all necessary permitting from the Flathead City-County Health Department and the Montana Department of Environmental Quality prior to operation of the camp and retreat center.

3. Storm Water Drainage

Storm water drainage is proposed to be managed onsite. The applicant is not proposing any additional impervious surfaces as part of this application, therefore increased storm water runoff as a result of this proposal is not expected. The applicant will be required to obtain all necessary permitting from the Flathead City-County Health Department and the Montana Department of Environmental Quality prior to operation of the camp and retreat center.

Finding #7 – The subject property appears to have adequate availability of water and storm water drainage facilities for the proposed use because storm water drainage would be managed through on-site absorption, and the proposed use will require re-review through the Flathead City-County Health Department and Montana Department of Environmental Quality.

4. Fire Protection

The subject property is not located within a fire district and instead would be served by the Flathead County Fire Service Area. No comments were received from the Flathead County Fire Service Area regarding this proposal. The property is located within the Wildland Urban Interface (WUI), but not a Fire District Priority Area or high or extreme Countywide Priority Area. The property is located on North Fork Road, approximately 22 miles north of the Blankenship Fire Department. Additional firefighting resources may be available due to the property’s close proximity to public lands.

The property is primarily open space consisting of grasses and gravel, and partially forested along the northern and western property lines. The applications states, “There are 6 water stations around the property and an emergency 250 gallon tank on a trailer.”

5. Police Protection

The property would be served by the Flathead County Sheriff's Office. The Sheriff's Office is located in Kalispell and depending on the number of officers on duty and where they are at any given time will dictate the response time. Because of the rural location of the subject property, longer wait times are anticipated.

Finding #8 – The subject property appears to have adequate availability of public services for the proposed use because the property is located within the Flathead County Fire Service Area, the property has access to a water trailer and water supply for fire suppression, and the Flathead County Sheriff's Office would provide services to the property in the event of an emergency.

6. Streets

The property is accessed via North Fork Road, which is an MDT-maintained, two-lane road within a 60 foot wide easement. The portion of North Fork Road adjacent to the subject property is paved, while other portions of the road are gravel. Access would be via an existing gravel driveway with two approaches onto North Fork Road. The Flathead County Road and Bridge Department indicated they do not have any comments regarding the proposal and the Montana Department of Transportation did not provide comment regarding the proposal.

Finding #9 – There appears to be adequate availability of streets for the proposed use because the property has access off North Fork Road, which is an MDT-maintained road.

D. Immediate Neighborhood Impact

1. Excessive Traffic Generation

The subject property is accessed via North Fork Road, which is an MDT-maintained, two-lane road within a 60 foot wide easement. Primary access to the camp and retreat center will be from an existing driveway approach, and an additional existing approach will provide emergency access. The most recent traffic count taken by the MDT in 2018 for North Fork Road was 537 average daily traffic (ADT) south of the property.

Staff utilizes the Institute of Transportation Engineers (ITE) *Trip Generation Manual* to provide traffic counts for the proposed use. Staff could not find average vehicle trips for a camp and retreat center. A 'Campground/RV Park' is included within the manual, which are anticipated to generate 74.38 ADT per acre, however, this estimate is based on only one study and thus might not be accurate. The closest comparable use to the proposal within the manual appears to be a 'Motel', which is anticipated to generate 9.11 ADT per occupied room. Using these estimates, the proposed camp and retreat center would generate approximately 236.86 ADT when the eleven RV and fifteen tent camping sites are occupied. The proposed use has the potential to increase traffic on North Fork Road by 44.1%.

The application states, "We do our part to reduce traffic through carpooling and using shuttles if necessary." If shuttle services are provided, traffic generation from the proposed use could be decreased.

Finding #10 – Traffic generated by the proposed use is anticipated to have an acceptable impact on the roads because primary access is via North Fork Road, which is a MDT-maintained, two-lane road within a 60 foot wide easement, the proposed use has the potential to increase traffic on North Fork Road by 44.1%, the Montana Department of Transportation did not provide comment regarding the proposal, and shuttle service could reduce traffic.

2. Noise or Vibration

The application indicates the camp and retreat center will provide overnight stays for guests within the existing cabins and proposed tent camping sites. No additional structures or uses are proposed as part of the application. The applications states, “The hours of operation are 11-10 weekday and 11-12 weekends with quiet time at 10pm-8am.” It is anticipated that normal use of the camp and retreat center would not generate excessive noise or vibration beyond typical residential use.

3. Dust, Glare or Heat

Based on the submitted application, the proposed use is anticipated to create no adverse impacts on the surrounding neighborhood as a result of glare or heat. The portion of North Fork Road adjacent to the subject property is paved and the gravel driveway would generate minimal dust with low traffic speeds.

4. Smoke, Fumes, Gas, or Odors

The application indicates the proposed use will not have a negative impact on smoke, fumes, gas, or other odors. While the camp and retreat may have campfires and barbeque grills which could generate smoke and odors, the smoke and other odors would be typical of the uses on surrounding private property.

5. Inappropriate Hours of Operation

As previously stated, the camp and retreat would have a “quiet time at 10pm-8am.” Given the proposed nighttime quiet hours, the proposed use would likely have minimal impact on the immediate neighborhood.

Finding #11 – The proposed use is anticipated to have a minimal impact on the immediate neighborhood because noise, vibration, dust, glare, heat, smoke, fumes, gas, odors and hours of operation are not anticipated to be out of character with the setting.

V. SUMMARY OF FINDINGS

1. The subject property appears to have adequate usable space for the proposed use because the property is approximately 4.93 acres, no additional structures are proposed, and there is no permitted lot coverage requirement within the NF zone, however, one of the existing structures does not appear to meet the setback requirements of the NF zone.
2. The access appears adequate for the proposed use because the property has legal and physical access via North Fork Road, which is an MDT-maintained road within a 60 foot wide easement, the existing driveway would provide ingress and egress, the Montana Department of Transportation did not have any comments, and the applicant will be required to obtain updated approach permits from the Montana Department of Transportation for the change in use.
3. The site appears absent of environmental constraints for the proposed use because the property does not contain wetlands, streams, or Special Flood Hazard Areas, and the applicant is not proposing to construct any new structures as part of the proposal.
4. The parking and traffic circulation design appears adequate for the proposed use with standard conditions because parking spaces will be provided for guests and employees on the 4.93-acre parcel and a looped driveway will provide access throughout the property.
5. The proposed use appears appropriately designed because the majority of the 4.93 acre property will remain open space, no landscaping is required, and all fencing, signage, and lighting would be required to comply with the zoning regulations.

6. The subject property does not appear to have adequate availability of wastewater treatment facilities for the proposed use because comment from the Flathead City-County Health Department indicates the existing COSA and septic systems were not designed for the proposed use, however the permit can be conditioned to require wastewater approval from Flathead City-County Health Department and the Montana Department of Environmental Quality prior to the operation of the camp and retreat center.
7. The subject property appears to have adequate availability of water and storm water drainage facilities for the proposed use because storm water drainage would be managed through on-site absorption, and the proposed use will require re-review through the Flathead City-County Health Department and Montana Department of Environmental Quality.
8. The subject property appears to have adequate availability of public services for the proposed use because the property is located within the Flathead County Fire Service Area, the property has access to a water trailer and water supply for fire suppression, and the Flathead County Sheriff's Office would provide services to the property in the event of an emergency.
9. There appears to be adequate availability of streets for the proposed use because the property has access off North Fork Road, which is an MDT-maintained road.
10. Traffic generated by the proposed use is anticipated to have an acceptable impact on the roads because primary access is via North Fork Road, which is a MDT-maintained, two-lane road within a 60 foot wide easement, the proposed use has the potential to increase traffic on North Fork Road by 44.1%, the Montana Department of Transportation did not provide comment regarding the proposal, and shuttle service could reduce traffic.
11. The proposed use is anticipated to have a minimal impact on the immediate neighborhood because noise, vibration, dust, glare, heat, smoke, fumes, gas, odors and hours of operation are not anticipated to be out of character with the setting.

VI. CONCLUSION

Upon review of this application, the request to allow for a camp and retreat center on the subject property is generally supported by the review criteria and the Findings of Fact listed above. Should the Flathead County Board of Adjustment choose to adopt staff report FCU-20-07 as Findings of Fact and approve the conditional use permit, the following conditions would ensure compliance with the review criteria and appropriate measures to mitigate impacts:

VII. CONDITIONS OF APPROVAL

1. The camp and retreat center shall be in substantial conformance with the application materials and site plan as submitted and approved by the Board of Adjustment and modified by the conditions below [FCZR Section 2.06.010].
2. Changes or modifications to the approved use or the site plan shall not be affected unless specifically approved in writing by the Flathead County Board of Adjustment [FCZR Section(s) 2.06.010 and 2.06.020].
3. The uses allowed within the camp and retreat center shall be restricted to those listed in the application and listed in the conditional use standards for a camp or retreat center set forth in Section 4.03.020 of the Flathead County Zoning Regulations.
4. The applicant shall undergo subdivision review and approval to provide multiple spaces for recreational camping vehicles.

5. The camp and retreat center shall be located in accordance with the development standards of the North Fork zone, pursuant to Section 3.40.040 of the Flathead County Zoning Regulations.
6. The applicant shall remove the existing structure from the required setback area to adhere to the development standards of the North Fork zone.
7. The applicant shall contact the Montana Department of Transportation to determine if updated approach permits must be obtained applicable to the camp and retreat center. A copy of the approved permits, if required, shall be available upon request by Flathead County Planning and Zoning.
8. Off-street parking associated with the camp and retreat center shall meet the applicable requirements set forth in the Flathead County Zoning Regulations [Section(s) 6.01.010, 6.03.030 and 6.14 FCZR].
9. The proposed wastewater treatment, water supply, and storm water drainage systems for the camp and retreat center shall be reviewed and approved as applicable by the Flathead City-County Health Department and the Montana Department of Environmental Quality prior to operation of the camp and retreat center. A copy of the approved permits shall be available upon request by Flathead County Planning and Zoning.
10. Lighting on the subject property shall adhere to the performance standards set forth in Section 5.12 of the Flathead County Zoning Regulations.
11. Signage on the subject property shall adhere to the standards set forth in Chapter VII of the Flathead County Zoning Regulations.
12. Fencing on the subject property shall adhere to the performance standards set forth in Section 5.04 of the Flathead County Zoning Regulations.
13. The conditional use permit shall terminate twelve (12) months from the date of authorization if commencement of the activity has not begun, unless the applicant can demonstrate and maintain a continuous effort in good faith in commencing the activity. [FCZR Section 2.06.060].
14. At the end of 12 months from the date of authorization of this permit staff will inspect to verify compliance [FCZR Section 2.06.060].

Planner: EA