

Attachment D
Applicant Letter Special Review #328 – Yellowstone River Campground RV Park

ZONING SPECIAL REVIEW
APPLICATION

Yellowstone River Campground
RV Park

Township 1 S. Range 26 E. Section 11
Yellowstone County, Montana
July 2015

Performed By:



PO Box 194
Columbus, MT 59019
(406) 322-1116

ZONING SPECIAL REVIEW APPLICATION

Answer the following questions:

- A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy? **This proposal is consistent with the following goals of the adopted Growth Policy:**

Land Use Element 1: This development is consistent with the neighborhood character as it is an expansion of an existing RV Park located adjacent to this property.

Land Use Element 2: This proposal is consistent with the adjacent uses, as the property to the north and south of this proposal are owned by the same individuals and is a continuation/expansion of current activities (RV Park).

Land Use Element 4: This proposal is contiguous to the existing RV Park of which this is an expansion.

Economic Development Element 8: This proposal contributes the economic stability of the area by allowing for the expansion of an existing, locally owned business.

Besides being consistent with and supporting the above goals of the Growth Policy, this proposal does not conflict with any other stated goals of the Growth Policy.



Current Internal Road on South Side of Park Looking West. Additional RVs will be on Left Side of this Picture.

- B. Why is there a need for the intended use of the property at this location? **This property is located adjacent to an existing RV Park and this review will allow for the expansion of that park. The need for this project is demonstrated in the economic sustainability of the existing park.**
- C. How will the public interest be served if this application is approved? **The public interest will be served by this proposal by allowing for an expansion of an existing local business, Yellowstone River Campground RV Park, in an area adjacent to the existing campground, which supports several land use goals in the Growth Policy (see section A).**



Existing RV Park North of the Proposed Expansion.

- D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought. **Special review is being sought to allow for the expansion of an existing RV Park in an area zoned Agricultural-Suburban. This will allow an additional 36 units on the south side of the Park. A subdivision application has also been submitted, and the project is subject to DEQ review and approval as well.**



South Side of Property looking West in Area of Proposed Drainfield