I. EXECUTIVE SUMMARY:
The Applicant for the proposed Lost Moose Meadows Subdivision plans to have a playground/park area on-site, which will be located in the area between the internal access road and West Highway 200.

II. REQUEST:
The Applicant is requesting that the parkland dedication and cash donation requirements for the proposed Campground be waived, as the Applicant is proposing to develop an area of the proposed Campground as a playground/park area.

III. STAFF RECOMMENDATION:
Approval.

IV. LOCATION
The proposed Campground is located at 4740 West Highway 200, which is north of and adjacent to West Highway 200 just west of Lincoln in the SW¼ of Section 21, T14N, R9W, P.M.M., Lewis and Clark County, Montana (see vicinity map on the following page).
V. BACKGROUND/STAFF ANALYSIS:
The proposed Campground will create 40 spaces for Recreational Vehicles with a shower/restroom facility, an office, a playground/park area, and a small dog park on the existing 30.74-acre lot. According to Chapter VIII.C.7 of the Lewis and Clark County Subdivision Regulations, “the governing body shall waive parkland dedication and cash donation requirements for a recreational vehicle park subdivision where the subdivider agrees to develop an area of the development for a park or playground area. The area shall be located to conveniently serve all patrons of the recreational vehicle park. Recreation areas may include space for recreation buildings and facilities.” Because the Applicant is proposing to develop a playground/park area between the proposed internal access road and West Highway 200 for use by patrons of the proposed Campground, it appears the waiver requirements under the Subdivision Regulations have been satisfied.

No information regarding the market value of the property was provided.

VI. RECOMMENDED MOTION
Move to recommend that the Board of County Commissioners ACCEPT the Applicant’s request for a waiver from the parkland dedication and cash donation requirements for the proposed Lost Moose Meadows Campground, in accordance with Chapter VIII.C.7 of the Lewis and Clark County Subdivision Regulations, as the Applicant will develop an on-site playground/park area that will conveniently serve all patrons of the Campground.

VII. ATTACHMENTS:

Exhibit A: Site Plan for Lost Moose Meadows Subdivision
Exhibit A: Site Plan for Lost Moose Meadows Campground