



## **Ravalli County Planning Department**

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# **SEVEN SUBDIVISION REVIEW CRITERIA**

*Ravalli County Subdivision Regulations Effective June 4, 2012*

*Sections 3-7(B)(5), 3-10(B)(5), 4-7(B)(5), and 4-10(B)(5)*

The following review criteria are considered by the Ravalli County Board of County Commissioners when making a decision on a subdivision proposal, and by the Ravalli County Planning Board when making a recommendation on a proposal:

### **Criterion 1: Agriculture and Adjacent Agricultural Operations**

- 1) Prime and important agricultural soils, including the loss, or disturbance, of prime farmland and farmland of statewide importance
- 2) Proliferation and distribution of noxious weeds
- 3) Human and/or pet interference with livestock and agricultural practices
- 4) Other possible agriculture and adjacent agricultural operations issues that result from creation of a subdivision

### **Criterion 2: Agricultural Water User Facilities**

- 1) Water availability to agricultural water users
- 2) Facilities, or facility users, and potential conflicts with subdivision residents, including:
  - a) Seeps, flooding, and washouts
  - b) Obstructions and interference
  - c) Unintended uses (recreation and landscaping)
  - d) Access for maintenance
  - e) Liability and risk of accidents involving trespassers
- 3) Water right holders, including clarification of transfer/retention of water rights
- 4) The placement and/or alteration of irrigation easements and ditches
- 5) Other possible agricultural water user facilities issues that result from creation of a subdivision

### **Criterion 3: Local Services**

- 1) Current and planned level of service capacity for local services, including fire districts, school districts, wastewater treatment districts, water districts, law enforcement, emergency services, public health services, solid waste services and facilities, public domestic water systems, utilities, roadways, bridges, bicycle/pedestrian facilities, and postal service
- 2) Cost of services
- 3) Facilities and provision of services
- 4) Adequate easements
- 5) Rural and special improvement districts, both existing districts and assessment of the need for new districts
- 6) Other possible local services issues that result from creation of a subdivision

### **Criterion 4: Natural Environment**

- 1) Air quality
- 2) Groundwater quality and quantity, including aquifers (see also Criterion 7, Subsection 3 below)
- 3) Surface water features, such as streams, rivers, and riparian areas, including additional stormwater runoff caused by increased area of impervious surface
- 4) Wetlands
- 5) Floodplain
- 6) Light pollution
- 7) Known historical, paleontological, archaeological, cultural, and scenic sites
- 8) Vegetation, including the composition, and distribution, of natural vegetation versus invasive weeds
- 9) Sensitive species of plants, as identified by the Montana Natural Heritage Program
- 10) Soils, topography, geology, soil erosion
- 11) Ecosystems
- 12) Noise levels, ambient and anticipated
- 13) Other possible natural environment issues that result from creation of a subdivision

### **Criterion 5: Wildlife, and Criterion 6: Wildlife Habitat**

- 1) Critical, significant, and important wildlife habitat, such as wildlife corridors and areas essential for breeding, rearing, nesting, and/or winter feeding and foraging
- 2) Species of special concern, as identified by the Montana Natural Heritage Program
- 3) Human and/or pet interference with wildlife
- 4) Fisheries and mammals in general
- 5) Other possible wildlife and/or wildlife habitat issues that result from creation of a subdivision

## **Criterion 7: Public Health and Safety**

- 1) Traffic Safety
- 2) Emergency vehicle access and response time for police, fire, and ambulance
- 3) Groundwater quality, including assessment of the impacts of a subdivision as it relates to the effects of existing and approved developments on groundwater quality, particularly in regards to wastewater (sewage) treatment systems and water supplies. The requirement for MDEQ or Ravalli County Environmental Health Department approval, as a requirement of final plat approval, shall be considered in the analysis impacts of the subdivision on groundwater quality.
- 4) Risk of exposure to natural and/or man-made hazards, such as floodplain, dam inundation areas, steep slopes, severe soils, shooting ranges, active seismic areas, hazardous and/or toxic waste sites, radon, high-pressure gas lines, wildland fire hazard, high-voltage power lines, airports, railroads, nearby mining/industrial activities, irrigation canals, wastewater treatment (sewage) systems and disposal, and groundwater contamination
- 5) Other possible public health and safety issues that result from creation of a subdivision