



**MISTY VALE DAIRY NO. 2
A 10 lot Major Subdivision
Locate in Section 9, T6N, R20W**

PRELIMINARY STAFF REPORT FOR RAVALLI COUNTY PLANNING BOARD

CASE PLANNER: Wade Humphries

REVIEWED BY: Terry Nelson

PUBLIC MEETINGS: Planning Board Meeting August 1, 2018 at 7:00 pm
BCC Public Hearing: August 15, 2018 at 10:00 am
Deadline for BCC action
(60 working-days): September 25, 2018

SUBDIVIDERS: Misty Vale Dairy, Inc.
714 Hwy 93 N.
Hamilton, MT 59840

REPRESENTATIVE: Professional Consultants, Inc. (John Kellogg)
P.O. Box 1750
Missoula, MT 59806

LOCATION OF REQUEST: The subdivision property is located between Eastside Highway and Highway 93 on Bass Lane, just south and west of the community of Corvallis. (*See Location Map, below*).

LEGAL DESCRIPTION OF PROPERTY: Lot 1 of Amended Subdivision Plat #561042

APPLICATION INFORMATION: The subdivision application was deemed sufficient for public review on June 28, 2018. Agencies were notified of the subdivision on July 2, 2018. **This subdivision is being reviewed under the Ravalli County Subdivision Regulations (RCSR) amended June 4, 2012.**

LEGAL NOTIFICATION: Notice of the project was posted on the property on TBA, and property owners adjacent to, and within 300' of, the property, in addition to the applicant, were notified by regular mail dated July 23, 2018. A legal notice was placed in the Bitterroot Star on July 25, 2018. No public comments have been submitted to date.

DEVELOPMENT PATTERN:

Subject property:	Residential
North:	Residential
South:	Residential
East:	Residential
West:	Residential





Location Map (Source Data: Application Packet)

INTRODUCTION

Ravalli County has received an application for a 10-lot major subdivision, to the Southeast of the community of Corvallis, as shown on the enclosed location map. The subdivision property is located within the Corvallis School and Rural Fire Districts. The proposed lots will be served by individual wells and septic systems. The owner is Misty Vale Dairy, Inc. The applicant is also Misty Vale Dairy, Inc. The Owner and applicant is represented by Professional Consultants, Inc. (PCI) and the Principal Planner is named John Kellogg. The subdivision is referred to as Misty Vale Dairy No. 2.

Staff recommends conditional approval of the subdivision proposal.

**RAVALLI COUNTY PLANNING BOARD
TBA**

**MISTY VALE DAIRY NO. 2
TEN LOT MINOR SUBDIVISION**

PLANNING STAFF RECOMMENDED MOTION

That the Misty Vale Dairy No. 2, a 10 lot major subdivision preliminary plat application and preliminary plat be *approved*, based on the findings of fact and conclusions of law in the staff report, and subject to the conditions in the staff report.

PLANNING STAFF RECOMMENDED MITIGATING CONDITIONS OF APPROVAL

The following conditions have been recommended to mitigate any potentially significant adverse impacts that this subdivision will have on the seven subdivision review criteria, based on the findings of fact and conclusions of law, as discussed within the body of this staff report.

1. **Notifications to Future Property Owners:** A signed and notarized document entitled “Notifications to Future Property Owners”, that includes the following notifications, and attachments listed below, shall be included in the submission of the final plat to the Planning Department, and filed with the final plat (Note: The italicized Ravalli County Subdivision Regulations citations following each notification are for reference only, and need not be included in the required Notifications Document):

Notification of Proximity to Agricultural Operations. This subdivision is located near existing agricultural activities. Some may find agricultural operations objectionable and dangerous. (*RCSR Section 4-10(B)(5)(a), Effects on Agriculture*)

Notification of Irrigation Facilities and Easements. Within this subdivision, there are irrigation easements, as shown on the final plat. All downstream water right holders have the right to maintain and repair their irrigation facilities, whenever necessary, to keep them in good condition. Activities associated with the maintenance of irrigation facilities may include the operation of heavy equipment, the occasional burning of ditch vegetation, and the use of herbicides. Downstream water right holders must approve any relocation or alteration (e.g. installation of a culvert) of irrigation ditches/pipelines. Any act that damages or destroys an irrigation ditch/pipeline, interferes with its operation or maintenance in any way, or restricts access to the ditch/pipeline so as to interfere with its maintenance, including but not limited to the placement of structures or the planting of vegetation other than grass, is expressly prohibited. (*RCSR Section 4-10(A), Prerequisites to Approval, and Section 4-10(B)(5)(b), Effects on Agricultural Water User Facilities*)

Notification of Roadway Maintenance Agreement. Addy’s Way are not maintained by Ravalli County, the State of Montana, or any other governmental entity. Neither the County, nor the State, assumes any liability for lacking or improper maintenance. A Roadway Maintenance Agreement was filed with this subdivision, and outlines which parties are responsible for maintenance, and under what conditions. (*RCSR Section 4-10(B)(5)(c), Effects on Local Services*)

Notification of Stormwater Drainage Facilities. Within this subdivision, there are stormwater drainage facilities intended to capture and channel stormwater runoff. No structures may be placed within these facilities that are not needed for stormwater management. (*RCSR Section 4-10(B)(5)(d), Effects on Natural Environment*)

Notification of Seasonal Open Burning. Landowners must follow open burning rules, established by MDEQ. Prior to burning, call the MDEQ ventilation hotline at 1-800-225-6779. The only material that can legally be burned is wood waste from trees, shrubs, and plants originating on the property, and clean, untreated wood generated on the property. You can review Montana open burning laws at <http://deq.mt.gov/dir/legal/Chapters/CH08-06.pdf>. (*RCSR Section 4-10(B)(5)(d), Effects on Natural Environment, and Section 4-10(B)(5)(g), Effects on Public Health and Safety*)

Notification Regarding Lighting for New Construction. To promote public health and safety, reduce energy consumption, and reduce impacts to nocturnal wildlife, full cut-off lighting is recommended for any new construction within this subdivision. A full cut-off fixture means a fixture, as installed, that is designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture, are projected below a horizontal plane through the lowest point on the fixture where light is emitted. The source of light should be fully shielded on the top and sides, so as not to emit light upwards or sideways, but only allowing light to shine down towards the subject that is to be lighted. For more information, visit www.darksky.org. (RCSR Section 4-10(B)(5)(d), *Effects on Natural Environment*; (e) and (f), *Effects on Wildlife and Wildlife Habitat*; and (g), *Effects on Public Health and Safety*)

Notification of Radon Exposure. The owner understands and accepts the potential health risk from radon concentrations, which are presently undetermined at this location. Unacceptable levels of radon can be reduced through building design and abatement techniques incorporated into structures. Property owners are encouraged to have their structures tested for radon. Contact the Ravalli County Environmental Health Department for further information. (RCSR Section 4-10(B)(5)(g), *Effects on Public Health and Safety*)

Notification Regarding Junk Vehicles. Junk vehicles are required to be removed, shielded, or repaired, in accordance with the Montana Motor Vehicle Recycling and Disposal Act, Title 75, Chapter 10, Part 5, MCA. (RCSR Section 4-10(B)(5)(g), *Effects on Public Health and Safety*)

Notification of Floodplain Restrictions.

According to FEMA records and Ravalli County LiDAR data, no FEMA designated 1% or 0.2% chance in a given year hazardous floodplains on the subject property. Occupants should contact the Floodplain Program at 375-6530 for further information. (RCSR Section 4-7(B)(5)(g), *Effects on Public Health and Safety*)

Notification of Living with Wildlife. Owners and/or renters of lots in this residential subdivision (hereafter, “residents”) must accept the responsibility of living with wildlife and must be responsible for protecting their vegetation from damage, confining their pets, and properly storing garbage, livestock feed, and other potential attractants. Residents must be aware of potential problems associated with the presence of wildlife such as deer, black bear, coyote, fox, raccoon, skunk, wild turkey, magpie, and other species. Please contact the Montana Fish, Wildlife & Parks office in Missoula (3201 Spurgin Road, Missoula, MT 59804) for brochures that can help owners “live with wildlife.” Alternatively, see FWP’s web site at <http://fwp.mt.gov>.

The following covenants are designed to help minimize problems that residents could have with wildlife, as well as helping residents protect themselves, their property, and the wildlife that Montanans value.

- a. Residents must be aware of the potential for **vegetation damage by wildlife, particularly from deer** feeding on landscaping such as green lawns, gardens, flowers, ornamental shrubs and trees in this subdivision. Residents should be prepared to take the responsibility to plant non-palatable vegetation or protect their vegetation (fencing, netting, repellents) in order to avoid problems. Also, consider landscaping with native vegetation that is less likely to suffer extensive feeding damage by deer.
- b. **Gardens, fruit trees** or orchards can attract wildlife, such as bear and deer. Keep produce and fruit picked and off the ground, because ripe or rotting fruit or organic material can attract bears, skunks, and other wildlife. To help keep wildlife, such as deer, out of gardens, fences should be 8 feet or taller. The top rail should be made of something other than wire to prevent wildlife from entanglement. Netting over gardens can help deter birds from eating berries. To keep wildlife, such as bears, out of gardens, and/or away from fruit trees, use properly constructed electric fences, and maintain these constantly. (Contact FWP for information on “all-species electric fencing” designed to exclude wildlife from gardens and/or home areas.)
- c. **Garbage** should be stored in secure animal-resistant containers, or indoors to avoid attracting wildlife, such as raccoon and black bear. If stored indoors, it is best not to set garbage cans out until the morning of garbage pickup; bring cans back indoors by the end of the day.

- d. **Do not feed wildlife** or offer supplements (such as salt blocks), attractants, or bait for deer, wild turkey or other wildlife, including during the winter. Feeding wildlife results in unnatural concentrations of animals that could lead to overuse of vegetation and disease transmission. Such actions unnecessarily accustom wild animals to humans, which can be dangerous for both. It is against state law (§ 87-3-130, MCA) to purposely or knowingly attract any ungulates (deer, elk, etc.), bears, or mountain lions with supplemental food attractants (any food, garbage, or other attractant for game animals) or to provide supplemental feed attractants in a manner that results in “an artificial concentration of game animals that may potentially contribute to the transmission of disease or that constitutes a threat to public safety.” Also, residents must be aware that deer and wild turkey can attract mountain lions to an area.
- e. Bears can be attracted to food smells associated with **outdoor food storage**; therefore, freezers and refrigerators should not be placed outdoors on porches or in open garages or buildings. If a freezer/refrigerator must be located outdoors, attempt to secure it against potential bear entry by using a stout chain and padlock around the girth of the freezer.
- f. **Birdseed** in bird feeders attracts bears. If used, bird feeders should: a) be suspended a minimum of 20 feet above ground level, b) be at least 4 feet from any support poles or points, and c) should be designed with a catch plate located below the feeder and fixed such that it collects the seed knocked off the feeder by feeding birds.
- g. **Pets** must be kept indoors, in a fenced yard, or in an outdoor kennel area when not under the immediate control of the owner, and not be allowed to roam as they can chase and/or kill big game and small birds and mammals. Keeping pets confined also helps protect them from predatory wildlife. Under current state law, it is illegal for dogs to chase hoofed game animals, and the owner may be held guilty (§ 87-3-124, MCA).
- h. **Pet food and livestock feed** should be stored indoors, in closed sheds, or in bear-resistant containers, in order to avoid attracting wildlife, such as bears, mountain lions, skunks, and raccoons. **When feeding pets and livestock**, do not leave food out overnight. Consider feeding pets indoors, so that wild animals do not learn to associate food with your property.
- i. **Barbecue grills** should be stored indoors. Keep all portions of the barbecues clean. Food spills and smells on and near the grill can attract bears and other wildlife. (Due to the potential hazard of fire and explosion, propane cylinders for gas-fueled grills should be disconnected and kept outdoors. Under no circumstances should propane cylinders be stored indoors.)
- j. Consider **boundary fencing** that is no higher than 3-1/2 feet (at the top rail or wire) and no lower than 18 inches (at the bottom rail or wire) in order to facilitate wildlife movement. Contact FWP for information, and/or a brochure, on building fences with wildlife in mind.
- k. **Compost piles** can attract skunks and bears. If used, they should be kept in wildlife-resistant containers or structures. Compost piles should be limited to grass, leaves, and garden clippings, and piles should be turned regularly. Adding lime can reduce smells and help decomposition. Do not add food scraps. (Due to the potential fire hazard associated with decomposition of organic materials, compost piles should be kept at least 10 feet from structures.)
- l. **Apiaries (bee hives)** could attract bears in this area. (If used, consult Montana Fish, Wildlife & Parks or the U.S. Fish & Wildlife Service for help in planning and constructing an apiary system that will help deter bears.)
- m. These “living with wildlife” covenants cannot be altered or eliminated without the concurrence of the governing body (County Commissioners).

(RCSR Section 4-10(B)(5)(d-g), Effects on Natural Environment, Wildlife, Wildlife Habitat, and Public Health and Safety)

2. **Protective Covenants:** Protective covenants for this subdivision, signed and notarized, shall be submitted with the final plat that include the following provisions (Note: The italicized Ravalli County Subdivision Regulations citations following each covenant section are for reference only, and need not be included in the required Covenants Document):

Control of Noxious Weeds. A weed control plan has been filed in conjunction with this subdivision. Lot owners shall control the growth of noxious weeds on their respective lot(s). Contact the Ravalli County Weed District for further information. (*RCSR Section 4-10(B)(5)(a), Effects on Agriculture; (d), Effects on Natural Environment; and (g), Effects on Public Health and Safety*)

Required Posting of County-Issued Addresses for Lots within this Subdivision. The Corvallis Rural Fire District has adopted the Fire Protection Standards, which require lot owners to post County-issued addresses at the intersection of the driveway leading to each residence and the road providing access to the lot as soon as construction on the residence begins. (*RCSR Section 4-10(B)(5)(c), Effects on Local Services; and (g), Effects on Public Health & Safety*)

Access Requirements for Lots within this Subdivision. Corvallis Rural Fire District has adopted the Fire Protection Standards. All accesses, including driveways to residences over 150' in length, must have a minimum unobstructed travel surface width of 20' with 1' shoulders, a vertical clearance of 13'6", and an all-weather surface that can accommodate the weight of a fire truck. Please contact the Corvallis Rural Fire District for further information. (*RCSR Section 4-10(B)(5)(c), Effects on Local Services; and (g), Effects on Public Health & Safety*)

Archaeological Resources. If any archaeological, historic, or paleontological sites are discovered during road, utility, or building construction, all work will cease, and the State Historic Preservation Office shall be contacted to determine if the find constitutes a cultural resource, and if any mitigation, or curation, is appropriate. (*RCSR Section 4-10(B)(5)(d), Effects on Natural Environment*)

Installation of Wood Stoves. If wood-burning stoves are to be used, lot owners shall install EPA-certified wood stoves to reduce air pollution. It is recommended that wood-burning stoves not be used as the primary heat source. More information is available at <http://www.epa.gov/woodstoves/index.html>. The State of Montana offers an Alternative Energy Systems Credit for the cost of purchasing and installing a low-emission wood or biomass combustion device, such as a pellet or wood stove. (*RCSR Section 4-10(B)(5)(d), Effects on Natural Environment*)

Amendment. Written governing body approval shall be required for amendments to provisions of the covenants that were required to be included as a condition of subdivision approval. (*RCSR Section 4-10(B)(5), Effects on all seven criteria*)

3. **RSID/SID Waiver:** The subdividers shall include an RSID/SID waiver in a notarized document filed with the subdivision plat that states the following: "Owners and their successors-in-interest waive all rights to protest the creation of a special/rural improvement district for any purpose allowed by law, including, a community water system, community wastewater treatment system, and improving and/or maintaining the roads that access the subdivision, including related right-of-way, drainage structures, and traffic control signs. This waiver will expire 20 years after the date the final plat is filed with the Ravalli County Clerk and Recorder." (*RCSR Section 4-10(B)(5)(c), Effects on Local Services; (g), Effects on Public Health & Safety; and 76-3-608(7), MCA*)
4. **Addresses:** The subdivider shall provide evidence with the final plat submission that they have applied for County-issued addresses with the Clerk and Recorder's Office for each lot within this subdivision. Physical address numbers may be picked up at the Clerk and Recorder's Office only after the final subdivision plat is filed, new lots created, and new Tax ID numbers are issued. (*RCSR Section 4-10(B)(5)(c), Effects on Local Services; and (g), Effects on Public Health & Safety*)

5. **Fire Suppression:** Prior to final plat approval, the subdivider shall provide a letter from the Corvallis Rural Fire District stating that the subdivider has provided the required water supply for each lot within this subdivision. Alternatively, the subdivider may provide evidence that a \$500.00-per-new-lot contribution has been made to the Corvallis Rural Fire District, in lieu of the required water supply for fire protection. *(RCSR Section 4-10(B)(5)(c), Effects on Local Services; and (g), Effects on Public Health & Safety) (proposed at \$900/new lot at sale of each lot)*
6. **School District Mitigation:** The applicant shall negotiate mitigation with the BCC to alleviate identified effects of the subdivision on the Corvallis School District. The applicant shall provide evidence that the decided-upon mitigation has been implemented, prior to final plat approval. *(RCSR Section 3-7(B)(5)(c), Effects on Local Services) (proposed at \$500/new lot at sale of each lot)*
7. **Public Safety Services Mitigation:** The subdivider shall negotiate mitigation with the BCC, to mitigate identified potentially significant adverse impacts of the subdivision on Public Safety Services (Sheriff, E-911, DES.) *(RCSR Section 4-10(B)(5)(c), Effects on Local Services; and (g), Effects on Public Health & Safety) (proposed at \$250/new lot at sale of each lot)*
8. **Internal Roads:** The internal subdivision roadways shall be located within a labeled “60-foot public road and public utility easement” on the final plat. *(RCSR Section 3-7(B)(5)(c), Effects on Local Services)*
9. **Irrigation Easement Identification:** The subdivider shall provide for 10-foot-wide irrigation easements along the existing and proposed irrigation pipelines that serve downstream water users, and the 50’ easement for the Willow Creek Drainage Ditch, on the final plat. *(RCSR Section 3-7(B)(5)(b), Effects on Agricultural Water User Facilities)*
10. **Irrigation Easement Document:** The subdivider shall file and record an irrigation easement document with the final plat that addresses the irrigation pipeline and all irrigation ditches on the property. The easement shall allow for unobstructed use and maintenance of the pipeline and ditches that is necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that is consistent with historic and legal rights. *(RCSR Section 3-7(B)(5)(b), Effects on Agricultural Water User Facilities)*

FINAL PLAT APPLICATION REQUIREMENTS (RAVALLI COUNTY SUBDIVISION REGULATIONS)

The following items shall be included in the final plat application submission, as required by the Ravalli County Subdivision Regulations, Appendix C [Staff Note: items in ~~strikethrough~~ are not applicable to this subdivision]. If the applicant believes an item is not applicable, the applicant shall provide an explanation as to why the item is not applicable.

The required materials in the final plat application shall be ordered as follows:

1. The final plat application review fee.
2. A statement from the subdivision surveyor or engineer outlining how each final plat requirement or condition of approval has been satisfied.
3. One paper and two Mylar 18” x 24” or larger copies of the final plat, completed in accordance with the Uniform Standards for Final Subdivisions Plats (ARM 24.83.1107). (One paper copy may be submitted for the first proofing.) Final plats must be legibly drawn with permanent ink or printed or reproduced by a process guaranteeing a permanent record and must be 18 inches by 24 inches or 24 inches by 36 inches overall to include a 1 ½-inch margin on the binding side.
4. If more than one sheet must be used to adequately depict the land subdivided, each sheet must show the number of that sheet and the total number of sheets included. All certifications must be placed or referred to on one sheet.
5. A final plat containing on its face or on separate sheets referred to on the plat the requirements outlined in [Appendix D](#). The surveyor may, at his or her discretion, provide additional information regarding the survey, and must show any additional information as required by the BCC.
6. The original copy of the preliminary plat decision.

7. ~~Any variance decisions.~~
8. Copies of extensions of the preliminary plat approval period.
9. Consent to Plat form, including notarized signatures of all owners of interest, if the developer is not the underlying title holder.
10. A Title Report dated no less than one (1) year prior to the date of final plat application submission.
11. The MDEQ Certificate of Subdivision Approval or RCEHD approval.
12. Copy of the General Discharge Permit for Stormwater Associated with Construction Activity from the MDEQ.
13. The original document of the approved Ground Disturbance and Noxious Weed Management Plan for the control of noxious weeds and the re-vegetation of all soils disturbed within the subdivision.
14. Final roadway name approval from the County GIS Department for all newly constructed roadways.
15. A copy of the Department of Revenue tax assessment or an appraisal report, per [Section 13-6 or 13-7](#), dated no less than six (6) months from the date of the submittal, for calculating the cash-in-lieu of parkland dedication and a receipt from the County Treasurer's Office for the payment of cash-in-lieu of parkland applicants dedication.
16. Finalized roadway and driveway approach and encroachment permits from the RCRBD and MDOT, as appropriate.
17. Final engineering plans and specifications for all public water and sewer systems and any other improvements requiring engineering plans.
18. Final roadway plans, including:
 - a. Final Roadway plans approved by the RCRBD for all roadways to be constructed or reconstructed within or outside of the subdivision boundaries. Roadway plans shall be prepared by an engineer;
 - b. For each type of roadway proposed, typical cross sections for the full easement width;
 - c. Roadway grades;
 - d. Roadway profiles for all proposed roadways which have grades exceeding 7% or cuts and fills exceeding three feet;
 - e. Type and location of other infrastructure within the roadway easement, such as non-motorized walkways and curbs/gutters, if there are any;
 - f. Other information as appropriate and as necessary for the RCRBD to conduct and complete its review; and
 - g. Evidence that the roadway plans meet the roadway standards in these regulations.
19. Grading, drainage and stormwater management plans, prepared by an engineer in accordance with MDEQ Circular 8 as amended and the ARM for all subdivisions in which a roadway is to be constructed or reconstructed, including subdivisions with lots greater than 20 acres in size, shall be provided. The grading and stormwater plans shall be approved by all applicable reviewing agencies.
20. Roadway maintenance agreement(s) for all roadways and common driveways, which shall include the following requirements:
 - a. A description of the parcels that are subject to the agreement;
 - b. The section of the roadway or location of the common driveway that is subject to the agreement;
 - c. The agreement is binding on any person having an interest in a parcel that is subject to the agreement;
 - d. Any person providing public utilities may use the utility easements for such purposes;
 - e. Decisions to undertake any roadway maintenance is the responsibility of the landowners and shall be based on a majority vote (over 50%) of the parties to the agreement;
 - f. Who is eligible to cast a vote (one vote per parcel);
 - g. How the maintenance costs will be assessed (equally or disproportionately) to the parties to the agreement;
 - h. The amount that will be assessed in the event that a party subdivides a parcel that is subject to the agreement;
 - i. In the event that an assessment becomes delinquent, the assessment and interest and the cost of collection shall become a continuing lien on the lot;
 - j. The agreement is perpetual and cannot be rescinded unless the County or State agrees to maintain the roadway described in the agreement;
 - k. When a subdivision, or lots within a subdivision, is proposed for non-residential purposes, the provision for maintaining all associated parking lots shall be included in this document;
 - l. Roadway/common driveway maintenance includes dust control, snow removal, maintenance of stormwater drainage facilities, ordinary maintenance and reconstruction if necessary. Roadway

maintenance shall also include on-street parking enforcement provisions, in accordance with on-street parking provided for in the roadway design, because failure to enforce on-street parking may result in the inability of emergency services providers to provide service to lots along this roadway(s);

- m. The agreement may be amended, except that it may not be amended to be less strict or less inclusive; and
- n. Notary statement.
- o. Recording of Agreement. Roadway / maintenance agreement(s) shall be filed with the Clerk & Recorder as a single document (prior to or concurrent with the filing of the final plat) and shall not include other provisions not related to roadway maintenance (e.g. land use restrictions, etc.), unless there is a provision in the document stating that the roadway maintenance agreement section in the covenants cannot be amended to be less strict or less inclusive.

21. Utility availability certification(s).

22. Completed, signed, and notarized Master Irrigation Plan, including to the following:

- a. The plan and all supporting documentation shall be prepared by a person with a working knowledge of irrigation water delivery systems,
- b. The plan shall be drawn at the same scale as required for the final plat,
- c. The plan shall be legible, showing all of the required information,
- d. Where multiple sheets are used, a cover sheet with index shall be included and each sheet shall show the number of that sheet and the total number of sheets included,
- e. The plan shall show the location of all existing and new diversion points, ditches, pipes, pumps, heads, and associated easements,
- f. The plan shall provide a watering schedule that shows when each of the users can use water from the system,
- g. The plan shall describe the means to share in the cost of operating and maintaining those elements of the delivery system held in common,
- h. The plan shall describe the amount of water allocated to each of the lots, and
- i. Notary statement.

23. Documentation from the appropriate irrigation company or district approving the relocation or alteration of irrigation infrastructure, and distribution of water right shares when the proposed subdivision is subject to a contract or interest in a public or private entity formed to provide the use of a water right on the subdivision lots.

24. ~~Documentation indicating that the water rights have been severed from the property.~~

25. Protective covenants to be filed with the final plat that are signed and notarized.

26. Copies of permits issued by the Bitterroot Conservation District, U.S. Army Corps of Engineers, and/or the Ravalli County Floodplain Program.

27. Signed and notarized homeowners' association documents, including the following requirements:

- a. Articles of Incorporation, which shall be filed with the Secretary of State's office
- b. Bylaws
- c. Covenants, and/or declarations, and
- d. The homeowners' association documents shall include the following information:
 - (1) Mandatory membership for each landowner. Purchasers of property may also be required to sign a waiver of right to protest the formation of a maintenance district to maintain improvements;
 - (2) A description of the common areas (land and facilities) that the landowners will own in common;
 - (3) Perpetual reservation of the common areas when required under [76-3-621\(6\)\(a\), MCA](#);
 - (4) Payment of liability insurance premiums, local taxes, and the cost of maintaining recreational or other facilities;
 - (5) Placement of liens on the property of lot owners who are delinquent in the payment of association fees and assessments;
 - (6) Process for adjusting assessments to meet changing needs;
 - (7) Means of enforcing any covenants, and of receiving and processing complaints;
 - (8) Transition of control of the association from the applicant to the homeowners as lots are sold;

- (9) Dissolution of the association or modification of the covenants and restrictions after obtaining BCC approval for the change; and
- (10) Regular maintenance of roadways, parks, buildings, open space, drainage facilities, common areas, and other facilities controlled by the association.
- (11) Notary statement.
- (12) Recording of Agreement. The homeowners' association documents shall be filed with the Clerk & Recorder as a single document.

28. Evidence that defensible space building envelopes have been provided.

29. High fire hazard area Management Plan, including the following:

- a. A map showing the areas that are to be cleared of dead, dying, or severely distressed vegetation;
- b. A map of the areas that are to be thinned or treated for vegetative fuels management (thinning, fuel breaks, etc.), including defensible space building envelopes, roadway and driveway vegetation clearing;
- c. Defensible space building envelopes shall have a minimum defensible space as described in subpart (1), below:
 - (1) From twenty (20) feet to one-hundred (100) feet from a dwelling unit, thin trees to ten (10) feet between crowns, prune limbs of all remaining trees to fifteen (15) feet or one-third the total live crown height (whichever is less), and remove all downed woody fuels.
- d. Driveway vegetation clearing shall be completed and maintained as described in subpart (1), below:
 - (1) All live surface vegetation within five (5) feet of each side of individual driveways at twelve (12) inches or less and remove all dead vegetation, logs, snags, etc. Driveways shall be situated on each lot such that all required fuel reduction activities will occur solely on the lot on which the driveway is located.
- e. A narrative describing proposed vegetative management activities and timelines for when those activities are anticipated to be carried out and by whom;
- f. Provisions for the ongoing maintenance of defensible space and vegetation clearance along roadways and driveways;
- g. Provisions for the testing and maintenance of water delivery systems to ensure those systems are in operative conditions at all times and are repaired or replaced when defective;
- h. How the costs of vegetation management and/or water delivery system testing and maintenance will be assessed (equally or disproportionately) to the parties to the agreement;
- i. The amount that will be assessed in the event that a party subdivides a parcel that is subject to the agreement;
- j. In the event that an assessment becomes delinquent, the assessment and interest and the cost of collection shall become a continuing lien on the lot; and
- k. Notary statement.
- l. Recording of Agreement. The high fire hazard area Management Plan shall be filed with the Clerk & Recorder as a single document and shall not include other provisions not related to high fire hazard area management.

30. Evidence that pro-rata share has been paid.

31. Evidence that improvements have been made in accordance with the conditions of approval and requirements of final plat approval, and certified by the applicant, engineer, or contractor, as may be appropriate and required. An engineer's certification shall be required in any instance where engineered plans are required for the improvement. Alternatively, a subdivision improvement agreement and guaranty shall be required that complies with [Appendix I](#). *The required improvements for this subdivision include the construction of Sunshine Lane to paved County standards, Road signage for Sunshine Lane and Joseph Drive as determined by the RCRBD, installation of stormwater conveyance systems and detention/retention systems, installation of an irrigation system, installation of a CBU and concrete slab, if required, and construction of bus turnouts, turnarounds, and shelters, if required.*

32. Evidence that a Collection Box Unit (CBU) has been installed, in accordance with local and federal Postal Service Policy, or a written approval from the local Post Office that a CBU is not necessary.

FINAL PLAT REQUIREMENTS (RAVALLI COUNTY SUBDIVISION REGULATIONS)

The final plat shall be submitted, with the following features shown on its face, as required by the Ravalli County Subdivision Regulations, Appendix D [Staff Note: items in ~~strikethrough~~ are not applicable to this subdivision]. If the applicant believes an item is not applicable, the applicant shall provide an explanation as to why the item is not applicable.

1. A title, or title block, indicating the quarter-section, section, township, range, principal meridian, county and, if applicable city or town, in which the subdivision is located. The title of the plat must contain the words "plat" and either "subdivision" or "addition".
2. The name of the person(s) who commissioned the survey and the name(s) of the landowner(s) of the subdivision if other than the person(s) commissioning the survey, the names of any adjoining platted subdivisions, and the numbers of any adjoining certificates of survey previously filed.
3. The dated, signed, and notarized consent to the subdivision of the landowner(s) of the subdivision.
4. The dated signature and the seal of the surveyor responsible for the survey. The affixing of this seal constitutes a certification by the surveyor that the final plat has been prepared in conformance with the MSPA and these regulations.
5. A memorandum of any oaths administered under [76-3-405, MCA](#).
6. Certification by the BCC that the final plat is approved.
7. Space for the Clerk & Recorder's filing information in the lower right hand corner.
8. ~~Certificate of public dedication, if any.~~
9. Certificate of cash-in-lieu of park dedication payment, if applicable.
10. Other certifications, as appropriate.
11. North arrow.
12. Scale bar (the scale must be sufficient to legibly represent the required information and data on the plat).
13. A narrative legal description of the subdivision, as follows:
 - a. If the parcel being subdivided is either an aliquot part of a U.S. government section or a U.S. government lot, the information required by this subsection is the aliquot or government lot description of the parcel,
 - b. If the plat depicts the division of a parcel or lot that is shown on a filed certificate of survey or amended plat, the information required by this subsection is the number or name of the certificate of survey or amended plat and the number of the parcel or lot affected by the survey,
 - c. If the parcel surveyed does not fall within (a) or (b), above, the information required by this subsection is the metes-and-bounds description of the perimeter boundary of the subdivision,
 - d. If the plat establishes the boundaries of a subdivision containing one or more interior parcels, the information required by this subsection is the legal description of the perimeter boundary of the subdivision.
14. The bearings, distances, and curve data of all boundary lines. If the subdivision is bounded by an irregular shoreline or body of water that is a riparian boundary, the bearings and distances of a meander traverse generally paralleling the riparian boundary must be given.
15. The location of, and other information relating to all monuments found, set, reset, replaced, or removed.
16. If additional monuments are to be set after the plat is filed, the location of these monuments must be shown by a distinct symbol, and the plat must bear a certification by the surveyor as to the reason the monuments have not been set and the date by which they will be set.
17. All monuments found during a retracement that influenced the position of any corner or boundary indicated on the plat must be clearly shown.
18. The location of any section corners or corners of divisions of sections pertinent to the survey.
19. Witness and reference monuments and basis of bearings.

20. Data on all curves sufficient to enable the re-establishment of the curves on the ground. For circular curves these data must at least include radius and arc length. For non-tangent curves, which must be so labeled, the plat must include the bearings of radial lines or chord length and bearing.
21. Lengths of all lines shown to at least tenths of a foot, and all angles and bearings shown to at least the nearest minute. Distance measurements must be stated in English units, but their metric equivalents, shown to the nearest hundredth of a meter, may be noted parenthetically.
22. The location of any section corners or corners of divisions of sections the surveyor deems to be pertinent to the subdivision.
23. The total acreage of the subdivision.
24. All lots and blocks in the subdivision, designated by letter and/or number, the dimensions of each lot and block, the area of each lot, and the total acreage of all lots (Excepted parcels must be marked "Not included in this subdivision" or "Not included in this plat," as appropriate, and the bearings and lengths of these excepted boundaries must be shown).
25. Easements/rights of ways (location, width, purpose, ownership), including any conditional public access easement(s), utility easements, and irrigation easements.
26. The location, dimensions, and areas of all parks, common areas, and other grounds dedicated for public use.
27. No-build/alteration zones and no-build zones.
28. No-ingress/egress zones.
29. Water resources (rivers, ponds, etc.).
30. Floodplains.
31. Irrigation ditches/canals/pipelines, including diversion point(s), etc.
32. High-pressure gas lines.
33. The names and locations of all roadways; their widths (if ascertainable) from public records, bearings and area; and the width and purpose of all roadway easements that will be created by the filing of the plat.
34. The following certifications must appear on the face of, or accompany, the approved final plat, when it is presented to the Clerk & Recorder for filing:
 - a. If applicable, the landowner's certificate of dedication of roadways, parks, playground easements or other public improvements,
 - b. If applicable, a certificate of the BCC expressly accepting any dedicated land, easements or improvements. An acceptance of a dedication is ineffective without this certification,
 - c. A certificate of a title abstractor showing the names of the landowner(s) of the subdivision and the names of any lien holders or claimants of record against the land,
 - d. The written consent of the subdivision landowner(s), if different than the applicant, and any lien holders or claimants of record against the land,
 - e. References to any covenants or deed restrictions relating to the subdivision,
 - f. If applicable, a certificate from MDEQ or RCEHD stating that it has approved the plans and specifications for water supply and sanitary facilities,
 - g. A certificate from the applicant indicating which required improvements have been installed and a copy of any subdivision improvement agreement securing the future construction of any additional improvement(s) to be installed,
 - h. Unless otherwise provided by these regulations, copies of final plans, profiles, grades and specifications for improvements, including a complete grading and drainage plan, with the certification of an engineer that all required improvements which have been installed are in conformance with the attached plans,
 - i. ~~If requested, the certificate of a surveyor appointed by the BCC to review surveys and plats submitted for filing [76-3-611, MCA].~~

- j. If a roadway created by the final plat will intersect with a State Highway, a copy of the MDOT State Highway access or encroachment permit, or a written approval from MDOT that a permit is not necessary, and
- k. The certification of the County Treasurer that all real property taxes and special assessments levied on the land to be subdivided have been paid.

SUBDIVISION REPORT

1. COMPLIANCE WITH PREREQUISITES TO APPROVAL

Section 4-10(A) of the RCSR states that the BCC shall not approve or conditionally approve a preliminary plat application and preliminary plat, unless it is established by credible evidence that the proposed subdivision:

A. Provides easements for the location and installation of any planned utilities.

Findings of Fact

1. Northwestern Energy is proposed to provide gas to the subdivision lots, and CenturyLink Communications, telephone service. Ravalli Electric Cooperative is slated to provide electric services. (Subdivision Questionnaire, Summary of Probable Impacts)
2. Existing phone and electric are located along Bass Lane and are proposed to run within the road easements to service the lots. Easements for these utilities are shown on the preliminary plat. (Preliminary Plat)

Conclusions of Law

1. The preliminary plat and associated application materials present credible evidence that utility easements will serve the subdivision. (Staff Determination)
2. With a requirement of final plat approval, the proposed subdivision will provide for public utility easements. (Staff Determination)

B. Requirement that (i) the proposed subdivision provides physical and legal access to each lot; (ii) the preliminary plat depicts access; and (iii) each instrument transferring title to a subdivision lot includes access appurtenant to the legal description.

Findings of Fact

1. The subdivision property gains legal and physical access from Bass Lane, a Ravalli County-maintained roadway, to the South of the property. There are 60' road and utility easements proposed to service each lot in the subdivision. The internal cul-de-sac associated with these easements is named Addy's Way. (Preliminary Plat, Ravalli County GIS)
2. The preliminary permit states that final plans and specifications for the accesses must be approved by RCRD, prior to construction (Subdivision Application)
3. The subdivider has submitted a preliminary Roadway Maintenance Agreement for Addy's Way within the subdivision. (Subdivision Application)
4. There are no physical obstructions preventing access to the site from Bass Lane. (Planning Staff Site Visit)

Conclusion of Law

The preliminary plat and associated application materials present credible evidence that there is legal and physical access to the subdivision property. (Staff Determination)

C. Requirement that applicant will install required improvements before final plat approval, or that applicant will guarantee their installation after final plat approval, as provided by Appendix I of Ravalli County Subdivision regulations.

Findings of Fact

1. The required improvements for this subdivision include the construction of the interior roads to County standards, signage as determined by the Ravalli County Road and Bridge Department, installation of storm water conveyance systems and detention/retention systems, installation of an irrigation delivery system, installation of sewer connections from the Corvallis Sewer District to each lot, installation of a CBU and concrete slab, if required, and construction of bus turnouts, turnarounds, and shelters, if required. (Final Plat Application Requirement)
2. The applicant must document, and certify, compliance with this requirement, prior to final plat approval. (Final Plat Application Requirement)

Conclusion of Law

Installation of improvements, as required, or an acceptable guarantee of installation following final plat approval, will adequately ensure compliance. (Staff Determination)

D. Requirement under 76-3-504(1)(j), MCA, that applicant reserve all or a portion of the appropriated water rights, establish a landowner's water use agreement, or sever all surface water rights.

Findings of Fact

1. The proposed lots associated with this subdivision are each less than 5 acres. Section 76-3-504(1)(j), MCA, applies when a subdivision property with water rights creates parcels with lot sizes averaging less than 5 acres. (Staff Calculation, Staff Determination)
2. Each lot will be entitled to one(1) minor's inch of water from Hedge Ditch. (Subdivision Questionnaire, Summary of Probable Impacts, Subdivision File)
3. The proposed allocation was approved by Daly Ditches and has been approved through a prior irrigation agreement filed on July 22 2005. (Subdivision File)
4. Since the water shares are administered through the Daly Ditch Company, a Master Irrigation Plan for the proposed allocations is not required. Nevertheless, the subdivider has submitted a draft Master Irrigation Plan, and will submit a finalized version at the time of final plat filing. (Staff Determination, Summary of Probable Impacts, Subdivision File)

Conclusion of Law

A condition of subdivision approval will ensure final approval of irrigation surface water share allocations from the Daly Ditch Company, consistent with the requirements of 76-3-504(1)(j), MCA. (Staff Determination, Final Plat Application Requirement)

E. Requirement under 76-3-504(1)(k), MCA, pertaining to ditch easements and potential buyer notification.

Findings of Fact

1. The Daly Ditch Company provides the subdivision property with irrigation water via Cow Creek along the west boundary of the subdivision. (Subdivision Questionnaire, Summary of Probable Impacts, Preliminary Plat)
2. Irrigation pipeline is proposed to be installed throughout the subdivision as per the enclosed irrigation plan. (Preliminary Plat, Summary of Probable Impacts)
3. The final plat shall show a 10' wide irrigation easement along the existing and proposed pipelines. (Staff Determination, Mitigating Condition, Final Plat Requirement)
4. A 200' wide "No-build" zone is in place along Cow Creek. (Staff Determination, Preliminary Plat)
5. An irrigation easement document, addressing unobstructed use and maintenance of the irrigation pipeline will be made a condition of subdivision approval. (Mitigating Condition)
6. Notifications to Future Property Owners, addressing irrigation facilities and easements, will be made a condition of subdivision approval. (Mitigating Condition)

Conclusion of Law

With conditions of approval requiring irrigation easements be shown on the final plat, an irrigation easement document filed with the plat, as well as a notification addressing irrigation facilities, the requirements of 76-3-504(1)(k), MCA will be met, ensuring that downstream water users are protected. (Staff Determination, Mitigating Conditions, Final Plat Requirement)

F. Requirement under 76-3-621, MCA, pertaining to appropriate park dedication or cash-in-lieu of park dedication.

Findings of Fact

1. The subdivider proposes a cash-in-lieu donation in the instead of a parkland dedication. (Subdivision Questionnaire,)
2. Planning staff has determined that a cash-in-lieu amount of \$6,894.15 or 5% of the fair market value (\$137,883) for the subject land must be due at the time of final plat submittal. (RCSR, Montana Revenue Department, Staff Calculation)

Conclusion of Law

With a condition of approval requiring a cash-in-lieu payment of the required parkland dedication and parkland dedication, as proposed by the subdivider, prior to final plat approval, the requirements of 76-3-621, MCA, will be met. (Staff Determination, Final Plat Application Requirement)

2. COMPLIANCE WITH APPLICABLE REGULATIONS

Section 4-10(B) of the RCSR states that in approving, conditionally approving, or denying a preliminary plat application and preliminary plat, the BCC shall ensure the preliminary plat application complies with:

A. The Ravalli County Subdivision Regulations, including, but not limited to, the Design and Development Standards set forth in Chapter 12.

Findings of Fact

1. The lot layout, as indicated on the preliminary plat, meets the lot design standards in Chapter 12 of the RCSR. (Preliminary Plat)
2. This subdivision proposal has followed the necessary application procedures, and has been reviewed within the procedures provided in Chapters 2 and 4 of the Ravalli County Subdivision Regulations. (Subdivision File and Staff Determination)
3. The application includes all necessary and applicable information sufficient for public review. (Staff Determination)

Conclusions of Law

1. The preliminary plat and subdivision application meet applicable substantive requirements in the RCSR. (Staff Determination)
2. The procedures for the application and review of this proposed subdivision have been followed. (Staff Determination)

B. Any applicable zoning regulations.

Finding of Fact

There are no applicable zoning regulations affecting the proposed subdivision. (Staff Determination)

Conclusion of Law

Compliance with zoning regulations is not applicable for this proposal. (Staff Determination)

C. Existing covenants and/or deed restrictions.

Findings of Fact

3. There are no recorded covenants or deed restrictions. (Ravalli County Clerk and Recorder's Office, Title Report)

Conclusion of Law

The subdivision as proposed meets the standards of any covenants. (Staff Determination)

D. Other applicable regulations.

Findings of Fact

1. Following are regulations that may apply to this subdivision:
 - Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA
 - Montana Sanitation in Subdivisions Act, Title 76, Chapter 4, MCA
 - Ravalli County Subsurface Wastewater Treatment and Disposal Regulations
 - Montana Standards for Subdivision Storm Drainage (MDEQ Circular 8)
 - Applicable laws and policies requiring permits related to development (Floodplain, U.S. Army Corps of Engineers, Bitterroot Conservation District, Ravalli County Road & Bridge Department, Montana Department of Transportation, Montana Department of Environmental Quality, etc.)
2. The applicant was made aware of the applicable regulations at the pre-application conference held on September 15th, 2017. (Subdivision File)
3. Prior to final plat approval, the subdivider is required to submit applicable permits and evidence that they have met applicable regulations. (RCSR Appendices C and D)

Conclusion of Law

With the mitigating conditions of approval, requirements of final plat approval, and requirements of final plat application approval, the application will meet all of the applicable regulations. (Staff Determination)

E. Requirements of the MSPA, including, but not limited to, an evaluation of the impacts of the subdivision on the following criteria:

1. CRITERION 1: EFFECTS ON AGRICULTURE

Findings of Fact

1. The subject property is classified for tax purposes as Vacant Land Rural. (Montana Cadastral Database created by Montana Department of Administration, Information Technology Services Division, Geographic Information Services)
2. The surrounding properties within 300 feet of the subject property are classified as residential in all directions. The surrounding properties range in size from 1 acre to 14 acres. (Montana Cadastral Database created by Montana Department of Administration, Information Technology Services Division, Geographic Information Services, Ravalli County GIS)
3. The subject property is currently in unused and has a history of agricultural uses. (Subdivision File-Summary of Probable Impacts, Site Visit, Ravalli County GIS)
4. The subdivision will be located in an area impacted by residential development in all directions. (Site Visit, Ravalli County GIS, Subdivision Questionnaire)
5. The subdivider submitted a Ravalli County Subdivision Noxious Weed Evaluation Form, in accordance with the element submission requirements of the RCSR. (Subdivision Application – Noxious Weed Evaluation)
6. The subdivision property is comprised of “Hamilton Silt Loam” (130B), which is Prime Farmland if irrigated, “Meagher-Losttrail complex” (101C) which is Farmland of Local Importance, “Riverside Cobbly Sandy Loam” (106E) and “Riverrun” (160A) both of which are no prime farmland. (Subdivision Application-NRCS Web Soil Survey data)
7. Potentially significant adverse impacts on agriculture, specifically, those associated with weeds, have been identified through review. (Staff Determination)

8. Identified potentially significant adverse impacts on agriculture will be sufficiently mitigated, by compliance with conditions of subdivision approval. (Staff Determination, Mitigating Condition, Final Plat Application Requirement)

Conclusion of Law

Compliance with the conditions of subdivision approval will sufficiently mitigate identified potentially significant adverse impacts to agriculture. (Staff Determination, Mitigating Conditions, Final Plat Application Requirements)

2. CRITERION 2: EFFECTS ON AGRICULTURAL WATER USER FACILITIES

Findings of Fact

1. Daly Ditch Company provides irrigation water to this property. Each lot is estimated to use 8,922 gal of water per day. (Subdivision Questionnaire, Summary of Probable Impacts, Irrigation Agreement, Subdivision File)
2. Since the water shares are administered through the Daly Ditch Company, a Master Irrigation Plan for the proposed allocations is not required. Nevertheless, the subdivider has submitted an approved Master Irrigation Plan from the previous division of land, and will submit a finalized version at the time of final plat filing. (Staff Determination, Summary of Probable Impacts, Subdivision File)
3. The irrigation water is currently distributed along the property's eastern boundary via a pipeline, this pipeline will be taped for irrigation purposes for the 10 proposed building lots. (Summary of Probable Impacts, Preliminary Plat)
4. The applicant states that buried pipelines, with easements, will be installed in the subdivision, as per the included irrigation plan, to provide water to each lot. The pipe system will minimize any hazards associated with recreation, as well as minimize maintenance problems and clean-outs more commonly associated with open ditches. (Summary of Probable Impacts)
5. The final plat shall show a 10' wide irrigation easement along the proposed irrigation pipelines as shown on the preliminary plat. (Staff Determination, Mitigating Condition, Final Plat Requirement)
6. An irrigation easement document, addressing unobstructed use and maintenance of the pipeline for the benefit of downstream water users, will be made a condition of subdivision approval. (Mitigating Condition)
7. A 200' "No-Build Zone" easement is shown on the preliminary plat for the Cow Creek Drainage Ditch
8. Notifications to Future Property Owners, addressing irrigation facilities and easements, will be made a condition of subdivision approval. (Mitigating Condition)
9. Potentially significant adverse impacts on agricultural water user facilities have been identified through review. (Staff Determination)
10. Identified potentially significant adverse impacts on agricultural water user facilities will be sufficiently mitigated, by compliance with conditions of subdivision approval. (Staff Determination)

Conclusion of Law

Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to agricultural water user facilities. (Staff Determination, Mitigating Conditions, Final Plat Application Requirements, Final Plat Requirements)

3. CRITERION 3: EFFECTS ON LOCAL SERVICES

Findings of Fact

Fire District

- 1.1 The subdivision is located within the Corvallis Rural Fire District. (Ravalli County GIS)
- 1.2 The Corvallis Rural Fire District has a station adjoining to the Northwest of the proposed subdivision. (Ravalli County GIS, Subdivision Questionnaire)

- 1.3 The Corvallis Rural Fire District, as a member of the Ravalli County Fire Council, has adopted Fire Protection Standards (FPS), which address access, posting of addresses, and on-site water supply requirements. The Fire Protection Standards also state that in lieu of an on-site water supply, a cash contribution is acceptable. (Exhibit A-1)
- 1.4 The Ravalli County Planning Department sent notification letters to the Corvallis Rural Fire District, requesting comments on the proposal; no comments have been received to date. (Subdivision File)
- 1.5 The subdivider has proposed to pay mitigation fees of \$500 per new lot to the Corvallis Fire District upon the sale of each lot. (Subdivision Questionnaire)
- 1.6 Potentially significant adverse impacts on local services, pertaining to the Corvallis Rural Fire District, have been identified through review. (Staff Determination)
- 1.7 Identified potentially significant adverse impacts on local services, pertaining to the Corvallis Rural Fire District, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

School District

- 2.1 With this subdivision, it is estimated that eleven (3) school-aged children will be added to the Corvallis School District. (Subdivision Questionnaire, Staff Determination)
- 2.2 The Ravalli County Planning Department sent notification letters to the Corvallis School District, requesting comments on the proposal. No comments have been received to date. (Subdivision File)
- 2.3 The subdivider has proposed to pay \$500 per new lot upon the sale of each lot mitigation fees to the Corvallis School District. (Subdivision Questionnaire)
- 2.4 Potentially significant adverse impacts on local services, pertaining to schools, have been identified through review. (Staff Determination)
- 2.5 Identified potentially significant adverse impacts on the Corvallis School District, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Public Safety Services

- 3.1 The Ravalli County Sheriff's Office provides law enforcement services to this area. (Subdivision Questionnaire, Staff Determination)
- 3.2 Notification letters were sent to the Ravalli County Sheriff's Office. No comments have been received to date. (Subdivision File)
- 3.3 The average number of people per household in Ravalli County is 2.7. This subdivision proposal is to separate existing residential uses onto individual lots, and the number of residents that will be present at any given time is not expected to change. (Census 2010 and Staff Determination)
- 3.4 Potentially significant adverse impacts on local services, pertaining to Public Safety Services, have been identified through review. (Staff Determination)
- 3.5 Identified potentially significant adverse impacts on local services, pertaining to public safety services, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Emergency Medical Services

- 4.1 Ambulance services will be provided by Marcus Daly Memorial Hospital EMS Department. No comments have been received to date. (Subdivision File)
- 4.2 Marcus Daly Memorial Hospital is not funded by local taxes. (Staff Determination)
- 4.3 No potentially significant adverse impacts on local services, pertaining to emergency medical services, have been identified through staff review. (Staff Determination)

Roads

- 5.1 This subdivision, at build-out, is expected to generate an additional 72 average daily trips to the road network, based on estimates taken from Trip Generation, 7th Edition. (Traffic Impact Analysis)
- 5.2 The property is accessed by Bass Lane a county-maintained roadway. (Preliminary Plat, Ravalli County GIS, Site Visit)
- 5.3 The subdivision's proposed internal roadways are required to be improved to paved County standards along their lengths, as identified on the preliminary plat. Notification will be included in the required "Notification to Future Property Owners" document. Final roadway plans must be approved by RCRBD. (Final Plat Application Requirement)
- 5.4 Non-motorized facilities, including walking paths, are not required for this subdivision, since the subdivision's average lot size will be greater than 20,000 square feet. Adequate easement width, however, must be provided along the length of Sunshine Lane to accommodate the potential future placement of non-motorized facilities. (RCSR Section 12-3(H)(3), Staff Determination)
- 5.5 The interior roads are proposed to be located within a proposed 60'-wide public access and public utility easement. The paved surface width is proposed to be 20'-wide. (Preliminary Plat, Staff Determination)
- 5.6 The subdivider has submitted a preliminary Roadway Maintenance Agreement which applies to all lots within the subdivision. A final Roadway Maintenance Agreement must be filed with the final plat. (Roadway Maintenance Agreement, Community Impact Report, Final Plat Application Requirement)
- 5.7 Potentially significant adverse impacts on local services, pertaining to roads, have been identified through review. (Staff Determination)
- 5.8 Identified potentially significant adverse impacts on local services, pertaining to roads, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Water and Wastewater Districts

- 6.1 The applicant proposes to meet the requirement of providing domestic water through proposed individual wells, and proposes to meet the requirement of providing wastewater and sewage treatment through connection to the Corvallis Sewer District. (Subdivision Questionnaire, Summary of Probable Impacts, Preliminary Plat)
- 6.2 MDEQ is the reviewing authority for water and wastewater provisions. (Staff Determination)
- 6.3 The subdivider submitted water and sanitation information per MCA 76-3-622. The Ravalli County Environmental Health Department (RCEHD), contracting with MDEQ, provided documentation indicating that they have received adequate information for local subdivision review to occur. (Subdivision File – RCEHD review checklist)
- 6.4 Potentially significant adverse impacts on local services, pertaining to water and wastewater districts, have been identified through review. (Staff Determination)
- 6.5 Identified potentially significant adverse impacts on local services, pertaining to water and wastewater districts, will be sufficiently mitigated, by compliance with the conditions of final plat approval, and by compliance with MDEQ rules and regulations. (Staff Determination)

Solid Waste Services

- 7.1 Bitter Root Disposal services the area. (Staff Determination)
- 7.2 Notification letters were sent to Bitter Root Disposal, requesting comments. No comments have been received to date. (Subdivision File)
- 7.3 Bitter Root Disposal is a private service provider, and is not funded by local taxes. (Staff Determination)
- 7.4 No potentially significant adverse impacts on local services, pertaining to solid waste services, have been identified through staff review. (Staff Determination)

Postal Service

- 8.1 The United States Postal Service (USPS), through the Corvallis Post Office, services the area. (Staff Determination)
- 8.2 This subdivision will contain thirty six (10) building lots. (Subdivision Application, Preliminary Plat)
- 8.3 The USPS sent a letter to the Planning Department on June 8, 2007 and an email on June 29, 2007 requesting that Collection Box Units (CBUs) be required for all subdivisions with eight or more lots (or if the local post office requests a CBU), and that the locations of the boxes be approved by the USPS.
- 8.4 A condition of approval will require evidence that a Collection Box Unit (CBU) has been installed, in accordance with local and federal Postal Service Policy, or a written approval from the local Post Office that a CBU is not necessary. (Final Plat Application Requirement)
- 8.5 No potentially significant adverse impacts on local services, pertaining to postal service, have been identified through staff review. (Staff Determination)

Utilities

- 9.1 Northwestern Energy is proposed to provide gas service to the subdivision lots, and CenturyLink Communications, telephone service. Ravalli Electric will supply the additional lots with electric services. (Subdivision Questionnaire, Summary of Probable Impacts)
- 9.2 Existing phone, gas and electric are located along Bass Lane. Easements for these utilities are existing along the road and will be created within the subdivision. (Preliminary Plat)
- 9.3 Notification letters were sent to CenturyLink Communications, Ravalli Electric and Northwestern Energy, requesting comments. No comments have been received to date. (Subdivision File)
- 9.4 Potentially significant adverse impacts on local services, pertaining to utilities, have been identified through review. (Staff Determination)
- 9.5 Identified potentially significant adverse impacts on local services, pertaining to utilities, will be sufficiently mitigated, by compliance with the conditions of final plat approval, and the provision for public utility easements. (Staff Determination)

Conclusions of Law

Fire District

- 1.1 Since the subject property is located within the Corvallis Rural Fire District, the proposal complies with RCSR Section 12-9(F)(2). (Staff Determination)
- 1.2 Compliance with the conditions of subdivision approval will sufficiently mitigate identified potentially significant adverse impacts to local services, pertaining to the Corvallis Rural Fire District. (Staff Determination, Mitigating Conditions)

School District

- 2.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to local services, pertaining to the Corvallis School District. (Staff Determination, Mitigating Condition, Final Plat Application Requirement)

Public Safety Services

- 3.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to local services, pertaining to public safety services. (Staff Determination, Mitigating Condition)

Emergency Medical Services

- 4.1 No potentially significant adverse impacts on local services, pertaining to emergency medical services, have been identified through staff review. (Staff Determination)

Roads

- 5.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to local services, pertaining to roads. (Staff Determination, Mitigating Conditions, Final Plat Requirements)

Water and Wastewater Districts

- 6.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to local services, pertaining to water and wastewater districts. (Staff Determination, Final Plat Application Requirement)

Solid Waste Services

- 7.1 No potentially significant adverse impacts on local services, pertaining to solid waste services, have been identified through staff review. (Staff Determination)

Postal Service

- 8.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts pertaining to postal service. (Staff Determination)

Utilities

- 9.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to local services, pertaining to utilities. (Staff Determination, Final Plat Application Requirement , Final Plat Requirement)

4. CRITERION 4: EFFECTS ON NATURAL ENVIRONMENT

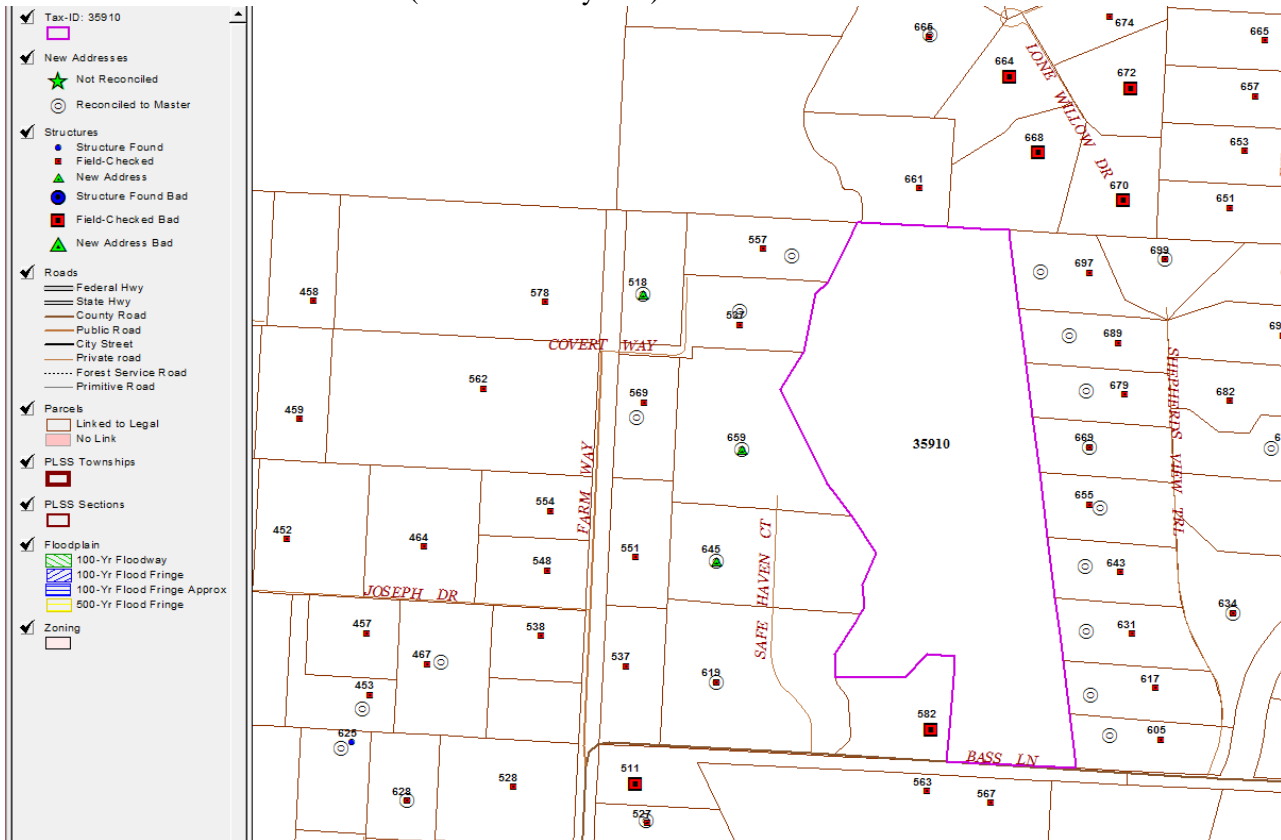
Findings of Fact

Surface Water Features

- 1.1 The only surface water feature on the property is Cow Creek that runs along the Western property boundary. (Site Visit, Ravalli County GIS, Preliminary Plat, Summary of Probable Impacts)
- 1.2 There is a proposed 200' "No-Build Zone" along the Cow Creek Drainage Ditch. (Preliminary Plat)
- 1.3 No potentially significant adverse impacts on the natural environment, pertaining to surface water features, have been identified through review. (Staff Determination)

Floodplain:

2.1 The subject property has no FEMA designated 1% or 0.2% floodplain hazard within its property boundaries. (Ravalli County GIS)



Groundwater Quality

- 3.1 The applicant proposes to meet the requirement of providing domestic water through individual wells, and proposes to meet the requirement of providing wastewater and sewage treatment through an existing public sewer system (Corvallis Sewer System). (Subdivision Questionnaire, Summary of Probable Impacts, Preliminary Plat)
- 3.2 MDEQ is the reviewing authority for water and wastewater provisions. (Staff Determination)
- 3.3 The subdivider submitted water and sanitation information per MCA 76-3-622. The Ravalli County Environmental Health Department (RCEHD), contracting with MDEQ, provided documentation indicating that they have received adequate information for local subdivision review to occur. (Subdivision File – RCEHD review checklist)
- 3.4 Potentially significant adverse impacts on the natural environment, pertaining to groundwater quality, have been identified through review. (Staff Determination)
- 3.5 Identified potentially significant adverse impacts on the natural environment, pertaining to groundwater quality, will be sufficiently mitigated, by compliance with the conditions of final plat approval, and by compliance with MDEQ rules and regulations. (Staff Determination)

Air Quality

- 4.1 The proposed subdivision would separate existing residential uses onto individual lots, in an area of existing residential uses within the community of Corvallis. (Preliminary Plat, Ravalli County GIS, Site Visit)
- 4.2 MDEQ has reviewed the PM_{2.5} (particulate matter \leq 2.5 micron) data collected in 2007 and incorporated it into the PM_{2.5} dataset from the previous three years (2004-2006). As part of that analysis, MDEQ identified several communities that continue to experience poor air quality during certain time periods each year. Those communities are located in the following counties: Lincoln, Missoula, Silver Bow, Ravalli, Gallatin, Lewis & Clark, Flathead, Sanders, Yellowstone, and Cascade. (MDEQ Study)
- 4.3 Sources of particulate from this subdivision could include vehicles, wood-burning stoves, and open burning. (Staff Determination)
- 4.4 No potentially significant adverse impacts on the natural environment, associated with air quality, have been identified through review. (Staff Determination)

Light Pollution

- 5.1 The proposed subdivision would separate existing residential uses onto individual lots, in an area of existing residential uses within the community of Corvallis. (Preliminary Plat, Ravalli County GIS, Site Visit)
- 5.2 Sky glow, glare, light trespass into neighbors' homes, and energy waste are some of the components of light pollution. (International Dark-Sky Association)
- 5.3 No potentially significant adverse impacts on the natural environment, associated with light pollution, have been identified through review. (Staff Determination)

Vegetation

- 6.1 The subdivider submitted a Ravalli County Subdivision Noxious Weed Evaluation Form, in accordance with the element submission requirements of the RCSR. (Subdivision Application – Noxious Weed Evaluation)
- 6.2 The subdivision property consists bare ground that has not been use for agricultural purposes for some time. (Site Visit, Ravalli County GIS, Summary of Probable Impacts)
- 6.3 Potentially significant adverse impacts on the natural environment, pertaining to vegetation, have been identified through staff review. (Staff Determination)
- 6.4 Identified potentially significant adverse impacts on the natural environment, pertaining to vegetation, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Noise

- 7.1 The creation of these lots has the potential to create noise pollution. (Staff Determination)
- 7.2 The subdivision property is located outside of the 65 DNL noise contour, as identified on the current Airport Layout Plan for the Ravalli County airport. (Ravalli County GIS)
- 7.3 Future construction activities within the subdivision will generate increased noise levels. (Staff Determination)
- 7.4 Potentially significant adverse impacts on the natural environment, pertaining to noise pollution, have been identified through review. (Staff Determination)
- 7.5 Identified potentially significant adverse impacts on the natural environment, pertaining to noise pollution, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Historical/Archaeological Sites

- 8.1 A letter from Damon Murdo of the Montana State Historic Preservation Office (SHPO) indicates that there are no previously recorded cultural sites within the search locale. The letter states that as long as there is no disturbance or alteration to structures over 50 years of age, there is a low likelihood that cultural properties will be impacted, and that a cultural resource inventory is unwarranted at this time. (Subdivision Application-SHPO Letter)

- 8.2 No potentially significant adverse impacts on the natural environment, pertaining to historical/archaeological sites, have been identified through review. (Staff Determination)

Conclusions of Law

Surface Water Features

- 1.1 No potentially significant adverse impacts on the natural environment, pertaining to surface water features, have been identified through review. (Staff Determination)

Floodplain

- 2.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on the natural environment, associated with the floodplain. (Staff Determination)

Groundwater Quality

- 3.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on the natural environment, pertaining to groundwater quality. (Staff Determination, Final Plat Application Requirement 11)

Air Quality

- 4.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on the natural environment, pertaining to air quality. (Staff Determination)

Light Pollution

- 5.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on the natural environment, pertaining to light pollution. (Staff Determination)

Vegetation

- 6.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to the natural environment, pertaining to vegetation. (Staff Determination, Mitigating Condition, Final Plat Application Requirement)

Noise

- 7.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on the natural environment, pertaining to noise pollution. (Staff Determination)

Historical/Archaeological Sites

- 8.1 No potentially significant adverse impacts on the natural environment, pertaining to historical/archaeological sites, have been identified through review. (Staff Determination)

5. CRITERION 5: EFFECTS ON WILDLIFE

Findings of Fact

1. Notification letters were sent to Montana Fish, Wildlife, & Parks (MFWP), requesting comments. No comments have been received to date. (Subdivision File)
2. MFWP's "Living with Wildlife" covenants are better suited to be recorded as part of the Notifications Document, as the items listed within the document are interpreted to be recommendations for landowners, rather than restrictions. (Staff Determination)
3. A letter from MNHP's Bryce A. Maxell identified several species' of concern within the same or adjoining PLSS sections as the proposed subdivision. (Subdivision Application-MNHP Report)
4. The applicant represented the absence of each of the above species' on the property in the submitted Summary of Probable Impacts document, citing the lack of riparian areas,

- waterways, and roosting areas. (Summary of Probable Impacts)
5. Planning Staff did not locate the above species' of concern on a field visit to the property. The property has no cover for wildlife. (Site Visit)
 6. Potentially significant adverse impacts on wildlife have been identified through review. (Staff Determination)
 7. Identified potentially significant adverse impacts on wildlife will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Conclusion of Law

Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to wildlife. (Staff Determination, Mitigating Condition)

6. CRITERION 6: EFFECTS ON WILDLIFE HABITAT

Findings of Fact

1. Notification letters were sent to Montana Fish, Wildlife, & Parks (MFWP), requesting comments. No comments have been received to date. (Subdivision File)
2. MFWP's "Living with Wildlife" covenants are better suited to be recorded as part of the Notifications Document, as the items listed within the document are interpreted to be recommendations for landowners, rather than restrictions. (Staff Determination)
8. A letter from MNHP's Bryce A. Maxell identified several species' of concern within the same or adjoining PLSS sections as the proposed subdivision. (Subdivision Application-MNHP Report)
3. The applicant represented the absence of each of the above species' on the property in the submitted Summary of Probable Impacts document, citing the lack of riparian areas, waterways, and roosting areas. (Summary of Probable Impacts)
4. Potentially significant adverse impacts on wildlife habitat have been identified through review. (Staff Determination)
5. Identified potentially significant adverse impacts on wildlife habitat will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Conclusion of Law

Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts to wildlife habitat. (Staff Determination, Mitigating Condition)

7. CRITERION 7: EFFECTS ON PUBLIC HEALTH & SAFETY

Findings of Fact

Traffic Safety

- 1.1 The property is accessed by Bass Lane a partially County-maintained roadway. (Preliminary Plat, Ravalli County GIS, Site Visit)
- 1.2 No Traffic Impact Analysis (TIA) was completed with this proposal as the developer has agreed to a Pro-rata road assessment of \$16,684 to the RCRD. (Subdivision File)
- 1.3 The interior roads are proposed to be located within a proposed 60'-wide public access and public utility easement. The paved surface width is proposed to be 20'-wide. (Preliminary Plat, Staff Determination)
- 1.4 The applicant submitted approach permits from RCRD giving preliminary approval for the access points. (Subdivision Application)
- 1.5 Potentially significant adverse impacts on public health and safety, pertaining to traffic safety, have been identified through review. (Staff Determination)
- 1.6 Identified potentially significant adverse impacts on public health and safety, pertaining to traffic safety, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Emergency Vehicle Access and Response Time

- 2.1 The proposed subdivision will be served by the Corvallis Rural Fire District, Ravalli County Sheriff's Office, and Marcus Daly Memorial Hospital EMS Department. (Subdivision Application)
- 2.2 Notification letters were sent to the Corvallis Rural Fire District, Ravalli County Sheriff's Office, and Marcus Daly Memorial Hospital EMS Department, requesting comments; no comments have been received to date. (Subdivision File)
- 2.3 The subdivider proposes a \$500 per new lot at the time of sale contribution to the Corvallis Rural Fire Department to mitigate the subdivision's impacts on those services. (Subdivision File)
- 2.4 Marcus Daly Memorial Hospital is not funded by local taxes. (Staff Determination)
- 2.5 Potentially significant adverse impacts on public health and safety, pertaining to emergency vehicle access and response time, have been identified through review. (Staff Determination)
- 2.6 Identified potentially significant adverse impacts on public health and safety, pertaining to emergency vehicle access and response time, will be sufficiently mitigated, by compliance with the conditions of final plat approval, the payment of an appropriate monetary contribution to public safety services and the Corvallis Rural Fire Department. (Staff Determination)

Water and Wastewater

- 3.1 The applicant proposes to meet the requirement of providing domestic water through individual wells, and proposes to meet the requirement of providing individual septic system locations for each lot. (Subdivision Application, Preliminary Plat)
- 3.2 DNRC has preliminarily approved the individual wells for the 10 proposed wells. (Subdivision file)
- 3.3 MDEQ is the reviewing authority for well and septic proposals. (Staff Determination)
- 3.4 The subdivider submitted water and sanitation information per MCA 76-3-622. The Ravalli County Environmental Health Department (RCEHD), contracting with MDEQ, provided documentation indicating that they have received adequate information for local subdivision review to occur. (Subdivision File – RCEHD review checklist)
- 3.5 Potentially significant adverse impacts on public health and safety, pertaining to water and wastewater, have been identified through review. (Staff Determination)
- 3.6 Identified potentially significant adverse impacts on public health and safety, pertaining to water and wastewater, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Natural and Manmade Hazards

- 4.1 There is a potential for radon in Ravalli County. (MDEQ)
- 4.2 The Cow Creek Drainage traverses through the Eastern property boundary of the property. A 200' "No-Build Zone" has been shown on the proposed plat to mitigate possible impacts to the manmade hazard. (Subdivision File)
- 4.3 Potentially significant adverse impacts on public health and safety, pertaining to natural and manmade hazards, have been identified through review. (Staff Determination)
- 4.4 Identified potentially significant adverse impacts on public health and safety, pertaining to natural and manmade hazards, will be sufficiently mitigated, by compliance with the conditions of final plat approval. (Staff Determination)

Conclusions of Law

Traffic Safety

- 1.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on public health and safety, pertaining to traffic safety. (Staff Determination, Mitigating Condition, Final Plat Requirements)

Emergency Vehicle Access and Response Time

- 2.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on public health and safety, pertaining to emergency vehicle access and response time. (Staff Determination, Mitigating Conditions)

Water and Wastewater

- 3.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on public health and safety, pertaining to water and wastewater. (Staff Determination, Final Plat Application Requirement)

Natural and Manmade Hazards

- 4.1 Compliance with the conditions of approval will sufficiently mitigate identified potentially significant adverse impacts on public health and safety, pertaining to natural and manmade hazards. (Staff Determination, Mitigating Condition)

3. COMPLIANCE WITH CORE APPLICATION COMPONENTS

Section 3-7(C) of the RCSR states that in making its recommendation to approve, conditionally approve, or deny a proposed subdivision, the Planning Board shall consider and weigh the following, as applicable:

A. The Preliminary Plat Application.

Finding of Fact

A preliminary plat application and preliminary plat are required to be submitted and reviewed for all subdivision proposals. (RCSR Section 2-2)

Conclusion of Law

The preliminary plat application and preliminary plat have been reviewed in conformance with the Ravalli County Subdivision Regulations, and relevant findings of fact and conclusions of law offered, as detailed in previous sections of this report. (Staff Determination)

B. The Environmental Assessment (RCSR Appendix E).

Findings of Fact

1. An Environmental Assessment is required to be submitted for all major subdivision proposals. (RCSR Appendix E(3))
2. This subdivision proposal is for a 10-lot major subdivision. (Subdivision Application, Staff Determination)

Conclusion of Law

The Environmental Assessment has been reviewed in conformance with the Ravalli County Subdivision Regulations, and relevant findings of fact and conclusions of law offered, as detailed in previous sections of this report. (Staff Determination)

C. The Community Impact Report (RCSR Appendix F).

Findings of Fact

1. A Community Impact Report is required to be submitted for all major subdivision proposals. (RCSR Appendix F(3))
2. This subdivision proposal is for a 10-lot, major subdivision. (Subdivision Application, Staff Determination)

Conclusion of Law

The Community Impact Report has been reviewed in conformance with the Ravalli County Subdivision Regulations, and relevant findings of fact and conclusions of law offered, as detailed in previous sections of this report. (Staff Determination)

D. The Summary of Probable Impacts (RCSR Appendix G).

Finding of Fact

A Summary of Probable Impacts assessment is required to be submitted for all subdivision proposals. (RCSR Appendix G(3))

Conclusion of Law

The Summary of Probable Impacts assessment has been reviewed in conformance with the Ravalli County Subdivision Regulations, and relevant findings of fact and conclusions of law offered, as detailed in previous sections of this report. (Staff Determination)

E. The Applicant's Expressed Preference for Mitigation.

Findings of Fact

1. The applicant of all subdivisions is encouraged to submit comments on the Planning Staff's report, and express any preferences for mitigation which have not already been addressed in the submitted application materials. (RCSR Section 3-7(C)(5)).
2. No preferences for mitigation, beyond those addressed in the submitted application materials, have been submitted to Planning to date. (Subdivision File)

Conclusion of Law

Preferences for mitigation, beyond those addressed in the submitted application materials, have not been submitted to date. (Staff Determination)

F. Any officially adopted Growth Policy, which may be considered as one factor and shall not be the sole basis for any decision.

Finding of Fact

Ravalli County does not have an officially adopted Growth Policy. (Staff Determination)

Conclusion of Law

Since Ravalli County has no officially adopted Growth Policy, no related provisions were considered during review of this subdivision proposal. (Staff Determination)

G. Comments, Credible Evidence, and Discussions at the Public Meeting(s).

Finding of Fact

The Planning Board's Public Meeting procedures allow for the consideration of public and agency comments, credible evidence, and Board discussions, in analyzing the subdivision application materials and formulating a recommendation to the Ravalli County Board of County Commissioners (BCC). (RCSR Section 3-7(C)(7))

Conclusion of Law

The Planning Board's consideration of public and agency comments, credible evidence, and Board discussions, in reviewing the subdivision application materials, will assist in developing a well-informed recommendation to the BCC. (Staff Determination)

H. The Planning Department's Draft Staff Report and Recommendations.

Findings of Fact

1. The Planning Department must prepare a draft staff report and recommendation for the Planning Board's review of the subdivision proposal, based on the requirements in RCSR Section 3-7. (RCSR Section 3-5(A)).
2. The Planning Department recommends conditional approval of this subdivision proposal, based on the findings of fact, conclusions of law, and recommended conditions of approval in this staff report. (Staff Determination)

Conclusion of Law

The Planning Board shall consider this draft staff report and recommendation, compiled by Planning Department Staff, prior to developing a Board recommendation to the BCC. (Staff Determination)

I. Any Additional Information Authorized by Law.

Finding of Fact

The Planning Board, during its Public Meeting, shall consider any additional information authorized by law. (RCSR Section 3-7(C)(9))

Conclusion of Law

Prior to offering a recommendation to the BCC, the Planning Board shall consider any additional information authorized by law that is relevant to the proposal. (Staff Determination)