

**Ravalli County Planning Board
Agenda for March 17th, 2021
7:00 p.m.**

**Commissioners Meeting Room, 215 S. 4th Street, Hamilton, Montana
Public Meeting**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
 - (A) Members Present
 - (B) Members Absent
- 4. Public comment**
- 5. Approval of Minutes:**
- 6. Amendments to Agenda**
- 7. Correspondence**
- 8. Disclosure of actual, possible and perceived conflicts of interest**
- 9. Communications from Staff:**
- 10. Unfinished Business**
- 11. New Business:**

**AP of Lot 16A of AP#617138, Block 3 of Ravalli Farm, 6 LOT MAJOR SUBDIVISION SD APP # 2020-02
Rogue Contracting (Austin Jessop)**

- A. Staff Report:
- B. Developer/Consultant presentation:
- C. Public Comment:
- D. Public comment was closed at
- E. Planning Board: Discussions/Deliberations
- F. Sub-Components; Conditions of Approval:
 1. Mitigating Conditions (1-9)
 2. Final Plat Application Requirements (1-26)
 3. Final Plat Requirements (1-28)

1. PREREQUISITIES FOR APPROVAL

a. Provides easement for the location and installation of any planned utilities:

i. Findings of Fact (FOF 1-2)

Board discussion:

ii. Conclusions of Law (COL 1-2)

Board discussion:

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:

i. Findings of Fact (FOF 1-4)

Board discussion:

ii. Conclusions of Law (COL 1)

Board discussion:

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

i. Findings of Fact (FOF 1-2)

Board discussion:

ii. Conclusions of Law (COL 1)

Board discussion:

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

i. Findings of Fact (FOF 1-5)

Board discussion:

ii. Conclusions of Law (COL 1)

Board discussion:

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

i. Findings of Fact (FOF 1-5)

Board discussion:

ii. Conclusions of Law (COL 1)

Board discussion:

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

i. Findings of Fact (FOF 1-2)

Board discussion:

ii. Conclusions of Law (COL 1)

Board discussion:

2. COMPLIANCE WITH APPLICABLE REGULATIONS:

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

i. Findings of Fact (FOF 1-3)

Board discussion:

ii. Conclusions of Law (COL 1-2)

Board discussion:

b. Any applicable Zoning Regulations

i. Findings of Fact (FOF 1)

Board discussion:

ii. Conclusions of Law (COL 1)

Board discussion:

c. Existing Covenants and/or Deed Restrictions

i. Findings of Fact (FOF 1)

Board discussion:

ii. Conclusions of Law (COL 1)

Board discussion:

d. Other Applicable Regulations

i. Findings of Fact (FOF 1-3)

Board discussion:

ii. Conclusions of Law (COL 1)

Board discussion:

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

a. Findings of Fact:

Findings of Fact (FOF 1-9):

Board discussion:

b. Conclusions of Law:

Conclusions of Law (COL 1):

Board discussion:

2. CRITERION #2: EFFECTS ON AGRICULTURAL WATER USER FACILITIES

a. Findings of Fact:

Findings of Fact (FOF 1-10):

Board discussion:

b. Conclusions of Law:

Conclusions of Law (COL 1):

Board discussion:

3. CRITERION #3: EFFECTS ON LOCAL SERVICES:

a. Findings of Fact – Fire District (FOF 1.1-1.7):

Board discussion:

b. Findings of Fact - School District (FOF 2.1-2.5):

Board discussion:

c. Findings of Fact - Public Safety Services (FOF 3.1-3.6):

Board discussion:

d. Findings of Fact - Emergency Medical Services (FOF 4.1-4.3):

Board discussion:

e. Findings of Fact - Roads (FOF 5.1-5.8):

Board discussion:

f. Findings of Fact - Water and Wastewater Districts (FOF 6.1-6.5):

Board discussion:

g. Findings of Fact - Solid Waste Service (FOF 7.1-7.4):

Board discussion:

h. Findings of Fact - Postal Service (FOF 8.1-8.5):

Board discussion:

i. Findings of Fact - Utilities (FOF 9.1-9.5):

Board discussion:

a. Conclusions of Law - Fire District (COL 1.1- 1.2):

Board discussion:

b. Conclusions of Law - School District (COL 2.1):

Board discussion:

c. Conclusions of Law - Public Safety Services (COL 3.1):

Board discussion:

d. Conclusions of Law - Emergency Medical Services (COL 4.1):

Board discussion:

e. Conclusions of Law - Roads (COL 5.1):

Board discussion:

f. Conclusions of Law - Water and Wastewater Districts (COL 6.1):

Board discussion:

g. Conclusions of Law - Solid Waste Service (COL 7.1):

Board discussion:

h. Conclusions of Law - Postal Service (COL 8.1):

Board discussion:

I. Conclusions of Law - Utilities (COL 9.1):

Board discussion:

4. CRITERION #4: EFFECTS ON NATURAL ENVIRONMENT

a. Findings of Fact - Surface Water Features (FOF 1.1-1.2):

Board discussion:

b. Findings of Fact - Floodplain (FOF 2.1-2.6):

Board discussion:

c. Findings of Fact - Groundwater Quality (FOF 3.1-3.5):

Board discussion:

d. Findings of Fact - Air Quality (FOF 4.1-4.4):

Board discussion:

e. Findings of Fact - Light Pollution (FOF 5.1-5.3):

Board discussion:

f. Findings of Fact Vegetation (FOF 6.1-6.4):

Board discussion:

g. Findings of Fact – Noise (FOF 7.1-7.5):

Board discussion:

h. Findings of Fact - Historical/Archaeological Sites (FOF 8.1-8.2):

Board discussion:

a. Conclusions of Law - Surface Water Features (COL 1.1):

Board discussion:

b. Conclusions of Law - Floodplain (COL 2.1):

Board discussion:

c. Conclusions of Law - Groundwater Quality (COL 3.1):

Board discussion:

d. Conclusions of Law - Air Quality (COL 4.1):

Board discussion:

e. Conclusions of Law - Light Pollution (COL 5.1):

Board discussion:

f. Conclusions of Law - Vegetation (COL 6.1):

Board discussion:

g. Conclusions of Law - Noise (COL 7.1):

Board discussion:

h. Conclusions of Law - Historical/Archaeological Sites (COL 8.1):

Board discussion:

5. CRITERION #5: EFFECTS ON WILDLIFE

a. Findings of Fact (FOF 1-7):

Board discussion:

b. Conclusions of Law (COL 1):

Board discussion:

6. CRITERION #6: EFFECTS ON WILDLIFE HABITAT

a. Findings of Fact (FOF 1-6):

Board discussion:

b. Conclusions of Law (COL 1):

Board discussion:

7. CRITERION #7: EFFECTS ON PUBLIC HEALTH AND SAFETY

a. Findings of Fact - Traffic Safety (FOF 1.1-1.5):

Board discussion:

b. Findings of Fact - Emergency Vehicle Access and Response Time (FOF 2.1-2.7):

Board discussion:

c. Findings of Fact - Water and Wastewater (FOF 3.1 – 3.5):

Board discussion:

d. Findings of Fact - Natural and Man-Made Hazards (FOF 4.1-4.4):

Board discussion:

a. Conclusions of Law - Traffic Safety (COL 1.1):

Board discussion:

b. Conclusions of Law - Emergency Vehicle Access and Response Time (COL 2.1):

Board discussion:

c. Conclusions of Law - Water and Wastewater (COL 3.1):

Board discussion:

d. Conclusions of Law - Natural and Man-Made Hazards (COL 4.1):

Board discussion:

Compliance with Core Application Components:

A. Preliminary Plat Application

Findings of Fact (FOF 1)

Conclusions of Law (COL 1)

B. The Environmental Assessment (RCSR Appendix E).

Finding of Fact (FOF 1-2)

Conclusions of Law (COL 1-1)

C. The Community Impact Report (RCSR Appendix F)

Finding of Fact (FOF 1-2)

Conclusions of Law (COL 1-1)

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

Findings of Fact (FOF 1-1)

Conclusions of Law (COL 1-1)

E. The Applicant's Expressed Preference for Mitigation.

Findings of Fact (1-2)

Conclusions of Law (COL 1)

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

Findings of Fact (FOF 1)

Conclusions of Law (COL 1)

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

Findings of Fact (FOF 1-1)

Conclusions of Law (COL 1-1)

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

Findings of Fact (FOF1-2)

Conclusions of Law (COL 1)

I. Any Additional Information Authorized By Law

Findings of Fact (FOF 1)

Conclusions of Law (COL 1)

12. Communications from Board

13. Public comment on items not otherwise on the agenda

14. Next Regularly Scheduled Meeting: *currently undetermined*

15. Adjournment