

**SPECIAL AND REGULAR MEETINGS  
OF THE  
RAVALLI COUNTY PLANNING BOARD**

**REGULAR MEETING 7:00pm**

**Wednesday, February 4th, 2026**

**Commissioners' Meeting Room  
County Administration Building, 215 South 4<sup>th</sup> Street, Hamilton, MT 59840  
Public Meeting**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public comment**
- 5. Approval of Minutes: January 21st, 2026 Draft Minutes**
- 6. Amendments to the Agenda**
- 7. Correspondence**
- 8. Disclosure of actual, possible and perceived conflicts of interest**
- 9. Communications from Staff**
- 10. Old Business:**
  - A. Update from the Planning Board Sub-Committee - Subdivision Regulations
  - B. Finalize Annual Report
- 11. New Business:**
  - A. Review with possible recommendation of **The Sunset Ridge Estates, 10-Lot Major Subdivision, Subdivision Case # 2025-01, Tax ID: 155600**
  - A. Staff Report:
  - B. Developer/Consultant presentation:
  - C. Public Comment:
  - D. Public comment was closed at:
    - i. Planning Board/Deliberations:
    - ii. Sub-Components; Conditions of Approval:
      1. Mitigating Conditions (10)
      2. Final Plat Application Requirements (30)

3. Final Plat Requirements (30)

**1. COMPLIANCE WITH PREREQUISITES TO APPROVAL**

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

1. Findings of Fact (FOF 1 - 3)

Board discussion:

2. 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:**

1. Findings of Fact (FOF 1 - 5)

Board discussion:

2. Conclusions of Law (COL 1 - 2)

Board discussion:

**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:**

1. Findings of Fact (FOF 1 - 2)

Board discussion:

2. Conclusions of Law (COL 1)

Board discussion:

**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:**

1. Findings of Fact (FOF 1 - 4)

Board discussion:

2. Conclusions of Law (COL 2)

Board discussion:

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

1. Findings of Fact (FOF 1 - 2)

Board discussion:

2. Conclusions of Law (COL 1)

Board discussion:

**F. Provides for the appropriate park dedication or cash-in-lieu of park dedication, if applicable (see Chapter 13 of RCSR).**

1. Findings of Fact (FOF 1 - 3)

Board discussion:

2. Conclusions of Law (COL 1)

Board discussion:

**2. COMPLIANCE WITH APPLICABLE REGULATIONS:**

**A. These regulations, including but not limited to, the Standards set forth in Chapter 12:**

1. Findings of Fact (FOF 1 - 3)

Board discussion:

2. Conclusions of Law (COL 1 - 2)

Board discussion:

**B. Any applicable Zoning Regulations**

1. Findings of Fact (FOF 1)

Board discussion:

2. Conclusions of Law (COL 1)

Board discussion:

**C. Existing Covenants and/or Deed Restrictions**

1. Findings of Fact (FOF 1)

Board discussion:

2. Conclusions of Law (COL 1)

Board discussion:

**D. Other Applicable Regulations**

1. Findings of Fact (FOF 1 - 3)

Board discussion:

2. 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.**

1. Findings of Fact (FOF 1 – 10)

Board discussion:

2. Conclusions of Law (COL 1 - 2)

Board discussion:

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

1. Findings of Fact (FOF 1 - 12)

Board discussion:

2. Conclusions of Law (COL 1)

Board discussion:

**3. CRITERION #3: EFFECTS ON LOCAL SERVICES:**

1. Findings of Fact – Fire District (FOF 1.1 - 1.8)

Board discussion:

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

Board discussion:

3. Findings of Fact - **Public Safety Services** (FOF 3.1 - 3.5)

Board discussion:

4. Findings of Fact - **Emergency Medical Services** (FOF 4.1 - 4.4)

Board discussion:

5. Findings of Fact - **Roads** (FOF 5.1 - 5.11)

Board discussion:

6. Findings of Fact - **Water and Wastewater Districts** (FOF 6.1 - 6.3)

Board discussion:

7. Findings of Fact - **Solid Waste Service** (FOF 7.1 - 7.6)

Board discussion:

8. Findings of Fact - **Postal Service** (FOF 8.1 - 8.6)

Board discussion:

9. Findings of Fact - **Utilities** (FOF 9.1 - 9.7)

Board discussion:

1. Conclusions of Law - **Fire District** (COL 1.1 - 1.2)

Board discussion:

2. Conclusions of Law - **School District** (COL 2.1)

Board discussion:

3. Conclusions of Law - **Public Safety Services** (COL 3.1)

Board discussion:

4. Conclusions of Law - **Emergency Medical Services** (COL 4.1)

Board discussion:

5. Conclusions of Law - **Roads** (COL 5.1)

Board discussion:

6. Conclusions of Law - **Water and Wastewater Districts** (COL 6.1)

Board discussion:

7. Conclusions of Law - **Solid Waste Service** (COL 7.1)

Board discussion:

8. Conclusions of Law - **Postal Service** (COL 8.1)

Board discussion:

9. Conclusions of Law - **Utilities** (COL 9.1)

Board discussion:

**4. CRITERION #4: EFFECTS ON NATURAL ENVIRONMENT**

1. Findings of Fact - **Surface Water Features** (FOF 1.1 - 1.8)

Board discussion:

2. Findings of Fact - **Floodplain** (FOF 2.1 - 2.2)

Board discussion:

3. Findings of Fact - **Groundwater Quality** (FOF 3.1 - 3.5)

Board discussion:

4. Findings of Fact - **Air Quality** (FOF 4.1 - 4.6)

Board discussion:

5. Findings of Fact - **Light Pollution** (FOF 5.1 - 5.4)

Board discussion:

6. Findings of Fact **Vegetation** (FOF 6.1 - 6.7)

Board discussion:

7. Findings of Fact – **Noise** (FOF 7.1 - 7.5)

Board discussion:

8. Findings of Fact - **Historical/Archaeological sites** (FOF 8.1 - 8.4)

Board discussion:

1. **Conclusions of Law - Surface Water Features** (COL 1.1 – 1.3)

Board discussion:

2. **Conclusions of Law - Floodplain** (COL 2.1)

Board discussion:

3. **Conclusions of Law - Groundwater Quality** (COL 3.1 – 3.3)

Board discussion:

4. **Conclusions of Law - Air Quality** (COL 4.1)

Board discussion:

5. **Conclusions of Law - Light Pollution** (COL 5.1)

Board discussion:

6. **Conclusions of Law - Vegetation** (COL 6.1)

Board discussion:

7. **Conclusions of Law - Noise** (COL 7.1)

Board discussion:

8. **Conclusions of Law - Historical/Archaeological Sites** (COL 8.1)

Board discussion:

**5. CRITERION #5: EFFECTS ON WILDLIFE**

1. **Findings of Fact** (FOF 1 - 9)

Board discussion:

2. **Conclusions of Law** (COL 1)

Board discussion:

**6. CRITERION #6: EFFECTS ON WILDLIFE HABITAT**

1. **Findings of Fact** (FOF 1 - 7)

Board discussion:

2. Conclusions of Law (COL 1)

Board discussion:

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

1. Findings of Fact - Traffic Safety (FOF 1.1 - 1.9)

Board discussion:

2. Findings of Fact - Emergency Vehicle Access and Response Time (FOF 2.1 - 2.11)

Board discussion:

3. Findings of Fact - Water and Wastewater (FOF 3.1 - 3.15)

Board discussion:

4. Findings of Fact - Natural and Man-Made Hazards (FOF 4.1 - 4.9)

Board discussion:

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

Board discussion:

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

Board discussion:

3. Conclusions of Law - Water and Wastewater (COL 3.1 – 3.6)

Board discussion:

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

Board discussion:

**3. Compliance with Core Application Components:**

**A. The Preliminary Plat Application**

1. Findings of Fact (FOF 1.1)

2. Conclusions of Law (COL 1.1)

**B. Environmental Assessment (RCSR Appendix E)**

1. Findings of Fact (FOF 2.1 - 2.2)

Board discussion:

2. Conclusions of Law (COL 2.1)

Board discussion:

**C. Community Impact Report**

1. Findings of Fact (FOF 3.1 - 3.2)

Board discussion:

2. Conclusions of Law (COL 3.1)

Board discussion:

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

1. Findings of Fact (FOF 4.1)

Board discussion:

2. Conclusions of Law (COL 4.1)

Board discussion:

**E. The Applicant's Expressed Preference for Mitigation**

**1. Findings of Fact (FOF 5.1 - 5.2)**

Board discussion:

**2. Conclusions of Law (COL 5.1)**

Board discussion:

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

**1. Findings of Fact (FOF 6.1)**

Board discussion:

**2. Conclusions of Law (COL 6.1)**

Board discussion:

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

**1. Findings of Fact (FOF 7.1 – 7.2)**

Board discussion:

**2. Conclusions of Law (COL 7.1)**

Board discussion:

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

**1. Findings of Fact (FOF 8.1 - 8.2)**

Board discussion:

**2. Conclusions of Law (COL 8.1)**

Board discussion:

**I. Any Additional Information Authorized by Law**

**1. Findings of Fact (FOF 9.1)**

Board discussion:

**2. Conclusions of Law (COL 9.1)**

Board discussion:

**12. Communications from Board**

**13. Communications from Public – non agenda items only**

**14. Next regularly scheduled meeting - TBD**

**15. Adjournment**