



Commissioners' Office: 215 S. 4th Street, Suite A, Hamilton, MT 59840 (406) 375-6500

November 10, 2020

Town of Darby
PO Box 37
Darby, MT 59829-0037

RE: Robin and Ryan Conner
60' wide strip of land along eastern boundary of 171 Bunkhouse Road
(Parcel #1108400)

Dear Darby Council Members:

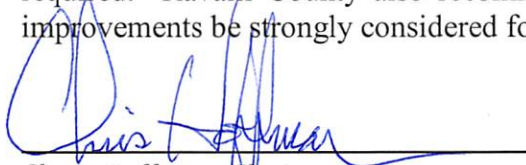
On November 04, 2020 we received a letter from you regarding the above, and requesting the following information from Ravalli County:

1. An official letter from Ravalli County Commissioners notifying the Town of the County's approval for the Town to annex, lot line adjustment and approval for roadway access to Bunkhouse Road.

Our reply is as follows:

1. Annexation: the Darby Town Council shall be responsible for this decision.
2. Lot Line Adjustment: enclosed please find a copy of the Boundary Line Relocation approval from the Ravalli County Planning Office, dated December 03, 2019.
3. Roadway Access to Bunkhouse Road: enclosed please find a copy of the Commissioners' meeting minutes, dated July 29, 2020, which includes Commissioner approval for a newly proposed access off of Bunkhouse Road. The approach is valid for up to 100 trips per day, which is approximately 12 residential units based.

PLEASE NOTE: Should Parcel #1108400 be subdivided in the future, pro rata to Ravalli County shall be required. Ravalli County also recommends a Traffic Impact Analysis and potential Bunkhouse Road improvements be strongly considered for any future divisions.



Chris Hoffman, Chairman
Ravalli County Commissioners

Enclosures:

Cc: RCRBD, R&R Conner, correspondence



Ravalli County Planning Department
215 South 4th Street, Suite F
Hamilton, MT 59840
406.375.6530 Fax 406.375.6531

OG-19-11-312

SUBDIVISION EXEMPTION APPLICATION APPROVAL
Boundary Line Relocation (SEA-2019-80) R & R Estates, LLC

Property Legal Descriptions: Parcels #1108400, 1116300, COS 3449 B and CS5134 A
located within Sections 10, T3N, R21W.

December 3, 2019

Montana Landmark
Attn: Jay Estus
4488 Thorning Loop
Darby, MT 59827

Dear Mr. Estus,

Ravalli County has examined the subdivision exemption application you submitted on November 1, 2019, and has determined that the applicants may use the exemption to adjust the boundary lines between the two above-described properties, as depicted on the application. The required Certificate of Survey will show the new configurations of the parcels described above. **Because the relocation is taking place between the jurisdiction of the Town of Darby and the County of Ravalli, you will also need to work with the Town of Darby to amend their zoning districts and annex the addition to the new Amended Plat lot.**

IMPORTANT NOTICE REGARDING SUBDIVISION EXEMPTIONS

A determination by Ravalli County that a proposal is exempt from subdivision review does not constitute a substantive review of the proposal. The lots created or altered by exemption might not have legal or physical access, might not be eligible for a County road access permit, might not be able to use previous private access easements, might not be eligible for County well or wastewater treatment (septic system) permits, might not have access to utilities, and might not have any usable building site or beneficial economic use or value at all.

CONDITIONS OF APPROVAL

The following conditions of approval are required, in order to complete the process of filing the survey with the County Clerk and Recorder:

- **Survey:** Consult with a professional land surveyor to complete the surveys, which all of the property owners will have to sign and have notarized. Be sure to quote the exemption language from subdivision review in its entirety on the final plat. Please show both the old and new boundary lines on the survey, with a dashed line for the existing boundaries and a solid line for the new boundaries;
- **MDEQ:** Consult with the Ravalli County Environmental Health Department (RCEHD) at 375-6565 for instruction relative to the Montana Department of Environmental Quality (MDEQ) procedures for review of the lots (referred to as a Certificate of Subdivision Approval), and/or provide a letter of approval from RCEHD for the exemption from MDEQ review quoted or used on this survey;
- **Covenants/Zoning:** Research the properties for covenants and zoning (Clerk and Recorder's Office) to see that the proposed boundary relocations meet those restrictions; **The Town of Darby Zoning and the Darby Extended Zoning District boundaries will need to be re-defined and the portion included in the Amended Plat annexed into the Town of Stevensville,** and
- **Property Taxes:** Pay all property taxes that have been assessed and levied on the properties (Note: If you submit your survey for filing after the tax notices have been mailed out (which is generally by the end of September of each year) you will need to pay for the entire year – first and second half).

RECOMMENDATION

The following are recommended, in order to help alleviate potential future concerns:

- **Consent to Plat:** A Consent to Plat form, signed and notarized by all owners of interest, if the applicant is not the underlying titleholder of the property(ies);
- **Service Providers:** Applicants are encouraged to contact service providers, including irrigation districts/associations and utility providers, to determine what, if any, information should be provided to them independently of the subdivision exemption review to ensure that service provision continues;
- **GIS Department Review:** The completed surveys must be reviewed by the Ravalli County Geographic Information Systems (GIS) Department, prior to filing with the Clerk and Recorder. To help expedite the process, it is recommended that the applicant email the survey to GIS Department Director Ken Miller at kmiller@rc.mt.gov. Please be advised that failure to submit the survey to GIS for review may delay its recording, as the Clerk and Recorder's Office would then need to submit the survey for review, as time permits; and
- **Road Names:** According to County Resolution # 503, recorded as Permanent File #7360 on August 30, 1989, road names are required to be issued for existing and proposed, private, unnamed roads that serve two or more residences or potential residences, where applicable, for identification purposes in the event of an emergency. Since the County GIS Department approves road name petitions, inquiries should be directed to GIS at 375-6622.

FILING THE SURVEY


When you're ready to file the survey, please bring the following to the Clerk and Recorder's Office:

- This original approval letter;
- The appropriate filing fees;
- The surveys (one paper copy and one mylar copy of the Amended Subdivision Plat and the Certificate of Survey);
- The original Certificate of Subdivision Approval document from MDEQ, and/or provide a letter of approval from RCEHD for the exemption(s) from MDEQ review quoted on the survey. **Please ensure that any lot layout diagram accompanying the MDEQ and/or RCEHD approval matches the proposed lot configurations;**
- A **Consent to Plat** form, if needed, as set forth above;
- Deeds between property holders, if separate owners, to clear title, accompanied by the appropriate fees; and
- An approved Road Name Petition from the County GIS Department, as applicable, as set forth above.
- **The original approval letter from the Town of Darby.**
- **Documents to change the zoning boundaries of the Town of Darby and the Darby Extended Zoning District.**
- **Document to annexation of the additional land on the Amended Plat into the town of Darby.**

APPROVAL PERIOD

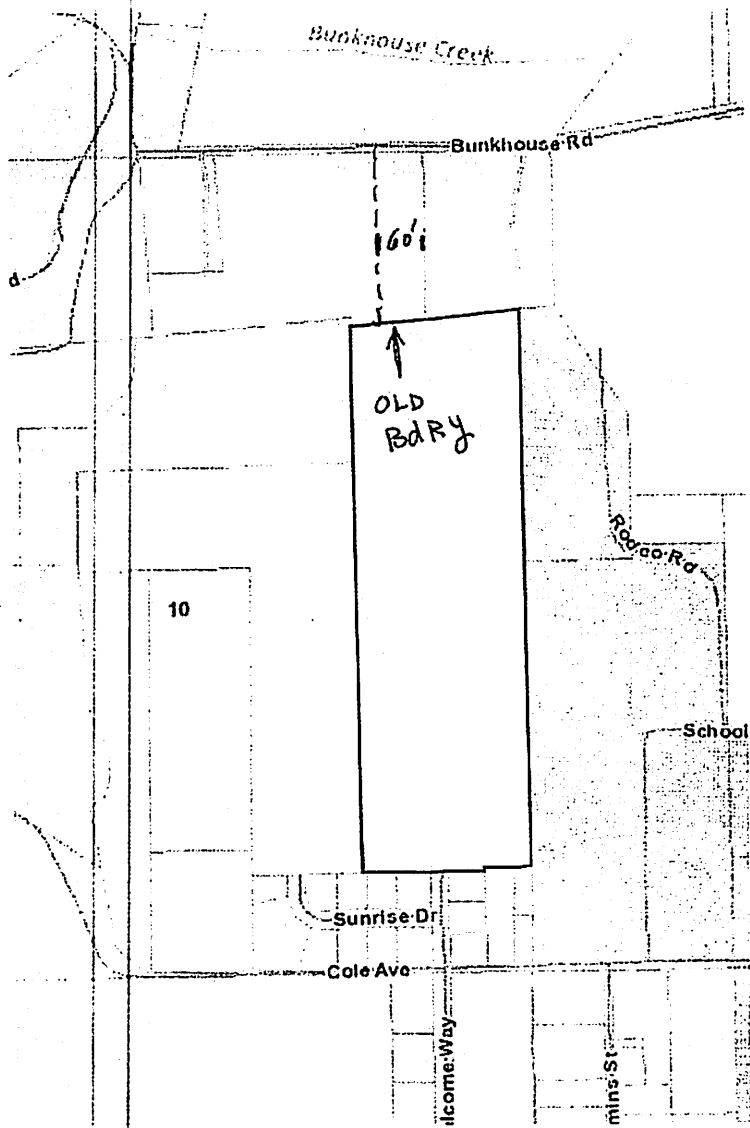
This approval must be utilized within one (1) year of the date of this letter, the expiration being December 3, 2020, unless you provide a written request for a one-year extension of the approval period. The request must be submitted at least thirty (30) calendar-days prior to the approval period expiration.

Sincerely,



Terry Nelson
Planning Department Administrator

Cc: Project File – Subdivision Exemption Application (SEA – 2019-80)
Town of Darby
Rayalli County Environmental Health Department
Rayalli County Clerk & Recorder
Rayalli County GIS Department (Email)
Daly Ditches Irrigation District (Email)
Bitter Root Irrigation District (Email)
R & R Estates, LLC PO Box 221 Conner, MT 59827



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

REGULAR MEETING 9:00 AM

Wednesday, July 29, 2020

**Commissioners' Meeting Room
County Administration Building,
215 S. 4th St, Hamilton, MT 59840.**

1. Roll Call

Commissioner Chris Hoffman, Commissioner Greg Chilcott and Commissioner Jeff Burrows.

STAFF PRESENT:

Chris Taggart, minutes

2. Pledge of Allegiance

3. Public comment

None.

4. 9:00 AM *Appeal of denial of a proposed access permit for Bunkhouse Road in Darby MT (R Conner)**

Attachment - RCRBD Denial

Present:

Rory McCarty, Civil Counsel

John Horat, RCRBD

Robin Conner, applicant

Findings of Fact (FOF):

FOF 1: The requested new access would provide for future connectivity for traffic flow purposes.

FOF 2: The requested new access site meets all site distance requirements.

Commissioner Chilcott moved that based upon the Findings of Fact, to approve the appeal of denial for this new proposed access off of Bunkhouse Road in Darby, as depicted within diagram #1 of 2 presented. Seconded by Commissioner Burrows. Public comment on motion: none. Discussion: none. All voted "aye" (3-0).

5. Discussion with possible decision for Museum:

Present:
Tamar Stanley Director

- A) Rotating Outdoor Sculptures in Lewis and Clark Garden at Museum

Attachment - Request

BCC consensus: ok with placing rotating sculptures in the Lewis and Clark Garden.

- B) Signage

Attachment - Signage

Commissioner Burrows moved to approve the electrical bid received from DJ's Electric for the installation of a new museum sign, along with entry track lighting and to contribute \$2,000.00 towards the total sign project, with funds from Old Courthouse building capital account 4002-70-411225-877 cash code 102058. Seconded by Commissioner Chilcott. Public comment on motion: none. Discussion: none. All voted "aye" (3-0).

- 6. **Discussion with possible decision: Speeding Issues on Eight Mile Road in Florence (B Swendsen Riverview Orchard Landowner's Association President)**

Attachment - request

Present:
Rory McCarty, Civil Counsel
Bill Swendsen
Steve Hall

No BCC action taken.

- 7. **Discussion with possible decision: Lone Rock School District mitigation fees**

Present:
Rory McCarty Civil Counsel
Terry Nelson, Planning Director
Jacob Cummings, Planner
Gary Leese
Wayne Stanford

No BCC action taken.

- 8. **BCC phone Interview for HR Director: Laramie Sisco**

Laramie Sisco - via phone call
Klarryse Murphy, CFO
Regina Plettenberg, C&R

- 9. **Public comment on items not otherwise on the agenda**

None.

10. Adjournment

Commissioner Burrows moved to adjourn the meeting. Seconded by Commissioner Chilcott. All voted "aye" (3-0).

Chris Taggart, Administrative Assistant

484-10098
CH# 1097

R&R Estates LLC
PO Box 313
Ravalli County Road Department

Deposit 1000-
145-



244 Fairgrounds Road • Hamilton, Montana 59840
(406) 363-2733

COUNTRY ROADS TAKE ME HOME

ROAD and DRIVEWAY APPROACH
APPLICATION and PERMIT

Date 5/6/20 Time 4:41pm
Road Name and No. 171 Bunkhouse, Darby, MT 59829 (8800)
Location of Work to be Performed Same

Applicant R&R Estates, LLC Phone 406-821-2280 Robin Conner
Name R&R Estates, LLC Phone 406-821-2280

Address P.O. Box 313, Conner MT 59827
Herein termed the applicant, requests permission to construct an approach or road intersection as shown on the attached plot plan and hereby made a part of this application.

Check One: Private Public

Use of Property or Facility Bare land, eg. access currently - Commercial
(Residence, Trailer Court, Gas Station, Field Access, Sub Division, Type of Business, etc.)

Property Owner

Name R&R Estates, LLC Phone 406-821-2280
Address P.O. Box 313, Conner MT 59827

Installation Contractor

Name MR ASPHOLT Phone 531-1595
Address _____

To be filled out by Inspector:

Sight Distance: Left +305' Right +305'

Speed Limit 35 MPH Minimum Sight Distance 305'

Surfacing PAVEMENT

Width 20' Flare 20' EXH WRT
(Gravel or Pavement)

Side of Roadway: SOUTH
(N - S - E - W)

DRAINAGE: (As required by Road Department)

Culvert Size 12" dia MCN Length AS REQUIRED PER SKETCH

Job Specifications PER POLICY & SKETCH. APPROX APPROVED BY
COMMISSION 7-29-2020. LOCATE APPROX 40' @
WEST PROPERTY LINE TO CENTERLINE OF APPROACH.

Inspected by [Signature]
8-3-2020

Final inspection (within 30 days of permit issuance) 7-1-2021

Inspected by _____