



Ravalli County Planning Department
215 South 4th Street, Suite F
Hamilton, MT 59840
406.375.6530 planning@rc.mt.gov

RECEIVED

AUG 16 2021

Ravalli County Commissioners

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OG-21-08-328

Date: August 11th, 2021
To: Adjoining Property Owners, Property Owners within 300' & Interested Agencies
From: Jim Osborne, County Planner
Cc: Outgoing Correspondence File, Subdivision File
Enc: Reduced Plat, Vicinity Map

Subject: Comment Request on Amended Plat of Lot 32 of Florence Orchard Homes, 5-Lot Minor Subdivision

Ravalli County has received an application for a 5-lot minor subdivision of 4.63 acres. The property is located approximately ¼ mile north of the intersection of Old U.S. Hwy. 93 and U.S. Hwy. 93 N., on the west side of Old U.S. Hwy. 93, within the community of Florence. The property is located within the Florence-Carlton School District and the Florence Rural Fire District. The subject property is located in the Southwest ¼ of Section 11, Township 10 North, Range 19 West, P.M.M., Ravalli County, Montana. The applicant is Paul Brand (Florence Medical Group) and the Consultant is Anna Vickers of IMEG (Formerly Territorial Land Works). Information describing the proposal as well as a complete copy is available for viewing at the Planning Department office, in the County Administrative Center, 215 S. 4th St., Suite F, Hamilton, MT 59840.

Subdivision Proposal: Five (5) lots on 4.63 acres. Direct access to this property is currently from Old US Highway 93. Access to the new lots will be from Iowa Ave. There is an existing Commercial building (Florence Medical Clinic) and 4 proposed new residential lots. The subdivision has the potential to add an estimate of three (3) more children to the School District, and approximately 32 vehicular trips per day to the road system.

According to State law, the Board of County Commissioners (BCC) must consider the following criteria in making their decision on the proposal:

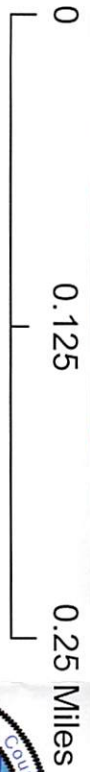
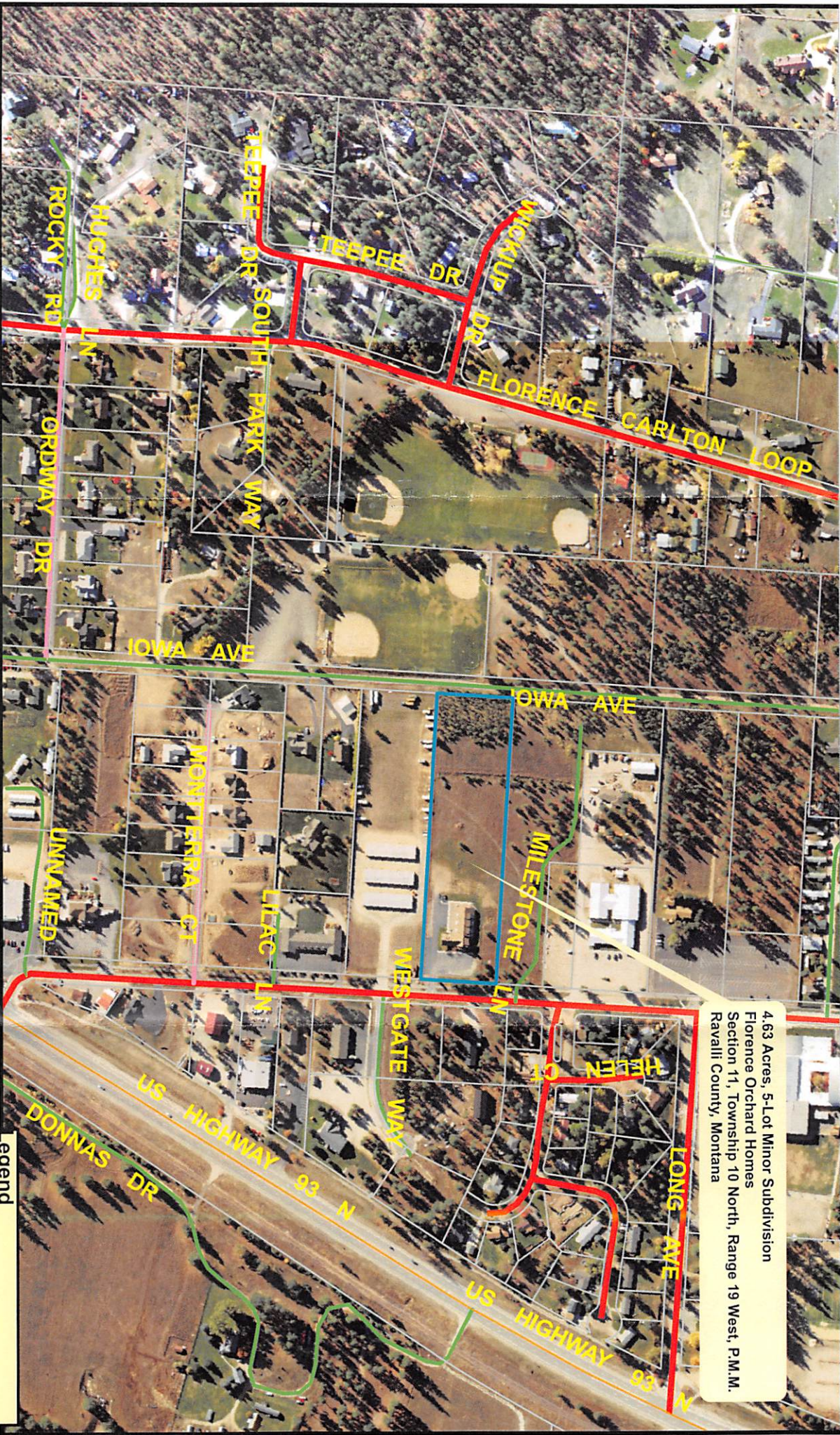
1. Effects on Agricultural Operations
2. Effects on Agricultural Water-User Facilities
3. Effects on Local Services
4. Effects on Natural Environment
5. Effects on Wildlife
6. Effects on Wildlife Habitat
7. Effects on Public Health and Safety

As an adjoining landowner, landowner within 300', or interested agency, you are invited to offer comments regarding the impacts of the subdivision on the criteria listed above. Comments by the general public are accepted in writing (mail, e-mail, or drop off at the Planning Department), or verbally or in writing at the meetings listed below. Comments submitted to the Planning Department, at the address above, will be forwarded to the BCC. If you have any questions regarding the proposal, please contact the Planning Department.

The BCC will conduct a Public Hearing on the proposal on Tuesday, September 14th, 2021, at 1:30 p.m., in the Commissioners' Conference Room (Third Floor). The BCC will also accept verbal or written comments from the public. At the conclusion of the public hearing, the BCC may make a final decision on the subdivision proposal.

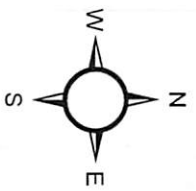
Please be advised that the meeting/hearing times noted above indicate when the meetings begin, and that there may be multiple items on the agenda.

4.63 Acres, 5-Lot Minor Subdivision
 Florence Orchard Homes
 Section 11, Township 10 North, Range 19 West, P.M.M.
 Ravalli County, Montana



Date: 8/12/2021 Florence Orchard Homes

5-Lot Minor SD
 (SD# 2020-01)
 Tax ID: 1025560



Coordinate System: NAD 1983 StatePlane Montana FIPS 2500
 Projection: Lambert Conformal ConicNorth American 1983

Ravalli Co. provides this product for informational purposes only. It is not suitable for legal, engineering, or surveying purposes.

Legend

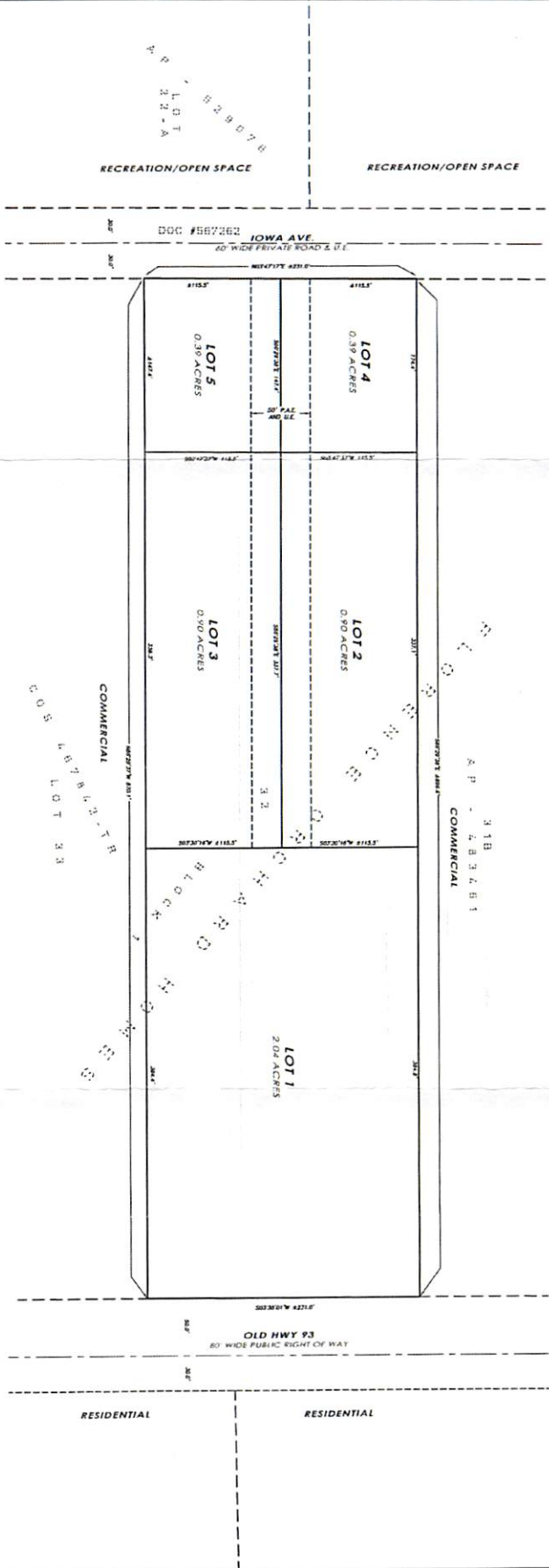
Roads	
JURISDICTION	
—	County
—	FED
—	FS
—	Private
—	Public Road (privately maintained)
—	STATE

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P R E L I M I N A R Y P L A T O F A S H S U B D I V I S I O N

A FIVE LOT MINOR SUBDIVISION OF LOT 32, BLOCK 1 OF FLORENCE ORCHARD HOMES,
LOCATED IN THE SW 1/4 OF SECTION 11, T.10N., R.20W., P.M.M., RAVALLI COUNTY, MONTANA

RECEIVED
APR 17 2020
Favalli County Planning Dept.



PREPARED BY
TERRITORIAL LANDWORKS, INC.
10 PROJECT #11-200
1000 UNIVERSITY AVENUE, SUITE 100
BOZEMAN, MONTANA 59717
PHONE: (406) 552-1111
FAX: (406) 552-1111

COUNTY TREASURER'S CERTIFICATION
I, COUNTY CLERK, HAVE RECEIVED THE TAX MAP AND SPECIAL ADJUSTMENTS ASSIGNED AND LISTED ON THE LAND ABOVE DESCRIBED AND HAVE
RECORDED THE SAME.
LOCAL HEALTH OFFICER'S CERTIFICATION
THE MAP HAS BEEN REVIEWED AND APPROVED.
CERTIFICATION BY GOVERNING BODY
THE BOARD OF COUNTY COMMISSIONERS OF RAVALLI COUNTY, MONTANA, HAS REVIEWED THE MAP AND HAS APPROVED THE SAME.
DATE: _____ BY: _____
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER

SUBDIVISION CERTIFICATION
I, COUNTY CLERK, HAVE RECEIVED THE INSTRUMENT AND HAVE REVIEWED THE SAME AND HAVE DETERMINED THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS.
DATE: _____ BY: _____
COUNTY CLERK

NOTARY PUBLIC
STATE OF MONTANA
NOTARY PUBLIC
COMMISSION EXPIRES 12/31/2020
I, _____, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF MONTANA AND MY COMMISSION EXPIRES ON 12/31/2020.

SCALE
0 40 80 160 FEET

LEGEND
--- BOUNDARY OF SUBDIVISION
--- BOUNDARY OF LOT
--- BOUNDARY OF SECTION
--- BOUNDARY OF COUNTY

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LOT 32, BLOCK 1, FLORENCE ORCHARD HOMES
A SUBDIVISION OF RAVALLI COUNTY

SHEET 1 OF 1
ASH SUBDIVISION
A SUBDIVISION OF RAVALLI COUNTY