



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

RECEIVED

FEB 17 2022

Ravalli County Commissioners

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OG-22-02-072

Date: February 14th, 2022
To: Interested Agency & Property Owners within 300'
From: Jim Osborne, County Planner
Cc: Outgoing Correspondence File, Subdivision File
Enc: Reduced Plat, Location Map

Subject: The proposed subdivision plat of Ravalli County Federal Credit Union, a tract of land Located in the SW ¼ of Section 11, T10N, R20W, Prime Meridian Montana (P.M.M.), Ravalli County, Montana.

Ravalli County has received an application for a two-lot minor subdivision of 1.94 acres. The proposed subdivision plat of Ravalli County Federal Credit Union. The property is located in Florence on Highway 93 N approximately 500 feet north of Eastside highway as shown on the vicinity map (attached). The proposed new lot will serve future commercial uses. The subdivision property is located within the Florence-Carlton School District and the Florence Rural Fire District. The proposed lot currently is vacant and will be served by a proposed individual well and proposed individual septic system to be installed at the time of construction. The applicant is Ravalli County federal Credit Union, and represented by Paul Jessop of Base Line Surveying and Mapping. The subdivision has the potential to add 1 child to the Florence-Carlton School District, and approximately 72 vehicular trips per day to the road system. 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: Two (2) lots on 1.94 acres. Direct access to this property is currently from Highway 93. Access to each lot will be from a common driveway. The subdivision has the potential to add 1 child to the Florence-Carlton School District and approximately 72 vehicular trips per day to the road system.

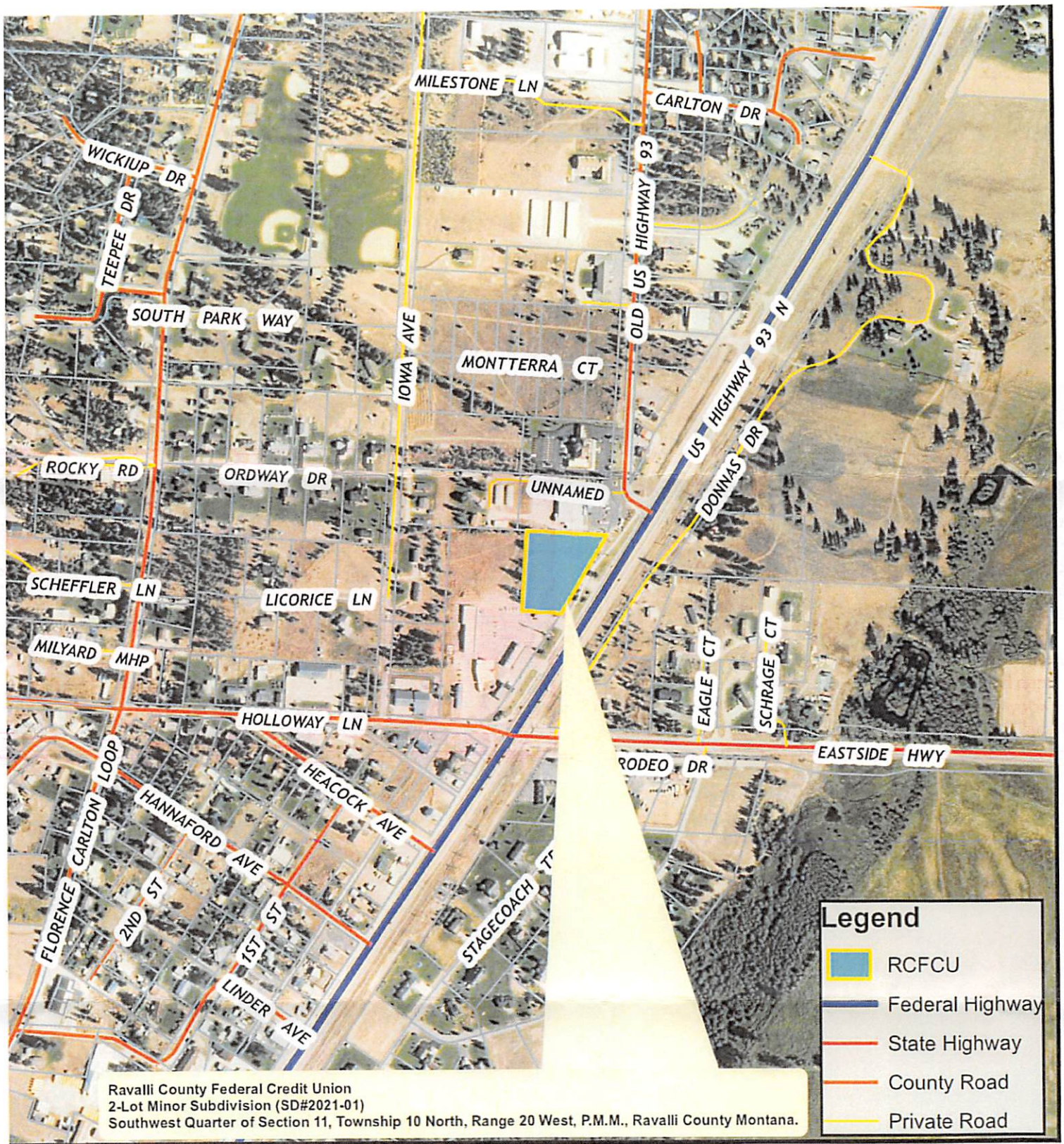
According to State law, the Board of County Commissioners (BCC) must consider the following criteria in making their decision on the proposal:

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 Monday, March 21st, 2022, at 10:00 a.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.

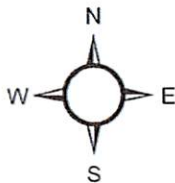
Please be advised that the meeting/hearing times noted above indicate when the meetings begin, and that there may be multiple items on the agenda.



0 0.1 0.2 Miles

Date: 1/11/2022

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Location Map

RCFCU
 2-Lot Minor SD
 (SD# 2021-01)
 Tax ID: 1425200

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

