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DEC 30 2014

Ravalli County Commissioners



Ravalli County Planning Department

215 South 4th Street, Suite F
Hamilton, MT 59840

406.375.6530 Fax 406.375.6531 kwaller@rc.mt.gov

OG-14-12-319

Date: December 23, 2014
To: Adjoining Property Owners, Property Owners within 300'
From: *KW* Kevin Waller, Planner
Cc: Outgoing Correspondence File, Subdivision File
Enc: Reduced Plat, Vicinity Map

Subject: Comment Request on AP Block 1, Lots 35 and 36, Florence Orchard Homes Major Subdivision

Ravalli County has received an application for a 16-lot major subdivision, located approximately 300 feet 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, as shown on the enclosed location map. The subdivision is proposed to include 14 single-family-residential lots, one lot with 4 commercial units, and one lot with five residential apartment units. The property presently consists of two lots, and is located within the Florence-Carlton School District and the Florence Rural Fire District. The subdivision lots will be served by individual wells, and a community wastewater treatment system. The applicant is One Ten Investments, LLC, represented by Ron Uemura of RAM Engineering. A complete copy of the application packet is available for viewing at the Ravalli County Planning Department.

Subdivision Proposal: Sixteen (16) lots on 9.26 acres. The subdivision is proposed to take access from Old U.S. Highway 93, on the subdivision's east boundary. The subdivision has the potential to add an estimated 10 children to the School District, and approximately 204 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 Agriculture and Adjacent 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 party, 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 Planning Board will conduct a Public Meeting on the proposed subdivision on Wednesday, January 21, 2015, at 3:00 p.m., in the Commissioners' Conference Room on the third floor of the Administrative Center (215 S. 4th St., Hamilton). The Planning Board will accept written comments submitted to the Planning Department prior to the meeting, or oral or written comments at the public meeting. At the conclusion of the public meeting, the Planning Board will make a recommendation to the BCC.

The BCC will conduct a Public Hearing on the proposal on Monday, February 9, 2015, at 9:00 a.m., in the Commissioners' Conference Room. 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.

THE AMENDED SUBDIVISION PLAT OF LOTS 35 AND 36, BLOCK 1 FLORENCE ORCHARD HOMES

LOCATED IN THE SW 1/4 OF SECTION 11, T10N, R20W, P11M.,
RAVALLI COUNTY, MONTANA
Owners: One Ten Investments, LLC
Developers: Duane & Tanya Zeller

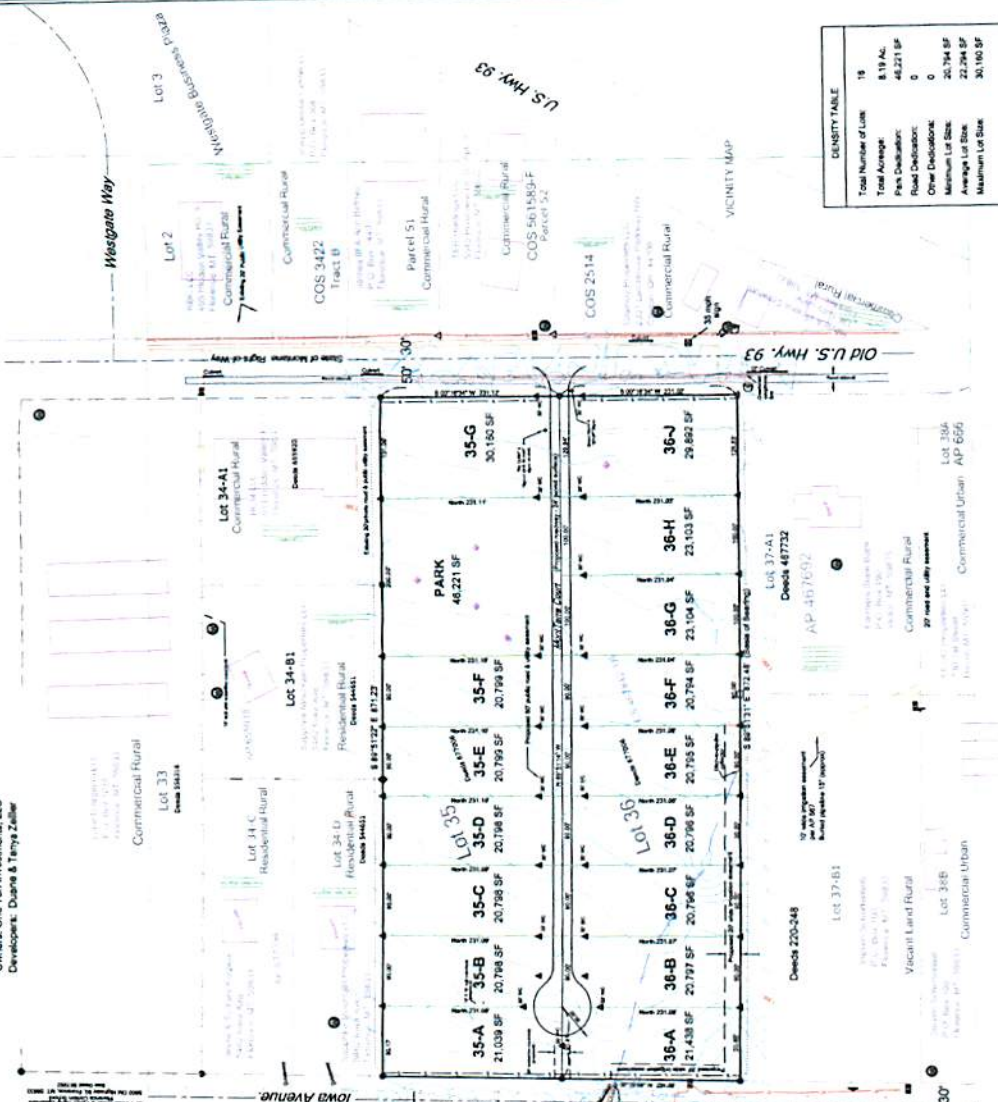


1/4	SEC	T	R
11	10N	20W	

LEGEND

- FOUND REBAR - NO CAP
- △ FOUND 1-1/2" ALUMINUM CAP (3153ES)
- ▲ FOUND 1-1/4" PLASTIC CAP (3701 LS)
- ◆ FOUND 1-1/4" PLASTIC CAP (0356 LS)
- FOUND 1-1/4" PLASTIC CAP (9747 LS)
- ▲ FOUND 1-1/4" PLASTIC CAP SET THIS SURVEY (1828 LS)
- EXISTING WATER WELL
- ▲ 1-1/2" ALUMINUM CAP SET THIS SURVEY (1828)
- SOILS EVALUATION TEST HOLE
- ⊥ PHONE PEDESTAL
- ⊥ ELECTRICAL XTWR OR DISTRIBUTION BOX
- TELECOM POLE

- EXISTING 4" OAS MAIN
- EXISTING IRRIGATION DITCH
- PROPOSED LOT LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- NON-REGRESSIBLE ZONE (PROPOSED)
- EDGE OF ROAD SURFACE
- EXISTING PROPOSED EASEMENT LINE
- EXISTING ROAD CENTERLINE
- 300' OFFSET BOUNDARY
- EDGE OF PAVED ROAD SURFACE
- EXISTING UNDERGROUND PHONE LINE (IMPROV)
- EXISTING UNDERGROUND ELECTRIC (IMPROV)



EMPTINESS TABLE	
Total Number of Lots	19
Total Acreage	8.19 Ac.
Perk Dedications	48,221 SF
Road Dedications	0
Other Dedications	0
Minimum Lot Size	20,794 SF
Average Lot Size	22,294 SF
Maximum Lot Size	30,190 SF

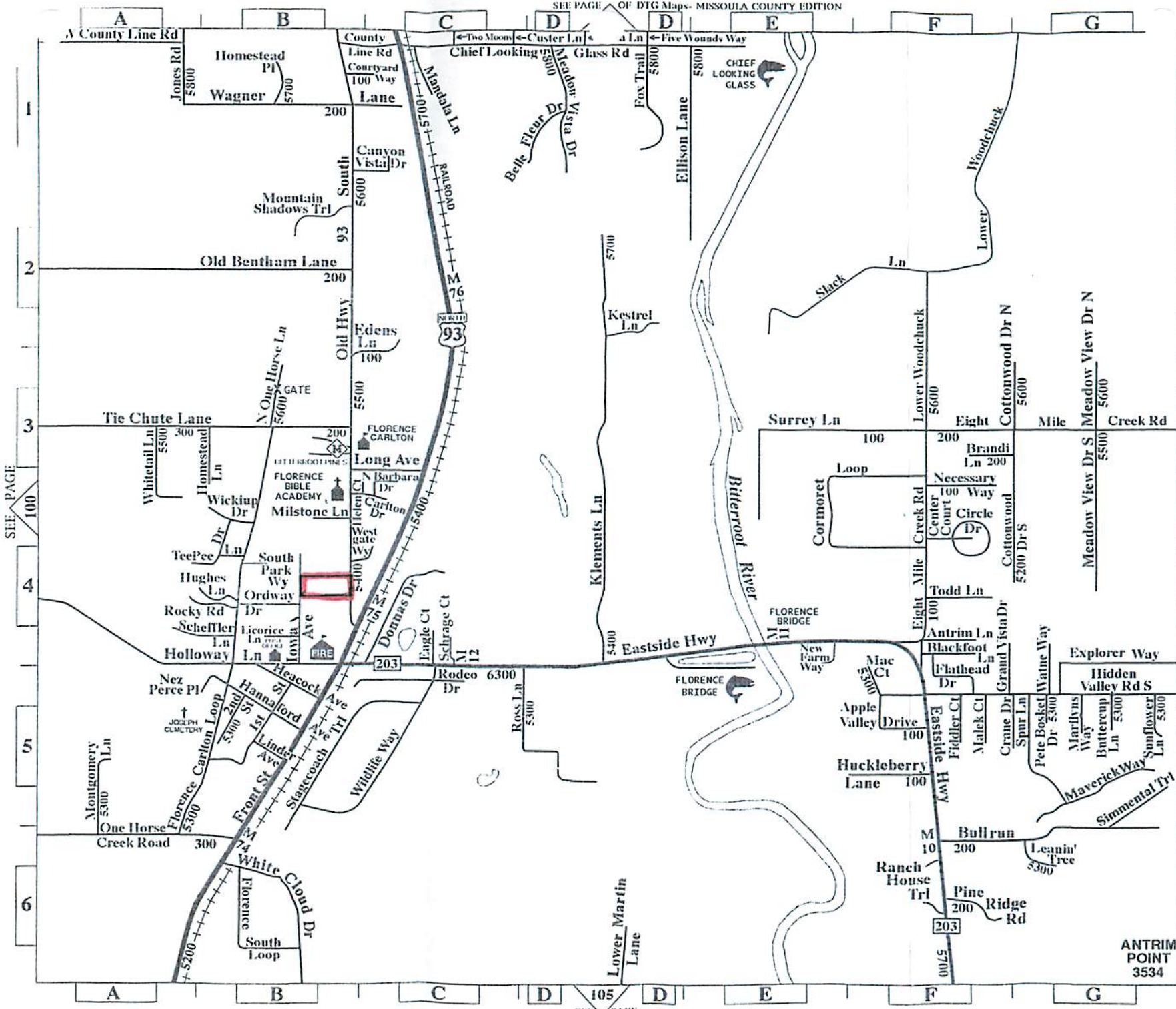
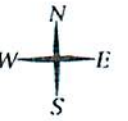
FLORENCE ORCHARD HOMES			
Lots 35 & 36, Block 1			
DRAWN	DATE	Preliminary Plat	
JANE	5/9/14	Montana Landmark	
REV.	SHEET	1A	1
		Project No. 418-523	

Notes:
1) See Sheet No. 3 of the Mont'ers Estates Subdivision for the preliminary roadway grading & drainage plan.
2) See Sheet No. 4 of the Mont'ers Estates Subdivision for the preliminary septic systems & wells plans.

Soils Analysis
Soils were analyzed and sufficient
chromium costly cones were found complete
(map symbol 304B) per NCS Who Soil
Information. The results are as follows:
They are classified as not contaminated for
specific farm absorption levels.

Revised

FLORENCE 59833
CORRESPONDING AREA MAP 5



SEE PAGE 100

SEE PAGE 102

TOWNSHIP RANGE SECTION

11	12	13	14
3	2	1	6
10	11	12	7
15	14	13	18

DTG Maps
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Planning Department
Ravalli County
215 S. 4th St., Suite F
Hamilton, MT 59840

Return Service
Requested



7014 1200 0002 3616 0414



RAVALLI COUNTY
215 S 4TH ST SUITE A
HAMILTON MT 59840-2703

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12/23/2014

US POSTAGE

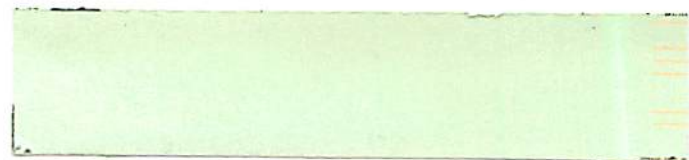
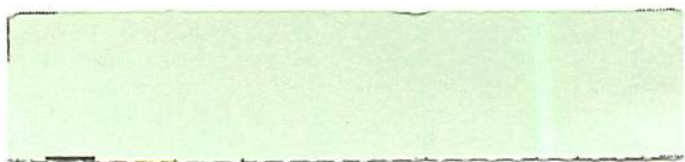
FIRST-CLASS MAIL

\$06.48⁰⁰



ZIP 59801

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE