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Ravalli County Commissioners

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Ravalli County Planning Department

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Hamilton, Montana 59840

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OG-17-03-118

March 31, 2017

John Palacio, Director  
Ravalli County Environmental Health Department  
215 S. 4<sup>th</sup> St., Suite D  
Hamilton, MT 59840

**SUBJECT: BUILDINGS FOR LEASE OR RENT (MCA 76-8)**

Dear Mr. Palacio:

Pursuant to our previous discussions regarding Buildings for Lease or Rent, provisions adopted in Montana State Legislature (MCA 76-8), and by Resolution #3064 of the Ravalli County Board of County Commissioners, a threshold has been established for how many additional structures one can place on their property, without review from the Planning Department. **In Ravalli County, up to five (5) additional residential structures may be constructed, or placed, on a property, without Planning Department review.** (See regulations for exact parameters and requirements.) Above this threshold, a review process has been established by the Planning Department that will require a completed application and approval from Planning, prior to construction. Said approval will be in addition to any required approval from the Ravalli County Environmental Health Department (RCEHD) and/or Montana Department of Environmental Quality (MDEQ). For the purposes of this letter, "additional structure" means residential structures, or residential units within a common building, not including any residences that were in existence, or under construction, prior to September 1, 2013.

It is important to note that all additional structures are subject to any necessary review and approval from RCEHD and/or MDEQ, as indicated above, and must comply with the provisions of any Voluntary Zoning Districts and/or covenants or deed restrictions that may encumber the property. Further, additional structures proposed within floodplain boundaries are subject to review/permits through the Ravalli County Floodplain Program (RCFP), and potentially subject

to review/permits through the U.S. Army Corps of Engineers (USACE) and/or Bitterroot Conservation District (BCD) when proposed in proximity to rivers, streams, and/or wetlands.

An unlimited number of non-residential, additional structures (those not designed for human habitation) may be placed on a property without Planning review, subject to any RCEHD/MDEQ review processes (such as a shop building with water/wastewater provisions), applicable zoning districts and/or covenants/deed restrictions, and any permits from RCFP, USACE, or BCD, as established above.

Please feel free to contact our department with further questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Waller", written over a horizontal line.

Kevin Waller  
Planner

Cc: Ravalli County Board of County Commissioners  
Howard Recht, Ravalli County Attorney's Office  
Regina Plettenberg, Ravalli County Clerk and Recorder  
Buildings for Lease or Rent File  
Outgoing Correspondence File