

Planning Department  
215 South 4<sup>th</sup> Street, Suite F  
Hamilton, MT 59840  
Phone 406-375-6530  
Fax 406-375-6531  
planning@ravalliacounty.mt.gov

- Exhibit A-1 -

OG-12-07-152

July 26, 2012

Mack Capers  
PO Box 372  
Victor, MT 59875-0372

RE: Floodplain Comments for AP Lot 5, Big Creek Meadows Minor Subdivision  
Parcel #924000, Geocode #1666-17-1-01-22-0000, Sec. 17, T8N, R20W

Dear Mr. Capers,

We have completed our floodplain review for a waiver of the requirement for a full floodplain analysis according to Appendix J of the effective Ravalli County Subdivision Regulations for the above proposed minor subdivision. We have determined the following:

1. The eastern edge and a portion of the central area of the existing lot are located within the existing 100 yr floodplain (more specifically the 100 yr floodway) of the Bitterroot river.
2. The area between the two legs of existing floodway will be included within the flood fringe on the proposed Flood Insurance Risk Maps (FIRM's) expected to go into effect in 2013.
3. There are currently no structures located within the areas of floodplain as defined by the current FIRM's or the proposed FIRM's.

To mitigate the impacts to public health and safety and to comply with current Ravalli County Floodplain Regulations:

1. No building will be allowed inside the existing or proposed limits of the floodplain.
2. No fill is to be allowed within the existing or proposed limits of the floodplain.

Given the information cited above and the material presented in your application, we believe that it is reasonable to waive the requirement for a full floodplain analysis as outlined in the Ravalli County Subdivision Regulations. Consequently, your waiver request is granted for this project. If you have any questions, please feel free to contact our office.

Sincerely,

Brian Wilkinson, P.E.  
Ravalli County Floodplain Manager

Cc: Correspondence File - General  
John Horat, Bitterroot Engineering and Design, Inc., 1180 Eastside Highway, Corvallis, MT 59828

-Exhibit A-2-

**Kevin Waller**

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**From:** Schock, Larry [lschock@mt.gov]  
**Sent:** Tuesday, July 31, 2012 9:15 AM  
**To:** Kevin Waller  
**Cc:** Brian Wilkinson  
**Subject:** RE: First Agency Comment Request for AP Lot 5, Big Creek Meadows Subdivision in Ravalli County

Hi Kevin,

The map is a little hard to read. However, as long as the 100 yr. floodplain is shown on the plate, based upon the actual on ground elevations, and they follow the Ravalli Co. floodplain regulations, they should be OK.

Larry A. Schock, CFM  
DNRC WRD MRO  
(406) 542-5885  
[lschock@mt.gov](mailto:lschock@mt.gov)

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**From:** Kevin Waller [<mailto:kwaller@rc.mt.gov>]  
**Sent:** Tuesday, July 10, 2012 3:14 PM  
**To:** DNRC Bitterroot CD; Schock, Larry; Mullins, Liz; [marjoleen.brady@dhs.gov](mailto:marjoleen.brady@dhs.gov); Skinner, Jim; Basting, Pat; Rose, Sharon; [matt.holden@northwestern.com](mailto:matt.holden@northwestern.com); Ron Nicholas; Lea Guthrie; Brian Wilkinson; Eric Anderson; Chris Hoffman; [kellieann\\_rcwd@yahoo.com](mailto:kellieann_rcwd@yahoo.com); Murdo, Damon; [victorfd@cybernet1.com](mailto:victorfd@cybernet1.com); [pearson@victor.k12.mt.us](mailto:pearson@victor.k12.mt.us)  
**Subject:** First Agency Comment Request for AP Lot 5, Big Creek Meadows Subdivision in Ravalli County

Good Afternoon:

Attached, please find an Agency Comment Request, preliminary plat, and location map for a proposed 2-lot subdivision, just north of the community of Victor. If you have any questions, please do not hesitate to contact me. Thank you, and have a great day!

Sincerely,

*Kevin Waller*

Planner  
Ravalli County Planning Department  
215 South 4th Street, Suite F  
Hamilton, Montana 59840  
(406) 375-6529  
(406) 375-6531 (Fax)  
[planning@rc.mt.gov](mailto:planning@rc.mt.gov)



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, OMAHA DISTRICT  
HELENA REGULATORY OFFICE  
10 WEST 18<sup>TH</sup> STREET, SUITE 2200  
HELENA, MONTANA 59626-9705

August 8, 2012

RECEIVED

AUG 13 2012  
IC-12-08-194  
Ravalli County Planning Dept.

SD# 2012-1  
-Exhibit A-3-

Regulatory Branch  
Montana State Program  
Corps No. NWO-2012-01860-MTH

Subject: Mack Capers Residential Subdivision AP Lot 5 - Big Creek

Ravalli County Planning Department  
Attn: Kevin Waller  
215 South 4<sup>th</sup> Street  
Suite F  
Hamilton, MT 59840

Dear Mr. Waller:

We have reviewed the pre-application consultation submitted for a residential subdivision near Victor. The proposed work is located at latitude: 46.44451, longitude: -114.13349, in Section 17, Township 8 North, Range 20 West, Ravalli County, Montana.

Under the authority of Section 404 of the Clean Water Act, Department of the Army (DA) permits are required for the discharge of fill material into waters of the U.S. Waters of the U.S. include the area below the ordinary high water mark of stream channels and lakes or ponds connected to the tributary system, and wetlands adjacent to these waters. Isolated waters and wetlands, as well as man-made channels, may be waters of the U.S. in certain circumstances, which must be determined on a case-by-case basis.

Based on the information provided, the project involves the proposed subdivision containing wetlands referred to as AP Lot 5 Big Creek Meadows.

Our comments for this project are:

- a. If the project does not involve installation of fill material in waterways and wetlands of the U.S., no DA permit is required for this project.
- b. If the project involves the placement of fill material in waterways and wetlands, a DA permit is required. Structures and utility lines should be placed outside of wetlands and away from waterways wherever possible. If the project involves work in a waterway or wetland, the work should be conducted in the dry as much as possible.

- c. Based on a review of the National Wetland Inventory, wetlands are located within to the project area. An on-the-ground wetland delineation is required if wetlands of the U.S. will be affected by the placement of fill material. In order for a DA permit application to be considered complete, a wetland delineation will be required in accordance with the Corps of Engineers 1987 Wetland Delineation Manual and applicable Regional Supplements. While the NWI maps are informative for planning and pre-application reviews, the NWI maps are insufficient for our permit-level review of aquatic impacts.
- d. Ravalli County contains the threatened species: Bull trout and Bull Trout Critical Habitat. It is unclear if this species could be impacted by the proposed activities. If a DA permit is required, a Biological Assessment for impacts to the Bull trout and Bull Trout Critical Habitat may need to be coordinated.

A copy of this letter will be provided to Mack Capers, P.O. Box 372, Victor, MT 59855.

Finally, DA Permits do not eliminate the requirement that you obtain all other applicable federal, state, tribal, and local permits as required. Please contact this office at (406)441-1375 and reference Corps File Number NWO-2012-01860-MTM if you have questions concerning this determination.

Sincerely,

  
for Tedd N. Tillinger  
Montana Program Manager

Exhibit A-4

RECEIVED

JUL 27 2009

IC 09-07-572  
Ravalli County Planning Dept.

Ravalli County Fire Council  
Ravalli County, Montana  
November 2008

**FIRE PROTECTION STANDARDS**

The Ravalli County Fire Council (RCFC) has adopted Fire Protection Standards (FPS) for all new subdivisions within Ravalli County. These standards were established with consideration for the life and safety of the residents of Ravalli County, as well as the volunteer firemen and firewomen who protect Ravalli County, and to mitigate possible harm to the general public.

In establishing these standards emphasis was given to the National Fire Protection Association (NFPA) 1 Uniform Fire Code and The Ravalli County Subdivision Regulations (as amended May 24, 2007). These codes and regulations establish rules for dealing with fire apparatus access roads, fire department access to buildings, water supplies for fire protection, installation and maintenance of fire protection systems and clearance of brush and vegetative growth from roadways.

Consideration was also given to Section 23.7.105 Administrative Rules of Montana, which is adopted pursuant to authority of 50-3-102 (2) and 50-3-103, MCA, which incorporates by reference the NFPA 1 Uniform Fire Code and establishes a minimum fire prevention code for Montana.

**ACCESS ROADS**

As used in this document, fire apparatus access roads include both internal subdivision roads, and individual driveways leading to structures from County or non-County maintained roads. Where the provisions of this document differ from the provisions of NFPA 1, the provisions of this document shall control.

The Fire District/Department requires that all roads and bridges meet or exceed, and are maintained to, the minimum requirements of the NFPA 1, Chapter 18, which reads in part:

**18.2.2.1 Required Access.** Fire apparatus access roads shall be provided in accordance with Section 18.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction of a Fire District in Ravalli County.

**18.2.2.2 Access To Buildings.** A fire apparatus access road shall extend to within 50 ft (15 m) of a single exterior door providing access to the interior of the building.

**18.2.2.3.1 Additional Requirements For Access To Buildings.** Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building hereafter constructed or moved into or within the

jurisdiction is located not more than 150 feet (46 m) from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

**18.2.2.4 Multiple Access Roads.** More than one fire apparatus access road shall be provided when it is determined by the Fire Chief that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

**18.2.2.5.1 Dimensions.** To allow the safe passage of fire apparatus to and from an incident, fire apparatus access roads shall have an unobstructed travel surface not less than 20 feet in width (6.1 m) and one-foot shoulders on each side for a total width of 22 feet, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4.1 m) over its entire length.

**18.2.2.5.2 Surface.** Fire apparatus access roads, including internal subdivision roads and individual driveways, shall be designed and maintained to support the imposed loads of fire apparatus over its entire length and shall be provided with a surface so as to provide all-weather driving capabilities.

- The surface of internal subdivision roads shall meet the specifications of the Ravalli County Subdivision Regulations.
- The surface of individual driveways shall be graded and surfaced with gravel, at a minimum.

**18.2.2.5.6 Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the Fire Chief. The Board of County Commissioners of Ravalli County set the maximum acceptable road grade at ten percent (10%). The Fire Chief may request that access roads be built to not exceed a grade of 6%. The Fire Chief shall write or otherwise contact the Planning Department with the specific request, and outline the rationale for making such a request. The request shall be made prior to the Commissioners meeting/hearing on the proposal.

**18.2.2.5.7 Marking of Fire Apparatus Access Road.** The Fire District/Department requests that as soon as construction begins all lots (premises) be posted with a temporary or permanent address at the premises driveway and upon occupancy with a permanent address posted in accordance with the NFPA 1.

**Exception:** When buildings are completely protected with an approved automatic sprinkler system, the provisions of NFPA 1, Chapter 18, may be modified by the Fire Chief.

**While not all parts of the NFPA 1 are listed above it is the responsibility of the Subdivision Developer to construct and maintain all fire apparatus access roads to comply with all aspects of the NFPA 1 and the road standards as stated in the Ravalli County Subdivision Regulations.**

**BUILDING STANDARDS**

The RCFC requests that all residential buildings be built to International Residential Building Code (IRBC) standards in order to protect persons and property, and that all subdivisions shall be planned, designed, constructed and maintained so as to minimize the risk of fire and to permit effective and efficient suppression of fires.

**FIRE FLOW REQUIREMENTS**

At a minimum, every subdivision shall be provided with a water supply for the purpose of fire fighting as specified in NFPA 1. Fire flow requirements will be based upon the smallest lot size in a subdivision. Subdivisions may provide water according to the provisions below, or provide \$900 per lot cash-in-lieu of water.

**Single-Family Dwellings:**

Acres Per Lot/Density	Required GPM	Fire Flow Requirement Options
20 or more acres per lot	500/one hour	#1 or #2 or #3
5 - 19.99 acres	500/two hours	#1 or #2
1 - 4.9 acres	750/two hours	#1 or #2
.5 - .99 acres	1000/two hours	#1 or #2
.25 - .49 acres	1000/two hours	Hydrants spacing every 1000 feet, and #2
Less than .25 acres	1500/two hours	Hydrants spacing every 500 feet, and #2 or #4

**Fire Flow Requirement Options**

**Option #1.** Water shall be supplied by a well and pump with required volume and minimum pressure of 20 PSI. An overhead fill may be required in order to fill tankers. The fill site must be useable year round and the Fire District/Department must have legal access in perpetuity.

**Option #2.** Water shall be supplied by a tank/pressurized hydrant combination. The tank may be constructed from plastic, concrete, fiberglass or other materials capable of holding and maintaining the required water supply. The tank must be built and installed so as to last a minimum of 30 years. The pump must be capable of delivering the required gpm at a minimum of 20 PSI from an approved fire hydrant. The system shall be inspected and certified by a Professional Engineer and a copy of the inspection and certification will be provided to the Fire District/Department and to the County Planning Department prior to the filing of the final plat.

**Option #3.** 30,000 gallon storage with dry hydrant. Dry hydrant applications may be used for ponds, streams and lakes. The system must be designed to be useable and accessible year round. All pipe must be a minimum of 6 inch diameter and the threads at the outlet must be 6 inch male NST.

**Option #4.** Water shall be supplied by a community water system. The system shall be capable of delivering the required gpm at a minimum of 20 PSI from approved fire hydrants. The system shall be inspected and certified by a Professional Engineer and a copy of the inspection and certification will be provided to the Fire District/Department and County Planning.

**Single-Family Dwellings Greater Than Two Stories:**

In addition to providing water supply according to the above requirements, single-family dwellings more than two stories in height above ground are required to install a residential sprinkler system. The system shall be engineered, installed, fully operational and compliant with the current edition of the applicable NFPA standard.

**Buildings Other Than Single-Family Dwellings:**

All other developments including multi-family dwellings, commercial, industrial, or mixed use buildings require fire flows higher than 500 GPM for 120 minutes and will have to be engineered by the developer to determine needed fire flows in accordance to NFPA 1 fire flow requirements. The Fire District/Department shall approve of the design for fire flow prior to construction and the fire flow facilities after construction.

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Buildings other than single-family dwellings shall be sprinkled according to NFPA standards. Commercial storage units are exempt from sprinkling requirements.

**Cash-in-lieu of Water Option:**

The Fire District/Department realizes the financial burden of installing and maintaining a water supply and or storage tanks capable of providing the required water flows and is willing to accept a voluntary contribution payment of \$900.00 (Nine Hundred Dollars) per lot, in lieu of the water supply required by the NFPA 1. Payment of \$900.00 per lot will be due prior to the final plat approval of the subdivision. Funds paid in lieu of the water supply required by the NFPA 1 will be used to maintain or improve fire protection within the District/Department.

**Reduced Required Fire Flow with Sprinkler System:**

If all habitable structures are sprinkled according to NFPA standards, then up to one half of the water supply requirements will be waived and the in lieu of payment schedule may be reduced by 50% (fifty percent). The Subdivision Covenants must state that "All residences constructed within the subdivision will be protected with an approved automatic sprinkler system." Payment for the reduced amount of \$450.00 per lot will be due prior to the final plat approval of the subdivision. If at any time any residence is built within the subdivision without an approved sprinkler system, all lots will be subject to an additional \$450.00 payment, regardless of whether they have sprinklers in residences located on them or not.

**Maintenances:**

The water supply installation, upkeep and maintenance will be the responsibility of the Subdivision, pursuant to NFPA 1, Section 18.3.5. A homeowners association must be created. Homeowners association documents shall describe how water supply systems are

to be maintained currently and in the future, by whom, and how local fire protection authority can be assured that the water supply will function appropriately. An easement for unrestricted use by the fire department, in perpetuity, of the water supply system shall be recorded and noted on the plat. The fire department will not be responsible for any maintenance, electricity, or any costs associated with enhancements, upgrades or other measures necessary to assure the system functions to original specifications.

**Ravalli County Fire Council:**

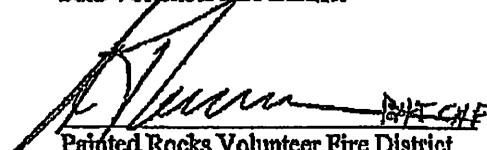
\_\_\_\_\_  
Florence Volunteer Fire District

  
\_\_\_\_\_  
Stevensville Rural Volunteer Fire District

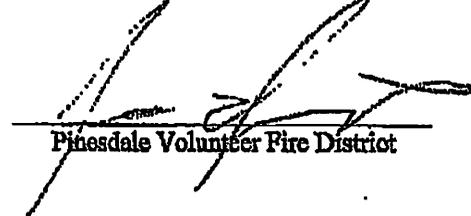
  
\_\_\_\_\_  
Victor Volunteer Fire District

  
\_\_\_\_\_  
Hamilton Rural Fire District

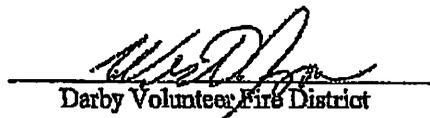
\_\_\_\_\_  
Sula Volunteer Fire District

  
\_\_\_\_\_  
Painted Rocks Volunteer Fire District

  
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Three Mile Volunteer Fire District

  
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Pinesdale Volunteer Fire District

  
\_\_\_\_\_  
Corvallis Volunteer Fire District

  
\_\_\_\_\_  
Darby Volunteer Fire District

\_\_\_\_\_  
West Fork Volunteer Fire District

Exhibit A-5  
RECEIVED

BIG SKY DISTRICT  
GROWTH MANAGEMENT

JUN 11 2007



Ravalli County Planning Dept.

10-07-06-729

June 8, 2007

To: County Planning Office  
Subject: Mail Delivery Options for New Subdivisions

The US Postal Service would like to partner with your county in preliminary planning for new subdivisions. We are looking for methods to ensure mail delivery is available to customers on day-one of occupancy in a new development. We are asking for your help to make sure we have a consistent approach across the state. Developers have approached us suggesting that mail delivery plans/requirements be included with the original applications to the county for plat approval. We think this is a wonderful idea.

Would your county be able to incorporate the following US Postal Service requirements into your plat applications?

- Centralized Delivery is the method of delivery for all subdivisions and/or developments including commercial developments.
- Developers/owners should contact their local Post Office before making plans for the location of centralized delivery. Locations for Centralized Delivery installation are determined by the US Postal Service or by mutual agreement.
- The purchase of Collection Box Units (CBU's) is the responsibility of the developer or owner(s). A current list of authorized manufacturers is attached.
- The attached outlines concrete pad specifications for CBU placement.

We have had incredible success in other Montana counties by combining planning requirements into the initial plat applications and look forward to the continued success with your county. This process has made it much easier for developers, owners, and residents to quickly and easily obtain mail delivery.

Please contact me at 406-657-5710 or at the address below with any questions you may have in regards to new growth policies of the US Postal Service within our Big Sky District.

Sincerely,

Mike Wyrwas  
Growth Management Coordinator  
Big Sky District

841 S 20<sup>th</sup> STREET  
BLAINES, MT 68101-8334  
PHONE 406-657-5710  
FAX 406-657-5708  
EMAIL MIKE.WYRWAS@USPS.GOV

**Randy Ffrick**

**From:** Wyrwas, Mike - Billings, MT [mike.wyrwas@usps.gov]  
**Sent:** Friday, June 29, 2007 9:26 AM  
**To:** Randy Ffrick  
**Subject:** RE: Mail Delivery Options for New Subdivisions

Randy:

We are on the same page in regards to mail delivery options for new subdivisions, with the following exceptions:

- 1) If a subdivision has less than eight (8) lots, centralized delivery may be required if the entrance to a subdivision is a private road or the local post office feels that a CBU is more efficient than a row of rural mail boxes.
- 3) CBU units do not have to be installed prior to final plat approval. They can be installed after final plat approval as long as the locations are approved by the local post office.

If situations do occur where your department does not review some building projects, please direct any questions regarding mail delivery to the local Postmaster.

Thanks for your attention to our mail delivery options.

**Mike Wyrwas**  
Operations Programs Support

-----Original Message-----

**From:** Randy Ffrick [mailto:rffrick@ravallicounty.mt.gov]  
**Sent:** Tuesday, June 26, 2007 8:59 AM  
**To:** Wyrwas, Mike - Billings, MT  
**Subject:** Mail Delivery Options for New Subdivisions

Hi Mike,

I discussed our conversation on June 26th and your letter dated June 8th with the rest of the Planning Department. I just wanted to confirm that we are on the same page as to the mail delivery options for new subdivisions. Following is a list of items the Planning Department should request or require from developers:

- 1) Centralized Delivery should be required for subdivisions of eight or more lots, including commercial subdivisions.
- 2) Developers/owners should submit plans for Collection Box Units (CBUs), including the locations, to their local post office. Locations for centralized delivery installation should be approved by the US Postal Service.
- 3) The purchase of the Collection Box Units (CBU's) is the responsibility of the developer or owner. The units should be installed by the developer prior to final plat approval.

Please be advised that certain situations do not require subdivision review so the projects never come through the Planning Department. Multi-unit commercial buildings constructed on one lot (strip mall, etc) do not require subdivision review if the units are structurally attached and will be rented/lease (not sold as condominiums).

Exhibit A-C

May 22, 2012

John Horat  
Bitterroot Engineering & Design  
1180 Eastside Hwy  
Corvallis MT 59828

RE: AP LOT 5 BIG CREEK MEADOWS, 2 LOT MINOR SUBDIVISION.  
SHPO Project #: 2012052205

Dear Mr. Horat:

I have conducted a cultural resource file search for the above-cited project located in Section 17, T8N R20W. According to our records there have been a few previously recorded sites within the designated search locale. In addition to the sites there has been one previously conducted cultural resource inventory done in the area. I've attached a list of the sites and report. If you would like any further information regarding the sites or report you may contact me at the number listed below.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing on the National Register of Historic Places. If any structures are to be altered and are over fifty years old we would recommend that they be recorded and a determination of their eligibility be made.

As long as there will be no disturbance or alteration to structures over fifty years of age we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, should structures need to be altered or if cultural materials be inadvertently discovered during this project we would ask that our office be contacted and the site investigated.

If you have any further questions or comments you may contact me at (406) 444-7767 or by e-mail at dmurdo@mt.gov. I have attached an invoice for the file search. Thank you for consulting with us.

Sincerely,

Damon Murdo  
Cultural Records Manager  
State Historic Preservation Office

File: LOCAL/SUBDIVISIONS/2012  
3 attachments — Download all attachments

-  **2012052205.xls**  
181K View Open as a Google spreadsheet Download
-  **CRABS.pdf**  
97K View Download
-  **CRIS.pdf** Download

Big Sky. Big Land. Big History.

**Montana**  
**Historical Society**

**STATE HISTORIC PRESERVATION OFFICE**

Cultural Resource Information Systems

CRIS Township, Range, Section Report

Report Date:

05/22/2012

Site #	Twp	Rng	Sec	Qs	Site Type 1	Site Type 2	Time Period	Owner	NR Status
24RA0271	8 N	20W	17	Comb	Historic Railroad	Well	Historic More Than One Decade	Forest Service	CD
24RA0532	8 N	20W	17	Comb	Historic Irrigation System	Well	1900-1909	Other	CD
24RA0532	8 N	20W	17	Comb	Historic Irrigation System	Well	1900-1909	Private	CD

Big Sky. Big Land. Big History.

**Montana**  
**Historical Society**

**STATE HISTORIC PRESERVATION OFFICE**

*Cultural Resource Annotated Bibliography System*

GRABS Township, Range, Section Report

Report Date:  
05/22/2012

Township 16 N Range 20 W Section 17

SAMDAHL ROD

3 '26 - 1997 *DICK CHAFFIN TUCKER RANCH SITE*

CRABS Document Number: RA 5 19566

Agency Document Number:

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