

Glacier Hills Phase 3 Plat Conditions

Preliminary plat conditions

1. All areas disturbed during development of the subdivision shall be revegetated in accordance with a plan approved by the County Weed Department. [Section 3.12(J), Flathead County Subdivision Regulations. (FCSR)]
2. The private, internal, subdivision road shall have a 60-foot right of way and a 20-foot paved driving surface. All road work shall be inspected and signed off by an engineer, licensed in the state of Montana, stating the road meets the standards of the Flathead County Subdivision Regulations. [Section 3.9 FCSR]
3. The developer shall pave the section of 5th Street in Martin City between Central Avenue and the subdivision entrance.
4. The developer shall place stop signs and road identification signs within the subdivision, in accordance with Section 3.9(1)8 of the Flathead County Subdivision Regulations. [Section 3.9 (1)8, FCSR]
5. A Common Road Maintenance Agreement shall be created that will require each property owner to bear their pro-rata share for road maintenance of the internal subdivision road. [Section 3.9 (J)3, FCSR]
6. The applicant shall receive physical addresses and name all roads in accordance with Flathead County Resolution #1626. The addresses and road names shall appear on the final plat. [Section 3.9(I)(7), FCSR]
7. Electrical and telephone utilities shall be extended underground, unless already in place, as necessary to abut and be available to each lot, in accordance with Flathead County Subdivision Regulations. Utility plans shall be approved by the applicable utility companies. [Sections 3.17 86 3.18 FCSR]
8. The following statements shall be placed on the face of the final plat applicable to all lots:
 - a. All addresses shall be visible from the road, and at the driveway entrance or on the house. [3.20(D), FCSR]
 - b. All utilities shall be placed underground. [3.17(A), FCSR]
 - c. Lot owners are bound by the soil disturbance and weed management plan to which the developer and the Flathead County Weed Department agreed. [3.12(J), FCSR]
 - d. Defensible space will be provided around structures in accordance with Appendix G of the Flathead County Subdivision Regulations. Lot owners may contact the Martin City Fire District to obtain information on Fire-Wise building and to arrange a Fire-Wise inspection. [Section 3.21 FCSR]

- e. Only Class "A" and "B" roofing materials may be allowed on structures within this subdivision. [Section 3.21 FCSR]
- f. Lot owners are advised that they are moving into an area that is frequented by wild animals. As such, lot owners are strongly encouraged to contact the Montana Department of Fish, Wildlife and Parks to obtain information on living with wildlife. Dogs must be contained by a physical or electronic/invisible fence or kept on leashes at all times. Homeowner's need to be aware of bear attractants: keep pet foods, barbeque grills, and garbage indoors, in a secure shed, or in a bear proof container; feed 'birds only in the winter; pick fruit as soon as it becomes ripe; do not create compost piles; and wait to put garbage containers out until the morning of pickup. [Agency Comment, FWP]

Waiver of Protest
Participation in Special Improvement District

_____ (Owner) hereby waives any and all right to protest which it may have in regards to any attempt to be made by a local governmental entity, to initiate a Special Improvement District which includes _____ Subdivision, shown on the plat therefore, for any of the purposes related to roads, water facilities and systems, and sewer facilities and systems, set forth in Sections 7-12-2.102 and 7-12-4102, M. C.A. ; provided however That _____ understands that (he/she/it/they) retains the ability to object to the amount of assessment imposed as a result of the formation of a Special Improvement District, including the right to object on the basis that the property is not benefited by the Special Improvement District. _____ agrees that this covenant shall run to, with and be binding on the title of the real property described above and shall be binding on the heirs, assigns, successors in interest, purchasers, and any and all subsequent holders or owners of the real property shown on the subdivision plat for _____ Subdivision.

- 9. The lots within the subdivision shall be reviewed by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality for individual sewer and water facilities and storm water management. [Sections 3.14(A) and 3.15(A), FCSR]
- 10. If required by the local postmaster, the developer shall provide a common mailbox facility in accordance with Flathead County Subdivision Regulations. (Section 3.22)
- 11. All required improvements shall be completed in place or a Subdivision Improvement Agreement, in accordance with Chapter 8 of the Flathead County Subdivision Regulations, shall be provided by the subdivider prior to final approval by the County Commissioners. [Chapter 8, FCSR]
- 12. The final plat shall be in substantial compliance with the plat and plans submitted for

review, except as modified by these conditions. [Section 2.7(E), FCSR]

13. Preliminary plat approval is valid for three (3) years. [Section 2.5(D)(6), FCSR]

Final Plat Conditions Per Flathead County Commissioners:

a. All addresses shall be visible from the road, either at the driveway entrance or on the house.

b. All utilities shall be placed underground.

c. All areas disturbed during development of structures and driveways shall be revegetated in accordance with a plan approved by the Flathead County Weed & Parks Department.

d. Defensible space will be provided around structures in accordance with Appendix G of the Flathead County Subdivision Regulations.

e. Only Class "A" and "B" roofing materials may be allowed on structures within this subdivision.

f. Lot owners are advised that they are moving into an area that is frequented by wild animals. As such, lot owners are strongly encouraged to contact the Montana Department of Fish, Wildlife and Parks to obtain information on living with wildlife. Dogs must be kept on leashes at all times. Homeowner's need to be aware of bear attractants: keep pet foods, barbeque grills, and garbage indoors, in a secure shed, or in a bear proof container; feed birds only in the winter; pick fruit as soon as it becomes ripe; do not create compost piles; and wait to put garbage containers out until the morning of pickup.