

**PLANNING BOARD RECOMMENDATIONS FOR THE TOWN OF ALBERTON FOR
THE LAUSCH AMENDED SUBDIVISION**

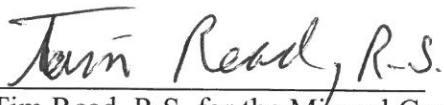
February 28, 2018

Recommendations for Conditional Approval:

1. The future lot owners should participate in improvements to Parkway Drive in proportion to their impact on the sections of road utilized. Language such as "Acceptance of a deed for a lot within this subdivision shall constitute assent of the lot owner to waive the right of protest to a future Special Improvement District for improvements to Parkway Drive, including, but not limited to, paving, the installation of drainage facilities, curbs and gutters, pedestrian walkways or bikeways, based on benefit; the waiver shall run with the land and shall be binding on the transferees, successors and assigns of the owners of the land," shall be printed on the face of the plat.
2. The driveway construction plans and specifications must be submitted for review to the Mineral County Environmental Health and Planning Department. A final inspection shall be conducted by the Mineral County Environmental Health and Planning Department and the Town of Alberton representative.
3. A road easement shall be depicted on the face of the plat that adds an additional ten (10) feet from proposed Lot 2-A and an additional 20 feet from proposed Lot 1-A where the lots face on Parkway Drive.
4. The proposal will be reviewed by the Mineral County Environmental Health and Planning Department for water supply, sewage disposal facilities, storm water runoff, and solid waste, with final review by the Department of Environmental Quality. The Certificate of Subdivision Approval will be filed with the plat.
5. All new utilities should be placed underground where practical.
6. The legal and physical access for the proposed lots within the subdivision will be noted as public easements on the face of the plat for the proposed lots.
7. All taxes assessed must be paid in full prior to the filing of the final plat in accordance with MCA 76-3-611 (1b). The Mineral County Treasurer shall sign the plat verifying that the taxes have been paid.
8. The Alberton Town attorney must review and approve the title platting report (title guarantee). If any of the property has a mortgage or lien, a "consent-to-plat" form must be signed by the holders of said mortgage or lien and the "consent-to-plat" form filed with the final plat. The title platting report shall also be filed with the final plat.

Recommendations for Conditional Approval: (continued)

9. The developer shall pay \$75.00, plus \$5.00 per lot, for final plat review and approval. The fee shall be paid to the Mineral County Treasurer.
10. The developer shall inform any future lot owners that an address must be assigned by the Mineral County Environmental Health and Planning Department in compliance with the Mineral County addressing plan.
11. An approved noxious weed management and revegetation plan shall be filed along with the final plat.
12. The final plat should depict a well isolation zone easement within the proposed Lot 2-A. Language should be noted on the face of the plat for the restriction of storage of hazardous chemicals within the depicted well isolation zone.
13. Conditions that are to be effected by the governing body should be placed on the plat that would allow for Mineral County to enforce the specified conditions. Conditions that should be included in this section would be noxious weed control and driveway grades being less than or equal to eight percent.
14. The plat must be submitted for review by the Mineral County examining land surveyor and appropriate review fees remitted.
15. These conditions will be valid for a period of three years with the right to request an additional year extension to complete the conditions of preliminary plat approval.



By Tim Read, R.S. for the Mineral County Planning Board