Planning Department

Powell County Planning Department · 409 Missouri Ave., Suite 114 · Deer Lodge, Montana 59722
406.846.9795 / planning@powellcountymt.gov

Residential: $20
Non-Residential: $300

DEVELOPMENT CERTIFICATE

Property Owner	**Agent**
Name: _____	Name: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
E-mail: _____	E-mail:

Property address requested: ☐ Yes ☐ No Address: _____

Property location: _____ S _____, T _____ N, R _____ W

Geocode: _____ Assessor Code: _____

Existing use of property: _____

Proposed use or improvement: _____

Septic & water facilities necessary: ☐ Yes ☐ No If yes, applicant must check with the County Sanitarian.
Chad J. Lanes, R.S. / Cell #: 406.560.3190

Submit a Site Plan - An applicant may obtain a base map from the Planning Department. The plan must show parcel boundaries, existing and proposed structures, access from a public road, waterways & drainage structures, and other significant natural features. Also, submit four (4) photos of the four (4) cardinal directions (N, E, S, W) from the site location of the proposed house/structure.

Submit a Wildfire Protection Plan - A Homeowners Wildfire Manual & Checklist may be obtained from the Planning Department or downloaded online at https://www.powellcountymt.gov/county-departments/planning-department/handouts-and-forms/

Signature acknowledges that all information on this application and any supporting materials is true and correct; that the permitted activity will be conducted in full compliance with all regulations of Powell County and the activity will be in full compliance with any and all conditions attached to this Certificate. Attached conditions are binding. Development Certificates are valid for one year from the approval date. Certificate extensions may be given on an individual basis, upon request made to the Planning Department.

Property Owner / Authorized Agent Signature: _____

Date: _____

The appropriate fee must accompany the submitted Certificate (please check Fee Schedule).

This Development Certificate serves only as an informational item for local government. It in no way authorizes any activity covered by other regulations.

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DEVELOPMENT GUIDLINES

1) **Developments May Not Interfere With Agricultural Operations**

a) Developments should not impede or diminish the quantity of, add sediments or other contaminants to, or otherwise adversely affect ground or surface water sources used for human consumption, livestock watering or irrigation.

b) Developments may not obstruct or impair canals, ditches or other irrigation waterways; or interfere with the operation or function of head gates, culverts or other irrigation facilities.

c) Developments and subsequent uses may not impede or cause conflict with the normal conduct of agricultural operations or uses.

2) **Developments Must be on Suitable Lands** – Unless special measures approved by the Planning Board and appropriate under these regulations are taken to overcome the associated problems, developments are prohibited on slopes greater than 25-percent. Further:

a) All new roads constructed between a public road and the property boundary for land use change purposes must have legal access.

b) County Road Standards for residential driveways off the county right of way are advisory.

c) Grading and drainage facilities shall be designed to remove storm run-off waters and prevent accumulation of standing water.

d) An approach permit for all new approaches on the county roads must be obtained. All applications for approaches onto county roads will be reviewed and approved in writing within 30 working days by a County Commissioner or designee prior to construction.

e) In addition, some land use changes may need to comply with state or federal rules. Where such is the case, compliance is the responsibility of the applicant, and proof of such compliance may be required by the Planning Board.

3) **New Developments Must be Compatible with the County's Agricultural and Rural Character**

a) Developments shall be designed and constructed to avoid blocking or altering natural drainages.

b) Developments shall be designed and constructed to minimize the disturbance of stream banks and lakeshores, and riparian areas abutting such water bodies.

c) Telephone and power transmission lines shall be located with respect to natural terrain and vegetation to minimize visual impact, and to minimize disturbance of soil and vegetation.

d) All soil disturbances associated with land use changes will be treated for noxious weeds and re-vegetated within the earliest growing season. This responsibility rests with the certificate or permit holder.

e) New developments may be restricted or may not be allowed in designated fish and wildlife habitat areas (see Chapter VI-C).

4) **New Developments Must be Compatible with the County's Existing Residential Developments and Other Developments in the Area**

a) Developments must not substantially diminish the light, air and open space, or cause unsightly conditions, for existing residential developments. Housing generally similar to existing housing shall not of itself be considered to have negative impacts to open space.

b) Non-residential developments proposed in or near residential areas must not adversely affect the light, air and open space of the area by creating unacceptable noise, odors, visuality, traffic or other conditions.