

**Record of Decision  
City of Hamilton Planning Board  
Review of North Hamilton Urban Renewal District Plan  
October 1, 2018**

**WHEREAS**, on September 18, 2018, the Hamilton City Council approved the first reading of a proposed ordinance adopting the North Hamilton Urban Renewal District and project plan and approved submission of the proposed plan to the City of Hamilton Planning Board for review under Montana Code Annotated (MCA) 7-15-4213(1) which states:

Prior to its approval of an urban renewal project, the local governing body shall submit the urban renewal project plan to the planning commission of the municipality for review and recommendations as to its conformity with the growth policy or parts of the growth policy for the development of the municipality as a whole if a growth policy has been adopted pursuant to Title 76, chapter 1.

**WHEREAS**, on October 1, 2018, the Planning Board held a properly noticed public meeting to review the project plan as requested by the City Council.

**WHEREAS**, the Planning Board heard testimony from Mayor Dominic Farrenkopf, City Attorney Karen Mahar, Public Works Director Donny Ramer, and Julie Foster from the Ravalli County Economic Development Authority and had the opportunity to hear public comment and discuss the proposed project plan.

**The City of Hamilton Planning Board finds:**

**THAT** notice of the meeting before the Planning Board was advertised in the Ravalli Republic newspaper on September 18 and 25, 2018. Notices were posted at the City Hall as well as at the City of Hamilton Public Works Building. The proposed plan has been available for public inspection at the City Public Works office at 920 New York Avenue and at the office of the Hamilton City Clerk at 223 South Second Street, Hamilton, Montana, as well as on the City of Hamilton's website since September 14, 2018; and

**THAT** the public meeting held before the Planning Board allowed all interested parties to submit evidence, testimony or other comments regarding the proposed plan; and

**THAT** no protest to the Urban Renewal District or proposed plan was received by the Planning Board; and

**THAT** the proposed North Hamilton Urban Renewal District Plan fully conforms with the City of Hamilton's 2015 Growth Policy.

**NOWTHEREFORE** be it resolved as follows:

The Planning Board recommends to the City Council that the proposed North Hamilton Urban Renewal District project plan be approved with the following additions:

**3.3.3.3. Sanitary Sewer Facilities**

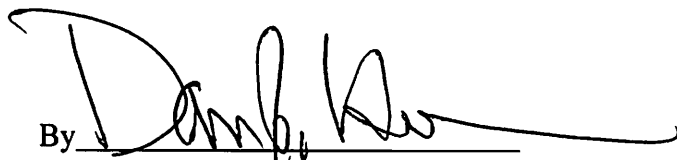
The 2006 Wastewater Facilities Plan provides information and mapping of existing sanitary sewer lines in the Hamilton growth area, as well as locations for possible expansion. A 2009 Construction Cost Recovery (Rebate) Agreement exists for the Old Corvallis Road #3 (OCR-3) lift station which provides for collection of the appropriate cost recovery as each EDU is added to the system served by OCR-3. The City has recently undertaken a joint project with Ravalli County, RCEDA, HDR Engineering, Inc, and affected landowners to specifically study sanitary sewer needs in the Old Corvallis Road/Highway 93 north corridor.

**5.1 Exercise of powers related to NHURD.**

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All projects, whether funded by private or public sources, must be approved by the Hamilton City Council according to the criteria for approval of an urban renewal project in MCA 7-15-4217 of the Montana Urban Renewal Law. Projects should be identified and prioritized based on their maximum effect in curing blight, as opposed to cost alone, provided that private development will provide the increment necessary to pay any urban renewal debt. Prioritization should also be flexible enough to react to opportunities to provide "match" for grant programs and respond to development opportunities as they arise.

**APPROVED and ADOPTED THIS 1st DAY OF OCTOBER 2018.**

<u>Name</u>	<u>Vote</u>
Dan Harmon	<u>AYE</u>
Corey Johnson	<u>AYE</u>
Rod Pogachar	<u>AYE</u>
Ron Uemura	<u>absent</u>
Chip Pigman	<u>AYE</u>
Jeff Burrows	<u>AYE</u>

By   
Dan Harmon  
Planning Board Chair