

COMMISSIONERS APPROVAL

KANENWISHER

FOSS *SF*

CHILCOTT *GC*

IMAN *JR*

STOLTZ *RS*

Members Present.....Commissioner Matt Kanenwisher, Commissioner Suzy Foss, Commissioner Greg Chilcott, Commissioner J.R. Iman and Commissioner Ron Stoltz

Date.....April 3, 2012

► Minutes: Glenda Wiles

► The Board met at 9:00 a.m. to award the 2012 Magnesium Chloride bids which was previously tabled from March 29, 2012 in order to gain more information on how the product is shipped to Ravalli County, by rail or by truck. Discussion included the increased cost to ship the product by rail in order to utilize the contribution towards the Montana Rail Link (MRL) for the open link line in the Bitterroot Valley (requirements of the Tiger IV Grant); the logistics of receiving the product on a timely basis for road maintenance and shifting the cost of the MRL link to this product delivery. **Commissioner Chilcott made a motion to award the Magnesium Chloride contract for 2012 season to Dustbusters, Inc. of Evanston, Wyoming at \$97.45 per ton. Commissioner Foss seconded the motion. All voted "aye". (5-0)**

- The Board met at 9:20 a.m. for various administrative matters which included the following:
- Request for Commission Action on Talon's Cove Subdivision and Variance for three-years (following the Ravalli County Regulations Section 3-2-9(f) as well as the House Bill #522 which allows unlimited number and duration of preliminary plat approval period extensions): Present at this meeting was Planning Administrator Terry Nelson and Planner Kevin Waller. **Commissioner Stoltz made a motion to grant this extension. Commissioner Iman seconded the motion. Findings of Fact: No detriment to the community by granting this extension, the request is consistent with other extensions and the State Legislature anticipated these types of issues for extension. All voted "aye". (5-0)**
 - Open Lands Board appointments: It was noted there were three applicants, two of which are eligible for the At Large Position and one is eligible for the Agricultural Operator Representative. **Commissioner Iman made a motion to appoint Albert Babel as the Agricultural Operator Representative with a three year term ending 12/31/14. Commissioner Chilcott seconded the motion and Commissioner Foss, Commissioner Kanenwisher, Commissioner Iman and Commissioner Chilcott voted "aye". Commissioner Stoltz abstained. (4-0) Commissioner Chilcott made a motion to appoint Rob Johnson for the At Large position with a three year term ending**

12/31/14. Commissioner Iman seconded the motion and all voted "aye". (5-0) This leaves the Right to Farm & Ranch Representative position open.

- ▶ The Board met with Human Resource Director Robert Jenni at 9:50 a.m. for an update.
- ▶ The Board met at 10:30 a.m. with Chief Financial Officer Klarryse Murphy for an update.



REQUEST FOR COMMISSION ACTION

OG-12-03-28

BCC Meeting: April 3, 2012 – 9:30 AM

Subject: Preliminary Plat Approval Period Extension Request

I. Action Requested

This is a request from Jean Kammerer of Kammerer Environmental Consulting, representing Christina Jessop, to grant a three-year extension to the preliminary plat approval for the Talon's Cove Subdivision and Variance.

II. Applicable Regulations

Ravalli County Subdivision Regulations Section 3-2-9(f) gives the Board of County Commissioners (BCC) the authority to grant a one-year extension to the preliminary plat approval period. Additionally, passage of House Bill 522 gives the BCC authority, if mutually agreed upon with the subdivider, to grant an unlimited number and duration of preliminary plat approval period extensions. (76-3-610 MCA)

III. Background

- The Talon's Cove Minor Subdivision and Variance was conditionally approved by the BCC on October 7, 2010.
- The Preliminary Plat Decision (PPD) was mailed to the subdivider on November 8, 2010, initiating the 18-month preliminary plat approval period.
- The preliminary plat approval period for the subdivision expires on May 8, 2012.
- The request for the extension was submitted on March 26, 2012.
- In the extension request, the agent states that the subdivider is unable to complete the PPD's requirements in their entirety by the May 8th expiration. Furthermore, the agent believes that a three-year extension will safeguard against unforeseen circumstances that may arise during the approval period.
- If the BCC were to grant the extension request, the preliminary plat approval period would be extended to May 8, 2015.

IV. Planning Staff Recommendation

The Planning Department has reviewed the request, and recommends that the BCC grant a three-year extension to the preliminary plat approval period for the Talon's Cove Subdivision and Variance.

Attachment: Extension Request

Staff: *KW* Kevin Waller

Date: March 29, 2012

Cc: Kammerer Environmental Consulting, Christina Jessop, Subdivision File

We hereby **Approve** ~~Deny~~ the extension request for the Talon's Cove Minor Subdivision and Variance

BOARD OF COUNTY COMMISSIONERS

Ron Stoltz, Member

Greg Chilcott, Member

J.R. Iman, Member

Matt Kanenwisher, Chairman

Suzy Foss, Member

Kevin Waller

From: Jean M Kammerer [jkammerer@wildblue.net]
Sent: Wednesday, March 28, 2012 2:45 PM
To: Kevin Waller
Subject: Talons Cove Extension to PPD

RECEIVED

MAR 28 2012

DC-12-03-30
Ravalli County Planning Dept.

Subdv. #2009-4

Dear Kevin,

KEC is requesting an extension to the Talons Cove Preliminary Plat Decision on behalf of our client, Christina Jessop, because she was not able to complete all the requirements of the PPD during the initial approval period. She is hopeful that all the requirements will be completed in the near future, but has requested the three-year extension as a safeguard against unforeseen circumstances.

In spite of the downturn in the economy, Mrs. Jessop has made a considerable financial investment in order to move forward on the project. Most of the County fees and voluntary contributions have been paid. The road base has been constructed and will be paved as weather conditions and contractor availability allows. Installation of gas and electric lines will be completed according to scheduling with the utility companies.

Let me know if you have any further questions or concerns.

Sincerely,

Jean Kammerer

* Addendum to Talon's Cove Extension Request, with regard to reasons for extension. *



Kammerer Environmental Consulting, LLC

Land Use—DEQ submittals—Wastewater System Design—Level II Treatment Systems

P.O. Box 134
Stevensville, MT 59870

Phone/Fax: (406) 777-5452
jkammerer@wildblue.net

March 26, 2012

Board of County Commissioners
215 South 4th Street, Suite A
Hamilton, MT 59840

RECEIVED
MAR 26 2012
10-12-03-27
Ravalli County Planning Dept.

Subd # 2009-4

RE: Talons Cove Subdivision

Dear Board members:

The Talons Cove preliminary plat approval period is ending and our client, Christina Jessop, has not yet completed all the requirements of the Preliminary Plat Decision. Kammerer Environmental Consulting, LLC, is under contract with Mrs. Jessop to act as her representative, and, in that capacity, I am writing to request a three-year extension on her behalf.

Mrs. Jessop has been advised, understands and certifies that the findings of fact regarding the primary review criteria will still be valid if the extension is granted. No significant changes in the area of the subdivision have occurred or are expected to occur within the extension period prior to final plat review, that would change the evaluation of the proposal. Planning and provision for public facilities and services in the area of the subdivision will not be disrupted by the extension of the deadline.

Thank you for your consideration of this extension request.

Sincerely,

Jean Kammerer

cc: Terry Nelson, RCPD
Christina Jessop