



Montana Association of Counties

Joint Powers Insurance Authority/Joint Powers Authority

2715 SKYWAY DRIVE, SUITE A, HELENA, MT 59602

(406) 449-4370 Fax (406) 442-5238

www.mtcounties.org

April 11, 2012

Ravalli County Commissioners
215 S. Fourth Ste A
Hamilton, MT 59840

Dear Commissioners,

This is a request to meet with you and your agent to present the JPIA Property and Liability and/or JPA Worker's Compensation renewal for the 2012-2013 policy year. We would like to schedule a meeting for May 22, 2012 at 9:30 a.m. Please advise if the date and time are convenient for you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Jackson", is written over a light blue circular stamp.

Greg Jackson
Trust Administrator

GJ/ss

cc: Fred Thomas

Memorandum for the President

Subject: [Illegible]

Date: [Illegible]

To: [Illegible]

From: [Illegible]

Re: [Illegible]

[Illegible paragraph of text]

[Illegible signature]

[Illegible text]

[Illegible text]

[Illegible text]

Glenda Wiles

From: Fred Thomas [FThomas@wsi-insurance.com]
To: Glenda Wiles
Sent: Thursday, April 12, 2012 12:26 PM
Subject: Read: Meeting with Ravalli County Commissioners on May 22nd at 0930

Your message

To: FThomas@wsi-insurance.com
Subject:

was read on 4/12/2012 12:26 PM.



MACo JPIA/JPA 2012-2013
RENEWAL MEETING

AGENDA

A) JPIA Property & Liability

1. 2012 – 2013 Renewal by Cost Center Compared to 2011 – 2012
 - Liability Loss Fund including 5 year average loss ratio adjustment
 - Property Loss Fund
 - Liability Premium (Bond)
 - Liability Reinsurance Premium (BRIT)
 - Property Excess
 - Administrative Costs
2. Loss Control Credits
3. Bond (Excess) Options
4. Loss Control Plans
 - Jails – Standards
 - Training – Action Plans
5. Agent Agreements
6. Other Business

B) JPA Worker's Compensation

1. 2012 – 2013 Class Code Rates/Mod Factors
 - Loss Control Credits
2. OnTrack Safety/Loss Control Program Update
3. Other Business

JPIA



**LIABILITY AND PROPERTY LOSS RATIO
BY YEAR AS OF 12/31/2011**

Ravalli County

| | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | TOTAL |
|---|-----------|-----------|-----------|-----------|-----------|-----------|
| Incurred Liability Loss (less Deductibles) | \$180,663 | \$209,169 | \$488,670 | \$29,846 | \$15,006 | \$923,354 |
| Liability Premium | \$118,183 | \$128,545 | \$133,739 | \$143,194 | \$176,891 | \$700,552 |
| Liability Loss Ratio | 153% | 163% | 365% | 21% | 8% | 132% |
| Incurred Property Loss | \$1,831 | \$39,488 | \$48,774 | \$34,385 | \$23,325 | \$147,802 |
| Property Premium (1) | \$32,871 | \$33,609 | \$35,918 | \$48,771 | \$59,019 | \$210,188 |
| Property Loss Ratio | 6% | 117% | 136% | 71% | 40% | 70% |

(1) Includes both Property Excess Premium and Property Loss fund assesment

RAVALLI COUNTY

| | <u>2011-2012</u> | <u>2012-2013 (Preliminary) %±</u> |
|--------------|------------------|-----------------------------------|
| LLF | \$ 166,427 | \$164,596 |
| PLF | \$ 20,056 | \$ 21,059 |
| LP | \$ 9,125 | \$ 7,681 |
| BRIT | N/A | \$ 23,247 |
| PP | \$ 45,712 | \$ 48,923 |
| ADM | \$ 46,995 | \$ 49,414 |
| TOTAL | \$288,315 | \$314,920 (+9.2%) |

2012-2013 Loss Ratio Adjustment Included in LLF \$ +8,321 (+5%)

- LLF = Liability Loss Fund
- PLF = Property Loss Fund
- LP = Liability Premium (Bond)
- BRIT = Reinsurance Premium (x of \$500,000/occurrence)
- ¹ PP = Property Excess Premium
- ² ADM = Administrative Costs

- 1.) **Property Excess** includes Property Excess (Travelers), Fidelity & Crime (Travelers) and Boiler & Machinery (Hartford). Also, the property excess premium is an estimate due to finalization of additional premium for appraised locations.
- 2.) **Administrative Costs** include agent commission, claims fee and operational fee.

**JPIA AND PROPERTY AND LIABILITY
Loss Control Credit Criteria**

| Member County | Attendances at MSPOA/MACRS | Adoption and Implementation of Jail Standards and Law Enforcement Policies | Adoption & Implementation of Personnel Policies & Procedures | Adoption & Implementation of Special Events/Facility User Guidelines | Attendance of Loss Control Training | Loss Ratio Trends and Action Plan Completions | Total | % |
|---------------|----------------------------|--|--|--|-------------------------------------|---|-------|---|
| Phillips | | | | | | | | |
| Pondera | | | | | | | | |
| Powder River | | | | | | | | |
| Powell | | | | | | | | |
| Prairie | | | | | | | | |
| Ravalli | | | | | | | | |
| Richland | | | | | | | | |
| Roosevelt | | | | | | | | |
| Rosebud | | | | | | | | |
| Sanders | | | | | | | | |
| Sheridan | | | | | | | | |
| Stillwater | | | | | | | | |
| Sweet Grass | | | | | | | | |
| Teton | | | | | | | | |
| Toole | | | | | | | | |
| Treasure | | | | | | | | |
| Valley | | | | | | | | |
| Wheatland | | | | | | | | |
| Wibaux | | | | | | | | |
| Yellowstone | | | | | | | | |
| | | Maximum Point= 25 | Maximum %= 5 P=Points | | | X= Unknown | | |
| | Formula: | 25=5 | | | | | | |
| | Sample: | 25/5=P/x | | | | | | |
| | | 25/5=22/x | | | | | | |
| | | 25x=110 | | | | | | |
| | | x=110/25 =4.4 | | | | | | |

JPIA LOSS CONTROL CREDITS

| NO. OF POINTS | = | % CREDIT |
|----------------------|----------|-----------------|
| 1-5 | = | 1% |
| 6-10 | = | 2% |
| 11-15 | = | 3% |
| 16-20 | = | 4% |
| 21-25 | = | 5% |

AT 3% MAXIMUM CREDIT THE POINTS WOULD BE COMPRESSED WHEREBY SOME COUNTIES WOULD NOT RECEIVE A CREDIT.

LOSSCONTROLCREDITS10

JPIA EXCESS BOND OPTIONS

I. Continue The Bond Issuance to 2023

II. Pay off the Bond at the First Call Date of October 1, 2013

Estimated Cost - \$3,240,000

(a) Partial payoff of the bond in 2013 and/or each year following.

Explanation –

III. Refund or Refinance the Original Bond Issue (see attached analysis)

Estimated Savings - \$100,000

RECOMMENDATION:

JPIA AGENT AGREEMENT

This Agent Agreement is made _____ 20_____ by and between _____ ("Entity" – JPIA Member County and/or eligible insured) and _____ (local agent/agency) for the purpose of representing the entity by providing the necessary information and services as needed and provided by the MACo Joint Powers Insurance Authority Property and Liability (MACo/JPIA) pool program.

THE PARTIES AGREE AS FOLLOWS:

(1) **AGREEMENT:** _____ (Entity) hereby appoints _____ (Agent) to provide the following information and services as needed and required by MACo/JPIA:

- Provide the necessary underwriting information and application for annual renewals in a timely manner as required by MACo/JPIA;
- Provide updated building and contents, vehicle, contractor and other schedules including additions and deletions during the course of the policy year;
- Coordinates loss control services and other service provided by MACo/JPIA including periodic property appraisals and monitoring the achievement of established action plans;
- Participates and coordinates claims reporting, documentation and reviews with their entities and MACo/JPIA claims at a minimum of once each quarter;
- Attends scheduled agent meetings and reports to the entity(s) the information presented at those agent meetings, specifically mid policy year and renewal information.
- Provide input and advice to the MACo/JPIA Trust Administrator relative to coverages, services and overall program processes and effectiveness.

(2) **PERFORMANCE AND TERMINATION:** The parties agree the agreement will begin on _____. This agreement is renewable annually and can be terminated based on the entity's and MACo/JPIA's review and determination that the service and informational goals have been adequately achieved or not. Otherwise, either party upon 30 days written notice to the other party may terminate this agreement.

(3) **COMPENSATION:** The Agent will be paid commission not to exceed ____% of the JPIA Property and Liability **NET** premium as calculated by MACo/JPIA.

(4) **CONFIDENTIALITY OF INFORMATION:** Agent understands that materials in the claims files are highly sensitive and contain privileged information of claimants. Agent agrees to hold in strict confidence all information Agent receives, either orally or in writing, in regard to the claim files. Agent agrees not to divulge any information received or reviewed in relation to the claim files to any person or entity other than MACo Claims personnel and their designated agents.

Dated this _____ day of _____ 20____.

ENTITY:

AGENT:

BY: _____

BY: _____

MACo INSURANCE SERVICES:

BY: _____

JPA

Exhibit I

**MONTANA ASSOCIATION OF COUNTIES
WORKERS COMPENSATION TRUST**

INDICATED RATES FOR 7/1/11-12

| Class Code | Estimated 7/1/12-13 Payroll (100) | Current 7/1/11-12 Manual Rate | Indicated Undisc. 7/1/12-13 Rate ¹ | Indicated Undisc. Change ¹ | Indicated Discounted 7/1/12-13 Rate | Indicated Discounted Change |
|-----------------------|-----------------------------------|-------------------------------|---|---------------------------------------|-------------------------------------|-----------------------------|
| 7420 | \$ 0 | \$22.48 | \$21.35 | - 5.1% | \$19.36 | - 13.9% |
| 7704 | 1,562 | 12.98 | 11.59 | - 10.8% | 10.50 | - 19.1% |
| 7720 | 456,294 | 4.13 | 4.12 | - 0.3% | 3.73 | - 9.6% |
| 8743 | 582,724 | 0.99 | 0.77 | - 22.6% | 0.69 | - 29.8% |
| 8810 | 331,078 | 1.28 | 1.17 | - 8.3% | 1.06 | - 16.8% |
| 8824 | 56,585 | 20.66 | 21.55 | + 4.2% | 19.52 | - 5.5% |
| 9016 | 5,043 | 5.43 | 5.84 | + 7.4% | 5.29 | - 2.6% |
| 9040 | 11,919 | 17.33 | 21.55 | + 24.2% | 19.53 | + 12.7% |
| 9410 | 193,792 | 5.70 | 6.19 | + 8.5% | 5.61 | - 1.6% |
| 9420 | 353,530 | 7.31 | 6.33 | - 13.5% | 5.74 | - 21.5% |
| Total | \$1,992,527 | | | | | |
| All Classes Combined: | | \$ 4.01 | \$ 3.85 | - 4.0% ² | \$ 3.49 | - 13.0% ² |

¹ From Section B of Table 10.

² See Table 5.

Exhibit III

**MONTANA ASSOCIATION OF COUNTIES
WORKERS COMPENSATION TRUST**

CLASS CODE DESCRIPTIONS

| <u>Class Code</u> | <u>Class Code Description</u> |
|-----------------------|--|
| 7420 | Aviation Stunt Flying-Spraying |
| 7704 | Firemen & Drivers |
| 7720 | Policemen & Drivers |
| 8743 | Professional or Administrative Employees |
| 8810 | Clerical Office Employees |
| 8824 | Nursing Home (under 50) |
| 9016 | Amusement Park Employees |
| 9040 | Blended Nursing Homes/Hospital |
| 9410 | Admin. or Non-professional |
| 9420 | All Other Employees |

4/20/2012

JPA Workers' Compensation
Safety Loss Control Credit Criteria

| Member County | Safety Fest /Safety Congress Attendance | Implem.of the OTSP and Action Plan | Viable Safety Committee | Regional Training Sessions | Experience Modification Factor | Total | % |
|---------------|---|------------------------------------|-------------------------|----------------------------|--------------------------------|-------|-----|
| Petroleum | 0 | 2 | 2 | 0 | 2 | 6 | 1.2 |
| Phillips | 3 | 4 | 4 | 5 | 4 | 20 | 4 |
| Pondera | 3 | 3.5 | 3.5 | 5 | 5 | 20 | 4 |
| Powell | | 4 | 4 | 5 | 2 | 15 | 3 |
| Prairie | | 4 | 4 | 3 | 2 | 13 | 2.6 |
| Ravalli | 5 | 5 | 5 | 5 | 2 | 22 | 4.4 |
| Richland | 5 | 4 | 4 | 5 | 5 | 23 | 4.6 |
| Roosevelt | 3 | 3.5 | 3.5 | 5 | 5 | 20 | 4 |
| Rosebud | 5 | 3.5 | 3.5 | 3 | 5 | 20 | 4 |
| Sanders | 5 | 4 | 4 | 5 | 2 | 20 | 4 |
| Sheridan | | 3 | 3 | 3 | 4 | 13 | 2.6 |
| Stillwater | 3 | 4 | 4 | 5 | 4 | 20 | 4 |
| Teton | 5 | 4 | 4 | 3 | 5 | 21 | 4.2 |
| Toole | 5 | 3.5 | 3.5 | 5 | 2 | 19 | 3.8 |
| Treasure | | 2.5 | 2.5 | 3 | 2 | 10 | 2 |
| Valley | 3 | 2.5 | 2.5 | 5 | 3 | 16 | 3.2 |
| Wheatland | 3 | 4 | 4 | 0 | 4 | 15 | 3 |
| Wibaux | 3 | 3.5 | 3.5 | 5 | 4 | 19 | 3.8 |
| Yellowstone | 5 | 5 | 5 | 5 | 4 | 24 | 4.8 |
| | | Maxium Point= 25 | Maxium %= 5 | P=Points | X= Unknown | | |
| | Formula: | 25=5 | | | | | |
| | Sample: | 25/5=P/x | | | | | |
| | | 25/5=22/x | | | | | |
| | | 25x=110 | | | | | |
| | | x=110/25 =4.4 | | | | | |

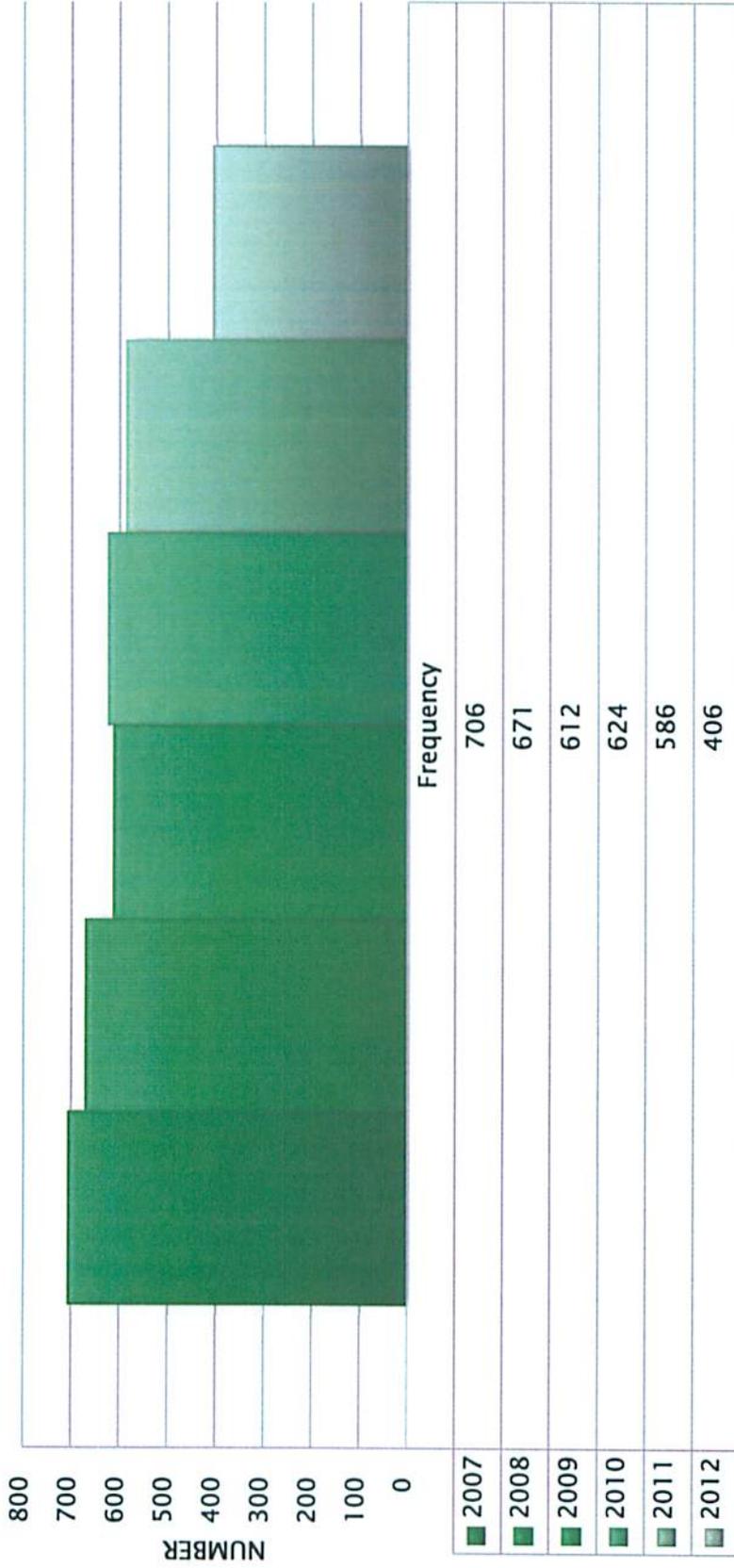
4/20/2012

**JPA Workers' Compensation
Safety Loss Control Credit Criteria**

| Member County | Safety Fest /Safety Congress Attendance | Implem.of the OTSP and Action Plan | Viable Safety Committee | Regional Training Sessions | Experience Modification Factor | Total | % |
|---------------|--|---------------------------------------|----------------------------|----------------------------------|--------------------------------------|-------|-----|
| Beaverhead | 5 | 4 | 4 | 5 | 2 | 20 | 4 |
| Big Horn | 3 | 3.5 | 3.5 | 5 | 2 | 17 | 3.4 |
| Blaine | 5 | 5 | 5 | 3 | 5 | 23 | 4.6 |
| Broadwater | 5 | 3.5 | 3.5 | 5 | 5 | 22 | 4.4 |
| Carbon | 5 | 4 | 4 | 5 | 5 | 23 | 4.6 |
| Carter | | 5 | 5 | 3 | 3 | 16 | 3.2 |
| Chouteau | 5 | 3 | 3 | 5 | 4 | 20 | 4 |
| Daniels | | 3 | 3 | 3 | 4 | 13 | 2.6 |
| Dawson | 5 | 5 | 5 | 3 | 5 | 23 | 4.6 |
| Fergus | 5 | 4 | 4 | 5 | 3 | 21 | 4.2 |
| Gallatin | 5 | 4 | 4 | 3 | 5 | 21 | 4.2 |
| Garfield | 3 | 4 | 4 | 3 | 4 | 18 | 3.6 |
| Glacier | 3 | 3.5 | 3.5 | 5 | 2 | 17 | 3.4 |
| Golden Valley | | 4 | 4 | 3 | 4 | 15 | 3 |
| Granite | 3 | 4 | 4 | 5 | 4 | 20 | 4 |
| Hill | 3 | 3.5 | 3.5 | 3 | 5 | 18 | 3.6 |
| Jefferson | 5 | 5 | 5 | 5 | 4 | 24 | 4.8 |
| Judith Basin | 3 | 3 | 3 | 0 | 5 | 14 | 2.8 |
| Lake | 5 | 4 | 4 | 5 | 3 | 21 | 4.2 |
| Lewis & Clark | 5 | 4 | 4 | 5 | 4 | 22 | 4.4 |
| Liberty | 5 | 4 | 4 | 5 | 4 | 22 | 4.4 |
| Lincoln | 3 | 5 | 5 | 5 | 3 | 21 | 4.2 |
| Madison | 3 | 4 | 4 | 5 | 3 | 19 | 3.8 |
| McCone | 3 | 3.5 | 3.5 | 5 | 4 | 19 | 3.8 |
| Meagher | 3 | 3.5 | 3.5 | 3 | 2 | 15 | 3 |
| Mineral | 0 | 2 | 2 | 0 | 2 | 6 | 1.2 |
| Musselshell | | 4 | 4 | 5 | 2 | 15 | 3 |
| Park | 5 | 5 | 5 | 5 | 5 | 25 | 5 |

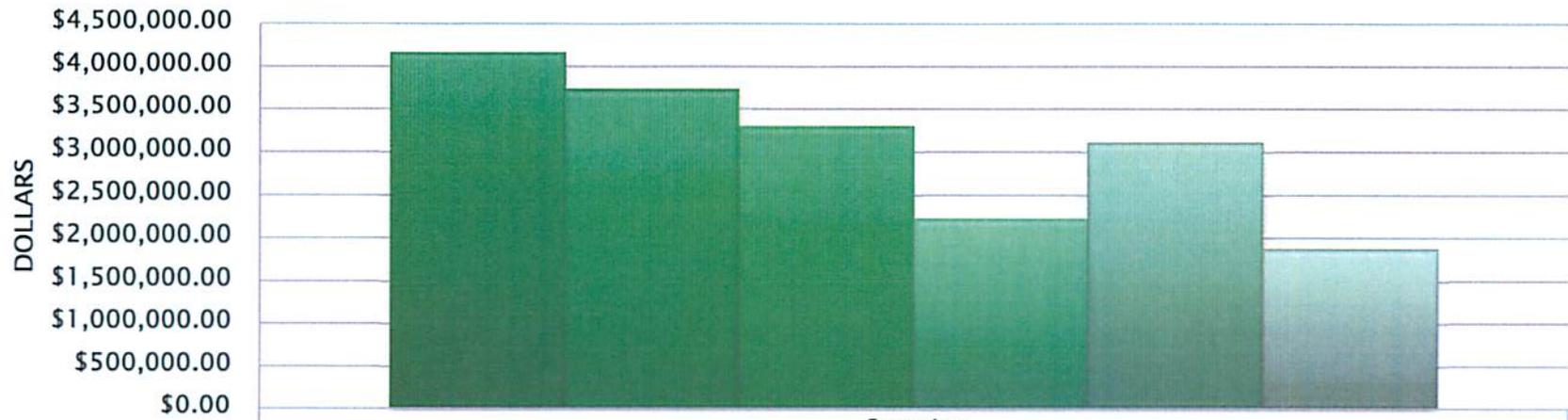
MACo WC Pool

Number of Claims per Year



MACo WC Pool

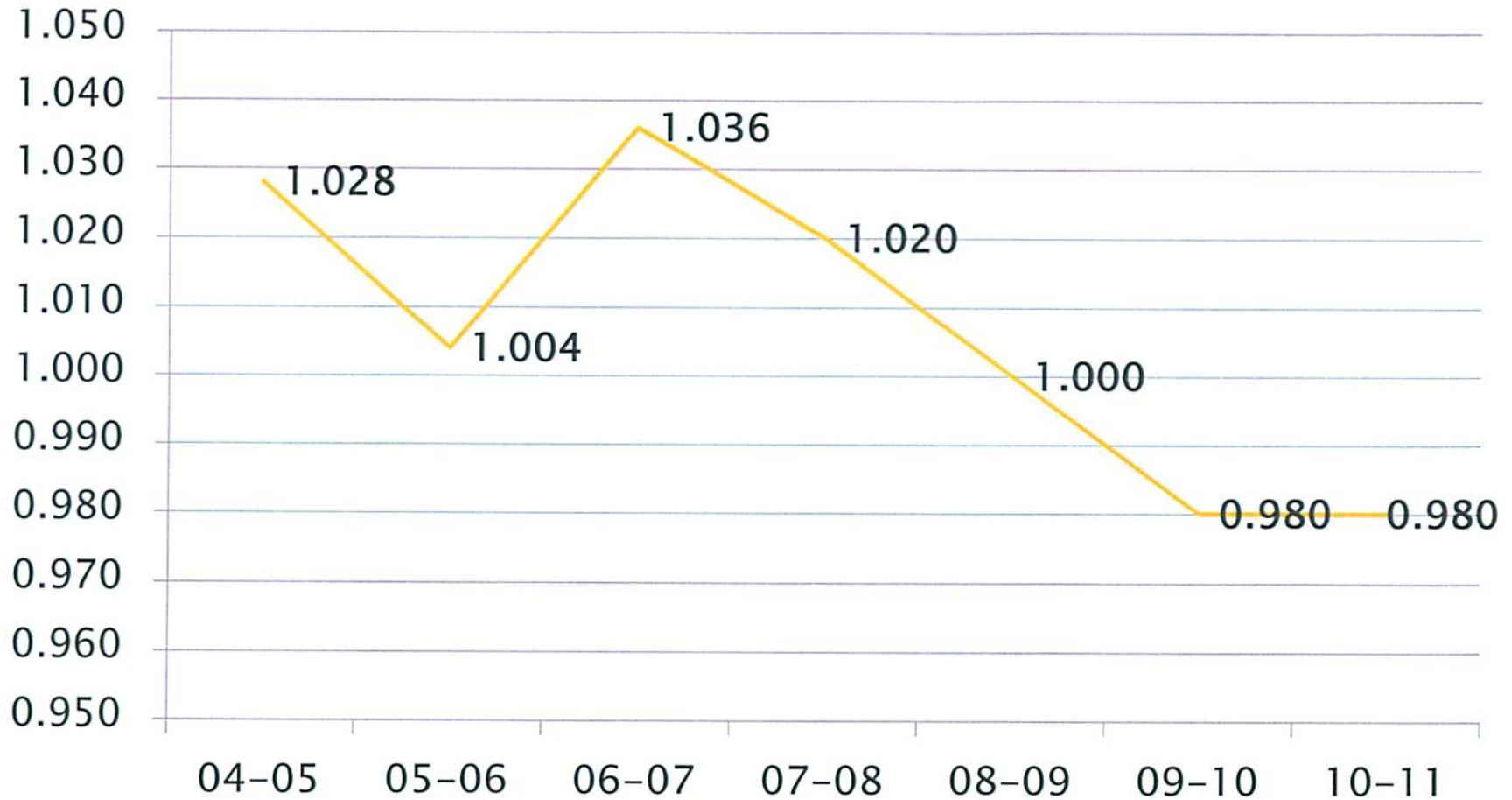
Incurred Cost per Year



| | Severity |
|--------|----------------|
| ■ 2007 | \$4,153,780.31 |
| ■ 2008 | \$3,722,984.19 |
| ■ 2009 | \$3,293,332.59 |
| ■ 2010 | \$2,225,994.57 |
| ■ 2011 | \$3,104,675.20 |
| ■ 2012 | \$1,860,033.93 |



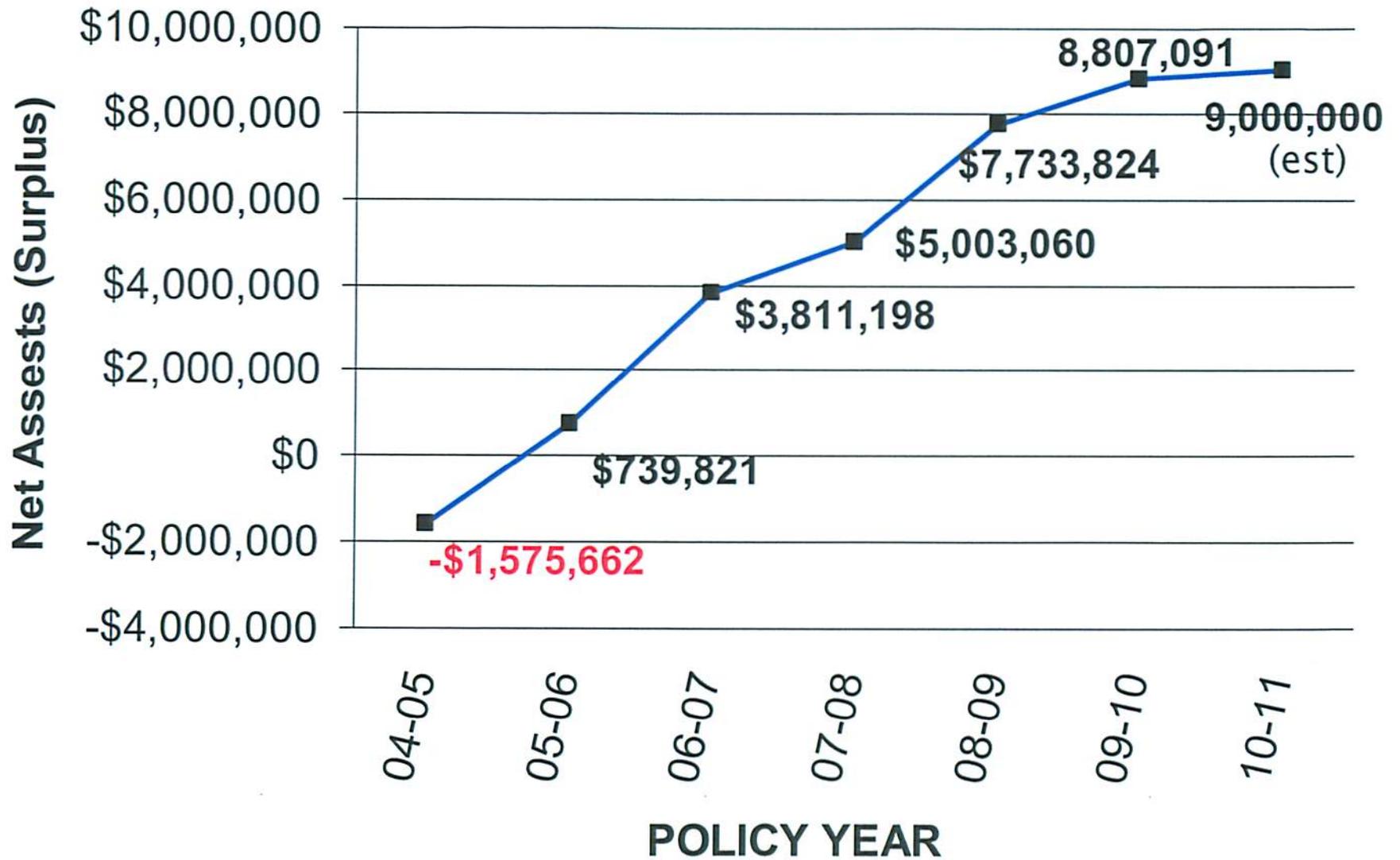
Member Counties Average Experience Modification Factor



POLICY YEAR
JULY 1 - JUNE 30

JPA W/C TRUST NET ASSET TREND 2004 - 2011

2004-2009





REQUEST FOR COMMISSION ACTION

OG-12-05-85

BCC Meeting: Tuesday, May 22, 2012 – 9:10 AM
Subject: Preliminary Plat Approval Period Extension Request

I. Action Requested

This is a request from Bradley Mildenberger, represented by Territorial Landworks, Inc., to grant a three-year extension of the preliminary plat approval period for each phase of the Grantsdale Addition 181-lot major subdivision.

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 Grantsdale Addition Subdivision was conditionally approved by the BCC on March 3, 2011.
- The Preliminary Plat Decision was mailed to the subdivider on April 14, 2011, initiating the developer's proposed phasing plan, as follows:

| PHASING PLAN | PHASING SCHEDULE |
|-----------------------------|-------------------|
| Phase 1A (Lots 11-35) | December 31, 2016 |
| Phase 1B (Lots 1-10, 36-45) | December 31, 2019 |
| Phase 2A (Lots 71-90) | December 31, 2021 |
| Phase 2B (Lots 46-70) | December 31, 2023 |
| Phase 3 (Lots 91-135) | December 31, 2026 |
| Phase 4 (Lots 136-181) | December 31, 2031 |

- The current extension request was submitted on May 14, 2012.
- In the extension request, the consultant states that extensions to the approved phasing schedules are necessary, due to the state of the housing market and the transfer of property ownership to a new party.
- If the BCC were to grant the extension request, the preliminary plat approval period will expire as follows:
 - * Phase 1A December 31, 2019
 - * Phase 1B December 31, 2022
 - * Phase 2A December 31, 2024
 - * Phase 2B December 31, 2026
 - * Phase 3 December 31, 2029
 - * Phase 4 December 31, 2034

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 Grantsdale Addition major subdivision.

Attachment: Extension Request
Staff: Kevin Waller
Date: May 22, 2012
Cc: Bradley Mildenberger, Kearns Properties, LLC, Territorial-Landworks, Inc.,
Subdivision File

We hereby **Approve** **Deny** the extension request for the Grantsdale Addition major subdivision.

BOARD OF COUNTY COMMISSIONERS

Suzy Foss, Chairman

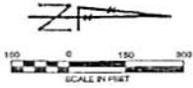
Greg Chilcott, Member

J.R. Iman, Member

Matt Kanenwisher, Member

Ron Stoltz, Member

GRANTSDALE ADDITION - IMPROVEMENTS, IRRIGATION PLAN, AND PHASING PLAN



LEGEND

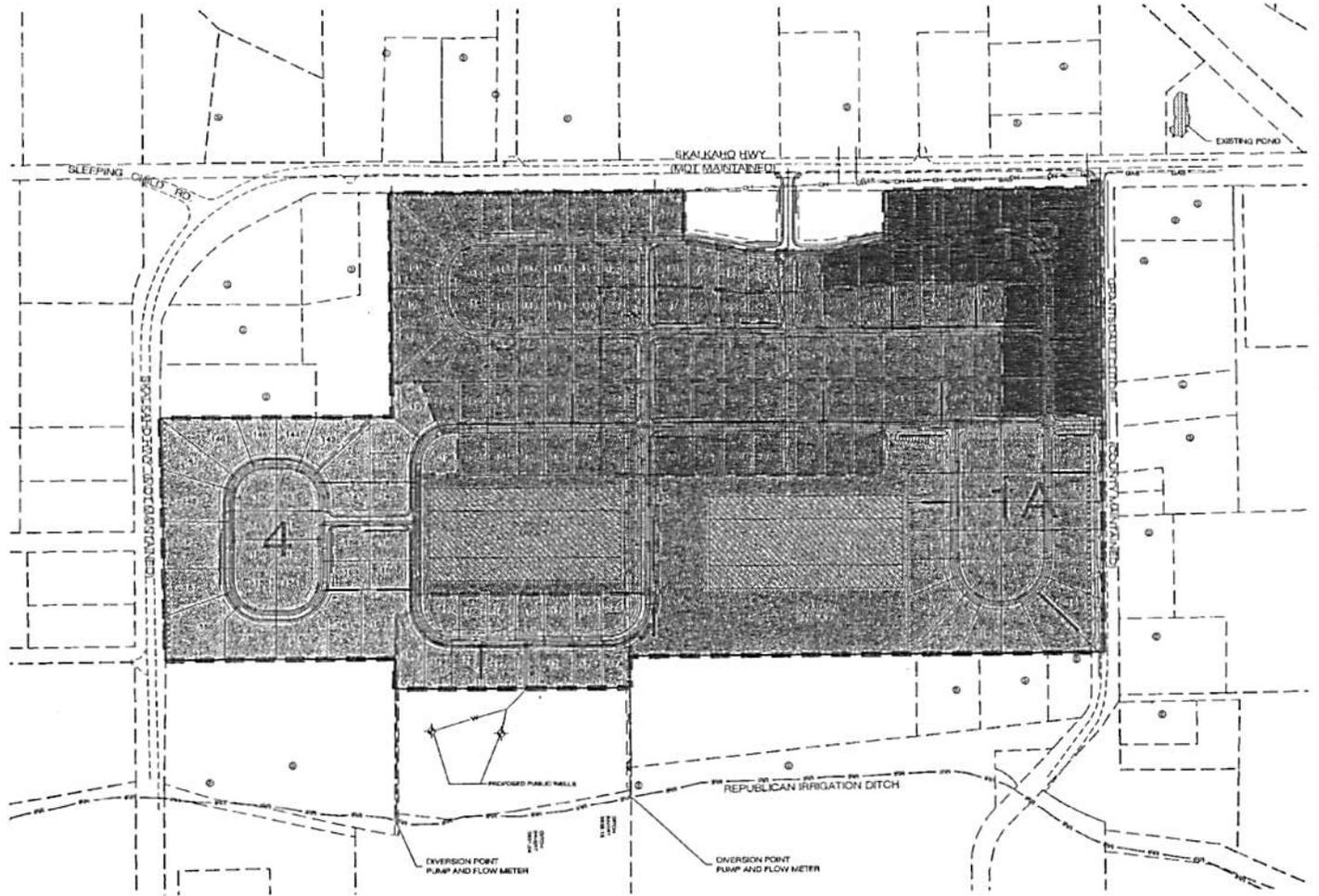
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINES
- EXISTING IRRIGATION DITCH
- PROPOSED IRRIGATION DITCH
- EXISTING EDGE OF ASPHALT ROAD
- PROPOSED EDGE OF ASPHALT ROAD
- PROPOSED TOP BACK OF CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED DRAINAGE DITCH
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED NO. ENHANCEMENTS
- PROPOSED PHASING BOUNDARY
- EXISTING BURIED GAS LINE
- EXISTING BURIED TELEPHONE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING BURIED POWER LINE
- EXISTING WELL
- PROPOSED PUBLIC WELLS
- COMMUNITY CEMETERY AND REPLACEMENT AREA
- 1 DENOTES PHASE NUMBER
- PROPOSED 3/4" ILLUMINATOR TROUGH
- PROPOSED 1/2" TRAILER TROUGH

PHASING PLAN

| PHASE | DATE |
|-------|------------|
| 1A | 12/31/2019 |
| 1B | 12/31/2020 |
| 2A | 12/31/2021 |
| 2B | 12/31/2022 |
| 3 | 12/31/2023 |
| 4 | 12/31/2024 |

IRRIGATION PLAN NOTES

- THE LOTS AND PARKS SHALL FOLLOW THE DESIGNATED WATERING SCHEDULE SPECIFIED IN THE FINAL SUBDIVISION COVENANTS. GENERALLY EVEN NUMBER LOTS AND THE AREA DESIGNATED AS COMMON AREA 2 SHALL IRRIGATE ON EVEN NUMBERED DAYS. ODD NUMBER LOTS AND COMMON AREAS 1, 3, 4, & 5 SHALL IRRIGATE ON ODD DAYS.
- THE SUBDIVISION HOME OWNERS ASSOCIATION AND RAVALLI COUNTY PARKS DEPARTMENT SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DELIVERY SYSTEM WHICH SHALL BE HELD IN COMMON, BY THE ASSOCIATION FOR THE BENEFIT OF THE LOTS AND PARKS WITHIN THE SUBDIVISION.
- THE AMOUNT OF WATER ALLOCATED TO EACH OF THE LOTS SHALL BE OFFICIALLY DETERMINED BY DAILY DITCHES UPON FILING THE PLAN.
- THE HOME OWNERS ASSOCIATION SHALL APPOINT A LIAISON FOR COMMUNICATION WITH DAILY DITCHES AS OUT LINED IN THE ASSOCIATION BY-LAWS.



LAND USE SUMMARY BY PHASE

| PHASE | COLOR CODE | NUMBER OF RESIDENTIAL LOTS | TOTAL RESIDENTIAL AREA (AC) | COMMON AREA (AC) | TOTAL PHASE AREA (AC) | DENSITY LOTS/ACRE |
|--------------|--------------|----------------------------|-----------------------------|------------------|-----------------------|-------------------|
| 1A | Light Blue | 27 | 7.51 | 5.12 | 12.63 | 1.51 |
| 1B | Light Green | 50 | 5.93 | 0.72 | 6.65 | 3.04 |
| 2A | Light Yellow | 70 | 6.81 | 0.10 | 6.91 | 3.32 |
| 2B | Light Purple | 35 | 5.24 | 0.21 | 5.45 | 3.08 |
| 3 | Light Orange | 45 | 11.90 | 4.89 | 16.79 | 2.68 |
| 4 | Light Pink | 43 | 14.77 | 0 | 14.77 | 3.05 |
| TOTAL | | 180 | 52.24 | 10.04 | 62.28 | 2.68 |

| REVISIONS | | DATE | LOCATION |
|------------|----------------------|----------------|----------|
| DATE | DESCRIPTION | MARCH 22, 2008 | |
| 07/20/2006 | OUT-OF-ORDER UPDATES | | |
| 08/20/2007 | PROPOSED LAYOUT | | |
| 11/28/2007 | UPDATE | | |
| 05/27/2008 | IRRIGATION PLANS | | |

SEC 07, T05N, R20W
RAVALLI COUNTY, MONTANA

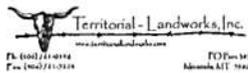
PREPARED FOR:
KEARNS PROPERTIES, LLC

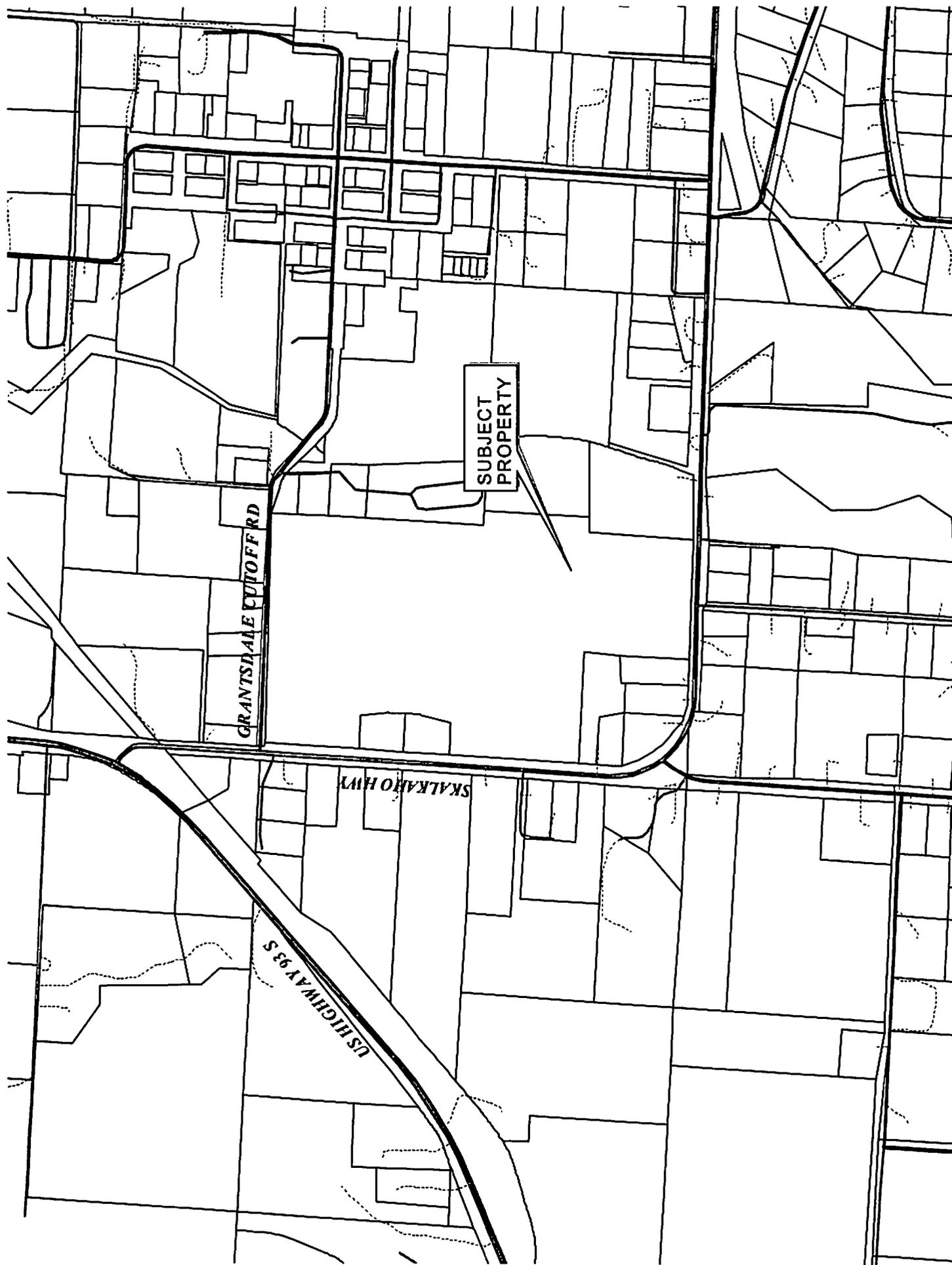
DATE PREPARED: 03-10-2008
DRAWN BY: J. L. KEARNS
CHECKED BY: J. L. KEARNS
SCALE: AS SHOWN

GRANTSDALE ADDITION

SUPPLEMENTAL DATA SHEET
IMPROVEMENTS PLAN

LANDWORKS PROJECT NO.: 03-1045
PLAT FILE NO.: XX-XX
SHEET: 3 OF 5





SUBJECT
PROPERTY

GRANTSDALE CUTOFF RD

SKALKAHAW HWY

US HIGHWAY 93 S



REQUEST FOR COMMISSION ACTION

OG-12-05-84

BCC Meeting: Tuesday, May 22, 2012 – 9:00 AM
Subject: Preliminary Plat Approval Period Extension Request

I. Action Requested

This is a request from Mountain Magic, LLC to grant a one-year extension to the preliminary plat approval period for the Nighthawk Meadows six-lot major subdivision.

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 Nighthawk Meadows Subdivision was conditionally approved by the BCC on January 8, 2009.
 - The Preliminary Plat Decision was mailed to the subdivider on March 16, 2009, initiating the 18-month preliminary plat approval period.
 - A one-year extension to the preliminary plat approval period was previously granted by the BCC on June 30, 2010, extending the approval period expiration to September 16, 2011. Subsequently, another one-year extension was granted on May 31, 2011, extending the approval period to September 16, 2012.
 - The current extension request was submitted on May 7, 2012.
 - In the extension request, the applicant states that an extension to the approval period deadline is necessary, due to the on-going slow economic conditions and the applicant's inability to complete the obligations required of the final plat process.
 - If the BCC were to grant the extension request, the preliminary plat approval period would be extended to September 16, 2013.
-

IV. Planning Staff Recommendation

The Planning Department has reviewed the request, and recommends that the BCC grant a one-year extension to the preliminary plat approval period for the Nighthawk Meadows Subdivision.

Attachment: Extension Request
Staff: Kevin Waller
Date: May 22, 2012

Cc: Mountain Magic, LLC, Professional Consultants, Inc., Subdivision File

We hereby **Approve** **Deny** the extension request for the Nighthawk Meadows Subdivision.

BOARD OF COUNTY COMMISSIONERS

Suzy Foss, Chairman

Greg Chilcott, Member

J.R. Iman, Member

Matt Kanenwisher, Member

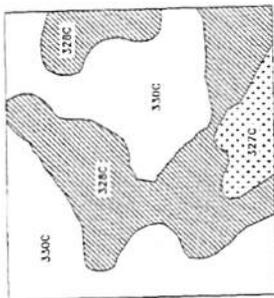
Ron Stoltz, Member

PRELIMINARY PLAT

NIGHTHAWK MEADOWS
 A 6 LOT SUBDIVISION LOCATED IN
 NE 1/4 SECTION 34 AND NW 1/4 SECTION 35,
 T.6N., R.21W., P.M.M.,
 TRACT B, CS 3971
 RAVALLI COUNTY, MONTANA

LAND USE SUMMARY
 LOTTED AREA: 18.65 AC
 ROAD (including Right of Way): 1.41 AC
 TOTAL AREA: 20.06 AC
 NO. OF LOTS: 6

100' 0' 100' 200'
 SCALE IN FEET
 OCTOBER, 2008



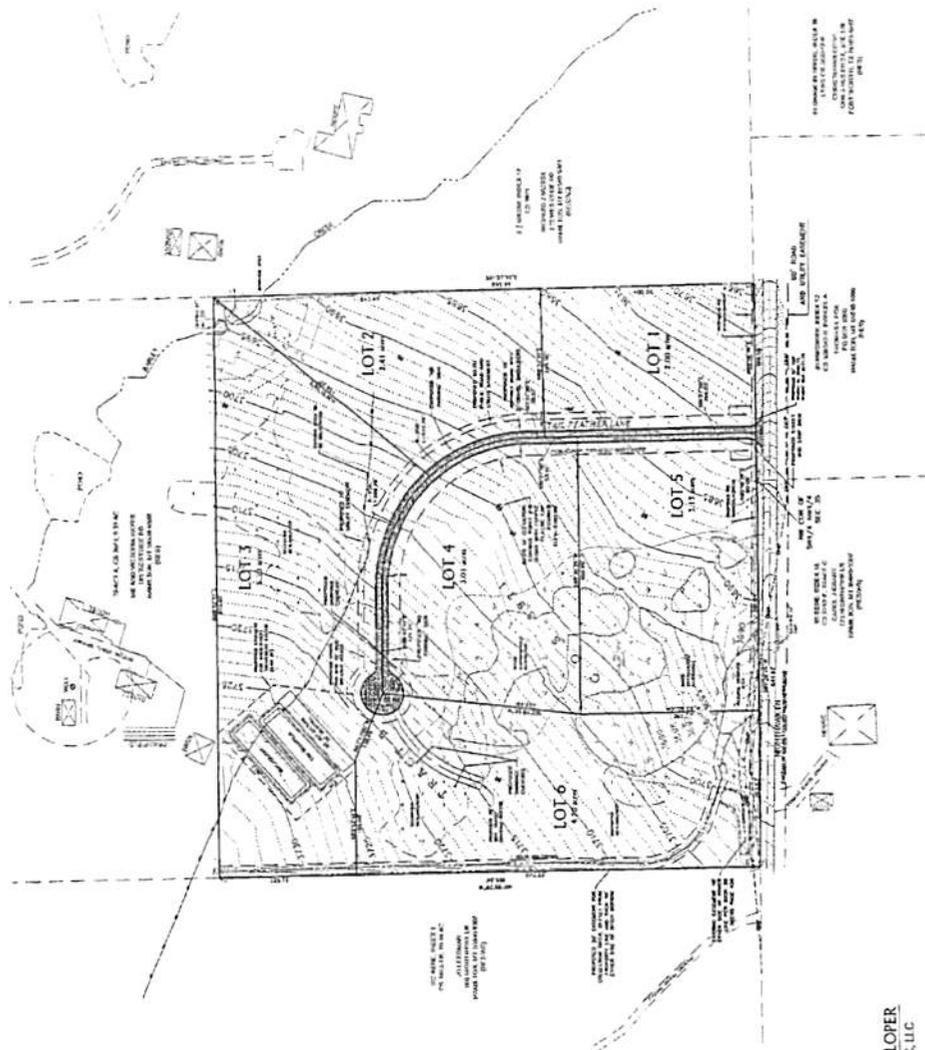
WETLANDS DISTURBED
 ROAD: 5954 SQ. FT.
 DRIVEWAY ON LOT 6: 2541 SQ. FT.
 TOTAL: 8495 SQ. FT.

OWNER/DEVELOPER
 MOUNTAIN MAGIC, LLC

PREPARED AT THE REQUEST OF: MOUNTAIN MAGIC, LLC
 PCI PROJECT # 7397-05

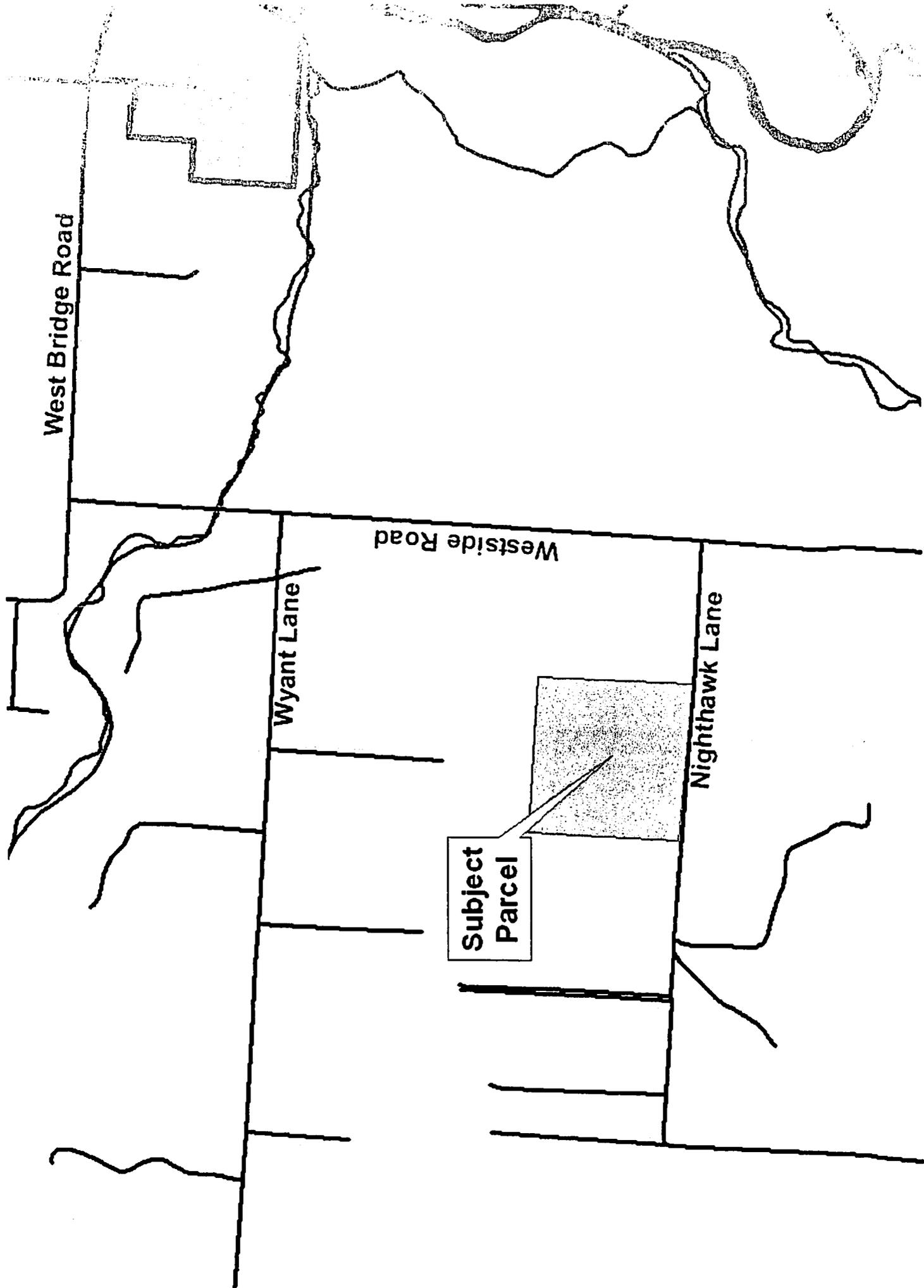


SUBJECT PROPERTY
 VICINITY MAP



- LEGEND**
- EXISTING BUILDING
 - EXISTING IRRIGATION
 - EXISTING DRIVEWAY
 - EXISTING OVERHEAD POWER
 - EXISTING FENCE
 - CREEK FLOW
 - PROPOSED COMMUNITY ELEVATED SAND MOUND DRAINFIELD
 - PROPOSED WELL
 - PROPOSED RIPARIAN AREA AS NO BUILT / ALLEGATION BUFFER (NHIAH)
 - DELIMITED WETLANDS/SEEP
 - EXISTING MIXED DECIDUOUS TREES
 - DRAINAGE CULVERT
- BASIS OF ELEVATION:**
 CONTROL POINT #10
 REAR WITH PURPLE PLASTIC CAP
 ASSUMED ELEV - 3700.00'

MOUNTAIN MAGIC, LLC
 SECS 34&35, T.6N., R.21W., P.M.M.,
 RAVALLI COUNTY



West Bridge Road

Westside Road

Wyant Lane

Nighthawk Lane

Subject Parcel