

COMMISSIONERS APPROVAL

FOSS *ST*

CHILCOTT

IMAN

STOLTZ *RS*

BURROWS *JB*

Members Present.....Commissioner Suzy Foss, Commissioner Greg Chilcott, Commissioner J.R. Iman, Commissioner Ron Stoltz and Commissioner Jeff Burrows

Date.....December 27, 2012

► Minutes: Beth Perkins

► The Board met at 9:00 a.m. to interview Lance Brown for a position on the Open Lands Board. This interview was determined by the Board to be unnecessary and therefore cancelled.

► The Board met at 9:30 a.m. to review and make a decision regarding an extension request for the Morado Mountain Estates 58-lot major subdivision with variance. Present were Terry Nelson and Kevin Waller.

Kevin Waller gave a review of the extension request from Stacey Dykeman to the Board based on on-going legal issues with Ravalli County as well as the current economic climate. Commissioner Chilcott confirmed this extension request was reviewed by legal counsel.

Commissioner Chilcott made a motion to grant the extension request for a period of three-years for the Morado Mountain Estates 58-lot major subdivision and variance for all three phases. Commissioner Stoltz seconded the motion and all voted "aye". (5-0)

12/27/12
min Attachment



REQUEST FOR COMMISSION ACTION

OG-12-12-316

BCC Meeting: Thursday, December 27, 2012 – 9:30 AM
Subject: Preliminary Plat Approval Period Extension Request

I. Action Requested

This is a request from Stacey Dykeman to grant a three-year extension of the preliminary plat approval period for each of the three phases of the Morado Mountain Estates 58-lot major subdivision and variance.

II. Applicable Regulations

Ravalli County Subdivision Regulations Section 3-13(B) gives the Board of County Commissioners (BCC) the authority to grant an 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 Morado Mountain Estates Subdivision and Variance was conditionally approved by the BCC on July 26, 2011.
- The Preliminary Plat Decision was mailed to the subdivider on September 6, 2011, initiating the developer's proposed phasing plan, as follows:

PHASING PLAN	PHASING SCHEDULE
Phase 1	July 26, 2013
Phase 2	July 26, 2015
Phase 3	July 26, 2019

- Ms. Dykeman cites the current economic climate, as well as legal issues with Ravalli County, as the reasons for the extension request, according to a December 19, 2012 telephone conversation.
- If the BCC were to grant the extension request, the preliminary plat approval period will expire as follows:
 - * Phase 1 July 26, 2016
 - * Phase 2 July 26, 2018
 - * Phase 3 July 26, 2022

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 each phase of the Morado Mountain Estates Subdivision and Variance.

Attachments: Extension Request, Reduced Preliminary Plat, Vicinity Map

Staff: *KW* Kevin Waller

Date: December 27, 2012

Cc: Stacey Dykeman, Morado Mountain Estates, LLC, Marion McHatton, DJ&A, Ravalli County Attorney's Office (all parties w/o enclosures), Subdivision File, Outgoing Mail File

We hereby **Approve Deny** a three (3) year extension of time for each phase of the Morado Mountain Estates, 58-lot major subdivision and variance.

BOARD OF COUNTY COMMISSIONERS

Suzy Foss, Chairman

Greg Chilcott, Member

J. R. Iman, Member

Jeff Burrows, Member

Ron Stoltz, Member

RECEIVED

DEC 19 2012

10-12-12-366
Ravalli County Planning Dept.

Dear Ravalli County Planning,

I am asking for a 3 year extension on all my phasing deadlines in regards to Morado Mountain Estates sub- division preliminary approval. So each of the three phases will be extended by three years from their original estimated final approval dates. I am enclosing the 200.00 fee for this extension. I am not sure if each phase needs to be dealt with separately but please start with phase I at least.

SD# 2006-1

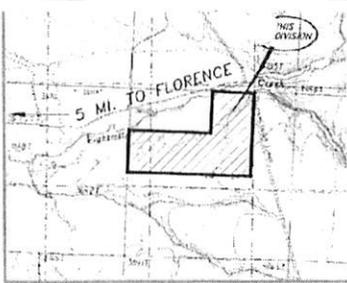
Sincerely,

Stacey Dykeman
107 Mission Bay Dr.
Polson Mt. 59860
406 370 2111

PRELIMINARY PLAT

MORADO MOUNTAIN ESTATES

A RESIDENTIAL SUBDIVISION
 LOCATED IN THE S1/2 NW1/4 AND THE W1/2 NE1/4 OF SECTION 10, T.10 N., R.19 W., P.M.M.
 RAVALLI COUNTY, MONTANA



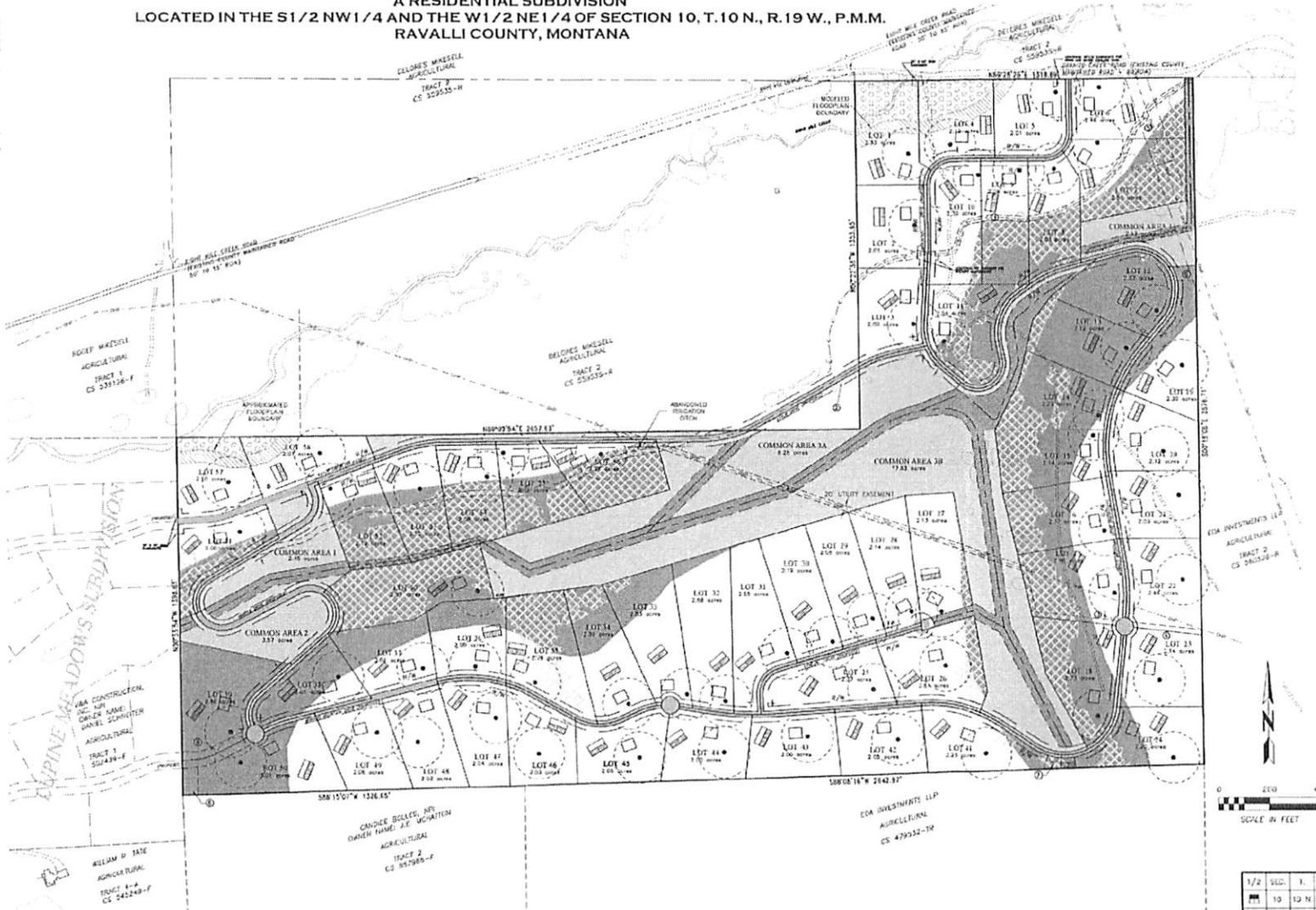
VICINITY MAP
 NO SCALE

1. (1) PROPOSED 30" IRRIGATION DRAIN EXPOSEMENT.
2. (2) PROPOSED 40" PUBLIC ACCESS EASEMENT (PURCHASE AGREEMENT IN EXHIBIT A-2).
3. (3) PROPOSED 20" UTILITY EASEMENT - LOT 17.
4. (4) PROPOSED 20" UTILITY EASEMENT - LOT 22.
5. (5) PROPOSED 20" UTILITY EASEMENT - LOT 6, 7 & COMMON AREA 5.
6. ALL STREETS WITHIN THE DESIGNATED R/W AREAS MORADO MOUNTAIN ESTATES, WATLE DRIVE, PARKER DRIVE, AND LINDEN COURT SHALL BE PUBLIC STREETS MAINTAINED BY THE MONTANA ROAD COUNCILS ASSOCIATION. A MAINTENANCE DISTRICT IS PROPOSED.
7. FRONT, SIDE, & REAR SETBACKS ARE 25'.
8. 1 FOOT CONTIGUOUS INTERVALS.
9. THIS PARCEL LIES ENTIRELY WITHIN THE FRM# DESIGNATED ELK WATER RANGE AREA.
10. (10) PROPOSED 40" PRIVATE ACCESS EASEMENT.
11. (11) PROPOSED 100" PRIVATE ACCESS EASEMENT.

- FLOOD PLAIN AREA (NO BUILD/ALTERATION ZONE)
- 50' FLOOD PLAIN SETBACK (NO BUILD/ALTERATION ZONE)
- SEVERE SLOPE CONDITIONS - >10% (NO BUILD/ALTERATION ZONE)
- LIMITED SOIL CAPABILITIES (S&L TO SLOPE - > 15%)
- TRAIL INDICATION
- BUILDING ENVELOPE
- DRAINFIELD AND REPLACEMENT AREA
- WELL AND 100' RADII
- HOUSE AND GARAGE (2000 SF)
- 1/2 ACRE MINIMUM FENCED AREA PER LOT
- 1/4 ACRE MAXIMUM FENCED AREA PER LOT
- TWIN ANCHORS

ACREAGE	
LOT AREA	131.05 AC 79.3%
COMMON AREA	34.28 AC 20.7%
TOTAL AREA	165.33 AC 100.0%

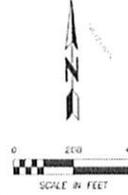
D&A P.C.
 CONSULTING ENGINEERS & LAND SURVEYORS
 100 N. MAIN ST. SUITE 200, FLORENCE, MT 59801
 PHONE (406) 293-1000 FAX (406) 293-1001



ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE PRELIMINARY ENGINEERING PLANS AND SPECIFICATIONS ATTACHED TO THIS PRELIMINARY PLAT WERE DEVELOPED UNDER MY SUPERVISION.
 TERRY L. FOREST DATE

OWNERS OF RECORD
MORADO MOUNTAIN ESTATES, LLC
ED LEPPEN & STACEY DYKEMAN
 MAY, 2008

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS DEVELOPED UNDER MY SUPERVISION.
 RONALD G. MILNE, PLS 9077 DATE



1/4	SEC.	T.	R.
10	10	10	19 W
SHEET 1 OF 4			
PRINCIPAL SURVEYOR, MONTANA			
PDF			

F:\10562401\MRE-01-17-08\MORAD.PLT P:\PLAT\10122008\142517.PLT.DWG

EASTSIDE HWY

Eight Mile Creek

EIGHT MILE CREEK RD

GRANITE CREEK RD

SUBJECT PROPERTY

N ↑

