

COMMISSIONERS APPROVAL

BURROWS JB

FOSS SF

CHILCOTT G

IMAN JR

STOLTZ R

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

Date.....August 12, 2013

► Minutes: Glenda Wiles

► The Board met at 8:45 a.m. for a decision for Subdivision Preliminary Plat approval period extension for Rivers Edge Two which is a nine lot major subdivision by Flyhigh Developers Corporation. Present was Planner Kevin Waller. (See attached) **Commissioner Stoltz made a motion to grant the three year extension to the Rivers Edge Two Subdivision. Commissioner Chilcott seconded the motion and all voted "aye". (4-0)**

► The Board met at 9:00 a.m. for a fire update. Present was Hamilton Fire Chief Brad Mohn, Office of Emergency Services Director Ron Nicholas and Forest Service Supervisor Julie King. Julie gave an update on the Gold Pan Fire (17,150 acres) which of late has had very little growth. Some road closures are still in effect. Gary Poncien's Type 1 Team times out today and a new team transitions in this evening. Julie cited the equipment being used. She noted they found twenty three abandoned campfires this week with seven new lighting strikes. They are reviewing the necessity to move to a Stage 2 notice on Federal Forest Service lands. The smoke that came into the valley Saturday night came from the Idaho fire.

Brad Mohn stated people are still burning even with the No Burn Resolution in place, and until they receive criminal consequences they will probably continue to burn.

► The Board met at 9:15 a.m. for the decision on choosing a CTEP Project(s) (Community Transportation Enhancement Project). Present was Fair Manager Deborah Rogalla, Corvallis Civic Club Members Tonya Bloom and John Horat.

Commissioner Iman reported he, Glenda Wiles and members of the Corvallis Civic Club met with MDOT Engineer Shane Stack to visit about the new Transportation Alternative (TA) Program and a potential application by the county for a pedestrian/bike bridge along the Woodside Bridge. Discussion including utilizing a portion of the CTEP balance towards a match if this project is accepted. Shane Stack is going to visit with CTEP staff and see if any of the CTEP monies can be utilized in a TA project.

Another CTEP project presented was the Fairgrounds rest area/bike and ped pathway.

John Horat stated the 'Frequently asked Questions' under the new TA program state any match must be a cash match, so it is unlikely CTEP monies will work for any kind of a match. On TA projects, the state will do all the design work. The due date for a TA application is September 6th.

Commissioner Iman stated the sidewalk along Highway 93 in Victor on the east side of the highway before the bridge is 1,100 feet, they could add to that sidewalk piece for better pedestrian use. Another potential project is the Three Mile Creek Road for pathways, but in the past they have not been able to obtain easements. Golf Course Road is also a possibility for sidewalks but the expense on that location would be higher than what CTEP funds are available. The Board also felt they could apply for the TA project along Woodside Bridge and see how the application scores.

John noted when the CTEP community meeting was held only two projects were discussed (Fairgrounds and Victor), but at this point an application can be prepared and submitted for the TA and if CTEP monies can be utilized they can add that as a match just before it is submitted. Commissioner Iman stated he is in support of submitting a TA application but his first financial commitment is to the fairgrounds project. Commissioner Chilcott agreed.

John, Roger and Tonya will move forward with the TA application bringing it back to the Commission for review and approval. Discussion included how much CTEP monies to pledge if those monies can be used as a match.

Deborah stated the Fair needs to decide how much the fair project will cost as they don't have hard figures yet. It was agreed another meeting will be set up with Fair Commission Members, Glenda Wiles and one of the Commissioners will look at this potential project for a CTEP application.

► The Board met at 1:30 p.m. for an award of the Store Lane Paving Project. Present at this meeting was Road Administrator John Horat. **Commissioner Chilcott made a motion to reject all of the proposals received. Commissioner Iman seconded the motion. All voted "aye". (4-0)**



## REQUEST FOR COMMISSION ACTION

OG-13-08-182

BCC Meeting: August 12<sup>th</sup>, 2013, at 8:45 a.m.  
Subject: Preliminary Plat Approval Period Extension Request

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### I. Action Requested

This is a request from Gordon Sorenson of Gordon Sorenson Engineering, on behalf of Flyhigh Developers Corp., to grant a three-year extension to the preliminary plat approval period for the Rivers Edge Two, 9-lot major subdivision.

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### 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)

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### III. Background

- The Rivers Edge Two Major Subdivision was conditionally approved by the BCC on February 1<sup>st</sup>, 2010.
- The Preliminary Plat Decision was mailed to the subdivider on March 15<sup>th</sup>, 2010, initiating the 18-month preliminary plat approval period.
- A two-year extension to the preliminary plat approval period was previously granted by the BCC on July 27<sup>th</sup>, 2011, extending the approval period expiration to September 15<sup>th</sup>, 2013.
- Mr. Sorenson cites the low activity in the real estate market and demand for new housing as the reason for the extension request, in addition to the developer's need to pay the mitigation and park fees.
- If the BCC were to grant the extension request, the preliminary plat approval period would be extended to September 15<sup>th</sup>, 2016.

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### 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 Rivers Edge Two Major Subdivision.

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Attachments:	Extension Request Letter, Reduced Preliminary Plat, Vicinity Map
Staff:	Kevin Waller
Date:	August 6 <sup>th</sup> , 2013
Cc:	Gordon Sorenson, Gordon Sorenson Engineering, Flyhigh Developers Corp. (both parties without attachments), Subdivision File, Outgoing Correspondence File

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We hereby **Approve** **Deny** a three (3) year extension of time for the  
Rivers Edge Two 9-Lot Major Subdivision.

**BOARD OF COUNTY COMMISSIONERS**

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**Jeff Burrows, Chairman**

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**Suzy Foss, Member**

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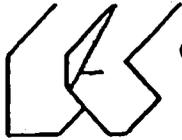
**J.R. Iman, Member**

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**Greg Chilcott, Member**

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**Ron Stoltz, Member**



**GORDON SORENSON ENGINEERING**  
Specializing In Land Development Services

Gordon E. Sorenson, PE PLS  
Registered Land Surveyor

Charles D. Conklin, PLS  
Registered Land Surveyor

August 1, 2013

Terry Nelson, Administrator  
Ravalli County Planning  
215 So. 4<sup>th</sup> Street, Suite F  
Hamilton MT 59840

**RECEIVED**

AUG 01 2013  
1C-B-08-598  
Ravalli County Planning Dept.

Re: Rivers Edge II

Dear Terry:

On behalf of my client, Flyhigh Developers Corp, I am requesting an extension of time to file the final plat. The current deadline is September 15, 2013. I am requesting an extension to September 15, 2014, *2016* 

The reason for this request is because of the low activity in the real estate market and demand for new housing. Mr. Poindexter has had these lots on the market since the time of the preliminary conditional approval with no sales. He has installed the infrastructure for the project including the protection project of the Bitterroot River. Those costs have been incurred and are complete. There remains to pay the mitigation and park fees, a cost that he needs to forestall until there is a buyer for a lot.

My check in the amount of \$200.00 is enclosed to cover the extension of time fee.

If you have any questions, please contact me.

Sincerely,

  
Gordon Sorenson, PELS

cc: Flyhigh Developers Corp, 4681 Harlequin Drive, Missoula MT 59808



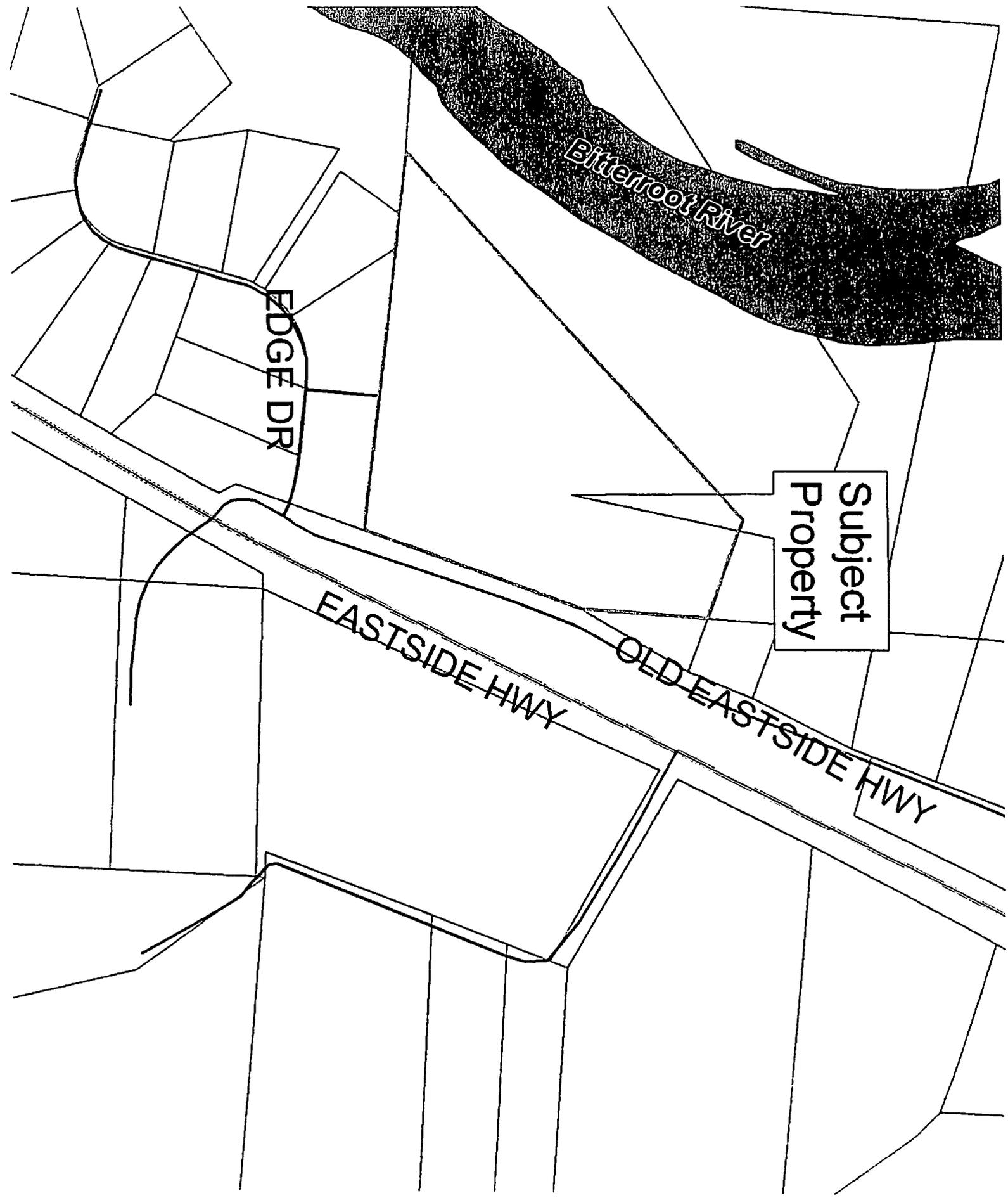
*Bitterroot River*

EDGE DR

Subject  
Property

EASTSIDE HWY

OLD EASTSIDE HWY





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Jeff Burrows, Chairman

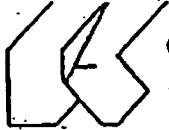
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J.R. Iman, Member

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Ron Stoltz, Member

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August 1, 2013

Terry Nelson, Administrator  
Ravalli County Planning  
215 So. 4<sup>th</sup> Street, Suite F  
Hamilton MT 59840

**RECEIVED**

AUG 01 2013  
1C-13-08-590  
Ravalli County Planning Dept.

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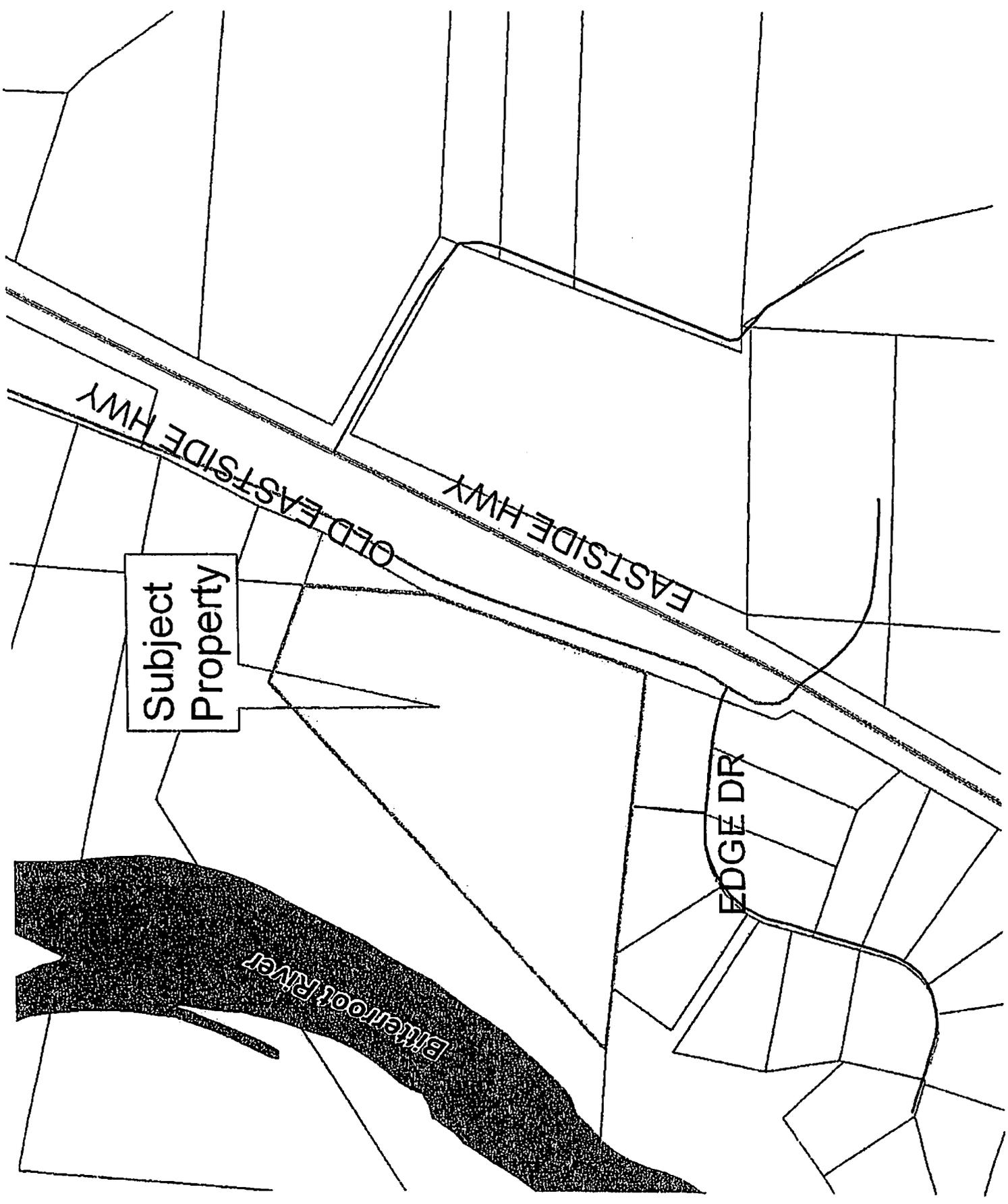
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Subject  
Property

OLD EASTSIDE HWY

EASTSIDE HWY

EDGE DR

Bitterroot River