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Ravalli County Commissioners

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Sept. 27, 2019
To: Ravalli County Commissioners

From: Bitterrooters for Planning

Re: Island Park subdivision, 4th extension request

Commissioners:

Bitterrooters for Planning objects to the Island Park subdivision extension request submitted to the Ravalli County Planning Department by David Rhea, President, DR Unlimited, LLC, on May 7, 2019.

This is the fourth extension request for Island Park subdivision since it received preliminary plat approval nearly a decade ago in March 2010.

BfP has requested documents from the planning department concerning Island Park subdivision, including copies of all the applicant's written requests for extensions since the PPD was approved in 2010. We received every document on file for Island Park, according to your staff. Written requests for extensions by the applicant were not included in the information we received, leading BfP to believe that no written requests exist.

Ravalli County subdivision regulation **3-13(B) Extension Request**, states: "The written request from the applicant shall detail all the actions the applicant has taken to complete the requirements and meet the conditions of **preliminary plat approval** as listed in the **PPD**."

Further, regulation 3-13(B)(2) states: "The **BCC** shall evaluate the **Planning Department's** recommendations and the request for extension to determine whether the **applicant** has started the **subdivision**, and has been working in good faith to complete the subdivision."

The only information BfP has received, which appears to be the only information the Ravalli County planning department has on file, is that the applicant has requested three previous extensions because the construction economy had been in a "downturn." The fourth, and current, extension request now before the BCC states that the applicant has a project that will take up his time for the "next year or so." The applicant adds, "I would like to extend so when we do break ground I can devote all my time to Island Park."

Apparently, the applicant hasn't even broken ground on a project for which he received preliminary plat approval more than nine years ago, and which he may now put on the market. Meanwhile, the environmental and community impact data he submitted has gone stale and is now irrelevant to the surrounding neighborhood.

This is the fourth extension request for Island Park subdivision, and there is no evidence that the applicant has taken any action to “complete the requirements and meet the conditions of preliminary plat approval as listed in the PPD” as required by your own regulations.

BfP asks that the BCC deny the request.

Thank you,

**Carlotta Grandstaff
For Bitterrooters for Planning**