

Dec. 10, 2019

To: Ravalli County Commissioners
From: Bitterrooters for Planning
Re: Second extension request for Grantsdale Addition

Commissioners:

Thank you for the opportunity to again offer public comment on the Grantsdale Addition second extension request.

First, at the last meeting on this issue, Dec. 5, 2019, it appeared that your planning director and your attorney disagreed about which set of county subdivision regulations – 2007 or 2012 – guide this subdivision. It would be a good idea to straighten that out before you proceed. Further, your current regulations, adopted in 2012, need to be amended to conform to changes in state subdivision law.

Second, the developer has blamed the real estate market for the lack of “good faith” work done on the subdivision as the primary reason for this second extension request. As you know, your subdivision regulations do not include real estate market conditions as a reason for consideration of extension requests. It is not within the BCC’s authority to correct or consider a developer’s real estate speculation missteps..

A more reliable gauge for determining whether the developer has been working on the subdivision in “good faith” is the list of 32 conditions the BCC imposed in the 2011 PPD and whether any of those conditions have been met. It appears they have not. The BCC received a timeline from the developer’s consultant, Territorial Landworks, detailing the work accomplished to date. None of the 32 conditions are addressed in the timeline.

The developer has had seven years to work on the subdivision since the last extension was granted, but has accomplished little to nothing. We ask you to deny this most recent extension request.

Thank you,
Carlotta Grandstaff
Coordinator, Bitterrooters for Planning
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