

RECEIVED

DEC 01 2014

Ravalli County Commissioners

--	--	--	--	--



**Ravalli County Planning Department**

215 South 4<sup>th</sup> Street, Suite F  
Hamilton, Montana 59840

406.375.6530 Fax 406.375.6531 [kwaller@rc.mt.gov](mailto:kwaller@rc.mt.gov)

---

OG-14-11-297

November 26, 2014

Cheryll Wolff  
316 Hawker Ln.  
Corvallis, MT 59828

**Subject: Denial of a Gifted Parcel Temporary Transfer to Grantee's Sibling  
Wolff Family Transfer/Agricultural Parcel (SEA-14-06)**

Property Description: Tract 2, Certificate of Survey #678856-F, located in Section 5, T6N, R20W.

Dear Ms. Wolff:

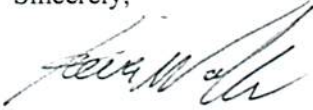
On November 18, 2014, the Ravalli County Board of County Commissioners (BCC) considered your request for a temporary, one-year transfer of ownership of a recently gifted Family Transfer parcel from Chanz Wolff's ownership into your ownership, as sibling of original gifted parcel recipient Dirk Wolff, until such time as Dirk's IRS tax matters are settled. Once these matters are resolved, property ownership would be transferred back into original grantee Dirk's name. Furthermore, you explained that student loan implications preclude Chanz Wolff, Dirk's son, from maintaining ownership of the property, hence the temporary transfer request to your ownership. This is the second request for a temporary transfer of the property's ownership, the first of which was requested to be transferred into original Family Transfer Grantor Dianne Wolff's ownership. That request was denied by the BCC, in a Public Meeting held August 25, 2014, as detailed in our letter to you dated September 5, 2014.

The BCC has denied this second request, based upon a 5-0 vote, and based upon the following conclusions:

- 1) Neither the Ravalli County Subdivision Regulations, nor State law, address what is being requested.
- 2) More information is needed regarding original grantee Dirk's IRS tax matters and current property holder Chanz' student loan implications.
- 3) Cheryll Wolff has already received a gifted parcel, through the above-referenced Family Transfer approval, as shown in Certificate of Survey #678856-F.

If you have questions regarding the above, please contact me at 375-6530. Additionally, I have enclosed recent comments from the Ravalli County Road and Bridge Department's John Horat with regard to the property's existing road approaches.

Sincerely,



Kevin Waller  
Planner

Enc: Ravalli County Road and Bridge Dept. Emailed Comments dated Nov. 14, 2014

Cc: Project File – Subdivision Exemption Application (SEA – 2014 - 06)  
Ravalli County Environmental Health Department  
Regina Plettenberg, Ravalli County Clerk & Recorder  
Ravalli County Commissioners  
Ravalli County Attorney's Office  
John Horat, Ravalli County Road and Bridge Department  
Outgoing Correspondence File  
Dianne Wolff, Dirk Wolff, 268 Hawker Lane, Corvallis, MT 59828  
Chanz Wolff, 308 Hawker Ln., Corvallis, MT 59828  
Paul Jessop, Base Line Surveying, 996 Hwy. 93 N., Victor, MT 59875

## Kevin Waller

---

**From:** Glenda Wiles  
**Sent:** Friday, November 14, 2014 9:18 AM  
**To:** Greg Chilcott; Ron Stoltz; J.R. Iman; Suzy Foss; Jeff Burrows  
**Cc:** Kevin Waller; Terry Nelson  
**Subject:** FW: Wolf Property

**Importance:** High

John called me about this as he saw in on the calendar. I asked him to send me a quick paragraph so you would have the information for next Tuesday's meeting and could do some research if necessary.

Glenda Wiles  
Ravalli County Commissioners Office  
Administrative Assistant  
406-375-6500

**From:** John Horat  
**Sent:** Friday, November 14, 2014 9:03 AM  
**To:** Glenda Wiles  
**Subject:** Wolf Property

Hi Glenda,

I saw the Cheryl Wolff parcel on the agenda next week. My assumption is that this is for Hawker Lane. Please let the Board know that there are two approaches that are not properly permitted on Hawker Lane for Wolff properties. One was changed from a field access and does not meet standards and serves a recently placed trailer. The other is a field access to the east which is not permitted and does not meet standards. We have had some contact with Cheryl but not recently. It would be nice to get resolution on these issues.

John Horat, PE  
Road Administrator  
Ravalli County Road and Bridge Department  
244 Fairgrounds Road  
Hamilton, MT 59840  
406 363-2733  
FAX 363-6701