RESOLUTION NO. 677M

WHEREAS, Elk Highlands, Inc., Alex Brishka, Winter Sports, Inc., and F.H. Stoltz Land & Lumber have proposed an amendment to the Whitefish City-County Master Plan which would add the "Big Mountain West Neighborhood Plan" to that Master Plan, changing the designation of approximately 466 acres from timberland to resort commercial;

WHEREAS, the Whitefish City-County Planning Board, after holding duly-noticed public hearings and considering public comment, has recommended that the Board of Commissioners and the Whitefish City Council adopt that amendment to the Whitefish City-County Master Plan; and

WHEREAS, the Board of Commissioners has reviewed the proposed amendment to the Whitefish City-County Master Plan and agrees that the amendment to the Whitefish City-County Master Plan should be formally considered;

WHEREAS, the Flathead County Board of Commissioners passed a resolution of intention (Resolution No. 677L) on September 29, 2003, to formally consider that amendment, allowing for public comment to be received through October 31, 2003;

WHEREAS, the City Council of the City of Whitefish has approved the addition of the Big Mountain West Neighborhood Plan to the Whitefish City-County Master Plan with certain changes: and

WHEREAS, the Flathead County Board of Commissioners has considered all information provided to it on the proposed amendment to the Whitefish City-County Master Plan.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Flathead County, Montana, pursuant to Section 76-1-604, M.C.A., that the amendment to the Whitefish City-County Master Plan, as amended by the City Council of the City of Whitefish, which would add the "Big Mountain West Neighborhood Plan" to that Master Plan, changing the designation of approximately 466 acres, located West of the Big Mountain Zoning District and Northeast of Whitefish Lake, from timberland to resort commercial, is hereby adopted.

BE IT FURTHER RESOLVED that the "Big Mountain West Neighborhood Plan," as adodpted, is attached hereto as Exhibit A.

DATED this 2nd day of December, 2003.

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: _____
Robert W. Watne, Chairman

By: _____
Howard W. Gipe, Member

By: _____
Gary D. Hall, Member

ATTEST:
Paula Robinson, Clerk

By: _____
Vickie M. Eggum, Deputy

EXHIBIT A

BIG MOUNTAIN WEST
NEIGHBORHOOD PLAN

I. PREFACE

The Big Mountain West Neighborhood Plan amends the Whitefish City-County Master Plan 2020. This amendment is necessary to reflect changing needs and circumstances occurring since the mid-1990s, when the Master Plan 2020 was developed and adopted. The request is to extend the Resort Commercial (BR-4) zoning designation to the west of The Big Mountain Village to an area known as Big Mountain West.

The *neighborhood plan* is a tool to coordinate and clarify the development of a specific area. A neighborhood plan, as defined in Section 76-1-103 (6) MCA, means a plan for a geographic area within the boundaries of the jurisdictional area, that addresses in more detail one or more of the elements of the Master Plan or Growth Policy, focusing on a specific area in order to provide clear and detailed direction for the future development of that area.

The Big Mountain West Neighborhood Plan is developed within the overall framework of the Master Plan 2020 (Growth Policy). The Master Plan 2020 is very broad in its analysis and guidance for the planning jurisdiction while the Neighborhood Plan serves to refine this by expanding on the goals and policies and providing guidance at the project level. The Neighborhood Plan is the procedure by which an amendment to a Master Plan or Growth Policy may be undertaken as provided by SB 326 passed into law in the 2003 legislative session.

II. BACKGROUND

A. INTRODUCTION

The Big Mountain West Neighborhood Plan presents the framework for a year-round residential resort development that is similar to the existing Big Mountain Village. This will include the extension of an existing ski lift and the construction of a new lift, which will improve and provide ski-in, ski-out access to homes. Winter ski trails will serve as hiking trails in the summer. A significant portion of the Big Mountain West Neighborhood includes dedicated conservation easements to an appropriate agency.

The Neighborhood Plan envisions the four land owners to make subdivision applications based on the parameters set forth by the attached Overall Development Plan. These applications will include single family homes, townhome or vacation units, corporate retreat centers, a restaurant facility and day-lodges for skiers. The overall density of Big Mountain West and Big Mountain Village combined will not exceed the original 2000 units as set forth by the Overall Development Plan adopted in 1991.

B. LOCATION

The Big Mountain West Neighborhood is located on slopes of the Whitefish Mountain Range, overlooking Whitefish Lake. The Neighborhood is located within one mile of the Big Mountain Village, and will be directly accessible via existing roads, ski lifts, and a coordinated trail system. The northeastern boundary adjoins the Big Mountain's ski slopes and residential developments. Private lands bound the Neighborhood on the south and west, with a six lot residential subdivision known as Eagle's Nest. The northernmost boundary adjoins US Forest Service lands, which grants permits to Winter Sports, Inc. for use as ski terrain. The overall Neighborhood contains approximately 467 acres of land and extends approximately two miles from the southeast to the northwestern most point.

C. EXISTING CONDITIONS

1. Existing Development

The Neighborhood is presently undeveloped, with the exception of some limited usage as ski terrain during the winter months. Some ski and mountain bike trails exist, which will be improved, expanded and coordinated on how best to circulate through the proposed subdivisions. Limited residential development adjoins on the south (The Eagle's Nest subdivision. Sunrise Ridge and Sunrise Ridge Phases 2, 3, & 4 adjoin the Neighborhood on the east. Northern Lights Subdivision is also located to the east of the Neighborhood.

2. Topography

The entire Neighborhood is comprised of a series of benches and ridges, sloping modestly upward to the northwest. The southwestern portion of the Neighborhood

drops sharply off toward East Lakeshore Drive. The majority of the steep terrain will be permanently dedicated as open space. Elevation at the southeast corner of the property where the primary access road will join the present Big Mountain Road is approximately 4400 feet. The elevation at the northeasterly point is approximately 5190 feet.

3. Drainage

No obvious drainage courses appear in the Neighborhood, with the exception of Hell Roaring Creek at the very extreme northwest corner. The majority of the site utilizes sheet or overland drainage that appears to be absorbed onsite.

4. Wetlands

No identified wetlands exist in the Neighborhood. A small pond is on the very northeast corner of the Brishka property. (Not denoted on USGS maps).

5. Vegetation

Existing vegetation is comprised of a mix of indigenous conifers, varying types of ground cover, and mixed under story vegetation of shrubs, bushes, and some deciduous trees typical of the elevation. No sensitive plants are known to exist in the Neighborhood.

The majority of the Neighborhood has been selectively logged in recent years to reduce fuel loading.

6. Wildlife

The Montana Fish, Wildlife & Parks Department designates the southwestern portion of the Neighborhood as deer and elk winter game range. Therefore, most of this area will be permanently designated as open space. Additionally, substantial portions of the subdivision lots adjoining this area will remain as open space due to topographical considerations. Some deer and elk may occupy the general area to be developed in the summer, as may an occasional transitory moose or black bear. The entire vicinity has been earmarked for immediate removal of any grizzly bear incursions. Identified grizzly travel corridors are located more than a mile to the east of the Neighborhood. No

threatened wildlife is known to habitually occupy the Neighborhood.

7. Geology

The site lies along a ridge extension of the Whitefish Range, and is comprised of Belt Sedimentary rock, overlain with glacial till on the benches and ridge tops, with some rock outcrops on steeper slopes. The depth to bedrock may be relatively shallow in some areas. Any encounter with bedrock will not preclude installation of utilities or construction of dwelling units. No slopes prone to failure have been identified. The Whitefish Fault lies approximately one mile to the southwest of the Neighborhood, closely paralleling the northeast shore of Whitefish Lake. This fault is "normal" in that the west side of the fault drops relative to the east side. Seismic activity for this site is considered moderate.

III. ISSUES

A. THREAT OF WILDFIRE

A serious wildfire swept through this entire area in 1910. Areas nearby may have burned again in 1919 and 1925. In 1993, the Montana Department of State Lands rated the potential for a future wildfire occurrence as very high in the East Lakeshore/Big Mountain vicinity. Since that time, significant changes have been made to reduce the potential for wildfire. At the time of the assessment, there was a fairly homogeneous forest canopy extending from East Lakeshore up to the Village area. Since then, an evacuation plan was created, cross training with various agencies was done, and most importantly, several large landowners undertook extensive thinning projects. (This included WSI, Iron Horse, White, Stoltze, Kvamme, USFS and Ptarmigan Village). Please refer to the attached evacuation plan as prepared by Chief DeVall Appendix A). The Developments in the Big Mountain West neighborhood will incorporate the DNRC's Fire Protection Guidelines for Wildland Residential Interface Development July 1993.

B. ACCESS

Primary access to the Neighborhood will be provided via the Big Mountain Road. Secondary access will be provided via Ridge Run

Drive and Northern Lights Drive. Emergency egress from the Big Mountain is provided by means of a forestry road, across lands owned by F.H. Stoltze Land & Lumber Company, through the Haskill Basin area along Haskill Creek, joining existing county roads. The applicants of the big Mountain West project are committed to improving the first ¾ of a mile of this roadway by supplementing the road surface with gravel and creating turn-outs where possible.

C. TRAFFIC

The Big Mountain Road traffic patterns vary greatly according to time of year, and time of day. In ski season, the Big Mountain traffic peaks several times during the day, most notably the morning skiers going up, the afternoon skiers coming down, and the evening skiers. The Big Mountain Road has been slated for significant upgrading, with improved curves, 40-foot paved width, and turnouts for slower vehicles, however construction has been set back due to political and budgetary concerns. The upper portion of the road has been moving forward with right-of-way acquisition agreements and it is anticipated that the majority of the landowners will have agreements in the very near future. This project is still considered to be a top priority with the Montana Department of Transportation. The developers of the Big Mountain West project are very supportive of this road project.

D. ROAD DESIGN

Roads within the subdivisions will be constructed to Flathead County Subdivision standards. Due to mountainous topography, some portions of the roadway may approach maximum permissible grade. Provisions will be made to address access problems during icy conditions and for emergency vehicles. Driveways will not exceed 10% grade. There are concerns for adequate road grade design, access problems during icy conditions and for large emergency vehicles, proper engineering of all cut and fill slopes on the site, terrain alteration and scarring, and secondary access. Traffic safety and erosion control are paramount.

E. TOPOGRAPHY

The Neighborhood is moderately to steeply sloping. Gently sloping hillsides and benches provide areas to locate roads and building sites. Homeowners in the Neighborhood developments should anticipate conditions associated with ski resort living: snow, ice, and additional grades on roads. In addition to the road design issues, the sloped terrain poses concerns about aggravation of the wildfire hazard, fire suppression limitations, disturbance of stable soils and

vegetation, increase impervious surfaces, erosion potential, and terrain alteration for construction of infrastructure, ski lift, and structures.

F. AVAILABILITY OF SERVICES

Community water is available from the Big Mountain Water Company to the property owners that have applied to be included within the District. Landowners not yet included in the District may contact Big Mountain Water as subdivision plans formalize.

Community sewer is available from the Big Mountain Sewer District, with transportation of all effluent to the City of Whitefish for ultimate treatment. The Big Mountain Sewer District has accepted Elk Highlands and WSI lands into their District. An interlocal agreement with the City of Whitefish regarding the inclusion of third parties into the sewer district has been approved by the Whitefish City Council.

The Big Mountain Fire District, together with inter-departmental or inter-agency cooperative agreements, provides fire protection services and has annexed all of the Big Mountain West lands into their District.

The Flathead County Sheriff's Department provides Law enforcement; however, a private security company provides limited 24-hour service year round. Due to the recreational nature of the proposed development, minimal impact on the school system is anticipated. Solid wastes are collected and transported to the County Landfill by a private hauler. Electricity, natural gas, telephone, and CATV are available.

G. WATERSHED IMPACTS

As this Neighborhood is upslope from Whitefish Lake, more intensive use has the potential to contribute to water degradation of the lake, particularly due to erosion during construction and runoff from impervious surfaces. Best Management Practices will be incorporated during all phases of road and home construction to insure that this will be absolutely minimal. Furthermore, the Big Mountain Sewer agreement requires a drainage plan approved by MDEQ and Whitefish Public Works. This drainage plan must contain run-off on-site and not impact any water supply drainages. Each homeowner must show a drainage plan before, during and after construction of a home/driveway/landscaping. This plan compliance is accomplished through the Design Review Board.

H. JURISDICTIONAL RESPONSIBILITIES

Flathead County has primary jurisdictional control of all land use regulatory review and approval. The Neighborhood Plan must be approved by the City of Whitefish and Flathead County, as it lies within a city-county planning jurisdiction.

IV. GOALS AND OBJECTIVES

a. The primary goal of the Master Plan 2020 Map amendment is to permit expanded growth in the vicinity of the Big Mountain Ski & Summer Resort.

b. The Big Mountain West Neighborhood Plan:
   - A. Provides a comprehensive plan of proposed development within the Neighborhood boundaries;
   - B. Promotes community growth while preserving open spaces;
   - C. Provides for development with minimal impact on aesthetics;
   - D. Promotes quality of life;
   - E. Minimizes impacts and costs to the public;
   - F. Utilizes conservation easements and/or dedications to permanently designate lands as open space

c. An important principle of the Big Mountain West Neighborhood Plan is the preservation of sensitive lands

d. Minimal impact to existing development is important.

e. Promotes housing and recreational amenities in a manner that:
   - A. Maintains air and water quality;
   - B. Provides for best management practices to be implemented to ensure water quality;
   - C. Preserves as open space areas;
   - D. Utilizes community water and sewer services
   - E. Is incorporated into the Big Mountain Fire District

f. Addresses natural hazards, such as:
   - A. Steep terrain unsuitable for development;
   - B. Reducing the potential for wildfire through extension of roads, reduction of fuel loads and installing fire hydrants.

g. Addresses housing needs in the area:
   - A. Expand the resort-oriented housing opportunities adjoining the Big Mountain Village;
   - B. Allows guest quarters and caretakers units within the primary residential structures;

C. Short-term housing accommodations/vacation rentals;
D. Uses in the Neighborhood will be compatible with existing development;
E. A range of dwelling types and configurations will be provided;
F. The Neighborhood will be served by water and sewer;
G. The Neighborhood will have fire protection;

h. Limited commercial opportunities will be offered in the Neighborhood; such facilities will be restricted to day lodges, and/or a restaurant in the vicinity of Chair Three. Commercial development will be compatible with the existing resort and the proposed developments within the Neighborhood.

i. Lands adjoining The Big Mountain are no longer viable as timberlands, and both the USFS and corporate owners have realized that managing these lands for timber production is neither economically viable nor aesthetically acceptable. The goal of the Neighborhood Plan is to ensure the transition and development of such lands is undertaken with the least impact to the public resources and in keeping with the values set forth in the Master Plan 2020. Crucial to this transition is the retention of sensitive lands as open space.

j. The design of roadways within the Neighborhood, will minimize impact on existing roads and thoroughfares, yet offer adequate public health and safety though the required multiple accesses from the Big Mountain Road.

k. Development of the Neighborhood will:
   A. Necessitate the extension of community water and sewer and other utilities to serve the area;
   B. Be included in the local area Fire District;
   C. Be included in the area covered by a private security company, complementing the County Sheriff's coverage;
   D. Have solid wastes placed in bear-proof receptacles, with a contracted private refuse hauler collecting and disposing of all such wastes.

l. Parks and open spaces are important to the Neighborhood, and will be provided by through:
   A. Permanent dedication of a Conservation Easement as open space to protect important aesthetic and natural amenities;
   B. Provision of ski trails, doubling as pedestrian pathways in snow-free seasons, and ski areas in appropriate locations;

C. Extension of Chair Three to enable comprehensive ski-in/ski-out opportunities;
D. Installation of a new ski lift;
E. Provision of a day lodge/homeowner's facility at the foot of the new ski lift;
F. Access to the entire Big Mountain Ski & Summer Resort recreational opportunities.

V. THE PLAN

A. LAND USE

The Neighborhood Plan includes four different land ownerships; Elk Highlands, Inc., Winter Sports, Inc., Alex Brishka and F.H. Stoltze Land and Lumber Company. Each property has a vision for development as outlined below and is indicated on the ODP map.

LAND OWNED BY ELK HIGHLANDS INC.

Elk Highlands, Inc owns the majority of the land in the Big Mountain West development proposal. They own a total of 219 of the total 466 acres.

ELK HIGHLANDS SUBDIVISION: This subdivision proposal includes 42 lots on 103 of the 219 acres. A three-phased subdivision, this proposal intends for true single-family residential development. Residences may include one attached accessory housing unit for guests or caretakers. There are no B and B's allowed. A new ski lift will be constructed near the entrance of the subdivision, which will take skiers to the top of Sun Rise Ridge. Skiers will utilize a ski trail system that winds throughout the subdivision to ski home. A Homeowners facility/day-lodge will be built in the Common Area located at the bottom of the lift. This area has been designated as "public facility" on the Overall Development Plan map. A Conservation Easement of approximately 100 acres has been set aside.

SUN RISE RIDGE PHASE V SUBDIVISION: This development proposal is a joint venture with Winter Sports, Inc. It includes 16 lots on the remaining 16 acres of Elk Highlands land. Most of the lots are less than an acre in size. These homes will be similar to the existing Sun Rise Ridge development and adhere to the same architectural standards and Homeowner Association regulations as those found in the Elk Highlands subdivision.

LAND OWNED BY WINTER SPORTS INC.

Winter Sports Inc., is the second largest property owner in the Big Mountain West proposal. They have a total of 103 of the total 466 acres.

NORTHERN LIGHTS WEST SUBDIVISION: This subdivision encompasses their entire 103 acres and proposes 28 lots. It is the intent of the developer that 60 units may exist on 28 lots. These lots are intended for residential use, although they may be single family homes, townhomes or up to a four-plex vacation unit as allowed by the BR-4 zoning. Approximately 25 acres of this development will be included in a Conservation Easement. Chairlift 3 will be extended to the top of the ridge, noted as Parcel A on the Preliminary Plat. Within this Parcel A, shown as a Public Facility on the Overall Development Plan map, a day lodge may be constructed, as may a restaurant. This restaurant will be open to the public, as well as skiers.

LAND OWNED BY ALEX BRISHKA

Alex Brishka owns 60 of the 466 acres. There are no immediate plans for development at this time. The Overall Development Plan map indicates an area where single family residences may be placed. It is anticipated that 15 single family lots be built, however one lot may be developed as an executive retreat complex. This executive retreat will have approximately 8 cabin sites, bringing the number of units to 25 on the 15 lots. The remaining lands that are not suitable for building purposes will be set aside as open space or as a conservation easement and will be managed as such.

LAND OWNED BY F.H. STOLTZE LAND AND LUMBER COMPANY

F. H. Stoltze Land and Lumber Company owns 80 of the 466 acres of the Big Mountain West Proposal. Again, the Overall Development Plan map indicates an area where single family residences may be placed. It is anticipated that not more than 20 units will be constructed on this property.

B. TRANSPORTATION

The Neighborhood is accessed via the Big Mountain Road from Whitefish. This road is currently limited in travel widths, with constricted switchbacks that may inhibit a smooth flow of traffic on

occasion. Fortunately, this road is scheduled for total reconstruction in the near future, with a 40 foot paved width, plus periodic pullouts or passing lanes. Right-of-way acquisition for the upper third of the road, (where the steep grades and sharp switchbacks are most problematic) is currently underway, proceeding at a rapid pace and construction is anticipated to proceed subsequent to land acquisition.

Emergency egress is via F.H. Stoltze Land and Lumber forestry roads down the Haskill Creek drainage, connecting with county roads. An easement from F.H. Stoltze Land & Lumber Company was granted in 2001. This secondary access has been approved by the Flathead County Commissioners, together with all agencies who may be involved in wildfire situations. It is important to note that there is an agreement between Elk Highlands, Inc., and Winter Sports Inc., to improve the upper ¾ of a mile of said road with gravel and the construction of pull-outs. Finally, it is not the intent of the developer to create this road as for year-round use. The City of Whitefish has the integrity of the water supply system to protect as well as the interests of the residents at the base of this roadway in Haskill Basin.

Primary access into the Neighborhood will be from the Big Mountain Road. The Elk Highlands primary access approach will be designed and constructed in cooperation with MDOT, and will anticipate the re-design and reconstruction of the Big Mountain Road.

All streets within the Neighborhood Plan area will be built to Flathead County Subdivision Road Standards, and will be private roads, owned and maintained by the appropriate Homeowner Association, but will accessible to the public. Parking on the roadways is prohibited and enforced by homeowners via a private security firm.

All home construction traffic in the new development will be routed to provide minimum impact to existing homeowners and existing streets. A transportation/parking plan must be submitted to the Design Review Board for approval for every new home. No gates or signage can be erected to discourage public use of the roadways.

C. UTILITIES/SERVICES

The Neighborhood will be served with all utilities and services typically provided in an urbanized area.

1. Big Mountain Water Company will provide community water. Should additional water storage capacity be necessary, new or expanded capacity will be provided. Elk Highlands and

WSI lands have been annexed into the District, other landowners will make application when plans formalize.

2. Big Mountain Sewer District will expand their district boundaries to include the Neighborhood. Elk Highlands and WSI lands have been annexed into the District, other landowners will make application when plans formalize.

3. The Big Mountain Fire District has expanded its boundaries to enable provision of fire protection services; inter-agency and/or inter-local mutual aid agreements enhance the fire protection provided, particularly in case of wildfire, to all lands within the Big Mountain West proposal. Defensible Space Standards as per the Flathead County Subdivision Regulations will be incorporated into the home design and enforced by the Design Review Board. Urban Interface Guidelines are encouraged as set forth by USFS. The Developments in the Big Mountain West neighborhood will incorporate the DNRC's Fire Protection Guidelines for Wildland Residential Interface Development July 1993.

4. Underground electricity, phone, CATV, and natural gas will be provided.

5. One or more un-utilized underground conduits may also be embedded for future use, such as extension of fiber-optic cable to meet tomorrow's Internet demands.

6. The Big Mountain Fire District and/or Alert Air Ambulance will provide ambulance service. North Valley Hospital operates an emergency aid facility at the Outpost during ski season.

7. Solid waste collection will be provided by a contracted private hauler, with disposition of collected solid wastes at the County Landfill and/or appropriate recycling venues. Bear-proof on-site solid waste containers are mandated.

D. DRAINAGE

Drainage and water quality management plans stamped by a professional engineer licensed by the State of Montana shall be prepared for each phase of development prior to subdivision plat approval. Plans shall specify measures to be implemented to protect surface and groundwater during construction and after. The most recent State of Montana

Best Management Practices for storm water Management shall be followed.

Best Management Practices will be utilized to address the generation, treatment, and disposition of storm waters from impervious surfaces created by the development.

Each drainage plan shall ensure that the impacts of all phases of the project are properly anticipated in addressing the drainage of each phase.

Alternatively, a master drainage plan for the entire Neighborhood or significant portions thereof may be submitted and approved in anticipation of future development phases.

Appropriate storm water and/or snow melt detention areas shall be provided as a part of the drainage plan or plans.

E. PARKLAND REQUIREMENTS

Parkland requirements will be met:

1. A significant portion of the gross acreage of the Neighborhood will be dedicated as permanent open space.
2. Trails may be constructed through areas dedicated as permanent open space.
3. A new ski lift may be installed from near the primary entrance to Elk Highlands to the ridge crest located in Sun Rise Ridge Phase 5. This lift will not cross lands not owned by Elk Highlands Inc.
4. Chair Three will be extended westward to the ridge crest, allowing better skier access to trails.
5. A day lodge may be provided at the upper terminus of Chair Three.
6. Ski trails and ski way areas will be provided to enable ski-in/ski-out throughout the Neighborhood.
7. The ski trails will serve as pedestrian paths in the summer.
8. A small day lodge or homeowner's facility will be provided at the lower terminus of the new ski lift.

VI. IMPLEMENTATION

1. All open space and common areas shall be maintained and administered by the appropriate Homeowners Association, in accordance with their respective Covenants, Conditions, and

Restrictions (CC & R's). Such CC & R's shall also include architectural guidelines, landscape requirements and restrictions, and provision for defensible space requirements around each structure to be built, including selection of appropriate fire retarding roofing materials. More stringent CC & R's or architectural guidelines, applicable only to selected portions of the Neighborhood may also apply.

2. Those portions of the Neighborhood to be developed for residential and recreational use shall be zoned by Flathead County as BR-4 in keeping with this Plan. The portions of the Neighborhood intended for permanent designation as open space remain un-zoned.

VII. AMENDMENTS/REVERSION

This Plan may be amended from time to time as conditions or markets change. Implementation of any part of the development outlined in this Neighborhood Plan within three years shall preclude future declaration of abandonment of the Plan and subsequent reversion to prior land use designations. Abandonment will be deemed to have occurred if no infrastructure improvements have been developed within three years. In the case of abandonment, the underlying zoning reverts back to the original zoning.