

Hon. Brandon E. Dewey
Mayor of Stevensville

Monica Hoffman
Town Clerk



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Mr. Dwight Hooley
Mr. Ralph Hooley
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October 24, 2019

Gentlemen,

You have requested a verification letter from the Town of Stevensville addressing a number of questions communicated to the Town in an October 8th letter from Jeff Alexander. Below are the best answers that the Town can determine at this time with the information available to us.

- 1) **Property Annexation & Zoning** - The 57-acre parcel in question is annexed into the Town of Stevensville and has been zoned R-1 and R-2 according to our zoning map.
- 2) **Water & Sewer Capacity** - Per the Town's 2016 Growth Policy, our engineers have determined that Stevensville's water and wastewater systems have adequate capacity to serve all developable property currently annexed. The Town continues to work with DNRC on a permit for the Twin Creeks Well-Field. This permit will update and broaden the place of use for municipal water. A change application will be required to include this development in Stevensville's place of use, as the parcel currently lies outside of the permitted place of use. Our water rights attorney believes that it is likely the Town has adequate rights currently to serve the development. However, we may require the transfer of some, or all water rights associated with the property to the Town in order to mitigate future water usage by the development. This would be determined prior to plat approval.
- 3) **Street Approaches** - As discussed in the concept briefing on October 15, the Town acknowledges and supports an approach onto Middle Burnt Fork Road, and an approach on Logan Lane between Creekside Drive and Middle Burnt Fork Road. The Town is currently in the process of determining whether Middle Burnt Fork Rd and Logan Lane are within the Town Limits. At this time, we have not come to a conclusion and as

such maintain the systems and processes for streets and traffic in place today. Therefore, the approach permits would be subject to Ravalli County review and approval, with the support of the Town of Stevensville.

Please let me know if you have any further question or would like further clarification on the aforementioned items. The Town looks forward to the opportunity to work with you in facilitating the growth of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon E. Dewey", with a long, sweeping horizontal stroke extending to the right.

Brandon E. Dewey
Mayor