

BURNT FORK ESTATES

PROJECT SUMMARY

Burnt Fork Estates is a planned residential and commercial addition to the Town of Stevensville. The property lies northwest of the intersection of Middle Burnt Fork Road and Logan Lane, abutting the first phase Of Creekside Meadows. Our proposal for the 57.68-acre tract is to create 78 single-family lots adjacent to Creekside Meadows and 43 multi-family lots further to the south. Then for the 8 acres adjacent to Middle Burnt Fork Road we are proposing to re-zone the property to allow 16 light commercial lots.

HISTORY

For many years the land has been a grazing meadow for cattle. It was flood irrigated from diversions of creeks flowing from the southeast. When Ellison Cattle Company decided to subdivide the land in 2003, this 57.68 acres was included for the final three of the five original phases of the development. Ellison completed the first two phases of Creekside, but did not continue with phases 3, 4 and 5. So the land remains undeveloped, although it has been annexed into the Town of Stevensville and zoned for residential use. Due to the passage of time since the original subdivision approval, the Town has determined that a new preliminary plat application is needed.

The Town's Annexation, Zoning and Subdivision Approval for Creekside Meadows from 2003 is included under Tab 8.

THE SITE

This land is entirely open grassland, with irrigation water flowing in from the southeast corner of the property. That water is piped across the property, delivering it to the adjacent property to the west. That property was previously part of the larger ranch. The properties to the west along Middle Burnt Fork Road include large residential and grazing land, along with the school bus barn and the Pantry Partners shop. The Stevensville School campus also occupies much of the land to the west, with newly improved soccer fields abutting the west boundary of our subdivision. To the north is the first phase of Creekside Meadows.

EXISTING AND PROPOSED ZONING

When the Town of Stevensville annexed this property, they zoned it for single-family and multi-family use. R-1 single family zoning runs from Phase 1 of Creekside Meadows south to the quarter section line in the middle of the property. We intend to leave this zoning intact, thus protecting the residential pattern of Creekside development and extending it well into Burnt Fork Estates.

R-2 zoning was applied to the remainder of the property running south to Middle Burnt Fork Road. We want to leave most of that zoning intact, but we are requesting a change to light commercial zoning for the southerly 10+/- acres adjacent to Middle Burnt Fork Road. We believe this change is appropriate, given the pattern of development extending up Middle Burnt Fork Road from Town. Pantry Partners and the school bus storage area are typical of the low intensity commercial use that we anticipate.

DEVELOPMENT DESIGN

The overall layout of Burnt Fork Estates is intended to create a livable and attractive neighborhood, compatible with adjacent residential development, as well as with nearby grazing meadows and the light commercial land uses along Middle Burnt Fork Road. With the Stevensville School campus immediately to the west, we anticipate students from Burnt Fork Estates will enjoy easy access to their school activities.

Our proposed road design is the same pattern that was installed in Creekside Meadows. Boulevard sidewalks will add to the appeal of the neighborhood.

PARK/COMMON AREA

Within the subdivision there are three generous parks, or common areas, accessible to all the residents via the proposed boulevard sidewalks. These parks provide an essential function for the residents of Burnt Fork Estates by offering central gathering areas for recreation that are a vital component of the overall recreational needs of the neighborhood's residents. While we recognize that these common areas are designed to meet the needs of the residents of Burnt Fork Estates, these areas also reduce the demand of our residents on the use of other City Parks. A Plan for the Parks/Common Areas is included as Sheet #6 of the Preliminary Plat (Tab 13).

The parkland dedication requirement for residential lots of this size is 11% of the net lotted area. We are proposing to plat 34.48 residential acres, so the required parkland is 3.79 acres. Our proposed Common Areas total 4.60 acres, which exceeds the requirement. There is no parkland requirement for commercial lots.

It is important to note that the developers, Dwight and Ralph Hooley, were intent on responding to the requests of Creekside Meadows residents. When we met with a committee of their Homeowners Association, they expressed a desire for an open space between Creekside and Burnt Fork Estates. To accommodate that request, we have designated a Common Area of nearly two acres immediately adjacent to the Creekside development.

The Committee also requested that through traffic be limited between Creekside and Burnt Fork Estates. Accordingly, we have designed Clover Lane as a dead-end street, and have also directed nearly all of our traffic patterns toward our newly proposed access onto Logan Lane.

WATER RIGHTS

Ellison Cattle Company has transferred the irrigation water rights to Ralph and Dwight Hooley. It is the Hooleys' intention to in turn transfer the rights to the Town of Stevensville.

Water rights information is included under Tab 7.

TRAFFIC STUDY

The owners of this proposed subdivision have employed Abelin Traffic Services to analyze existing traffic in the area and to project the effects from this development. The Study is included under Tab 6.

Please note that Abelin, on page 11 of the Study, has recommended a re-design of the intersection of Eastside Highway and Logan Lane. Eastside Highway is maintained by the Montana Department of Transportation (MDT) and Logan Lane is maintained by Ravalli County. We have heard many comments from neighbors in Creekside Meadows that traffic is too fast down Logan Lane, especially from the north. The proposed intersection re-design would require vehicles to stop and turn from Eastside Highway onto Logan Lane, thus generally slowing that traffic. While the concerns about this traffic already exist, the developers of Burnt Fork Estates are willing to contribute to a solution if Ravalli County or the Town of Stevensville, in coordination with MDT, will set up a fund for that purpose. Then Burnt Fork Enterprises will contribute \$200 per lot toward that fund.

COVENANTS

The proposed covenants (Tab 4) are intended to establish a livable and attractive neighborhood for future residents. These Covenants will protect and enhance the quality of development in this subdivision, and they will complement the zoning requirements so as to provide for orderly growth in this new neighborhood for Stevensville.

Further, they are written in a way that protects nearby neighborhood residents by continuing the same pattern of development already created in Creekside Meadows. In a manner similar to Creekside, Burnt Fork Estates Covenants provide for the creation of a Design Review Committee that must review all building, outbuilding, fencing and landscaping plans prior to construction. The Committee is, similar to Creekside's Committee, tasked with establishing review criteria which "shall be made available to the purchaser of any lot."

FIRE PROTECTION

We have met with City officials and Fire Chief Motley regarding the location of a fire station on Lot C12, adjacent to the Middle Burnt Fork/Logan Lane intersection. While

the discussions have not finalized this transfer, the Hooleys believe this could become an important asset for the Town of Stevensville and so they have included this as part of the subdivision proposal. In turn for this donation to the Town, the Hooleys are requesting a reduction in sewer and water connection fees for the R-2 lots.

PHASING PLAN:

PHASE 1 = 6 LOTS - (Dec. 31, 2022)

PHASE 2 = 22 LOTS - (Dec. 31, 2022)

PHASE 3 = 21 LOTS - (Dec. 31, 2024)

PHASE 4 = 19 LOTS - (Dec. 31, 2026)

PHASE 5 = 33 LOTS - (Dec. 31, 2028)

PHASE 6 = 20 LOTS - (Dec. 31, 2030)

PHASE 7 = 16 LOTS - (Dec. 31, 2030)