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FW: [EXTERNAL] Comments on Burnt Fork Estates Proposal

JB

Jenelle Berthoud
Tue 9/1/2020 1:25 PM
To: Jenelle Berthoud



From: lrkmjohnson@frontier.com <lrkmjohnson@frontier.com>
Sent: Monday, August 31, 2020 10:55 PM
To: Public Comment <publiccomment@townofstevensville.com>
Cc: gchilcott@rc.mt.gov; megghan@naturaldwelling.com; ritter4@mac.com; Bob Michalson <bob@townofstevensville.com>; csmboardhoa@outlook.com
Subject: [EXTERNAL] Comments on Burnt Fork Estates Proposal

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TO: Stevensville Planning and Zoning Board
FROM: Leonard and Karen Johnson, 1508 Creekside Dr, Stevensville, Montana

We are writing with significant concerns regarding the Burnt Fork Estates development as currently proposed. As residents of Creekside Meadows, we will be directly affected by the build out of this area, but also believe there are issues that affect the entire town. We understand that the area of the proposed development was in the original plats of the various phases of Creekside Meadows when it was annexed by the town, but the new proposal changes the original through an increase in the proposed housing density and the limited number of proposed roads to access the homes. Our concerns are a direct consequence of both the density and design.

The first concern relates to the proposed street entrances to the development. The plans include use of the existing Creekside Drive, utilizing Syringa and Aspen Streets and another proposed street that also exits onto Logan Lane. Traffic on Logan Lane is increasing as a bypass of downtown Stevensville, especially with the build out of homes and businesses on East Side Highway; traffic that seems to have little regard for the 45 MPH speed limit. The increase in truck and passenger traffic already adds to the hazard of exiting from Creekside Drive, where there is limited sight distance to the south without edging onto a very narrow road. **It makes absolutely no sense not to add a primary exit from the development at or near the existing entrance to the property on Middle Burnt Fork Road.** Traffic on Middle Burnt Fork Road is already slowed from vehicles making turns into the Twin Creeks subdivision and Pantry Partners, and this exit would result in a shorter distance to downtown Stevensville and schools. Rather than add to congestion and traffic at the dangerous intersection of Eastside Highway and Logan Lane, a Burnt Fork entrance would provide a logical alternative for much of the newly generated traffic from the development.

The second concern affects all of Stevensville and relates to the capacity of the water and sewer systems of the town to handle as many additional single and multi-family units as are proposed in the development. We have not seen any current, reliable studies that indicate capacity on the part of Stevensville to handle this expansion. We have seen studies that indicate our water system would reach capacity with the build out of Twin Creeks subdivision. Now we find that we may not even have water rights to the water we have. We are currently subject to summer watering limitations for yards and the extensive water rationing experienced last year when one of the pumps went down does not demonstrate any excess capacity on the part of the town's infrastructure. What would 121 single family and multifamily units plus the proposed commercial activity add to that demand? Some definitive