Submitted on Wednesday, January 13, 2021 - 6:27pm Submitted by user: Visitor Submitted values are:

First & Last Name: Craig Siphers

Address: 241 Barbara Street, Stevensville, MT 59870 Agenda Item : Discussion/Decision: Recommendation on Approval, Approval with Conditions, or Denial of Subdivision Application for Burnt Fork Estates

Comment:

Planning and Zoning ideas in the Bitterroot have been met with some resistance over the years. The county and residence were really moving nicely toward developing some type of county wide zoning a number of years back. There was really some great progress made, particularly in the Stevensville area, but Darby pretty much opted out and nothing happened for the rest of the communities just in the county. Stevensville has a unique opportunity to be a leader in development and planning. We are going to have strong continued interest in housing that NEEDS to be addressed in a rational manner. The most logical place to build housing is where you can get public sewer and water. Affordability is also crucial to a growing population.

When the Stevesnville Growth Policy, which is cited often by opponents of the subdivision off Middle Burnt Fork, indicates how many housing units would be expected by 2036, a thoughtful person might expect the town would grow. Right in the Growth Policy document it has maps, it also outlines that the expected growth would be south and east. A rational person would expect that the area proposed for Burnt Fork Estates would one day be an expansion of the Town of Stevensville.

We need housing, we need to limit sprawl, we need to expand our public services to adequately provide for water and sewer in an environmentally sensitive and efficient way. Adding housing to already existing towns is EXACTLY the planning we need to have. There is 62 billion gallons of water in the top two aquifers in the valley. That is roughly through the first 200' on the valley floor. There is as much as 4,000' of glacial fill in the valley and the Burnt Fork Drainage is also known for substantial amounts of water. It is not the case that it is not there. There are things the State of Montana can do in conjunction with the counties and cities and towns to provide resources and services for their citizens.

The Burnt Fork Estates needs to be done. Naturally it needs to be done correctly but to object to it is ludicrous and in my view the loudest opponents may have some technical reasons for the moment but they can ALL be effectively addressed. To continue to be a barricade to sensible growth in the valley smacks of NIMBY.

I fully support Burnt Fork Estates.

Craig Siphers