Submitted on Wednesday, January 13, 2021 - 12:17pm Submitted by user: Visitor Submitted values are:

First & Last Name: John Croft

Address: 1618 Creekside Drive, Stevensville, MT 59870 Agenda Item : Discussion/Decision: Recommendation on Approval, Approval with Conditions, or Denial of Subdivision Application for Burnt Fork Estates

Comment:

Dear Planning and Zoning Board Members,

Re: Comments are for the January 13, 2021 Stevensville Planning and Zoning Board (P&ZB) Meeting

Thank you for the opportunity to comment on the application for a major subdivision in the Town of Stevensville (Town) called Burnt Fork Estates (BFE).

I don't believe a public notice relative to the January 13, 2021 P&ZB meeting was issued. Without public notice of the meeting there will be very little public input. This subdivision denial/approval process is very important to the Town residents and is worthy of wide spread public notice. If wide spread public notice was not made for this meeting it should be postponed. Then, wide spread public notice should be made prior to the date of a re-scheduled P&ZB meeting.

If the January 13, 2021 meeting is continued please see my comments and suggestions below:

First, the owners, their consultant and agent(s) need to revisit and substantial adjust their subdivision plans and covenants. The density of homes in the BFE subdivision is way too high. The subdivision needs much larger lots so as to reduce vehicle traffic, save water, and reduce environmental impacts in the area. Further, multiple family units such as the ten plexus, seven plexes, four plexes and duplexes need to be eliminated. These multiple family units will cause substantially more unsafe traffic in the area. The covenants need to include language prohibiting the rental of properties in the subdivision. These actions would make the area more compatible with the adjoining Creekside Meadows (CM) subdivision.

Second, traffic on Logan (aka Stevensville Bypass) and Middle Burnt Fork is substantial and unsafe. Having Logan as the only exit from the subdivision is critically unsafe. The subdivision must have others exits. The subdivision consultant and agent(s) stated they contacted the school district about attaching to Phillips street for an exit. Apparently, the school superintendent denied their request. The subdivision owners, consultant and agent(s) need to aggressively pursue attaching to Phillips street. They need to present this option to the school board. Even if the school denies access to Phillips I believe the Town has eminent domain capabilities to make this happen. Having Phillips as an exit to the subdivision will be beneficial to the BFE residents as well as the community and local businesses. Moreover, the BFE subdivision needs to aggressively pursue approval to access to Middle Burnt Fork. This will help reduce traffic on the farm road called Logan. Furthermo re, the confusing and dangerous intersections at Logan and East Side Highway need to be redesigned and properly fixed before any construction in the BFE. Additionally, Logan needs three foot shoulders on both sides. All costs associated with the obtaining proper access and correcting traffic decencies should be borne by the subdivision owners. All these deficiencies need to be corrected prior to any construction in the subdivision.

Third, it would be beneficial to the BFE subdivision and the CM subdivision to have a green belt area from Logan to the school property. This will help eliminate excessive traffic through CM subdivision while providing the BFE subdivision with a little more green park area.

Four, commercial businesses in the BFE subdivision will have a great negative impact on the Town's Main street businesses. Small businesses in Town already struggle to make ends meet. It will be sad to see many empty store fronts on Main street.

Five, my understanding there are no water rights approved for either the CM subdivision or for the BFE subdivision. I believe the water rights issue needs to be resolved prior to any construction in the BFE subdivision.

Finally,, the above concerns and suggestions are just a few of the issues. There are issues related to potential crime, additional need for fire and police services, impact on schools, Town services such as snow removal , street maintenance, employment and welfare, and environmental impacts. These issues will result in additional property taxes for all Town residents.

I realize some participants in your meeting will discount my comments above by saying they are just opinions and not fact based. But I hope the the P&ZB will consider some of my common sense suggestions to correct the deficiencies noted above. In my opinion, because there are so many problems associated with this subdivision the P&ZB should recommend denial of the application. Thanks for your consideration.

Regards,

John Croft

1618 Creekside Drive