

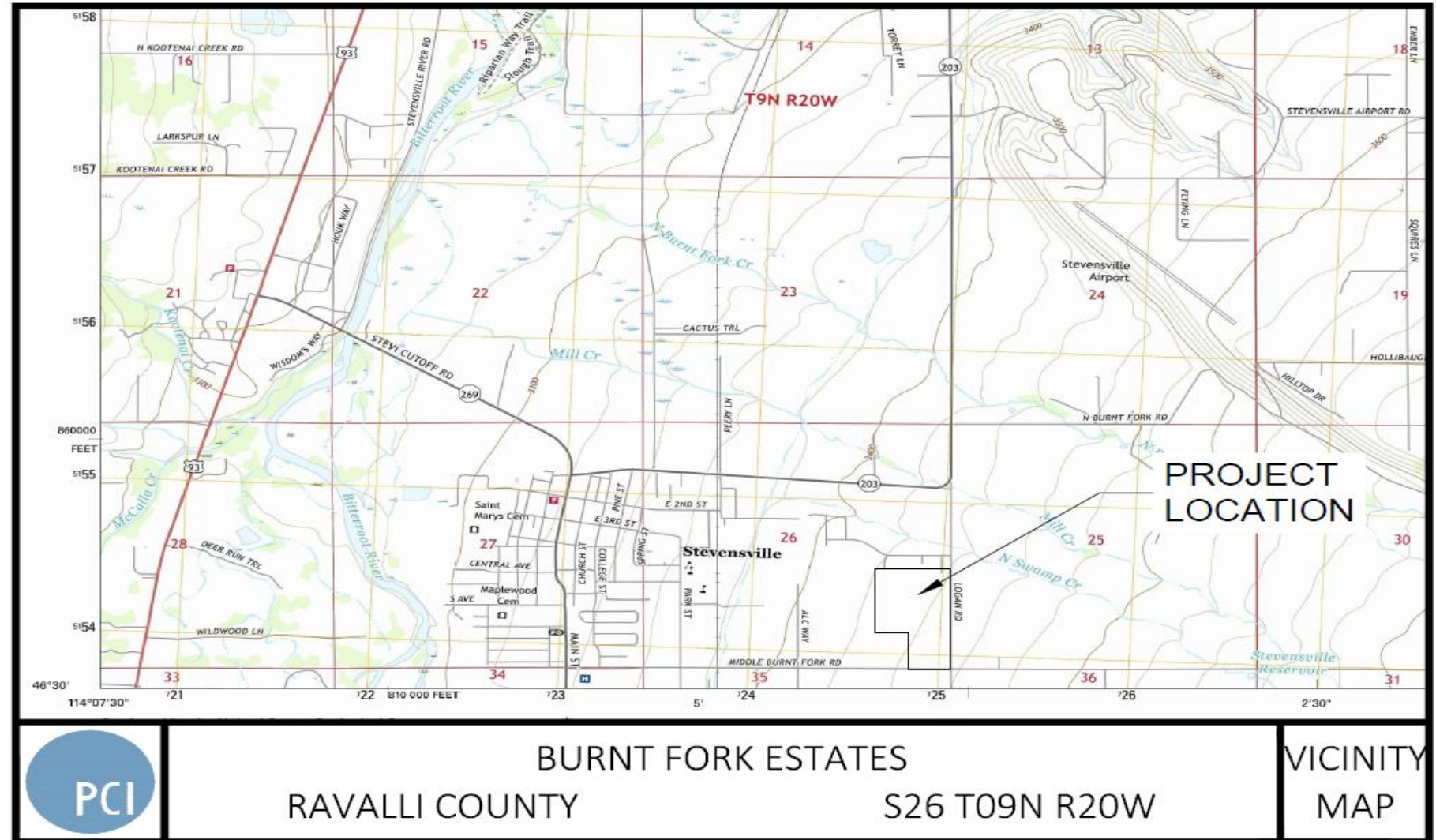


MARCH 11, 2021  
STEVENSVILLE TOWN  
COUNCIL MEETING

*BURNT  
FORK  
ESTATES*

# THE PROJECT

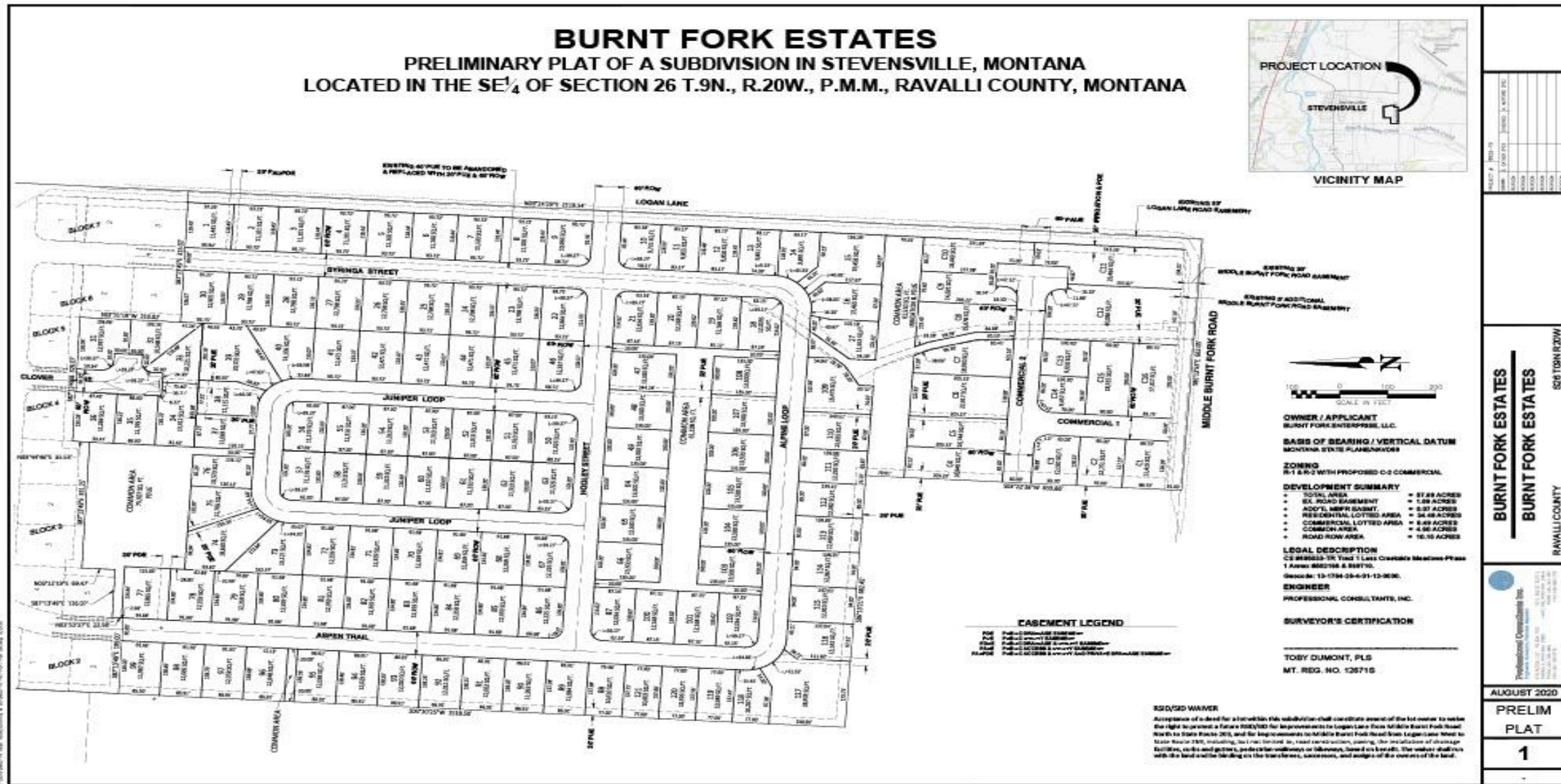
Burnt Fork Estates is a proposed mixed-use subdivision. It would consist of single-family residential lots (78), multi family lots (43) and commercial lots (16). The project is located on 57.68 acres at the intersection of Logan Lane and Middle Burnt Fork Road.





# THE PROPOSAL

Shown is the proposed preliminary plat for the Burnt Fork Estates Subdivision.





# THE PHASING PLAN

The project is proposed to be platted in seven (7) phases over the next decade with the final phase being platted by December 31, 2030



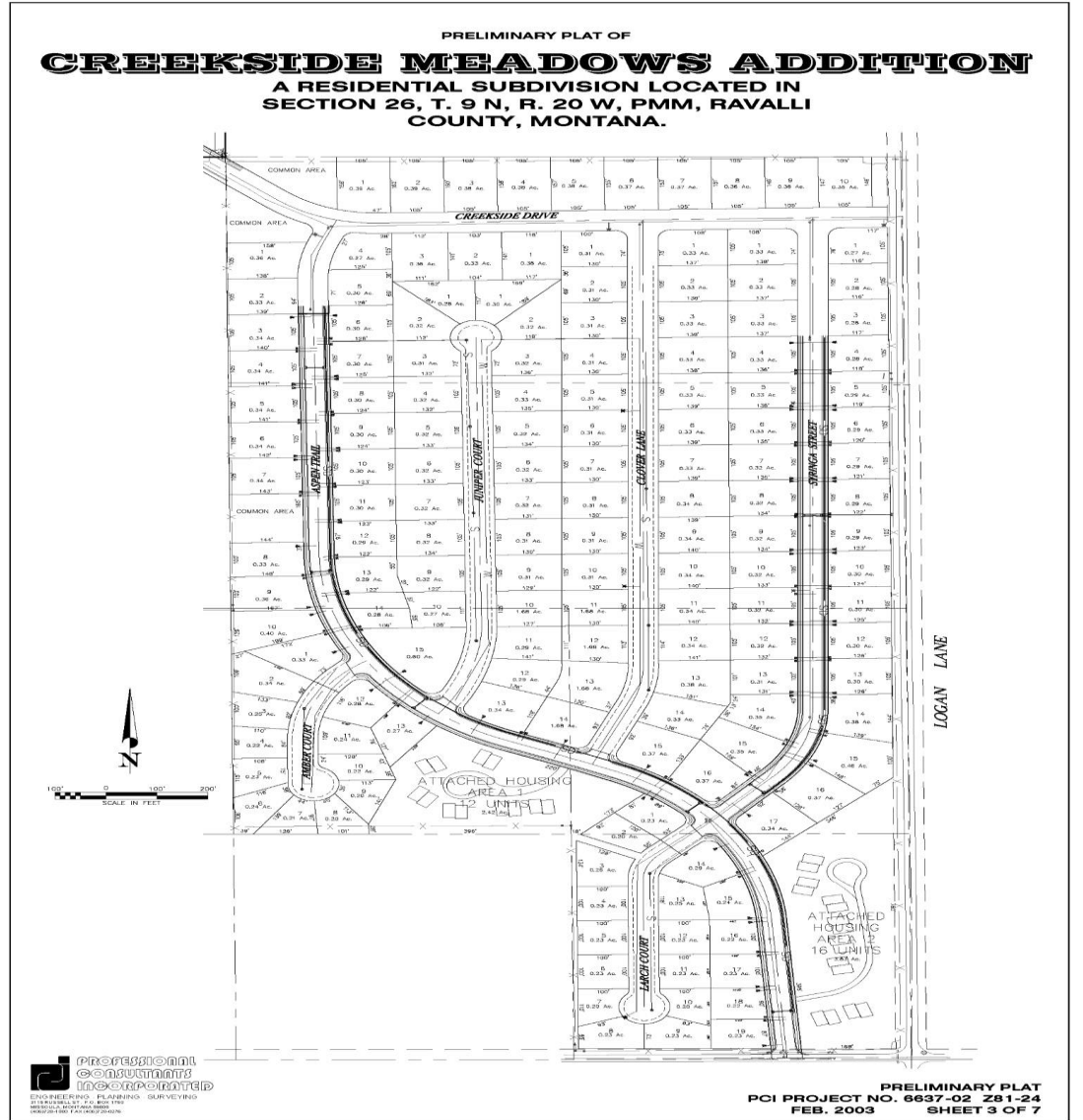
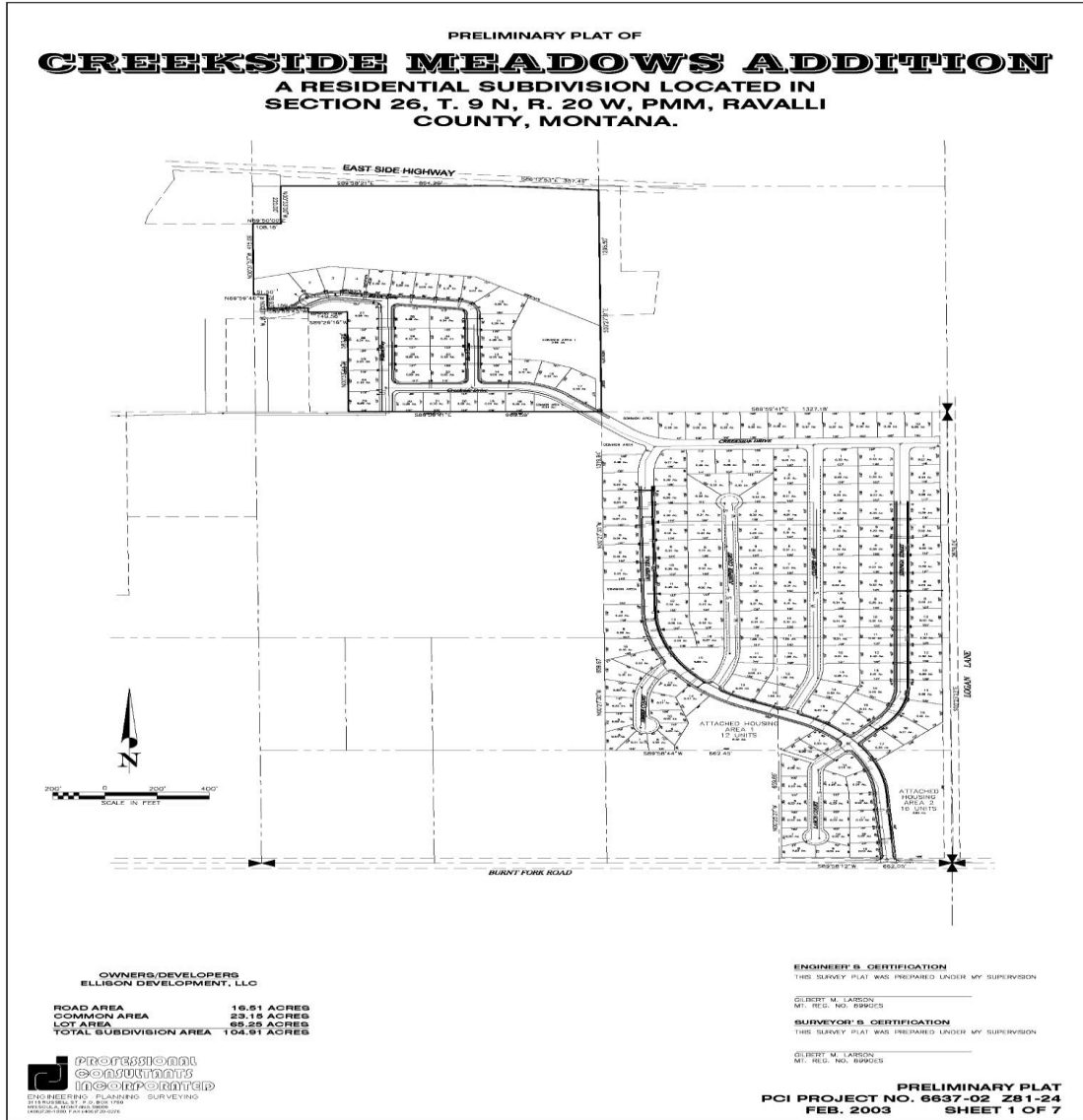




# *THE HISTORY*

- Project area was under grazing and cattle ranching for many years by the Ellison Cattle Company
- Project area was annexed into the Town and Zoned (R1 & R2) in 2002
- In 2003, Town Council Approved Creekside Meadows preliminary plat, for a five (5) phase residential subdivision. The subject project area consists of what was Phase 3-5 of that prior entitlement.
- Due to a number of circumstances Phases 3-5 of Creekside Meadows was never platted and the entitlement to plat Creekside Meadows Phase 3-5 expired.
- What did not expire or get rescinded was the project area being annexed into Town Limits or the zoning designation placed on the lands.

# CREEKSID MEADOWS PREL. PLAT

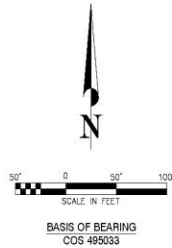
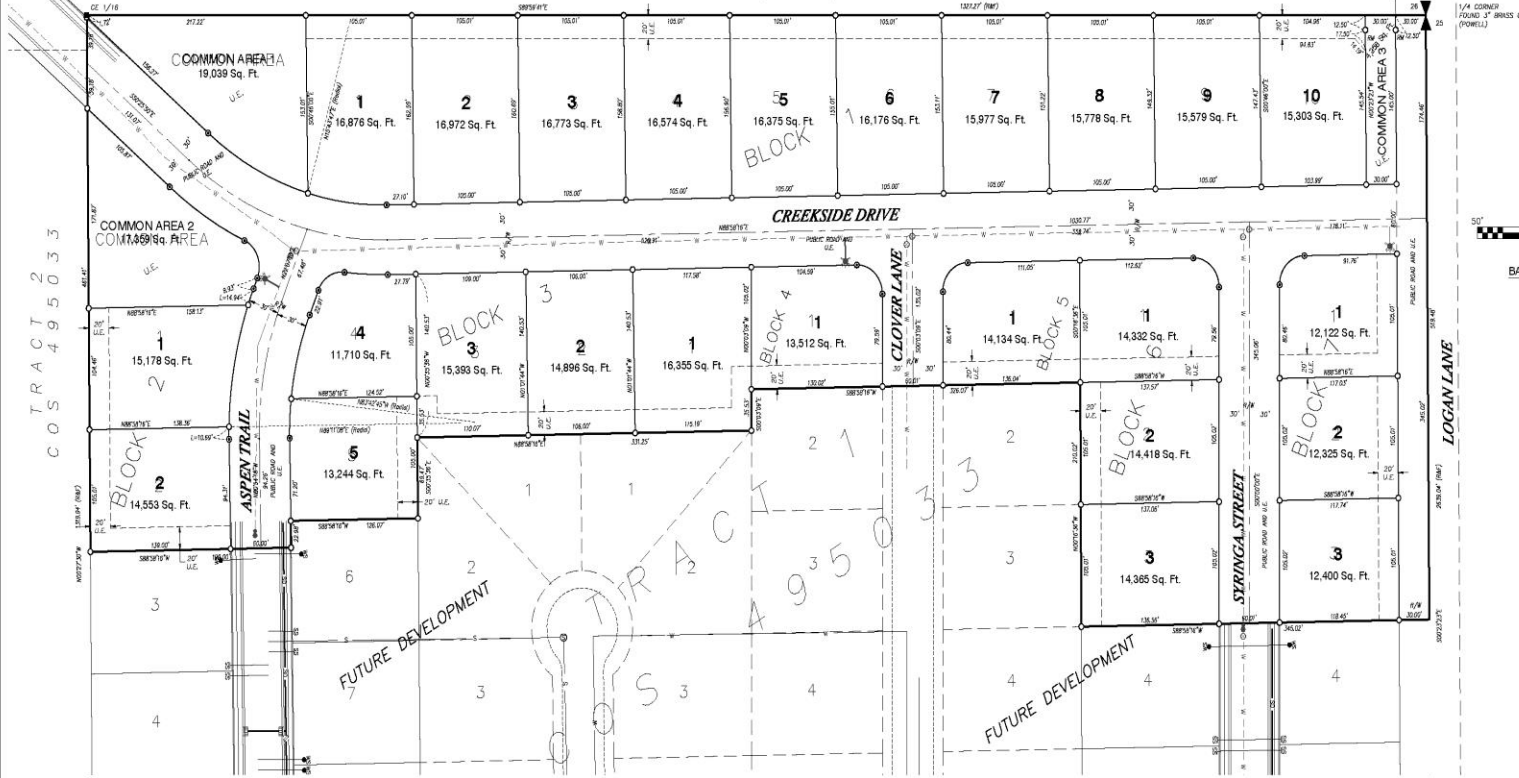




# CREEKSIDE MEADOWS - PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 26,  
T9N, R20W, PMM, RAVALLI COUNTY, MONTANA.

SE 1/4 NE 1/4



SCALE IN FEET  
BASIS OF BEARING  
COS 495033  
MAY 2003

# CREEKSIDE MEADOWS

## PHASE 1

## PLAT OF RECORD

OWNERS/DEVELOPERS  
ELLISON DEVELOPMENT, LLC.

**LAND USE SUMMARY**

ROAD AREA	3.15 ACRES
COMMON AREA	0.94 ACRES
LOTTED AREA (25 LOTS)	8.52 ACRES
TOTAL SUBDIVISION AREA	12.61 ACRES

- LEGEND**
- SET 5/8" x 24" REBAR W/ 1-1/2" ALUM. CAP (LARSON 8990 ES)
  - SET 5/8" x 24" REBAR W/ 1-1/4" YELLOW PLASTIC CAP (LARSON 8990 ES)
  - FOUND 5/8" REBAR W/ 1-1/2" ALUM. CAP (LARSON 8990 ES)
  - PUBLIC UTILITY EASEMENT
  - RM/ RECORD AND FOUND PER C.O.S. 495033
  - R/W/ RIGHT-OF-WAY
  - REFERENCE MONUMENT

PREPARED AT THE REQUEST OF:  
ELLISON DEVELOPMENT, LLC.  
PCI PROJECT NO. 6637-02 Z81-24

1/4	SEC	TWP	RGE
26	9 N	20W	
RAVALLI COUNTY MONTANA			

SHEET 1 OF 2  
CREEKSIDE MEADOWS - PHASE 1  
RAVALLI COUNTY, MONTANA



2115 Russell St., P.O. Box 1750  
Missoula, Montana 59806 Phone (406) 738-1880  
Fax (406) 738-8276



# *COMPARISON'S OF CREEKSIDE PHASE 3-5 VS. BURNT FORK*

## *CREEKSIDE MEADOWS PHASE 3-5*

- Land area 57.68 acres
- Zoned R-1 & R-2
- Single Family & Multi-family
- The Numbers
  - Single Family 127 lots
  - Multifamily 28 units (on 2 Lots)
  - Total # of Lots 129
  - Proposed # of Units 155 Units
  - Gross Overall Density 2.7 units/acre

## *BURNT FORK ESTATES*

- Land area 57.68 acres
- Zoned R-1, R-2 & C-2
- Single Family, Multi-family & Light Comm.
- The Numbers
  - Single Family 78 lots
  - Multifamily 43 Lots (131 units max, likely less)
  - Commercial 16 units
  - Total # of Lots 137
  - Potential # of Units 225
  - Gross Overall Density 3.9 units/acre

# *CONTINUATION OF COMPARISON OF CREEKSIDE PHASE 3-5 VS. BURNT FORK*

## *CREEKSIDE MEADOWS PHASE 3-5*

- Relied on existing road connection to Logan Lane through Creekside Phase 1
- Proposed a new connection to Middle Burnt Fork Road at inferior location relative to Logan Lane
- Relied on the Town for water and wastewater services with main extensions
- Storm water to be collected and piped through Phase 1 of Creekside Meadows with outfall being N. Swamp Creek

## *BURNT FORK ESTATES*

- Proposes new connection to Logan Lane to minimize traffic going through Creekside Phase 1
- Proposes a new connection to Middle Burnt Fork Road with improved intersection separation distance to Logan Lane
- Relies on the Town for water and wastewater services with main extensions
- Storm water is collected, treated and released at pre-development rates to Town's storm water system located in Phase 1 of Creekside Meadows with outfall being N. Swamp Creek



# *PROJECT TIMELINE WITH THE CURRENT DEVELOPER*

- Project was listed for sale and marketed with development potential to plat out Creekside on July 19, 2019
- Hooley's signed a buy sell on the property on September 27, 2019
- Hooley's began conducting their due diligence to verify status of numerous factors such as:
  - Creekside Entitlement Status
  - Water Rights
  - Water & Sewer Capacity with the Town
  - Review of Zoning
  - Street Approaches
  - And numerous other items such as financing, market trends, title, property boundary, etc.
- Hooley's closed on the property on January 24<sup>th</sup>, 2020 after delaying the closing to revert water rights back onto the subject property that had been previously transferred to other properties owned by Ellison Cattle Company

# *PROJECT TIMELINE WITH THE CURRENT DEVELOPER*

- Hooley's reached out to meet members of the Creekside Meadows subdivision to introduce themselves and hear concerns that Creekside Meadows residents might have with a development proposal.
- Two meetings (one held in city hall on 12/17/2019 and one at Exit Realty's office in Stevensville on June 11, 2020) were held with Creekside members to hear their concerns. This voluntary effort was done to find development solutions that would be acceptable to all parties.
- At these meetings, Creekside members primarily expressed concerns about common area buffers, municipal water, high ground water, traffic and general safety. We also heard they wouldn't want a development that would not de-value their investments.
- In a letter from the Creekside Homeowners Association received on December 20, 2019 their position after the first meeting (12/17/2019) was basically their preference was for NO DEVELOPMENT, they wanted open space as in all of it (57 acres) and cows. They did not want one car using their approach.
- We had a subsequent meeting on June 11, 2020 and again heard many of these same sentiments, but there did appear to be a pathway forward for some sort of development. At this point a proposal had been submitted to the Town for consideration, thus Creekside had seen what was being proposed.



# *PROJECT SUBMITTAL TIMELINE*

April 20<sup>th</sup> 2020 the development proposal was submitted to the Town for Element and Sufficiency Review

May 29<sup>th</sup> 2020 the Town notified PCI that the application had met Element Review and was undergoing sufficiency review

June 9<sup>th</sup>, 2020 HDR (subcontracted plan reviewer for the Town) deemed the application sufficient

July 2<sup>nd</sup>, 2020 PCI meet with HDR and Town Staff to review application and discuss Town's concerns with water, sewer, traffic, fire, police and building permits.

August 31<sup>st</sup>, 2020 HDR issued a staff report on the subject proposal recommending approval with conditions

September 3<sup>rd</sup> 1<sup>st</sup> Planning board meeting, project presentation was deferred due to submission of additional information, public comment was taken. Zoom Meeting

October 2<sup>nd</sup> Updated HDR staff report issued to reflect additional information submitted

October 7<sup>th</sup>, 2020 2<sup>nd</sup> Planning Board Meeting Scheduled for in-person at High School...COVID 19 case at school cancelled meeting

December 21, 2020 2<sup>nd</sup> Planning Board Meeting was held, meeting lasted for 7 hours. Zoom Meeting

January 6<sup>th</sup> 2021 3<sup>rd</sup> Board Meeting was held, meeting lasted for 4 hours. At this meeting planning board recommend approval of the project with conditions. Also Zoom Meeting

March 4<sup>th</sup> 2021 1<sup>st</sup> In-person meeting with Town Council held, primary purpose was to introduce project and take public comments

March 8<sup>th</sup> 2021 2<sup>nd</sup> Remote (Zoom) meeting with Town Council held, primary purposes was to extend public comment period with a focus on those whom either missed the 3/4/2021 opportunity or preferred a remote format

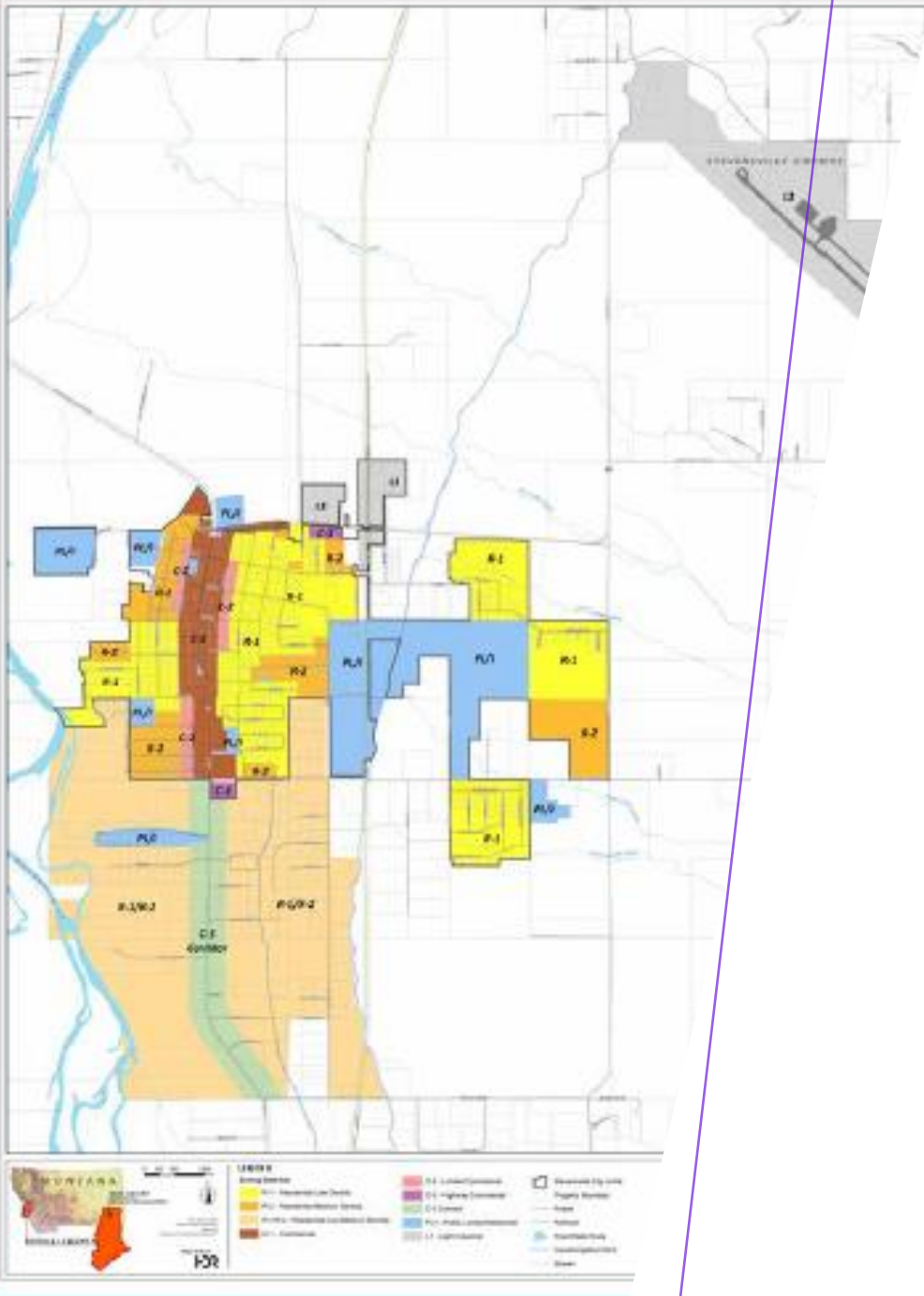
# *SO....WHAT MAJOR CONCERNS HAVE BEEN RAISED WITH THE PROJECT?*

After meetings with Creekside members, numerous paid advertisements in the local paper, radio ads, multiple public meetings/hearings the following major elements have been recurring

- Too Dense, project is “High Density”, a “Mega” Subdivision
- Project doesn’t comply with Growth Policy
- Ranges from not wanting growth and development, to accepting it, just not here
- High ground water and drainage
- Town must resolve community wide water rights before moving forward
- Capacity of existing water and sewer infrastructure
- Traffic Concerns and safety at Logan Lane/Eastside & Middle Burnt Fork/Logan Lane
- Who pays for the project? The citizens? How much is the developer paying for?
- Proposed Commercial element draws from downtown commercial



# PROJECT DENSITY



- Utilization of terms such as “High Density” and “Mega” are first and foremost very subjective. They feel good to say when you want to oppose a project. Used in conjunction with additional words such as, “a California developer”, tends to further satisfy opponents.
- The land is currently annexed and zoned (since 2002) into the Town. The project is not creating any new or special zoning category. The project is in alignment with zoning for the most part already imposed on the lands and has been since 2002, with the exception being the re-zone request. The zoning requested is to re-zone the southern ~ 8 acres to C-2 Zoning a light commercial zone already adopted in the Town’s zoning ordinances.
- Density is set by zoning. Maximum density per zoning is frequently not attainable due to constraints such as setbacks, parking, landscaping, etc. R-1 & R-2 zoning are widely utilized within the Town. C-2 zoning is also used in limited parts of Town.
- As proposed Burnt Fork Estates R-1 zoned areas are at 2.61 du/acre, as a reference Creekside Phase 1 is at 1.98 du/acre, and Twin Creeks is 3.0 du/acre. Most areas zoned R-1 within the Town approach 3-4 du/acre i.e. are denser.
- As illustrated Burnt Fork Estates R-2 zoned areas are at 6.88 du/acre, well below the threshold for R-2 zoning at 16 du/acre. However, it is likely this density will be lower as it is typical to see a mixed use in R-2 zoning and for other reasons noted above. As just one example, the R-2 zoned George A Smith Subdivision has a mix of single family, duplex's and triplex's with a resultant density of 4.27 du/acre.
- The areas proposed for C-2 zoning are somewhat less about density and more about permitted uses. Nonetheless, the density projected for the C-2 zone would be about 1.81 units/acre. It should be noted that C-2 would likely be less impactful on the landscape as compared to R-2. C-2 limits residential uses to 10 du/acre.
- In summary, zoning sets the density of the lands, and that has already been set years ago (2002). The project would be required to comply with the zoning ordinances for uses, setbacks, parking and landscaping requirements. The proposed project is likely estimated on the high side for the R-2 zoning and it expected it will be below the 6.88 du/acre, even if it were to be achieved it’s still well within prescribed limits of R-2 at 16 du/acre.

# GROWTH POLICY

- The project conforms with the growth policy as found in the HDR Report
- Strict adherence to growth policies is not a requirement to approve a subdivision
- In fact, one cannot solely deny a subdivision based on non-conformance with a growth policy or statement wherewith in
- Opponents have stated this project does not comply with the growth policy...this claim is based on their reading that there is a lack of water and sewer capacity to serve the proposed project. That interpolation from the Growth Policy is not really an accurate portrayal as outlined in the Growth Policy as a whole. To summarize, the Growth Policy (more or less) states that the platting of Twin Creeks and Creekside Phase 3-5 would bring them to capacity. The Growth Policy falls short of saying these developments cannot be served within the confines of the existing infrastructure already, really just the opposite.
- The project actually has several facets which are moving the needle towards achieving several key objectives stated within the Growth Policy such as; Diversifying the Tax Base, Water & Housing. These were actually the top 3 areas (of nine) identified for growth of the Town in the public engagement process.
  - Diversifying the Tax Base – Page #4 of the growth policy states...“To provide for sustainable revenue generation going forward, Stevensville needs to examine how the Town can diversify its tax base to rely less on residential property taxes and increase the number of tax paying commercial and industrial uses”. The proposed re-zone (currently zoned R-2 to C-2) of the southern 8 acres helps move in that direction.
  - Water – This heading was driven at the continuing need to increase water storage for the Town. Newly platted subdivisions add money into the water and sewer enterprise funds to help cover these system wide improvements. Furthermore, more users help defray or lower costs across the board for all users.
  - Housing – Page # 5 of the growth policy states...“...Stevensville will need to add anywhere between 89 to 933 housing units by 2036, using the population projections as a guide. If the economy in Missoula and Ravalli County continue to strengthen as projected, Stevensville will likely see increased housing demand. On that same note, Missoula home prices have risen sharply in recent years and increasibly becoming unaffordable for many residents. As Stevensville already serves as a bedroom community to Missoula, it is very likely that Missoula’s high home prices will push people to Stevensville...”. It goes on to say...“In terms of where residential development is likely to occur, there are several areas east and south of town that will likely see new home construction as demand for new housing increases. The most notable areas are the Creekside Meadows and Twin Creeks subdivisions. Both of these subdivisons are platted and have numerous buildable lots”.

# GROWTH POLICY

- Annexation...discussions on Page 10 of the growth policy note...“Under state law, in order for annexation to occur, a municipality must have a plan for extending services that shows anticipated development at least five years into the future and how the city or town will extend services and add sections to the town.
- Public Facilities
  - Wastewater...Per page #12 it’s stated the current system can accommodate an additional 224 wastewater connections. While the numeric counts theoretical could exceed this stated capacity, it still likely within the towns current infrastructure to serve the project. Additionally, it does not appear even with this recognition that theoretical capacity could be slightly exceeded that the Town had intentions not to serve this project. Also, as noted on previous slides the likelihood of attaining the potential density is low do to other constraints. It is also key to note that at least one of the limitations noted within this area has since been upgraded, and that’s the major transmission main to the plant.
  - Water...Per Page #12, the growth policy states that the platting of Creekside Plat and Twin Creek Plats brings the water system to capacity, it does not state capacity is exceeded.
- Downtown...statements were made at public hearings about the condition or vibrance of the existing downtown in opposition to creating more C-2 space as part of the proposed Burnt Fork Estates. Page 14 & 15 of the growth policy states...“By all accounts Main Street Stevensville is a vibrant and healthy downtown, with a diverse array of shops and businesses, well-kept historic buildings, and relatively few vacant storefronts. On Most days of the week (especially in summer) there are many indicators of the success of downtown – open parking spaces are limited, there is ample foot traffic, and Main Street businesses are well kept and inviting. This statement indicates that additional room for new commercial areas within the community should have limited impacts on the Downtown businesses.
- Growth Policies should be reviewed every five years per the growth policy. For some of the reasons already outlined above it becomes apparent that Growth Policies are living documents that require upkeep and maintenance to stay abreast of changing times, conditions, and community values.
- Page 24 Goal #5 in the Growth Policy states the need to encourage higher residential densities. Actions identified to achieve these goals was permit ADU’s in residential neighborhoods and to encourage mixed use residential housing as a component of new development projects in commercial districts. The proposed project tries to implement more density and affordable housing in the R-2 zoning, and while not explicitly discussed it’s possible that some element of residential element might be incorporated into the proposed C-2 zoning for instance possibly live/work possibilities as just one example.
- Page #47 of the growth policy Table 4 notes multi-family and mobile homes have experienced the greatest increase in new homes at the rates of 37% and 51% respectively compared to single family home increases of 23% in the 2000-2014 timeframe. This trend may indicate the need for smaller, more affordable type of home units are needed/wanted in the community.
- In closing, it can be seen that like any project it’s unlikely one sole project creates or solves all the communal needs; this project does provide some relief or needs identified in the 2016 Growth Policy in particular: Diversifying the tax base, assisting with funding community infrastructure needs and providing the anticipated need for more housing. Lastly, as noted in the HDR report we agree that the project is in compliance with the 2016 Town of Stevensville Growth Policy.



## *COMMENTS FROM NOT WANTING GROWTH AND DEVELOPMENT, TO ACCEPTING IT...JUST NOT HERE*

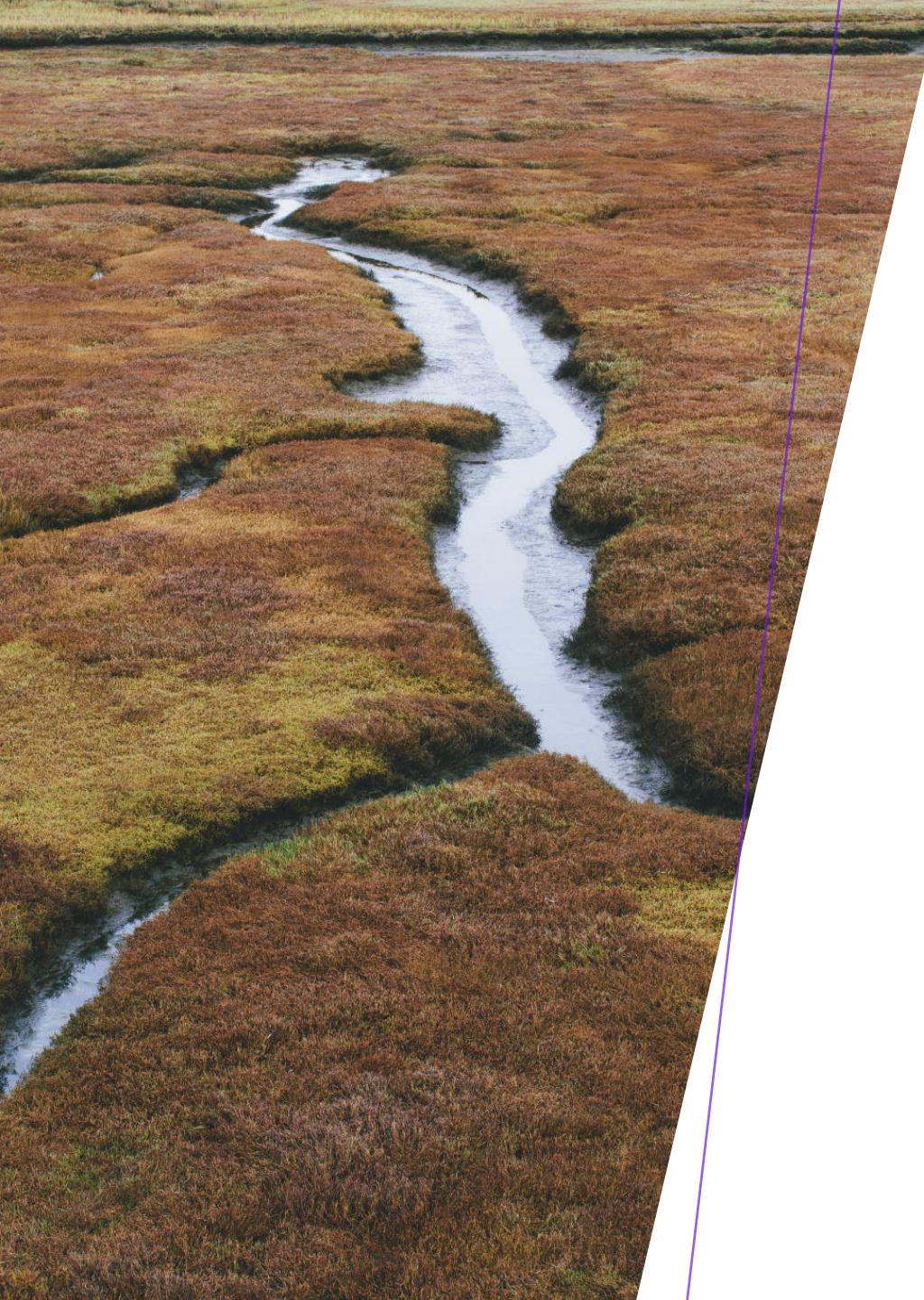


- We have heard several opponents speak to this concept; the record varies
- We were told by Creekside HOA they wanted ***NO*** development on the 57 acres, only cows and open space
- We've heard from Creekside we didn't know it was going to be developed...this is hard to believe or understand when one see's streets, sidewalks and infrastructure stubbed into the property
- The Creekside Phase 1 plat on it's face shows "Future Development" with lots and streets shown in the background on the lands being considered for Burnt Fork Estates
- We have also heard individuals from Creekside state they are not opposed to growth and understand it needs to happen...just not here or just not like what is proposed
- We heard they wanted it to be like Creekside...the developers would have gladly platted out Creekside Phases 3-5 had that been an option, but it wasn't, that entitlement had lapsed.
- The developers have made a concerted effort to tried to reasonably mitigate concerns voiced by Creekside residents. This is reflected in our designs with open spaces, street layouts, similar covenants, etc.
- Developers have been viewed as "greedy"... "Californians". In reality the Hooleys are providing jobs, spending money in the valley and developing livelihoods for families, while taking on great risk in doing so.

## *HIGH GROUND WATER AND DRAINAGE*

- This entire east side of Stevensville is well known for high ground water, this subdivision does not create the high groundwater it's already present. It's how you deal with that moving forward in construction methods and building practices
- Many homes have been built on this area from early times until modern times
- Homes can and are built on areas that have high water tables all over the country
- We have heard from many folks within Creekside Meadows to Mel Cook who have stated on the record they have water in their basements and crawlspaces without a shovel of dirt being turned on Burnt Fork Estates
- We have been told that Creekside residents have been pumping their crawlspaces and basements onto the Burnt Fork Property in the past
- Groundwater was monitored on the project site and the direction of groundwater flow was established as northwesterly from the project site, not directly towards Creekside Meadows
- The project will ***NOT*** permit the construction of basements or crawlspaces
- The homes will be constructed as slab on grade construction and will be elevated above the natural ground surface
- Utility trench plugs will be used extensively to mitigate underground channeling of groundwater
- Storm water run off will be shallow overland flows, curb and gutters and collection piping. Storm water collected will be pretreated for sediment removal via settlement traps in curb boxes. What storm water does not natural get taken up within lawn and landscaped areas will also be routed to temporary shallow surface storage areas within common areas and parks. These shallow and flatty sloped detention ponds will be utilized to provide for additional stormwater treatment as bio swales also further removing sediments. These detention ponds will release at pre-development rates. The release is into city owned storm water collection pipes located within public rights of ways with the outfall being N. Swamp Creek. The detention ponds will not be holding water long term likely only matters of hours, certainly not days or weeks.





## *TOWN MUST RESOLVE COMMUNITY WIDE WATER RIGHTS BEFORE MOVING FORWARD*

- The claim that you cannot consider a subdivision given your current water rights situation has been refuted by the Town's legal council and water rights attorney
- Many municipalities face similar situations whereas their water rights don't align entirely with their places of use, points of diversion, yields and volumes prescribed in their legal water rights
- The Town is actively working on bringing itself into compliance with respect to water rights
- The water rights issue can be worked on concurrently with a subdivision and sanitation application
- The developers have agreed to donate all their surface water rights to the Town, as the project is platted out to assist in water rights mitigation present and future
- The Town's water right attorney has expressed confidently the Town has sufficient water rights to complete the water rights place of use application without any water rights from BFE



# *CAPACITY OF EXISTING WATER AND SEWER INFRASTRUCTURE*

- The town in 2002 annexed and zoned the subject property; with annexation and zoning of the property, one would assume this comes with adequate downstream capacity. No one assumed this annexed and zoned area would be served with wells and septic systems, surely.
- The 2016 Growth Policy recognizes the project area and verifies the intent to serve the project area with water and sewer
- The town has generally indicated there is and will be ultimate capacity in the water and sewer systems to serve the project
- The project will be contributing \$100's of thousands of dollars in Infrastructure Access Fees to help in payment of off-site system needs
- The developer has to bear all on-site infrastructure costs. This on-site infrastructure is designed by professional engineers to Town's and MDEQ standards, constructed, inspected, certified and ultimately turned over to the Town for on-going and future operations and maintenance.
- Additionally, as the numbers of users grow so does the base to spread the costs of expensive infrastructure needs the Town not only needs now, but will need to accommodate future growth in years to come, be it from this project or others in the community
- Ultimately, the existing water and sewer capacity will be reviewed by the Town's engineer (currently HDR) to issue a capacity letter, this is a requirement as the project moves through sanitation approval. Additionally, HDR, the Town itself, and the Montana Department of Environmental Quality (MDEQ) will also review plans prepared by a Professional Engineer. These reviews are to confirm capacity and plans are in compliance with the Towns and MDEQ standards.

# *TRAFFIC CONCERNS AND SAFETY AT LOGAN LANE/EASTSIDE & MIDDLE BURNT FORK/LOGAN LANE*

- Traffic concerns were raised with respect to safety at the intersection of Logan Lane/Eastside Highway and at Logan Lane/Middle Burnt Fork Road
- Speed concerns on Logan Lane were raised by Creekside residents
- Creekside residents have expressed they want **NO** traffic from the project using “their” public roads?
- The Logan Lane/Eastside intersection likely doesn’t satisfy many as-is, irrespective of the BFE subdivision
- The Logan Lane/Middle Burnt Fork intersection previously (pre-2018) had a higher-than-normal crash incident rating. This intersection was studied by MDT and intersection modifications were made in 2018. There were no reported crashes in 2019 or 2020. Subsequently, data appears to be trending in the right direction, but more time is needed to see if the modifications are adequate
- A professional traffic engineer with a professional traffic operation engineer (PTOE) certification was brought on to review the project’s impacts, he conducted a Traffic Impact Study (TIS) and a speed study on Logan Lane
- This TIS was submitted as part of the subdivision review packet and has been updated several times as concerns were raised by residents and as minor tweaks had been proposed with respect to layouts
- In summary the TIS found
  - Speeds on Logan were in alignment with the posted speed limit
  - No offsite improvements were solely triggered as a result of the BFE subdivision
- The developer has accepted all (if any) modifications proposed by the TIS
- Furthermore, the developer agrees to proposed conditions that mitigate any significant impacts as a result of the BFE subdivision such as: waiving the right to protest any RSID’s to Logan Lane/Middle Burnt Fork , completion of a safety study and any required improvements at Logan/MBFR, as some examples

*WHO PAYS FOR  
THE PROJECT?  
THE CITIZENS?  
HOW MUCH IS  
THE DEVELOPER  
PAYING FOR?*

- The developer pays for the project, and any costs uniquely associated with negative impacts it would create
- The citizens are not being straddled with development costs related to the project
- The developer takes on significant costs and risk in doing a project of this nature
- The developer is responsible to design, garner approvals for and pay for all costs associated with on-site infrastructure. . . the associated infrastructure turns into a revenue collection stream for the Town thereafter with respects to IAF Fees, Taxes and Utility billings
- The broadened base also helps lower individual users' costs on large communal projects which the Town current needs or will need in the future to accommodate the growth coming to the area (like it or not)
- Additionally, the developer will be straddled with any costs associated with meeting conditions of approval, just one example being for instance the necessity to upgrade the current Creekside booster station at the appropriate phase



*PROPOSED  
COMMERCIAL  
ELEMENT  
DRAWS FROM  
DOWNTOWN  
COMMERCIAL*

- It's been stated this project would detract or draw interest from downtown, to that extent is purely speculative in nature and cannot be quantified
- The town currently has very limited C-2 opportunities
- The area has some roots being put down with commercial feel such as bus barn, pantry partners, etc.
- The developers have had interest expressed to them that there is community interest in their C-2 commercial zone
- The developer has offered to donate one of the commercial lots (if approved) to the Town for a future fire hall to better serve this development, Creekside and Twin Creeks
- The growth policy denotes a community desire to diversify the tax base to more commercial and industrial areas (Page #4)
- The growth policy denotes a current health and vibrant downtown status (Page #14-#16)
- C-2 is light commercial which provides a lighter touch on the land than current zoning (R-2) or more intense C-1
- C-2 commercial could help reduce vehicle trips to town from Creekside, Twin Creek's and BFE residents
- C-2 might offer opportunities for live/work type of uses also further eliminating the need for vehicle trips, etc.
- C-2 zoning only permits 10 du/acre versus the current R-2 at 16 du/acre
- At the recommendation of the planning board a road connection between the R-2 and proposed C-2 zone was developed for consideration, if Town Council were to also see merits in this idea (See next slide for a visual of what that might look like)
- The road connection would also increase intersection spacing to the Logan Lane/MBFR intersection
- The developers are agreeable to negotiate some level of limitations on C-2 uses enforced through covenant restrictions, this also came as a recommendation from the Planning Board



# SUMMARY

- The property is already annexed and zoned
- The property had a very similar previous entitlement
- There is existing infrastructure in place, and which anticipated the lands to be developed
- The project complies with the growth policy
- The project complies with Town Development Code, Subdivision Regulations, No Variances are proposed. The project is in alignment with existing zoning, or approved zoning if re-zone to C-2 were approved
- Traffic Impact Studies have been conducted showing minimal impacts to the adjacent roadway network
- Water and Sewer is anticipated to be provided by the Town, of course this will only occur once capacities and designs are verified by professional engineers and the required regulatory reviews are completed and found to be satisfactory
- Storm water runoff will be treated and released at pre-development rates in an approved manner and locations
- High Ground water concerns will be mitigated by notifications to future homeowners, through elevated slab on grade construction, permitting ***NO*** basements or crawlspaces, and utility trench plugs for underground work
- The developer is in agreement with the staff report and conditional recommendation of approval by the planning board and looks forward to starting this appropriate and greatly needed addition to Stevensville in 2021