

You Need to Know...

Burnt Fork Subdivision Facts, Concerns, Costs

Water, Water Everywhere...Just NOT in Stevi

Stevensville water wells CANNOT produce enough water for 220 new homes in the proposed Burnt Fork subdivision (corner of Logan Lane and Middle Burnt Fork Road).

To create adequate water capacity would require a new reservoir (est: \$1.5 to \$2 million); a new booster station (est: \$100,000); a new well (est: \$300,000 to \$500,000); maybe even a second transmission line from reservoir to Town (huge cost); and more. Are these the developer's cost or will the mayor shackles it to Stevi taxpayers?

In August 2020, Town water wells were running almost 24 hours daily, causing the NW Energy electricity bill that month to jump \$3,000. If wells run continuously now, what will 220 more homes mean?

Supply and Demand

The 2016 Town Growth Policy states that if 255 more connections would be added, water and sewer capacity will be exceeded. There have been 46 new homes and 4 businesses built from 2017 to 2020, a 16-unit apartment complex going up near Ace, 16 commercial Burnt Fork businesses, Twin Creeks

adding 40+ homes AND 220 homes in the Burnt Fork development. When the bucket runs dry, what happens? **Stevi taxpayers – get ready!**

A Convenient Fact

The Town's water wells are not in compliance. Why has the Town not resolved water well issues? Are the wells one of those "things" politicians are so clever at sweeping under the rug like water rights. **The Burnt Fork property does NOT have water rights.**

Commercial Zone NOT a Fit

The 16-lot commercial Burnt Fork re-zoning request is a disgrace. Their road access to Middle Burnt Fork Road was denied. **Commercial = Traffic.** What will it do to Downtown Stevi??

Traffic and More Traffic

220 Burnt Fork families would add to **Logan Lane & Middle Burnt Fork Road congestion.** Each home means EIGHT trips per day: school bus, FedEx, mail, lawn care, emergency & delivery vehicles, UPS, utility, repair & contractor's trucks, friends, visitors, relatives, and more.

"The Town water system as it exists now cannot handle a new subdivision,"

George Thomas, Stevensville Public Works Director, 1993 to December 2020.

We've Been Here a Long Time

Stevensville is the oldest Town in Montana. Since 1841, growth has been modest. Why is mega-development mandatory now? 220 homes plus 16 commercial businesses will do more long-term harm than the traditional growth the Town has enjoyed for nearly TWO centuries.

When Progress is Not Progress?

Town residents are NOT opposed to progress. When progress is defined as a high-density subdivision including **dozens of duplexes and 4-plexes, a 10-plex, a 7-plex and 78 single family homes plus commercial,** this is not a good fit for Stevensville. The reasons (legal, water, safety and good sense) are many. **This is NOT progress.**

Make your voice heard - March 4

Call or write Town Council members. Plan to speak up at the first in-person public hearing. It is set for 6:30 pm Thursday March 4 at the LDS church (corner of Main and Middle Burnt Fork Rd.) Or, phone in to the virtual hearing Monday, March 8 at 6:30 pm. Do you also wonder if the Town could hold one in-person hearing, why would they not hold a second in-person hearing? Write letters to the STAR. Tell your neighbors this development does NOT belong here. **When the Burnt Fork subdivision is exposed to daylight, the more its flaws and eventual costs show themselves.**

Information shared by Your Valley Neighbors – Jim Kalkofen, Stevensville