

Kari Barnhart

From: judyshoe@q.com
Sent: Sunday, January 9, 2022 4:33 PM
To: Kari Barnhart
Subject: EXTERNAL Development on 3mile dr

Dear Committee Members,

What is currently being proposed for the property with 2 Mile Dr/Spring Ck Road/ and 3 mile Drive is no doubt has been in the plans for several years. My concerns with the dense development of this area are as follows.

1. 737 residential units will be built, which means conservatively, a near increase of 1500 or more vehicles using these 2 lane roads for work and pleasure. It is currently hazardous to turn from Mountain Vista Estates on the North side of 3 Mile drive, left to head into town. During rush hour traffic , between 7:30 and 8 :15am cars wait a long time to find a hole in traffic they can pull out into. when they can't find a safe spot, they turn left in situations that are not safe. With the additional of this traffic, this will surely increase accidents and injuries to residents.
2. There is not a continual bike / walking path from Farm to Market Road to the Junior High. There are students that ride bikes or walk the distance to attend school. Again, there is predicted an increase of accidents involving cyclists and pedestrians that are forced to use the roadway instead of sidewalks or pathways.
3. west Valley areas is booming with developments. Why isn't 4 Mile being paved from Farm to Market to 93 Alternate to ease some of the traffic on a much congested road. 2 Mile drive is not better as it is a simple 2 lane road that I'm sure can't handle much more than it currently is being served.

Growth is inevitable. But lets put in the appropriate infrastructure in our roads to handle what is coming, rather than waiting for accidents to happen.

Repectfully,
Judy Schumacher

Kari Barnhart

From: Betsy Augustine <betsy.augustine@yahoo.com>
Sent: Monday, January 10, 2022 10:50 AM
To: Kari Barnhart
Subject: EXTERNAL Zoning change west spring creek road between Two mile dr and Three mile dr

Kalispell planning dept.

My name is Betsy Augustine at 365 battle ridge dr in kalispell. I received a letter from the city of kalispell because of the expansion of homes on east of West of Springcreek rd between two mile dr and three mile dr for a zone change for a high density community.

I bought my property a little over 3 years ago . The research I did on the area around my property informed me that the property that is being discussed would stay as a single family home sub division. Not a high density sub division with townhomes / row house dwellings and apartments . It was one of the reasons I choose to purchase my home.

I am not against growth in the valley but feel this should remain a single family home sub division.

The developer will make enough money on their investment leaving the zoning R -3 .

Otherwise they would not have purchased the property. And as a property owner in Kalispell how are we to base our decision to buy if developers can change zoning when they feel it is to their best interest not the community's.

Thank you Betsy Augustine
365 Battle Ridge dr
Kalispell Mt 59901

Sent from my iPad

January 11, 2022

P. J. Sorensen, Senior Planner
City of Kalispell

Subject: Spring Creek Park

Dear Mr. Sorensen,

Thank you for your time yesterday and your explanations of the plat for the proposed Spring Creek Park development.

My husband and I have grave concerns about the density of the proposed project. We feel strongly that it is incompatible with the surrounding neighborhoods. Your policies should require compatibility when a development is completely surrounded with single family homes on larger lots than those proposed in the new development.

This project requires a zone change to achieve the proposed density of the section with apartments. There is no way that should be approved, and I would cite the surrounding neighborhoods with their single family homes as reason enough. The rest of the project will already have smaller lots than the surrounding homes, but to add high density apartments that require a zone change is outrageous.

High density housing belongs in urban settings. You should not be allowed to make zoning changes on a whim. That area was zoned that way for a reason. What is the point in having zoning if you can change it anytime you want? This is totally unfair to neighboring properties.. When you buy a rural property, you should be able to count on the adjoining properties remaining in the existing zoning. Or, I repeat, what is the point in zoning?.

Two Mile Drive is a narrow, rural, county road, with not even a shoulder to walk on, and drainage ditches on either side. Clearly it is not designed for, or adequate for, the density of the proposed project. Is there no concern for pedestrians who have no choice but to walk in the roadway? And what about all the people riding bikes in the summer, also in the roadway?

Your traffic study appears to be seriously lacking, as detailed by my husband. The only exit from our Aspen Loop neighborhood, is onto Two Mile Drive, and requires a left turn to head into Kalispell. But there are many more neighborhoods further east, all requiring a left turn to get onto Two Mile. I am estimating an additional 1200 cars in that proposed neighborhood (2 for every residence) If half of them exit onto Two Mile, you cannot seriously believe that the addition of 600 or more cars would not hugely impact all of us.

Thank you for your consideration,

Diane Etter

cc: Keith Haskins, City Engineer

1/11/2022

William Etter
301 Aspen Loop
Kalispell, MT 59901

Mr D. Keith Haskins, PE, City Engineer
City of Kalispell, Public Works Department
201 1st Ave E
Kalispell, MT 59901

Subject: Spring Creek Park PUD

Dear Mr. Haskins:

Thank you for taking time yesterday to discuss the proposed Spring Creek Park PUD. Following our discussion and my conversation with Mr. P.J. Sorensen with the city's planning department, I reviewed some of the information pertaining to the department's work session this evening.

I believe that the traffic study has several omissions and is based on questionable data:

The nine reference points that were used in the traffic study ignores the over one mile section of 2 Mile Drive between the subdivision and N. Meridian Road.

- There are at least 14 streets that enter onto 2 Mile Drive. Residents have no other access or alternative routes. The highest population density, on the north side of 2 Mile Drive requires drivers to make a left turn when traveling into town.
- There are many individual residences that enter directly onto 2 Mile Drive
- There are apartment complexes whose parking areas enter directly onto 2 Mile Drive.
- There is no consideration given to the considerable pedestrian traffic directly on 2 Mile Drive. The majority of the road has no sidewalks or shoulder and is bordered by ditches.
- There is talk of another high density complex on the south side of 2 Mile Drive.
- 2 Mile Drive is a narrow country road never intended for heavy traffic.

The data used for traffic counts was gathered on October 5,6,7 2021. At that time the first phase of the Crossing at Spring Creek apartment complex was not fully occupied. According to the information I can find, when phase two and phase three are completed this complex will comprise **324 units and other additional facilities**. The primary access to this complex is 2 Mile Drive. There is no reference in the traffic study that this was taken into consideration. I don't believe a formal traffic study was done for the Crossing at Spring Creek complex but rather a Traffic Memorandum which further raises questions regarding any traffic measurement. Further, given the dramatic growth rates in our community, are the historic growth rate assumptions used in the study valid or do they understate the impact.

Again, thank you for your consideration.

William Etter

cc Mr. P.J. Sorensen, Senior Planner/Development Services

January 28, 2022

I

Development Services
201 1st Ave East
Kalispell, Mt 59901

RE: Files #KPUD-21-05;KPP-21-08;KZC-21-04

We live adjacent to the proposed project. We have serious concerns about the overly dense housing in an area of prevailing West/Southwest winds.

This wind will sweep over the nearby mountains and blow into the subdivision with very similar conditions to the tragic fire in Superior, Colo.

recently.

What plans are in place for increased fire and police protection? I have heard nothing. What considerations are in the works for traffic congestion

and accessibility? What about schools?

Surely you as a commission are not going to fold to the pressure of money rich developers dangling a carrot. These folks likely dont care how you address

these problems or where you will get the money or whether there is a fire danger. They will sell the homes and be on to the next land grab to have

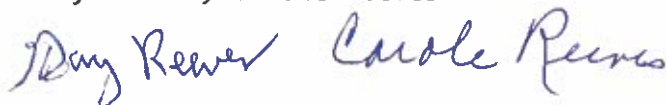
their way.

Development will happen, that is the reality. Please amend the density. Make sure to address the future impact on our community. Consider the future of all

the citizens of this beautiful area.

Sincerely

Gary Reeves, Carole Reeves

Handwritten signatures of Gary Reeves and Carole Reeves in blue ink.

Feb 3, 2022

William Etter
301 Aspen Loop
Kalispell, MT 59901

Mr D. Keith Haskins, P.E.
City Engineer
201 1st Ave East
Kalispell, MT 59901
Email: khaskins@kalispell.com

SUBJECT: Spring Creek Park

Dear Mr Haskins:

Today I've been reviewing the Memorandum from Mr. Joe DeVore's most recent findings and recommendations regarding the Spring Creek Park and it's impact on traffic in the vicinity.

I've noted his comments under "Methodology and Volumes Review". Of particular interest is in the 3rd bullet point where he comments, " **The City of Kalispell should confirm that no other major developments are being planned further north on Farm to Market Drive or to the west on Four Mile Drive that may add to background traffic volumes.**"

As I review his comments relating to 2 Mile Drive there appears to be no indication that he has taken into consideration major developments that are either currently in progress or anticipated.

- There is no comment regarding phases 2 and 3 of the "Crossing at Spring Creek" which have yet to be completed. If memory serves me this development will have a total of 325 units when finished. Surely, this will impact 2 Mile Drive.
- There has been mention of a development on the south side of 2 Mile Drive in the 17 acre area that just changed hands. This is a large tract with the potential for hundreds of dwellings. There appear to be few options for access that do not include 2 Mile Drive.
- Any reasonable person would predict that some sort of development will be forthcoming in the properties adjacent to the bypass along 2 Mile Drive that were just purchased. You had mentioned in our conversation that these had been sold while we were discussing bypass access.

Based on Mr DeVoe's comments referenced above, regarding Farm to Market Drive and 4 Mile Drive, it seems lacking that there is no mention regarding consideration of developments on 2 Mile Drive. Was this an omission or from his standpoint only something that the City of Kalispell should review? Again, there certainly appears to be significant potential for increased traffic on 2 Mile Drive in the foreseeable future.

I look forward to hearing your comments at the February Planning Board meeting.

Sincerely,

William Etter

cc: P.J. Sorensen, Esq: psorensen@kalispell.com
Joseph DeVore: joseph.devore@kljeng.com
Kalispell City Council: publiccomment@kalispell.com
Flathead County Commissioners
Kalispell City Council

Kari Barnhart

From: joel bauserman <jrbauserman@gmail.com>
Sent: Monday, February 7, 2022 2:41 PM
To: Kari Barnhart
Subject: EXTERNAL spring creek, 3 mile, 2 mile development

Dear city council,

I am writing to express my concerns of the proposed development being built to the west of Spring Creek Estates neighborhood. When I bought my home at 340 Battle Ridge Dr, Kalispell, MT 59901, I knew that field was to be developed in the future and I am ok with that. However, it was going to be developed with houses similar to my neighborhood. This new zoning change is upsetting due to the fact my property values will likely decrease and our once quiet low key neighborhood will now be overrun by traffic and likely crime. I'm sure that if this was proposed to be right next to your house you would be against it also. I am not the only one who feels that way, I have talked to several residents in the Spring Creek Estates neighborhood who are blown away by this proposal. I know I cannot stop growth in this area however, putting the largest apartment complex in the Flathead Valley in an area previously zoned for houses and asking the locals to just suck it up and deal with it, is unethical. When I was at the first planning meeting I expressed my concerns and asked that you do not continue Westland DR from our neighborhood into the apartment complex. I was told, because of my request, that the city in Kalispell likes neighborhoods to flow together. I understand the concept that is why I never mentioned closing any of our roads to the South that will flow into the south neighborhood consisting of houses and duplexes. Westland DR that runs East to West and will connect our neighborhood directly to the largest apartment complex in the Flathead Valley is absurd. I was told in the last meeting that it is unlikely very many people will use our neighborhood to access the apartments, but realistically you have no idea and I think they will. I was also told that the residents of our neighborhood would likely use that road to get to hwy 2 and the neighbors of mine I have spoken to about this said they would rather go around than allow all that traffic cutting through our neighborhood. I know if I lived in those proposed apartments I would cut through because people take the route of least resistance and that is through Spring Creek Estates. I am also concerned about apartment parking overflowing into our neighborhood. I was told the apartments have to have adequate parking spaces for their tenants, however I was never informed of how many spaces per unit that was. even if it is 2 per unit, it's not enough!!! My wife and I have five vehicles and a camper and none have ever been parked on the street. I expect there will be junk vehicles parked in front of my house as it would be a long walk for them to park their everyday vehicle. The apartment parking overflow will likely be junk vehicles that rarely get driven. Permanent eye sores in front of my house. What could I do about it? It is a city street and public parking. If Westland DR was going to connect to a housing neighborhood I would deal with it but instead you want to connect it to the largest apartment complex in the valley and I am against it. The power lines provide us with a decent buffer from the apartment complex. PLEASE PLEASE PLEASE!!!!!!! Do not connect Westland DR to the apartment complex, close that road off and allow us to stay separate from them. Think about how you would feel if this was happening near your home where a new zoning could change your neighborhood forever for the worse.

Thank you for your consideration,
Joel Bauserman
340 Battleridge DR

Kari Barnhart

From: David Stufft <david@stufftlaw.com>
Sent: Tuesday, February 8, 2022 1:56 PM
To: Kari Barnhart
Cc: Annie Stufft
Subject: EXTERNAL Files # KPUD - 21 - 05; KPP - 21 - 08; KZC - 21 - 04

Dear Planning Board Members,

My wife, Annie Stufft and I own our home located at 105 Short Pine Drive, Kalispell. Our home is in Spring Creek Estates. Annie was one of the original home owners in the subdivision. We have tremendous pride living in our home and living in our subdivision. We are rightfully concerned with the proposed high density development which would adjoin our subdivision, our home and adversely affect our Montana way of life. As a 73 year old native fourth generation Montanan, I believe in safe community growth and realistic development. By all means I am not antidevelopment.

With any development there will be disruption. In this case, the disruption will be extreme causing increase traffic through our subdivision because that is the quickest and shortest way to Three Mile Drive and the bi-pass. The traffic generated by the occupants of 65 homes, 113 row houses and 465 apartment units translates into approximately 643 family units and 2,000 more people. In the early morning hours those additional 2,000 people will be trying to get to work and taking their children to school. Their route will be Three Mile Drive to the bi-pass. It is generally dark both in the morning and the evening when these 2,000 people will return home off of Three Mile Drive. Even now the traffic on Three Mile Drive is significant and less than ideal in the morning hours. Getting on Three Mile Drive during the winter months with icy roads is a recognized hazard. I know because I do it every morning, hoping for a break in traffic and knowing that I will be on ice when I am finally able to make the right turn onto Three Mile Drive. I worry about cars rapidly approach from the West down Three Mile Drive. I feel for the residents who live on the North side of Three Mile Drive, trying to make a left turn in the morning because of traffic. It will be intolerable with 2,000 new people. The safety to the children who live in Spring Creek Estates will be placed at significant risk. They will be at risk because of the darkness, the icy streets and drivers who are in a hurry. Our subdivision can't handle this increase in traffic and we should not be expected to suffer from the hands of an out of state developer. We should also not

expect to believe their argument that the 2,000 people will go West to West Spring Creek Road and then to U.S. 2 to get to Kalispell. That claim is not credible.

It is my suggestion that at the very minimum, the Planning Board table its decision on this development until the full ramifications to our small community can be determined including eliminating or downsizing the largest apartment building to be built in our community when this area is unable to handle the influx of the 2,000 plus people. Annie and I would be happy to take time to show you in real life our concerns and the impact this development will have.

Thank for your service and your willingness to listen.

David F. Stufft

Kari Barnhart

From: Daniel K. <dkuster6@gmail.com>
Sent: Tuesday, February 8, 2022 3:31 PM
To: Kari Barnhart
Subject: EXTERNAL Spring Creek/ 2 mile/ 3 mile development

To whom it may concern with the Kalispell Planning Department;

My name is Daniel Kuster and I am writing to share my thoughts regarding the proposed zoning change for the development being built to the West/Southwest of Spring Creek Estates. I have lived in this neighborhood with my young family since we purchased our home in the summer of 2015. What was originally a quiet neighborhood with children playing outside is now at risk of becoming nothing short of dangerous due to the increase in traffic due to the density of the proposed development. The original plan contained single family homes along with a limited number of duplex/townhome style units which is what all the residents in our neighborhood had expected for years. Now we are seeing what would potentially be 4 story apartments with over 400 units along with the single family/row houses to the south of us. This would add appx 2000 people and my understanding is they want to connect the roads of the two neighborhoods which gives these 2000 one option for accessing the bypass- through our neighborhood and children playing outside.

I currently live right between the two roads that will be connecting the neighborhoods- Battle Ridge Dr and Pine Draw Ave. We have already seen multiple close calls with the traffic in our own neighborhood at the intersections of these two roads and our street, Triple Creek Dr. No one stops at stop signs, driving entirely too fast and there is nothing we can do about it. We have constant posts in our neighborhood Facebook group trying to beg people to slow down and think about their neighbors. Our HOA has even tried offering to pay for our own speed bumps to slow down drivers but we are told we can not install them on city roads. Quadrupling the size of the immediate neighborhood and having a huge percentage of the traffic funnel through our neighborhood for bypass access is going to be catastrophic to the safety of our children and cars on the road.

During higher traffic times we already have major concerns with several traffic issues concerning our neighborhood. Turning out to 3 mile in the mornings is already a major challenge. With cars coming 45-50 mph+ around the blind corner from Farm to Market road as we pull out onto icy roads in the winter has caused multiple problems. We have already had a child hit while crossing 3 mile to get to the bus stop. We also have a no left turn into our neighborhood from 3 mile turning onto Camp Crook Dr when heading westbound. As the other entrance gets even more bogged down I have no doubt that more and more people will be making the illegal turn into the exit only lane on Camp Crook. I have personally witnessed multiple close calls at this intersection and have no doubt that these incidents will only grow if the new zoning is passed.

I would ask you to consider what you would do if something similar was put up for a vote in your neighborhood. At the very least, do not connect the roads to invite the traffic to go through a neighboring subdivision for easier access, this is only inviting potential issues and the risk of a catastrophic event happening from a teen driver from Glacier driving distracted through our neighborhood and rushing to get to their home in the new development. Multiply that distracted driver by 600+ families and I feel it is almost inevitable. If they are so convinced that they won't be coming through our neighborhood there should be no issue in leaving the roads disconnected. Thank you for your time and consideration,

Daniel and Michelle Kuster
540 Triple Creek Dr

February 8, 2022

Kalispell Planning Board

201 1st Ave East

Kalispell, MT 59901

To Kalispell Planning Board:

My name is Lori Gibson and I live at 550 Hun Lane in Kalispell. I was born and raised in the Flathead Valley and would like to address the issue of all the housing projects being approved in the valley right now, in particular, the Spring Creek Park project, being discussed at the February 8 planning meeting. As we continue to approve these large scale subdivisions, I feel we are not considering the extreme impacts they are having on our community. I met with PJ Sorenson and Keith Haskins on January 19 to discuss some of my questions and concerns. These are a few of my takeaways:

First of all, the increasing traffic that this is creating in our community is overburdening our infrastructure. When the traffic studies are performed, I find it interesting that road and neighborhood safety is not a consideration, only how it might affect timing at the major intersections, e.g. how many more seconds we may have to wait at a light. With the approval of several housing developments on Two Mile Drive, thousands of additional vehicles are currently and will be using this road. Two Mile Drive was not meant for this amount of traffic...it is a very narrow and unforgiving road if you make any driving mistakes. This creates very dangerous scenarios for pedestrians, bicyclists and school children waiting at the bus stops.

I was told by Mr. Sorenson that under MT state law, MCA 76-3-608(1), the city planners **do not** take into consideration the impacts that housing developments will have on our schools. This law in pertinent part reads:

76-3-608. Criteria for local government review. A governing body may not deny approval of a proposed subdivision based *solely* on the subdivision's impacts on educational services(emphasis added). This misinterpretation of the law has led to a huge burden on our schools, especially our rural school districts.

The key phrase we should be concerned with is that the decision cannot be based "solely" on the impact to a school. This subdivision will have a *great* impact on West Valley and Glacier High school. For example, West Valley services grades K-8 (700+ currently enrolled). This subdivision alone could add over 300 additional students, potentially increasing their student body nearly 50% more. Although you cannot "solely" base your decision on this, it should certainly be considered! This 90+ acre parcel in question has paid a total of \$335 in 3 years(yes, barely over \$100 per year) in property taxes to West Valley School district. The developer will most likely never pay much more than that. By the time the lots/housing units are sold and the new individual property owners pay their "fair share" of property taxes, West Valley school will be in a crisis situation.

Mr. Sorenson stated they would not ask a developer to pay for mistakes of poor planning in the past. I say that if we are determined to approve this subdivision and others like this in the future, we absolutely, should hold them accountable for the **future** problems they are creating for our schools

and infrastructure. If they are not paying their "fair share" in property taxes, then we should be asking them to pay some infrastructure costs associated with the problems they will be creating to affected neighborhoods.

I read a letter written by Mr. Chris Hartzell to the Flathead County Commissioners. In his letter he stated that "adding more housing has NEVER-NEVER created more affordable housing." This is absolutely correct...we can look around at other communities near us like Jackson Hole, Bozeman and even Missoula as proof of this. This subdivision application assumed a home value of \$518,000. Let's say a new buyer is purchasing a home in this development, the price tag is \$518,000...20% down is \$103,600...mortgage would be over \$414,000...Banks loan about 30% of income. This would mean that the average household income for buyers of this home would be \$138,000. In 2019 the average household income in Flathead County was just over \$50,000. These new subdivisions are not contributing to our affordable housing problem, as the buyers will not be local, working class residents.

Although a subdivision has already been approved for this parcel, I feel the increased number of housing units including the proposed large scale apartment complex and commercial complex are non-conforming to this area and the zoning should not be changed to allow this. We need to protect the agricultural land, animal habitat, stream, riparian area and the rural feel that surround this proposed subdivision and zone change.

Thanks for your time and consideration in this matter.

Lori Gibson 
550 Hun Lane, Kalispell