

Erik Mack

From: Mary Fisher
Sent: Tuesday, September 7, 2021 12:01 PM
To: Erik Mack
Subject: FW: Gardner Baldwin Zone Change

-----Original Message-----

From: Amy Hooks <ahooks081@gmail.com>
Sent: Tuesday, September 7, 2021 11:45 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Gardner Baldwin Zone Change

Flathead County Planning Board Members:

I am a resident in Whitefish Hills Village and am writing to you regarding the proposed zone change for Gardner Baldwin's property on Prairie View Road. As you must be aware, this property borders another property owned by Gardner Baldwin which is the proposed subdivision "Baker 80".

Standing alone, this zone change does not concern me as I believe it to be consistent with zoning in the area. However, given the relationship between Gardner Baldwin and the Baker 80 subdivision to the north, I have concerns related to the access for these potential new lots. As you know, the road issue and access to the Baker 80 is yet to be resolved. Depending on the outcome of the Baker 80 access issue, I am concerned that this new zone change, and potential subdivision may impact the roads within Whitefish Hills Village. In previous planning board and commissioner meetings this concern was raised by residents of Whitefish Hills Village. Now it seems that the concern is very real. I am bringing this to your attention in an effort to remind you of our previous concerns as residents of Whitefish Hills Village and hope that you will consider the negative impact we may endure as the zoning changes create opportunity for some and potential negative impacts for others. In our case that is 88 residents of Whitefish Hills Village.

Thank you for your considerations

Amy Hooks