Erin Appert

From: Mary Fisher
Sent: Monday, October 5, 2020 7:57 AM
To: Erin Appert
Subject: FW: Baker 80 Subdivision

From: Elaine Nelson <enelson@flathead.mt.gov>
Sent: Monday, October 5, 2020 7:54 AM
To: Pamela Holmquist <pholmquist@flathead.mt.gov>; Phil Mitchell <pmitchell@flathead.mt.gov>; Randy Brodehl <rbrodehl@flathead.mt.gov>; Mary Fisher <mFisher@flathead.mt.gov>
Subject: FW: Baker 80 Subdivision

From: Ellis, Pamela <pellis@nvhosp.org>
Sent: Friday, October 2, 2020 1:28 PM
To: Elaine Nelson <enelson@flathead.mt.gov>
Subject: Baker 80 Subdivision

- I am a homeowner in Whitefish Hills Village Subdivision and I totally object for the Baker 80 to be allowed to cut through to Whitefish Hills Village Drive as their main entry to Baker 80.
- Baker 80 was always sanctioned to be developed using Prairie View as their roadway entrance.
- The cost of the Baker 80 roadways is the responsibility of the Baker 80 Developer, not the residents in Whitefish Hills Village, taxpayers who own homes in a private subdivision next door. We should not be sanctioned with disrupting our roadways with Baker 80 traffic and money problems.
- If Baker 80 absolutely needed a fire exit, a breakaway gate could be researched for emergency only situations, but I think they need to come up with their own alternatives that do not infringe on other communities…

Kind regards,

Pam Ellis & Kenny Ellis
115 Hills Lookout Court
Whitefish, MT 59937

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Please consider the environment before printing this e-mail

Erin Appert

From: Elaine Nelson
Sent: Monday, October 5, 2020 9:24 AM
To: Randy Brodehl; Pamela Holmquist; Phil Mitchell; Erin Appert
Subject: FW: Baker 80, Letter to Commissioners

From: Amy Hooks <ahooks081@gmail.com>
Sent: Monday, October 5, 2020 9:23 AM
To: Elaine Nelson <enelson@flathead.mt.gov>
Subject: Baker 80, Letter to Commissioners

Oct 5th, 2020

Dear Commissioners,

I and many other homeowners in Whitefish Hills Village Subdivision have been very involved in trying to understand the process and regulations that may allow the use of our private roads by the Baker 80 development. We have sent written comments that you can view in the report from the county planner. In addition to those comments and our efforts so far, I'd like to make another comment.

When my husband and I looked into buying a lot in Whitefish Hills Village, we reviewed the plat, covenants, subdivision application and final approval. We also looked at surrounding property, history of rezoning, and growth policies for the county. There was really nothing to indicate that Whitefish Hills Village would be anything other than a quiet, private development with private roads maintained by the owners who have a vested interest in sustaining the high quality of our neighborhoods. We were diligent in researching before purchasing an expensive lot. We are not experts, but there really didn't seem to be anything to indicate this road access for another subdivision was even a possibility. I believe this is true for all who bought in this development.

Now, with the Baker 80 sub division application, and after many of us have built our homes, there is new information about potential access through our property that was previously unavailable. It feels a bit like what we live in now, is not what we bought into in 2017. We believe allowing this access will degrade and devalue our property and development.

Thank you for your consideration in this matter.

Sincerely,

Amy Hooks
167 Hills Lookout Ct
Whitefish MT 59937

Erin Appert

From: Elaine Nelson
Sent: Wednesday, October 7, 2020 7:44 AM
To: Pamela Holmquist; Randy Brodehl; Phil Mitchell; Erin Appert
Subject: FW: Baker 80 subdivision and Whitefish Village Drive access

From: Jim Rogers <jimrogers2007@gmail.com>
Sent: Tuesday, October 6, 2020 8:22 PM
To: Elaine Nelson <enelson@flathead.mt.gov>
Subject: Baker 80 subdivision and Whitefish Village Drive access

Deal Commissioners,

Please know that I am strongly opposed to the Baker 80 Subdivision proposal that provides access through Whitefish Hills Village.

On September 11, 2018 the Flathead Planning Board and the Flathead County Commissioner approved the five phases of the Whitefish Hills Village to be private roadways and "dedicated forever to be for the use of the owners."

And In 2019 when the Baker 80 Subdivision was submitted to the Flathead County Commissioners for approval for a zoning change to Sag-5, it was approved by the commissioners with the stated conditions for the use of Prairie View to the KM Ranch Road as the primary access road.

I urge you to require the Baker 80 subdivision create their own access via KM and Prairie View roads and honor your previous commitment to the residents of Whitefish Hills Village.

Sincerely, jim

Jim Rogers
1272 Whitefish Village Drive
Whitefish, MT 59937

Erin Appert

From: Elaine Nelson
Sent: Wednesday, October 7, 2020 7:45 AM
To: Pamela Holmquist; Randy Brodehl; Phil Mitchell; Erin Appert
Subject: FW: Baker 80 Subdivision

From: Sherry Jones <sherryjones2007@gmail.com>
Sent: Tuesday, October 6, 2020 8:09 PM
To: Elaine Nelson <enelson@flathead.mt.gov>
Subject: Baker 80 Subdivision

Dear Flathead County Commissioners,

Please know that I strongly oppose the Baker 80 Subdivision proposal that provides access through Whitefish Hills Village.

My husband and I purchased our property in the Whitefish Hills Village Subdivision in the autumn of 2018 believing that we would live in a small quiet neighborhood on a private road.

So it is with grave concern to learn that our private road, Whitefish Village Drive, may be used to provide access to the Baker 80 Subdivision. Yet on September 11, 2018 the Flathead Planning Board and the Flathead County Commissioner approved the Whitefish Hills Village roadways in all five phases to be private roadways and "dedicated forever to be for the use of the owners". Access from Baker 80 through Whitefish Village Drive would be a violation of this agreement. It is obvious that if the Baker 80 Subdivision is granted access as currently stated, Baker 80 landowners would use both the west and east side of the Whitefish Village Drive, clearly violating this signed agreement. In addition the route from KM through Prairie View and Whitefish Village Drive would become a thorough fare for the general public attempting to avoid Highway 93.

In 2019 when the Baker 80 Subdivision was submitted to the Flathead County Commissioners for approval for a zoning change to Sag-5, it was approved by the commissioners with the stated conditions for the use of Prairie View to the KM Ranch Road as the primary access road.

I urge you to require the Baker 80 subdivision create their own access via KM and Prairie View roads and honor your previous commitment to the residents of Whitefish Hills Village Subdivision.

Respectfully submitted,

Sherry Jones
1272 Whitefish Village Drive

Erin Appert

From: Elaine Nelson
Sent: Wednesday, October 7, 2020 1:02 PM
To: Pamela Holmquist; Randy Brodehl; Phil Mitchell; Erin Appert
Subject: FW: Preliminary Plat for Baker 80 subdivision

From: John & Nancy Gerbozy <gerbozy@hotmail.com>
Sent: Wednesday, October 7, 2020 11:31 AM
To: Elaine Nelson <enelson@flathead.mt.gov>
Subject: Preliminary Plat for Baker 80 subdivision

Commissioners,

I am a lot owner in the Whitefish Hills Village subdivision. I opposed allowing the Developer of the Baker 80 subdivision to access the private roads in our subdivision.

I do not oppose the Baker 80 subdivision as long as the Developer uses Prairie View Road for the access to the lots they are creating. I ask that you uphold the original conditions of the approved Zoning change for this parcel. I do not believe Prairie View Road will ever be improved if you allow the Developer to access Whitefish Village Drive.

The lots proposed in the Baker 80 plat will bear the cost of development no matter which option is allowed. I believe the Developer is asking you, our Commissioners, to ignore past land improvement requirements and to improve the Developer's lot salability and profit margin at the expense to the land owners in Whitefish Hills Village subdivision. The Baker 80 plat should not be viewed as simply a continuation of Whitefish Hills Village development, it bears a completely different makeup to each property.

I ask that you require the Developer to improve Prairie View Road and to use this road to access the Baker 80 subdivision.

Thank you.

John Gerbozy
Lot 31, Whitefish Hills Village

Erin Appert

From: Mary Fisher
Sent: Thursday, November 5, 2020 8:23 AM
To: Erin Appert
Subject: FW: Baker 80 Subdivision

Importance: High

From: Ellis, Pamela <pellis@nvhosp.org>
Sent: Thursday, November 5, 2020 8:16 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision
Importance: High

- I am a homeowner in Whitefish Hills Village, Lot 3.
- I do not approve of the Baker 80 road access into Whitefish Hills Village Drive.
- I attended the last planning board meeting at the fairgrounds, and I was surprised that commissioners were sharing their own personal opinions instead of sticking to the legal facts and regulations concerning this matter. Your job is to not have a bias personal interest.
- The attorney for the Baker 80 had preferential opportunity to speak at this planning board meeting and also share his opinions as if he were an authority.
- We do not want opinions, we want the laws to be upheld.
- One commissioner asked the recorder if the county received a lot of emails from Whitefish Hills Village homeowners, which concerns me if he did not read them all himself and know for a fact this already!
- Baker 80 Developer is responsible for the expense of his own project…period.
- Prairie View road was always the roadway approved and without Whitefish Hills Village homeowners consent, this cannot be made our burden and expense.
- Please look at the facts and leave personal opinions at home.

Kind regards,

Pam Ellis

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Please consider the environment before printing this e-mail

Erin Appert

From: Mary Fisher
Sent: Thursday, November 5, 2020 11:30 AM
To: Erin Appert
Subject: FW: Whitefish Village Drive

From: Cyndee Crittenden Carter <cyndeecc3@gmail.com>
Sent: Thursday, November 5, 2020 11:22 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Whitefish Village Drive

To Whom it may Concern :

I am a homeowner in Whitefish Hills Village,1374 Whitefish Village Drive. I do not approve of the Baker 80 road access into Whitefish Hills Village Drive. This is the road that is in front of my home. I built this home for the rural road and community, not for a public access for future developments.

When I attended the last planning board meeting at the fairgrounds, and I was astounded that commissioners did not adhere to already established legal facts and regulations concerning this matter. The following are a few of our concerns:

- The attorney for the Baker 80 had preferential opportunity to speak at this planning board meeting. His opinion is not the law.
- We do not want opinions, we want the laws to be upheld.
- One commissioner asked the recorder if the county received a lot of emails from Whitefish Hills Village homeowners, why are these not read and published ?
- Baker 80 Developer is responsible for the expense of his own project…period.
- Prairie View road was a roadway approved and without Whitefish Hills Village homeowners consent, this cannot be made our burden and expense.

Please look at the facts. My children, grandchildren and pets thank you !

Cyndee Crittenden Carter
Whitefish Village Homeowner
406-212-0411

Angela Phillips

From: Debra Scott <debbeaz@gmail.com>
Sent: Tuesday, November 10, 2020 12:23 PM
To: Planning.Zoning
Subject: Baker 80

Hello, my name is Debra Scott homeowner of lot 80 Whitefish Village Dr.

I am adamantly opposed regarding Baker 80 developer's determination to use Whitefish Village Drive for their own financial benefit.

In the purchase price of our property included the expense of the road work which of course made the the lots more costly.

The Baker 80 development needs to have their own paved roads using Prairie View road not using Whitefish Village Drive. The heavy equipment will damage our road that Baker 80 Developers did not pay for.

I would appreciate it if the planning commission represent the property owners of Whitefish Village Drive. Baker 80 Developers should not be allowed to profit off the homeowners/taxpayers of Whitefish Village Drive.

Thank you,
Debra Scott
1234 Whitefish Village Drive
Whitefish, Mt 59937

Sent from my iPad

Mary Fisher

From: Kimala Davis <kimaladavis@gmail.com>
Sent: Wednesday, September 9, 2020 9:54 AM
To: Planning.Zoning
Subject: RE: Baker 80

To whom it may concern:

20 years ago my grandmother brought me to the most beautiful place I had ever seen, Flathead Valley and Glacier National Park. Being a southern girl, I had never had the incredible opportunity to be surrounded by majestic mountains and crystal clear lakes and rivers. I always knew I wanted to settle down and raise my children here. One cold winter day, I stumbled upon Whitefish Hills Village. My husband and three children fell in love with the trees, the land and the community trails.

Our family purchased our "dream lot" with the intentions to retire here in the year 2030. Imagine my delight, that we didn't have to wait until retirement age. We were able to move here fulltime and build our dream home. We were under the impression when we bought and built in WFHV that we were buying into a private community with private roadways.

The thought of having another development trying to use our roads gives me great concerns. The construction traffic, speeding, extra wear and tear on our roads, an extra estimated 160+ traffic trips a day and dust are just a few reasons that I oppose Baker 80. I urge you to please consider their original plan of using Prairie View Road.

My children ride their bikes on these roads. We walk our dog. We live here and use our roads for recreation every single day. It worries me to even think that we might have additional construction on our roadways for 20 something plus years. I don't want to have to worry every time my children head out on these roads.

My family asks that you please just do one thing to keep us safe and our neighborhood peaceful and sound, have Baker 80 use Prairie View Road.

Thank you in advance for your time.

Sincerely,
The Davis Family

Mary Fisher

From: Cindy Downing <wfishmt.cd@gmail.com>
Sent: Sunday, September 6, 2020 12:42 PM
To: Planning.Zoning
Subject: Baker 80 Subdivison

Flathead County Planning Board,

As a homeowner in Whitefish Hills Village, I do not support the Baker 80 subdivision proposal for the connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Hills Village has been approved by the County as a subdivision with a private road system owned and maintained by the owners of our subdivision. Changing our private roads from Whitefish Hills Village property owner use only, to one with access for other developments will decrease our property values and the quality of the neighborhood.
2. Allowing Baker 80 (and any future developments) to use our roads will accelerate deterioration and significantly increase our maintenance costs. Any "Road Users Maintenance Agreement" with Baker 80 will be a constant debate over cost, collection of fees, and potential future liabilities.
3. Baker 80 Subdivision construction vehicles, sub-contractors and workers will be using Whitefish Village Drive for a minimum of 16 years (the proposed timeline for the development). There will be **constant** disruption in our community, not to mention dust, road deterioration, inconvenience, noise and safety concerns.
4. Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.
5. The Baker 80 Subdivision is accessible via Prairie View Road. This should be the main access road to the subdivision.

The Baker 80 proposal should be for the developer to pave Prairie View Road towards KM Ranch Road as the main access road to their development.

I respectfully request the Flathead County Planning Board ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,

Cindy Downing

Whitefish Hills Village Property Owner

Mary Fisher

From: Tom & Cindy Downing <mtview4us@verizon.net>
Sent: Sunday, September 6, 2020 12:34 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision

Flathead County Planning Board,

As a homeowner in Whitefish Hills Village, I do not support the Baker 80 subdivision proposal for the connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Hills Village has been approved by the County as a subdivision with a private road system owned and maintained by the owners of our subdivision. Changing our private roads from Whitefish Hills Village property owner use only, to one with access for other developments will decrease our property values and the quality of the neighborhood.
2. Allowing Baker 80 (and any future developments) to use our roads will accelerate deterioration and significantly increase our maintenance costs. Any "Road Users Maintenance Agreement" with Baker 80 will be a constant debate over cost, collection of fees, and potential future liabilities.
3. Baker 80 Subdivision construction vehicles, sub-contractors and workers will be using Whitefish Village Drive for a minimum of 16 years (the proposed timeline for the development). There will be **constant** disruption in our community, not to mention dust, road deterioration, inconvenience, noise and safety concerns.
4. Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.
5. The Baker 80 Subdivision is accessible via Prairie View Road. This should be the main access road to the subdivision.

The Baker 80 proposal should be for the developer to pave Prairie View Road towards KM Ranch Road as the main access road to their development.

I respectfully request the Flathead County Planning Board ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,
Cindy Downing
Whitefish Hills Village Property Owner

COPY

Mary Fisher

From: Tom D <cvillepa.td@gmail.com>
Sent: Sunday, September 6, 2020 12:17 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision

Flathead County Planning Board,

As a homeowner in Whitefish Hills Village, I do not support the Baker 80 subdivision proposal for the connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Hills Village was approved by the County as a subdivision with a private road system owned and maintained by the owners of our subdivision. Changing our private roads from Whitefish Hills Village property owner use only, to one with access for other developments will decrease our property values and the quality of the neighborhood.
2. Having other developments (Baker 80 and future developments) use our roads will accelerate deterioration and increase our costs. Any "Road Users Maintenance Agreement" with Baker 80 will be a constant debate over cost, fees, and potential future liabilities.
3. Baker 80 Subdivision construction vehicles and workers will use Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
4. **Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.**
5. The Baker 80 Subdivision is accessible via Prairie View Road. This should be the access road to the subdivision.

The Baker 80 proposal should be for the developer to pave Prairie View Road towards KM Ranch Road as the access road to that development.

I respectfully request the Flathead County Planning Board to ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,

Tom Downing

Whitefish Hills Village Property Owner

Mary Fisher

From: Tom & Cindy Downing <mtview4us@verizon.net>
Sent: Sunday, September 6, 2020 12:12 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision

Flathead County Planning Board,

As a homeowner in Whitefish Hills Village, I do not support the Baker 80 subdivision proposal for the connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Hills Village was approved by the County as a subdivision with a private road system owned and maintained by the owners of our subdivision. Changing our private roads from Whitefish Hills Village property owner use only, to one with access for other developments will decrease our property values and the quality of the neighborhood.
2. Having other developments (Baker 80 and future developments) use our roads will accelerate deterioration and increase our costs. Any "Road Users Maintenance Agreement" with Baker 80 will be a constant debate over cost, fees, and potential future liabilities.
3. Baker 80 Subdivision construction vehicles and workers, will use Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
4. **Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.**
5. The Baker 80 Subdivision is accessible via Prairie View Road. This should be the access road to the subdivision.

The Baker 80 proposal should be for the developer to pave Prairie View Road towards KM Ranch Road as the access road to that development.

I respectfully request the Flathead County Planning Board to ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,
Tom Downing
Whitefish Hills Village Property Owner

COPY

Mary Fisher

From: Linda Houser <linda@seedsfamilyworship.com>
Sent: Wednesday, August 12, 2020 12:21 PM
To: Planning.Zoning
Subject: Baker 80

Flathead County Planning,

I moved into Whitefish Village Community last October with my family our family five in 2018. We were so excited to launch our new Montana life and purchased lot 88 in Whitefish Village Hills. We loved this corner lot at Stelle Lane and Whitefish Village Drive for the beauty and quietness of this space. We set our house far off the road to help create the right space for us and future grandkids. (Our first grandchild is coming in Dec 2020.)

We picked this spot to have a quiet place with good access to town. We understood that it was a new neighborhood and that we would have building going on for a few years... but we had no idea of the Baker 80 that has now been proposed. This has been so disheartening for our family because this was not disclosed to us and we purchased and built our home based on the plot maps and info that was provided. As we live on the corner of Stelle and Whitefish Village Drive, the last thing we want is 10-15 years of construction traffic. If this had been disclosed to us, we most likely would not have purchased this lot.

This project would have a significant negative impact our community for years to come and would be sad for our family in-particular. We ask that you do not allow Baker 80 to use our neighborhood or Brady Way for access.

Sincerely,
Linda Houser

1064 Whitefish Village Dr- Lot 88
801-400-3697
linda@housermania.com

Mary Fisher

From: Josh Houser <josh@housermania.com>
Sent: Wednesday, August 12, 2020 10:24 AM
To: Planning.Zoning
Subject: Baker 80 Subdivision

Flathead County Planning Department,

My name is Josh Houser and my family and I live at 1064 Whitefish Village Hills (Lot 88) in the Whitefish Village community. The reason I am reaching out today is to kindly ask you to reject the proposed access to the Baker 80 subdivision though Whitefish Village Hills.

It is our dream to live in Whitefish Montana. Upon moving here from Park City, UT in 2018 we searched for our new home to embark on our second half of life. We wanted a quiet space that had good access to town and to all the outdoors activities in our area. Whiteish Village Hills seemed to the be the right spot or us. We carefully placed our home as far from the main road as possible to reduce noise and to give our future grandkids a safe place to play. This placement was expensive, but worth it.

We were given the plot map of the area and asked many questions about the subdivision. We were never told about the Baker 80 subdivision or possible access through our community. This information would have been a game changer for us. We were so caught off guard by the news of another subdivision gaining access through ours. (We ask that you deny them access through our subdivision.)

We understand there is consideration to send them through Brady Way. We kindly ask you that you do not do this either. We are set back on the corner of Whitefish Village Hills and Stelle Ave. This change would not help us at all as it would send all traffic right next to our home.

We are kindly asking for you to do the right thing for the families in Whitefish Village Hills. The info on Baker 80 was not disclosed to us and we have all invested heavily to live in this incredible subdivision.

Thank you in advance for keeping Whitefish Village Hills the quiet community that we all invested into.

Sincerely,
Josh Houser

Josh Houser
435-901-8580
josh@housermania.com

1064 Whitefish Village Dr
Whitefish, MT 59937

SCANNED

Mary Fisher

From: Samuel Scott <sscottmt54@gmail.com>
Sent: Tuesday, August 11, 2020 4:02 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision

My wife and I purchased property and built our home on Whitefish Village drive. We selected this property for several reasons; it's proximity to stores and medical facilities, a quiet neighborhood, not on a through roadway to keep traffic at a minimum, and ease of access for emergency response by ambulance and fire apparatus. Safety and emergency response was high on our list. Should you (The County) grant the Baker 80 request it would bring additional traffic, heavy construction equipment, heavy wear on existing roads and do nothing to improve emergency response into this area of the County.

We strongly support the County in its original requirement to provide access to the Baker 80 Subdivision via Prairie View from KM Ranch road. This requirement would provide the new residents paved access in and out of their development. The major benefit would be to provide a paved road for Emergency response directly into the subdivision. The County and it's citizens don't benefit from this kind of development unless the developer is required to make improvements. We would also support the County requiring the developer to place a break-away barrier near the connection of Prairie View and Whitefish Village Drive. This would provide an emergency exit to the north for the Baker 80 residents and provide an emergency exit to the south for Whitefish Village Residents.

My wife and I see this as an improvement for both Subdivisions, while respecting the earlier planning decisions and the objections of the existing Whitefish Village property owners.

Thank You for your service to our county residents!

Sincerely,

Sam and Debbe Scott
1234 Whitefish Village Drive
Whitefish, Montana
406-407-0908

Mary Fisher

From: Lynn Domínguez <dominguezhome00@gmail.com>
Sent: Tuesday, August 11, 2020 3:14 PM
To: Jeffevans@montanahoa.com; Planning.Zoning
Subject: Baker 80 Subdivision

My husband and I purchased lot #29, 94 Meadow View Court, in Whitefish Hills Village just over a year ago. This decision was based partly with the idea of getting away from traffic and busy roads. We choice Whitefish Hills Village because of the serenity and safe environment it offered.

We are now concerned that there will be additional traffic, noise, pollution and wear and tear on the main entrance road (Stelle Lane) to our development.

We understood when we purchased our lot for our retirement home, that Stelle Lane was a private road maintained by our community HOA. Now, much to our surprise, we have learned that it is a main access road for construction and resident traffic for the Baker 80 Subdivision.

There is an alternative road that can be used to access the Baker 80 Subdivision, Prairie View Road.

The construction of our new home in Whitefish Hills Village is a major investment and a life long commitment; consequently, this issue is a major concern. We very much hope this issue is resolved.

Thank you,
Lynn and Andrés Dominguez
(949)498-8390

SCANNED

Mary Fisher

From: jim reilly <4jimreilly@gmail.com>
Sent: Tuesday, August 11, 2020 2:33 PM
To: Planning.Zoning
Cc: Jeff Evans; Jim Reilly
Subject: Baker 80 Proposed Subdivision

I purchased a lot in Whitefish Hills Village in the Fall of 2019. We are starting construction in September 2020 and plan to move in Spring 2021. I know we will experience some construction traffic as our development is built out and I was already concerned about that. However, adding another development on top of the existing development feels like the straw that broke the proverbial camel's back. We purchased just as they opened section 4 thinking that we would just have to live through section 4 and 5 being built out. Adding more construction traffic (including well drilling equipment) would be very disappointing and could have an adverse effect on our property value. Please stop the Baker 80 Proposed Subdivision from accessing our roads.

Sincerely,
Jim Reilly
1445 Whitefish Village Drive
Sent from my iPad

Mary Fisher

From: John & Nancy Gerbozy <gerbozy@hotmail.com>
Sent: Tuesday, August 11, 2020 2:33 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision

My name is Nancy Gerbozy and I am a lot owner at 1215 Whitefish Village Drive. My husband and I are currently building a home on this lot. The purpose of my letter is to express my concerns regarding road access for the proposed Baker 80 subdivision. My concerns are the following:

1. Fire safety
   - Too many residents are located in an area with only one way out in case of a wildfire. A fire at the southern end of Whitefish Hills Village would trap those living in the Baker 80 subdivision.

2. Roadway safety
   - Increased traffic from Stelle Rd on and off from state highway 93 would add to an already hazardous roadway there. Is there any plan by the state to address increased traffic at access points on this section of highway 93? Extending and improving Prairie View Rd up to Flathead County road and bridge standards with a connection to KM Ranch Rd would provide an alternative access point to highway 93 at KM Ranch Road. Additionally a route would then be established all the way to Church Rd which already has a safer underpass to highway 93.

3. Pedestrian safety

- School buses heading south on highway 93 stop at Stelle Rd. Multiple cars are parked along Stelle Rd with parents waiting to pick up their children. This creates a hazardous environment for pedestrians getting off the bus and therefore an increase in residential and/or construction traffic would compound this safety issue.

In summation, I am opposed to the proposed Baker 80 subdivision utilizing Whitefish Village Dr as their primary access road. Thank you for your time in reading this letter and thank you for your service to our community.

Nancy D. Gerbozy
1215 Whitefish Village Dr.
Whitefish, Montana
Sent from my iPad

SCANNED

Mary Fisher

From: John & Nancy Gerbozy <gerbozy@hotmail.com>
Sent: Tuesday, August 11, 2020 2:32 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision, FPP-20-09

I am a lot owner in the Whitefish Hills Village subdivision and I oppose the development using Whitefish Village Drive for access to the Baker 80 Subdivision.

The County previously approved the change in zoning with the condition of improving and using Prairie View Road as access from KM Ranch Road. I believe those conditions should be reaffirmed and enforced. If this proposed subdivision is approved without enforcing the original intent, I do not believe Prairie View Road will ever be improved.

The proposed subdivision Developer should not be granted access simply because it is convenient and less costly for them. Prairie View Road currently extends near the south end of this Developer's land and improvement of the road should be part of the development costs associated with the Baker 80 Subdivision. The Developer can account for the cost of these improvements as part of their lot sale prices. The Whitefish Hills Village property owners should not be expected to help pay for the development of non-Whitefish Hills Village HOA property.

The proposed Baker 80 Subdivision does not bring any benefit to the Whitefish Hills Village HOA, it only adds traffic and impacts road maintenance costs. I oppose adding this proposed subdivision's additional traffic to the Highway 93 access point from Stelle Lane. I oppose using Stelle Lane and Whitefish Village Drive for construction traffic during the construction of Baker 80 Subdivision; not only the during the initial build but also during the proposed 16-year development of this subdivision. The Baker 80 Subdivision can easily be served from Highway 93 by the use of KM Ranch Road and Prairie View Road.

The approval of the Developer's subdivision request can be accomplished without the involvement of Whitefish Hills Village homeowners as long as it is approved using the original conditions of the rezoning to Sag 5. I urge the Board to support the property owners in the Whitefish Hills Village neighborhood and deny the Baker 80 Subdivision as presented.

Thank you.

John K. Gerbozy
1215 Whitefish Village Drive

Mary Fisher

From: Amy Hooks <greatnorthernhoney@gmail.com>
Sent: Tuesday, August 11, 2020 12:17 PM
To: Planning.Zoning
Subject: Baker 80

To the Flathead County Planning Board and County Commissioners

I am writing to you regarding the Baker 80 subdivision. It is my understanding that the intent of the developer is to use Whitefish Village Drive as a primary access. I am a resident of Whitefish Hills Village and I absolutely oppose this potential use of our private road.

It is also my understanding that in order for the Baker 80 subdivision to use our road, a "Road Users Agreement" would need to be reached between Baker 80 and Whitefish Hills Village. If there is an agreement between the two developers, the residents of Whitefish Hills Village will be expected to adhere to an agreement we had no input in creating.

How is this potential agreement to be enforced? Would that be the burden of the residents of Whitefish Hills Village?

I would hope that the planning board and county commissioners can see that this potential access through our neighborhood would cause undue burden for the families that actually reside in Whitefish Hills Village.

David Hooks

Erin Bren-Appert

From: Mary Fisher
Sent: Friday, August 7, 2020 11:43 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Lynda Adamson <lyndamson@yahoo.com>
Sent: Friday, August 7, 2020 11:34 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>; jeffevans@montanahoa.com
Subject: Baker 80 Subdivision

August 7, 2020

To Whom It May Concern,

We are in the process of building our new home at 186 Meadow View Court in Whitefish Hills Village and wanted to voice our opposition to the proposed use of roads for the new subdivision, Baker 80.
One of the main reasons we chose Whitefish Hills Village was because it has a small, very private & quiet setting. If the new subdivision is allowed to use our roads, the negative impact would include extra traffic, noise, dirt from all the construction vehicles, concern over the safety of our kids and pets, wear and tear on the roads, and so much more.
We are strongly against allowing Baker 80 Subdivision to use Whitefish Hills Village roads.

Thank you,
Philip and Lynda Adamson
Lot 24 / 186 Meadowview Ct.
Whitefish Hills Village

Erin Bren-Appert

From: Mary Fisher
Sent: Friday, August 7, 2020 1:09 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 subdivision

From: mark stevens <markstevens4@icloud.com>
Sent: Friday, August 7, 2020 11:56 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 subdivision

Hello,

I am writing to express my opposition to using Whitefish Village Drive as an access road for the development and later use of the proposed Baker 80 subdivision. I am a homeowner in Whitefish Hills Village and dread the thought of construction traffic not only for our development, but apparently another development that won't be completed for 16 YEARS! Ask yourself if you would be happy about having 16 years of construction truck traffic where YOU live and raise kids. This clearly will decrease property values in my neighborhood. This will have increased road maintenance costs, weeds, danger to kids on scooters and bikes (I have 4 kids). I believe the opposition to this proposal to use our road for Baker 80 access is 100% among the homeowners of Whitefish Hills Village. Hoping that permission for this LONG TERM project to use our road is denied.

Regards,

Mark E. Stevens, MD
Homeowner, Whitefish Hills Village

Erin Bren-Appert

From: Mary Fisher
Sent: Friday, August 7, 2020 2:21 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Tom & Cindy Downing <mtview4us@verizon.net>
Sent: Friday, August 7, 2020 2:19 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

Flathead County Planning Board,

The Baker 80 Subdivision proposal is for Prairie View Road/Baker Heights Drive to connect to Whitefish Village Drive. As currently shown on the County plat maps, Whitefish Village Drive would be the only access into the Baker 80 Subdivision with the end of Baker Heights Drive being a cul-de-sac.

As a homeowner in Whitefish Hills Village, I do not support the proposed connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Hills Village was approved by the County as a subdivision with a private road system owned and maintained by the residents (HOA) of the our subdivision. Changing our private drive from one of use for homeowners of Whitefish Hills Village to one with access for another development will decrease our property values and the quality of the neighborhood.
2. Having another development use our roads will accelerate deterioration and increase our costs. Any "Road Users Maintenance Agreement" with the Baker 80 Subdivision will be a constant debate over cost, fees, and potential future liabilities.
3. All Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
4. Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.
5. The Baker 80 Subdivision is situated on and accessible via Prairie View Road. This should be the only access road to the subdivision and not disrupt an existing community.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

I respectfully request the Flathead County Planning Board to ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,
Cindy Downing
Whitefish Hills Village Property Owner

Erin Bren-Appert

From: Mary Fisher
Sent: Friday, August 7, 2020 2:26 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Cindy Downing <wfishmt.cd@gmail.com>
Sent: Friday, August 7, 2020 2:22 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

Flathead County Planning Board,

The Baker 80 Subdivision proposal is for Prairie View Road/Baker Heights Drive to connect to Whitefish Village Drive. As currently shown on the County plat maps, Whitefish Village Drive would be the only access into the Baker 80 Subdivision with the end of Baker Heights Drive being a cul-de-sac.

As a homeowner in Whitefish Hills Village, I do not support the proposed connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Hills Village was approved by the County as a subdivision with a private road system owned and maintained by the residents (HOA) of our subdivision. Changing our private drive from one of use for homeowners of Whitefish Hills Village to one with access for another development will decrease our property values and the quality of the neighborhood.
2. Having another development use our roads will accelerate deterioration and increase our costs. Any "Road Users Maintenance Agreement" with the Baker 80 Subdivision will be a constant debate over cost, fees, and potential future liabilities.
3. All Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
4. Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.
5. The Baker 80 Subdivision is situated on and accessible via Prairie View Road. This should be the only access road to the subdivision and not disrupt an existing community.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

I respectfully request the Flathead County Planning Board to ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,
Cindy Downing
Whitefish Hills Village Property Owner

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, August 10, 2020 7:47 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Gib Davis <gib@unibindery.com>
Sent: Friday, August 7, 2020 3:51 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Jeff Evans <jeffevans@montanahoa.com>; Gib Davis <gib@unibindery.com>; Judy Davis <judy@unibindery.com>
Subject: Baker 80 Subdivision

We recently purchased a lot in Whitefish Hills Village (WFHV) and are in the process of building a vacation home for ourselves and extended family. When we were seeking a new location, we were struck by the serenity and sense of community in the area.

The Baker 80 extension would take this away.

This is not just about the 16 lots it is about all the other traffic that would use this access to the valley instead of KM Ranch Road and the reverse as this would shorten the drive to 93 up to Whitefish for many homes in the valley going to work going skiing going to Glacier and would divert a bunch of traffic off of Km Ranch where it intersects with 93.

Our greatest concern is that, it would be, not only, an access for the 16 proposed Baker 80 lots, but become a through road for any future development and a shortcut from KM Ranch to Whitefish. Strolling down the roads of WFHV to access the community trails, with pets and kids in tow, would become hazardous, with construction traffic and people "cutting through" who may not have the same courtesy and sense of community as the residents of WFHV.

Along with the increased traffic comes increased security risks to the homes in the neighborhood.

The roads and maintenance of WFHV are paid for by the residents of WFHV. Even if the residents of Baker 80 contribute to these costs, if would not negate the wear and tear and maintenance costs of a through road.

We are not in disagreement with having an emergency access, but do not support a primary access. We believe that an emergency access would benefit both communities. A caveat would be that this access not be abused by construction traffic and would be enforced by a locked gate at the very onset of Baker 80 development.

We believe that the developers of Baker 80 want this extension, because improved access to the City of Whitefish would improve the value of their lots. But, Baker 80 development will go forward, with or without this extension through WFHV. We don't understand why this extension should be forced on WFHV, at great detriment to our community, simply to improve profits for the Baker 80 developers.

Gib and Judy Davis
1609 Whitefish Hills Village Road

Operations Status - Week of June 29, 2020

Universal Bindery will remain open and will be operating as usual with a reduced staff working in the back. Things are slowly returning to normal. Please contact Gib Davis (gib@unibindery.com) or Helen Davis (helen@unibindery.com) with any inquiries during this time.

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, August 10, 2020 7:47 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

-----Original Message-----
From: Sabrina and Marc Larson <larsonmadrid@yahoo.com>
Sent: Saturday, August 8, 2020 11:57 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

As owners of Lot 19 in Whitefish Hills Village Subdivision, we would like to voice our concerns regarding the proposed Baker 80 Subdivision's use of Whitefish Village Drive for access to the proposed subdivision. Whitefish Hills Village was approved by the county as a subdivision with a private road system owned and maintained by the residents of the subdivision. If the Baker 80 Subdivision is allowed access via Whitefish Hills Village Drive, an alternate route to Hwy 93 would be created between Stelle Lane and KM Ranch Rd. Changing a private road into what would basically become a north/south alternate route to Hwy 93 will result in decreases to Whitefish Hills Village property values, change the quality of life in the subdivision, and conflict with the intent of the Whitefish Hills Village subdivision when it was approved by the county.

We have no objections to the Baker 80 Subdivision other than the proposed access through Whitefish Hills Village. This would change the nature of Whitefish Hills Village from a private quiet and safe environment to a subdivision with a public alternate route to Hwy 93, plus access to other developments/properties and county roads. The increase in traffic on Whitefish Village Drive would likely be drastically more than the 160 ADT estimated by the Baker 80 developer in Subdivision Report # FPP-20-09 dated July 29, 2020, which is not acceptable to us. Assuming the only increase to traffic on Whitefish Hills Drive would be 160 ADT related to Baker 80 residents is a flawed and misleading assumption.

Whitefish Hills Village had to build its own access road, why should it not be the same for Baker 80?

Please reject Baker 80 Subdivision's request for access though Whitefish Hills Village and require the development to build its own private access road via Prairie View Rd.

Regards,
Marc & Sabrina Larson

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, August 10, 2020 7:51 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Proposed Subdivision
Attachments: 6a.pdf

From: Scott Drumm <swdrumm@protonmail.com>
Sent: Sunday, August 9, 2020 12:44 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: jeffevans@montanahoa.com
Subject: Baker 80 Proposed Subdivision

I am writing in reference to recent changes to the proposed Baker 80 Subdivision that were submitted to the Planning Commission for review in July 2020. This proposal included a request to use Whitefish Hills Village Dr as an access point to the Baker 80 subdivision.

As a resident of Whitefish Hills Village, I am opposed to the Baker 80 proposal as currently written based on the following:

- Whitefish Hills Village was approved by the county as a subdivision with a **private road system**, owned and maintained by the residents of the subdivision. Changing our private road from one reserved exclusively for use by the homeowners of Whitefish Hills Village to one permitting access by residents of another development decreases the value of our properties, adversely impacts the quality of our neighborhoods, and is in conflict with the intent of the Whitefish Hills Village subdivision when it was approved by the county. Please see the attached PDF document regarding the classification of Whitefish Village Dr circa August 2018.
- The proposed subdivision is to be implemented over a time span of 16 years, subjecting the residents of Whitefish Hills Village to construction activity including the operation of heavy vehicles on our roads through the year 2036.
- The original proposed access point to the Baker 80 subdivision - Prairie View to KM Ranch Rd - is more than adequate for the proposed subdivision due to the limited number of home sites and the Planning Commission's previously stated requirement that Prairie View Rd be improved to the current Flathead County Road and Bridge standards as part of the original Baker 80 proposal review.

Based on the above, I respectfully request that you deny the section of the Baker 80 Subdivision proposal pertaining to use of Whitefish Hills Dr. as an access point and require that all access to Baker 80 be via Prairie View and KM Ranch roads.

Thank you for your time and attention in this matter.

Scott W. Drumm
1250 Whitefish Village Dr., Whitefish, MT 59937

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, August 10, 2020 8:51 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision Proposal

From: GARY WINTER <dirtrunner06@yahoo.com>
Sent: Monday, August 10, 2020 8:50 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision Proposal

My name is Gary Winter and I live in Whitefish Hills Village with my wife. We moved in here, recently retired, knowing the peace, serenity, safety and security a private development gives you. Seeing the sign for a proposed subdivision a few weeks ago was very concerning to us and I immediately called to find out what was going on. After finding what the plans were, it became apparent we needed to make sure the Planning Board new where we stand. We were prepared to discuss our concerns at the July 8th Planning Board Meeting and at the last minute it was pulled from the agenda. Now we come to find that the County has decided a Late Comers Agreement is not needed making it easier for this subdivision to use our private streets for something that should not even been allowed to get this far as the main entrance for the Baker 80 property has always been Prairie View to KM Ranch Road.

Everything we moved here for is jeopardized by this potential Baker 80 Subdivision. Construction traffic for our development is bad enough but we new that was going to be short term situation and we are careful when walking the dogs on the road. As our development moves further down towards the south, where Baker 80 wants to have their entrance, it seems the construction traffic especially cement trucks test the speed as they are traveling further to their destination. If our roads are allowed to be used for this subdivision every piece of construction equipment and workers will be traveling completely through our development for at least 16 years! Not acceptable. Using our private roads, that we paid for as owners, by a subdivision that is planning to take 16 years to develop is totally unacceptable. It will absolutely have a negative impact on our property values of which the final Platt we received in our closing documents shows that the value of our private roadways is enhanced by the private, exclusive nature of Whitefish Village Drive. We implore the County Planning Commission to have Baker 80 use the Prairie View to KM Ranch Road as their main entrance as this has always been the case.

Thank You

Gary Winter
1322 Whitefish Village Drive
Whitefish, MT

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, August 10, 2020 8:53 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Sherry Jones <sherryjones2007@gmail.com>
Sent: Monday, August 10, 2020 8:52 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

Dear Flathead Planning Board,

Please know that I strongly oppose the Baker 80 Subdivision proposal that provides access through Whitefish Hills Village.

My husband and I purchased our property in the autumn of 2018 believing that we would live in a small quiet neighborhood on a private road.

So it is with grave concern to learn that our private road, Whitefish Village Drive, may be used to provide access to the Baker 80 Subdivision. Yet on September 11, 2018 the Flathead Planning Board and the Flathead County Commissioner approved the Whitefish Hills Village Phase 3 roadway to be a private roadway and "dedicated forever to be for the use of the owners". Access from Baker 80 through Whitefish Village Drive would be a violation of this agreement. It is obvious that if the Baker 80 Subdivision is granted access as currently stated, Baker 80 landowners would use both the west and east side of the Whitefish Village Drive, clearly violating this signed agreement.

Additionally when the Baker 80 Subdivision was submitted for approval for a zoning change to Sag-5, it was with specific guidelines for the use of Praire View to the KM Ranch Road as the main access road. The Planning Board needs to hold Baker 80 to this agreement. Construction traffic for a minimum of 16 years and increased traffic of 160 ADT as determined by the traffic study and subsequent disruption to our privacy is unacceptable. Over time, our private road will become a well-traveled route available to the public between the KM Ranch Road and Stelle Lane.

As a Whitefish Village Hills landowner, I support our group's decision for:

Option 1- to deny access to ingress/egress at the south end of Whitefish Village Drive.

In the event an emergency access is required, I would support:

Option 2- to allow Baker 80 to use the southern agresses of Whitefish Village Drive as an emergency access only with the installation of a breakaway gate at the property line between Baker 80 and Whitefish Village Drive. This gate would be constructed at the expense of the Baker 80 Subdivision.

I urge you to require the Baker 80 subdivision create their own access via KM and Prairie View roads.

Respectfully submitted,

Sherry Jones
1272 Whitefish 270-9727

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, August 10, 2020 10:04 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision Proposal

From: Mary Winter <mary@bluecrowcreative.com>
Sent: Monday, August 10, 2020 9:36 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: GARY WINTER <dirtrunner06@yahoo.com>
Subject: Baker 80 Subdivision Proposal

Kalispell Planning and Zoning Department:

Fifteen years ago we visited Whitefish, fell in love with the area, and even bought 3 acres on our second visit. We wanted to retire and build a home in this area that had skiing, hiking and wonderful lakes and rivers.

Once we finally retired, we returned. We were going to build on our property in Columbia Falls, but fell in love with Whitefish Village development. It had a close proximity to town, large lots, trails, and most importantly it was a private community.

Today we now have the home built and love where we live, only to find out that the word "Private" means nothing when the developers are trying to sell lots. Even our builder sold us on the private community, so we are heartbroken that this may not be true, plus find out we have to suffer 20+ years of a new development using our roads which will bring large commercial vehicles driving past our home, additional traffic and congestion. Not to mention all the wear and tear on the roads.

I am writing in hopes that the city planning/zoning will see the facts that were sold to us, and keep the development as private. We are not wealthy enough to move again after just getting settled. This is not a second home, we plan to live here for years and be an integral part of the community. We volunteer at the Whitefish Food Bank and I am also a volunteer with CASA. Trying to give back to such a beautiful city and community.

So I write hoping common sense and the rights of the homeowner prevail, so we can enjoy our small part of paradise and keep the community that we were sold in will continue to be a private community.

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, August 10, 2020 10:04 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Jim Rogers <jimrogers2007@gmail.com>
Sent: Monday, August 10, 2020 9:44 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

10 August, 2020

Dear Planning Board,

Below you will find my original letter describing my concern and opposition to the Baker 80 Subdivision proposal that grants access by our new home in Whitefish Hills Village.

Though I strongly prefer that residents in the Baker 80 subdivision use the Prairie View road to access the KM Ranch road, our homeowners group recently drafted an acceptable option that allows emergency access through a "breakaway gate" located on a spur road in the southern end of Whitefish Hills Village.

Indeed, an emergency escape route benefits both communities in case of fire, but the breakaway gate prevents the unwanted increased traffic along our private road and through our private community.

Thank you for your consideration.

Sincerely, jim

James Rogers
1272 Whitefish Village Drive
Whitefish, MT 59937

---------- Forwarded message ---------
From: **Jim Rogers** <jimrogers2007@gmail.com>
Date: Mon, Jul 6, 2020, 2:26 PM
Subject: Baker 80 Subdivision comments
To: <planning.zoning@flathead.mt.gov>
Cc: Sherry Jones <sherryjones2007@gmail.com>

6 July, 2020

Dear Flathead Planning Board,

Please know that we are strongly opposed to the Baker 80 Subdivision proposal that provides access through Whitefish Hills Village.

We are property owners in the Whitefish Hills Village development and the building of our new home should be completed sometime this week. We purchased our property in the autumn of 2018 believing that we would live in a small quiet neighborhood on a private road.

So it was very troubling to learn on 3 July that our private road, Whitefish Village Drive, may be used to provide access to the Baker 80 Subdivision. Increased traffic and excess wear and tear of the road is bad enough, but over time, our private road will become a well-traveled route available to the public between the KM Ranch Road and Stelle Lane.

Plainly put, we would not have purchased our property in Whitefish Hills Village if we had known that this was going to happen.

Thank you for your consideration,

Sherry Jones and James Rogers
1272 Whitefish Village Drive
Whitefish, MT 59937

sherryjones2007@gmail.com
jimrogers2007@gmail.com
406.883.3611

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, August 10, 2020 3:02 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Daniel Offutt <dsoffutt@gmail.com>
Sent: Monday, August 10, 2020 3:02 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Jeff Evans <jeffevans@montanahoa.com>
Subject: Baker 80 Subdivision

Re: Baker 80 Proposed Subdivision

Dear friends, Plato once wrote *"Excellent things are rare"*. As he wrote, perhaps he was wondering, Why? Maybe he was thinking...many things begin in excellence, but through compromise, neglect, or external corruption--that thing called excellence was no more.

In September of 2019, my wife and I first visited Whitefish Hills Village. We saw a subdivision that was special. We saw a quiet new community arising in the forest; quality homes being built by talented builders. There were jogging trails and open spaces where children might play. And, importantly a private road system owned and maintained by the residents. We purchased lot 72 of Phase 4 during that visit. Our new home is now under construction.

We recently learned of the Baker 80 Proposed subdivision. The developer of Baker 80 has rights. The residents of Whitefish Hills Village also have rights—some of which are now under assault. The consequences of this assault—safety, beauty, value, congestion—have undoubtably been robustly articulated to the Planning Department by my subdivision neighbors.

My reason for this writing to the Flathead County Planning Department is to convey a goal—a goal I feel is shared by all the homeowners of Whitefish Hills Village. That goal is to respectfully ask the Planning Department to allow us to strive to preserve that *rare thing*—Whitefish Hills Village—as a place that is *Excellen*t.

Please recommend that the commissioners deny Baker 80 access to Whitefish Village Drive. Have them use Prairie View Road as its entrance.

Daniel & Beverly Offutt

1440 Whitefish Village Drive

Daniel S. Offutt, MBA, CFP®

Tel: 281-890-1000
Cell: 713-449-8078
Fax: 281-890-1120
DSOffutt@gmail.com

Sent from Mail for Windows 10

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, August 11, 2020 8:17 AM
To: Erin Bren-Appert
Subject: FW: Baker 80

From: Amy Hooks <ahooks081@gmail.com>
Sent: Tuesday, August 11, 2020 8:17 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80

Aug 10th, 2020

To the Flathead County Planning Board

I am writing to express my opposition to the proposal for Baker 80 Subdivision to use Whitefish Village Drive as the primary access for the Baker 80 development for the following reasons:

As homeowners in Whitefish Hills Village our family has invested time and money to create a home in what we had determined to be a private, predictable, quiet and aesthetic neighborhood. After one year of building our home, and now one and half years of living here, we have settled into a neighborhood with other homeowners who all have shared responsibilities and pride of ownership in Whitefish Hills Village. It has been a very rewarding and enjoyable experience.

With the possibility of our private road becoming an access road to another subdivision, comes many concerns, future frustrations and disappointments. One major concern is the increased construction traffic for years to come affecting not only the condition of the road but the quality and safety of everyday life for the residents who live here. To know that those outside the obligations of our HOA will use, damage and possibly not pay for road maintenance is very unsettling. In addition, after the many families who already live here and have invested in what looked to be a subdivision of certain character and quality, we are now faced with the potential for decreased property values. It seems to me that it is not Flathead County's objective to contribute to lowering the property values of residents

I sincerely hope that the county planning board and the county commissioners will consider how this potential access will greatly change the environment in which residents of Whitefish Hills Village already live. The Whitefish Hills Village subdivision was intended to be and approved by the county as a private, quiet residential neighborhood. Another developer should not be able to affect an already existing development so negatively.

Thank you for your consideration.

Amy Hooks

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, August 11, 2020 10:01 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Proposed Subdivision

From: Mary Reilly <mireilly9@gmail.com>
Sent: Tuesday, August 11, 2020 9:52 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Proposed Subdivision

Last year my husband and I purchased a lot in Whitefish Hills Village and we are in the process of finalizing our plans to build our home.

Our goal in purchasing this land is to have a quiet, well maintained, private property for our home.

Having another subdivision using our roads for access over the next 16+ years to build out another development will dramatically impact the value of our property and our ability to enjoy it. We are both in our 70's so we will have this impact for basically the rest of our lives.

The cost of maintaining and repairing the roads is also a major concern. As well as our ability to use the roads while under repairs for fast medical support.

The Baker 80 Subdivision should be required to build and maintain their own roads without impacting the many families that have already built their homes assuming a quiet, private environment.

Sincerely,
Mary Reilly
1445 Whitefish Village Drive
Lot 39

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, August 11, 2020 10:01 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Proposed Subdivision

-----Original Message-----
From: jim reilly <4jimreilly@gmail.com>
Sent: Tuesday, August 11, 2020 9:54 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Jeff Evans <jeffevans@montanahoa.com>
Subject: Baker 80 Proposed Subdivision

I purchased a lot in Whitefish Hills Village in the Fall of 2019. We are starting construction in September 2020 and plan to move in Spring 2021. I know we will experience some construction traffic as our development is built out and I was already concerned about that. However, adding another development on top of the existing development feels like the straw that broke the proverbial camel's back. We purchased just as they opened section 4 thinking that we would just have to live through section 4 and 5 being built out. Adding more construction traffic (including well drilling equipment) would be very disappointing and could have an adverse effect on our property value. Please stop the Baker 80 Proposed Subdivision from accessing our roads.

Sincerely,
Jim Reilly
1445 Whitefish Village Drive
Sent from my iPad

Mary Fisher

From: GARY WINTER <dirtrunner06@yahoo.com>
Sent: Monday, August 10, 2020 10:52 AM
To: Planning.Zoning
Subject: Baker 80 Proposed Subdivission Rebuttal
Attachments: WFV_Baker 80 Proposed Subdivision.pdf

Mary,

It was nice talking with you this morning. Instead of all of us giving our concerns we thought the letters would do that and we would have one person go over a presentation saving time. I drew the short straw so I will be giving the presentation. I have attached it in a PDF file. If you have any questions please let me know. I want to thank both you and Erin for your help. This is a very big deal for us as homeowners and the information to get us this far is greatly appreciated.

Thank You,

Gary Winter
909-841-1164

Whitefish Village
Homeowners

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AUG 10 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

Baker 80 Proposed Subdivision Rebuttal

August 12, 2020

ACKNOWLEDGMENT

Quick Recap of letters sent to Planning Commission of concerns
Main speaker to address Planning Commission - 100% Consensus from homeowners living in Whitefish Village and many of those on the call tonight

BACKGROUND

- 2011 Whitefish Hills Village was presented and Approved.
  Egress on the south side described as emergency egress (Attachment 1)
- Plat of Whitefish Hills Village, Phase 3 states what was approved by County Planning and signed into public record by the county Commissioner (Attachment 2 and Attachment 3).

BACKGROUND TO ZONING CHANGE TO ALLOW FOR A SUBDIVISION

- Prior to 2019 Zoning for the 4 - 20 acre parcels was Agriculture 20 owned by Don Kaltscmidt and wife in a family trust.
- Kaltsmidt Holdings,LLC put together Amendment report to change the zoning to Sag-5 paving the way for an 80 acre 16 lot subdivision.
- Page 12 (Attachment 4) Primary Access to the southern most of the four properties is currently Prairie View to KM Ranch Road...Any developments in the future would require Prairie View Road at this location to be brought to Flathead County Road and Bridge Standards and currently would not be adequate to provide ingress or egrets for emergency services.
- Paragraph B (Attachment 5) states "the Property has direct access to Prairie View Road which is declared a County Road, however the roadway is not constructed at this point in time.
  Prairie View Road intersects KM Ranch Road to the south.
- Under section C (Attachment 6) Traffic counts are not available for Prairie View Road north of KM Ranch Road from the Flathead County Road and Bridge Department and KM Ranch Road has an ADT count of 1165 as of 2012. Comments received from the Flathead County Road and Bridge Department Indicate no concern at this time.
- Under Section 3 Finding #5 (Attachment 7)future development would require Prairie View to be brought up to Flathead County Road and Bridge Department standards.
- Under Section 3 b (attachment 8) With the exception of Family Transfer, The property would require the road improvements to be subdivided under the sag-5 zoning designation. Goes on to state the low estimated traffic generated by this proposal Prairie View Road and KM Ranch Road would be capable of handling the increased traffic.

- Finding 8: (Attachment 9) Effects on motorized and non motorized transportation systems will be minimal because the existing Prairie View Road will be required to be improved to Flathead County Road and Bridge Standards if subdivision takes place. KM Ranch Road appears to be adequate to accommodate the change in zoning.

- Summary Of Findings 8. (Attachment 10) Effects on motorized and non-motorized transportation systems will be minimal because the existing Prairie View Road will be required to be Improved to Flathead County Road and Bridge Department Standards if subdivision takes place, KM Ranch Road appears adequate to accommodate the change in zoning, this proposal would likely generate and additional 10.3% increase in traffic on KM Ranch Road and the change will not have an impact on the bicycle/pedestrian trails in the county.

Synopsis of above - Don K got approval for the zoning change to Sag 5 with all the above requirements all focusing on the Prairie View to KM Ranch as the Primary Access. Had they tried to push this to Whitefish Village Drive as an access point it would have never passed.

BAKER 80

In December 2019 this land was turned over to GBSB which is an LLC based out of Houston Texas which was formed a couple of months prior and in June 2020 the Proposal was submitted to Planning Board to be put on July 8th Agenda. At the last minute (morning of July 8) we were notified Baker 80 was pulled from the agenda. Probably due to the fact of the 28 letters in response to the proposal and now it is being resubmitted without trying to get a Late Comers Agreement which more than likely would have been turned down as a result of all the letters in disagreement to the proposal. One thing that proposal still needs is a Road Maintenance Agreement which if no agreement is made Prairie View to KM Ranch will be the primary entrance. Subdivision would be in 4 phases projected one phase every 4 years scheduled to be completed in 2036.

OPTION 1

Baker 80 proposal be amended to use Prairie View to KM Ranch as main entrance which has always been the case. Deny access to ingress/egress at south end of Whitefish Village Drive.

OPTION 2

Allow Baker 80 proposal to use southern egress of WFV as an emergency access only.

- Breakaway gate would be installed at southern side on property line of Baker 80 Subdivision and WFV egress.
- Road behind gate to WFV egress would be gravel
- All to be paid for by Baker 80 Subdivision

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REASON FOR REJECTION OF BAKER 80 USE OF WFV DRIVE AS AN ACCESS POINT.

- Construction traffic for minimum of 16 years
- Heavy equipment on an aging road on the different phases.
- 16 wells would have to be dug over the 16 years. Wells will need to be deep as ours was and this development is at a higher elevation requiring heavier duty equipment to dig deeper wells.
- Road to be put in four phases causing a major increase in construction traffic during this period
- Bigger houses projected to be built as lots projected to be high priced causing increased heavy cranes, more Cement trucks etc.
- Gates would have to be installed at the entrance to WFV from Stelle Lane and the South East end of Whitefish Village Drive before Egress to be paid by Baker 80 (estimate cost of $50,000).
- Naturally safety concerns for residents on WFV drive west to Brady Way.
- Decreased property Values due to construction traffic for at least 16 years and overall traffic increase.
- Split HOA which will cause more problems to manage in the future.
- Road cost of WFV Drive and Brady way that has been paid by WFV homeowners.
- Maintenance Agreement will be next to impossible to get agreement from WFV Homeowners Board due to all the unknown costs created by the 16 years to develop Baker 80.

AUG 1 0 2022

ATTACHMENT 1

- **Steve Lorch, Community Planner, DNRC Northwestern Land Office**
  (verbal comment received June 28th, 2011)
  - The developer is required to obtain approval from the DNRC prior to utilizing the spur easement to DNRC School Trust Lands as emergency ingress/egress to the development.
  - The DNRC would prefer the subdivision roads be maintained as public easements to ensure access to state trust land as well as promote future connectivity and emergency ingress/egress should lands to the south be developed.

AUG 10

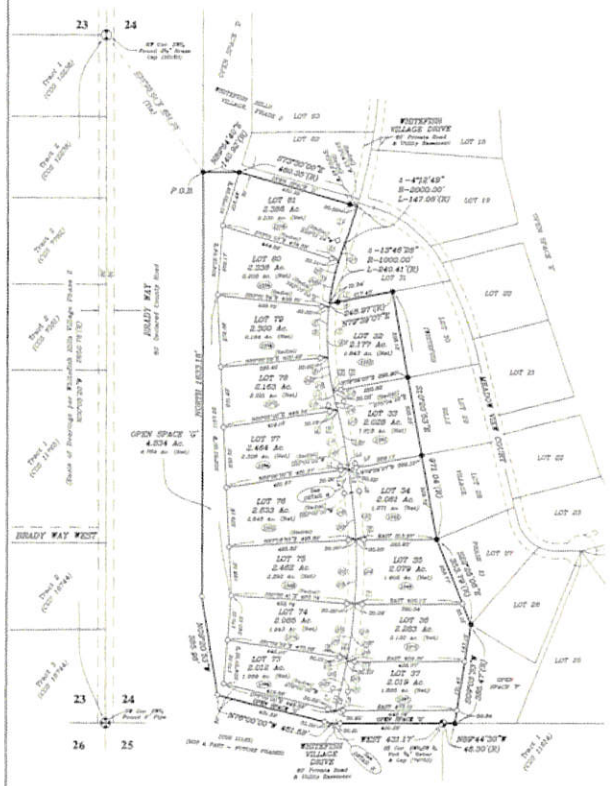
Tr # 0980442 9/11/2018 JF/CW

By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

JOB NO: 00771 (in 00730)
DRAWING DATE: JANUARY 3, 2018
COMPLETED DATE: 9/11/2018
FOR/OWNER: WHITEFISH VILLAGE, LLC

Plat Of
WHITEFISH HILLS VILLAGE, PHASE 3
A Subdivision Located In
SE1/4SW1/4 & W1/2SW1/4 SEC. 24, T.30N., R.22W., P.M.,M., FLATHEAD COUNTY, MONTANA

SCALE 1" = 200'
200' 100' 0 200' 400'



Acreage Table:

	NET ACRES	GROSS ACRES
Total Lots (81)	31.238	33.690
Open Space G	4.764	4.834
Total Road R/W	2.524	
TOTAL SUBD.	38.524 Ac.	

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
1	1970.00'	4°18'18"	148.02'
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550	2000.00'

ATTACHMENT 3

CERTIFICATE OF PRIVATE ROADWAYS:

The roadway shown as Whitefish Village Drive on this plat is intended to be private in all respects. It is hereby dedicated forever to be for the use of the owners (and their successors in interest) of the lots described on this plat. The owners (and their successors in interest) of the lots described on this plat, will provide for the all-season maintenance of Whitefish Village Drive by the creation of a Corporation or Home Owners Association to administer and fund the maintenance. It is understood and agreed that the value of each lot described on this plat is enhanced by the private, exclusive nature of said Whitefish Village Drive. Excepting and reserving the right to use all roadways within the plat of WHITEFISH HILLS VILLAGE, PHASE 3 by the owners of the lots in this phase, the developer, his heirs and assigns, and any and all future phases or subdivisions submitted by the developer. By order of the County Commissioners these roads are designated public access easements.

I(we) certify that the parcels labeled as "Open Space", and all roadways, are exempt from D.E.Q review pursuant to A.R.M. 17.36.605(2)(a) as a parcel that has no facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no facilities will be constructed on the parcel.

Donald R Murray

WHITEFISH VILLAGE, LLC

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

On this 1st *, day of* August *, 2018, before me a Notary Public for the State of Montana, personally appeared* Donald R. Murray *of WHITEFISH VILLAGE, LLC, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same.*

Daniel P Brien

Notary Public for the State of Montana
Printed name of Notary _____
Residing at _____
My commission expires ___/___/___

DANIEL P BRIEN
NOTARY PUBLIC for the
State of Montana
Residing at Bonner, Montana
My Commission Expires
July 24, 2019

CERTIFICATE OF COUNTY COMMISSIONERS:

We, the undersigned Pamela J. Holmquist *, Chairman of the Board of County commissioners of Flathead County, Montana, and* Maria Albertson *, County Clerk of said County, do hereby certify that this accompanying Plat of: WHITEFISH HILLS VILLAGE, PHASE 3, Flathead County, Montana, has been submitted to the Board of County Commissioners of Flathead County, Montana, for examination and has been found by them to conform to the law and was approved by them at their regular meeting held on the* 11th *day of* September *, 2018.*

Pamela J. Holmquist
Chairman – Board of County Commissioners, Flathead County

Maria Albertson
County Clerk – Flathead County

SEAL OF FLATHEAD COUNTY COMMISSIONERS OFFICE

Primary access to the southern most of the four properties is currently via Prairie View Road and KM Ranch Road. Prairie View Road appears to be a single lane primitive road at this location within a 60 foot easement. Any development in the future would require Prairie View Road at this location to be brought to Flathead County Road and Bridge Standards and currently would not be adequate to provide ingress and egress for emergency services. (See Figure 4)

The subject property appears to be mapped as unshaded Zone X, areas determined to be outside the 0.2% annual chance floodplain on FEMA FIRM Panel 30029C1405J.

Finding #2: The proposed map amendment is not specifically designed to secure safety from fire because it would allow for additional houses in the WUI, however, emergency services are available, Prairie View Road would be required to meet Flathead County Road and Bridge Standards if developed and defensible space can be used as mitigation, the combination of which lowers the risk to an acceptable level.

Finding #3: The proposed map amendment would secure safety from flood risk because the property is not in the 100 year floodplain.

Figure 4: current access to subject properties

ATTACHMENT 5

According to the applicant, "The property has direct access to Prairie View Road which is a declared County Road, however the roadway is not constructed at this point in time. Prairie View intersects KM Ranch Road to the south. The Prairie

ATTACHMENT 6

Traffic counts are not available for Prairie View Road north of KM Ranch Road from the Flathead County Road and Bridge Department and KM Ranch Road has an ADT count of 1,165 as of 2012. Comments received from the Flathead County Road and Bridge Department indicate no concern at this time. Because Prairie View

ATTACHMENT 7

Finding #5: The proposed zoning map amendment would not currently facilitate the adequate provision of transportation because the existing infrastructure appears inadequate to accommodate the change in zoning, however, the County Road Department had no comments regarding this proposal and future development of the properties would require Prairie View Road to be brought up to Flathead County Road and Bridge Standards.

ATTACHMENT 8

Given the current status of Prairie View Road at this location, it would not be capable of handling the increase in traffic unless the road is brought to Flathead County Road and Bridge standards. With the exception of Family Transfer, the property would require the road improvements in order for the properties to be subdivided under the proposed SAG-5 zoning designation. It is anticipated since road improvements are required with subdivision, the Road and Bridge Department has no comment, and given the low estimated traffic generated by this proposal Prairie View Road and KM Ranch Road would be capable of handling the increased traffic.

ATTACHMENT 9

Finding #8: Effects on motorized and non-motorized transportation systems will be minimal because the existing Prairie View Road will be required to be improved to Flathead County Road and Bridge Standards if subdivision takes place, KM Ranch Road appears adequate to accommodate the change in zoning, this proposal would likely generate an additional 10.3% increase in traffic on KM Ranch Road and the change will not have an impact on the bicycle/pedestrian trails in the county.

ATTACHMENT 10

8. Effects on motorized and non-motorized transportation systems will be minimal because the existing Prairie View Road will be required to be improved to Flathead County Road and Bridge Standards if subdivision takes place, KM Ranch Road appears adequate to accommodate the change in zoning, this proposal would likely generate an additional 10.3% increase in traffic on KM Ranch Road and the change will not have an impact on the bicycle/pedestrian trails in the county.

Erin Bren-Appert

From: Mary Fisher
Sent: Thursday, August 6, 2020 10:15 AM
To: Erin Bren-Appert
Subject: FW: Please REJECT Baker 80 proposal

Importance: High

RECEIVED
AUG - 6 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

From: Ellis, Pamela <pellis@nvhosp.org>
Sent: Thursday, August 6, 2020 10:11 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Please REJECT Baker 80 proposal
Importance: High

As a homeowner in Whitefish Hills Village subdivision, I strongly object to the request from the Baker 80 subdivision to cut a through road access into and across Whitefish Village Drive or Brady Way. It is my understanding that the **Baker 80 subdivision already has access off their original plan on Prairie View to the KM Ranch Road.**

- It is unrealistic to expect Whitefish Hills Village homeowners to accept increased traffic and have to deal with coordinating Baker 80's long term road maintenance costs to be mandated on us when **Baker 80 already has a viable road entrance approved on Prairie View.**
- At a minimum, if the Baker 80 subdivision needs a fire exit route, **an alternate gravel road with a break away gate onto Brady Way which is for Emergency Exit only.** And the cost of that gravel road and gate would be at expense of the developers of Baker 80.

Giving Whitefish Hills Village homeowners the added burden for Baker 80 roadway just does not seem reasonable when Baker 80 already has an approved roadway plan on Prairie View to KM Ranch Road….. WF Hills Village homeowners should not be asked to accept that burden, headache, expense and disrupt our neighborhoods with unwanted increased traffic and long term road maintenance.

Thank you for your consideration and review of the Baker 80 roadway request.

Kind Regards,
Pam Ellis

406-250-2636
pellis@nvhosp.org

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is intended only for the individual(s) to whom, or entity to which it is addressed and may contain information that is privileged and confidential. Redisclosure of this information is prohibited under applicable law. You are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you received this correspondence in error, please notify me by returning the message to me and deleting it from your server. Thank you!

Please consider the environment before printing this e-mail

AUG 0 6 2020

Erin Bren-Appert

From: Mary Fisher
Sent: Thursday, August 6, 2020 9:34 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Proposed Access To Whitefish Village Drive

From: Kenny Ellis <ellistunes@hotmail.com>
Sent: Thursday, August 6, 2020 9:17 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Proposed Access To Whitefish Village Drive

RECEIVED
AUG - 6 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

To whom it may concern,
It has come to my attention that the Baker 80 Subdivision has submitted a proposal to be granted access to Whitefish Village Drive and through our Whitefish Village Subdivision. I would like to express my concerns about the additional residential traffic , as well as the commercial and construction wear and tear on our own subdivision roads over a period of many years. It appears that The Baker 80 Subdivision has other viable options to support the local residential and construction traffic in that subdivision without infringing on the residents who live on Whitefish Village Drive.
Please be advised that my vote is a vote not to allow access of through traffic from Baker 80, to Whitefish Village Drive, through Whitefish Village Subdivision.

Kenny Ellis
A concerned Whitefish Village resident

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, August 5, 2020 3:15 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision Connection to Whitefish Village Drive

RECEIVED
AUG - 5 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

From: Tom D <cvillepa.td@gmail.com>
Sent: Wednesday, August 5, 2020 3:12 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision Connection to Whitefish Village Drive

Flathead County Planning Board,

The Baker 80 Subdivision proposal is for Prairie View Road/Baker Heights Drive to connect to Whitefish Village Drive. Whitefish Village Drive would be the only access into the Baker 80 Subdivision. According to the preliminary plat on file with Flathead County, the other end of Baker Heights Drive is a cul-de-sac.

I do not support the proposed connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reason:

1. Whitefish Village roads are private, and are maintained by the property owners (HOA) within the Village. Having another development use our roads will accelerate deterioration and costs. Any "road maintenance agreement" with the Baker 80 Subdivision will be a constant debate over cost, fees, and potential future liabilities.
2. All Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
3. Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

I respectfully request the Flathead County Planning Board to ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,
Tom Downing
Whitefish Hills Village Property Owners

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, August 5, 2020 2:59 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

RECEIVED
AUG 5 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

From: Tom & Cindy Downing <mtview4us@verizon.net>
Sent: Wednesday, August 5, 2020 2:59 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

Flathead County Planning Board,

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3. Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

We respectfully request the Flathead County Planning Board to ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,
Tom Downing
92 Hills Lookout Court
Whitefish Hills Village Property Owners

SCANNED

Angela Phillips

RECEIVED
JUL 29 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

From: Steve Rickels <capt254@aol.com>
Sent: Wednesday, July 29, 2020 9:53 AM
To: Planning.Zoning
Subject: Baker 80 Subdivision / Meeting August 12, 2020

Good morning-

My family currently resides at 1348 Whitefish Village Drive in Whitefish Hills Village. We have two young children, twelve and seven.

On a daily basis, my children utilize Whitefish Village Drive to access the numerous open space trails. We feel very fortunate to be part of this community. One of the reasons we chose to build on Whitefish Village Drive was due to the minimal traffic.

Should Baker 80 be permitted to utilize Whitefish Village Drive, the increased traffic due to heavy construction vehicles and contractors, will be dangerous.

I respectfully request that this proposed subdivision utilize Prairie View Road for its entrance.

Thank you for your time and consideration.

Best regards,

Steve Rickels

Erin Bren-Appert

From: Mary Fisher
Sent: Thursday, July 23, 2020 7:46 AM
To: Erin Bren-Appert
Subject: FW: Contact Message

From: website@flathead.mt.gov <website@flathead.mt.gov>
Sent: Wednesday, July 22, 2020 4:29 PM
To: PZ Contact US <pzcontactus@flathead.mt.gov>
Subject: Contact Message

Contact Inquiry	
The information below is being sent from your website.	
Name:	Bill Oswald
Email:	Wfoswald@gmail.com
Subject:	Baker 80 Proposal
Message:	We recently purchased lot #49 in Whitefish Hills Village where our new home is being built. The lot is located on the boundary of the proposed Baker 80 Subdivision. We anticipated those building sites would be oriented towards the Flathead Valley and not have an undesirable impact. However, a review of the proposed plat map shows that site development on lot #1 is squarely in our viewshed. Furthermore, it appears lot #3 will similarly impact our neighbors on lots 48 and 47. We want to retain the character and value of our property and, as such, request that homesites on lots #1 and #3 be removed from the proposed subdivision. Bill & Julie Oswald Lot #49.Whitefish Hills Village

RECEIVED
JUL 23 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 12:57 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision Opposition

From: Tracy Rossi <tracyerossi@gmail.com>
Sent: Wednesday, July 8, 2020 12:56 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Paul <montanabuild@gmail.com>
Subject: Baker 80 Subdivision Opposition

Re: Baker 80 Subdivision

Paul McElroy and Tracy Rossi
120 Meadows View Court, Lot 28
Whitefish Hills Village, MT

To Whom it may concern:

We are property owners in the Whitefish Hills Village subdivision. We strongly oppose the access to this proposed subdivision using the roads that are maintained and paid for by the property owners of Whitefish Hills Village. We do not feel this will benefit us but will ultimately detriment us monetarily as well as potentially devalue our property with the increased traffic through our quiet subdivision. We ask the developer of this subdivision to use the access point through KM Ranch Road instead of our Whitefish Hills Village privately maintained roads.

Thank you for your attention to this matter,
Paul McElroy and Tracy Rossi

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 10:29 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: John Kaahui <john@kaheconstruction.com>
Sent: Wednesday, July 8, 2020 10:28 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

Aloha Planning Commission,

We are residents of the Whitefish Hills Village and oppose the use of Whitefish Village Drive by the proposed Baker 80 Subdivision development. If allowed, this would be the only access to their new subdivision, and so will significantly impact our neighborhood. The Whitefish Village Drive is a private road and maintained by property owners of Whitefish Hills Village (HOA). We want to keep it private and manageable for the HOA.

The developer should explore other means of accessing their new subdivision. We wish to request that the Flathead County Planning Board deny the proposal from Baker 80 Subdivision.

Aloha,
John D. Kaahui, RME
Kahe Construction, LLC
808 349-3268

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 9:09 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision /public hearing

From: Mary Winter <mary@bluecrowcreative.com>
Sent: Wednesday, July 8, 2020 9:03 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision /public hearing

When Gary & I purchased our property on lot 76 and built our home, we bought knowing this was a private community and a private road. It was based on these facts that we made the final decision to build in Whitefish Village. We were even supplied a Plat map with a certificate of a private roadway.

Recently we saw the sign posted on the development about a proposed subdivision. Upon doing research we were very distressed to learn that WVH were involved in a proposal with the Baker 80 Subdivision. The late comers agreement would give them access from our road to what looks like the main entrance to their development.

The first issue is that this was never disclosed to us as land and home buyers that the private development status would change. It seems no one was notified or disclosed on this new development in our community.

So to conclude, not only are we against another development having access through our "private" community, but it would bring the following:
1. Years of commercial and construction traffic
2. Large impact on our roads with additional car congestion and traffic as the new development uses our road to bypass the dirt road used in their subdivision.
3. Sixteen years of additional construction traffic and large trucks
4. Road impact as this will cause damage to Whitefish Village Drive which is a private road that we as the HOA pay for the upkeep.

Thank you for reading this email. We appreciate the opportunity to be heard at the public meeting tonight.

Signed.

Mary LaRue Winter
Whitefish Village Homeowner

"

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 7:28 AM
To: Erin Bren-Appert
Subject: FW: Proposed Subdivision using WFVillage Drive - Baker 80

From: Becky Wroblewski <beckyblewski@yahoo.com>
Sent: Tuesday, July 7, 2020 5:59 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Proposed Subdivision using WFVillage Drive - Baker 80

Flathead County Planning Board,

We understand that the Baker 80 Subdivision's only road – Prairie View Road/Baker Heights Drive - connects to Whitefish Village Drive on which our home is located. It seems that Whitefish Village Drive is the only access road into the development and the Baker 80 Subdivision's mailboxes would be located near the Whitefish Village Drive side of their development. We also understand that according to the preliminary plat on file with Flathead County, the other end of Baker Heights Drive is a cul-de-sac.

We are totally against the proposed connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Village roads are private, and are maintained by the property owners (HOA) within the Village. Having another development use our roads will accelerate deterioration and costs. Any proposed "agreement" with the Baker 80 Subdivision for future cost of road maintenance will be a constant debate over cost, fees, and potential future liabilities.
2. For the foreseeable future, all Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns. There are many hikers and bikers along Whitefish Village Drive. This is a huge concern along with the safety involved during garbage and recycle days.
3. Any future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

We respectfully request the Flathead County Planning Board for access to the Baker 80 Subdivision to be via KM Ranch and Prairie View Road – and do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Alan & Becky Crump

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 7:28 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 subdivision

From: mark stevens <markstevens4@me.com>
Sent: Tuesday, July 7, 2020 6:02 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 subdivision

Hello, I am a property owner in Whitefish Village and I would like to voice my strong opposition to use of our private road as access for the proposed Baker 80 subdivision. The reasons are pretty obvious and I suspect you have already heard them

1) Increased traffic, congestion, pollution and danger for kids who may be riding bikes or scooters in the road.
2) Increased damage and wear and tear on the road which will come back to us as a cost since our hoa maintains them.
3) I have heard the plan calls for construction to continue until 2036! Would you want to live in a construction zone for damn near 20 years?

Please register my strong opposition to the Baker 80 subdivision using Whitefish Village drive as access.

Respectfully,

Mark E. Stevens, MD

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 7:28 AM
To: Erin Bren-Appert
Subject: FW: Proposed Baker 80 subdivision

From: John Martin <johnfmartin14@gmail.com>
Sent: Tuesday, July 7, 2020 6:18 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Proposed Baker 80 subdivision

Good evening,

Regarding the proposed subdivision noted in the subject line, I absolutely oppose and am against the "cut through" road that the developer would like to build. Connecting the Baker subdivision to Whitefish Hills Village is going to create a hornets nest from all of the owners in the Village. We did not purchase our properties to only become a short cut to/from KM Ranch Road. This proposal is going to create traffic, noise, dust, road deterioration and overall increased costs to homeowners in Whitefish Hills Village.
I am against this and every other home owner in here is against it too.

Sincerely,

John Martin
160 Meadow View CT
Whitefish MT 59937
(Whitefish Hills Village)

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 7:28 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 subdivision

From: ann stevens <annstevens007@me.com>
Sent: Tuesday, July 7, 2020 6:57 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 subdivision

We respectfully request the Flathead County Planning Board for access to the Baker 80 Subdivision to be via KM Ranch and Prairie View Road – and do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

As a property owner who lives on Whitefish Village Drive, I disapprove of access to the Baker 80 Subdivision from Whitefish Village Drive. I have young children and have concerns with safety from additional construction traffic and additional residential traffic also. This is a private road that is maintained by the Whitefish Village HOA and is not supporting an additional subdivisions excess traffic. This property should be accessed by KM Ranch road.

Please consider our request for the safety of our children in our subdivision as well as the additional strain it will cause our community.
So NO!! We do not approve!!!

Ann Stevens
1085 Whitefish Village Drive

Sent from my iPhone

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 7:28 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

-----Original Message-----
From: Sara Jarvis <sjii1513@gmail.com>
Sent: Tuesday, July 7, 2020 9:44 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

I am against the proposed use of WF village drive for the baker 80 subdivision.

Sent from my iPhone

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 7:29 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Ryan Little <ryan.little582@gmail.com>
Sent: Tuesday, July 7, 2020 10:03 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

Flathead County Planning Board,

We just recently moved into the Whitefish HIlls Village subdivision and have heard that there will be an additional subdivision only accessed through our subdivision. We were unaware of the plans for this subdivision when we moved in, and have concerns about it. We live on Whitefish Village Dr., which is a private road, and their access from our private road will increase our costs in maintaining the road. Also, we have four young children, and continued future construction will increase traffic on the road making the road more dangerous for them. We would like to request the new subdivision be accessed from Prarie View Dr. instead and have separation from our Whitefish HIlls Village subdivision.

Thank you for your consideration.

Ryan Little

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Wednesday, July 8, 2020 7:29 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivivision

-----Original Message-----
From: Monica Bell <monicanicolebell@gmail.com>
Sent: Tuesday, July 7, 2020 10:05 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivivision

Flathead county planning board,

I am very concerned about the proposed subdivision that is to access the private road in Whitefish Hills Village. As a mom to young children, I worry about high traffic roads, and know that with increased use of our PRIVATE road, my children could be in danger. Please reconsider.

Thank you,
Monica Bell-Little

Sent from my iPhone

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 4:54 PM
To: Erin Bren-Appert
Subject: FW: No To Baker 80 Subdivision Using Whitefish Village Drive For Access

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From: Kenny Ellis <ellistunes@hotmail.com>
Sent: Tuesday, July 7, 2020 4:53 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: No To Baker 80 Subdivision Using Whitefish Village Drive For Access

I strongly oppose the use of Whitefish Village Drive to access the Baker 80 Subdivision. I am a homeowner in Whitefish Hills Village Subdivision and I feel strongly about the negative impacts on the increase of long term construction and making it a thorough fare through our subdivision.

Kenny Ellis
115 Hills Lookout Court, Whitefish MT

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 4:49 PM
To: Erin Bren-Appert
Subject: FW: NO to Baker 80 Subdivision Roadway variance

Importance: High

From: lakefloater@bresnan.net <lakefloater@bresnan.net>
Sent: Tuesday, July 7, 2020 4:47 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: NO to Baker 80 Subdivision Roadway variance
Importance: High

I am a homeowner in Whitefish Hills Village Subdivision and **I strongly protest allowing any access to our major roadway of Whitefish Village Drive for the Baker 80 Sudivision.**

I am disappointed that our county leaders do not **send notificiation directly to homeowners** that this affects especially during a pandemic when residents are not socializing. Public notice in a newspaper is not sufficient and is disrespectful of tax payers. We the people who pay those taxes deserve better communication on matters of this importance.

Please note a very Strong NO from this homeowner.

Regards,

Pamela Ellis

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 4:49 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision Opposition

From: Kimala Davis <kimaladavis@gmail.com>
Sent: Tuesday, July 7, 2020 4:31 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Fwd: Baker 80 Subdivision Opposition

To whom it may concern:

I am a concerned homeowner in WF Hills Village.

I DO NOT support the proposed subdivision Baker 80 or the connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Village roads are private, and are maintained by the property owners (HOA) within the Village. Having another development use our roads will accelerate deterioration and costs. Any proposed "agreement" with the Baker 80 Subdivision for future cost of road maintenance will be a constant debate over cost, fees, and potential future liabilities.
2. For the foreseeable future, all Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.This development is being released in 4 phases the last one being in 2036.
3. Any future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

We respectfully request the Flathead County Planning Board for access to the Baker 80 Subdivision to be via KM Ranch and Prairie View Road – and do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Sincerely,
Kimala Davis

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 4:16 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 subdivision access

From: Kim Crawford <kimcrawford9@gmail.com>
Sent: Tuesday, July 7, 2020 4:07 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Jeff Evans <jeffevans@montanahoa.com>
Subject: Baker 80 subdivision access

Dear Flathead Planning Board,

This letter serves to inform you that I strongly oppose the Baker 80 Subdivision proposal that provides access through Whitefish Hills Village.

I purchased my property in the autumn of 2019 to build a house where I could live peacefully in a beautiful, quiet neighborhood.

Only last week I learned from Whitefish Hills Village HOA that our private road, Whitefish Village Drive, may be used to provide access to the Baker 80 Subdivision. Increased traffic of 160 ADT as determined by the traffic study and subsequent disruption to our privacy is unacceptable. Over time, our private road will become a well-traveled route available to the public between the KM Ranch Road and Stelle Lane. The documents say this proposal is a late submission, there are options available for access to Baker 80 that do not involve ruining my dream home and neighborhood.

This proposal comes as a complete surprise and has me extremely frustrated and disappointed at the lack of transparency. Baker 80 residents can enter from their own access road.

I urge you to consider the opinions of those of us already invested in the Whitefish Hills Village project. My house is currently under construction and I do not live in Montana yet or I would be attending the meeting in person to share my concerns.

Respectfully,

Kim Crawford
1628 Whitefish Village Dr.

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 4:16 PM
To: Erin Bren-Appert
Subject: FW: BAKER 80 SUBDIVISION

From: Robertandkaren Kimball <dryflyk@gmail.com>
Sent: Tuesday, July 7, 2020 4:13 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: BAKER 80 SUBDIVISION

To Flathead County Planning Board:

This is in regard to the Baker 80 Subdivison, which proposes to utilize Whitefish Village Drive, in Whitefish Village, for ingress and egress.

My husband and I strongly opposed the utilization of our private road (Whitefish Village Drive) as a road to access Baker 80 Subdivision, due to increased traffic, road wear and noise pollution.

We propose that a locked gate be put at the intersection of Prairie View Road and Whitefish Village Dr. Additionally, we propose that access to Baker 80 Subdivision be accomplished by Prairie View Road, off of KM Ranch Road and that the subdivision mailboxes be installed at the intersection of Prairie View road and KM Ranch Road.

There is widespread dismay and anger in Whitefish Village over the proposal by Baker 80 Subdivision to utilized our private roads. Please deny this proposal access to our private roads.

Thank you.

Karen and Bob Kimball
68 Hills Lookout Court
Whitefish Village
Whitefish, MT. 59937

Sent from Mail for Windows 10

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 4:16 PM
To: Erin Bren-Appert
Subject: FW: Objection to Baker 80 Subdivision

From: Andrew Still-Baxter <andrew.stillbaxter@cloverhealth.com>
Sent: Tuesday, July 7, 2020 4:14 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Objection to Baker 80 Subdivision

Dear Flathead County Planning Board,

I'm writing to you because I live in Whitefish Hills Village and object to the Baker 80 Subdivision using our community's private road to access their subdivision. The proposed subdivision's only road – Prairie View Road/Baker Heights Drive - connects directly to Whitefish Village Drive. From what I can tell from the proposal, Whitefish Village Drive is the only access road into the development. According to the preliminary plan on file with Flathead County, the other end of Baker Heights Drive is a cul-de-sac, meaning all traffic will come through our neighborhood.

The main reasons we do not support the proposed connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive are:

1. Whitefish Village roads are private and are maintained by the property owners (HOA) within the Village. Having another development use our roads will accelerate deterioration and costs. Any proposed "agreement" with the Baker 80 Subdivision for future cost of road maintenance will be a constant debate over cost, fees, and potential future liabilities.
2. For the foreseeable future, all Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
3. Any future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted. It only makes sense that the developer should be responsible for creating their own access to the subdivision instead of piggybacking on this small community's private road.

We respectfully request the Flathead County Planning Board for access to the Baker 80 Subdivision to be via KM Ranch and Prairie View Road – and do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you so much for your consideration.

SCANNED

Andrew + Alexandra
--

Andrew Still-Baxter
Corporate Communications | Clover Health
andrew.stillbaxter@cloverhealth.com | (406) 250-8397

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Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 3:22 PM
To: Erin Bren-Appert
Subject: FW: BAKER 80 SUBDIVISION

From: diane@jebtransport.ca <diane@jebtransport.ca>
Sent: Tuesday, July 7, 2020 3:21 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: BAKER 80 SUBDIVISION

Flathead County Planning Board,

The Baker 80 Subdivision's only road – Prairie View Road/Baker Heights Drive - connects to Whitefish Village Drive. It appears that Whitefish Village Drive is the only access road into the development and the Baker 80 Subdivision's mailboxes would be located near the Whitefish Village Drive side of their development. According to the preliminary plat on file with Flathead County, the other end of Baker Heights Drive is a cul-de-sac.

We do not support the proposed connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reason:

1. Whitefish Village roads are private, and are maintained by the property owners (HOA) within the Village. Having another development use our roads will accelerate deterioration and costs. Any proposed "agreement" with the Baker 80 Subdivision for future cost of road maintenance will be a constant debate over cost, fees, and potential future liabilities.
2. For the foreseeable future, all Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
3. Any future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

We respectfully request the Flathead County Planning Board for access to the Baker 80 Subdivision to be via KM Ranch and Prairie View Road – and do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Diane Rombough
Homeowner at 184 Hills Lookout Court, Whitefish MT

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 3:22 PM
To: Erin Bren-Appert
Subject: FW: BAKER 80 SUBDIVISION

From: Diane Rombough <jeb_transport@hotmail.com>
Sent: Tuesday, July 7, 2020 3:18 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: BAKER 80 SUBDIVISION

Flathead County Planning Board,

The Baker 80 Subdivision's only road – Prairie View Road/Baker Heights Drive - connects to Whitefish Village Drive. It appears that Whitefish Village Drive is the only access road into the development and the Baker 80 Subdivision's mailboxes would be located near the Whitefish Village Drive side of their development. According to the preliminary plat on file with Flathead County, the other end of Baker Heights Drive is a cul-de-sac.

We do not support the proposed connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reason:

1. Whitefish Village roads are private, and are maintained by the property owners (HOA) within the Village. Having another development use our roads will accelerate deterioration and costs. Any proposed "agreement" with the Baker 80 Subdivision for future cost of road maintenance will be a constant debate over cost, fees, and potential future liabilities.
2. For the foreseeable future, all Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
3. Any future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

We respectfully request the Flathead County Planning Board for access to the Baker 80 Subdivision to be via KM Ranch and Prairie View Road – and do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Blair Rombough
Homeowner of 184 Hills Lookout Court, Whitefish MT

Diane Rombough
Office Manager
JEB Transport Ltd.
403-308-3131

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 3:22 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision comments

From: Sherry Jones <sherryjones2007@gmail.com>
Sent: Tuesday, July 7, 2020 2:50 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision comments

July 7, 2020

Dear Flathead Planning Board,

Please know that I strongly oppose the Baker 80 Subdivision proposal that provides access through Whitefish Hills Village.

My husband and I purchased our property in the autumn of 2018 believing that we would live in a small quiet neighborhood on a private road.

So it is with grave concern that we learned on 3 July that our private road, Whitefish Village Drive, may be used to provide access to the Baker 80 Subdivision. Increased traffic of 160 ADT as determined by the traffic study and subsequent disruption to our privacy is unacceptable. Over time, our private road will become a well-traveled route available to the public between the KM Ranch Road and Stelle Lane.

Plainly put, this proposed access through Whitefish Village Drive comes as a complete surprise and is totally unacceptable.

I urge you to require the Baker 80 subdivision create their own access via KM and Prairie View roads.

Respectfully submitted,

Sherry Jones
1272 Whitefish 270-[728

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 2:41 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 subdivision

-----Original Message-----
From: Mason Hagemeyer <mhagemeyer@me.com>
Sent: Tuesday, July 7, 2020 2:19 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 subdivision

Hello, I am writing this email to inform you that I am against the proposed subdivision latecomers agreement and road user agreement. The increase in traffic will be an immediate danger to my family and cannot be permitted. Please take into consideration the residents of whitefish hills village. We moved there under the pretense that it is a safe area to raise children, please don't take that away from us. Thank you for you time.
M. Hagemeyer
Resident/owner in Whitefish Hills village

SCANNED

Erin Bren-Appert

From: Mary Fisher
Sent: Tuesday, July 7, 2020 12:52 PM
To: Erin Bren-Appert
Subject: FW: BAKER 80 subdivision comments

-----Original Message-----
From: Mindy Kalee <mindysue129@gmail.com>
Sent: Tuesday, July 7, 2020 12:40 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: BAKER 80 subdivision comments

To whom it may concern

I own property in WFHV and I 100% oppose the proposed subdivision of Baker 80. This was NOT clearly disclosed to us when we bought our lot on Whitefish Village Drive. Had we known this was a clearly written possibility, we would have purchased differently. We were sold that WFVD was a PRIVATE road. We do not wish for the additional traffic, road maintenance or road construction for 16 years as this subdivision rolls out in 4 phases. We do not approve.

Thank you for understanding
Mindy

Sent from my iPhone

July 5, 2020

Regarding: Baker 80 Subdivision

I was recently made aware of a situation that could have lasting consequences to me personally as well as my heirs. One of my concerns is that having heavy equipment traffic crossing roadways that the homeowners of Whitefish Village will eventually be financially responsible for could be an endless and costly burden. Further, it pains me to be put in the arena of opposition, as I am proud to be pro-business that is unless and until it affects me and/or my community negatively, then I am the last to speak in an adversarial manner. Twenty-five years ago, I from escaped California where a similar situation occurred in previous neighborhood where our young family lived.

In our situation one developer *financially compensated* the next new developer so that heavy equipment could run across a newly create sub-division roadway. Many of the homeowners were young first-time buyers and in many cases were happy that the new developer was, going to plant a few trees for all of us putting up with the noise and dust etc. We were all so naïve and to our horror, within a few years we all found out the damage to the roadbed was incredible leaving disgusting potholes. The developers disappeared into the sunset and we were left to clean up the mess. Geographically, it is about the same size of the proposed Baker-80 project. That was 48 years ago before many were talking about HOA's. We all had the share the expense or see our homes devalued it was a struggle for many young families to absorb the cost of just under $400.00 per family and as I said that was 48 years ago; I can only imagine what the multiplying factor is at today's prices. Fact is someone will pay for it, will Flathead County? I think not!

These are just a few of what I see as unintended consequences of an ill-conceived plan. Please see Amy Hooks letter for more examples, as she has provided a well thought out letter for Planning and Zoning. My position here was to speak to my previous experience. Please note I have no animas toward the Baker-80 Subdivision, and I wish them well. Further, I moved to Whitefish Village because I looked forward to LESS TRAFFIC. And finally, I didn't want to live in the Town of Whitefish, where the inmates run the asylum. I certainly hope I avoided that and didn't make a huge mistake…

Respectfully submitted,

Joanna King
1210 Whitefish Village Drive
Whitefish, Montana
406.270.7222

RECEIVED
JUL 6 2020
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, July 6, 2020 2:28 PM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision comments

From: Jim Rogers <jimrogers2007@gmail.com>
Sent: Monday, July 6, 2020 2:26 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Sherry Jones <sherryjones2007@gmail.com>
Subject: Baker 80 Subdivision comments

6 July, 2020

Dear Flathead Planning Board,

Please know that we are strongly opposed to the Baker 80 Subdivision proposal that provides access through Whitefish Hills Village.

We are property owners in the Whitefish Hills Village development and the building of our new home should be completed sometime this week. We purchased our property in the autumn of 2018 believing that we would live in a small quiet neighborhood on a private road.

So it was very troubling to learn on 3 July that our private road, Whitefish Village Drive, may be used to provide access to the Baker 80 Subdivision. Increased traffic and excess wear and tear of the road is bad enough, but over time, our private road will become a well-traveled route available to the public between the KM Ranch Road and Stelle Lane.

Plainly put, we would not have purchased our property in Whitefish Hills Village if we had known that this was going to happen.

Thank you for your consideration,

Sherry Jones and James Rogers
1272 Whitefish Village Drive
Whitefish, MT 59937

sherryjones2007@gmail.com
jimrogers2007@gmail.com
406.883.3611

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, July 6, 2020 7:31 AM
To: Erin Bren-Appert
Subject: FW: Contact Message

From: website@flathead.mt.gov <website@flathead.mt.gov>
Sent: Sunday, July 5, 2020 1:26 PM
To: PZ Contact US <pzcontactus@flathead.mt.gov>
Subject: Contact Message

Contact Inquiry	
The information below is being sent from your website.	
Name:	Suzanne Hodges
Email:	hhlanellc@gmail.com
Subject:	BAKER 80 SUBDIVISION
Message:	I vehemently oppose the Baker 80 proposal to allow public traffic on Whitefish Village Drive. Whitefish Village Drive is a private residential road maintained by the home owners association of Whitefish Hills Village. Incidentally this would cause and increase of construction traffic resulting in the degradation of this private road and additional road maintenance would be required. This proposed development can easily be accessed from a county road , KM ranch road.

Erin Bren-Appert

From: Mary Fisher
Sent: Monday, July 6, 2020 7:29 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Amy Hooks <ahooks081@gmail.com>
Sent: Friday, July 3, 2020 12:59 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

We are writing to you to comment on the Baker 80 subdivision. As a residents of Whitefish Hills Village, we are opposed to allowing the Baker 80 development access from Whitefish Village drive for the following reasons:

1. Increased Traffic. Of particular concern is increased construction traffic for years to come. Years of construction traffic would adversely affect the quality of living for residents of Whitefish Village, Brady Way and surrounding areas by increased noise, litter, weeds and reduced safety.

2. Whitefish Village Drive is a private residential road maintained by the residents of Whitefish Hills Village. Although a road agreement including funding may initially be reached, it leaves the burden of enforcing the obligations of road maintenance in the future on the residents of Whitefish Village. In addition the cost of road maintenance will increase for the residents of Whitefish Village.

3. The increase of traffic would change the intention of the Whitefish Village Subdivision from a quiet, residential development to an access point.

4. Stelle Lane currently is the only outlet to Hwy 93 for much of the Whitefish Hills neighborhood, residents of Studebaker Ln, Big Ravine Dr., Mont Pac Ln, Squirrel Ln, Woods Trail, Brady Way, Aspen Ridge, Hidden Ridge, Brady Way West, and Whitefish Village Drive. The eventual residents of Baker 80 and years of construction traffic for the development would further congest the intersection at Stelle Ln and Hwy 93. If the Baker 80 development were to use the already existing county road, Prairie View, traffic could be dispersed rather than increasing congestion at Stelle Ln and Hwy 93.

5. Currently, traffic, weeds, parking, trash, and other issues in Whitefish Hills Village are addressed through the HOA for Whitefish Hills Village. Because we pay homeowners association fee's, have a vested interest, and have pride in ownership, we as residents are motivated and obligated to maintain our neighborhood. Those who pass through have no obligation, motivation or accountability particularly, the hundreds of construction workers that will be passing through for years to come.

The Baker 80 development would create a potential cut around-pass through from KM Road through to Stelle Ln via Prairie View Rd not only increasing traffic but the traffic would be that of people that don't pay road association fee's, have no ownership, but would still increase road damage. Does the county intend to help maintain our private road once it is open to any traffic from the county?

Only part of Whitefish Village Drive (east side) has a county easement yet if Whitefish Village Drive becomes an access for the Baker 80 subdivision this new development would access both sides of the drive. Will a new road agreement include the entire Whitefish Village Drive?

The Staff report states that the average daily trips would only be ten for a residential neighborhood the size of Baker 80 development. What is the average daily trip for a development under construction for 16 years?

David and Amy Hooks

Erin Bren-Appert

From: Mary Fisher
Sent: Thursday, July 2, 2020 7:38 AM
To: Erin Bren-Appert
Subject: FW: Baker 80 Subdivision

From: Tom & Cindy Downing <mtview4us@verizon.net>
Sent: Wednesday, July 1, 2020 5:05 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Baker 80 Subdivision

Flathead County Planning Board,

The Baker 80 Subdivision's only road – Prairie View Road/Baker Heights Drive - connects to Whitefish Village Drive. It appears that Whitefish Village Drive is the only access road into the development and the Baker 80 Subdivision's mailboxes would be located near the Whitefish Village Drive side of their development. According to the preliminary plat on file with Flathead County, the other end of Baker Heights Drive is a cul-de-sac.

We do not support the proposed connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reason:

1. Whitefish Village roads are private, and are maintained by the property owners (HOA) within the Village. Having another development use our roads will accelerate deterioration and costs. Any proposed "agreement" with the Baker 80 Subdivision for future cost of road maintenance will be a constant debate over cost, fees, and potential future liabilities.
2. For the foreseeable future, all Baker 80 Subdivision construction vehicles will be using Whitefish Village Drive. There will be considerable noise, dust, road deterioration, inconvenience, and safety concerns.
3. Any future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.

According to the Baker 80 proposal, the developer will be required to pave Prairie View Road towards KM Ranch Road, if access to Whitefish Village Drive is not granted.

We respectfully request the Flathead County Planning Board for access to the Baker 80 Subdivision to be via KM Ranch and Prairie View Road – and do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,
Tom & Cindy Downing
92 Hills Lookout Court
Whitefish Hills Village Property Owners

SCANNED