

April 26, 2021

REQUEST TO MAKE A PUBLIC COMMENT DURING FORMAL SESSION OF THE
YELLOWSTONE COUNTY PLANNING BOARD

RE: Public Hearing - Lake Hills Subdivision, 39th Filing

TO: Distinguished members of the Yellowstone County Planning Board;

I, Robert "Bob" Engebretson, along with my wife Kristen, are the homeowners of 2010 GREENBRIAR RD. This property is directly adjacent to the proposed lots within the 39th Filing of Lake Hills Subdivision.

We wish to bring forth concerns about the Developer's proposal to increase the density of dwellings in our immediate vicinity. As it is now, there has been serious watershed management problems in the area impacted by the proposed filing. Any moderate rainfall or snowmelt causes this area to flood currently. One such occurrence came just last summer on June 17, when a car parked at the intersection of Morocco Drive and Sierra Granda Blvd was submerged in water up to the door handles. This was after 0.72 inch rainfall in the area over a short time. This flooded area extended into Lot 22, and proposed Lots 23A, 23B, and 24A of this filing, flooding the intersection of Gleneagles Blvd and Black Diamond Rd as well.

As has been customary over the last two decades of planned development, a Carrying Capacity Study or similar analysis should indicate the ability of the natural system in this area to absorb the additional growth. I would ask the Board if they are aware of any such study(ies), and their willingness to share their findings. I would infer that when looking for areas to expand development, that these sites are not the most suitable for increased hardscapes and dwellings that thereby constrain the carrying capacity of the surface water systems in this area.

I would urge the Board to conduct their due diligence in not just looking at these 20 lots, but at future development that may occur to the west of this immediate area; specifically in the area of Sierra Granda Blvd. Any future development in that area again increases the eastbound drainage that flows down from there, ultimately pooling in the intersection of the proposed filing and creating increased flooding in the lots proposed in this filing. If the Board does recognize and share our concerns of watershed management, I do not see anything in the filing documents that lay out any sort of planned infrastructure to mitigate such issues.

A secondary concern we have with the proposed filing is the apparent disregard to a common open space in this subdivision. The Board was brief in the document they sent out to homeowners, simply stating about the Parkland requirement that a dedication was met with the original filing. But I question (a) the location of this parkland, and (b) whether it is still adequate given the Developers in the area seeking increased density and clustering of homes. Common open spaces are healthy for vibrant, connected neighborhoods and necessary for proper water and resource management. Increasing the density of dwellings in an area obviously decreases open spaces, which inherently has an increase in vehicle and foot-traffic and reducing visibility to our

children being able to play and enjoy their neighborhoods.

Along those lines, we do see there are 4 lots within the filing area that indicate "NOT PART OF THIS SUBDIVISION" (Lots 1-3, Block 17, Lot 22, Block 11 of 17th Filing). Would the Board kindly explain what the plans/purpose is for those lots at this time, and/or why the Developer has chosen to exclude them from this filing?

We appreciate the opportunity to voice our concerns and present our questions, and thank you for your time and consideration.

Regards,

Bob and Kristen Engebretson