



## BIG SKY OWNERS ASSOCIATION

January 31, 2022

To: Madison County Planning Board and County Commission

From: Board of Directors, Big Sky Owners Association, Big Sky, MT

Re: Flatiron Development

We are expressing our concerns on behalf of the more than 2400 property owners in the Big Sky Owners Association (BSOA) in Big Sky regarding the proposed Flatiron Development. The BSOA is the original and largest Homeowners Association in Big Sky, founded by Mr. Chet Huntley in 1972. The BSOA has worked closely with both Madison and Gallatin County Commissioners to review proposals affecting the Big Sky community, and BSOA Membership. The BSOA was instrumental in forming the Gallatin County/Big Sky Zoning District, the Big Sky Resort Tax District, and BSOA Membership constitutes the majority of customers within the Big Sky Sewer and Water District (BSSWD).

Our duty is to preserve and protect the quality of life within our jurisdiction and our community. The BSOA Board urges you to deny approval of the Flatiron development as it is currently proposed. We have concluded that it lacks relevant science-based studies on water use, wastewater, evacuation protocols, pollution, wildlife, traffic, and pressure on the energy grid. Middle Fork Properties, LLC does not currently have water rights in either county. Our local water authority does not have the capacity to service the required amount of SFEs indicated in the proposal, based on substantiated evidence produced by BSSWD and local AE2S engineer, Scott Buecker, at a September 21, 2021 meeting. In addition, the two existing wells on the property have not been tested for over ten years. As indicated by Big Sky Water and Sewer, the wells will not provide extra capacity for the district, as was initially proposed by Middle Fork Properties, LLC.

Before any new development takes place in Big Sky, we urge you to address the issues that continue to impact the quality of life and natural resources here. The BSOA believes a development the size and scale of Flatiron with the requested variances to Access Standards in a steep, mountainous area would jeopardize the community's water quality and its limited water supply, further fragment wildlife corridors, and impose high risks on limited emergency evacuation. The BSOA recommends that Madison County conduct an independent study, addressing these cumulative impacts. The applicant has failed to adequately address these concerns.

Therefore, the BSOA Board disapproves of the Flatiron Development as it is currently proposed and strongly encourages Madison County Commission to reject the development until a thorough evaluation of the issues identified above has been completed. Thank you for taking our concerns into consideration.

Respectfully,

  
John Gladstein  
BSOA Board Chair