



BIG SKY OWNERS ASSOCIATION

February 16, 2022

To: Madison County Commission

Re: Request for Independent Impact Studies for Proposed Flatiron Development

As stated in a previous letter dated January 25, 2022, the BSOA, representing 2,400 property owners, requests that Madison County conduct two independent studies to analyze: a) traffic and b) water and sewer availability and the respective cumulative impacts, and devise mitigation measures as warranted, of all approved Madison County developments and projects affecting the Big Sky area. An in-depth analysis of traffic, water availability, and increased sewage influx is necessary before any further projects are approved. In addition, concerned residents of Big Sky are finding that there is a lack of information available regarding long term impacts from the proposed Flatiron development. Therefore, the BSOA is requesting that Madison County provide funding for the following:

- A. Traffic Study – The Flatiron development preliminary plat application includes a traffic study that experts on the Madison County planning board find lacking in information. A development that includes over 2,000 doors, or 14 building envelopes, is highly likely to result in increased traffic and decreased traffic safety on Montana 64, the main arterial roadway in Big Sky, especially in an emergency evacuation situation. The traffic study provided by the applicant does not indicate an accurate forecast of the volume of additional cars, possible congestion, and traffic related incidents likely to result from this development. It is notable that their plan does not provide a secondary emergency egress from the Flatiron development.
- B. Water and Sewer Availability Study –The volume of unclaimed water available to Middle Fork Properties, LLC remains unclear. The two test wells on the development property were assessed over ten years ago and this data must be updated. SFE's available in Madison County for this development remain questionable. An in-depth investigation covering river and groundwater recharge, water availability, sewage, and river pollution must be addressed to better understand the lasting impacts that the Flatiron development will have on the Big Sky community and the greater region.

The BSOA expects and appreciates investigative action by Madison County to address the cumulative impacts that will result from the proposed Flatiron development.

Respectfully,



John Gladstein
BSOA Board Chair