

** This document is being provided as a summary of public comment on the Horse Creek Hills Subdivision. This is intended as a summary of comments only and does not contain the entire content of the public comment. The best way to look at the entire comment is to review either the written correspondence or the video of the public meeting where the comment was made. This does not replace the public comment. **

Agriculture

Name	Type	Date	Subject	Summary of Comment	Relevant	Recommended Finding	Recommended Condition
JoAnn & Jan Finn	letter	read/submitte d at meeting 10/5/2021	Agriculture	Possible conflict between new residents and private property damage to the current residents. Open range. The development would need fencing.	Not Relevant		
Francie Lapierre	email	10/4/2021	Agriculture	The sbudivision will affect how local ranchers take care of their cows.	Not relevant because not specific, documented or clearly defined		
Jan & JoAnn Fin	written	9/29/2021	Agriculture	Loss of agricultural resources and subdivision residents will work to restrict or eliminate ag.	Not relevant because not specific, documented or clearly defined		
JoAnn & Jan Finn	Letter	read/submitte d at meeting 10/5/2021	Agriculture	Use of neighboring private property by dirt bikes, 4-wheelers (etc). Will affect soils and livestock.	Not relevant because not specific, documented or clearly defined		
Mike and Vicki Sullivan	email	9/29/2021	Agriculture	Increased traffic would affect agriculture.	Not relevant because not specific, documented or clearly defined		

Multiple	petition	no date	Agriculture	Ranchers who have been in BC for generations will be forced to sell	Not relevant because not specific, documented or clearly defined		
Seth Russell	Email	10/7/2021	Agriculture	possible negative impacts to ag as well as fishing/hunting in the area	Not relevant because not specific, documented or clearly defined		
Tina Read	Letter	read/submitte d at 10/27 Hearing	Agriculture	Would devastate small cow calf operations in the area.	Not relevant because not specific, documented or clearly defined		
Vicki Sullivan	In Meeting Comment	10/27/2021	Agriculture	She wants the county to put something in place to protect Agriculture.	Not relevant because not specific, documented or clearly defined		
JoAnn & Jan Finn	letter	read/submitte d at meeting 10/5/2021	Agriculture	Loss of Agricultural Resources.	Not relevant due to statute 76-3-608(3)(a)		
Mike and Vicki Sullivan	email	9/29/2021	Agriculture	Major subdivision stands to change the agricultural interface. What commercial entities expected?	Not relevant due to statute 76-3-608(3)(a)		
Philip & Jeanne Fingar	email	10/12/2021	Agriculture	There is only so much prime ranch land in Broadwater County and that should be considered.	Not relevant due to statute 76-3-608(3)(a)		
Philip & Jeanne Fingar	email	10/12/2021	Agriculture	Concerned re rural farming valley turning into urban sprawl and the challenges of fast development.	Not relevant due to statute 76-3-608(3)(a)		
Vicki Sullivan	Letter	read/submitte d at 10/27 Hearing	Agriculture	rapid loss of ag ground in Broadwater County and sprawl coming from Galatin County. Work together to preserve ag and improve productivity in the valley. William Cahill would be a valuable resource in this. Support agriculture instead of development.	Not relevant due to statute 76-3-608(3)(a)		

Don and Chris Hettinger	Letter	10/4/2021	Agriculture	Issue with ranchers and domestic dogs.	Relevant	The Developer will include the recommended Commission required Covenants.	All domestic pets shall be restrained, penned or otherwise under control of their owner at all times. See condition 15 in amended staff report.
Don and Chris Hettinger	Letter	10/4/2021	Agriculture	Farming equipment traveling the roads will be an issue.	Relevant	Developer will provide the county with signs notifying residence of ag operations in the vicinity to be placed on Lower Confederate Road.	The Developer will purchase 4 signs for the county to put along Lower Confederate Road.
Jan & JoAnn Fin	written	9/29/2021	Agriculture	Dogs may kill livestock or run them through fences.	Relevant	The Developer will include the recommended Commission required Covenants.	All domestic pets shall be restrained, penned or otherwise under control of their owner at all times. See condition 15 in amended staff report.
JoAnn & Jan Finn	letter	read/submitte d at meeting 10/5/2021	Agriculture	subdivision residents may allow dogs to run free and dogs may kill livestock.	Relevant	The Developer will include the recommended Commission required Covenants.	All domestic pets shall be restrained, penned or otherwise under control of their owner at all times. See condition 15 in amended staff report.
Tancy McDaniel	email	10/5/2021	Agriculture	Increased traffic a concern due to livestock and other agricultural operations.	Relevant	Developer will provide the county with signs notifying residence of ag operations in the vicinity to be placed on Lower Confederate Road.	The Developer will purchase 4 signs for the county to put along Lower Confederate Road.
Tancy McDaniel	email	10/5/2021	Agriculture	increased traffic a concern due to livestock and other agricultural operations. Possible conflicts with domestic dogs.	Relevant	The Developer will include the recommended Commission required Covenants.	All domestic pets shall be restrained, penned or otherwise under control of their owner at all times. See condition 15 in amended staff report.

Tina Read	Letter	read/submitted at 10/27 Hearing	Agriculture	Increased traffic will effect livestock/farm equipment that use the road.	Relevant	Developer will provide the county with signs notifying residence of ag operations in the vicinity to be placed on Lower Confederate Road.	The Developer will purchase 4 signs for the county to put along Lower Confederate Road.
Toby Dundas	In Meeting Comment	9/29/2021	Agriculture	Dogs on a state land with his cows will be shot.	Relevant	The Developer will include the recommended Commission required Covenants.	All domestic pets shall be restrained, penned or otherwise under control of their owner at all times. See condition 15 in amended staff report.
Toby Dundas	In Meeting Comment	9/29/2021	Agriculture	Cows will run over. People that walk in the state land out of defense.	Relevant	Developer will provide the county with signs notifying residence of ag operations in the vicinity to be placed on Lower Confederate Road.	The Developer will purchase 4 signs for the county to put along Lower Confederate Road.
JoAnn & Jan Finn	Letter	read/submitted at meeting 10/5/2021	Agriculture	Non-native plant species could be planted by the new residents in their yard/garden.	Relevant but not documented	If non-native plant is a noxious weed then the landowner would need to adhere to the noxious weed plan.	Noxious weed management plan adhered to by landowners. See condition 12 in amended staff report.
Big Belts Water Coalition	written	11.21.21	Agriculture	Traffic volume increase will be adverse to agriculture; access to this development bisects existing agricultural operations where livestock are required to cross for grazing and watering purposes and on which farm equipment travels	Not relevant because not specific, documented or clearly defined		
Vince Thompson	In Meeting Comment	10/27/2021	Agriculture	He is asking who is enforcing the regulations in the subdivision; fencing, dogs, ect.	Relevant	The Developer will include the recommended Commission required Covenants.	All domestic pets shall be restrained, penned or otherwise under control of their owner at all times. See condition 15 in amended staff report.

Toby Dundas	In Meeting Comment	9/29/2021	Agriculture	His cows have to cross the county road to access water so 400 vehicles will drive through 200 cows and 200 calves to get to work. There is no power to the property.	Relevant		
Bill Waldron	Letter	read/submitted at meeting 10/5/2021	Agriculture	Location - poor location because of taxpayer costs and irreversible damage to local livestock producers and wildlife	Not relevant because not specific, documented or clearly defined		
Cody McDainel	In Meeting Comment	10/5/2021	Ranching	Cody feels the subdivision will leave a devastating effect on ranching and agriculture livelihood in the surrounding area.	Not relevant because not specific, documented or clearly defined		
Vicki Sullivan	written	11.15.21	Agriculture	Financial loss of livestock and human lives because of increased traffic; loose dogs and cats detrimental to livestock; movement of farm machinery and livestock difficult with increase traffic volume	Not relevant because not specific, documented or clearly defined		
Tansy McDaniel	In Meeting Comment	10/30/2021	Agriculture	Paving will take out cattle guards so will not be able to keep stray bulls out of their registered herd	Relevant		
Big Belts Water Coalition	written	11/21/2021	Application Deficiencies	failure to address impacts to agriculture off project area; Appendix D, pg 8, item 1(b)-deficient; Appendix D, pg 9, item g - incorrect;	Not Relevant		

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Local Services

Name	Type	Date	Subject	Summary of Comment	Relevant	Recommended Finding	Recommended Condition
Big Belts Water Coalition	written	11/21/2021	Application Deficiencies	Appendix D, pg 17, 5(a)(1)-fails to identify the number or personnel and number of vehicles for fire fire protection and LEO; Application does not meet requirements of 76-3-608(3)(a)MCA	Developer has been in contact with BCRFD	A signed and approved fire plan will be created prior to final plat approval. See Condition 11 in amended staff report.	
Jan & JoAnn Finn	written	9.29.21	Electric	Electrical use would exceed Vigilante's current capabilities; phone & internet will need upgrading; commercial enterprise will pose an unknown burden; private property damage by town & subdivision residents and unknown backgrounds of construction crew personnel as well as theft of private property; loss of nature; loss of tourists	Not relevant because not specific, documented or clearly defined		
Tina Read	Letter	read/submitted at 10/27 Hearing	Fire Services	how effect already strained fire department, first responders, school bus, emergency, fish and game (etc)? Would they have to hire more people? If so, taxpayers pay for it?	Not relevant because not specific, documented or clearly defined		
Chuck Plymale	In Meeting Comment	9/29/2021	Fire Services	He stated that the fire department doesn't have the equipment or ability to fight a fire in a house bigger than a two story.	Relevant	Developer has been in contact with BCRFD	A signed and approved fire plan will be created prior to final plat approval. See Condition 11 in amended staff report.

Donna Richards	Letter		read/submitted at meeting 10/5/2021	Fire Services	Consider carefully requesting Duck Creek Rural Fire Dept to take on this big of a subdivision.	Relevant	Developer has been in contact with BCRFD	A signed and approved fire plan will be created prior to final plat approval. See Condition 11 in amended staff report.
David Plymale	email		10/26/2021	Fire Services	Increased calls for firefighters and first responders that could strain the current staff.	Relevant but not documented		
Don and Chris Hettinger	Letter		10/4/2021	Law Enforcement	will there be an added county expence for the Sheriff?	Not relevant because not specific, documented or clearly defined		
Mike and Vicki Sullivan	email		9/29/2021	Law Enforcement	more people will mean an increased need for Sheriff staff, additional education space, and fire department impacts. That burden should not fall on the tax payer but should fall on the developer.	Not relevant because not specific, documented or clearly defined		
Mike and Vicki Sullivan	email		10/5/2021	Law Enforcement	How impact response times for law enforcement, fire department and EMS? Adequate hospital service?	Not relevant because not specific, documented or clearly defined		
JoAnn & Jan Finn	Letter		read/submitted at meeting 10/5/2021	Law Enforcement	wants to know impact on Sheriff Office, Fire Department. Concern re safety due to transient workers in the area.	Not relevant due to statute 76-3-608(3)(a)		
David K Wilson on behalf of Big Belts Watershed Colation	written		12.17.2021	Law Enforcement	The letter from Sheriff Meehan stated that the proposed location of the subdivision is 25 miles from the office with response times possibly taking up to 1 hour. The Sheriff also stated high flow of traffic will be a problem and there could be hunter conflicts in that area.	Relevant	See Findings: Emergency Services page 7 of the amended staff report.	

Gerald Willot	In Meeting Comment	10/27/2021	Local Services	People that move here from warm climates don't know how to drive.	Not relevant		
Tanya Dundas	In Meeting Comment	10/30/2021	Local Services	Question to developer: Are they planning to increase density; more homes? Can that happen? Answer: would have to do another subdivision	Not Relevant		
Carole Plymale	In Meeting Comment	10/27/2021	Local Services	Carole opposes the subdivision because of the lack of information on roads, wells, water, and fire protection.	Not relevant because not specific, documented or clearly defined		
Sarah Seiler	email	10/27/2021	Local Services	what will the demand be for sheriff, ambulance, fire (etc). Will this just make taxes go up?	Not relevant because not specific, documented or clearly defined		
Bill Waldron	Letter	10/27/2021	Local Services	Comments on possible added cost to the community.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
JoAnn & Jan Finn	letter	read/submitted at meeting 10/5/2021	Local Services	would be burden on county and cost the taxpayers money.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Unknown	In Meeting Comment	10/30/2021	Local Services	Please consider costs to the locals.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Unknown	In Meeting Comment	10/30/2021	Road	Bureau of Rec owns part of Duck Creek Road.	No Relevant		
Bill Waldron	Letter	read/submitted at meeting 10/5/2021	Road	will the need for road improvements, maintenance emergency servives and other things be an added cost to the county?	Not relevant because not specific, documented or clearly defined		
Donna Richards	Letter	read/submitted at meeting 10/5/2021	Road	increase in traffic will cause erosion to dirt road, dust pollution and danger to families who live on the road.	Not relevant because not specific, documented or clearly defined		

JoAnn & Jan Finn	Letter	10/27/2020	Road	Road assessment of being in "pretty good shape" based on current roads not roads as they will be with an additional 400 vehicle trips per day.	Not relevant because not specific, documented or clearly defined		
Laura Gibbs	email	10/27/2021	Road	Road not good for travel especially in winter. Mistake to allow another subdivision of 30 houses, especially on this road. Road not plowed often. Blind curves.	Not relevant because not specific, documented or clearly defined		
Tina Read	Letter	read/submitted at 10/27	Road Hearing	increased traffic could cause possible fatal accidents. Problems with people not used to driving around agricultural operations making the chance of an accident higher. Who would pay for extra road work including maintenance?	Not relevant because not specific, documented or clearly defined		
Vicki Sullivan	In Meeting Comment	10/27/2021	Road	She stated that the increase in vehicles from Goosebay brings lots of garbage scattered along the road.	Not relevant because not specific, documented or clearly defined		
Bill Waldron	Letter	10/27/2021	Road	400 additional vehicle trips per day	Not relevant because not specific, documented or clearly defined		
Mike and Vickie Sullivan	Letter - Read by Nichole	10/30/2021	Road	Costs to taxpayers for roads; impacts to wildlife and ag.	Not relevant because not specific, documented or clearly defined		
Cody McDainel	In Meeting Comment	10/5/2021	Road	This may bring in construction workers and machinery that will be undesirable that the community will have to deal with.	Not relevant because not specific, documented or clearly defined		

Jan & JoAnn Finn	written	9.29.21	Road	This development will cause greater demands on the BC road crew; more accidents on the road with livestock & farm machinery movement	Not relevant because not specific, documented or clearly defined		
JoAnn & Jan Finn	Letter	read/submitted at meeting 10/5/2021	Road	increased traffic will result in increased accidents. (see letter for statistic provided by writer). Will turn lanes be proposed to address safety of turn onto HWY 284? At what expense? What will the increase due to the commercial units be?	Not relevant due to statute 76-3-608(3)(a)		
Bill Waldron/Confederate Gulch HOA (100+ members)	In Meeting Comment	10/30/2021	Road	Lower Confederate improvements and paving will cost taxpayers many millions of dollars (\$1M/mile)	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Carole Plymale	In Meeting Comment	10/27/2021	Road	She feels the roads will need upgrades and rebuilds which will fall on the county taxpayers. Lower Duck Creek very narrow and has many blind corners with steep inclines.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Charles & Carole Plymale	Letter	10/5/2021	Road	Lower Confederate blind hills with narrow portions and dangerous hills. Once roads upgraded, who will pay for upkeep?	Relevant	A RID can be created for this development for the maintenance to the county road and internal subdivision roads	Encourage the developer to create an RID (?)

Chuck Plymale	In Meeting Comment	10/5/2021	Road	<p>Chuck opposes the subdivision, he has a concern with the traffic on both Confederate and Lower Duck Creek Roads. Lower Duck creek is not much more than a two track, which means it is narrow, has blind corners, and has steep inclines. Lower Confederate is wider but still has blind corners. Asking who is going to be responsible for the upkeep of the road.</p>	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Cody McDaniel	In Meeting Comment	10/30/2021	Road	<p>TIS of 352 trips/day; 84% traffic Lower Confederate not accurate; reality is nearly 100% will travel Lower Confederate; TIS taken during a slow season on the highway; study done on Feb 17 - Feb 23, 2021; 2/3rd during week and 1/3rd on weekend; reality is more traffic on weekend and more traffic during summer and hunting season; (handed out pictures showing snow during week of Feb 17 - Feb 23, 2021); winter weather would have impacted the true number as well; county traffic study was 140 base line and county will struggle to keep the road passable unless it is paved; county should require pavement and have a 3rd party review level of service proposed; a safer new road should travel through the developers property or there needs to be an accurate TIS in order for their to be a complete and sufficient applicatoin; otherwise county will be burdened by trying to maintain level of service</p>	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.

David Plymale	email	10/26/2021	Road	Lower Duck Creek and Lower Confederate Gulch cannot take the additional traffic and will cause the road to deteriorate even more than it already is. Increased traffic could mean increased accidents.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Don and Chris Hettinger	Letter	10/4/2021	Road	county road marginal and not adequate for commercial/residential traffic this would cause. Could increase traffic. If road gets paved then increased speed would be an issue.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Francie Lapierre	email	10/4/2021	Road	dirt roads need to be widened and more upkeep. Also, what about the winter when roads get snow drifts. Hopes concerns by residents can be mitigated. Any road improvement need to support the subdivision should be paid by the developer.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Jorja Munns	Email	10/27/2020	Road	Lower Confederate/Lower Duck Creek narrow, winding and blind curves and hills. Located in area with existing ag, ranching, camping. Road not developed for the traffic load proposed.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Mike and Vicki Sullivan	email	9/29/2021	Road		Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Philip & Jeanne Fingar	email	10/12/2021	Road	important to have developer help pay cost of road improvements.	Relevant	The traffic on the road will increase, and could likely change the status of the road	The developer will need to pay their proportionate share of upgrades to the County road based on their own Traffic Impact Study performed on Lower Confederate Road
Philip Fingar	In Meeting Comment	9/29/2021	Road	Philip is concerned about maintaining the roads according to the traffic increase.	Relevant	A RID can be created for this development for the maintenance to the county road and internal subdivision roads	Encourage the developer to create an RID (?)

Tancy McDaniel	email	10/5/2021	Road	will the gravel road be able to keep up with increased traffic or would the road be paved and the speed limit increased?	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Unknown	In Meeting Comment	10/30/2021	Road	Letter from Josh Obert states that portion Lower Duck Creek Road in BOR that county maintains	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Tina Reed	In Meeting Comment	10/30/2021	Road	Do the studies include commercial? Nichole: 20 vehicle trips per day for commercial; that is included in the calculation for this subdivision	Relevant		
Toby Dundas	In Meeting Comment	10/30/2021	Road	Hwy 284 needs to be altered for sight visibility; might need more right of way; 15% slopes houses needs to be 5-6% so million of dollars of dirt to move; \$1M a mile isn't enough if roads isn't straight, need culverts, etc. \$6-7 M for just Lower Confederate Road; taxpayers are going to pay millions so one landowner can make a million; accident where Lower Confederate meets Hwy 284; existing driveways on Lower Confederate will need to be altered	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Mike & Vicki Sullivan	written	9.29.21	Road	Widening of the existing roads will cause potential long-term soil erosion and maintenance issues; All road improvements should be at the full expense of the developer as is done in Gallatin Co.; the roads accessing the development are narrow and winding with blind hills and curves	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Jan & JoAnn Finn	written	11.15.21	Road	The access road should be paved, yet \$300G as proposed is not enough, this creates an excessive expenditure of public funds	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.

Big Belts Water Coalition	written	11.21.21	Road	The TIS was performed at a time of low traffic volume; failure to identify BOR financial obligations	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Dan Artz	written	11.21.21	Road	The TIS was performed at a time of low traffic volume; failure to identify BOR financial obligations	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
David K Wilson on behalf of Big Belts Watershed Colation	written	12.17.2021	Road	Expressed concerns about the road study, and whether paving would be triggered when the subdivision is in	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Mike and Vicki Sullivan	email	10/5/2021	Roads	HWY 284 will see increase in accidents due to increased traffic on the road with narrow winding turns. What will the traffic and safety impacts on the route to Helena be?	Not relevant because not specific, documented or clearly defined		
Jill Flynn	In Meeting Comment	9/29/2021	Roads	Who will pay for the upkeep of the roads and how it will affect the county tax payers?	Relevant	All county road maintenance is paid for by Broadwater County taxpayers.	No recommended condition
Broadwater Conservation District	Written	12/15/2021	Roads	Increased traffic will impact adjoining agriculture and residents. Safety and cost are a concern.	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Mike and Vicki Sullivan	email	10/5/2021	Schools	requests more information about the impacts to the school.	Not relevant because not specific, documented or clearly defined		
Holly Silkman	In Meeting Comment	9/29/2021	Solid Waste	She is concerned of the increase in trash.	Not relevant because not specific, documented or clearly defined		

Broadwater Conservation District	Written	12/15/2021	Solid Waste	There will be an increase in solid waste that will cause the Dry Gulch canister to need to be increased. The developer should pay this cost.	Relevant		
Cody McDainel	In Meeting Comment	10/5/2021	Traffic	The land owners already have to endure an increase in traffic during the summer months. He is concerned with a more constant increase.	Not relevant because not specific, documented or clearly defined		
Monte & Mary Ellen Schnur	written	11.1.21	Traffic	The increased traffic volume is more than the BC road crew can handle	Not relevant because not specific, documented or clearly defined		
Bill Waldron	In Meeting Comment	10/5/2021	Traffic	Bill is concerned about the increase of traffic, he states that the number given (400) works out to 1 vehicle every 2 minutes.	Not relevant due to statute 76-3-608(3)(a)		
Holly Sulkman	In Meeting Comment	9/29/2021	Traffic	Holly is concerned with the increase of traffic.	Not relevant due to statute 76-3-608(3)(a)		
Multiple	petition	no date	Traffic	The access road improvements at \$1million/mile shouldn't be paid by taxpayers; development will cause an increase in taxes; not the appropriate location for a subdivision	Relevant	See Findings: Road and Traffic on page 6 of the amended staff report	See conditions 5 and 6 of the amended staff report.
Cody McDaniel	In Meeting Comment	9/29/2021	Traffic	Cody has concerns with the increased traffic.	Not relevant because not specific, documented or clearly defined		
Toby Dundas	In Meeting Comment	10/27/2021	Traffic	Toby has concerns with many blind spots along Confederate Gulch and Duck Creek Roads.	Not relevant due to statute 76-3-608(3)(a)		

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The Natural Environment

Name	Type	Date	Subject	Summary of Comment	Relevant	Recommended Finding	Recommended Condition
Vicki Sullivan	In Meeting Comment	10/27/2021	Natural Environment	Explaining the Environmental and other "impacts" and asking for the board to get more information to make a better educational and informed decision.	Not relevant because not specific, documented or clearly defined		

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Wildlife and Wildlife Habitat

Name	Type	Date	Subject	Summary of Comment	Relevant	Recommended Finding	Recommended Condition
Bill Waldron	In Meeting Comment	10/27/2021	Wildlife	He is requesting the impact on wildlife in the motion.	Not relevant because not specific, documented or clearly defined		
Bill Waldron	Letter	read/submitted at meeting 10/5/2021	Wildlife	will push out resident wildlife and could affect hunting.	Not relevant because not specific, documented or clearly defined		
Don and Chris Hettinger	Letter	10/4/2021	Wildlife	Large population of large and small game and non-game that live in the area that are sensitive to human population and intrusion. This area is used for grazing.	Not relevant because not specific, documented or clearly defined		
Francie Lapierre	email	10/4/2021	Wildlife	What about the wildlife that will be displaced and have nowhere to live? The subdivision will scare away the natural wildlife.	Not relevant because not specific, documented or clearly defined		
JoAnn & Jan Finn	Letter	10/27/2020	Wildlife	Fencing will not change the risk to wildlife in the area.	Not relevant because not specific, documented or clearly defined		
JoAnn & Jan Finn	Letter	read/submitted at meeting 10/5/2021	Wildlife	Increased traffic could increase traffic accidents.	Not relevant because not specific, documented or clearly defined		

Bill Waldron	Letter	10/27/2021	Wildlife	Negative impact on wildlife. Talked with Adam Grove Director of MFWP and no study has been done regarding the impacts to local wildlife.	Relevant	See Findings under Impact on Wildlife and impact on wildlife habitate on page 10 of the amended staff report.	Commission required covenants to include: 'Notice is hereby given that lots shall install wildlife friendly fencing, contain domestic animals and secure solid waste.' See Condition 15 in the amended staff report.
Cody McDainel	In Meeting Comment	10/5/2021	Wildlife	Wildlife migration and living will be drastically affected and will have to leave the area.	Relevant	See Findings under Impact on Wildlife and impact on wildlife habitate on page 10 of the amended staff report.	Commission required covenants to include: 'Notice is hereby given that lots shall install wildlife friendly fencing, contain domestic animals and secure solid waste' and 'Notice is hereby given that each lot shall be maintained in a clean, attractive, and weed-free manner; Noxious weeds must be pulled, sprayed or cut prior to seed maturity; the subdivision is subject to an approved Weed Management Plan with the Broadwater County Weed Board' See Condition 15 in the amended staff report
Jill Flynn	In Meeting Comment	9/29/2021	Wildlife	Jill has a question about a statement made about wildlife not being impacted in this area, she is asking if this information came from a study or if there will be a study? She wants to know who enforces the weed control? Who will pay for the upkeep of the roads and how it will affect the county tax payers. She is also asking for an extention on public comments.	Relevant	See Findings under Impact on Wildlife and impact on wildlife habitate on page 10 of the amended staff report.	Commission required covenants to include: 'Notice is hereby given that lots shall install wildlife friendly fencing, contain domestic animals and secure solid waste' and 'Notice is hereby given that each lot shall be maintained in a clean, attractive, and weed-free manner; Noxious weeds must be pulled, sprayed or cut prior to seed maturity; the subdivision is subject to an approved Weed Management Plan with the Broadwater County Weed Board' See Condition 15 in the amended staff report

Bill Waldron	In Meeting Comment	10/30/2021	Wildlife and Local People	Subdivision will ruin the locals lifes; Developer asked for the letter but it was read at a meeting where Mark Fassning was present and it talked about the severe impact to the wildlife	Not relevant because not specific, documented or clearly defined		
JoAnn & Jan Finn	letter	read/submitted at meeting 10/5/2021	Wildlife	Wetlands in the area could be affected which would affect wildlife populations. Human population growth would change wildlife access, activity and habitat.	Relevant	See Findings under Impact on Wildlife and impact on wildlife habitats on page 10 of the amended staff report.	Commission required covenants to include: 'Notice is hereby given that lots shall install wildlife friendly fencing, contain domestic animals and secure solid waste.' See Condition 15 in the amended staff report.
Bill Waldron	In Meeting Comment	10/30/2021	Wildlife	Picture of elk shown to planning board members; poor location for a subdivision based on wildlife.	Relevant		
Mike & Vicki Sullivan	written	9.29.21	Effects on Wildlife	Increase traffic on Hwy 284 will negatively impact wildlife;	Not relevant because not specific, documented or clearly defined		
Multiple	petition	no date	Effects on Wildlife	This development will end large numbers of wildlife that utilize this property	Not relevant because not specific, documented or clearly defined		
Jan & JoAnn Finn	written	11.15.21	Effects on Wildlife	This development will fracture wildlife habitat	Not relevant because not specific, documented or clearly defined		
Jan & JoAnn Finn	written	9.29.21	Effects on Wildlife	This area of BC is a location for turkey vultures as they migrate, turkey vultures are a protected species; Human population growth would change wildlife access, activity & habitat;	Not relevant because not specific, documented or clearly defined		

Big Belts Water Coalition	written	11.21.21	Effects on Wildlife	This is a known wildlife corridor	Not relevant because not specific, documented or clearly defined		Commission required covenants to include: 'Notice is hereby given that lots shall install wildlife friendly fencing, contain domestic animals and secure solid waste' and 'Notice is hereby given that each lot shall be maintained in a clean, attractive, and weed-free manner; Noxious weeds must be pulled, sprayed or cut prior to seed maturity; the subdivision is subject to an approved Weed Management Plan with the Broadwater County Weed Board' See Condition 15 in the amended staff report
Big Belts Water Coalition	written	11/21/2021	Application Deficiencies	failure to identify & document impacts to wildlife; Appendix D, pg 10, 3(b) - application is erroneous as this subdivision will displace wildlife;	Relevant	See Findings under Impact on Wildlife and impact on wildlife habitats on page 10 of the amended staff report.	

<p>David K Wilson on behalf of Big Belts Watershed Coalition</p>	<p>written</p>	<p>12.17.2021</p>	<p>Wildlife</p>	<p>The area is a known wildlife corridor for big game. (Reference to FWP letter). Applicants fail to clearly identify and document the impacts that are likely to occur to wildlife if the development occurs.</p>	<p>Relevant</p>	<p>See Findings under Impact on Wildlife and impact on wildlife habitate on page 10 of the amended staff report.</p>	<p>Commission required covenants to include: 'Notice is hereby given that lots shall install wildlife friendly fencing, contain domestic animals and secure solid waste' and 'Notice is hereby given that each lot shall be maintained in a clean, attractive, and weed-free manner; Noxious weeds must be pulled, sprayed or cut prior to seed maturity; the subdivision is subject to an approved Weed Management Plan with the Broadwater County Weed Board' See Condition 15 in the amended staff report</p>
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Broadwater Conservation District	Written	12/15/2021	Public Lands	Concern regarding impacts on wildlife in the area. The EA does not give sufficient mitigation measures for this concern.	Relevant	See Findings under Impact on Wildlife and impact on wildlife habitate on page 10 of the amended staff report.	Commission required covenants to include: 'Notice is hereby given that lots shall install wildlife friendly fencing, contain domestic animals and secure solid waste' and 'Notice is hereby given that each lot shall be maintained in a clean, attractive, and weed-free manner; Noxious weeds must be pulled, sprayed or cut prior to seed maturity; the subdivision is subject to an approved Weed Management Plan with the Broadwater County Weed Board' See Condition 15 in the amended staff report
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Public Health and Safety

Name	Type	Date	Subject	Summary of Comment	Relevant	Recommended Finding	Recommended Condition
JoAnn & Jan Finn	letter	read/submitted at meeting 10/5/2021	Drainfields	What would the plan be for leaking sewage?	Relevant	MDEQ will review the application for the type and placement of all drainfields and wells on parcels less than 20 acres	MT DEQ application will be approved prior to final plat approval
Mike and Vicki Sullivan	email	10/5/2021	Public Health and Safety	Requesting additional time and another public hearing. Request for documents. County will need additional staff because response time is slow. What impacts associated with the commercial lots?	Relevant	Developer has been in contact with BCRFD & BCSO.	A signed and approved fire plan will be created prior to final plat approval. See Condition 11 in amended staff report.
Big Belts Water Coalition	written	11.21.21	Public Health and Safety	DEQ identified stormwater detention ponds appear uphill from the direction of runoff flows	Relevant	See the Stormwater section on page 11 of the amended staff report.	See Recommended Conditions number 2.
Jan & JoAnn Finn	written	9/29/2021	Public Health and Safety	What is the action plan in the event of leaking sewage?	Relevant	See the Wastewater section on page 11 of the amended staff report.	See Recommended Conditions number 2.
Cody McDaniel	In Meeting Comment	10/30/2021	Local Services	Cumulative Effects? Shawn - look at how drainfields impact groundwater and surface water	Relevant	See the Wastewater section on page 11 of the amended staff report.	See Recommended Conditions number 2.

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Other

Name	Type	Date	Subject	Summary of Comment	Relevant	Recommended	
						Finding	Condition
Greg Field	In Meeting Comment	10/27/2021	Alternative Selling options	Greg feels that there are alternative selling options for the developers.	Not relevant due to statute 76-3-608(3)(a)		
Philip Fingar	In Meeting Comment	10/27/2021	Alternative Selling options	Philip agrees that there are alternative selling options for the developer.	Not relevant due to statute 76-3-608(3)(a)		
Vicki Sullivan	written	11.15.21	Application Deficences	Application is incomplete as water, road and cultural resource surveys should be completed	Relevant	Cultural resource study has been added since this comment. For roads, see page 6 of the amended staff report. For water see page 11 of the amended staff report.	
Vicki Sullivan	written	11.2.21	Application Deficences	MHS (SHPO) requests cultural resource inventory	Relevant	A new cultural resources study has been added since this comment was received.	
Big Belts Water Coalition	written	11/21/2021	Application Deficences	cultural resource inventory recommended by SHPO;	Relevant	A new cultural resources study has been added since this comment was received.	
Holly Sulkman	In Meeting Comment	9/29/2021	Commercial lots	Why people would want to live in a subdivision so far out of town. People that want to live in subdivisions want the comforts of a town. She is concerned with what will be constructed in the commercial lot.	Not relevant due to statute 76-3-608(3)(a)		
JB Howick	In Meeting Comment	10/27/2021	Community Development	JB feels that the county should stop developemnt for 18 months, as the subdivision planning rules for the county are obsolete.	Not relevant due to statute 76-3-608(3)(a)		

Mike and Vickie Sullivan	Letter - Read by Nichole	10/30/2021	Compliance with Statute	<p>Developer's application must be compliant with the state. Does this subdivision comply with the law? If county approves a subdivision that doesn't comply with the law, it is turning its face to private property rights.</p> <p>List of statutes that must be complied with. Application appears to grossly not comply with the law. Process should be stopped and substantive information should be obtained.</p>	Relevant			
Bill Waldron	In Meeting Comment	10/5/2021	Confederate Gulch Homeowners Association	Formed homeowners association to stop subdivisions in agriculture areas.	Not relevant due to statute 76-3-608(3)(a)			
Jan Finn	In Meeting Comment	10/30/2021	Cultural Study	Question to developer: Is there a new study Mark Fassning: Additional information provided is for clarification; not required. Since there was a concern at the last meeting the developer hired a consultant. Not sent to Mr. Shino/Murdo?	Relevant	Fill in these sections after the Planning Board meeting where the cultural study is reviewed.		
Bill Waldron	In Meeting Comment	10/5/2021	Effects on Local Business	That area is used for military training for the United States Army Green Beret's. He is concerned that this subdivision will stop the military training.	Not relevant due to statute 76-3-608(3)(a)			
Bill Waldron	In Meeting Comment	10/27/2021	Effects on Local Business	That area is used for military training for the United States Army Green Beret's. He is concerned that this subdivision will stop the military training.	Not relevant due to statute 76-3-608(3)(a)			

David K Wilson on behalf of Big Belts Watershed Colation	written	12.17.2021	Historic Resources	The November 5, 2019 letter from the Montana Historical Society stated that there was potential to impact cultural properties and recommends a cultural resource inventory be conducted. This cultural resource inventory has not been conducted.	Relevant	A new cultural resources study has been added since this comment was received.	
Gerald Wilard	In Meeting Comment	9/29/2021	Hunting	His concern is with the subdivision being placed in the middle of hunting grounds.	Not relevant due to statute 76-3-608(3)(a)		
Cody McDainel	In Meeting Comment	10/5/2021	Hunting	Cody states that on the North side is state land that is frequent with hunters with many hunter/elk interactions.	Not relevant due to statute 76-3-608(3)(a)		
Tancy McDaniel	In Meeting Comment	9/29/2021	Hunting, Traffic, Wildlife, and Commercial Lots	Hunting concern, Traffic Concern, Wildlife concern, Commercial lot concerns	Not relevant because not specific, documented or clearly defined		
Broadwater Conservation District	Written	12/15/2021	Incomplete Application	The application is incompleted and has numerous errors.	Not relevant because not specific, documented or clearly defined		
Mike & Vicki Sullivan	written	9.29.21	Miscellaneous	People cannot attend due to Covid-19 concerns; failure to include written comment cut-off date or specific contact name & address to send comments to; request an extension for comment period; only 24 hours notice of the ability to participate online	Not Relevant		
Jan & JoAnn Finn	written	11.15.21	Miscellaneous	Development will entirely eliminate military training done by a local resident; rate hikes from Vigilante Electric; taxpayers will have to pay for additional refuse containers	Not Relevant		
Mike and Vicki Sullivan	email	9/29/2021	other	Requests extension for comment period.	Not Relevant		

Name of Individual Unknown	In Meeting Comment	10/30/2021	Other	What is mitigation; is it like mediation?	Not Relevant		
Sarah Seiler	email	10/27/2021	Other	Comments regarding growth in Monana and her experience with growth in New York.	Not relevant		
Name of Individual Unknown	In Meeting Comment	10/30/2021	Other	Developer has to grant the continuance? There is a lot of information no one has been able to review.	Not Relevant		
Bill Waldron	Letter	read/submitted at meeting 10/5/2021	Other	would there be a tax increase? Ruin the rural agricultural area. Subdivision in other areas have become a huge eyesore.	Not relevant because not specific, documented or clearly defined		
Donna Richards	Letter	read/submitted at meeting 10/5/2021	other	impacts to the rural environment.	Not relevant because not specific, documented or clearly defined		
JoAnn & Jan Finn	Letter	read/submitted at meeting 10/5/2021	Other	requests studies from various departments. Requests information on limits to types of animals the residents of subdivision can have. Creation of air and noise pollution creating a loss of agriculture and wildlife. would create permanent impact on rural residents and a permanent loss of resources.	Not relevant because not specific, documented or clearly defined		

Bill Waldron	Letter	10/27/2021	Other	Commercial and industrial zoned property changes the agricultural feel of the neighborhood. Comments on the local residents in opposition to the subdivision and how other subdivisions have affected other areas of the state.	Not relevant due to statute 76-3-608(3)(a)		
Bob Radcliffe	email	10/10/2021	Other	Opposed to subdivision	Not relevant due to statute 76-3-608(3)(a)		
JoAnn & Jan Finn	letter	read/submitted at meeting 10/5/2021	other	Loss of nature for recreation.	Not relevant due to statute 76-3-608(3)(a)		
John and Holly Silkman	Letter	10/27/2021	other	Rural location that they do not want to change. This subdivision would destroy. Questions for the Commission: will you turn a blind eye to this invasive subdivision? Okay to irrevocably transform lives of many for good of one developer? Who represent? What sense make to have a subdivision in this location? Why rights of one developer over rights of landowners?	Not relevant due to statute 76-3-608(3)(a)		
Sarah Silar	In Meeting Comment	10/27/2021	Other	Decisions made now set precedence for the future.	Not relevant due to statute 76-3-608(3)(a)		
Tina Read	Letter	read/submitted at 10/27 Hearing	other	people on this side of the lake live here to get away from the city. Could ruin the way of life for people in the area.	Not relevant due to statute 76-3-608(3)(a)		

Trevor & Brenda Reichert	email	10/4/2021	Other	Has not heard positive thing about the subdivision. County experiencing run away growth. Requesting documents from the County. Who did impact assessment on neighbors, ranchers and landowners. Will change (Burden) local residents livliehoods and lifestyles.	Not relevant due to statute 76-3-608(3)(a)		
Sarah Seiler	email	10/27/2021	other	What will the commercially zoned areas mean? What will be put in those places?	Not relevant; The County does not have a say in what types of businesses are placed on commercial lots		
Denise Thompson	In Meeting Comment	10/27/2021	Other	Denise stated that the board can request more information form organizations like DRNC, or Conservation District	Relevant	Subsequent Planning Board public hearing being held on 3/2/22	No recommended condition
JoAnn & Jan Finn	Letter	read/submitteed at meeting 10/5/2021	Other	Requests more information on phasing plan.	Relevant	Subsequent Planning Board public hearing being held on 3/2/22	None
Cody McDainel	In Meeting Comment	10/5/2021	Other Generations	He is concerned that if the subdivisions goes through it will stop the chance and willingness of continued generations of Agriculture in Broadwater County.	Not relevant because not specific, documented or clearly defined		
Cody McDainel	In Meeting Comment	10/5/2021	Other Subdivisions	Cody is concerned that if this subdivision is passed, it will bring in more subdivisions	Not relevant because not specific, documented or clearly defined		
Philip Fingar	In Meeting Comment	10/27/2021	Population Increase	Philip is concerned with the influcuation of the population that subdivisions will bring.	Not relevant because not specific, documented or clearly defined		

Trevor Reichert	In Meeting Comment	9/29/2021	Public comment	He also wants more time for public comment.	Not relevant due to statute 76-3-608(3)(a)		
Tina Reed	In Meeting Comment	10/5/2021	Public Notice	Concerned that there hasn't been notice to the public.	Relevant	All notices were mailed/posted according to 76-3-605, MCA	None
Broadwater Conservation District	Written	12/15/2021	Tax	This subdivision could cause a burdent on taxpayers.			
Dave Jones	In Meeting Comment	10/27/2021	Taxes	Dave doesn't want another Bozeman. People can't afford to live there. He stated that we need to keep local producers in business.	Not relevant because not specific, documented or clearly defined		
Vicki Sullivan	In Meeting Comment	10/27/2021	Taxes	Vicki has a concern with development increasing taxes.	Not relevant because not specific, documented or clearly defined		
Vicki Sullivan	written	11.1.21	Timeline	This is an unfair amount of time for comments and review	Not Relevant		
Vicki Sullivan	written	11.2.21	Timeline	The developers appear to be rushing the project through	Not Relevant		
Chuck Plymale	In Meeting Comment	9/29/2021	Trail	Chuck has come concerns about the trail that will go from the subdivision to the State land.	Not relevant due to statute 76-3-608(3)(a)		
Gerald Willett	In Meeting Comment	10/30/2021	Unanswered Questions	Should deny because there are so many unanswered questions	Relevant but not specific, documented or clearly defined.		
Greg Field	In Meeting Comment	10/27/2021	Universal Opposition	Greg is stating that the developers should consider the strong universal opposition from surrounding neighbors.	Not relevant due to statute 76-3-608(3)(a)		

Broadwater Conservation District	Written	12/15/2021	Weeds	Weed board denied the application. Requests additional information on it.	A new weed plan has been provided by the Developer. It was reviewed at a public hearing on 4/5/2022.		
Jill Flynn	In Meeting Comment	9/29/2021	Other	She is also asking for an extention on public comments.	Relevant	More time has been allowed for the county and the public to review the documents	No recommended condition

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Environmental Assessment

Name	Type	Date	Subject	Summary of Comment	Relevant	Recommended Finding	Recommended Condition
Holly Silkman	email	10/4/2021	Environmental Assessment	Opposed to subdivision. Concerned re environmental impacts provided by the developer were not plausible and not enough people in the county are aware of the subdivision.	Not relevant due to statute 76-3-608(3)(a)		
Mike and Vicki Sullivan	email	10/5/2021	Environmental Assessment	Was one created? If so, was it provided to the public for them to review.	Relevant	No recommended finding. An EA was created and has been provided to the public for review.	
Sarah Seiler	email	10/27/2021	Environmental Assessment	has one been done?	Relevant	No recommended finding. An EA was created and has been provided to the public for review.	
Tina Reed	In Meeting Comment	10/27/2021	Environmental Impact Studies	Tina wants to know when the impact studies took place and wants to see if/when updated	Relevant	No recommended finding. An EA was created and has been provided to the public for review.	
Vicki Sullivan	written	11.1.21	Application Deficinces	EA fails to identify potential adverse impacts and failure to include impact information from agency letters; Application misrpresents SHPO letter	Relevant	No recommended finding. An EA was created and has been provided to the public for review.	

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Water

Name	Type	Date	Subject	Summary of Comment	Relevant	Recommended Finding	Recommended Condition
Bill Waldron	Letter	read/submitted at meeting 10/5/2021	Water	What will the financial and physical impact be to the current tax paying residents if the large increased demand for water depletes the aquifer.	Not relevant because not specific, documented or clearly defined		
Carole Plymale	In Meeting Comment	10/27/2021	Water	She feels the information provided on wells is incorrect.	Not relevant because not specific, documented or clearly defined		
Donna Richards	Letter	read/submitted at meeting 10/5/2021	Water	Could compromise already existing wells	Not relevant because not specific, documented or clearly defined		
Francie Lapierre	email	10/4/2021	Water	Not enough water for rancers to water cows, also not enough water for wildlife.	Not relevant because not specific, documented or clearly defined		
Jeff Dakota	In Meeting Comment	10/27/2021	Water	Jeff Dakota is concerned with low water sources.	Not relevant because not specific, documented or clearly defined		
Jim Beck	In Meeting Comment	10/27/2021	Water	Conservation District would consider a program to help monitor wells	Not relevant because not specific, documented or clearly defined		

JoAnn & Jan Finn	Letter	read/submitted at meeting 10/5/2021	Water	Gives statistics regarding water.	Not relevant because not specific, documented or clearly defined		
Mike and Vicki Sullivan	email	10/5/2021	water	water issues not well explained by developer engineer at the meeting.	Not relevant because not specific, documented or clearly defined		
Philip Fingar	In Meeting Comment	9/29/2021	Water	He is concerned about water, and the comparing of East side of Lake and West side of the Lake, as they are two different ecosystems.	Not relevant because not specific, documented or clearly defined		
Toby Dundas	In Meeting Comment	10/27/2021	Water	He has concerns with water usage.	Not relevant because not specific, documented or clearly defined		
Bill Waldron	Letter	10/27/2021	Water	How will increased demand for water affect current residents?	Relevant	The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.	Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.

Cody McDainel	In Meeting Comment	10/5/2021	Water	Cody has a concern with the water table draw down.	Relevant	The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.	Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.
Cody McDaniel	In Meeting Comment	9/29/2021	Water	He has concerns with affect the subdivision will have on the water system and the affects it will have on the cattle.	Relevant	The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.	Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.

<p>Don and Chris Hettinger</p>	<p>Letter</p>	<p>10/4/2021</p>	<p>Water</p>	<p>proposed additional lots would add considerable burden to current aquifer being used by ranchers.</p>	<p>Relevant</p>	<p>The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.</p>	<p>Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.</p>
<p>Drew Hettinger</p>	<p>In Meeting Comment</p>	<p>10/27/2021</p>	<p>Water</p>	<p>Drew has concerns with the depletion of water.</p>	<p>Relevant</p>	<p>The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.</p>	<p>Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.</p>

<p>JoAnn & Jan Finn</p>	<p>Letter</p>	<p>10/27/2020</p>	<p>Water</p>	<p>Currently experiencing low water table. Add to that 39 residential wells and 2 commercial lots and there will be impacts.</p>	<p>Relevant</p>	<p>The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.</p>	<p>Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.</p>
<p>JoAnn & Jan Finn</p>	<p>letter</p>	<p>read/submitted at meeting 10/5/2021</p>	<p>Water</p>	<p>Create significant impacts on area aquifers. Could dry up domestic and livestock wells for current residents.</p>	<p>Relevant</p>	<p>The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.</p>	<p>Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.</p>

<p>Mike and Vicki Sullivan</p>	<p>email</p>	<p>9/29/2021</p>	<p>Water</p>	<p>Individual wells/spetic? Potential for adverse impacts on existing wells, streams, wetlands, watertable, domestic wells, irrigation operations.</p>	<p>Relevant</p>	<p>The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.</p>	<p>Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.</p>
<p>Sarah Seiler</p>	<p>email</p>	<p>10/27/2021</p>	<p>water</p>	<p>What will effect be on groundwater for surrounding areas?</p>	<p>Relevant</p>	<p>The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.</p>	<p>Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.</p>

Tancy McDaniel	email	10/5/2021	water	significant effect on groundwater expected due to the rate on 151-200 average gallons per day indoor use (as per EPA) and possible outdoor watering as well.	Relevant	The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.	Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.
Tina Read	Letter	read/submitted at 10/27	water	How will increased demand for water affect current residents?	Relevant	The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.	Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.
Toby Dundas	In Meeting Comment	9/29/2021	Water	Toby states that the national average of water use on a house is 300 gallons a day, which is 6,000,000 gallons of water a year.	Relevant	No recommended finding. While this may be true, does not illicit a response from county; just stating data	

Chuck Plymale	In Meeting Comment	10/5/2021	Water	He feels that the staement about average water flow of the wells is incorrect, as they probably included McDaniels irrigation well.	Relevant	All well logs presented in the preliminary plat application were included in the cumulative value of water well data summarized in the Staff Report	No recommended condition
Dan Artz	In Meeting Comment	9/29/2021	water	Dan is concerned about 40 homes affecting the aquifer. He wants more time to research and for the public to be informed.	Relevant	More time has been allowed for the county and the public to review the documents	No recommended condition
Dan Artz	In Meeting Comment	10/30/2021	Water Rights	Enforcement by an HOA does not happen. Lives in a subdivision with a HOA and do not self enforce.	Not Relevant		
Mike & Vicki Sullivan	written	9.29.21	Water Rights Concerns	The additional wells can have an adverse impact on existing wells, streams, wetland and water table	Not relevant because not specific, documented or clearly defined		
Jan & JoAnn Finn	written	9.29.21	Water Rights Concerns	41 individual wells would create a significant immediate negative impact on area aquifers; area wetlands will be affected by 41 wells and the springs will dry up	Not relevant because not specific, documented or clearly defined		
Jan & JoAnn Finn	written	11.15.21	Water Rights Concerns	All area water will be impacted; four phases were submitted to DNRC to avoid a deeper review	Not relevant because not specific, documented or clearly defined		
Big Belts Water Coalition	written	11.21.21	Water Rights Concerns	41 wells will have an impact on the aquifer and irrigation	Not relevant because not specific, documented or clearly defined		
Tina Read	written	11/1/2021	Water Rights Concerns	A more extensive water study should be required by DNRC	Not Relevant but should be submitted to the DNRC for their review		

Vicki Sullivan	written	11/1/2021	Water Rights Concerns	A review of water availability should be conducted	Relevant	See Findings for Impact on Public Helath and Safety under Water Supply, page 11 of amended staff report.	See Recommended Condition 2 on page 13 of the amended staff report.
Big Belts Water Coalition	written	11/21/2021	Application Deficinces	EA-water availability, Broadwater County should obtain a 3rd party independent study of aquifer paid for by developer.	Relevant	The proposed lots will be served by individual on-site water wells, drilled into each lot, according to the Amended Application. Each phase of the phased development will have a combined estimated total domestic volume of use of 10-acre feet/year. The use of these exempt wells is subject to review and approval by DNRC and DEQ.	Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Environmental Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat.
David K Wilson on behalf of Big Belts Watershed Colation	written	12.17.2021	Water	There is potential for the subdivision to impact the water table and water availability. The county should obtain a qualified third party independenty study of the aquifer to determine the number of wells the aquifer can sustain without adversely impacting nearby existing domestic and irrigation wells.	Relevant	See Findings for Impact on Public Helath and Safety under Water Supply, page 11 of amended staff report.	See Recommended Condition 2 on page 13 of the amended staff report.
Broadwater Conservation District	Written	12/15/2021	Water	Concern about how this subdivision will affect the availibility of water for the existing agricultuire and houses. Also concern regarding the water quality and how this would affect the quality of water in Confederate Creek.	Relevant	See Findings for Impact on Public Helath and Safety under Water Supply, page 11 of amended staff report.	See Recommended Condition 2 on page 13 of the amended staff report.