

Debbie Evans

From: Andrew Hagemeyer [ahagemeyer@co.flathead.mt.us]
Sent: Friday, November 09, 2007 9:13 AM
To: Debbie Evans
Subject: Comments on Bitterroot Resort

For full disclosure, I am a planner for Flathead County, however I am absolutely not representing the County with these comments, and they are entirely my personal views. The report discusses on page 32, through page 35 the gradual reshaping of the region. The report fails to analyze the type of housing second home buyers are purchasing, and its effect on services towns and cities are required to provide. Second home buyers generally are not looking to build homes in established communities where infrastructure is already established with public services and retail near by. Second homes buyers are generally looking for locations in more rural settings or in newer larger subdivisions located near natural amenities. This is called ex-urban development. This type of ex-urban development tends to not pay its way, costing the tax payer more to provide services then the tax revenue it creates. These types of developments force people to drive, create conflicts between humans and wildlife (property damage, calls to fish, wildlife and parks), strain rural fire departments, spread out police protection, and provide the platform for even more sprawl. The impacts of ex-urban development can be mitigated to some extent with strong land use planning regulations, but as the report fails to point out, much of Missoula and Ravalli County are unplanned and unzoned. In summary, this section of the report fails to fully analyze the impacts a large destination resort will have on the local entities abilities to provide services and the burden on Missoula and Ravalli County citizens to supply those required services as the "gradual reshaping of the region" occurs.

Thank you for the opportunity to comment on this very important issue.

Andrew Hagemeyer

Planner II

Flathead County Planning and Zoning

1035 First Avenue West

Kalispell, MT 59901

Voice: (406) 751-8200

Fax: (406) 751-8210

www.co.flathead.mt.us

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