

**Chris Taggart**

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**From:** Chris Taggart  
**Sent:** Wednesday, July 11, 2018 9:46 AM  
**To:** Glenda Wiles  
**Subject:** FW: Adjoining landowner comments Mountain Park Estates

**RECEIVED**

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**JUL 11 2018**  
**Ravalli County Commissioners**  

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-----Original Message-----

**From:** Scott Allen [mailto:scottandriley@yahoo.com]  
**Sent:** Wednesday, July 11, 2018 12:23 AM  
**To:** Ravalli County Planning <planning@rc.mt.gov>  
**Cc:** Montana\_jem@yahoo.com  
**Subject:** Adjoining landowner comments Mountain Park Estates

Ravalli County Planning Board and County Commissioners:

I am writing to share a few comments on the proposed subdivision on Sweeney Creek Loop. I am an adjoining landowner and have a few concerns with the proposal. It is disheartening to see the Bitterroot lose its rural attributes and agricultural feel. While I understand growth is inevitable, I believe chopping open space into small 1 acre lots is not in the county's best interest. Yes the proposal is for 10 lots, however, they are not 10 3.5 acre lots. The remaining lot 10 appears to be set to the side until the next phase of the subdivision. If in fact lot 10 was to be used for agriculture, why are the water rights not being retained? The property was bought with the intent to profit on subdividing, with that comes the burden of proving to the County Planning Board that it is the current residents best interest. It would be much more appealing if the lots were fewer and larger. How many subdivisions can the valley support without considerable infrastructure improvements such as public water and sewer.

My comments regarding listed criteria on the scoping notification:

1. Effects on agriculture; 35.69 acres of agriculture will be lost. The parcel used to support summer grazing for 3-4 mules/horses. The previous owner used to let one on the neighbors grazes his horse/mules all summer without irrigating. With the current water rights and irrigation set up the parcel would be an ideal "horse property". The proposed remaining agricultural lot is without shade or water rights and will not be useable for agriculture. I understand the soil profile may not key out as prime growing ground, but 35 acres with water rights is hard to come by in the west side of the bitterroot. There are not many smaller agricultural parcels left. I would think all of the west side has similar soil characteristics. The result on the proposal would be a loss of agriculture, just houses and lawns.

2.N/A

3. Effects on local services; Sweeney Creek Road is over capacity for traffic. It needs widened to handle more residents.

4. Effects on Natural Environment; The proposed lots are nearly all located on the wetland areas. Considerable change to the natural environment will need to take place to clear for roads and homes. The amounts of new wells and septic systems located near surface water and shallow ground water is concerning. Will the new septic systems contaminate my drinking water? Will my well go dry with 10 new wells drilled nearby? When is the breaking point to require community sewer water systems in Ravalli county?

5. Effects on wildlife and wildlife habitat; the proposed property is home to a diverse amount of wildlife. I have seen deer, elk, bear, foxes, turkeys, coyotes, ducks, blue jays, owls, bats, and more. At one time the Sweeney wolf pack spent time on or near the property ( the reason I can assume is because the landowner to the south had 3 llamas ate by wolves and the fish and game trapped and collared them). The proposed subdivision would have adverse effects on the wildlife because of habitat loss and fragmentation.

6. Effects on public health and safety; increased traffic on narrow Sweeney Creek Loop is concerning. 10 new septic systems in an area of high ground water near 10 new wells is a major concern of mine.

As an adjoining landowner I would also like to comment on my concern that a new road is proposed to be built on our shared property line, in fact the access road will nearly border me on 3 sides, engulfing my lot in road. The layout of the subdivision doesn't seem to take in any considerations to the neighbors or the wetland areas. I would like to reaffirm that I understand growth is inevitable, however proper planning and lot size in Ravalli County is the only way to preserve the attributes that we all love about the Bitterroot.

Thanks for your time

Arthur Scott Allen  
520 Sweeney Creek Loop