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Sent: Sunday, October 14, 2018 10:37 PM
To: Ravalli County Planning <planning@rc.mt.gov>
Subject: Mountain Park Estates Hearing

*Rec'd
10-15-18
via DM*

Good Morning,

I will be traveling for work and will not be able to make the County Commissioners meeting on October 15th but wanted to voice some additional concerns regarding the Mountain Park Estates subdivision.

Concern #1 is with how the Perk test was performed. My understanding was that none of the irrigation ditches were flowing when the perk test was done. This is a concern as I know on my property, when the irrigation ditches are flowing, I can only dig down a couple of feet in my lower field before I hit water. I believe the perk test should be performed in the spring when the ditches are running full, not during one of the driest summers we had on record in 2017 to determine whether they are viable.

Concern #2 is with water usage. My understanding is that all of the houses will be on a shared allotment from the existing water rights, but there will be no oversight on whether that allotment is being overdrawn. I find it hard to believe that each lot will only use 3.5 gpm, especially during the summer when they will be watering their lawns. This can have an impact on my and the other neighbors wells. I speak from experience on this as it happened to my sister when a subdivision went in next to their property and they had to drill their well an additional 200 feet to have water.

Concern #3 is the wildlife habitat and the effects on the local wildlife. Almost daily there are deer, turkeys small game and other wildlife moving through the property. There are occasional bears, mountain lions and elk that use this as a corridor to access the Sweeny Creek drainage and Bitterroot Mountains. Having 10 lots in this area will surely change this.

As a lifelong, native Montanan, I have seen numerous times the effects that the continual subdividing of properties does to the local wildlife and wild places. I believe that 10 lots with the possibility of more to come once these are sold will forever change this small spot and also, possibly be detrimental to the surrounding landowners. I believe 10 lots is to many for this small piece of property.

Thank You

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