

I Arthur Scott Allen have been raising a family, with my wife and two children, at 520 Sweeney Creek Loop for 11 years. My wife and I were raised in the Bitterroot Valley, in fact my wife is a 4th generation Bitterrooter. Our home is adjoining the proposed subdivision on 2 sides, 3 different lots. The proposed Mountain Park Road and Arete Road would intersect 100 feet from my back porch. The proposed stop sign at this intersection would direct headlights into my sons bedroom 120 feet away. While I understand that the valley is growing, the county planning process has **totally ignored the adjoining, taxpaying, homeowners**. In fact, if you look at the proposed subdivision map, 2 of the 4 most impacted properties have been put up for sale since the proposal of the subdivision. The subdivision approval process has been full typos, non-truths, and has **not followed the Ravalli County Subdivision Regulations**.

I was left off the mailing list for the first Planning Board Public Meeting. If my wife wouldn't have been jogging past our home the day before, I would have missed the meeting. Instead I showed up unprepared, without any information, and feeling as though it was quite a coincidence that the only landowner bordered on two sides wasn't on the mailing list.

According to 3-4 NOTIFICATION REQUIREMENTS

B. Public Notice. Notice of the Planning Board public meeting and BCC public hearing shall be sent by certified mail to the applicant, each adjacent landowner, and each purchaser under contract for the deed of property adjoining and within three-hundred (300) feet of the subject property.

This requirement was not met. I was off the mailing list for the Planning Board public meeting, and did not receive certified mail for the BCC public hearing. Was anyone else left off the list? My neighbor to the East has their home under contract from my understanding, were the prospective buyers notified?

During the Planning Board Public Meeting it was made very apparent that public comment was not needed nor wanted during the meeting. The Planning Board was on task to check off the requirements by "findings of fact". Little did I know that all the information being cited as fact was provided by the developer. After a trip to Hamilton, where I had to pay \$3.25, to print the documents being cited; I found out the the said documents did not even meet the Ravalli County requirements.

The EA or environmental assessment belittles the MEPA process and does not follow the Ravalli County Subdivision Regulations.

According to APPENDIX E. ENVIRONMENTAL ASSESSMENT

2. Form and Preparation

a. The EA shall identify all sources of information used and obtained to completely respond to each item, including the title or name of each source, publication information, author, and other relevant information.

c. The EA must be completed by an individual or individuals with specific education and/or experience in the relevant subject matter.

e. The EA shall clearly show the date the document was created, along with the date(s) any revisions are made.

The "EA" is filled with holes that do not address any impacts. The most notable are the Species of Concern identified by the Montana Natural Heritage Program. I'm not saying that the impacts may not out-way the subdivision, but to say there is a finding of fact of no impacts based on an EA written by the developer, with an unknown author, not following the subdivision regulation format, is a straight LIE to the public!

I could point out many other falsehoods in the EA if asked

This subdivision is poorly laid-out, with no consideration to adjacent landowners, and did not follow its own rules. It was already stated in the planning meeting that the remaining lot 10 would be subdivided next, but it is not being reviewed for its cumulative effects. The riparian zone/wetland is referred to many times in the EA, but all the lots are stuffed near the zones? The proposed road borders 4 adjacent landowner's backyards? Why not build in the dry areas and construct roads interior?

Thanks for your time, I hope I have alerted you to a few of the many major issues in the planning/application process of this proposed subdivision.

A. Scott Allen

*rec'd
10-15-18
@mtg*