

## Glenda Wiles

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**From:** TC Richardson <tc.richardson@ymail.com>  
**Sent:** Thursday, May 16, 2019 6:45 PM  
**To:** Ravalli County Planning; Glenda Wiles; Greg Chilcott; choffman@rc.mt.gov; jborrows@rc.mt.gov  
**Subject:** OG-19-05-114 Barstad Subdivision

TC Richardson

4431 Tripp Lane

Stevensville, MT. 59870

May 16, 2019

Terry Nelson, Planning Administrator

215 S 4th Street, Suite F

Hamilton, MT. 59840

Dear Mr. Nelson,

I received your letter Subject: Comment Request on Barstad Minor Subdivision, and would like you to consider the following:

- Effects on Agricultural Operations - the acreage in question does not have irrigation and to my knowledge has not had any agricultural production since 1977 when there was an irrigation ditch near that property which has been covered due to the 3 Mile Gravity Project of the 1980's. It is of no agricultural benefit.
- Effects on Local Services - The narrow dirt road known as Folly Lane originates from the county-maintained gravel road known as Tripp Lane. That stretch of Folly Lane dead-ends into private property which has for 30 years has had horses, cows, goats and similar agricultural livestock in place. Added to those small home farms, small businesses operations such as auto repair, logging truck, pneumatic equipment repair, electrical and mechanical business have come and gone. This means quite a bit of heavy equipment, trucks, tractors and trailers frequent Folly Lane. To pave a small section of Folly Lane would have a major effect on said heavy traffic in that coming on an off the pavement would render it useless, breaking it down and resulting in a far worse condition than the existing dirt road. I would suggest a gravel road would serve this area with no financial impact on Ravalli County.

- Effects on Natural Environment - Chunks of broken pavement would ultimately impact the natural environment.
- Effects on Wildlife - the occasional deer may wander freely at night, but no significant wildlife impact.
- Effects on Wildlife Habitat - no know wildlife habitat exists on the 4 acres in question.
- Effects on Public Health and Safety - The current "potholes" in the exciting Folly Lane serve to slow down the traffic. However, the unknown impact of broken asphalt could result in safety issues. Though there were unusual snows last winter, future snowplows unexpectedly hitting the edge of a pavement strip in the middle of a dirt road may also be cause for safety considerations.

I know Ravalli County can save funds by assuring that new subdivisions are paved and maintained by the private sector rather than County maintenance, and as a long-time Ravalli resident, I appreciate saving money. This is not a typical subdivision and it would serve the residents not to be forced to contend with the only paved chunk of road in the middle of existing dirt roads from Three Mile Creek road to Ambrose Creek Road.

You are scheduled to do a site visit May 19 at the Gates property on Three Mile Creek Road, across from the Sunnyside Cemetery. You could easily travel East on Ambrose for 1 mile, turn left (north) on Tripp Lane (a dirt road) pass by Folly Lane (on the right) and see that the 4-acre Barstad property is some 200 feet on the right.

Joyfully,

TC Richardson

Joyfully,

TC