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Ravalli County Commissioners

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JLH Smallwood
4912 Cameron Rose Ln
Stevensville, MT 59870

Date: June 24, 2022
To: Board of Ravalli County Commissioners
Ravalli County Planning Department

Subject: Comment on the Amended Plat of Lot 28, Block 3 within Sunnyside Orchards Minor Subdivision, 5-Lot Minor Subdivision, SD#2021-02

To Whom It May Concern:

The primary purpose of this letter is to address two safety issues related to the above proposed subdivision. Even though the Eastside Highway is currently under renovation, apparently there is to be no solution to the problem of heavy traffic suddenly stopping while a vehicle turns. There have been 3 accidents, one fatal, near the intersection of Cameron Rose and the Eastside highway in the last three years and several on other intersections along this 45 mile-long highway. The infrastructure regarding roadways in the Bitterroot Valley is extremely outdated and insufficient for the glut of all these subdivisions. The County Commissioners must be aware of the hazardous conditions existing on the highway and have the ability to stop granting subdivisions until the present roads catch-up with the influx of people settling in the Bitterroot. At least you should insist that all these developers planning subdivisions on ESH be required to build turn lanes so traffic can move safely. Can't we look to the future and realize that if we don't require turn lanes now, traffic will be at a standstill and accidents will become an everyday occurrence?

The second issue of safety is related to the blind corner on Cameron Rose Lane where the shop was built on the actual road easement, constituting an encroachment on Cameron Rose Lane. Driving from the south, the massive shop blocks visibility of oncoming traffic; additionally the road is ON the driveway of the shop so the corner narrows at that point making it even more dangerous. A

spokesman for the planning department mentions that the subdivision planners are required to fix that issue and pave the corner all the way to the end of their property. However, the plan included in the letter to all residents shows NO mitigation of that corner nor the problem with the shop being built on the road easement. It is a problematic corner and with increased traffic, it needs to be addressed before the subdivision is considered.

This subdivision proposal involves a Minor subdivision within a Minor subdivision in an already controversial subdivision that was recently before the Supreme Court of Montana. Two years ago another Minor subdivision in this Minor subdivision was granted by you (Metcalf Estates by Watson Homes--5 homes). Recently yet another subdivision of 10 homes was granted and those are currently being built on the south end of this area. IF the above application is granted, there will be **4 Minor** subdivisions within a Minor subdivision. It boggles the mind! Add up all the minor subdivisions granted in the Bitterroot Valley in the last 5 years plus the ones granted in the next five years and we end up in a once beautiful valley with all the rural-ness choked out of it. People complain about traffic on Reserve Street in Missoula. Welcome to the Eastside Highway in 2 years. In what circumstances and, if ever, does a subdivision in the Bitterroot Valley get rejected?

In conclusion, road safety should be one of the primary concerns when the county commissioners, elected officials, consider subdivision proposals.

Thank you for your time,



JLH Smallwood