

November 14, 2022

TO: Missoula Planning Board
FROM: Steven Hall

RE: Rebecca Donnelly Proposed 17-Lot Subdivision, East End of Landon's Way (Parcel ID 04209305123050000)

I recently attended a meeting with the representatives for the property owner, IMEG Corp. I am not opposed to development, in general, nor this particular subdivision, in specific. Therefore, I do not wish to have this filed under a NIMBY or "Not In My Back Yard" objection. I have a very specific concern & it is one that the planning staff needs to make sure is addressed.

It is a road safety issue and I believe it is a direct result of previously approved subdivision conditions for Mountain Shadows West Subdivision, Phase 2. The approved road width for Woodbine Place, from Hillview Way to the intersection of Landon's Way & Woodbine, is too narrow for wintertime travel AND that is with the current traffic loads on this stretch of Woodbine Place. I have taken photos and they are attached to this letter. These photos clearly show the reason for my concerns. I personally took these photos and will attest they have not been altered or doctored in any way. The road width is barely acceptable in non-snow load times of the year. Even though there are "No Parking" signs to the north side of the street, that is not enforced and can be an issue when vehicles are parked on both sides of the street.

Now, introduce snow into the road safety equation. Neighbors plow snow from driveways onto the shoulder areas of the street, both sides. This further reduces the navigable width of this road. My photos show there to be an approximate 4' of road width impacted by plowed snows. Sometimes this is 4' on both sides of the street and other times it is slightly less but during the winter months, there is an average of 6' of paved road width that is eliminated by this accumulated snow. Further, take the south side of Woodbine Place, where on-street parking is allowed, and you will see one parked car, an 8-foot separation and then my vehicle. I have not distorted distances. My vehicle is only 2' from the sidewalk on the north side of Woodbine Place. As a result, the current road incorporates a traffic safety concern. Neighbors have managed to "make do" but that is based on current traffic loads.

Up to this point, I have not addressed the intersection of Hillview Way & Woodbine Place that is narrower due to the curve of Woodbine Place to the NW to connect with Hillview Way. When snow is plowed, the road becomes a single-lane roadway. Again, neighbors have managed to accommodate this traffic safety issue but only through extra diligence.

With this proposed subdivision of 17-Lots, it is absolutely imperative the road safety issue be corrected before this development can be approved. Several neighbors indicated that discussion about one-way traffic using Black Pine Trail & Woodbine Place is under consideration as possible solution. Please understand this is not a viable option nor should we be forced to concede direct route traffic for some circuitous road system proposal that causes us further safety concerns & inconvenience.

These concerns are mine, personally, and I believe they are shared by all those property owners on Woodbine Place, Landon's Way, Macie Way, Hunter Lane and Colter Court. Should you allow consideration of one-way traffic involving Black Pine Trail, please feel confident the owners on Bannack Place and Polaris Way will also object to increased traffic without consideration of road improvements to Woodbine Place & Black Pine Trail.

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ABOVE: View west on Woodbine Place looking toward Hillview Way. Snow area impacting parking along south side of street.



ABOVE: View showing my personal vehicle with south side parked car with distance from my vehicle to sidewalk on north side of Woodbine.



ABOVE: Same view west toward Hillview Way with 8' of separation between parked car and my personal vehicle.



ABOVE: View west on Woodbine Place from the point this road narrows. Car in background is part of previous 3 pictures.



ABOVE: View west along Landon's Way with Woodbine Place intersection to back right.



ABOVE: Another view west on Landon's Way with Woodbine Place in back right.