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Dear Sirs,

. We generally agree with the revised Swan Valley Growth Plan and we are enclosing our comments. We have owned our property in the Swan now for over 30 years. We have invested much to preserve the wild and rural character and likewise the wild and scenic vistas that we still relish there. This is no empty talk, we have donated our land toward conservation easements and we have contributed substantially toward conservation easements other than our own. Several years ago I alone made the case at a Swan Valley Community Council meeting and gathered support to prevent cellular communication towers from being placed in conspicuous locations, making them an eyesore for all to see. While I cannot precisely gauge how effective this was the outcome was a cell tower at an acceptable location painted brown to the treetops and equipped with an upward directed LED light which prevents any form of light pollution. So a solution was found and now the Swan has very good cell phone reception. I am very pleased that the Swan Community recognizes the aforementioned unspoiled character of the Swan as a vital asset for all to enjoy to the indefinite future.

We endorse what is presented in Section1, (Natural Resources and Environment) and emphasize that any BMP (best management practice) at least minimally conform to those set forth by the DNRC.

We also appreciate that measures applied to light pollution have been included. As I indicated previously this is a key issue and can easily be addressed.

In the Land Use section stated on page 33 that given the absence of any zoning criteria only a growth policy adopted by the local community can in any way limit land use decisions by the Missoula County Commissioners. The list of outcomes on page 34 should be strongly emphasized and remain intact throughout the document as the primary review criteria and I would decidedly link rural and wild character to preserving the scenic vistas and open spaces together. Concerning property rights, it should be recognized that everyone here is a stakeholder in the shared assets of the Swan and that this fact cannot be ignored in any decision.

Also mentioned in the Land Use Section is development of section 31. We appreciate that this would be done closer toward existing development as there is considerable private conservation existing just toward the east, including our own.

We appreciate than the right of landowners to donate or sell conservation easements is stated as a Planning Premise. The right to do so should be clearly stated and perhaps even expressed in the Implementation section.

In the transportation section mention is made about the speed limit on Hwy 83. We believe the daytime speed limit at 70 mph is dangerously high. I myself rarely push above 55 mph because half the time I have driven 70 mph I wind up killing something, a bird, rabbit etc. and certainly come much closer to hitting deer. While I drive at a safe level, I am often overtaken quickly by others who have passed me often recklessly. Another issue here is the toll taken on wildlife and an effort needs to be made to construct wildlife crossings at appropriate locations. Building underpass wildlife crossings could be an approach to resolve any conflict with the trucking industry which obviously has been using the valley much more.

In the Implementation section we appreciate the approach taken to express the goals and desired outcomes of the community to the Missoula County Commissioners given the absence of any zoning. Also consideration is given toward the possibility that given support some zoning could be implemented. We would emphasize here again that the scenic wild and rural character of the Swan be protected by setbacks and minimal visibility of any new developments. I appreciate the concern given to the Hwy 83 corridor, we do not need any more bad results; the storage facility in Lake County to the north is a case in point.

I would also like to add here in the implementation section that visible relics of the Jeffersonian Land Grid is still apparent on the slopes of the the Swan and Mission Mtns. from Plum Creek clearcutting to section lines. Now after the Legacy Project a memorandum of understanding with the forest service to execute more natural appearing logging boundaries might be a way to satisfy this.

Thank you very much for your efforts in presenting the document and your dedication to the Swan.

Yours Truly,

Peter and Caroline Guynn