

April 6, 2018

TO: Missoula County Commissioners
Swan Valley Community Council

RE: Swan Valley Regional Plan Comments

Thank you Swan Valley residents for your time spent working on the growth plan. Following is a list of comments about the final draft from my perspective.

1.3 Surface Water Quality, page 11

I think Appendix A on Page 50 in the current draft is very important. Please include the content of Appendix A in this section on page 11.

1.5 Grizzly Bear Habitat. I would recommend adding Appendix E from the 1996 growth plan to this section. That Appendix E does a good job of explaining the rationale for managing land for grizzly and other big game and wildlife.

1.12 Ground Water Quality:

After the end of the first paragraph, I think we should strike the two following paragraphs and instead insert the entire "Water and Sanitation" section from page 17 of the 1996 plan. It gives a good history of carrying capacity in the Swan Valley.

3.0 Land Use – Pages 24-31.

I suggest replacing that entire current section with the explanation of land use in the 1996 plan starting at page 26-37 in the 1996 plan. It gives us a clear version of what it would take to secure rural character and wild qualities of the Swan Valley as development occurs.

4.4 Building for Lease or Rent, Page 33 and 44

It would help to have a clearer understanding of the impact of the Montana Lease and Rent regulations adopted a few years ago that allows for additional buildings to be placed on property without a subdivision review. For instance, can a person build 3 buildings on one acre? This can have a big impact in the Swan, and it would be good to have an explanation of its impact.

I was on the Growth Plan Committee for three years. At that time, Swan Valley resident Harry Blazer ironically was advocating that the Swan Valley leave Missoula County. Then Mr. Blazer used his personal funds to have the Swan Valley Planning Committee hire growth planner Robert Horne. Following that, Blazer use his personal funds to hire attorney Colleen Dowdall to help write or rewrite wording in the plan. This appears to be a conflict.

Thank You,



Garold Lazarowski
Swan Valley Resident