

fSwan Valley Regional Plan Element Comments

Name: Ken Donovan

Phone and e-mail : 406-754-5647 info@nordiquelohomes.com

INTRODUCTION: Pages 4 thru 6: Page 6, last paragraph, last sentence, Should “V” be capitalized?

NATURAL RESOURCES AND ENVIRONMENT (1.0 thru 1.15) pages 7 thru 17.

Page 11, 1.3 Surface Water Quality, following bullet points, Remove statement referencing “more information on Appendix A”. Appendix A is a redundant statement to 1.3 and is regulatory in nature.

Page 13 1st sentence. Remove last sentence “And, therefore, like the grizzly, lynx and their habitat will be an issue in future land subdivisions”. This makes an assumption that could be false. Anti- growth biased.

Page 16 1.14 Light Pollution. Remove - Light Pollution paragraph. Comments note that night lights are a safety device in an area with predator animals traveling at night.

Page 17. Actions : Remove # 7

ECONOMIC OPPORTUNITIES ELEMENT: (2.0 thru 2.4) pages 18 thru 23:

Page 20, 2nd paragraph Land: Remove entire 2nd paragraph as it regulatory in nature.

Page 21, Residential Construction: 1st paragraph, 3rd and 4th sentence Remove “Log homes do not have an efficient energy profile compared to modern building codes which are demanding increased energy efficiency--- thru-end of sentence. “Speculation with facts” and lacking any factual data on what drives buyers to “conventional” homes. Page 21 Guiding and Outfitting Change Although not as numerous as in the past many outfitters from outside the area continue to utilize the Owl Creek Packer Camp as a staging area for backcountry trips into the Bob Marshall Wilderness area. Page 21, Accommodations Remove: 1st sentence Providing lodging to support tourism and other activities is essential. Presently there are several private homes that are available for rent through national electronic vacation rental companies. With additional national and regional promotion of the Upper Swan as a destination for high quality recreation activities additional accommodation facilities may be necessary. Page 23, 2.4 Goals, Policies and Actions. Goals: Question Who develops the goals, policies and Actions called for ?

LAND USE: (3.0 thru 3.12) Pages 24 thru 31: Page 24. 3.2 Residential Land Use Add Explore lot size configuration (possibly 1 acre) to accommodate “affordable housing” to the end of the paragraph.

Page 25 Regulatory Framework 3.5: 2nd paragraph 3rd sentence starting with “However” Remove “However, the” and start last sentence with “Missoula”.

Remove appendix D note, last sentence. Redundant sentence.

Page 27, 4th paragraph, typo in 2nd to last sentence should be “and’ not “ad”.

Also in 4th paragraph starting with Change “An other alternative to preserve these assets can be done by property owners restricting the use by a permanent voluntary conservation easement in perpetuity.

Page 27, 3.7, last paragraph, 2nd to last sentence starting with “A base density of one unit per 5 acres should read” 1 unit in 1 acre is appropriate in select areas and is subject to compliance to all state and county regulations and unique “affordable” housing criteria.

Page 28, 3.8 Section 31. Remove all of the Section 31 paragraph. This section needs to be removed. Section 31 is not available to any serious buyer.

Page 28, 3.9 Future Development Potential. Remove Sentence 2 starting with “Beyond that,” subdivision is not a community planning tool. Attempts to ----on to end of sentence ending in “most part”. Start of 3rd paragraph, Remove first 3 words “this means that “ and start sentence with Upper Swan---

Page 28, last paragraph Remove last sentence starting with “If the community---and ends with wildlife achieved. InsertThis should be under goals, not under Future Development Potential.

Page 30, 3.11 Access to Public Lands. End of last paragraph, Add: Private property landowner rights must be protected and acknowledged. Denying access across private property to public lands shall not be a reason for subdivision denial.

Page 31. Actions: # 1 Change --subcommittee of the “community council” to a “subcommittee of the “county planning board”. The planning board has the authority to make decisions and council doesn't.

#4 Add: Any designation efforts of certain areas must include the owner of record of the land, from the initial meeting through the entire process.

6 Remove Who would determine what will be a “major destination” before it is built? Private property rights have to be respected.

HOUSING ELEMENT (4.0 to 4.5) Pages 32 to 35.

TRANSPORTATION ELEMENT (5.0 to 5.6) Pages 36 to 38

5.4 Road Maintenance Add Missoula County has jurisdiction over 33 miles in the planning area and the National Forest Service has 423 miles of closed roads and 105 miles of open roads. There are 61 miles of private roads and there are 16 miles of Montana Highway 83 paved.

There are 124 miles of trails with different ownership's. The county facilitates snow plowing, dust abatement, grading and reapplying gravel when needed.

PUBLIC FACILITIES AND SERVICES (6.0 to 6.10) Pages 39 thru 44

Page 41 6.5 Parks and Recreation. Change US Forest Service -owned include the Swan valley Community Ball Field. "Not County owned" . Question Should we have a non- profit business in the plan?

IMPLEMENTATION ELEMENT (7.0 to 7.8) pages 45 thru 49:

Page 45, 7.3, Site Planning and Design Guidelines. Last sentence ending in "Council" Add "and citizens from the Swan Valley".

Page 46, Remove 1st and 2nd paragraph's. Leave-- 7.5 Primary Review Criteria.

Page 47 Remove All of page 47. This information is duplicated in the plan and the Primary Review Criteria has all been adopted at the State and County level.

APPENDIX A—ELEMENT 1 NATURAL RESOURCES, Page 50, 1.3 Surface Water Quality. Remove sentences 1 thru 7 up to "Other creeks---etc. Change text to "Some creeks in and around the planning area have been removed from the 303 (d) list because of the success of restoration programs that were joint efforts of the DEQ, Federal and state agencies, plus local participation. While most water bodies in the planning area were placed on the 303 (d) list were originally impacted by industrial logging activity, future threats will likely come from wildfires and insect decimation of our forests. Built impacts (human caused) on water quality will continue to be carefully analyzed and monitored by government agencies including county, state and federal. Reference Flathead National Forest Re-wright.

APPENDIX B. 1.4 Bull Trout Habitat Conservation (Pages 50 thru 51) Page 51 Remove: 3 paragraphs—this information is created by various agencies and updated from time to time. Reference Flathead National Forest Service Plan

APPENDIX C ELEMENT 1 NATURAL RESOURCES

1.12 Ground water quality Keep paragraph 1,2,3 Remove "justifiably", last sentence, "by the owners of the source of water".

Appendix D----Element 3---Land Use Page 52

Eliminate Page 52. This page is dedicated to the sections of the population that are anti-growth and is written in a cynical and condescending manner with no regard to private property rights.

