

Exhibit Number: 10

The following exhibit is several assorted documents that exceeds the 10-page limit therefore it cannot be scanned. A small portion has been scanned to aid in your research for information. The exhibit is on file at the Montana Historical Society and can be viewed there.

EXHIBIT 10
DATE 3.8.05
SB 195

EVERGREEN BUSINESS AND PROPERTY OWNERS
ASSOCIATION

445 Addison Square
Kalispell, MT 59901
406-257-6867

March 5, 2005

Mark Noenning
Chairman Local Government Committee
State Capitol
P.O. Box 201706
Helena, MT 59620

RE: SB 195 Quality Growth Act

This letter is written to ask you to vote NO on SB 195, the "Quality Growth Act". We are an association of 240 business and property owners in the Kalispell area. We feel that this bill takes away local control of land use and is an attack on property owner's rights to the use of their property. Flathead County has just allocated \$60,000.00 for a long range planning task force that is made up of City, County, and private representatives from a broad based group of local individuals to determine the future growth of Flathead County. We have also just selected a firm to update and complete our growth policy.

Our community has the capability and determination to establish growth areas without a state mandate giving one entity complete control. This bill will force high-density development where people do not want it, and will make rural Montana a place where only the rich can enjoy the Montana lifestyle.

This bill will give planning and zoning jurisdiction to elected officials that are not elected by the property owners that it affects.

Enclosed are letters from members of our association who are small business and property owners in the Evergreen area all asking you to vote NO on SB 195.

Sincerely,



Kerry J. Finley
President

BIG MOUNTAIN SPA SERVICE
P.O. BOX 8462
KALISPELL, MT 59904
406-261-8202

February 28, 2005

To: Chairman Mark Noennig and all of the members of the House Local Government Committee:

Please vote **no on SB 195** the "Quality Growth Act"

This bill takes away local control of land use and is an attack on rural property owner's rights to the use of their property.

It will force high-density development where people do not want it and will make rural Montana a playground for the rich.

It will severely limit the supply of rural building lots, which will drive up the costs of all building lots in Montana and that will severely hamper affordable housing in Montana.

Please vote **no on SB 195**.

Thank you.



Peg and Eric Hayes



cc: Hal Jacobson
Wayne Stahl
Joan Andersen
Elsie Arntzen
Debby Barrett
Mary Caferro
Margaret Campbell
Sue Dickenson
Emilie Eaton
Kathleen Galvin-Halcro
Christopher Harris
Gordon Hendrick
Teresa Henry
Mike Jopek
Gary MacLaren
Rick Maedje
Dave McAlpin
Tom McGillvray
Bernie Olsen

BUCKBOARDS
544 CAPISTRANO DR.
KALISPELL, MT 59901
406-756-3181

February 28, 2005

To: Chairman Mark Noennig and all of the members of the House Local Government Committee:

Please vote **no** on **SB 195** the "Quality Growth Act"

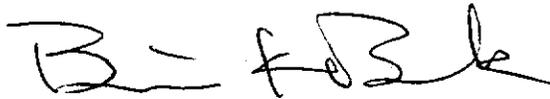
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Please vote **no** on **SB 195**.

Thank you.



Brian Buck

cc: Hal Jacobson
Wayne Stahl
Joan Andersen
Elsie Arntzen
Debby Barrett
Mary Caferro
Margaret Campbell
Sue Dickenson
Emilie Eaton
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Please vote no on SB 195.

Thank you.

Robert E. Harris Tri City Quick Stop
2604 Highway 2E
BALISPELL

Cc: Hal Jacobson
Wayne Stahl
Joan Andersen
Elsie Arntzen
Debby Barrett
Mary Caferro
Margarett Campbell
Sue Dickenson
Emilie Eaton
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Please vote no on SB 195.

Thank you.

Clara Witte *406-257-1259*
131 Collier Lane
Kalispell, MT 59901

Cc: Hal Jacobson

Wayne Stahl

Joan Andersen

Elsie Arntzen

Debby Barrett

Mary Caferro

Margarett Campbell

Sue Dickenson

Emilie Eaton

Kathleen Galvin-Halcro

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Please vote no on SB 195.

Thank you.

Sandra Blea

*454 Addison Sq,
Kalispell MT. 59901*

Cc: Hal Jacobson
Wayne Stahl
Joan Andersen
Elsie Arntzen
Debby Barrett
Mary Caferro
Margarett Campbell
Sue Dickenson
Emilie Eaton
Kathleen Galvin-Halcro
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Tom McGillvray
Bernie Olsen

444 4800

February 18, 2005

Flathead County Commissioners
800 South Main
Kalispell, MT 59901

RE: Extra Territorial Jurisdiction

I have been advised that the City of Kalispell has requested extra territorial planning and zoning jurisdiction over areas outside the city limits. As a business and property owner, I am requesting that you exclude all properties located within the Evergreen Fire District from any interlocal agreement that you enter into with Kalispell.

I also ask that you exclude the property that Flathead County has agreed to appropriate for the proposed Flathead County Water and Sewer District #1 - Evergreen sewage treatment plant from any agreement that you would enter into with Kalispell.

Sincerely,

Jan Bergsten

454 Addison St

10 Acres

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Mike Jopek
Gary MacLaren
Rick Maedje
Dave McAlpin
Tom McGillvray
Bernie Olsen

David J. Adams
David J. Adams
263 Field Ln
Kalispell, MT 59901



Have a hand in building hope.

406-257-8800

Fax: 406-257-8656

email: habitat@aboutmontana.org

web: www.habitat.org

February 16, 2005

To the Montana State Legislators

RE: Impact Fees/Taxes, Bill # 185

When considering a measure to place impact fees and/or taxes solely on the land developer, I ask you to keep in mind that the developer passes on the cost to the homebuyer or the price of a lot to the consumer. The Flathead Valley's current 34-percent increase in housing costs is largely associated with the cost of the land, not the improvements. In other words, land value is driving the cost of housing. With the addition of impact fees for development, affordable housing is likely to simply disappear.

Impact fees severely affect the median-income earner, or half the population. Many people working full-time jobs with good credit who have qualified for mortgage loans are virtually out of luck—there are no houses available in their price range. Builders are finding it increasingly difficult to build houses for the median-income family and stay in business. A \$100,000 to \$125,000 home is scarce to nonexistent—why? The builder has very little choice: When his costs go up, his price must go up to compensate.

As executive director of Habitat for Humanity of Flathead Valley, I see an even deeper need for affordable housing. As the median income need grows, so grows the need for the lower and very low income working-poor family. When a person earning \$34,000 annually can't afford to buy a decent home, he buys a fixer-upper, quite probably the former home of a lower-income family that can no longer afford it. As local governments and businesses focus on preserving the local beauty and building the community aesthetically (bringing in more malls, theaters, etc.), the standard of living of the poor is adversely affected.

Fees must meet the test of "rational nexus," as described in the Flathead Building Association's positions on growth issues in the Flathead Valley. The roads that we travel each day, the water and sewer facilities we use and share today, plus the schools, fire and police protection that is available to most of us were paid for by those who came before us. They continue to exist because of the community that we are all a part of. How will the average full-time working person have the opportunity to own his or her own home (the American Dream) if we do not share the cost of infrastructure growth and maintenance?

As local governments focus on preserving and improving community aesthetics without making provisions for affordable housing, the poor become significantly displaced. And that in turn creates a greater need for assistance and social services.

It is a fact that children living in a stable home environment do better in school. Homeownership gives families a sense of stability, increased self-esteem and overall well-being. Homeowners have a vested interest in their community, add to the tax rolls and build a financial future for their families. Decent, affordable housing must be made available for everyone. Let's help people break the cycle of poverty by providing every working person/family an opportunity to own or rent an affordable, decent place in which to live.

Jane Leivo
Executive Director
Habitat for Humanity of Flathead Valley

cc: Mayors and city councils/ Kalispell, Whitefish, Columbia Falls