

January 17, 2005

To: Senator Mike Wheat
From: Stuart Goldberg
Northern Lights Development Company

Re: the Quality Growth Act (SB 195)

Sir,

I am writing to express my support for SB 195, the Quality Growth Act, and to thank you for sponsoring the bill. The Act represents an important step in the direction of planned growth and, ultimately, the sustainable and vibrant communities we all desire.

My perspective on the issues addressed in SB 195 come in part from a project I am currently working on in Missoula during my career as a real estate developer. Our project is large, innovative in its approach and conservation ethic, and we think it is one the community will find very attractive. Unfortunately, the attitude toward development that exists in the neighborhood, on the border where Missoula city and county meet, is icy. Haphazard planning and a duplicitous, divisive, disorganized process have people drawing lines in the sand and defending their neighborhoods one cul-de-sac at a time. The general posture is defensive and reactionary, and people can express what they don't want but haven't come together to be able to say what they do want. As I see it, the coordination envisioned in the Quality Growth Act will give everyone a voice in how communities grow. Neighbors will have a chance to be part of a process to define what type of community they want, and developers would have the certainty of the process on which to plan their businesses.

The coordinated planning envisioned in SB 195 would help cities and counties plan for future growth together, creating better planning and better communities. Neighbors would have more certainty about what would be happening around them, and developers would have more certainty upon which to base their business decisions. I again thank you for your support of SB 195.

Sincerely,

Stuart Goldberg

Senate Legislative Comm.
Exhibit No. 3
Date JANUARY 18, 2005
Bill No. 195