

What generates more taxes, 100 acres of marginal hay, or 50 houses on the same 100 acres? If the two acre lot is put into a garden, it'll still be capable of growing the same amount of food as it did as a hayfield. Development or not, the land is still capable of growing food.

I thought I had a good plan to work as hard as I could, working 2 full time jobs trying to pay for some land and a house, thinking some day I could split that land into 4- 2 and a half acre lots build 3 more houses and retire with about 5000 a month coming in for the rest of my life. Now Missoula county wants to tell me I have to set half that aside.

That's why I say this bill doesn't go far enough, it needs to include all property in Montana. Missoula county has enough open space, as 90% of the county is owned or controlled by some form of government. That leaves us with 10% to pay for all the previously mentioned things that the tax payers in Montana have to pay for.

Believe it or not it's the land base and development that produces an economy, without development in Western Montana there is no economy. The more restrictions that are put on the land, the more costly the development.

Missoula is going so far as to demand that if a subdivision is proposed that atleast half the land be put into some kind of conservatory or other. Rezoning areas that were bought and paid for by individuals as single family, now the city and county are wanting to rezone to bolster their over spending habits. They should have never meddled with zoning to begin with. If you want open space, buy it yourself, if you want something left alone, buy it and leave it alone. You could donate your open space to the university, but they'd probably want to expand and build on said open space. You could donate it to the city, they too would likely want to expand their tax base and build a ball field, a new courthouse or a parking garage. See the planners are picking winners and losers, meddling in the affairs of private ownership.

If it neither breaks my leg nor picks my pocket what business is it of mine to tell someone what they can and can't do with their hard earned money it's their private property. We're quickly becoming a nation ruled by men rather than a nation ruled by law. Look back though History and you'll quickly see, nations ruled by men overturn themselves into totalitarian dictatorships and the countries end up collapsing, every time with no exception.

These planners think they know what's best when it's industry and dreamers that wind up shaping most cities. You see the more regulation you put on someone's dreams, the more costly the endeavor becomes. Cities usually start out single family units and wind up as sky scrapers. Not because the city zoned and rezoned, simply because there was a demand for more housing and more office space on land that was close to industry. If the money's right, industry will lead, not the planners. When the planners take over, the planners pick the winners and losers. Only the free market should decide who stays in business and who doesn't, not the regulators and certainly not the planners.

John Plogher Potomac Mt

In my opinion private property rights are the cornerstone of our Republic.,

Being a good bill, HB 147 doesn't go far enough in protecting the individual private property owner from the feel good Mob rule Democracy that's being promoted in Montana, especially in Missoula county.

I'm here today not only in support of this bill, but also looking to my legislature for some protection from my county government. I don't think the rest of the state really understands how far Missoula county is going in eroding the property rights of its citizens.

This bill actually makes some sense, defending the people that actually bought and paid for the property with their hard work, what a concept. Many of whom worked 2 full time jobs to benefit them, their family and their families future.

I've been told in not so few words that I chose the wrong path in life because I chose to be a tax payer. I didn't take the easy path, I as a tax payer now have more employees than my taxes can actually afford to pay. I pay their salaries, I pay them to stay home sick, I pay them to go on vacation, some of them I pay to stay home during the summer, I pay their health insurance, and I'm even so nice as to pay their maternity leave. After all that, I pay their retirement for them as well.

Now, my governments employees are lining up against me, wanting half the land I worked nights and weekends for, as a retirement account for myself. Somehow all the things I've earned have become the counties and the self appointed green lefts to with as they see fit, because apparently by fending for myself, I chose the wrong path.

Yet somehow, after all that investment and work, I have to pay myself, I have to work weekends, holidays and nights, I have to invest for my future and my own retirement,

where's my retirement going to come from, if not from the land I planned on developing? That question deserves an answer, the state workers have found themselves a new cash cow to fund their retirement, by stealing money from another pot. See out here in the tax payer world we don't have different pots of gold we can go raid as we see fit. We make our own decisions and we live and die by them. Private property has a name, it's private and it's nobodys business what I do with my property, so long as it neither breaks their leg nor picks their pocket.

~~Somehow, my employees have forgotten who butters their bread. Our system is sick and this bill may very well breathe life back into the economy.~~

As a citizen, a tax payer or a tax payers employee, I don't think there is any other way to vote here than yes, with the stipulation we revisit this next legislature to include all private property in Montana. Thank you Mr Buttry and thank you all for hearing me out.

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City planners can lay out roads, decide where a bridge might best be placed and let private industry take care of the rest. HB147 would allow that on farmland, it doesn't go far enough though. HB147 needs to be for all private property. City and county land is where the planners should be focused, not private property. Only the dreamers know what's best for their property, not a bunch of do-gooders in a planning office.

What's happening today in Missoula County is sickening, these planners are bored because they've run all the industry out of town and now they're working on running the people out as well. Over regulating and over taxing will kill any economy, no matter how vibrant. Vote yes on HB147 with one stipulation, it should apply to all private property in Montana. Give Mr Buttrey a call and thank him for standing up for private property rights.

When planners lead the way, the costs go up and up and up. Take a simple house, 1000 square feet, rough cost with all the permits and building you're looking at a cost of around 180,000. Now take the same 1000 square foot house with no regulation, no permits, built on a piece of land that was bought and paid for, with logs that were harvested, hand crafted into a beautiful home at the cost of 0. Lived in by a family for 2 generations in today's world is somehow not to code. Not to the standards set forth by the county of 2013, the same county the original house was built. Somehow today I have to get permission from the county to build the same house my grandfather built,