

# 15  
DATE 3/14/2013  
SB ~~147~~ 314-13

Madame  
Chairman and Members of the committee:

My name is Sarah Roubik and I am a citizen of Ravalli County. I am also a real estate appraiser ~~by trade~~.

Thank you for the opportunity to give my testimony. Please vote against senate bill 147.

This bill would have devastating impacts on my county. Ravalli County has very few zoned areas and at this time we do not even have a growth policy. However, we DO have lots of agricultural land.

Currently, when our local leaders are presented with a subdivision request, they review it with consideration of the six criteria as dictated by the state. One of these criteria is the affect that the new subdivision will have on agriculture. Senate Bill 147 ~~bill~~ would prevent our leaders from giving consideration to the farmers in our county. With the importance of ag land in the state of Montana, it is amazing to me that this bill has been proposed.

Once again, a bill has been proposed to this legislature that will tie the hands of my local leaders when it comes to land use decisions. Instead of allowing them to make a decision that's in the best interest of our farmers and ranchers, this bill would reduce their power to look out for their constituents.

In fact, right now we have the largest subdivision known to the county up before our leaders. This should concern all of you, in fact because 639 residential units and 20 commercial units will be placed within 100 feet of YOUR Lee Metcalf National Wildlife refuge in the rural area northeast of Stevensville by an out of state developer. This subdivision at build out is larger than most of the towns in Ravalli county and larger than 2/3 of the towns in the state of Montana. The developer does not live in our state. And he is offering this development for sale to the highest bidder. Seriously. He just needs to get approval first. Approval will be his golden parachute on the backs of our ag producers and your protected wild lands.

Will you take away a tool from our Local government to require reasonable development in the middle of agricultural ~~land with~~ lands? Please don't take away our local control. Please don't desert our farmers. Vote against senate bill 147. Thank you.

Property rights need to be balanced -

Please excuse this messy copy 😊 - I intended to read it instead. Thank you. Sarah Roubik  
961-5212

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