MINUTES OF THE MEETING SENATE LOCAL GOVERNMENT COMMITTEE February 14, 1981

The meeting of the Local Government Committee was called to order by Chairman George McCallum on the above date in Room 405 at 12:30 p.m.

ROLL CALL: Senator Thomas was excused, all other members were present with Senator O'Hara coming in late due to another meeting.

CONSIDERATION OF SENATE BILL NO. 177:

AN ACT TO PROVIDE FOR FIRE PROTECTION SERVICES IN RURAL AREAS.

Senator Lee, District No. 17 and sponsor of the bill, handed out amendments to the bill. (See attached Exhibit A.) He said the amendments are self-explanatory. In amendment 5 he feels the sheriff should be the county rural fire chief unless he declines because the sheriff usually handles most emergencies so it would be advantageous for him to handle this roll. There has been a need developing in the last few years in the larger counties because of all the subdivisions sprouting up. They put an undue strain on the volunteer fire departments. The bill allows a formula for the county commissioners to handle this.

Lyle Nagel from the Simms Fire Department said they are operating on funding which is no longer feasible in their situation. They receive no tax money except for \$15,000 from the permissive levy. In Cascade County they have 12 rural fire departments. This \$15,000 cannot be used for fighting structure fires. They want to cover everyone statewide. The bill shows how the counties can finance these departments. A county has the authority to establish fire companies or contract with existing fire companies for protection. There will be a board of directors established to govern the fire companies. Some counties already have a board of directors. There are some fire districts established now that do not need funding. They operate on donations. They do not want to infringe on any district that has already been established. He gave the committee a petition from his area of people that support this. (See attached Exhibit B.) He did not run into anyone that opposed this.

Richard Sandman of the Montana Division of Forestry spoke basically in support of this bill. He handed out a diagram of how fire-fighting is funded. (See attached Exhibit C.) He then explained the chart to the committee. He said the problem areas are high-lighted in yellow. Present county statutes are not clear. The county has the responsibility for structural fires. With all the subdividing that is going on now this needs to be clarified. Volunteer fire companies in the state are not formed under the rural fire district. People don't know what their responsibilities

are. The bill proposes to allow the county to levy taxes to deal with fire problems. He does not support putting the sheriff as county warden. The sheriffs have too many other things to deal with. He also handed out some proposed amendments and explained them. (See attached Exhibit D.)

Sheriff O'Reilly, Lewis and Clark County, said he has not had time to read the amendments. He originally had problems with the bill. The clarifications on rural structures are advantageous. The sheriff does have authority to fight structure fires in particular instances. He finds a problem with the county governing body having authority to appoint fire company chiefs. The way they are now selected is far superior. He supports the increase to \$40,000. He thinks the sheriff being the volunteer rural fire chief is logical, his office maintains a communication system with all 19 fire companies in Lewis and Clark County.

Ross Fitzgerald of the Teton County Fire Council said he reviewed this bill several times. He said the basic reason behind their support is that most fire companies were formed under statute 7-33-2311 without regard to function, funding or liability protection. They were formed under one set of statutes that has, through the years, become involved in fire crew statutes. The terminology is all they are changing. The sheriffs provide an efficient system. This bill provides a much better program. As far as taxing all areas in the county, they have statistics that prove most fires are in the grass and range areas. That justifies the proposition.

John Delano of the Montana Railroad Association submitted two amendments. (See attached Exhibit E.)

Richard Van Auken of the Fairfield Volunteer Fire Department gave some 1979 statistics on fire calls in Teton County. (See attached Exhibit F.) He said they do not have legal authority to help out other areas.

Dave Fisher of the Montana Fire Chiefs Association asked that the committee pass this bill.

Art Korn, Secretary/Treasurer of the Montana State Volunteer Firemen's Association, urges a do pass.

Senator Lee added, in closing, that on page 1, line 23 the word "shall" should probably be "may". That would be more appropriate so the county commissioners could decide. On page 3, line 4 he thinks the sheriff should be the rural fire chief. On page 4, line 11 the wording was "special tax upon all property", he is uncertain the county governing body can tax all property. He recommends a do pass on this bill.

CONSIDERATION OF SENATE BILL NOS. 133 and 399:

SB133: AN ACT TO INCREASE LANDOWNER CONTROL OF ZONING BY REQUIRING LANDOWNER APPROVAL BEFORE ZONING MEASURES ARE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

SB399: AN ACT TO REQUIRE VOTER APPROVAL OF A LAND-USE MASTER PLAN BEFORE IT MAY TAKE EFFECT.

Senator Manley, District 14 and sponsor of both bills, said the people of Montana are running into problems with zoning and regulations put on property by city-county planning without any representation of the people who own the land. The city-county planners should come out with a detailed plan and submit it to the people who own the property and then let those property owners vote on it. This does not take away city-county planning, it just lets the people being effected have something to say about it.

Elmer Flynn of Missoula was in support of both bills. People in the Missoula valley are subjected to more abuse of this zoning than anyone in the state. Zoning in that area has been changed 3 times. People should have a voice in laying out the master plan. They had 3 different planners. The first one marked the whole valley as agriculture. The next planner had different ideas and changed the whole valley. At one time they had more light industrial areas than Chicago. They always have to petition to change these things. The planners did not do any research on the land before they started their zoning.

Margaret Copenhaver, representing Ovando citizens opposing zoning, spoke in favor of Senate Bill No. 133. (See attached Exhibit G.)

Vera Cahoon, chairman of the Missoula County Freeholders Association, spoke in favor of both bills. (See attached Exhibit H.)

Senator Turnage spoke on Senate Bill No. 399 but supports both bills. This bill addresses the sections of the Montana Codes Annotated relating to master land-use planning. The people being effected have no input on the plan as a practical matter. Input can be made but it will probably not be addressed. Once a master plan is adopted, county commissioners cannot change that plan. This is a total denial of our form of government. The people have no right to vote on the plan as it is now. This bill requires they vote on it and it gives the people the right to initiate changes in the plan. This bill will be opposed by economic planners because it shifts political power from appointed individuals to the elected individuals. You have to give people the chance to approve the things that are going to happen to them.

This bill won't stop planning but will make it responsible.

David Maclay, a property owner in Montana, has attended dozens of meetings and given input and has learned his input meant nothing. The planners had figured out what they were going to do before the meeting and nothing said at the meetings ever made any difference. He favors this bill because it provides for some kind of statement from individual owners.

Robert Boucher, chairman of the Blackfoot Freeholders Association, hopes the committee passes Senate Bill No. 133. The bill vill allow land owners to vote and will allow control over chances. He is not against zoning or control but feels land owners should have control of these changes and regulations. Also, this bill requires county commissioners to notify land owners of the zoning intent by mail. Notification in the newspapers just doesn't work.

Julie Hacker of Bonner said this gives land owners the opportunity to vote on measures. The democratic process is constantly causing you to look over your shoulder to see what the government is going to impose on you next. This way they will have notice. She urges a do pass.

Robert Hart of Helena owns property in Greenough and urges a do pass.

Ed Sheehy, Jr., representing the Montana Manufactured Housing Association, said most master plans are outdated for mobile homes. In Helena and Butte you have to adopt a master plan to do any zoning. When they zone they allocate portions of the county that are swamp land or hillsides for mobile homes. You can't put mobile homes on that type of land. He thinks people should have a say in the matter.

There were no further proponents of the bill, Senator McCallum then called for opponents.

Don Snow of the Environmental Information Center directed his comments to Senate Bill No. 399. He said his organization is generally for voter approval but in this case they have to take a stand against it. There are certain features the committee needs to consider. Land-use planning in Montana is generally recognized as a positive tool in planning. There is a lack of consistant land-use plans. In most instances there are opportunities to participate in the process of planning. Perhaps they are too limited. Land-use plans are often flexible. There was a case in Flathead county where the land-use plan said no subdivisions but they were approved anyway. In that regard the county commissioners have the right to repeal or modify land-use plans. The ultimate intent of this bill is ally planning. Lines 15 through 18 on page 2 take away the governing body's power to revise or appeal the plan that was given to them in lines 13 and 14 The voter saying yes or no to the plan could end up delaying

setting up the plan. They think voter approval is not a good idea in this case.

Senator \an Valkenburg wanted to call the committee's attention to a letter they received from a member of the county attorney's staff in Missoula. (See attached Exhibit I.)

Senator Turnage was allowed to make the closing remarks. He said it was a valid point the opponent made in saying the Environmental Information Center usually was for voter approval except in this instance. Part 6 of Title 76 covers the master plan. He asked that anyone who has doubts that people should have input in the master plan should read this section. Land-use decisions control everything you do and you don't have any say in it. In appointed government decides that. The county commissioners cannot change the plan after it is adopted. A planning board prepares the master plan, these people are not elected. If you believe your lives should be controlled by free and open elections, vote for the bill.

There were no questions from the committee.

CONSIDERATION OF SENATE BILL NO. 368:

AN ACT REQUIRING CERTIFICATION BY THE COUNTY TREASURER THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING ON PROPERTY PROPOSED TO BE SUBDIVIDED.

Senator Elliott, District No. 8 in Columbia Falls, said he was requested to present this bill on behalf of county treasurers of Montana. It pertains to payment of real estate taxes. The problem occurs when a tract of land of which the taxes have not been paid, is platted into parts for subdivisions. It is the responsibility of the county treasurer to reallocate the taxes against the loss created. This creates liens against each new property owner. This bill requires the treasurer to certify that there are no delinquent taxes outstanding on property to be subdivided.

C. L. Buck O'Connell of the Montana County Treasurers Association spoke in favor of the bill. (See attached Exhibit J.)

Mike Stephen of the Montana Association of Counties supports this bill. Any effort to clean up delinquent taxes is a step in the right direction. The delinquency rates in some counties are running quite high. This assists treasurers in looking at and collecting these taxes in a timely manner.

Dan Mizner of the League of Cities and Towns supports this bill.

Ruth Sjelvik, representing herself, is concerned with the inequities happening with rollback taxes. This correct: that.

Senator Elliott made brief closing remarks.

Senator McCallum then called for questions from the committee.

Senator Hammond asked how this will effect rollback taxes.

Senator Elliott said this bill does not prevent anyone from paying under protest. He can't see where there would be much problem with rollback taxes.

Senator McCallum said if you break it up into lots, you have to pay rollback taxes.

Senator Elliott said the Flathead County assessor has never attempted it.

Mr. O'Connell said they didn't have rollback taxes in Cascade County other than those with a 34% reduction because of this. They didn't have rollback of subdivisions at all.

CONSIDERATION OF SENATE BILL NO. 379:

AN ACT TO DECREASE THE NUMBER OF DAYS OF NOTICE REQUIRED FOR HEARINGS ON MUNICIPAL ZONING LAWS AND MUNICIPAL INTERIM ZONING ORDINANCES.

Senator Thomas, sponsor of the bill, said the basic idea of this bill is to shorten the amount of time required in giving notice for zoning hearings. This way they can act on rezoning situations quicker. This was a request from the city of Great Falls. It met with approval from the city planning board and various environmental groups. He called the city of Great Falls twice to come and testify on this bill but no one is here today.

Dan Mizner of the League of Cities and Towns said the problem was with zoning changes for parking garages within the city. Everyone is notified through the newspapers. This just shortens the amount of time it takes to get this done. There is no universal concern over this bill but it was requested from the city of Great Falls to put this bill in.

Senator McCallum then called for opponents of the bill.

Ed Sheehy, Jr., representing the Montana Manufactured Housing Association, said the notice they are speaking about does not apply to just rezoning but zoning ordinances. The current notice time is often not enough.

Sena or McCallum then called for questions from the committee.

Sena or Conover asked why 7 was reduced to 3 on page 2.

Sena or Thomas said with a 7-day notice, people forget about the hearing. This is just 3 days before the hearing date.

Sena or Hammond asked if this was in the city limits.

Mr. Mizner said there is a jurisdictional area if they adopt it. The city has to adopt it within the zoning area.

Senamor Hammond said people have been saying the notice is not enough as it is.

Senator O'Hara said Senator Bob Brown objected to this.

Senator Thomas apologized to the committee that the city of Great Falls was not here to explain the situation to the committee.

DISP(SITION OF SENATE BILL NO. 368: Senator Van Valkenburg moved this bill DO PASS. The motion passed unanimously.

DISPOSITION OF SENATE BILL NO. 399: Senator Hammond moved this bill DO PASS.

Senator Van Valkenburg said he would like to amend the bill but is not prepared right now. He said this was a classic example of swinging the pendulum as far to one side as it was at the other. This didn't get on the books to begin with without some good reason. He would like to develop some amendments that will treat the concerns he has.

Senator O'Hara asked if Senator Van Valkenburg would be willing to present those amendments on the floor so everyone, including Senators Turnage, Manley and Elliott, could address them. This bill was not thought about lightly before they put it in.

Senator McCallum said he would hold the bill if Senator Van Valkenburg felt strongly about it.

Senator Van Valkenburg asked the committee if it would make any difference to them. There is no sense in making amendments if the committee is not interested in them.

Senator Hammond said he had made up his mind before he heard any of this because he has been exposed to this. He is in favor of passing the bill to the Senate floor.

Senator Ochsner said his mind was made up before, also. He will consider hearing the amendments on the floor.

Senator Conover said it is exactly as Senator Van Valkenburg said. It is one way and you are going to swing it the other way. He asked how Senator Van Valkenburg would amend it to even it out.

Senator Van Valkenburg said the title is one problem.

Senator O'Hara told Senator Van Valkenburg he would have to allow amendments down on the floor anyway.

Senator McCallum said he doubted, by listening to the comments of the committee, that he could get the amendments passed in the committee.

Senator Van Valkenburg said he could see no sense in holding this over for amendments. It would have a better chance on the floor.

Senator Hammond's motion passed with all but Senator Van Vilkenburg saying aye.

DISPOSITION OF SENATE BILL NO. 133: Senator Hammond moved this bill DO PASS. Senator Van Valkenburg abstained, all other; voted aye.

DISCUSSION OF SENATE BILL NO. 343: Senator Conover moved the amendments be adopted. This motion carried.

Senator Van Valkenburg asked what about the questions with election laws on page 1, line 19, limiting the vote on this to taxpayers.

No further action was taken on the bill.

DISPOSITION OF SENATE BILL NO. 353: Senator Ochsner moved this bill DO PASS. It passed unanimously.

DISPOSITION OF SENATE BILL NO. 153: Senator Ochsner moved this bill DO NOT PASS.

Senator McCallum said 2 mills was too much. It should have been .25 mills.

Senator Hammond said 2 mills was too much and it would be imposed on some people that don't need it at all.

The vote was taken. Senator McCallum abstained, Senators O'Hara and Van Valkenburg were opposed and Senators Hammond, Ochsner and Conover voted aye. The motion carried.

DISPOSITON OF SENATE BILL NO. 325: Senator O'Hara moved they amend the bill to take out the matrix and put it back like it was and change the minimum of \$15,000 to \$17,000 and the maximum of \$20,000 to \$22,000.

Senator Van Valkenburg wants to tie them into a cost of living increase, as in SB50, so they don't come back every two years for an increase.

Senator O'Hara's motion passed with all being in favor except Senator Van Valkenburg.

Senator O'Hara moved Senate Bill No. 325 DO PASS as amended. It passed unanimously.

There being no further business before the committee, the meeting was adjourned at 2:45 p.m.

Chairman George McCallum

ROLL CALL

LOCAL GOVERNMENT COMMITTEE

47th LEGISLATIVE SESSION - - 1981 Date HM

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COMMITTEE ON LOCAL GOVERNMENT

SB133 BILL NO.

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FEBRUARY 14, 1981

COMMITTEE ON LOCAL GOVERNMENT

BILL NO. SB177

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Mr. Chairman, I move to amend Senate Bill 177 as follows:

1. Title, line 5.

Following: "AREAS"

Insert: "AND PROVIDING AN EFFECTIVE DATE OF JULY 1, 1981"

2. Page 1, line 19.
Following: "part 41;"
Strike: "or"

Following: "76-11-101"

Insert: "; or 76-11-102"

3. Page 2, line 8.
Following: "fire"

Insert: "county"

4. Page 2, lines 11 and 12.

Following: "necessary" on line 11.

Strike: all following language through "[section 6]" on line 12.

5. Page 3, line 4.

Following: line 3

Strike: "may be a"

Insert: "shall be the sheriff unless he declines in which case

any"

6. Page 3, line 5.

Following: "beard"

Strike: "governing body"
Insert: "board"

7. Page 3, line 6.

Following: "is-not"

Strike: "may be" Insert: "is not"

8. Page 3, line 24.

Following: line 23

Strike: "for the payment of wages,"

9. Page 3, line 25.

Following: "equipment"

Insert: ", for the payment of wages for the prevention, detection,

and suppression of fires"

10. Page 4, line 11.

Following: "a"

Strike: "special tax upon all property"

Insert: "tax within areas"

11. Page 4, line 13.

Following: "time"

Insert: ", fixed by law,"

12. Page 4, line 16.

Following: "exceed"

Strike: "\$25,000"

Insert: "\$40,000"

Amendments to SB 177, page 2.

13. Page 4, line 19.

Following: "affairs of"

Strike: "the" Insert: "a"

14. Page 4, line 20.

Following: "fire"

Insert: "company or"

15. Page 4, lines 21 and 22.

Following: line 20.

Strike: all language through "chiefs," on line 22.

16. Page 4, line 24.

Following: "the"

Insert: "company or"

17. Page 4, line 25, through page 1, line 9.

Following: "as" on line 25

Strike: "provided"

Following: "in" on line 25

Strike: remainder of subsection (2).

Insert: "rural fire districts under 7-33-2106 and 13-1-104."

18. Page 5.

Following: line 23.

Insert: "Section 10. Effective date. The effective date of this

act is July 1, 1981."

February 13, 1981

TO WHOM IT MAY CONCERN:

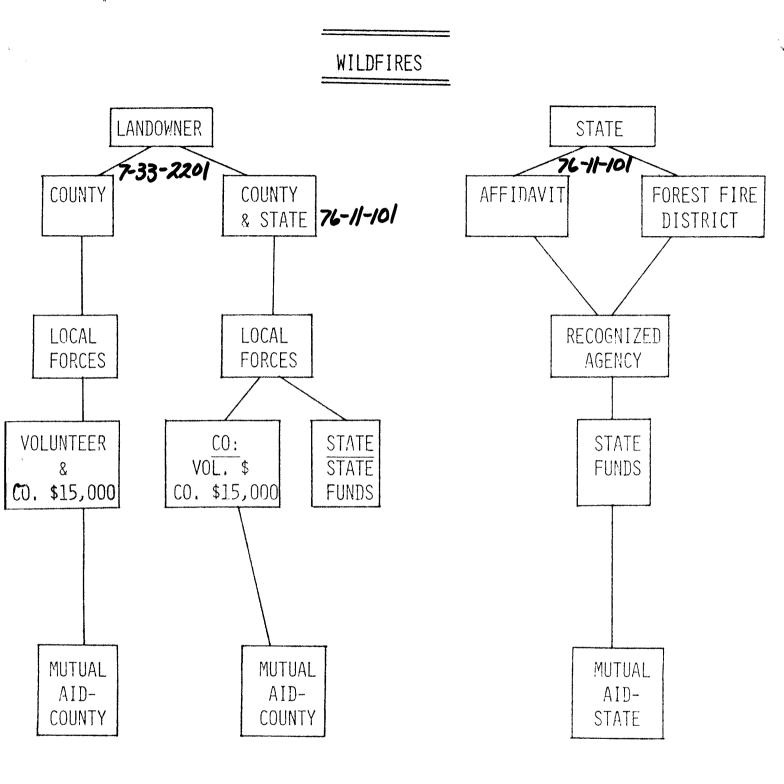
We, the undersigned, feel that donation funding of the Simms Volunteer Rural Fire Department is no longer feasable, therefore, we support Senate Bill #177.

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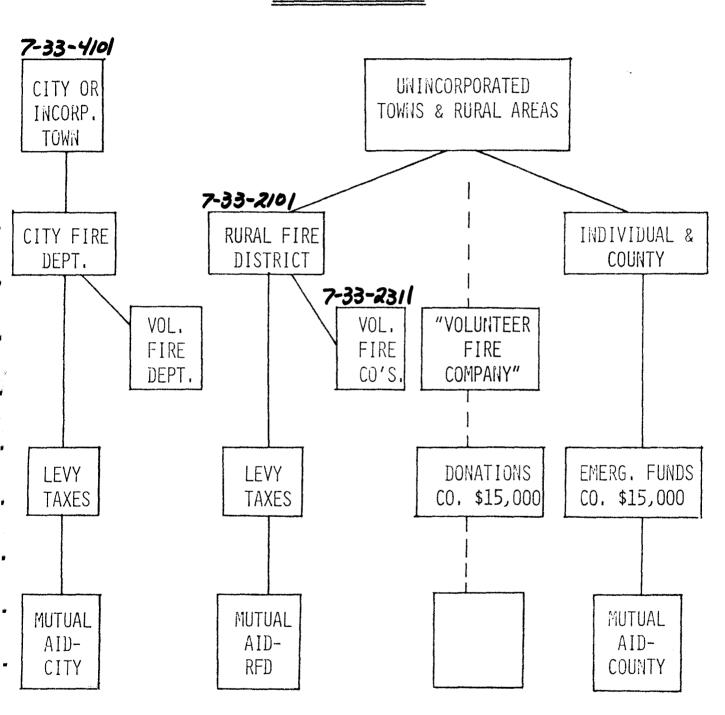
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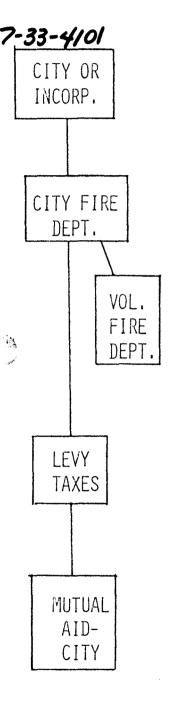
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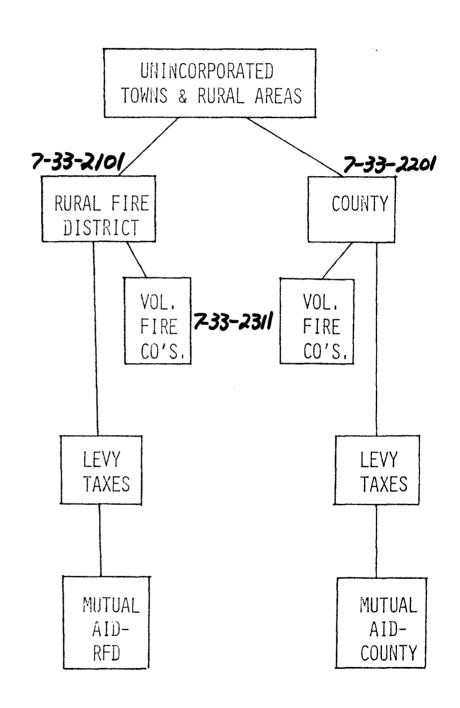


STRUCTURAL FIRES



STRUCTURAL FIRES





FA DO

Comments--Richard Sandman, Chief
Fire Bureau
Division of Forestry

<u>7-33-2201</u>--The purpose as written raises a question as to exactly which areas of the county are involved. It may be clearer to spellout exactly what is expected of the county.

Proposed Change:

Page 1:

Line 18:

for which no protection is provided under-Title-73-Ghapter

by incorporated

Line 19:

33-part-21;-Title-7,-Ghapter-33,-Part-41,-76-11-101;-or-76-11-102."

Cities and towns, by Rural Fire Districts, by Forest Fire Districts

or by Forest Fire Affidavits.

<u>7-33-2209(2)</u>--The Statute should be made as clear as possible to reduce the possibility of double taxation.

Proposed Change:

Page 4

Line 12:

7-33-2201 for the purposes outlined in subsection (1.) This tax may not be levied upon lands being assessed by the state for wildfire protection.

<u>New Section</u>--The County Rural Fire Chief will be faced with both wildland and structural fire problems. He will be directing firefighters into or near dangerous situations, chemicals, toxic gases, explosive conditions, etc. The Chief should be expected to attain, and maintain, minimum training standards.

<u>Proposed New Section</u>—The County Rural Fire Chief shall attain within one year of appointment, and maintain thereafter, a structural Firefighter I rating, and a basic forest and range firefighter rating.

Amendments.

1. On page 1, line 19, delete "."" and add "and 76-13-204.""

2. On page 4, line 11, delete the word "property" and insert the words "rural structures"

Fire Calls.	Teton	Coon'y	1979
Fire Calls		48	
no fike		3	
Actual Fines		75	
mutual Aid		3	
Structure Fire	S	7	
Stubble / gRASS /	tikes	31	
Forest Fires		1	
Vehicle Fires		2	
TRASH FIRE		1	

MR. CHAIRMAN, MEMBERS OF THE COMMITTEE

MY NAME IS VERA CAHOON. I AM CHAIRMAI OF THE MISSOULA COUNTY FREEHOLDERS ASSOCIATION AND I REPRESENT THAT GRO! P HERE TODAY.

WE RISE IN STRONG SUPPORT OF S.B. 13' AND ITS COMPANION BILL S.B. 399. IF YOU HAD TWO HOURS TO LISTEN I COULD GIVE YOU SOME 100PLUS REASONS WITH DOCUMENTED EVIDENCE AS TO WHY THESE 'WO BILLS SHOULD BE PASSED. BUT IN THE ESSENCE OF SAVING TIME I WILL TOUCH (N JUST A FEW OF THEM.

ZONING PROBLEMS HAVE NOT GONE AWAY SINCE LAST SESSION. THEY CROWD THE COMMISSIONERS AGENDAS IN EPIDEMIC PROPOTIONS. I HAVE HERE FIVE WEEKS AGENDAS FROM COMMISSIONERS MEETINGS THAT HAVE ALMOST NOTHING ON THEM EXCEPT ZONING ISSUES. OTHER COUNTY BUSINESS GETS PUSHED ASIDE.

S.B. 133 CAN TAKE SOME OF THE LOAD OF THIER BACKS BY ALLOWING A VOTE OF THE AFFECTED LANDOWNERS TO DECIDE THE ISCUE OF RURAL ZONING.

NEW ATTEMPTS TO ZONE RURAL AREAS ARE BEING DEFEATED, MANY OF THEM AFTER MONTHS, EVEN YEARS OF WORK AND EXPENSE BY THE PLANNING DEPT. SIMPLY BECAUSE THEY ARE BAD PLANS, UNACCEPTABLE BY THOSE AFFICTED, AND ARE BEING SHOVED DOWN OUR THROATS BY OVER AMBITIOUS PLANNERS, WHO HAVE NO CONCEPT OF THE NEEDS AND LIFE STYLES OF THE RURAL PEOPLE.

PUBLIC PROTEST FALLS ON DEAF EARS, BECAUSE WE, THE LANDOWNERS ARE TO DUMB TO KNOW WHAT IS GOOD FOR US. WE DO NOT WANT 'O DESACRATE THE LAND. WE WHO LIVE ON IT AND MAKE OUR LIVING FROM IT PROBABLY KNOW BETTER HOW TO PROTECT IT THAN ALL THE PLANNERS IN THE STATE.

PETITIONS HAVE A WAY OF BEING MISUNDERSTOOD, MISREPRESENTED, MISCOUNTED, LOST AND DECLARED ILLEGAL, AND THE BURDEN IS PLACED ON THE LANDOWNER TO TRY TO TELL GOV'T THAT WE SIMPLY DON'T WANT IT. PETITIONS CAN BE DISHONEST. S.B. 133 CAN SERVE TO CAUSE THE COMMISSIONERS TO BE HONEST AND CAN STOP THE ACCUSATION OF DISHONESTY. WE HAVE REACHED A POINT, WHERE WE BELIEVE THIS IS NECESSARY. ELECTIONS ARE HONEST. I KNOW OF NO SINGLE ISSUE THAT CAN TURN A PEACEFUL RURAL NEIGHBORHOOD INTO A BATTLE GROUND FASTER THAN A ZONING ISSUE. THE LINES FORM, USUALLY A 85-15 split AND NEIGHBORS NO LONGER SPEAK TO EACH OTHER.

S.B. 133 WILL:

- 1. STOP NEIGHBORHOOD WARS. YOUR VOTE IS PRIVATE. THE MAJORITY RULES AND THE ISSUE IS SETTLED.
- 2. IT WILL CRASSE BETTER PLANNING THAT CAN BE MADE ACCEPTABLE TO THE AFFECTED LANDOWNERS. PLANNERS WILL HAVE TO DO A BETTER JOB IF THEY ARE GOING TO SELL THEIR PRODUCT AND THEY WILL HAVE TO LISTEN TO THE PEOPLE. IF THEY DON'T WE WON'T BUY IT.

 3. PROVIDE FOR BETTER CONTROL BY THE LANDOWNER. HE PANS THE TAXES. THE CONTROL SHOULD BE HIS.
- 4. IT CAN ACTUALLY CUT DOWN THE EXPENSE OF PLANNING DEPTS. WE WILL NOT NEED *______ PLANNERS IN MISSOULA. ELECTIONS CAN BE PLANNED TO COINCIDE WITH SCHOOL ELECTIONS EACH APRIL OR ANY OTHER ELELETION THAT MIGHT COME SOONER. CLERK AND RECORDERS OFFICES WOULD NOT BE SWAMPED WITHPETITION COUNTING AND VERIFICATION ONLY TO FIND THAT THE ISSUE WAS DEFEATED. ILL CONCEIVED PLANS THAT HAVE NO CHANCE OF PASSING WOULD NOT BE PRESENTED. ZONING EXPENSE REALLY COULD BE CUT AND IF IT IS NOT IT WILL BE THE DIRECT FAULT OF THE PLANNING DPTS AND THE COMMISSIONERS. AT THE VERY LEAST WE WOULD BE TRADING ONE EXPENSE FOR ANOTHER. IN AREAS OF CHANGE AND OTHER PROBLEMS, WHERE ELECTION WOULD BE TOO COSTLY, THE PROTEST PETION WOULD STILL BE USED.

WORKSHOP AFTER WORKSHOP ON ZONING AND LAND USE PLANNING HAS BEEN CONDUCTED AT TAX PAYER EXPENSE (CALLED GRANTS) AND I, ALONG WITH OTHERS HAVE ATTENDED THEM ALL. ZONING LAWS AREN'T WORKING THEY SAY, THEY NEED CHANGING. THE DEPT. OF CONSTANT AGITATION, BETTER KNOWN TO YOU AS THE DEPT. OF COMMUNITY AFFAIRS IS ALWAYS THERE AT TAXPAYER EXPENSE, BUT THEY OFFER ONLY THE SAME OLD RHETORIC, NO CONCRETE IDEAS FOR CHANGE. S.B. 133 offers change, CONSTRUCTIVE, DEMOCRATIC CHANGE. GIVEN A CHANCE IT WILL WORK.

WE ARE ALL TIRED OF BEAURACRATIC LAWS WHICH ARE BEING LEGISLATED IN THE MUSTY BASEMENT OF THE WELFARE BUILDING BY THE PLANNING DEPT. OF MSLA. CO. WHERE THE DIRECTOR HAS RESIGNED (HE DIDN'T LIKE IT ANY BETTER THAN WE DO.) THE MONEY IS GONE (\$187.000 GENERATED FROM THE COUNTY WITH A GRAND TOTAL OF \$511.968 inccl. GRANTS) AND THEY ARE REGISTERING WARRENTS AND THE STAFF NUMBERING FROM 16*TO 25IS OUT OF THE OFFICE AND CAN YOU COME BACK TOMMORROW. THIS IS 2:30 IN THE AFTERNOON. WE RECENTLY CALLED THE CO. ATTORNEYS OFFICE TO ASK HOW LONG A ZONING PETITION WAS VALID. WE WERE TOLD TO CALL THE PLANNING DEPT. THEY MAKE THEIR OW N-LAWS OVER THERE. GIVEN SB. 133 WE CAN IMPROVE ON THIS SITUATION TO SOME EXTENT. WE IN MISSOULA CO. HAVE ALREADY ADOPTED A COMPHREHENSIVE PLAN, BUT WE SUPPORT WHOLE HEARTEDLY S.B. 399 FOR THE SAKE OF THOSE COUNTIES THAT HAVE NOT YET ADOPED ONE, BEING MOST DEMOCRATIC IN OUR THINKING WE CERTAINLY WOULD NOT WISH ON THE PEOPLE IN THOSE COUNTIES WHAT HAS HAPPENED TO US. THEY SHOULD AND MUST BE ALLOWED TO VOTE ON THESE PLANS. HAD WE HAD THAT OPPORTUNITY WE WOULD NOT HAVE TEN VOLUMES LIKE THIS TO TRY TO UNDERSTAND. ONCE YOU ARE ZONED, FROM THIS PLAN, WHICH WE LIKE TO CALL THE PLANNERS BIBLE COMES ALL YOUR PROBLEMS. ALLOWING A VOTE OF THE PEOPLE TO ACCEPT OR REJECT A MASTER PLAN WILL MAKE THEM MORE AWARE OF WHAT IS INVOLVED AND THE PLAN ITSELF WOULD BE MUCH IMPROVED AND MADE MORE COMPATIBLE TO THE INDIVIDUAL AREAS. We KNOW The Ity Carnet 20160 Weln Can protetones bed you she were WE COMMEND SENATORS MANLY AND TURNAGE FOR THERE WORK ON THESE BILLS AAND THEIR BELIEF IN THE RIGHT OF THE PEOPLE TO VOTE. TO MY MIND, NOTHING IS MORE CONSTITUTIONAL OR DEMOCRATIC. WE THANK THEM FOR BELIEVING IN WE. THE PEOPLE AND WE THANK YOU MR. CHAIRMAN AND THIS COMMITTEE FOR YOUR TIME AND URGE YOU TO GIVE THESE BILLS A SPEEDY DO PASS RECCOMENDATION.

Thank your

S.B. 399 February 14, 1981

Senator George McCallum Chairman, Senate Local Government Comm.

Dear Senator McCallum,

I am unable to attend the Senate committee hearing on S.B.399 and wish to make these comments a part of the hearing record.

In my capacity as a deputy county attorney responsible for the enforcement of land use laws and regulations, I am constantly reminded of the critical need to have a workable set of laws. I do not believe that S.B. 399 is workable or desirable for the following reasons:

- 1. Comprehensive plans are guides for making more specific regulations such as zoning and for evaluating subdivision proposals. Each governing body charged by law with making those decisions must be allowed some discretion in applying this guide in order to respond to specific needs of business, industry, residents, and the community as a whole.
- 2. Requiring voter approval of a community plan will lock our local elected officials into a literal compliance with a generalized plan under the pressure of acting according to the people's mandate.
- 3. Once a plan is adopted under this method, there will be an extreme reluctance to make any revisions or amendments in future years despite the changing needs of a dynamic community. This lack of flexibility will be most detrimental to commercial and industrial growth which is more heavily dependent on a fluctuating market system.
- 4. Master plans contain a great deal of technical information as is indicated by the long list of items in MCA 76-1-60l which may be included in a plan. We must fact the fact that few voters have the time or inclination to fully educate themselves on ballot issues. The majority of people are influenced primarily by the media and opinions of their friends. Distortions are easily nurtured. Each of you senators must know how delicately you need to treat your election in order to avoid defeat because of a false rumor.
- 5. The final decision to adopt a master plan is properly made by the local elected officials who are in a position to see, hear, and respond to the wide range of interests their community has. Local elected officials are also in a position to devote their full concentration and understanding to the technical complexities of developing a plan with the help of experts. They provide the forum for interested citizens to come forward and work out a plan to meet the needs of everyone. And finally, our system of government is structured on the notion that elected officials are charged with the responsibility of looking out for the health, safety, and general welfare of all people and weighing the demands of special interests. To place approval of a master plan in the hands of the voters will degrade our system of government into a battle of special interest groups and deprive a community of the benefit of having certain elected officials make the decision to adopt a plan with the whole community's benefit in mind.

I strongly urge you to vote against passage of S.B. 399.

Sincerely,

Jean E. Wilcox 1331 Harrison Missoula, Montana



of the Legislature Serieta HILL No. 36

Introduced by: Sector Elliott

Centlemens

would like you to give consideration to passing Senate Mill 368 a this is a bill to make uniform the way the free surers of Moutana Counties Aspelle subdivisions and would eliminate many problem areas.

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L represent : Mosti as County Tressurers Association

I mosel as a perresentative of the Martana County Treasurers Association. He

subdivision to have all leaves need before a subdivision Plat is respected.

is sout as its speak require of all thunky freemers by this has worked for our

very such affector by to all involved. The bare but no semple into the bell respiece ;

This Bill No. 368 would eliminate some of the our rent beatards that plague County

Tressurers today.

1. Splitting out the taxes

Splitting old delinquent texes between new lots and the old sorous add unnecessary costs to the Dept. of Revenue, the Assessors and Tressurers Office.

2. Cost to Mew pener is increased by adding taxes he had nothing to do with plus extra lies and expense in getting a clear title which is required for Y.H.A. and G.I. leans. Nost financial institutions also require a



From the Parsonal Design

C L Buck & Connell

3824 - Sin Avenue North Great Falls Montana 5940)

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- Countles have an entra burden of time and expense as delinquent property becomes in jeopardy of tex sales.
- h. Real Patrie companies buiding a lot for sale find it quite cumbersons

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- 5. Undorbtedly the title companies doing a fast and lien search on this property and some by them.

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We, the County Treasurers Association of the State of Montana recommend that

Bespectfully,

G. L. "Rock" O'Compall & Castada County Transcrar

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1 mutual aid
1979
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3 structures
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l false alarm
3 mutual aid
1990
28 calls
3 strictures ( 5 mutual aid given)
 2 public service
 l false alarm
 10 mutual aid (5 structures involved)
1981 (January) 5 calls
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All calls not listed as Structure, Vehicle, Public Service
 or False Alarm were Grass, Brush, or other Agriculture Product
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fires.

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WE, the residents and taxpayers of the Fort Shaw Community, support Senate Bill 177.

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ME	YES	NO
Senator George McCallum		
Senator Jesse O'Hara		
Senator H. W. Hammond		
Senator J. Donald Ochsner		
Senator Bill Thomas	Absent	
Senator Max Conover		
Senator Fred Van Valkenburg	Abstain	ed.
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(include enough information on motion—put with yellow copy of committee report.)

ME	YES	NO
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Senator H. W. Hammond	j	
Senator J. Donald Ochsner	J	
Senator Bill Thomas	Absent	
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Senator Fred Van Valkenburg		
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		February 14	19.81
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AR. PRESIDENT			
We, your committee on	LOCAL GOVERNMENT		
naving had under consideration	Senate		Bill No. 133
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Respectfully report as follows: Th	nat SEMATE		Bill No. 133

DO PASS

GEORGE MCCALLUM,

Chairman.

		February 14	19 31
MR. PRESIDENT			
We, your committee on	LOCAL GOVERNMENT		
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having had under consideration			Bill No
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Respectfully report as follows: I h	at	••••••	BIII No. ★ララ

DO NOT PASS W/ & .

GEORGE MCCALLUM, Chairman.

Chairman.

STANDING COMMEDIAL REPORT

Respectfully report as follows: That		Tokawany 14	19 81
Respectfully report as follows: That			
Respectfully report as follows: That	MR. PRESIDENT		
Respectfully report as follows: That	We, your committee on LOCAL GOVERSTEEM		
be amended as follows: 1. Title, line 6. Following: line 5 Strike: "SECTIONS" Insert: "SECTION" Following: "41-5-704" Strike: "AND 4 L-5-703" 2. Page 1, lines 16 through 13. Following: "than" on line 16 Strike: the remainder of line 16 through "employee" on line 18 Insert: "\$17,000 a year and no higher than \$22,000 a year" 3. Page 2, lines 4 through 15. Following: line 3 Strike: section 2 in its entirety And, as so amended,	naving had under consideration		5ill No 325
be amended as follows: 1. Title, line 6. Following: line 5 Strike: "SECTIONS" Insert: "SECTION" Following: "41-5-704" Strike: "AND 4 L-5-703" 2. Page 1, lines 16 through 13. Following: "than" on line 16 Strike: the remainder of line 16 through "employee" on line 18 Insert: "\$17,000 a year and no higher than \$22,000 a year" 3. Page 2, lines 4 through 15. Following: line 3 Strike: section 2 in its entirety And, as so amended,			
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Following: line 3 Strike: section 2 in its entirety And, as so amended,	Following: "than" on line 16 Strike: the remainder of line 16 thro		
And, as so amended,	Following: line 3		
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STATE PUB. CO. Helena, Mont.

_____ Chairman. GEORGE MCCALLUM,

		•••••	February 14	19
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MP PRESIDENT				
MR. PRESIDENT				
We your committee on	OCAL GOVERNMENT			
having lad under consideration	SENATE			Bill No353
		•		
Respectfully report as follows: Th	nat SENATE	************	•••••	Bill No. 353
			.311	
DO PASS YJ.A.		-		
STATE PUB. CO. Helena, Mont.		EORGE	MCCALLUM,	Chairman.

		February 14	19
PRESIDENT		and the second s	
We, your committee on	LOCAL GOVERNMENT		
	SENATE		Bill No. 368
			244
Respectfully report as follows: Th	nat SENATE		. Bill No. 36 と

DO PASS Y/C.

GEORGE MCCALLUTI, Chairman. GEORGE MCCALLUH,

	February 14	19. 8 ‡
MR PR SIDENT		
We, your committee on LOCAL GOVERNMENT		
having had us der consideration SENATE		Bill No399
Respectfully report as follows: ThatSEJATZ		Bill No. 399

DO PASS Y.C.