

**Excerpts from public comment submitted:**

“The developer is working with fragile ground. I farm and have lived close to the subject property all my life. I used to help Kleinhans farm in the spring and fall. There were times we had to park our trucks on the ridges and bring the combines to us because otherwise our trucks would have sunk. We are working in a dry period right now, but things will change once again. I cannot grasp this data, when us that live in the area know different.”

“Removing any more land from agricultural use in Flathead County is wrong. Have you noticed the price of wheat lately? It’s over \$10.00 a bushel. It is good that Montana farmers will be making money wheat farming – but the price of bread, pasta and nearly everything else is going to rise dramatically. We need to keep LOCAL farming options open.”

“When you look at this conceptual drawing of the North Shore Ranch Master Plan what do you see? Most people see a pretty looking subdivision with trees. You have to look quite closely to see that they are actually houses represented on this drawing...This conceptual drawing misrepresents the actual project density, sizes of houses and state of the landscaping. It will be at least 30 years before there will be trees large enough to partially obscure the houses.”

“With increasing development in Flathead County continuing, I would suggest and encourage large, landscape development and integration of natural resource management into land planning processes in all proposed residential developments and NOT piece-meal “in-house” wildlife mitigation as this developer proposes. Small scale “wildlife mitigation” within subdivisions does nothing to enhance eco-system wildlife values, given high density, daily human activities within sub-divisions. The attempt by the developer to “mitigate” wildlife impacts with proposed “open space(s) within the subdivision is wholly-inadequate.” (Retired 23-year manager of the US Fish & Wildlife’s Northwest Montana Wetland Management District’s Waterfowl Production Areas).

“The elevation of the land where this subdivision is proposed is so close to the full pool elevation of Flathead Lake and so much of it is within a few feet of the ground water elevation that it is the last place residential living should take place. There is a reason it has been farm fields for a hundred years. The few existing homes have been built on the few relatively high spots and that is the way it should stay.”

“I took a drive during the weekend along the back roads that lead up to the Lower Valley Road that comes out very close to this proposed development site. What farmland (north of Hwy 82) that is still in existence is completely chopped up with homes and small ranches, most of which are fenced in...I am just at a loss for words in trying to understand how ANYONE could even imagine doing anything less than PRESERVING this area. PLEASE.....PLEASE.....let’s find a different way to allow growth in the Flathead.”

“Once a land is compromised, you can NEVER go back. Developing the North Shore of Flathead Lake is a huge mistake. There are those just waiting in the wings to see what happens with the North Shore Ranch proposal. The consequences are the domino effect this will have on the area as a whole...Again, it will simply cease to exist. It will become “someplace else”....and that someplace else could be “suburban anywhere.”

“I own land on the Flathead River. There is a clay lens that extends from Flathead Lake north, and that lens prevents upward penetration of the groundwater...disturbing the subject land with shallow groundwater could create monumental problems.”

“I was not here in 1964 for the flood but how much of this proposed subdivision was under water? It can happen again, nothing has changed up stream to mitigate a repeat if conditions become similar. Do you ever just say no? This might be the time and place!”