

Joel Nelson

From: Jim Grant [jimanngrant@hotmail.com]
Sent: Thursday, June 30, 2011 10:31 PM
To: Joel Nelson
Cc: Bob Lambreth; Dave & Jeannine Olson; David Hafer; Gary Westermann; Ken Von Eschen; MJ Snyder; mikerippe@centurytel.net; Mark Pollock; Lance Melton; Ray and Joan Folwell; Sharon Palmer; Susan Tweet; voelker@bigsky.net
Attachments: Letter for Input.doc; Reponse to Sue.doc

Joel,

When Ann and I visited with you the first part of June on the Lake Mary Ronan Zoning District and Regulations, you had mentioned that in the near future you would be updating the Regulations and that you may use Mr. Maddy's proposed Zone changes in the draft. We believe this would be highly inappropriate as the County has a document that contains recommendations for updates that was compiled from a request for input sent to all property owners within the Zone.

In December 2007, Sue Shannon requested that Ann and I contact all property owners within the Zone for input to update the Lake Mary Ronan Zoning Regulations. We acted on this request and sent a letter to all the property owners within the Zone. Then in March of 2008, we gave Sue recommendations for updating the Zone Regulations based on the input received. Attached is a copy of the letter we sent to the property owners within the Zone and the recommendations given to the County.

Even tho Sue did not update the LMR Zoning Regulations in 2008, the recommendation compiled at that time are valid today and are even more pertinent, as there is strong evidence that the quality of the water in the lake has further deteriorated. To include Mr. Maddy's proposals in a draft update of the Zone Regulations would be only self serving to Mr. Maddy and not all the property owners within the Zone and it would not meet the Purpose of the Lake Mary Ronan Zoning Regulations. We strongly recommend that your draft update of the Zoning Regulations include the recommendations compiled in 2008 from all the property owners, which had an opportunity to recommend changes, including Mr. Maddy.

We are looking forward to hearing from you concerning this matter.

Jim and Ann

Jim & Ann Grant
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(406) 251-2050 Home
(406) 370-3954 Jim's Cell

7/11/2011

(406) 370-1283 Ann's Cell

7/11/2011

P.O. Box 76
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jagrant@montana.com
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December 27, 2007

Dear XXXXXXXXX,

Lake Mary Ronan is a special place and has been enjoyed by many for generations. However, this impaired lake is at a critical stage and what happens in the near future could have a positive or negative effect not only on future generations, but your own continued enjoyment.

We are Jim and Ann Grant and have a home on Lake Mary Ronan within the Lake Mary Ronan Zoning District. Lake County will soon be reviewing the Lake Mary Ronan Zoning Regulations for necessary revisions and we are gathering input from property owners within the Zone to provide the County. Our objective is to facilitate the reduction of ambiguity in the Regulations, which will improve its purpose and reduce conflict with future development. As a property owner within the Zone we would appreciate your assistance in this effort by providing comments or recommendations on content and function of the existing Zoning Regulations. Please review the current Lake Mary Ronan Zoning Regulations and the Growth Policy. Any recommendations for revising the Zoning Regulations should be consistent with the Growth Policy. These documents can be found in the Planning Department section of the Lake County Website at: <http://www.lakecounty-mt.org>.

In addition to gathering input to provide the County, we are researching data, which will support any revisions proposed. If you have any data to support your recommended revisions, please provide it. Send your comments, recommendations and any supporting data by January 31, 2008, to: jagrant@montana.com or Jim and Ann Grant, P.O. Box 76, Dayton, MT 59914-0076. If you wish to contact us to discuss or have questions please feel free to do so.

Some other key points for you to consider are:

- The future of the lake is in the hands of a very small group of people.
- The vast majority of existing property owners are not in the Lake Mary Ronan Zoning District.
- The Lake County decision makers will listen only to the opinions of property owners in the Zoning District.
- The Zoning District only covers the majority of the property on the east shore between Mountain Meadows and Lake Mary Ronan Lodge; a few large parcels on the east side of the lake off the shore; property owned by Jack Meuli, Kootenai Christian Church Camp and the First Christian Church of St. Ignatius on the west shore; and all the land owned by the Maddys and Plum Creek on the north, west and south shores.

Please spend a little time on this so you and future generations can continue to experience what we have all enjoyed.

Sincerely,

March 10, 2008

Sue Shannon
Lake County Planning Department
106 Fourth Avenue East
Polson, MT 59860

Dear Sue,

Since Ann and I met with you in late October, we have contacted the property owners within the Lake Mary Ronan Zoning District to request input for revising the Zoning Regulation. We also gathered supporting information from the Environmental Protection Agency and the Department of Environmental Quality.

We sent everyone in the District a letter requesting their input and visited with some of them on the subject. Everyone who responded expressed concern with the deterioration of the water quality and the future of the lake. The Environmental Protection Agency 2006 Lake Mary Ronan Assessment Unit Information shows the Attainment Status for cold water fishery and aquatic life as "Not Supporting" (copy attached). We contacted the EPA to clarify the meaning of "Not Supporting". Their response was, "anymore increase in nutrients would result in the lake not supporting a cold water fishery and aquatic life." They were surprised that development is continuing to be allowed on the lake until the nutrient loading is reduced. Also, a Total Maximum Daily Load study will be conducted within the next two years that will determine the total amount of a pollutant that the lake may receive from all sources without exceeding water quality standards.

As the research has shown, it is imperative that the quality of water in Lake Mary Ronan is of primary importance in any current or future development and none should be approved without the assurance of not impacting water quality. To reduce the potential of the lake not supporting a cold water fishery and aquatic life, the following revisions to the Lake Mary Ronan Zoning District Regulations are recommended.

III. District Regulations, B. Sub-Districts, 2. Westside

c. Density

- 1. All land development on the lake shall not exceed one dwelling unit per five (5) acres, and shall provide for an average of 300 feet of actual lake frontage, provided that no individual lot shall have less than 200 feet of actual lake frontage.*
- 2. All land development off the lake shall not exceed one dwelling unit per ten (10) acres.*

IV. Density Clustering

- 1. No "offset parcels" can be considered in maintaining an overall average density, whether the parcel is contiguous or separate.*
- 2. No bonus allowances shall be granted to allow greater density by setting aside park or nature areas.*
- 3. No flag lots are permitted to get the lakeshore footage attached to the rest of the lot away from the lake.*

V. Structures

D. Setback

The required setback for buildings shall be:

- 1. 100 feet from the Mean Annual High Water Elevation of Lake Mary Ronan (3071 feet)*
- 2. 20 feet from any public road.*
- 3. 20 feet from property lines, except for lots with an average width less than 200 feet the setback shall be 10% of the lot width, provided that no building shall be located closer than 10 feet to a property line.*

XI. Storm Drainage

For all development incontestable proof shall be provided that any storm run off from physical improvement of the property will be removed without causing damage or harm to:

- A. The natural environment.*
- B. Deterioration of water quality of Lake Mary Ronan or property adjacent to the subject property.*

We appreciate the opportunity to be involved in the efforts to review and revise the Lake Mary Ronan Zoning District Regulations. The time and effort for this process is a small price for the benefits to current and future generations.

Sincerely yours,
/s/ Jim and Ann Grant