

Glenda Wiles

From: sharon renfro <sammcfro@wildblue.net>
Sent: Friday, January 2, 2015 1:49 PM
To: Glenda Wiles
Subject: flood plain fringes

CC to
Plannuk

What? Are there no more places to build in this valley? Why do we have to start building in the floodplain fringes now?

When my husband, a house builder here in the valley, and I were looking for places to build houses, we were always aware of where we could build on a piece of property before we bought. We became aware of the possible building sites through:

- A. Selling Realtor Information
- B. Listing Realtor Information
- C. Sanitation/Health Department Information
- D. DEQ and DNRC Information
- E. Flood Plain Maps
- F. Common Sense
- G. Property Owner's Information
- H. Topography Maps
- I. Subdivision Maps
- J. Subject Property Maps
- K. Covenants/Restrictions of Record
- L. Title Insurance Information
- M. Courthouse/Clerk and Recorder Information
- O. Zoning Information
- P. Information from Neighbors of Subject Property Not necessarily in that order.

Point is, there was no lack of information to show us where we could and could not build.

So, I'm sure all these people now wanting to build in the fringes, also knew they couldn't build there when they bought the property, and if they didn't know, it is through their own ignorance that they did not. Let's not reward them now for not doing their homework earlier.

Why do they think they can change the rules now? The rules were there when they bought and they should remain the rules.

Especially when what they are asking could negatively effect so many other people, as well as the environment, some being permanent deleterious effects.

The Bitterroot River is a wild, beautiful thing. Let's let it continue to do it's thing without having to worry about structures, "unsanitary" wastes, and other trash being visited on the neighbors downstream, human and wildlife alike. And if lifting these restrictions causes insurance problems, we know that those increased costs are eventually passed on down the line to us, the other insured who put their homes in the proper places.

This whole thing is a mess, and doesn't need to be a mess. Let's not relax our rules, let's keep the building and waste products out of the fringes for everybody's sake.

In making your decision, please weigh the pros.....who will benefit from lifting the restrictions? And why? I have not heard any "pros" other than some mumblings about "property rights". But when you bought that property , you bought it with all the rules and restrictions that apply to that property. One being that you cannot build or put nasty waste sites in the flood plain fringes.

And then weigh the cons.....you have been given many of the cons by experts, and many of us plain old Bitterroot Valley folk. The cons (against lifting these restrictions) outweigh the pros by a landslide. And also through good old common sense, lifting these restrictions, is just plain bad judgement.

We need the river, we love the river, and we don't want you messing' with our river!

Very Sincerely,

Sharon Renfro