

Good afternoon Sam,

Thank you for the opportunity to answer the Realtors questionnaire.

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PAC: I am already at the PAC limit.

1) This is a very complex question that has been struggled with every legislative session. The fix that was tried of surface water depletion zone is now unclear with the new Supreme Court decision. Prior appropriation water law is still the law that should be followed.

Unfortunately your question has a winner and a loser either way that it is codified. That will only lead to more litigation. I don't know if WPIC has any ideas they want to bring forward during the next session. They have studied this issue every time and along with the Mt. Tech Bureau of Geology and Mines.

If exempt well status is allowed and a new developer builds 100 houses, what happens if in 5 years if the water table starts dropping for all of the home owners along with every other water right holders. Is that fair to anyone. There needs to be work done on mitigation (90,000 acre ft. of new water in the water compact) or a shared shortage agreement that stakeholders can agree to.

2) Yes. I know very little about this issue. Common sense says that if you put forth something that can be interpreted in several different ways it will be. This must be a nightmare.

3) Yes. I expect that because of costs and housing needs, phased projects are more common. Government is supposed to serve the people not hinder progress. These changes could be construed as just keeping government busy. The public needs to have a say and be involved but once the project is approved, the same ground does not need to be plowed again.