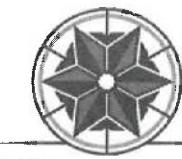


Missoula County Commissioners

Mailing Address: 200 West Broadway
Physical Address: 199 W. Pine
Missoula, MT 59802

P: 406.258.4877 | F: 406.258.3943
E: bcc@missoulacounty.us



Missoula
COUNTY

BCC 2026-006
Jan. 9, 2026

Donald Johnson
Federal Communications Commission
45 L St. NE
Washington, DC 20554

RE: ASR # 1280552

Dear Donald Johnson,

This message is regarding the Harmoni Towers Corporation plan to build a 260-foot tower with rotating lights at 190 U Log Yard Road in Condon, Montana.

Since November 2023, the Swan Valley community has been working on a neighborhood plan that would guide land use and development in the area. Led by a group of local residents and supported by Missoula County, the effort lasted almost two years and included a community questionnaire and multiple public meetings. The plan is now in the adoption process, having received recommendations from the Community Council and the Missoula Consolidated Planning Board. While the plan hasn't been formally adopted yet, the plan will head to the Missoula County commissioners on Jan. 29 for the first of two hearings on final approval of the plan.

The plan coalesced in a set of core values, which include:

- Preserving the rural character of the Swan Valley (low-density housing, open spaces, small family-run businesses and strong community volunteerism)
- Protecting clean air, water and a resilient forest with abundant wildlife
- Ensuring accessibility to our public lands for hiking, hunting, fishing, camping and riding

Cell phone towers are specifically addressed in the land use chapter of the plan. Future land use objective No. 1 states: *"Keep it the same – Preserve the valley's rural character by maintaining low population density and keeping large-scale new development out. Residents value the peace, quiet and dark skies that distinguish the area from urban environments."*

Telecommunications towers are again addressed in the land use strategies, which are intended to implement the plan's objectives. Strategy No. 3 states, *"To the greatest extent possible, protect scenic views and dark night skies by prohibiting telecommunication towers over 200 feet high. These facilities should be encouraged to co-locate on existing towers, mandate appropriate screening and buffering, and develop in a way that is aesthetically consistent with the rural nature of the area."*

Please be advised that Harmoni's proposed cell phone tower is not consistent with values, objectives or strategies of the draft neighborhood plan, which is still going through the adoption process to become part of the county growth policy (comprehensive plan). While the County does not have the legal mechanisms in place to deny or condition a building or zoning compliance permit for this project, and the tower received a building permit from the County in March 2025, as part of the Environmental Assessment review we want to emphasize that this proposal is contrary to the proposed land use policy for this area of the county. In addition, while a growth policy is not a regulatory tool and cannot be used solely to make decisions on proposed land use projects or development, it can be used to provide the legal basis for the adopting or updating of zoning or subdivision regulations, which can be used to achieve the goals of the plan.

Thank you for the opportunity to provide comment on this proposal.

Sincerely,
BOARD OF COUNTY COMMISSIONERS



Josh Slotnick, Chair



David Strohmaier, Commissioner



Juanita Vero, Commissioner

BCC/af