

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, JANUARY 5, 2023 – 2 PM

Hybrid meeting – Missoula County Courthouse Annex Sophie Moiese
Room/Microsoft Teams

[Click here to view the meeting recording.](#)

Time stamps (in green) correspond to meeting recording linked above. Please click to the
time stamps listed to view a particular item in the meeting.

ATTENDANCE:

Commissioners Present:

Commission Chair Josh Slotnick
Commissioner David Strohmaier
Commissioner Juanita Vero

Staff Present:

Violet Plummer, Administrative Assistant, Commissioners' Office
Chris Lounsbury, Missoula County Chief Administrative Officer
John Hart, Civil Deputy County Attorney, Attorney's Office
Erica Grinde, Missoula County Chief People and Risk Officer
Rozlyn Haley, Equity Project Coordinator, Commissioners' Office
Elena Evans, Environmental Health Manager, Health Department
Shannon Theriault, Environmental Health Director, Health Department
Kyla Lehnerz, Administrative Assistant, Commissioners' Office
Karen Hughes, Director, Planning, Development and Sustainability
Shane Stack, Director, Public Works
Emmie Bristow, Community Engagement Coordinator, Communications
Andrew Hagemeyer, Senior Planner, Planning, Development and Sustainability
Anne Hughes, Missoula County Chief Operating Officer
Allison Franz, Communications Manager, Communications
Carey Powers, Communications Coordinator, Communications
Mel Fisher, Strategic Initiatives Manager, Communications and Projects
Tim Worley, Senior Planner, Planning, Development and Sustainability

1. **CALL TO ORDER** [Time stamp – 0:02]
2. **PLEDGE OF ALLEGIANCE** [Time stamp – 0:05]
3. **LAND ACKNOWLEDGEMENT** [Time stamp – 0:28]
Missoula County acknowledges that this event takes place in the aboriginal territories of the
Salish and Kalispel people.

4. PUBLIC ANNOUNCEMENTS

- a. **Closed Captioning Available** [Time stamp – 0:41]

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA [Time stamp – 1:45]

6. CURRENT CLAIMS LIST [Time stamp – 15:08]

Claims received as of December 7, 2022 to December 27, 2022 by the Commissioners' Office total \$5,897,127.57.

7. HEARINGS

- a. **Resolution – Appointing 2023 Commission Chair** [Time stamp – 15:36]

Chris Lounsbury, Missoula County Chief Administrative Officer

Commissioner Strohmaier made the motion that [the Missoula Board of County Commissioners] adopt a resolution appointing Josh Slotnick chair of the Missoula Board of County Commissioners for calendar year 2023.

Commissioner Vero seconded.

Passed: 3-0

[Resolution 2023-001. Book: 1085 Page: 73]

- b. **Resolution – Establishing the Location for Posting Public Notices** [Time stamp – 17:01]

Chris Lounsbury, Missoula County Chief Administrative Officer

Commissioner Vero made the motion that [the Missoula Board of County Commissioners] post these notices in 199 W Pine.

Commissioner Strohmaier seconded.

Passed: 3-0

[Resolution 2023-002. Book: 1085 Page: 74]

- c. **Resolution – Setting the Dates and Times of Public Meetings for 2023** [Time stamp – 18:26]

Chris Lounsbury, Missoula County Chief Administrative Officer

Commissioner Strohmaier made the motion that [the Missoula Board of County Commissioners] adopt the resolution.

Commissioner Vero seconded.

Passed: 3-0

[Resolution 2023-003. Book: 1085 Page: 75]

- d. **Resolution – Setting Office Hours for 2023** [Time stamp – 19:25]

Chris Lounsbury, Missoula County Chief Administrative Officer

Commissioner Strohmaier made the motion that [the Missoula Board of County Commissioners] adopt the resolution.

Commissioner Vero seconded.

Passed: 3-0

[Resolution 2023-004. Book: 1085 Page: 76]

- e. **Resolution – Setting the Rate of Credit for Incarceration for 2023** [Time stamp – 21:30]
Chris Lounsbury, Missoula County Chief Administrative Officer

Commissioner Vero made the motion to adopt the resolution setting the daily rate for credit for incarceration for 2023 at \$141.00 per day.

Commissioner Strohmaier seconded.

Passed: 3-0

[Resolution 2023-005. Book: 1085 Page: 77]

- f. **Resolution – Revising Public Meeting Minutes Process** [Time stamp – 22:22]
Chris Lounsbury, Missoula County Chief Administrative Officer

Commissioner Strohmaier made the motion to adopt the resolution to revise the process of recording and making board of County Commissioner Public Meeting minutes available to the public.

Commissioner Vero seconded.

Passed: 3-0

[Resolution 2023-006. Book: 1085 Page: 78]

- g. **Public Hearing – Consolidation of Offices of Clerk of District Court and County Assessor**
[Time stamp – 24:09]
Chris Lounsbury, Missoula County Chief Administrative Officer

[Continued to January 26, 2023 Commissioners' Public Meeting.]

- h. **Resolution – Establish a Justice, Equity, Diversity and Inclusion (JEDI) Advisory Board**
[Time stamp – 26:09]
Erica Grinde, Missoula County Chief People & Risk Officer

Commissioner Vero made the motion that [the Missoula Board of County Commissioners] approve and sign the resolution to establish a Justice, Equity, Diversity and Inclusion Advisory Board and establish a bylaw task force.

Commissioner Strohmaier seconded.

Passed: 3-0

[Resolution 2023-007. Book: 1085 Page: 79]

- i. **Resolution – Proposed Motor Vehicle Wrecking Facility – Whippoorwill Drive**
[Time stamp – 33:33]
Elena Evans, Environmental Health Manager, Health Department

Commissioner Vero made the motion to adopt the resolution in support of a proposed motor vehicle wrecking facility at 4365 Whippoorwill Drive in Missoula.

Commissioner Strohmaier seconded.

Passed: 3-0

[Resolution 2023-008. Book: 1085 Page: 552]

8. **OTHER BUSINESS** *[Time stamp – 1:14:30]*
9. **ADJOURN**
Chair Slotnick – Called the meeting to adjourn at 3:16 p.m.

BCC Public Meeting January 5, 2023 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting on the county's YouTube channel: <https://www.youtube.com/c/missoulacounty> or contact the commissioners' office to obtain a copy.

Dialogue in the transcription attributed to "Sophie Moiese Room" is for all speakers that attended the meeting in person. Attendees that participated virtually are labeled individually.

0:0:0.0 --> 0:0:6.370

Sophie Moiese Room

All right, it's 2:00 o'clock. So we should begin our public meeting for January 5th.

0:0:7.310 --> 0:0:9.120

Sophie Moiese Room

We will begin with a Pledge of Allegiance.

0:0:15.30 --> 0:0:15.970

Sophie Moiese Room

It States of America.

0:0:17.60 --> 0:0:24.500

Sophie Moiese Room

To the Republic for which it stands, one nation under God, Indivisible, Liberty, and justice for all.

0:0:30.340 --> 0:0:37.890

Sophie Moiese Room

We'd like to begin this meeting acknowledging that this event takes place in the Aboriginal territories of the Salish and Kalispell people.

0:0:39.380 --> 0:0:41.90

Sophie Moiese Room

Do we have any public announcements?

0:0:42.950 --> 0:0:47.480

Sophie Moiese Room

These are Slotnick. I'll just make a quick announcement about closed captioning, if that's OK.

0:0:48.120 --> 0:1:10.160

Sophie Moiese Room

Ohm, hi, everyone. If you're joining us virtually today, I'm just gonna put up on the screen instructions for turning on closed captioning. If you're joining us in the room, there will be closed captioning at the bottom of all of your screens. All of the screens in the room during the meeting. And we also have assistive listening devices available. So if you would like one of those, please come and find me.

0:1:11.250 --> 0:1:22.580

Sophie Moiese Room

We ask that all speakers today Please remember to speak slowly and clearly. Clearly during the meeting. This helps with the accuracy of the closed captioning and then one more quick reminder.

0:1:22.680 --> 0:1:42.480

Sophie Moiese Room

Uh. During public comment opportunities throughout the meeting. If you're attending virtually, we ask that you use the raise hand feature in teams and if you're calling in on the phone, you can use STAR 5 on your keypad too. Raise your hand, and if there's any other questions you can come find me during the meeting. Thanks.

0:1:46.720 --> 0:1:51.900

Sophie Moiese Room

OK. Any public comment on items not on the agenda, Sir, please approach the podium.

0:2:0.830 --> 0:2:3.160

Sophie Moiese Room

And we got our you gotta let us know who you are too.

0:2:10.700 --> 0:2:12.210

Sophie Moiese Room

My name is Bruce Baxter.

0:2:13.780 --> 0:2:44.30

Sophie Moiese Room

My wife Janice and I are going to ask the county commissioners to hear a petition, one typed page, and we will that we asking you to vote on this. We are trying to set up a small single wide mobile home unit rental unit on a three quarter acre lot in Missoula County. We, the landowners will continue to occupy the other House on the property. Mobile homes are moved around and parked all over Missoula County regularly with no permits required. The zoning department is saying that a small mobile home.

0:2:44.350 --> 0:2:54.820

Sophie Moiese Room

Is a subdivision, and that a zoning compliance permit a building permit and a subdivision review are required. They are claiming we have two mobile homes on one property.

0:2:56.10 --> 0:3:9.880

Sophie Moiese Room

Our only other House on this property is a manufactured home. It is classified by Montana Department of Revenue. Dr Cadastral as a manufactured home and I I have a copy of the property record card here which says that.

0:3:11.80 --> 0:3:23.230

Sophie Moiese Room

Zoning says they follow the guidelines of Montana Dr Montana. Dr clearly states the classification of manufactured home does not include mobile homes and I have a copy of that Montana code here.

0:3:24.350 --> 0:3:27.490

Sophie Moiese Room

Missoula County zoning is not following DR's codes.

0:3:28.580 --> 0:3:46.170

Sophie Moiese Room

Missoula County codes defined a mobile home as a factory built structure, made sauce to be readily movable as a

unit, and made on its own running gear, designed to be used as a dwelling unit without a permanent foundation. I have a copy of Missoula County Subdivision regulations here that I'm quoting from.

0:3:47.70 --> 0:3:53.460

Sophie Moiese Room

Dr defines running gear as the axles, tires, wheels and hitch used to transport a mobile home.

0:3:54.750 --> 0:4:17.290

Sophie Moiese Room

Our original house never had its own running gear, was never made so as to be readily movable. We had to hire A House mover and rent dollies short sections of frame with axles, wheels and tires, and rent a hitch to have our house moved onto the property. The dollies and hitch then went back to the rental agency. Our original house never was a mobile home.

0:4:18.790 --> 0:4:27.800

Sophie Moiese Room

Zoning is not following DR's codes. Definition of manufactured home definition of running gear, or Missoula County's definition of a mobile home.

0:4:28.610 --> 0:4:34.380

Sophie Moiese Room

Zonings opinion is in violation of Montana DRDR Codes and Missoula County codes.

0:4:35.690 --> 0:4:40.740

Sophie Moiese Room

It has been Missoula County's position to encourage additional housing sources.

0:4:41.730 --> 0:4:48.480

Sophie Moiese Room

Missoula County has put endless Rd block blocks in front of us to stop us from providing an additional housing unit in Missoula County.

0:4:49.730 --> 0:5:6.860

Sophie Moiese Room

As there is only one mobile home on our property, our property does not meet Missoula County's definition of subdivision, so no permits are required. We are asking for equal protection and application under the law as to as to other mobile home users owners.

0:5:7.890 --> 0:5:22.830

Sophie Moiese Room

We asked the Commissioners to provide the following relief and vote to overrule and state the requirements of the zoning compliance permit building permit subdivision review be cancelled. Our original \$100 fee be refunded.

0:5:23.430 --> 0:5:28.690

Sophie Moiese Room

And are already approved electrical permit, which was removed be reissued.

0:5:29.640 --> 0:5:33.740

Sophie Moiese Room

We would like to get back to providing another dwelling unit for Missoula County.

0:5:34.910 --> 0:5:37.860

Sophie Moiese Room

I can further explain or answer any questions. Thank you.

0:5:41.30 --> 0:5:41.950

Sophie Moiese Room

Are there any questions?

0:5:43.160 --> 0:5:46.230

Sophie Moiese Room

Where were you attempting to create a second lot?

0:5:46.920 --> 0:5:47.390

Sophie Moiese Room

No.

0:5:48.670 --> 0:5:58.300

Sophie Moiese Room

So just two dwelling units on one chunk of property, you weren't attempting to create two pieces of property. No, we're sending up a.

0:5:59.160 --> 0:6:14.690

Sophie Moiese Room

A small mobile home on the three quarter acre lot where we have a lot of room to do it. Could you provide your statement to us and we can touch bases with our planning office aren't right here. Yeah. Karen, do you have anything to say on this?

0:6:17.380 --> 0:6:32.390

Karen Hughes

No, I'd like to see. This is Karen Hughes with Mozilla County planning, development and sustainability. I would like to see the statement that Mr Baxter provided. We did provide a letter to Mr and Mrs Baxter.

0:6:33.850 --> 0:6:55.490

Karen Hughes

Umm, a while back about the situation and provided several options. It's not really a zoning consideration, it's it's a question about how mobile home parks are defined in statute and in our local subdivision regulations. So just to make sure that we're on the same page, it would be helpful to see Mr Baxter statement.

0:6:56.300 --> 0:7:1.170

Sophie Moiese Room

We could make copies, or I could read it to you, whichever you prefer. We we can get. We can get it to Karen.

0:7:0.270 --> 0:7:1.520

Karen Hughes

The questions will give it to you.

0:7:3.130 --> 0:7:3.470

Sophie Moiese Room

OK.

0:7:4.340 --> 0:7:8.970

Sophie Moiese Room

Yeah, if that's an extra, can we have that? It's not extra, but ohh well.

0:7:9.860 --> 0:7:11.170

Sophie Moiese Room

A week. You want that now.

0:7:13.170 --> 0:7:19.0

Sophie Moiese Room

So violent if you'd like, I can make a photocopy. Really. We've got the technology right here. Yeah, right here.

0:7:19.960 --> 0:7:22.470

Sophie Moiese Room

We will take a picture of it. Thanks Karen.

0:7:25.390 --> 0:7:28.0

Sophie Moiese Room

Right. Any other public announcements?

0:7:46.680 --> 0:7:47.710

Sophie Moiese Room

Jeff, is your mic on?

0:7:48.960 --> 0:7:49.710

Sophie Moiese Room

It is now.

0:7:51.340 --> 0:8:7.510

Sophie Moiese Room

Good afternoon. This is Jeff Badenoch. I am here on behalf of the Missoula League of Women Voters, the Montana State Constitution and Montana State Statute require that every 10 years, the voters of every Montana County and city and town.

0:8:8.190 --> 0:8:32.190

Sophie Moiese Room

Be given the opportunity to vote whether their form of local government will be studied by a Commission of its citizens, which will then make recommendations about their findings to the people that vote will take place in Montana in June of 2024. Next year, the drafters of our Montana Constitution encouraged greater involvement by citizens in their state and local governments.

0:8:33.50 --> 0:8:58.390

Sophie Moiese Room

This review of local government is one of the ways they enshrined this value in our democratic processes. Voting on this question itself is fairly straightforward. It provides voters with a simple yes or no option. There is no way to predict whether voters will want to undertake local government review or not, but the constitutional intent is for them to have the opportunity to decide.

0:8:59.490 --> 0:9:18.760

Sophie Moiese Room

Since this choice comes only once every 10 years, it is among the rarest things voters are asked to consider who can remember how Missoulians voted on this questions in decades past? Consequently, very few people are aware of or understand the implications of this vote.

0:9:19.950 --> 0:9:26.580

Sophie Moiese Room

Consider how many people have become new voters since we last considered this question in 2014.

0:9:27.250 --> 0:9:57.820

Sophie Moiese Room

Consider 2 how many people have moved to Missoula County and Montana in the last 10 years. They all came from places where this vote does not ever occur. The Missoula League of Women Voters will be undertaking a public education program over the next year or so to inform the people of Missoula and Missoula County about this upcoming vote. We will talk about the origins of this question, where it appears in the Montana Constitution and State Statute.

0:9:57.900 --> 0:10:28.490

Sophie Moiese Room

As well as the history of local government review in our city and county, to be clear, the Missoula League of Women Voters does not have a position as to whether Missoula voters should cast their vote one way or another to study local government. Instead, the league views this as an education and information sharing on topic that has no obvious constituency but for which the league is particularly suited. It is our hope.

0:10:28.570 --> 0:10:39.900

Sophie Moiese Room

That through education and conversation over the next year or so, Missoula voters will be able to make an informed decision when they vote on this question in 2024.

0:10:40.810 --> 0:10:41.910

Sophie Moiese Room

Thank you. Thank you.

0:10:44.910 --> 0:10:46.880

Sophie Moiese Room

Is there any other public guests, Sir?

0:10:48.310 --> 0:10:49.860

Sophie Moiese Room

It's a big day for public comment.

0:10:50.520 --> 0:10:51.420

Sophie Moiese Room

Say yeah.

0:10:52.920 --> 0:10:59.640

Sophie Moiese Room

Uh, my name is Dave Evernham. Hey, Dave, how you guys doing? First of all, I'd like to say thanks a lot to the Commissioners. You guys are doing a great job.

0:11:1.100 --> 0:11:6.140

Sophie Moiese Room

We'll just keep you in there for quite a while. I appreciate all the quick response and everything when I ask you questions.

0:11:7.860 --> 0:11:9.920

Sophie Moiese Room

Today's today's subject is parked.

0:11:12.110 --> 0:11:25.380

Sophie Moiese Room

Missoula has 550 acres of Parkland, 22 miles of commuter trails, 4700 acres of conservation land in 26,000 park and Blvd trees. They counted them during COVID.

0:11:26.200 --> 0:11:28.70

Sophie Moiese Room

In 91 parks, nothing else to do.

0:11:29.890 --> 0:11:38.350

Sophie Moiese Room

I love all the parks and trails. Originally Marshall Park was needed was needing \$1,000,000 for the 160 acre bottom half of the mountain.

0:11:39.160 --> 0:11:45.110

Sophie Moiese Room

Now parks in Iraq want to buy 160 more acres up there, plus \$1,000,000 for construction.

0:11:46.70 --> 0:11:52.480

Sophie Moiese Room

The price keeps going up \$3 million. Marshall Park is 98% too steep for anything but professional.

0:11:53.330 --> 0:11:59.440

Sophie Moiese Room

World Cup bike race course that it is only 2% of the mountain at the bottom is semi flat.

0:12:0.590 --> 0:12:8.310

Sophie Moiese Room

The racecourse caters to professional grade mountain bikers with highly specialized equipment ranging from 5000 to 10,000.

0:12:9.130 --> 0:12:10.80

Sophie Moiese Room

Dollar bikes.

0:12:11.150 --> 0:12:12.530

Sophie Moiese Room

The upper half of the mountain.

0:12:14.480 --> 0:12:17.810

Sophie Moiese Room

Is Mountain is downhill mountain bike specific?

0:12:18.790 --> 0:12:21.560

Sophie Moiese Room

I have mountain bike and ridden bikes. Most of my life.

0:12:22.610 --> 0:12:27.780

Sophie Moiese Room

These trails are all too aggressive and dangerous for me. Parks and Rec doubled their special assessment.

0:12:28.440 --> 0:12:32.430

Sophie Moiese Room

On my tax bill from \$180 to \$340 a year.

0:12:33.310 --> 0:12:41.640

Sophie Moiese Room

Almost to 100% increase, we bought in Cornerstone in 2006 because special assessments were only \$74.00 a year.

0:12:42.970 --> 0:12:45.40

Sophie Moiese Room

This was a sneaky way to raise my taxes.

0:12:46.220 --> 0:12:51.0

Sophie Moiese Room

In winter, Backcountry skiers use Marshall. This is also a very specialized and expensive sport.

0:12:52.370 --> 0:12:55.50

Sophie Moiese Room

2000 to \$5000 to equip yourself.

0:12:56.100 --> 0:13:1.480

Sophie Moiese Room

To very smaller user, two very small user groups with enough money are using Marshall.

0:13:2.280 --> 0:13:9.40

Sophie Moiese Room

Why do we have to pay Vive Valley Land Trust for another 160 acres when it is already in conservation easement?

0:13:10.240 --> 0:13:13.560

Sophie Moiese Room

Marshall Mountain is a dilapidated old ski area.

0:13:14.660 --> 0:13:22.950

Sophie Moiese Room

Not only with the chair lift have to be demolished. There's a huge amount of snow making equipment and equipment that needs to be removed, mostly underground.

0:13:23.990 --> 0:13:25.220

Sophie Moiese Room

And the old lodge.

0:13:30.290 --> 0:13:37.630

Sophie Moiese Room

Marshall is 9 miles from the fairgrounds in 20 minutes away. That is too much driving for me when I go out in my backyard for open space.

0:13:38.630 --> 0:13:42.450

Sophie Moiese Room

The fire evacuation has never come up through any of this Marshall Canyon.

0:13:43.120 --> 0:13:45.680

Sophie Moiese Room

Is a box Canyon. There's no way out of there.

0:13:47.420 --> 0:13:53.520

Sophie Moiese Room

If there is a wildfire at the bottom and no way in before we spend \$3 million on a rich person's playground.

0:13:54.310 --> 0:13:59.520

Sophie Moiese Room

We need to put that money into our failing footbridges that parks and REC manages.

0:14:1.450 --> 0:14:6.410

Sophie Moiese Room

This not this park is mountain bikes Pacific. That is why there are no dogs allowed.

0:14:7.90 --> 0:14:10.960

Sophie Moiese Room

Bikers going 40 miles an hour don't mix very well with dogs and hikers.

0:14:12.400 --> 0:14:16.390

Sophie Moiese Room

Let's spend our taxes money more wisely and fix the footbridges.

0:14:17.110 --> 0:14:17.600

Sophie Moiese Room

Thanks.

0:14:18.530 --> 0:14:21.430

Sophie Moiese Room

Thanks, Dave. I didn't realize we were involved with the county with that.

0:14:22.150 --> 0:14:22.750

Sophie Moiese Room

But we are.

0:14:27.380 --> 0:14:28.530

Sophie Moiese Room

Any other public comment?

0:14:35.80 --> 0:14:40.490

Sophie Moiese Room

Alright, we have a well, can I do a public comment you good with that, OK.

0:14:40.790 --> 0:14:54.680

Sophie Moiese Room

Uh, for the last year, Juanita sat here. It isn't it. We just switched chairs. Ohh. You know, I I showed up on time. We we got to the right chairs. We do this wonderful practice on the board of County Commissioners that we.

0:14:55.660 --> 0:15:4.490

Sophie Moiese Room

Change chairs annually. We're gonna talk about this, right, but that's why I'm sitting here right now. It's a 2023 is my 2023 is my turn.

0:15:5.700 --> 0:15:8.770

Sophie Moiese Room

OK. We'll move on as riveting as that was.

0:15:9.790 --> 0:15:36.920

Sophie Moiese Room

The current claims list claims received as of December 7th, 2022 to December 27th, 2022 by the Commissioner's Office total 5,897,100 and \$27.57 we have count them 123456789 public hearings. So here we go. The first one is a resolution appointing the 2023 Commission chair of our Own Chris Lounsbury.

0:15:37.880 --> 0:16:8.510

Sophie Moiese Room

Good afternoon, commissioners. Chris Lounsbury, the chief administrative officer for Missoula County. So we have a series of annual resolutions that the Commission needs to pass in order to conduct business each calendar year. So I'm gonna walk you through each one of those and ask you to have a quick public hearing and take any public comment and then pass those resolutions. So the first one is Josh mentioned, is that the Commission is required to appoint a presiding officer, which in Missoula County we call the Chair of the board of County Commissioners. So what you have today is a resolution that would appoint Commissioner Slotnick.

0:16:8.680 --> 0:16:18.100

Sophie Moiese Room

As the chair, but you may make a motion that uses a different name, so that is not predetermined at this point until we know for sure that that's the way the vote goes.

0:16:18.750 --> 0:16:23.830

Sophie Moiese Room

And so with that, I would ask you to have a take any public comment and then consider that resolution.

0:16:24.850 --> 0:16:27.180

Sophie Moiese Room

Do we have any public comment on this resolution?

0:16:34.200 --> 0:16:48.770

Sophie Moiese Room

Looks like a power grab to me, so I got the chair. I would move that we adopt A resolution appointing Josh Slotnick, chair of the Missoula County Board of County Commissioners for calendar year 2023. Second, all in favor.

0:16:50.680 --> 0:16:57.560

Sophie Moiese Room

Thanks. I hope to do this with much as much grace as you did one. And as you always act with David.

0:16:59.740 --> 0:17:0.670

Sophie Moiese Room

I have no concerns.

0:17:3.150 --> 0:17:28.40

Sophie Moiese Room

So the second yearly resolution is to establish the location for posting of public notices. So in Missoula County is required to post a physical copy of any meeting notices, and we do that at the county administrative building at 199 W Pine St, just inside the doors. As people enter the building on the what would be the east side of the entryway?

0:17:29.390 --> 0:17:47.340

Sophie Moiese Room

It is our intention to continue to use that as the primary posting location again, designating 199 W Pine the county

administrative building as the place that we post the physical notice. Of course, your schedule and all of these meetings are available on the Missoula County website for folks to access electronically as well.

0:17:53.90 --> 0:17:54.0

Sophie Moiese Room

We'll take this one on.

0:17:58.650 --> 0:18:7.600

Sophie Moiese Room

So you just need resolution, take public comment and then and thank you any any comment on on whether or not we should post these notices in 199 W pine and electronically?

0:18:10.380 --> 0:18:13.100

Sophie Moiese Room

And and move that we post these notices and one night.

0:18:14.780 --> 0:18:17.660

Sophie Moiese Room

I was stumbling over the east or north but.

0:18:23.660 --> 0:18:26.360

Sophie Moiese Room

Second, all right, all in favor, aye.

0:18:27.910 --> 0:18:46.370

Sophie Moiese Room

Thank you, commissioners. The third one of these is that it's required that you set the dates and times of your public meetings which were at today. So under the Montana code, we need to make sure that the public is notified of those. And so Missoula County would like to continue the historic practice of holding your administrative public meetings on Tuesdays and Thursdays of each week.

0:18:47.80 --> 0:19:4.550

Sophie Moiese Room

And your public hearing meeting, which is what we are in today on the first, second and 4th Thursday of each month you have standing department meetings, all of which are posted on your Commissioner calendar and are open to the public, but there are no action items considered during those department meetings.

0:19:5.380 --> 0:19:14.50

Sophie Moiese Room

And so unless you would like to see a change, I would ask that you take public comment and then consider adopting this resolution. Any public comment on this resolution?

0:19:18.930 --> 0:19:20.340

Sophie Moiese Room

I move that we adopt the resolution.

0:19:21.320 --> 0:19:23.840

Sophie Moiese Room

Second, all in favor, aye.

0:19:24.930 --> 0:19:25.490

Sophie Moiese Room

Thanks.

0:19:26.870 --> 0:19:35.470

Sophie Moiese Room

So tying right in with the dates that you'll have them, this is a request for you to hold a public hearing and pass a resolution specifying the office hours that.

0:19:36.210 --> 0:20:6.350

Sophie Moiese Room

Offices overseen by elected officials must be open and available to the public, and so that is also set by statute. But you are required to have a resolution locally as well, in case there is a deviation from that. And so Missoula County has historically set the office hours for all of our offices as Monday through Friday, 8:00 to 5:00 PM to be available to the public this year, we are adding a provision that would allow for in certain specific service circumstances that during an emergency.

0:20:6.440 --> 0:20:32.890

Sophie Moiese Room

Or to meet the needs of a department that you would, the elected officials would be able to deviate from the Monday through Friday hours with public notice. We have that in place for two different reasons. Previously we have had to do that under the COVID-19 emergency pandemic that had occurred, but you had an emergency order in place that allowed that deviation during this time. And this just provides continued flexibility as we go through some of that. In addition to that, it helps to address departments to address when there are staffing shortages.

0:20:33.660 --> 0:20:38.770

Sophie Moiese Room

So I would ask that you hold a public hearing, take public comment and then consider this resolution.

0:20:40.700 --> 0:20:43.820

Sophie Moiese Room

Any public comment on this? Ohh, we gotta open a hearing.

0:20:44.570 --> 0:20:47.770

Sophie Moiese Room

Yeah. We what we'll that's open the hearing. You guys should do that.

0:20:50.850 --> 0:20:55.130

Sophie Moiese Room

You have to do that. OK, we'll open the hearing on this critical issue.

0:20:59.810 --> 0:21:2.460

Sophie Moiese Room

Seeing no public comment, we will move on to the next thing.

0:21:4.70 --> 0:21:5.750

Sophie Moiese Room

Continues to be the Chris Lounsbury show.

0:21:6.910 --> 0:21:10.140

Sophie Moiese Room

Who's who's? I move that we adopt the resolution.

0:21:13.570 --> 0:21:17.880

Sophie Moiese Room

And second, sorry I was I was reading the next one all in favor. Hi. Hi.

0:21:19.990 --> 0:21:22.590

Sophie Moiese Room

So are we closing them this that?

0:21:23.350 --> 0:21:26.790

Sophie Moiese Room

Yes. So so it was open, but when when?

0:21:27.520 --> 0:21:58.60

Sophie Moiese Room

OK. Thank you. Yeah, not not holding it open, just open for for that period. So the final yearly resolution and I I still have more after this, but the final one we have to do yearly is a resolution setting the daily rate for credit, for incarceration for 2023. And this is based on the actual cost to house an inmate at the Missoula County detention facility and provides credit against fines and other costs related to incarceration if the person is released from custody or is convicted for the crime that they've been held on.

0:21:58.590 --> 0:22:5.990

Sophie Moiese Room

This resolution sets the daily incarceration rate at \$141.00 per day for 2023, based on 2022 costs.

0:22:8.190 --> 0:22:9.430

Sophie Moiese Room

Any comment on this?

0:22:12.740 --> 0:22:22.130

Sophie Moiese Room

I move to adopt the resolution setting the daily rate for credit or incarceration for 2023 at \$141.00 per day. Second, all in favor, aye.

0:22:24.610 --> 0:22:47.990

Sophie Moiese Room

Thank you, Commissioner. So this is not a yearly resolution, this is a one time request for a resolution. So as you may be aware, the Commissioners keep what are known as the Commissioner journals and that is where all of the meeting minutes from both your administrative public meetings and your public hearing meetings, as well as notes from other meetings, resolutions and correspondences occur so that they are available to the public.

0:22:49.370 --> 0:23:19.920

Sophie Moiese Room

Missoula County staff is asking for the Commissioners to move to a new system, and that system would be very similar to what you see in other legislative processes, both at the City of Missoula and at the state, and that would be to provide an electronic version of it as opposed to a written transcription. That electronic version would include a time stamp for each of the items that it's taken up during public meeting. The actual video recording of that meeting, and what you see on the screen if you're participating remotely or what you see in the room on the screens here as the transcription.

0:23:19.990 --> 0:23:29.910

Sophie Moiese Room

Which is occurring on the screen in live time for closed captioning. Now, as the pieces that would go into the Commissioners journals to make up the meeting minutes for each meeting that you have.

0:23:33.290 --> 0:23:35.460

Sophie Moiese Room

We have any public comment on this resolution.

0:23:39.220 --> 0:23:52.120

Sophie Moiese Room

I would move to adopt the resolution to revise the process of recording and making board of County Commissioner public meeting minutes available to the public on favor I or I 2nd that I right.

0:23:52.400 --> 0:24:24.930

Sophie Moiese Room

I thank you, Commissioners. I will say that the staff greatly appreciates that it will help to speed up our ability to get things out to the public, which I think will be greatly appreciated as well as with the inventive or advent of hybrid meetings. This seems like the the most efficient way to make things available to the public. And so the final one that I have for you today is you had in December set a public hearing on today's date, January 5th to consider the combination of two elected official offices, the Clerk of District Court and the county assessor.

0:24:26.420 --> 0:24:55.10

Sophie Moiese Room

Under Montana code, the board of County Commissioners can consider from time to time the ability to consolidate offices to improve the efficiency or to address other necessary changes as the public might be aware, but may not over the last several years, you've been working diligently to reorganize some of the county structure, and this is a piece of that process with the retirement of Shirley Faust, who is our learning time clerk of District Court. Midterm, you have the opportunity to consider consolidating 2 offices.

0:24:55.310 --> 0:25:17.990

Sophie Moiese Room

Into one elected official's position. This would be the public hearing for that. And then you will have a further resolution should you decide to move this forward. And so I would ask you to open the public hearing, take any public comment that might be available related to this consolidation and then consider the closing of the hearing. And then at a future administrative meeting, you would make a determination whether you wish to consolidate those offices.

0:25:20.310 --> 0:25:20.610

Sophie Moiese Room

Right.

0:25:22.350 --> 0:25:23.780

Sophie Moiese Room

We should open the open the hearing.

0:25:26.590 --> 0:25:27.850

Sophie Moiese Room

Any public comment on that?

0:25:32.450 --> 0:25:32.820

Sophie Moiese Room

So.

0:25:33.530 --> 0:25:34.310

Sophie Moiese Room

We close it now.

0:25:35.380 --> 0:25:43.190

Sophie Moiese Room

Keep it open. You could close it now, or you could keep it open until the point when you make the final decision.

That would be at the discretion of the Commissioners.

0:25:44.170 --> 0:25:56.20

Sophie Moiese Room

That that will come before you again, should you consider to move forward at your final public, I'm sorry, but it'll be the administrative public meeting or the public hearing, but it would be in the last week of January.

0:25:56.740 --> 0:25:57.210

Sophie Moiese Room

OK.

0:25:59.540 --> 0:26:8.810

Sophie Moiese Room

Keep it open. We'll just keep it open till the last week of January, then. Great. Thank you, commissioners. Thanks.

Thanks. That I believe I conclude the resolutions that I had to bring with you today. Thank you.

0:26:10.770 --> 0:26:13.190

Sophie Moiese Room

All right, now we get to talk about Jedi.

0:26:17.530 --> 0:26:18.320

Sophie Moiese Room

Good here.

0:26:20.850 --> 0:26:37.470

Sophie Moiese Room

I commissioners, my name is Erica Grindy preferred pronouns. She her I am the chief people and a risk officer for Missoula County. How how is how is your microphone? I think it's good. OK do I need to speak up? I can do that.

0:26:38.650 --> 0:26:47.120

Sophie Moiese Room

So before you is a resolution to establish a justice, equity, diversity and Inclusion Advisory Board.

0:26:48.10 --> 0:27:0.660

Sophie Moiese Room

This resolution arises out of a prior resolution that was adopted on September 2nd, 2021, which established the county's commitment to adjust equitable, diverse and inclusive Missoula County.

0:27:1.820 --> 0:27:3.130

Sophie Moiese Room

In support of the commitment.

0:27:3.770 --> 0:27:9.30

Sophie Moiese Room

The Missoula County commissioners agreed to lead efforts to create a Jedi Advisory Board.

0:27:9.740 --> 0:27:13.370

Sophie Moiese Room

So here we are, over the course of 16 plus months.

0:27:14.110 --> 0:27:18.540

Sophie Moiese Room

A lot of hard work from a significant number of community members.

0:27:19.720 --> 0:27:22.250

Sophie Moiese Room

Who are dedicated, thoughtful, inquisitive.

0:27:22.670 --> 0:27:26.360

Sophie Moiese Room

Umm have put together this resolution that's before you.

0:27:27.450 --> 0:27:41.210

Sophie Moiese Room

I can't comment enough how much time and effort has been given from the community and how appreciative I am on behalf of county staff for the time and efforts given to this matter.

0:27:42.160 --> 0:27:47.530

Sophie Moiese Room

So the resolution asks that the Advisory Board be created.

0:27:48.510 --> 0:28:4.390

Sophie Moiese Room

As a means to provide input to the Missoula County Commission, a similar resolutions going to be considered by City Council on Monday. So the goal is that this Advisory Board would be a joint board that could collectively advise both local governments.

0:28:6.0 --> 0:28:13.50

Sophie Moiese Room

So we're asking the Commission to adopt the resolution within the resolution, in addition to creating the Advisory Board.

0:28:13.560 --> 0:28:20.30

Sophie Moiese Room

Uh, we're also asking that a task force be established to draft bylaws.

0:28:20.130 --> 0:28:21.990

Sophie Moiese Room

Uh, uh, that would.

0:28:24.70 --> 0:28:41.520

Sophie Moiese Room

Guide the work of the Advisory Board and also provide input on the recruitment and selection of the board members and I think that's significant for the public to understand that today will establish the board. We won't have board members today.

0:28:43.40 --> 0:28:49.710

Sophie Moiese Room

We will, however, be asking the Commission to appoint three Members to this bylaws task force.

0:28:50.820 --> 0:28:59.100

Sophie Moiese Room

The three members that staff is recommending the appointed to the Bylaws task Force are willing old person regime, Seabrook and Dexter Royce.

0:29:0.10 --> 0:29:1.760

Sophie Moiese Room

These individuals have provided.

0:29:2.960 --> 0:29:14.420

Sophie Moiese Room

Significant. A lot of those significant hours in, in an effort to get us here and most importantly have agreed to continue to put in time to put together bylaws.

0:29:15.740 --> 0:29:35.30

Sophie Moiese Room

The resolution before you does require that the bylaws be put together within one year. Of these three individuals have agreed to that time frame and of course we could always come back and, if needed, allow for more time. The goal is to get this done in 12 months.

0:29:36.70 --> 0:29:43.370

Sophie Moiese Room

And in order to do that, there is a commitment in here from the county to provide resources to this group to make sure that that happens.

0:29:44.670 --> 0:29:52.80

Sophie Moiese Room

So with that, I would recommend that the resolution be adopted. Thanks Erica. Thank you.

0:29:53.610 --> 0:29:55.260

Sophie Moiese Room

Any anyone like to speak to this?

0:30:3.310 --> 0:30:11.510

Sophie Moiese Room

I want to make sure it's on and with the Darth Vader voice not blow the mic up. Good afternoon. That is a hard act to follow.

0:30:12.710 --> 0:30:23.320

Sophie Moiese Room

I am one of the appointed names that was just read off. My name is Rajeem Seabrook. And thank you for allowing this time, space and energy to come into fruition around a rapidly.

0:30:25.680 --> 0:30:28.460

Sophie Moiese Room

Excitable project, for lack of a better word.

0:30:29.700 --> 0:30:59.410

Sophie Moiese Room

I like everything that was said aforementioned prior to me coming up. The only thing I would say is instead of guiding, collaborating, if when I hear the word guide that indicates that someone is lost and I think that in this day and age in which people are really starting to work together, that it is more of a community collaborative effort and

we work together instead of being guided by and guided for because part of that construct is what got us here to begin with. So with that being said, just really.

0:30:59.600 --> 0:31:12.170

Sophie Moiese Room

Uh, looking forward to doing the hard work that is needed and being part of a community collaborative on the city and county level and ready, willing and able to answer any questions today.

0:31:12.650 --> 0:31:20.800

Sophie Moiese Room

Ah, and ready to project for the future tomorrow. Thanks and thanks so much for putting here considerable efforts towards this regime. You're welcome. Thank you.

0:31:28.200 --> 0:31:58.450

Sophie Moiese Room

I'm Roselyn Haley. She her. Hers. I am just wanting to extend my excitement about these three people and just let you know that I have worked alongside them over the last four months. They've been supportive, optimistic, and they are strong leaders in the community and I just wanna share my confidence in this group and being able to move these efforts forward. I consider them superheroes in this work, so I'm excited to see them take the leadership on this makes. And thank you for your work. We've heard nothing but great things.

0:32:3.190 --> 0:32:5.300

Sophie Moiese Room

I see jamara on no way.

0:32:6.180 --> 0:32:13.410

Sophie Moiese Room

No way. Where is he? Right here. OK. It's gotta turn the video on. It does not real unless you turn the video on tomorrow.

0:32:15.910 --> 0:32:16.620

Sophie Moiese Room

Yeah.

0:32:19.810 --> 0:32:21.760

Sophie Moiese Room

He's even got slashed. Nice to see you, man.

0:32:22.600 --> 0:32:23.230

Sophie Moiese Room

How are you?

0:32:25.660 --> 0:32:42.470

Jamar (He/Him/His)

Hi, good afternoon. I'm doing well. I'm just very honored that this is a moving forward in Missoula County and just so thankful for all of you that have put in so much incredible work for the incredible community in Missoula.

Looking forward to the continued collaboration.

0:32:45.170 --> 0:32:46.870

Sophie Moiese Room

Great to see you and hear you, Jamar, you.

0:32:47.740 --> 0:32:49.30

Sophie Moiese Room

Hope all is well with you.

0:32:49.880 --> 0:32:51.300

Sophie Moiese Room

And Jamar thanks.

0:32:57.620 --> 0:32:59.10

Sophie Moiese Room

Any other public comment?

0:33:1.640 --> 0:33:11.820

Sophie Moiese Room

Why move that we approve and sign the resolution to establish a justice equity diversity, Inclusion Advisory Board and establish a bylaw task force.

0:33:13.880 --> 0:33:14.700

Sophie Moiese Room

I'll second that.

0:33:15.770 --> 0:33:17.560

Sophie Moiese Room

All in favor? Aye. Hi.

0:33:18.180 --> 0:33:30.350

Sophie Moiese Room

Thank you all. Thank. Yeah, it's just that word of thing bringing us to the point. Thanks to everyone for the hard work that has gotten us to this point today and look forward to great things down the Pike.

0:33:32.580 --> 0:33:33.230

Sophie Moiese Room

Thank you.

0:33:35.240 --> 0:33:45.990

Sophie Moiese Room

Next, this is just, uh, emblematic of the diversity of things we deal with. The Missoula County we're fortunate and privileged to deal with Elena. We do talk to us about this proposal.

0:33:54.520 --> 0:34:5.740

Sophie Moiese Room

Hi, everyone. Elena Evans, Environmental health manager and I manage our junk vehicle program here in Missoula County. So I just wanted to.

0:34:6.630 --> 0:34:14.520

Sophie Moiese Room

Go back to the presentation that was provided on the one this hearing was opened on December 15th.

0:34:15.140 --> 0:34:45.530

Sophie Moiese Room

And then hand the presentation over to the folks who presented the application. The part that I want to highlight is that this is the continuation of a public hearing to determine whether the proposed facility will significantly affect

the quality of life of adjoining land owners and the surrounding community. And as you can see from the diagram on the screen, this is part of a of a large process that does have time frames in order to move the facility.

0:34:45.750 --> 0:35:17.500

Sophie Moiese Room

License forward according to DEQ's rules and regulations. And this is a step where the local governing board, the board of County Commissioners, can adopt A resolution to either support or deny the license. So that's where we are today. I have these slides available and can answer other questions, some of which were gone over in previous presentations, such as what the Health Department and the Environmental health portion of the Health department.

0:35:17.870 --> 0:35:33.840

Sophie Moiese Room

Sees as concerns and how they were addressed in the application. If those are something that either the public or the Commission would like to discuss at a later point, but in their own words, I will now hand it over to.

0:35:35.390 --> 0:35:38.520

Sophie Moiese Room

406 modern recycling.

0:35:39.850 --> 0:35:40.170

Sophie Moiese Room

Sorry.

0:35:43.990 --> 0:35:47.460

Sophie Moiese Room

All right. Thank you for having us. I'll get started.

0:35:48.980 --> 0:35:49.490

Sophie Moiese Room

So.

0:35:50.230 --> 0:35:55.740

Sophie Moiese Room

We established our yard and in Victor in 2014, and Justin are both UM grads.

0:35:57.420 --> 0:36:4.180

Sophie Moiese Room

In this, in this presentation, we'll go over how we're gonna address drainage and things like that and shielding.

0:36:6.60 --> 0:36:15.990

Sophie Moiese Room

And I I think this is gonna be a good thing for the community. Ohh, we've grown from 1 to 9 employees and and bringing good things at the Bitterroot Valley and we wanna continue that going forward so.

0:36:16.650 --> 0:36:20.480

Sophie Moiese Room

Was roll through this, so here are a few of the issues from the first meeting was.

0:36:22.310 --> 0:36:36.140

Sophie Moiese Room

Explanation of the permit and exactly what we were asking for. Shielding junk vehicles from the public view is the main basis of it and I've got some. I've tried really hard to draw that out and show how it would kind of look.

0:36:37.720 --> 0:36:40.310

Sophie Moiese Room

And then address best and highest use for the area.

0:36:41.530 --> 0:36:44.660

Sophie Moiese Room

So the junk vehicle permit. Basically if you have.

0:36:46.340 --> 0:36:49.670

Sophie Moiese Room

Any more than four junk vehicles on a property required to shield them.

0:36:51.850 --> 0:36:53.290

Sophie Moiese Room

We provided those plans.

0:36:55.710 --> 0:37:5.410

Sophie Moiese Room

And it it's pretty simple. It's not, I mean with a recycling yard, it's it's just one of the facets of what we do. And and here's what we do with junk vehicles.

0:37:5.990 --> 0:37:6.800

Sophie Moiese Room

Ohm.

0:37:7.640 --> 0:37:16.140

Sophie Moiese Room

Customers can either tow in vehicles to us or we'll go out into the community where licensed tower so we can go out and pick up these cars.

0:37:17.940 --> 0:37:31.150

Sophie Moiese Room

We showed that the the Cedar system, it's on a it's on an air pump system. You know to keep all your vapors and everything in, we put it in a double lined container so that we don't have any spills or or very minimal risk thereof.

0:37:32.330 --> 0:37:53.860

Sophie Moiese Room

And then we pull. We pull anything that's a value like the catalytic converters or aluminum, copper and then we crush those vehicles and shipped them to be processed and recycled. And a lot of times we then turn around and bring new materials back, such as rebars, things like that. So that's kind of our process for the vehicles.

0:37:55.540 --> 0:38:1.210

Sophie Moiese Room

So shielding from public view, I've got a few different ways that we can we can look at this.

0:38:2.730 --> 0:38:30.460

Sophie Moiese Room

So I I did my best to scale this on the left side is basically starting at Whipper wheel drive and then that front lot would that's gonna be used in the future, but the lot more of the right word says modern recycling yard. That's gonna be where the cars are gonna be and where the the recycling center is. And with that berming and the distance from the road to the start of that, you've got about a 20 foot.

0:38:30.930 --> 0:38:31.430

Sophie Moiese Room

Uh.

0:38:32.610 --> 0:38:53.60

Sophie Moiese Room

Level there that isn't really visible from the road. Plus as you get trees and shrubs and things that grow up, that will actually even increase. Typically A3 stack of cars is only 15 to 16 feet tall maximum. So we in our yard we usually only double stack anyway, but it's it's well out of view.

0:38:53.800 --> 0:38:57.100

Sophie Moiese Room

Umm. And then with that burning in this.

0:38:58.360 --> 0:39:25.400

Sophie Moiese Room

As the the outside perimeter of the yard, we plan to keep all drainage inside the yard. I've been working with Dan, talking to him about how we need to do that in order for the airport, cause that was one of the other concerns was how we keep water foul out of any kind of collection pond since we're so close to the airport. But that's it's pretty doable. You can either net it or we can set up some kind of containment area that's more solid, like putting some.

0:39:25.860 --> 0:39:32.730

Sophie Moiese Room

Ah, underground type storage systems. It's. It's pretty, pretty easily accomplished.

0:39:34.890 --> 0:39:35.650

Sophie Moiese Room

So let's see.

0:39:36.380 --> 0:39:40.930

Sophie Moiese Room

So here you go again. So I just drew this. You can see all the.

0:39:42.200 --> 0:40:8.260

Sophie Moiese Room

Birming all those orange lines and I I did. I did the lines. I'm not a big fan of lots of arrows and pointing, but I know I don't have a laser pointer, so all those in orange are that'll be cut into the hillside. So approximately 10 feet, we're still working on final design, but that'll all be cut down into that hillside. And then on the front, where the blue is, that's gonna be raised up from.

0:40:8.850 --> 0:40:14.930

Sophie Moiese Room

From the other part. So it'll probably come up in the air above normal prop normal elevation in there.

0:40:15.700 --> 0:40:24.50

Sophie Moiese Room

And then inside the yard, we're thinking probably a 2 to 3 degrees slope. But if you looked on the slide back, it's funny in the back of the yard that.

0:40:24.780 --> 0:40:37.930

Sophie Moiese Room

On the right side, that red line that's about 75 feet. So from the road you couldn't even see our biggest piece of equipment if it was stuck straight in the air. There's it's pretty invisible back there.

0:40:39.110 --> 0:40:39.780

Sophie Moiese Room

Ohm.

0:40:40.870 --> 0:40:58.230

Sophie Moiese Room

And there's there's no hard surface visuals. If you put in the trees and you put in some some landscaping in there, it'll break that skyline up so it won't look like there's anything back there. But just a hillside, it'd be kind of pretty visually appearing appealing back there. Excuse me.

0:40:59.970 --> 0:41:10.620

Sophie Moiese Room

And then yeah, we're not. We're gonna do something with this lower lot at some point, but at this time, we don't have firm plans on what we're gonna do with it. We just when we're doing this grading plan, we're trying to keep it.

0:41:11.120 --> 0:41:26.630

Sophie Moiese Room

Ohh in mind so that for future development that we don't, you know, overbuild the backlog and then have nothing that we can use in the front, it's pretty valuable. It's right there and Whipper will and there's lots of good things coming to that area. So we want to be ready in the future.

0:41:28.160 --> 0:41:35.970

Sophie Moiese Room

And then here this is this is another attempt to show what it would kind of look like from the road. We've got trees in there.

0:41:38.300 --> 0:41:49.390

Sophie Moiese Room

The only thing that we be visible that I I couldn't I couldn't figure out in in all my talents to lay in a building and fences and get all that in there. So I kind of did that in the bottom because.

0:41:50.860 --> 0:42:4.580

Sophie Moiese Room

I'm only so good at PowerPoint and Excel, so the only thing that would be visible that's not in that that big picture is the building and some fencing where the scale would be. So you can at least see our our where we're at from the road.

0:42:6.40 --> 0:42:35.610

Sophie Moiese Room

And then I just put in some examples of birthing. One is the gravel pit burn. That's it's out there past the why you're headed toward the old mill there. When you make that hard left hand turn, that's where the county gravel pit is. And this was one of those really cold days. We had just a couple weeks ago, so it's definitely snowy and white. And they've got some pretty tall equipment back there that you can't see. They've done a fairly good job of shielding that from the road for whatever purpose. And then the other one is A and T.

0:42:35.710 --> 0:42:47.100

Sophie Moiese Room

No recycling in East Missoula, where their use of trees kind of hide their lot. And so there's a little more hard faced. I think ours would be a little more broken up just so you get that kind of that.

0:42:49.300 --> 0:42:53.900

Sophie Moiese Room

I think it would. It would look a little nicer with that broken skyline. So it's not just so stiff and rigid.

0:42:55.290 --> 0:43:11.240

Sophie Moiese Room

And the other beauty of the berm is that there's the noise reduction y'all were out there. It's we're not terribly noisy, but there's definitely some noise that comes from the operations we do. But with the burning and the trees, I think we can knock most of that noise out sitting inside that hillside.

0:43:13.20 --> 0:43:20.990

Sophie Moiese Room

And then here's here's the renderings of the building that I couldn't show on the last slide. Couldn't figure out how to get it in there, but this work plan, it's a 40 by 80 building.

0:43:22.470 --> 0:43:30.560

Sophie Moiese Room

This is where most of our non ferrous materials we received and some of our various stuff. So I think it'll be appealing from the road. It's a nice looking building.

0:43:31.80 --> 0:43:31.670

Sophie Moiese Room

Umm.

0:43:32.940 --> 0:43:39.660

Sophie Moiese Room

And we've got like a 16 foot awning there. So when people pull up their their undercover and not out in the snow or rain be pretty nice.

0:43:40.900 --> 0:43:45.70

Sophie Moiese Room

Let's see. And then, you know, we're we're already zoned is CL.

0:43:46.370 --> 0:43:53.470

Sophie Moiese Room

The permit again just deals with having one or more vehicles stored. We're thinking about 10 foot a cut.

0:43:54.770 --> 0:43:58.300

Sophie Moiese Room

All retention on site and I've been working with Dan.

0:43:59.620 --> 0:44:3.680

Sophie Moiese Room

On getting all the things he needs and we're we're well on our way there.

0:44:4.320 --> 0:44:4.640

Sophie Moiese Room

He's.

0:44:5.300 --> 0:44:7.750

Sophie Moiese Room

He's pretty easy to work with. It's going pretty well so.

0:44:9.490 --> 0:44:12.80

Sophie Moiese Room

And then land values and best and highest use.

0:44:13.710 --> 0:44:19.320

Sophie Moiese Room

I've got a letter from Katie Ward. She's doing a lot of the real estate work there on the Doherty ranch.

0:44:21.460 --> 0:44:27.930

Sophie Moiese Room

And then evaluating the neighboring properties and support letters that we've gotten so.

0:44:29.830 --> 0:44:30.960

Sophie Moiese Room

Here's Katie's letter.

0:44:33.840 --> 0:44:41.570

Sophie Moiese Room

She said she's she's fully in support and thinks that this is a best and final use. I'm not gonna go into details if y'all have copies. If you wanna read them.

0:44:43.440 --> 0:44:48.160

Sophie Moiese Room

And then neighboring properties. This is. This is a VR I've got it pointed out where it's at.

0:44:49.720 --> 0:45:6.790

Sophie Moiese Room

And I I'm not pointing out all the vehicles that are stored on their property to to knock them. I mean that's their business and that's what they do. My point on on showing what the area looks like is that with our shielding and the way we plan to do it, I think will improve the looks of how we how this is done and raise the bar.

0:45:7.950 --> 0:45:8.430

Sophie Moiese Room

So.

0:45:9.610 --> 0:45:19.60

Sophie Moiese Room

You've got you've got egg sales with, you know, lots of agricultural equipment stacked all around pretty industrial looking site as well.

0:45:19.990 --> 0:45:32.780

Sophie Moiese Room

You've got, uh, honesty auto. There's stuff they're tucked up higher on the hill, so it's a little higher, harder to see already, similar to how we're gonna be higher up grade wise. So you can't even hardly see their vehicles in the back.

0:45:33.960 --> 0:45:44.230

Sophie Moiese Room

And then we have a the old airport museum. All there. I don't know if it's a bone yard or just kind of their storage for the planes they someday wish to restore, but that's behind us.

0:45:47.720 --> 0:46:0.830

Sophie Moiese Room

And then even the airport authorities got a bunch of stores question about that, that last image, if you wouldn't mind going back. So we'll there I think I know the answer to this, but there will be a berm along the that.

0:46:0.910 --> 0:46:8.170

Sophie Moiese Room

Uh, edge of the property separating the museum from your properties. That correct. Yes, Sir. OK, thank you.

0:46:13.220 --> 0:46:14.240

Sophie Moiese Room

Don't let me just go.

0:46:17.310 --> 0:46:17.840

Sophie Moiese Room

This is for.

0:46:21.360 --> 0:46:23.100

Sophie Moiese Room

There is that relation to the Bible.

0:46:24.550 --> 0:46:26.390

Sophie Moiese Room

By the church would be about up here.

0:46:30.610 --> 0:46:38.110

Sophie Moiese Room

With the Bible, church is to your W you, Sir. Do you want? You want to come in? Maybe after after Easter and you could come on up and ask questions. Thank you.

0:46:38.730 --> 0:46:42.440

Sophie Moiese Room

Yes, and and it would be to our West or plus or minus to the West.

0:46:46.380 --> 0:47:1.70

Sophie Moiese Room

So here's here's the airport authority with some more, you know, just industrial looking ground. Nice thing is we'll have most of our shielded what you should be able to see is just the building and the fencing, whereas said having it all out front and then another auto shop.

0:47:1.770 --> 0:47:3.740

Sophie Moiese Room

There on whipporwill, this is our neighbor.

0:47:5.280 --> 0:47:7.170

Sophie Moiese Room

I didn't get the map in here but.

0:47:8.110 --> 0:47:9.580

Sophie Moiese Room

If you look back, he's.

0:47:11.440 --> 0:47:12.770

Sophie Moiese Room

It's. It's in between.

0:47:14.670 --> 0:47:21.490

Sophie Moiese Room

And I have a pointer, can I? Doesn't matter it's it's right in there. Yeah, it's right in there on whippoorwill.

0:47:22.440 --> 0:47:26.550

Sophie Moiese Room

I just this is in between. This is in between the airport authority and honest auto.

0:47:28.860 --> 0:47:45.240

Sophie Moiese Room

And the so the terrain allows screening placement to make all the vehicles non visible from the road. It's an improvement. There's already truck delivery for AG sales. So as far as the amount of trucks and stuff were consistent with what else is going on in the area.

0:47:47.600 --> 0:47:50.680

Sophie Moiese Room

When we originally purchased this property, it was in.

0:47:51.630 --> 0:48:17.660

Sophie Moiese Room

Was in Allana's slide of the 17.7. We sold off the the stuff that's to the east of Whippoorwill Dr, which was a short. It was a small sliver of ground and that allows quite a bit of nice development to go on and access through whippoorwill. So it actually kind of cleaned up that property so that the property lines are through the road instead of being on both sides with one sliver on one.

0:48:18.740 --> 0:48:19.640

Sophie Moiese Room

So.

0:48:21.270 --> 0:48:36.20

Sophie Moiese Room

And then so I think we will in fact increase the values. This is a good use for this property recycling is is a great thing for the community. We're very active in going out and and retrieving materials too and beautifying the community at the same time.

0:48:37.250 --> 0:48:47.220

Sophie Moiese Room

And then I've got some letters and some port here from honesty auto. And then I've got one from Donald Perlo. Here's that development that's going on just to the east of us.

0:48:48.640 --> 0:48:54.930

Sophie Moiese Room

Where there are realigning Grant Creek and so when they when they move Grant Creek.

0:48:55.560 --> 0:49:3.350

Sophie Moiese Room

Uh pros development here will be able to use that sliver they purchased from us to access. They've already got one Rd slated to go in there.

0:49:4.290 --> 0:49:4.800

Sophie Moiese Room

So.

0:49:5.650 --> 0:49:13.960

Sophie Moiese Room

I think overall we've we're helping to clean that area up and make it better, use better use of the property than what was there before.

0:49:15.120 --> 0:49:19.470

Sophie Moiese Room

And then this is just a good neighbor letter from Schrock construction, who's our neighbor and Victor.

0:49:22.390 --> 0:49:28.660

Sophie Moiese Room

And so I think with the visually appearing appealing berm trees and grasses.

0:49:30.20 --> 0:49:43.610

Sophie Moiese Room

You won't be able to see our vehicles. You'll you'll just see a nice hillside. We're already in a noisy area and surrounded by other industrial uses. So I think we're a good fit in the area there. We're going to retain all our storm water on site.

0:49:45.500 --> 0:49:47.600

Sophie Moiese Room

And we're asking that we be allowed to.

0:49:48.430 --> 0:49:52.540

Sophie Moiese Room

To continue and get our our permit so that we can go forward with our business.

0:49:53.170 --> 0:50:7.990

Sophie Moiese Room

And then I just left this in here. This is this is some idea of what we may do in front of our business. I don't have any firm firm things on this, but this is one of the ideas that's kind of where we're thinking we're going, but anyway.

0:50:9.930 --> 0:50:12.550

Sophie Moiese Room

And I'll leave it at that. And thank you for your time. Yeah. Thank you.

0:50:14.80 --> 0:50:15.890

Sophie Moiese Room

Would like to any other comment on this.

0:50:19.890 --> 0:50:21.250

Sophie Moiese Room

Thanks, Phil. Thank you, Phil.

0:50:27.790 --> 0:50:53.350

Sophie Moiese Room

Good afternoon. My name is Bruce Madsen, commissioners, I'm an adjacent property owner with about 25 acres. I'm not. I'd like to see that letter from Katie Ward on highest and best use. I haven't done a lot of research here, but

I'm not sure that is the best and highest use of that property. We have. One way to go in Missoula as far as development.

0:50:54.410 --> 0:51:24.310

Sophie Moiese Room

Towards French town, towards the West. We've got the Mullen, the Doherty, this whole community of mixed-use that I've read about residential and I don't think I think we need to have some foresight when you look around and you talk to the old timers from Missoula Reserve was supposed to be 4 lanes North and South, OK. And we I think we all wish that that was the case now, but I I don't believe that is the best.

0:51:24.390 --> 0:51:44.860

Sophie Moiese Room

And highest use. I think it devalues the other property owners that are out there. I also believe that if this is approved, the adjacent development that could happen on our property could be similar and not be of better use. I'm not against anybody making money.

0:51:46.650 --> 0:51:52.710

Sophie Moiese Room

But I'm not sure that that is the location for this now. Is it covered from above?

0:51:54.250 --> 0:52:0.360

Sophie Moiese Room

Or or I mean so I mean we've just, I mean we've got this nice new airport that's there now too.

0:52:1.740 --> 0:52:2.470

Sophie Moiese Room

So.

0:52:3.840 --> 0:52:13.300

Sophie Moiese Room

Would it be an eyesore from the air? Uh, I'm not sure. Is there noise? I guess I need to have a few more answers on on that.

0:52:22.840 --> 0:52:43.550

Sophie Moiese Room

My first thought was as this whole area gets developed, what is the view going to be to the West when the sun sets? Are we gonna be looking through salvage? That is a raised spot there. OK from where the development is gonna be taking place to the east where your property is, there is a berm.

0:52:43.650 --> 0:52:48.940

Sophie Moiese Room

It is raised so looking at the sunset to the West, I'm not sure.

0:52:49.840 --> 0:52:55.370

Sophie Moiese Room

The development what they'll be looking through at our beautiful sunset to the West.

0:53:4.750 --> 0:53:18.870

Sophie Moiese Room

That's my that's my only comments. I mean, we're just starting to get a lot of activity out there. And I think until I've read the letter, I just don't agree with that's the highest and best use of that property. Thank you. Thank you.

0:53:28.480 --> 0:53:51.330

Sophie Moiese Room

My name is Mike Madison. I live at 2347 S 3rd St W Apt C I'm the owner of the entire complex, so it's not a matter of I'm just running to place here. In fact, I have 36 units total in the city of Missoula. I'd like to get back to that screen a little bit because I'd like to speak to this.

0:53:53.410 --> 0:53:56.640

Sophie Moiese Room

And I'm not really up on running that. So young lady.

0:53:57.980 --> 0:54:4.730

Sophie Moiese Room

I want the I want the one showing the aircraft and stuff in the back of the property.

0:54:5.750 --> 0:54:6.490

Sophie Moiese Room

The bone yard.

0:54:7.220 --> 0:54:11.60

Sophie Moiese Room

That by the airport museum? Yeah, the airport. Airport museum.

0:54:17.230 --> 0:54:19.400

Sophie Moiese Room

Back up a little bit more. I want to show the planes.

0:54:21.200 --> 0:54:23.840

Sophie Moiese Room

There you go. OK. Can we increase that a little bit?

0:54:33.240 --> 0:54:35.450

Sophie Moiese Room

Or or Mike, you can carry the mic with you.

0:54:45.260 --> 0:54:47.560

Sophie Moiese Room

OK, you can see the airplanes up here.

0:54:48.990 --> 0:54:51.360

Sophie Moiese Room

And it's really kind of a hodgepodge of mess.

0:54:52.330 --> 0:55:0.120

Sophie Moiese Room

OK. And that's probably the way it's gonna stay for a long time to come. The property that we're dealing with is right here?

0:55:2.80 --> 0:55:3.970

Sophie Moiese Room

And that's going to be lowered down.

0:55:5.290 --> 0:55:7.400

Sophie Moiese Room

That's going to be grayed down significantly.

0:55:8.520 --> 0:55:14.450

Sophie Moiese Room

So it's not gonna really be a view unless you go over the side there to see it. And then they got growing then along there.

0:55:16.80 --> 0:55:18.100

Sophie Moiese Room

It'll be almost impossible to see.

0:55:19.100 --> 0:55:26.750

Sophie Moiese Room

Here already and I'm not trying to beat him up, he already has quite a bit of stuff that's parked in along there. In fact, he's encroaching at this point in time.

0:55:28.800 --> 0:55:31.790

Sophie Moiese Room

Can you raise this up where we show that lower piece there?

0:55:34.220 --> 0:55:37.560

Sophie Moiese Room

Right here I'm trying to get into the. I'm trying to get into this parcel here.

0:55:40.920 --> 0:55:43.190

Sophie Moiese Room

OK, that that doesn't really quite show it.

0:55:46.900 --> 0:55:48.410

Sophie Moiese Room

I'm still trying to get to here.

0:55:49.510 --> 0:55:57.690

Sophie Moiese Room

I don't know if that's it's. There's the photo. OK. Picture. Well, there's another picture that showed the development down below. Go to the map.

0:55:59.210 --> 0:55:59.710

Sophie Moiese Room

There we go.

0:56:0.710 --> 0:56:1.630

Sophie Moiese Room

OK, here we go.

0:56:3.10 --> 0:56:7.700

Sophie Moiese Room

Look at the this 40 acre piece or so was sold there not too long ago.

0:56:8.520 --> 0:56:13.630

Sophie Moiese Room

In this parcel of property that the long the Whipple well drive was clear out here.

0:56:14.650 --> 0:56:18.410

Sophie Moiese Room

Is these people are purchasing that parcel?

0:56:19.590 --> 0:56:22.900

Sophie Moiese Room

For ingress and egress on the whippoorwill.

0:56:24.50 --> 0:56:26.650

Sophie Moiese Room

And it really ties into them for what they're gonna do.

0:56:27.450 --> 0:56:34.790

Sophie Moiese Room

Our complex is clear up here in this upper area and sucking in with a roadway that comes up.

0:56:35.500 --> 0:56:39.390

Sophie Moiese Room

Comes up through and. See the roadway going up here that's depressed.

0:56:41.350 --> 0:56:43.940

Sophie Moiese Room

So all you're gonna really have is a visual site.

0:56:44.660 --> 0:56:47.770

Sophie Moiese Room

Is this lower area which they're planning on using a different way?

0:56:48.390 --> 0:56:58.640

Sophie Moiese Room

But back to the airplanes and stuff like that. That's been sitting there for quite a few years. So the claim that this is going to be detrimental to the rest of it.

0:56:59.970 --> 0:57:1.480

Sophie Moiese Room

I disagree with that fully.

0:57:2.250 --> 0:57:3.820

Sophie Moiese Room

As far as noise goes.

0:57:5.220 --> 0:57:20.70

Sophie Moiese Room

We're not going to drown out those jets, ever. And that's gonna increase in traffic over the years. They've just completed one building and they're talking, they're going to build another building there. So that's an ongoing growing.

0:57:21.210 --> 0:57:24.230

Sophie Moiese Room

Site I'm all for it. Don't get me wrong.

0:57:25.630 --> 0:57:27.270

Sophie Moiese Room

It does create noise.

0:57:28.350 --> 0:57:36.470

Sophie Moiese Room

If they're trying to build the church parcel next to an airport, I don't agree that's the wrong use in the wrong spot.

0:57:37.540 --> 0:57:39.810

Sophie Moiese Room

But for salvage.

0:57:40.600 --> 0:57:41.40

Sophie Moiese Room

For.

0:57:41.740 --> 0:57:43.780

Sophie Moiese Room

Don't want stuff and hauling the stuff off.

0:57:45.550 --> 0:57:48.490

Sophie Moiese Room

We can't compete with the noise whatsoever.

0:57:50.650 --> 0:57:53.520

Sophie Moiese Room

So to me it's a win win situation.

0:57:54.960 --> 0:58:5.610

Sophie Moiese Room

You're kind of tied in with what he's doing here and what this man is doing over here on this other side here, this parcel here has been being sold to the people down below.

0:58:7.870 --> 0:58:8.400

Sophie Moiese Room

So.

0:58:10.370 --> 0:58:13.290

Sophie Moiese Room

I don't see where everybody's got any complaints on the thing.

0:58:15.520 --> 0:58:27.190

Sophie Moiese Room

And right now it's just that if you've traveled out there, the site, you just see it trying to goes up, there is a little bit of a depression back up on top, but that's coming down.

0:58:28.220 --> 0:58:30.520

Sophie Moiese Room

How many feet? 10 feet?

0:58:34.310 --> 0:58:34.820

Sophie Moiese Room

So.

0:58:36.110 --> 0:58:45.840

Sophie Moiese Room

If you're standing under the property, you'd have to get over there to look down. If you put some groceries along there, you'll never see it as far as noise competing with the noise.

0:58:46.820 --> 0:58:49.760

Sophie Moiese Room

We can't compete with the airport, we know that.

0:58:50.740 --> 0:58:52.30

Sophie Moiese Room

Thank you. Thanks.

0:58:56.180 --> 0:58:57.570

Sophie Moiese Room

To go back to that.

0:58:57.650 --> 0:59:0.640

Sophie Moiese Room

The property that we were showing.

0:59:2.150 --> 0:59:2.810

Sophie Moiese Room

Pull this off.

0:59:7.700 --> 0:59:9.360

Sophie Moiese Room

Maybe 2 images go one.

0:59:15.850 --> 0:59:16.870

Sophie Moiese Room

You need to go to the map.

0:59:19.30 --> 0:59:19.480

Sophie Moiese Room

Yeah.

0:59:25.560 --> 0:59:27.430

Sophie Moiese Room

Good driving, Elena. Yeah, nice job.

0:59:28.850 --> 0:59:30.940

Sophie Moiese Room

Sir, you're gonna talk in the microphone, please.

0:59:32.720 --> 0:59:38.210

Sophie Moiese Room

It's just so we can capture that's recorded. OK. This is the 25 acres.

0:59:38.970 --> 0:59:40.980

Sophie Moiese Room

Uh that we own.

0:59:41.720 --> 0:59:45.700

Sophie Moiese Room

Here, so move the pointer to that. What goes on here?

0:59:47.120 --> 0:59:47.410

Sophie Moiese Room

OK.

0:59:49.720 --> 0:59:50.190

Sophie Moiese Room

What?

0:59:51.910 --> 0:59:59.700

Sophie Moiese Room

This is all gonna be cut. You've got cut going all the way across here and down through here and then this obviously is this property slopes.

1:0:0.420 --> 1:0:5.440

Sophie Moiese Room

To the east, this side will actually be built up, so you're cut, cut, cut and then build.

1:0:6.90 --> 1:0:24.180

Sophie Moiese Room

So it's it's depressed in we in order to get up, there's about 30 foot again, I've I've gotta drop some of that elevation out of there to make a nice way in and out of there anyway for myself. So we're gonna bring this all down and then bring trees. I had it in one of those slides. There was trees all around the perimeter. Yes, Sir.

1:0:26.210 --> 1:0:30.0

Sophie Moiese Room

So as far I think as far as those planes are concerned.

1:0:30.190 --> 1:0:38.60

Sophie Moiese Room

A mean. We've been sitting on that property for a long time. I think his land values go up. Some of these things get cleaned up.

1:0:38.930 --> 1:0:47.720

Sophie Moiese Room

And this property gets sold and developed in a higher and a better use. So it's I mean.

1:0:48.860 --> 1:0:52.290

Sophie Moiese Room

I approached the airport seven years ago because I thought.

1:0:52.610 --> 1:1:21.960

Sophie Moiese Room

Ohh, the thing would be the logical buyers of it and I think they made a mistake and they could have purchased the property for a lot less, but the point being is sometimes people sit on raw land for a long period of time before other people see the value in it and the development capability. So I think some of that area will be cleaned up because the development is only gonna go that way in Missoula. So I think that.

1:1:23.500 --> 1:1:27.280

Sophie Moiese Room

I just don't believe it's the highest and best use, so thank you.

1:1:30.810 --> 1:2:2.500

Sophie Moiese Room

My name is Justin quest. I I'm with motorcycling as well. I just wanted one of a couple things I wanted to point out was that there's pretty limited light industrial area in Missoula zoned. And so that area is zoned light industrial and and that area that prolo is developing is also zoned some light industrial and some commercial down in that space as well. And so businesses like ours that our light industrial are going to have to go to those zoning areas because there's nowhere else to go.

1:2:2.770 --> 1:2:9.340

Sophie Moiese Room

And since those layer areas are very limited, you're not going to see it's. I don't think you're gonna see a whole lot of.

1:2:10.610 --> 1:2:36.880

Sophie Moiese Room

You know, like high end housing or anything that's going to try to be building in a industrial zoning area. So those those businesses have to go somewhere. And so with that limited zoning space, I think you're gonna see those. And even if we weren't to build a recycling center, I think you're still going to see industrial type because we own that land. You know, we have to do something or sell it or so we, you know, you're just going to look for some other type option similarly.

1:2:38.140 --> 1:2:40.880

Sophie Moiese Room

You know, for that and and as Phil was saying, you know the.

1:2:41.530 --> 1:3:12.590

Sophie Moiese Room

It's going to be cut into the hillside, so when you look at it from any angle, you're either gonna see over the top or you gonna be looking up at it, and it's gonna be very hard to see a product in there. And realistically, we're talking about stockpiling cars is really what the permit is designed for. And that's really not our intent. We wanna process and, yeah, get them out of there as fast as we can because it's just money for us that we've paid for these things sitting in the yard does me 0 good, faster. I can send them to market the better.

1:3:13.330 --> 1:3:15.100

Sophie Moiese Room

No, thank you. Thanks.

1:3:18.840 --> 1:3:19.690

Sophie Moiese Room

That hard to.

1:3:20.540 --> 1:3:27.750

Sophie Moiese Room

They're hard to show the the light industrial zone. I don't know if if that is accessible.

1:3:29.40 --> 1:3:38.890

Sophie Moiese Room

Sorry. Yeah, because he's got a question. We're well, it just just don't. Don't try to I think will help set the context whether or not Elena can pull that up or not.

1:3:41.520 --> 1:4:6.330

Sophie Moiese Room

Is immaterial be, because while we're here today to make a decision on is not the highest and best use, that's not what's before us that's been decided already by land use planning and zoning. What we are here today in contemplating this wrecking facility or a recycling facility is is really related to impacts and whether they can be mitigated adequately.

1:4:7.830 --> 1:4:19.740

Sophie Moiese Room

So I just wanted to be clear that contrary to what any public comment might have suggested, our decision point today is not determining whether this facility is the highest and best use for the property.

1:4:24.800 --> 1:4:26.70

Sophie Moiese Room

Look at that zoning.

1:4:29.960 --> 1:4:32.590

Sophie Moiese Room

Thanks, Elena. Thanks, Elena. You're doing great.

1:4:40.230 --> 1:4:59.540

Sophie Moiese Room

Josh and asking please and John and I, I don't see Karen Hughes on the line here. Still, unless she's lurking out there. But my understanding is that this due to vested rights, this would be this is being considered under the former zoning, not the most recently adopted zoning although.

1:5:0.160 --> 1:5:30.130

Sophie Moiese Room

The current zoning would not preclude this. It would just require is it a conditional use review or John? I don't know if it's a conditional use or an exception or special exception I maybe that's it, but you're right, I think that the the the applicants process was far enough along before July of last year that they've invested enough money and showed enough progress.

1:5:30.570 --> 1:5:41.670

Sophie Moiese Room

That the Missoula County was willing to recognize that they could proceed under the past zoning and not in the current zoning doesn't preclude what they're doing correct.

1:5:42.770 --> 1:5:51.960

Sophie Moiese Room

Lena and for it to get to this point, and zoning did have to sign off, so it had to go through that hoop to get to this hearing. Great.

1:5:54.220 --> 1:6:3.50

Sophie Moiese Room

Alright, I think we've unless anybody needs to say anything, I think we got that got the picture and does that sound right to you guys? I feel like there's anything left unsaid.

1:6:5.640 --> 1:6:9.410

Sophie Moiese Room

Don't want to cut anybody off some thank you. You guys have any questions?

1:6:11.290 --> 1:6:41.180

Sophie Moiese Room

Well, I think just to get it on the record, the three of us did travel down to Victor on Monday on January 3rd to view the facility that's operated by modern recycling in Victor, just to get a sense for what a facility like this looks like and try to picture it in the location adjacent to the airport because we we are sensitive to concerns of how does this impact adversely or not adjoining properties. I'll let my colleagues.

1:6:41.270 --> 1:6:48.610

Sophie Moiese Room

Provide their perspective on that, but what I saw was was not just what my one my picture.

1:6:48.900 --> 1:6:54.980

Sophie Moiese Room

A. A junkyard being. No, it. It's not that it's a full blown recycling facility and also.

1:6:55.940 --> 1:6:58.990

Sophie Moiese Room

It's arranged in a way that.

1:7:0.380 --> 1:7:4.170

Sophie Moiese Room

And based on the really good schematics, thank you for putting together the the.

1:7:5.250 --> 1:7:35.700

Sophie Moiese Room

The images of of what this might look like, shielded and whatnot, and I I feel pretty good that the proposed mitigations and shielding would adequately obscure from any direction the the activity going on at the site based on what we saw in Victor. Thanks. So you can go. I was just echoing Dave, it's hard to imagine.

1:7:35.970 --> 1:7:44.260

Sophie Moiese Room

This proposal without actually having gone to see your Victor site, so just really we really appreciate you making the time to show us that.

1:7:45.480 --> 1:7:57.630

Sophie Moiese Room

Because, like Dave was saying you, you don't understand the CTA system and and how clean it is and how there isn't a drop of fuel on that floor and how clean all the floors are and the yard itself and so.

1:7:58.480 --> 1:8:7.980

Sophie Moiese Room

I just really appreciate you guys taking the time to show us what you had in mind. Thanks. A couple of comments and you spoke to this well, Mr Quist.

1:8:9.120 --> 1:8:40.340

Sophie Moiese Room

Throughout that many places where this sort of thing can happen that are zoned light industrial, or the current zoning doesn't preclude such activity. Second thing that you didn't say, but I'm just going to add on, we need these sorts of businesses, not just for economic activity, but because we have a lot of metal that needs to go somewhere after. It's no longer usable. This is an essential type of business. I also have to admit on our way down to Victor, I was skeptical. I was thinking, junkyard. It was not a junkyard. It was a tidy well run recycling shop.

1:8:40.490 --> 1:9:9.350

Sophie Moiese Room

And the floor was clean to A to a degree that any shop anywhere would be proud of. So I feel I feel good about this based on the tidiness, cleanliness, orderliness, efficiency that we saw at your shop and at the schematics you put together. If this was visible by from the road, I wouldn't like it. This sort of thing. No one wants to look at, but

looking at a hillside with trees on it on all sides and run inside that space, the way you guys run your shop, I feel good about it.

1:9:11.970 --> 1:9:22.620

Sophie Moiese Room

And it's not lost on me the the comment as far as, OK, we've been talking a lot about what this looks like from an adjoining property from a road. What about from the air?

1:9:23.830 --> 1:9:32.550

Sophie Moiese Room

And I've I fly into and out of Missoula a lot and I fly into and out of a lot of other airports too and.

1:9:33.610 --> 1:9:45.420

Sophie Moiese Room

And in no cases do I ever make my decision on whether or not I will return to the community based on what I necessarily see out my window at the end of the airport, because there's plenty of industrial uses surrounding airports.

1:9:46.120 --> 1:9:48.470

Sophie Moiese Room

And in the case at hand here.

1:9:49.400 --> 1:9:57.770

Sophie Moiese Room

On the other end of the airport, out towards the Y there there are there are literally junk yards and and and facilities that are.

1:9:58.760 --> 1:10:15.920

Sophie Moiese Room

I believe a lot more of a mar to the landscape they're allowed based on the zoning industrial uses that are permitted there, but they are every bit I think as impactful and probably more so than the facility that's going to be planned at this location.

1:10:17.860 --> 1:10:25.10

Sophie Moiese Room

Where to be? We need to have a light industrial spaces and having them next to places like airports where jets are flying over.

1:10:25.840 --> 1:10:35.750

Sophie Moiese Room

And where there are other industrial uses, seems a good fit and Elena, would you be able to comment on water quality and and concerns that people had raised earlier?

1:10:36.450 --> 1:11:7.540

Sophie Moiese Room

Yeah. So in some comments through Missoula County Voice and spoken at the previous portion of this public hearing, there were concerns about water quality as well as other environmental concerns, air quality, that sort of thing. And although this is moving through the county under this DEQ license, there are still multiple steps with which modern recycling will be engaging with the county be at the building department or the Water quality District with best management practices.

1:11:7.620 --> 1:11:8.160

Sophie Moiese Room

With.

1:11:8.830 --> 1:11:38.680

Sophie Moiese Room

Paving permits and requirements under air quality and other things such as that. So although we are grateful that those conversations are ongoing with the airport, there are still other steps and other regulations in place. The Water Quality Ordinance and storm water requirements and things like that that still need to be reviewed and that will also consider the use of the space and the.

1:11:38.780 --> 1:11:51.420

Sophie Moiese Room

Potential materials kept in place, and so with those in place as they are for other industrial uses, other areas that contain a certain amount of chemicals and things like that.

1:11:52.660 --> 1:12:6.950

Sophie Moiese Room

The the concern from a water quality perspective should be addressed through those BMP's as well As for other environmental health concerns. Those soils are clay. There is.

1:12:7.30 --> 1:12:7.580

Sophie Moiese Room

Umm.

1:12:8.520 --> 1:12:13.700

Sophie Moiese Room

You know some pieces like that that were considered and weighed within.

1:12:14.580 --> 1:12:15.880

Sophie Moiese Room

Our department first.

1:12:16.770 --> 1:12:17.430

Sophie Moiese Room

Thank you.

1:12:19.870 --> 1:12:25.290

Sophie Moiese Room

Please, Elena. So just in terms of some of those next steps with DEQ.

1:12:26.90 --> 1:12:38.820

Sophie Moiese Room

Is it correct to assume that that there's opportunity for the public to comment during their review process the for the the EA that will be produced?

1:12:41.760 --> 1:12:43.470

Sophie Moiese Room

That's a great question and yes.

1:12:43.550 --> 1:12:46.250

Sophie Moiese Room

Umm, the next steps?

1:12:47.20 --> 1:12:47.770

Sophie Moiese Room

With.

1:12:50.170 --> 1:13:7.980

Sophie Moiese Room

A you know, with support from the Commission is there is a DQ site visit, there's an EA that is sent to adjoining land owners and environmental assessment as well as local notice. It would go through the Montana Environmental Protection Act processes at that juncture.

1:13:9.100 --> 1:13:32.270

Sophie Moiese Room

And then, adjoining land owners can submit comments on the environmental assessment and DQ reviews that addresses significant issues. And then the applicant would be able to then respond to deficiencies. So there are still some steps in the process here as well. And then as stated previously, there are still other permitting and.

1:13:32.770 --> 1:13:39.860

Sophie Moiese Room

Umm. Ordinance requirements in place that would have to be met prior to operation.

1:13:40.600 --> 1:13:53.910

Sophie Moiese Room

OK. So to Mr Madison and your your concerns, this is not the end of the end of the the game here today, so to speak. There are additional opportunities for input as this goes through the Department of Environmental Quality Process.

1:13:59.170 --> 1:14:13.900

Sophie Moiese Room

Ready for a motion? Let's do it. UII moved to adopt A resolution in support of a proposed motor vehicle wrecking facility at 4365 World Drive in Missoula. Second, all in favor? Aye.

1:14:14.990 --> 1:14:23.270

Sophie Moiese Room

Thanks everybody for coming up for all of you realize you could be doing better things with your time today and really appreciate you came out and spoke your mind. Yep. Thank you everyone. You.

1:15:9.870 --> 1:15:10.300

Sophie Moiese Room

Sorry.

1:15:19.260 --> 1:15:41.430

Sophie Moiese Room

OK, good. Again, I'm Bruce Baxter. Am I on the microphone? I'd like to add a couple of comments to my previous public comment. Karen Hughes made a comment about we had had some communication about a mobile Home Park and I did bring Missoula County Subdivision regulation also definition of a mobile Home Park. This is just one sentence, attractive land providing 2 or.

1:15:41.500 --> 1:16:3.440

Sophie Moiese Room

More, more mobile home. Lots for lease or rent to the general public. We have no intention of providing any lots for lease or rent. Our only plan is to provide one mobile home for rent. She mentioned this is not necessarily a zoners

issue. We have been communicating back and forth for 14 months now between people who call themselves owners or planners.

1:16:4.690 --> 1:16:7.760

Sophie Moiese Room

Missoula County permits and the zoning office.

1:16:9.450 --> 1:16:13.530

Sophie Moiese Room

To actually been held up for 14 months on this project, we would like to get this settled.

1:16:14.180 --> 1:16:18.20

Sophie Moiese Room

I would like to ask the Commissioners how we're going to move forward with this.

1:16:20.0 --> 1:16:27.290

Sophie Moiese Room

We'll talk to staff, we'll talk to staff and see if we can move this along. OK, I've already talked to lots of staff. We've been getting nowhere.

1:16:28.350 --> 1:16:37.220

Sophie Moiese Room

But we haven't, so we have to give it a shot. We will talk to them, OK. And we will get back to you. Yes. OK.

Thank you. Yeah, thank you. Definitely. Thanks, Bruce.

1:16:40.370 --> 1:16:41.80

Sophie Moiese Room

Our adjourned.