

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, MARCH 30, 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 above. Please click to
the time stamps listed to view a particular item in the meeting.

ATTENDANCE:

Commissioners Present:

Chair Josh Slotnick
Commissioner David Strohmaier
Commissioner Juanita Vero

Staff Present:

Violet Plummer, Administrative Assistant, Commissioners' Office
Nick Zanetos, Planner, Planning, Development and Sustainability
Tim Worley, Senior Planner, Planning, Development and Sustainability
Vinnie Pavlish, Deputy Attorney-Civil, County Attorney's Office
Kyla Lehnerz, Administrative Assistant, Commissioners' Office
Cheryl Hartman, Administrative Assistant, Commissioners' Office
Annie Cathey, Administrative Assistant, Commissioners' Office
Adriane Beck, Director, Office of Emergency Management
Melissa Fisher, Strategic Initiatives Manager, Communications and Projects
Carey Powers, Communications Coordinator, Communications
Allison Franz, Communications Manager, Communications

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:05]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:25]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:33]*
 - a. **Closed Captioning Available**
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 1:26]*

6. **CURRENT CLAIMS LIST** *[Time stamp – 2:48]*

Claims received as of March 1, 2023 to March 20, 2023 by the Commissioners' Office total \$3,996,056.45.

7. **HEARINGS**

a. **Mule Kick Acres Minor Subdivision** *[Time stamp – 3:04]*

Nick Zanetos, Planner, Planning, Development and Sustainability

Commissioner Strohmaier made the motion to approve the Mule Kick Acres Minor Subdivision based on the findings of fact and conclusions of law in the staff report, and subject to the 26 recommended conditions of approval in the staff report.

Commissioner Vero seconded.

Passed 3-0.

[Letter 2023-060. Mailed to Mike & Rebecca Neely.]

8. **OTHER BUSINESS**

[None]

9. **ADJOURN**

Chair Slotnick – Called the meeting to adjourn at 2:24 p.m.

BCC Public Meeting March 30, 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 --> 0:0:9.60

Sophie Moiese Room

OK, welcome everybody to our public meeting for Thursday, March 30th. Would you please join me in the pledge?

0:0:12.420 --> 0:0:21.290

Sophie Moiese Room

Pledge allegiance to the flag of the United States of America to the Republic for which it stands, one nation under God.

0:0:21.960 --> 0:0:22.190

Sophie Moiese Room

Is.

0:0:23.550 --> 0:0:24.370

Sophie Moiese Room

That's just wrong.

0:0:28.590 --> 0:0:34.940

Sophie Moiese Room

Missoula County acknowledges that this event takes place in the Aboriginal territories of the Salish and Kalispell people.

0:0:37.110 --> 0:0:38.860

Sophie Moiese Room

Do we have any public announcements?

0:0:41.230 --> 0:0:54.680

Sophie Moiese Room

Yeah, it's somewhat ironic to have to announce this right after the land acknowledgement, but as many folks in the community probably know, one of our interpretive panels at the South end of Bear Tracks Bridge was.

0:0:55.660 --> 0:1:6.160

Sophie Moiese Room

Severely vandalized over the weekend. Just wanna folks out there to know. And rest assured, we are in the process of getting that repaired and reinstalled and.

0:1:6.870 --> 0:1:14.50

Sophie Moiese Room

If anything, I think that demonstrates the exact reason why we need that sort of education and interpretation in our public places.

0:1:14.880 --> 0:1:26.890

Sophie Moiese Room

Thanks Steve. I have one too. This is a much lighter. Just wanna welcome Cheryl Hartman to her first public Thursday public meeting. Who will be here for Thursdays ever more? We hope so. Thank you.

0:1:27.800 --> 0:1:28.360

Sophie Moiese Room

You met.

0:1:29.970 --> 0:1:39.10

Sophie Moiese Room

Do we have any public comment not on the agenda, public items, Josh, I'll go ahead and do the close captioning comment. Ohh shoot. I'm sorry, no worries.

0:1:41.300 --> 0:2:13.110

Sophie Moiese Room

All right. Hello, everyone. If you're joining us for this meeting, virtually today, instructions for turning on closed captioning or on your screen, if you're joining us in person, we'll be having closed captioning on all screens here in the selfie Muise room. We do have assisted listening devices available. Please come see us if you would like one. We asked the all speakers today, Please remember to speak slowly and clearly during the meeting. This helps with the accuracy of the closed captioning. There will be multiple chances during the meeting for public comment. If you're joining us virtually and you'd like to speak, you can use the raise your hand feature.

0:2:13.410 --> 0:2:27.510

Sophie Moiese Room

If you're on Microsoft Teams, there's a small hand button. If you're calling in on the phone, you need to hit star 5 to raise your hand, and then, once called OnStar 6 to unmute. If you have any questions, please come find us during the meeting. Thank you. Thanks, Kathy.

0:2:29.70 --> 0:2:41.280

Sophie Moiese Room

One more thing I Kylo I just got a message from Commissioner Vero. She's having trouble joining us on teams. So OK, I'll help troubleshoot what the issue is there, but sure, I'll connect.

0:2:43.20 --> 0:2:49.630

Sophie Moiese Room

And she's doing some tire recycling in the Rust Belt. Joining us. Keep her respirator on.

0:2:50.890 --> 0:3:19.40

Sophie Moiese Room

OK, our current claims list Ohh claims received as of March 1st, 2023 to March 20th, 2023 by the Commissioner's Office. Total \$3,996,056.45 we only have one hearing today and it is about the mule

Kick Acres minor subdivision and our owns in Nick Zanetta is a planner is going to present awesome. Thank you. Let me share my screen here we get going.

0:3:23.90 --> 0:3:31.910

Sophie Moiese Room

Alright, so yeah, this is Mulekick Acres Meyer subdivision. The owners or Mike and Rebecca Neely and the representative is Ron Ewert from PCI.

0:3:34.230 --> 0:3:48.160

Sophie Moiese Room

So first you start with showing just the general location of the project. So we are located up to 9 Mile Valley about 3 miles north of the nine mile I-90 exit. You access this subdivision off of W 9 mile Rd. Then you'll kick acres Rd.

0:3:50.460 --> 0:4:2.540

Sophie Moiese Room

So here's just aerial of of the on site conditions. Currently there is a home where the address dot is located in the left hand corner. Sorry not corner left hand side of the parcel here.

0:4:3.630 --> 0:4:11.920

Sophie Moiese Room

Access from W 9 out here and you'll kick acres Rd. Kind of follows the power property boundary line here and then comes back to the homestead in the back.

0:4:13.130 --> 0:4:26.400

Sophie Moiese Room

So the the proposals for five lot minor subdivision, the average lot size is around 16 acres, the existing SFR is on LOT 1 and lot 234 and five would be developed with single family homes.

0:4:28.160 --> 0:4:57.190

Sophie Moiese Room

You're just some pictures from the application for what's on the ground. So the left hand side you're seeing buildable areas on the upper Ridge for proposed homes. There is there are a riparian area, a few actually, but there's a small Creek on the southern end of the property. So we can see some photos from there. And then the lot 5 is kind of a more lower line Meadow closer to W 9 mile Rd. And that's what we're seeing.

0:4:58.110 --> 0:5:11.160

Sophie Moiese Room

I think I maybe actually that might not be in this photo. Sorry about that. But I it is actually down here. Sorry about that. And then there is a pond that's straddles a lot 1 and two. So that's where we're seeing in this bottom right hand corner.

0:5:12.340 --> 0:5:14.770

Sophie Moiese Room

Like a good winter skating, yeah.

0:5:16.360 --> 0:5:44.870

Sophie Moiese Room

So starting with some zoning and growth policy compliance, so the density currently is 1 dwelling per 81.92 acres. They proposed density would be 1 dwelling per 16.38 acres. It is unzoned, so there are no

space and bulk requirements that the so there's needs due to comply with the growth policy for this area is the 2002 regional land use guide and that does designate this area as open and resource, which recommends 1 drilling for 40 acres. So it is not compliant on that aspect.

0:5:46.670 --> 0:5:53.80

Sophie Moiese Room

Looking at impacts to local services allowed to be served by individual well and septic systems.

0:5:54.420 --> 0:6:23.700

Sophie Moiese Room

As I mentioned before, the primary access into the subdivision is you'll kick Rd. which is a private roadway that is built to county subdivision standards, so it has an 80 foot right away with 18 foot of surface that widens to 20 feet. As you go deeper into the subdivision and the grid is less than 10%. This is a minor subdivision, so there's no Parkland requirements and no pedestrian infrastructure requirements either. And then for emergency services, this is in French town rule flyer.

0:6:23.810 --> 0:6:28.130

Sophie Moiese Room

Strict and the magical County Sheriff's Office is the responding.

0:6:28.890 --> 0:6:29.560

Sophie Moiese Room

Law enforcement.

0:6:31.900 --> 0:6:51.470

Sophie Moiese Room

Next, I'm just gonna go to public comment. So first two comments are from adjacent property owners. The first was from Ernest Column and he was concerned about the impact of wildlife habitat. And just I think he wants the proposal to remain single family dwelling concerns about multiple homes on one property.

0:6:52.390 --> 0:7:12.860

Sophie Moiese Room

The second comment is from adjacent property owner Ashley Gilbert. She also has concerns about wildlife habitat and how the subdivision will would impact that habitat. Also concerns about not wanting any logging in to take place and she shared the concerns that she would want the lots to remain single family residential.

0:7:14.270 --> 0:7:27.340

Sophie Moiese Room

And she she did provide some photos from wildlife that is on site. So elk, elk, black bear moose here there's a few other ones with. These are the ones that you could see the most clearly for the wildlife in.

0:7:28.340 --> 0:7:58.530

Sophie Moiese Room

Then we did have one comment on Mozilla County voice that commenter commented that the proposed subdivision is in an area that has a resonant occurred and is concerned about the impact of the subdivision disturbing the habitat for the Lord. And he also commented that he is or that they are a 20 year, that they've 20 years of experience and wildfire mitigation, and they did recommend additional requirements for wildfire protection, such as a second egress and vegetation treatment.

0:7:59.490 --> 0:8:3.750

Sophie Moiese Room

Along, I believe that it's specified, but I think they meant along the road and around homes.

0:8:6.60 --> 0:8:35.10

Sophie Moiese Room

This was sent out to agency comment as well. We did receive comment from Montana Fish, Wildlife and Parks and they commented about the importance of nonmetal valley and it as both wildlife habitat and also a connectivity corridor for wildlife. They did agree with the restrictions on the riparian area and the buffer, but they did encourage further restricting human impact in this area and they did recommend that the.

0:8:35.660 --> 0:8:54.540

Sophie Moiese Room

Living with wildlife and wildlife from the fencing standards that were in the prose covenant to be updated to the most current version of those that they provided in their comment as well. And then we did get a floatplane comment and the and through flow plate analysis that was submitted by the applicant.

0:8:54.870 --> 0:9:8.310

Sophie Moiese Room

There are full plan administrator was able to determine that there is no proposed sorry, no flood hazard coming from the subdivision and the Nine Mile Creek floodplain.

0:9:10.860 --> 0:9:38.810

Sophie Moiese Room

So next I was going to go over staff findings and kind of just have them broken down by subject type to try to consolidate everything. So and the fire special plan. The proposal does include a requirement for residential fire sprinklers and any new dwelling unit and for individual driveways to be reviewed for fire apparatus access. Both of these would be at the time of building permit submittal. We do have these confirmed as well through conditions of approval.

0:9:39.930 --> 0:9:43.180

Sophie Moiese Room

If this area is located in the Wooley interface.

0:9:44.940 --> 0:10:4.820

Sophie Moiese Room

And and intermixed and it has a wildfire hazard level of high. So with that we did suggest some recommended conditions of approval to mitigate these hazards. So we are recommending defensible space around each structure that would be required to be reviewed by the County Fire inspector.

0:10:6.20 --> 0:10:37.790

Sophie Moiese Room

A maintenance agreement for maintaining defensible space around the roads, as well as a Class A fire rated roofing material requirement that would be confirmed at the time of building permit submittal. Then one point does not on here that I just think my slides did not update from my added it, but also overall compliance with our with our wildfire Hazard area standards and our sub regs and that ultimate sign off would be by the County Fire inspector at the time of final plat and that was mainly focused around vegetation around you'll kick road to ensure that it meets our.

0:10:37.940 --> 0:10:40.510

Sophie Moiese Room

Defensible space requirements for ingress and egress.

0:10:43.20 --> 0:11:11.670

Sophie Moiese Room

Next, I was just going to talk about the no build zones that are located on the plat. So any slopes over 25%. Sorry 25% are labeled as no build zones on the primary plat. These are kind of more small micro areas in the greater scheme of the subdivision, not very much large base steep areas. The low lying area of on LOT 5 is also labeled as a no build zone for residential structures and it's below a certain.

0:11:11.930 --> 0:11:26.320

Sophie Moiese Room

Elevation Contour where this starts and that's to mitigate any potentially high groundwater for dwelling structures, but the applicant wanted to keep the potential for accessory structures and that Meadow such as like a horse, barn or outbuilding or something of that nature.

0:11:29.190 --> 0:11:33.400

Sophie Moiese Room

So now to talk about the no builds unrelated to the riparian areas.

0:11:34.70 --> 0:11:42.130

Sophie Moiese Room

So there is an intermittent stream that is a that goes across the excuse me, Southern portion of the of the property, a lot across lots 2 through 5.

0:11:42.940 --> 0:12:12.320

Sophie Moiese Room

That area is currently labeled as no build zone, and we did a propose a conditioner approval that requires an additional buffer off of that riparian area that is currently mapped and that was largely based off of fish, wildlife and parks comments that they provided. And then there's also a riparian area labeled as no build zone around the pond on lots one and two, and that was already on the preliminary plat. But once again we have some conditional approval just to confirm these all day.

0:12:13.900 --> 0:12:31.170

Sophie Moiese Room

And the last some staff finds about wildlife. We do. Since this area is and then in an area known for wildlife, habitat and connectivity will be do have a condition of approval that requires bear resistant garbage containers. And the aforementioned updated.

0:12:31.890 --> 0:12:39.230

Sophie Moiese Room

Living with wildlife and wildlife, friendly fencing standards to be replacing the covenants with the old standards that are currently in there now.

0:12:41.80 --> 0:12:58.320

Sophie Moiese Room

So that is the gist of my presentation here. There's 26 recommended recommended conditions of approval in total. I think I went through a lot of the bigger ones already in the staff findings, but we are recommending approval of the subdivision and I believe the applicant is Rep are here today as well.

0:13:1.40 --> 0:13:2.870

Sophie Moiese Room

Thank nick. Thanks nick.

0:13:4.850 --> 0:13:6.900

Sophie Moiese Room

Would would you like to speak to this?

0:13:15.220 --> 0:13:36.670

Sophie Moiese Room

Good afternoon, commissioners and staff. My name is Ron Ewert with PCI here today is Mike Neely, a Mike and his wife Rebecca. I purchased the property with the intent of putting a A house at at the end.

And so they built the access there to to county standards. It's a good Rd.

0:13:38.460 --> 0:13:57.390

Sophie Moiese Room

And I also wanna thank I wanna thank Nick and and Tim and and even Matt, I know for all their work on this, they gave us a lot of good ideas and we'd added added more protections wherever we could to try to make this as least impact of a subdivision as possible.

0:13:58.290 --> 0:14:4.540

Sophie Moiese Room

There were some public comments and and we talked about those and the one.

0:14:5.680 --> 0:14:14.10

Sophie Moiese Room

The the folks were concerned that there might be more than one home per lot and there will only be one home and they'll be nice, nice homes.

0:14:16.630 --> 0:14:19.200

Sophie Moiese Room

There are also.

0:14:20.750 --> 0:14:38.960

Sophie Moiese Room

The covenants which are which we revised to to reflect the new FWP language and you know to include the wildlife fencing and all that because we do acknowledge, yeah, there's some definitely some wildlife that live in there now these homes will be more or less placed along a ridgeline and.

0:14:40.390 --> 0:14:54.820

Sophie Moiese Room

The the elk and and the animals sort of tend to go down along the the the southern part through that Creek area through what where we are identifying as a wildlife corridor slash area of repairing resource.

0:14:55.590 --> 0:15:15.800

Sophie Moiese Room

So by having them up on that location, at least that's where we we did the the soil test and and the perks, that's where we envision the the houses to be, so that the driveways won't have to be be too long. But that's definitely where I would build anyway, but would be up there and we do have the the various no build zones.

0:15:17.10 --> 0:15:35.560

Sophie Moiese Room

Across the plat everything has to stay South of Mulekick Rd. There is some area there to the north but it's best that that remain open and it's pretty much common sense when you get there and you and you say yeah, this is definitely the best place for a house and then we do have the new build zones again.

0:15:37.30 --> 0:15:45.950

Sophie Moiese Room

One thing I tried to to show in in my submittal was the fact that the Nine Mile Valley it's a beautiful place. I love going up there.

0:15:48.170 --> 0:16:6.670

Sophie Moiese Room

But the amount of developable developable private land is very miniscule compared to the, especially the Forest Service, and there's also some state and other lands and there as well. But the the mountain ranges to the, especially to the east and the West and and the north.

0:16:8.230 --> 0:16:37.220

Sophie Moiese Room

Along Nine Mile Valley, there is some some settlement there and I I don't think that this would particularly be detrimental to the to to wildlife habitat. I mean they will continue to be there. The big issues are how do we interact with wildlife and whoever lives there needs to know this kind of stuff and they need to understand where there would be living and what they need to do to allow the wildlife to continue to move through. But again most of.

0:16:37.300 --> 0:16:50.650

Sophie Moiese Room

The wildlife is up higher up in the mountains, although you'll see just about anything down here as well. So again, thanks to to PDS and again Mike is here. If you have any questions for him. Thank you.

0:16:52.310 --> 0:16:52.800

Sophie Moiese Room

Thanks.

0:16:54.90 --> 0:17:9.940

Sophie Moiese Room

Please, Ron, before you get comfortable again, you mentioned the Ridge ridgeline or the area where homes would most likely be built. Is there any way that Nick or or you could show us on the?

0:17:10.850 --> 0:17:12.540

Sophie Moiese Room

Yeah, the map, that's.

0:17:13.400 --> 0:17:14.350

Sophie Moiese Room

On the screen.

0:17:16.310 --> 0:17:23.770

Sophie Moiese Room

And this would apply to lots 2 through 4 mostly, so a lot 1 that's where Mike and Rebecca built their home, and that's where they live.

0:17:25.460 --> 0:17:28.470

Sophie Moiese Room

So, and it's kind of out there in the open a little bit.

0:17:29.770 --> 0:17:37.750

Sophie Moiese Room

Lot 1. The House might be down a little bit, but that's because the Ridge sort of goes down in elevation and and it ends there.

0:17:38.510 --> 0:17:49.160

Sophie Moiese Room

At lot 1, so the best location would be down there a little bit, but still up above that there see that big pasture there to the in the upper right hand corner. That would all be left open.

0:17:49.920 --> 0:17:53.390

Sophie Moiese Room

And in that sport, a lot 1 so you wouldn't really even see these houses.

0:17:54.300 --> 0:17:58.510

Sophie Moiese Room

But yeah, let's 2 through 4 there's there's like a low Ridge that it makes sense to build there.

0:17:59.570 --> 0:18:2.930

Sophie Moiese Room

And we're talking South of meal kick Rd. Correct.

0:18:4.950 --> 0:18:33.230

Sophie Moiese Room

Is it accurate wrong that these white dots are where the PERF tests and everything were right taken?

Yeah. So those are located so yeah. And I'm trying to find the sanitary lot layout from there. So there's two that kind of shows that I'm more fine grained scale there we go. You can see in the lower sort of portion where that Creek is and and that's definitely an area where we wouldn't want anything to there we go there we go.

0:18:35.950 --> 0:18:43.540

Sophie Moiese Room

OK, thank thanks, Ron. Question for you, Nick. So when we discussed this the other day, I had a question about.

0:18:45.100 --> 0:19:15.100

Sophie Moiese Room

The genesis of some of the other lots in the vicinity that are of similar size and were you able to find out anything on? Yeah, pretty much mainly old CEOs. Tracks. Not not many subdivisions per say. I think we identified 2 that are on the other side of nine mile but of the lots that are drilling the same size are pretty much coming from Cos. So that could be battling relocations, family transfers.

0:19:15.190 --> 0:19:23.40

Sophie Moiese Room

And since a lot of them are order, the occasional sale exemption, we could just split off one time as well. So a lot of them kind of fall into that category.

0:19:24.330 --> 0:19:24.770

Sophie Moiese Room

OK.

0:19:28.860 --> 0:19:35.70

Sophie Moiese Room

So I don't have any real questions. That seems pretty straightforward. I just kind of want to acknowledge the.

0:19:35.720 --> 0:20:5.840

Sophie Moiese Room

I'm a wildlife side of it. I mean this this is straightforward it it should be on really have any issues with it and the more that we do, the fewer places there are for wildlife also acknowledge what you said Ron, that a lot of most of the nine mile valleys, federal public land and it's it's saved and and there's nothing wrong with this subdivision. I don't have any issues. Just want to say that out loud. That is the photos are beautiful. This is a super beautiful place. Those animals are there that's amazing. And the more we do this the less places are for those animals.

0:20:6.740 --> 0:20:7.980

Sophie Moiese Room

I just wanted to say that all out.

0:20:10.950 --> 0:20:12.540

Sophie Moiese Room

Yeah, similar it.

0:20:13.950 --> 0:20:19.20

Sophie Moiese Room

I wouldn't mind living up there either. Let's move. Since I'm it's outside my district. But.

0:20:19.90 --> 0:20:22.900

Sophie Moiese Room

Yeah, I guess the one the one concern with.

0:20:24.390 --> 0:20:26.80

Sophie Moiese Room

The one concern I have here.

0:20:27.300 --> 0:20:29.130

Sophie Moiese Room

And I'd say this about any.

0:20:30.70 --> 0:20:34.960

Sophie Moiese Room

Any proposed subdivision that is in an area where the growth policy?

0:20:35.660 --> 0:20:39.630

Sophie Moiese Room

Is is significantly.

0:20:40.310 --> 0:20:54.40

Sophie Moiese Room

Misaligned with what's being proposed that that's a concern. And uh, in the case at hand, there's there's more considerations that need to be taken into account than just the growth policy, obviously. But I think for me this.

0:20:54.760 --> 0:21:4.740

Sophie Moiese Room

Uh drives home the fact that we need to get after updating our growth policy and or looking at zoning so that all of those things align with what our.

0:21:5.610 --> 0:21:13.800

Sophie Moiese Room

Vision is on the ground. Presumably the the one per forty was designated as such for a reason and.

0:21:14.980 --> 0:21:20.460

Sophie Moiese Room

I don't have the full back story here, but I I'm assuming wildlife connectivity could have been.

0:21:21.160 --> 0:21:30.530

Sophie Moiese Room

A piece of that. So my concern is always when we're deviating from the growth policy, do we end up going down a path of kind of death by 1000 cuts and?

0:21:32.430 --> 0:21:36.30

Sophie Moiese Room

And just perpetuating something that.

0:21:37.30 --> 0:21:37.410

Sophie Moiese Room

We.

0:21:37.490 --> 0:21:37.830

Sophie Moiese Room

Yeah.

0:21:39.40 --> 0:21:49.870

Sophie Moiese Room

Don't want to see you spread out over the landscape, but having said that, I think this will be a fine subdivision. Did I remember it that that growth policy was 2002?

0:21:50.940 --> 0:22:15.140

Sophie Moiese Room

2002 but I think it was based off of more of the 1970s growth pause. So it was definitely a very out of date. This is crying out for an update, correct. And I believe that is on the docket. And then in the near future. Great. Thanks. So do you have any other no, I'm ready for the comment if that would totally. Yeah, I guess I guess that would be the thing to do. Is there any public comment on this anybody out there?

0:22:15.930 --> 0:22:17.950

Sophie Moiese Room

Virtually you'd like to speak to this. You're welcome to.

0:22:22.880 --> 0:22:25.50

Sophie Moiese Room

OK. I guess with that, we will have a motion.

0:22:30.600 --> 0:23:0.530

Sophie Moiese Room

OK. And before I make the motion, one more question though, the bearer resistant containers, so is that something that's contained within the the covenants or or is this so it's a requirement to put that provision in the covenants and I can't remember the exact language I believe we are supposed to follow up on that at the time of permits middle as well. So in terms of enforceability once once this is presumably is approved, it's in the covenants.

0:23:0.600 --> 0:23:26.240

Sophie Moiese Room

Then it would simply be a private matter to enforce that particular covenant. Yes. Yeah, for the most part, it would be he's covenants would be between neighbors not correct between the neighbors and the county. Correct. Yeah. We do have a provision that that clause could not be removed without governing body approval. So it will be there indefinitely unless it comes forth to you for for removal. But strict enforcement will be within the covenant itself.

0:23:28.290 --> 0:23:37.80

Sophie Moiese Room

OK. With that, I would move that we approve the meal kick acres, minor subdivision based on the findings of fact and conclusions of law and the staff report and subject to.

0:23:38.90 --> 0:23:41.410

Sophie Moiese Room

The 26 recommended conditions of approval in the staff report.

0:23:42.240 --> 0:23:42.940

Juanita Vero

2nd.

0:23:42.90 --> 0:23:46.970

Sophie Moiese Room

I'll second that Ohly 1 here. Sorry, glad to have you here, Juan.

0:23:46.120 --> 0:23:53.900

Juanita Vero

I that's all good. I made it. Violet was able to connect me, so thank you, Violet. And I agree with all your comments.

0:23:55.140 --> 0:23:56.100

Juanita Vero

I share them as well.

0:23:55.110 --> 0:24:0.600

Sophie Moiese Room

I was going to hear your voice, Perry Mason moment where she pulls something, leaps in with new information.

0:24:1.240 --> 0:24:3.30

Juanita Vero

No, thanks all.

0:24:2.840 --> 0:24:5.880

Sophie Moiese Room

Ohhh, alright. All in favor. Aye aye.

0:24:5.560 --> 0:24:6.480

Juanita Vero

I I.

0:24:7.500 --> 0:24:10.690

Sophie Moiese Room

Thanks. Thanks Aaron, and good luck with your subdivision.

0:24:16.900 --> 0:24:18.730

Sophie Moiese Room

I do believe we are adjourned.