

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, APRIL 06, 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:

Commissioner David Strohmaier (Acting Chair)
Commissioner Juanita Vero

Staff Present:

Violet Plummer, Administrative Assistant, Commissioners' Office
Nicholas Zanetos, Planner, Planning, Development and Sustainability
Melissa Fisher, Strategic Initiative Manager, Commissioners' Office
Jenny Daniel, Grants Administrator, Community Justice Dept
Lauren Ryan, Planner, Planning, Development and Sustainability
Patricia Spotted Wolf, Administrative Support Specialist, Commissioners' Office
Jennie Dixon, Planner, Planning, Development and Sustainability
Annie Cathey, Administrative Assistant, Lead, Commissioners' Office
Elisha Buchholz, Equity Coordinator, Commissioners' Office
Laurie Hire, Office Manager, Lands and Communities
Allison Franz, Communications Manager, Commissioners' Office
Tim Worley, Senior Planner, Planning, Development and Sustainability
Laura Collins, Administrative Assistant, Planning, Development and Sustainability
Chris Lounsbury, Chief Administrative Officer, Commissioners' Office
Karen Hughes, Director, Planning, Development and Sustainability

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:18]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp- 0:44]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the
Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:57]*

- a. Closed Captioning Available [Time stamp – 1:86]
- b. Proclamation: National Public Safety Telecommunications Week [Time stamp – 2:58]
- c. Proclamation: Fair Housing Month [Time stamp – 4:52]
- d. Proclamation: Volunteer Recognition Month [Time stamp – 7:19]
- e. Proclamation: Sexual Assault Action Month [Time stamp – 11:53]

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA [Time stamp – 15:19]

6. CURRENT CLAIMS LIST [Time stamp – 18:19]

Claims received as of March 21, 2023 to March 30, 2023 by the Commissioners' Office total \$1,582,442.98.

7. HEARINGS

a. Emerald Lake Estates – Phase 1 Final Plat Adjustment [Time stamp – 18:23]

Matt Heimel, Planner, Planning, Development and Sustainability

Commissioner Vero made the motion to approve the final plat adjustment request for Emerald Lake Estate phase 1, based on the findings of fact and conclusions of the staff report and subject to the conditions of approval in the staff report.

Commissioner Strohmaier seconded.

Passed 2-0.

[Letter 2023-073. Mailed to Steven Jensen.]

b. Rhodes Family Transfer [Time stamp – 26:50]

Matt Heimel, Planner, Planning, Development and Sustainability

Commissioner Vero made the motion to approve the request by Dennis and Gretchen Rhodes to utilize the aggregation and family transfer exemptions to create and transfer one parcel, as presented in the subdivision exemption affidavit.

Commissioner Strohmaier seconded.

Passed 2-0

[Letter 2023-074. Mailed to Dennis and Gretchen Rhodes.]

c. Hollinger Family Transfer [Time stamp – 33:27]

Lauren Ryan, Planner, Planning, Development and Sustainability

Commissioner Vero made the motion to approve the request by Jil and Mark Hollinger to utilize the aggregation exemption, as presented in the subdivision exemption affidavit and approve the family transfer exemption to create and transfer three parcels to their children Brooks Hollinger, Christopher Hollinger, and Holly Hollinger.

Commissioner Strohmaier seconded.

Passed 2-0.

[Letter 2023-061. Mailed to Mark & Jill Hollinger]

d. Smith Family Transfer *[Time stamp – 1:24:00]*

Nick Zanetos, Planner, Planning, Development and Sustainability

Commissioner Vero made the motion to approve the request by Michael Smith to utilize the Family transfer exemption as presented in the exemption application and affidavit.

Commissioner Strohmaier seconded.

Passed 2-0.

[Letter 2023-072. Mailed to Michael Smith]

8. OTHER BUSINESS *[Time stamp 1:30:00]*

[None]

9. ADJOURN

Acting Chair Dave Strohmaier – Called the meeting to adjourn at 3:32 p.m.

BCC Public Meeting, 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 --> 0:0:11.200

Sophie Moiese Room

Good afternoon everyone. I have 2:00 PM welcome and I'd like to call to order today's Thursday, April 6th meeting of the Missoula Board of County Commissioners. Please stand and join me in the Pledge of Allegiance.

0:0:13.580 --> 0:0:17.370

Sophie Moiese Room

I pledge allegiance to the flag of the States of America.

0:0:18.260 --> 0:0:20.320

Sophie Moiese Room

To the Republic for which it stands.

0:0:21.140 --> 0:0:21.680

Sophie Moiese Room

Vision.

0:0:23.370 --> 0:0:23.880

Sophie Moiese Room

Disable.

0:0:25.160 --> 0:0:25.700

Sophie Moiese Room

This is for.

0:0:28.890 --> 0:0:43.350

Sophie Moiese Room

And if you're wondering, your eyes are not deceiving you. I am the only Commissioner in the room here today, but as luck would have it, Commissioner Vero is joining us virtually, so we do have a quorum of the Commission to conduct business.

0:0:44.190 --> 0:0:51.930

Sophie Moiese Room

Missoula County wants to acknowledge that this event today takes place in the Aboriginal territories of the Salish and Kalispell people.

0:0:53.220 --> 0:0:56.840

Sophie Moiese Room

We have a few public announcements and to begin with.

0:0:57.640 --> 0:1:4.10

Sophie Moiese Room

Either Kyle or Cheryl. Would you like to please talk us through closed captioning today?

0:1:8.620 --> 0:1:36.650

Sophie Moiese Room

Yes, 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, will have closed captioning on all the screens here in the Sophie Muiz room. And we have assisted listening devices available. Please come see us if you would like to get

one. We ask that all speakers today, Please remember to speak slowly and clearly during the meeting. This helps with the accuracy of the closed captioning. There'll be multiple chances during the meeting for public comment.

0:1:37.640 --> 0:1:55.660

Sophie Moiese Room

Virtually during those times, if you would like to speak, we'd ask that you use the raise your hand feature. If you're on Microsoft Teams, this is 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 in, you need to hit star 6 to unmute. If you have any questions during the meeting, please come see us. Thank you.

0:1:57.850 --> 0:2:13.200

Sophie Moiese Room

Thank you, Kayla. And again, when you come up to the mic at the front of the room here, if you're wanting to testify, please be sure to hit the button on the base of the the microphone and that should turn the light from red to green, at which point you'll know you can talk.

0:2:14.430 --> 0:2:28.730

Sophie Moiese Room

We have a number of proclamations today, beginning with national public safety, telecommunications, or telecommuters, not telecommuters telecommunicators week, as I've heard it referred to elsewhere.

0:2:29.480 --> 0:2:58.170

Sophie Moiese Room

So whereas public safety was the first service provided by a government to its citizens and the safety and well-being of its citizens and emergency first responders continues to be one of the foremost concerns of Missoula County. And whereas ensuring public safety and well-being requires the ability to receive calls for help and immediately send responders to provide that help. And whereas 911 is the critical first link in the chain and delivering public safety services.

0:2:58.850 --> 0:3:20.840

Sophie Moiese Room

And whereas the public safety telecommute Telecommunicators, who work in 911, display a superior level of commitment, dedication and professionalism in accomplishing their mission of receiving calls for help from citizens, dispatching emergency response agencies and maintaining a communication link with the responders to ensure their safety.

0:3:21.550 --> 0:3:51.880

Sophie Moiese Room

And whereas these same public safety telecommunicators provide this service to the public and 1st responders 24 hours a day, 365 days a year, working extraordinarily long hours with difficult schedules to process, more than 120,000 calls annually in Missoula County. And whereas the vital role of the public safety telecommunicator is often unknown and not recognized.

0:3:52.600 --> 0:4:11.200

Sophie Moiese Room

Now, therefore we the Missoula board of County Commissioners recognized the week of April 9th through the 15th, 2023 as National public Safety Telecommunicators Week, we thank the TELECOMMUNICATORS and 911 for all their efforts and hard work under very difficult circumstances.

0:4:11.830 --> 0:4:24.60

Sophie Moiese Room

The community truly would not be safe without them. We also encourage the Community to recognize the importance of the function of 911 and to thank those dedicated individuals in writing.

0:4:24.760 --> 0:4:39.80

Sophie Moiese Room

Yeah, in a big hats off to our 911 staff members who are directly below us in this building, working 24/7. Anyone want to comment on that particular proclamation?

0:4:41.650 --> 0:4:42.960

Sophie Moiese Room

OK. Thank you.

0:4:44.820 --> 0:4:50.600

Sophie Moiese Room

Our second proclamation is in recognition of Fair Housing month.

0:4:52.690 --> 0:5:7.100

Sophie Moiese Room

Whereas title seven of the Civil Rights Act, commonly known as the Federal Fair Housing Act, which guarantees fair housing for all residents of the United States, was signed into law in April 1968.

0:5:7.910 --> 0:5:28.520

Sophie Moiese Room

And whereas the month of April is nationally recognized as Fair Housing Month and the time to reflect on and reaffirm our national commitment to the right, that fair housing opportunity is available to everyone in the United States without regard to race, color, religion, national origin, sex, familial status and disability.

0:5:29.320 --> 0:6:0.730

Sophie Moiese Room

And whereas Mozilla County recognizes that all our residents are free to purchase, rent, finance and ensure their homes without regard to their sex, marital status, race, creed, religion, color, age, familial status, physical or mental disability, or national origin. And whereas Missoula County welcomes this opportunity to celebrate the 55th anniversary of the adoption of the Fair Housing Act and to rededicate our commitment to the principle of Fair housing for all, by strengthening our efforts.

0:6:1.70 --> 0:6:17.760

Sophie Moiese Room

That address discrimination in our communities, supporting programs that will educate and educate the public concerning their rights to equal housing opportunity and assuring every person their right to live free of the fear of housing discrimination.

0:6:18.500 --> 0:6:39.700

Sophie Moiese Room

Now, therefore we, Josh Slotnick, Dave Strohmeier and Juanita Vero, Missoula County commissioners in the state of Montana, do hereby proclaim the month of April 2023 as Fair Housing Month in Missoula County and we encourage all citizens to recognize this celebration for the purpose of improving the quality of life for all residents.

0:6:40.680 --> 0:6:44.590

Sophie Moiese Room

Anyone want to speak to Fair Housing Month in Missoula County?

0:6:46.770 --> 0:6:47.560

Sophie Moiese Room

OK.

0:6:48.430 --> 0:6:51.380

Sophie Moiese Room

Proclamation #3.

0:6:52.910 --> 0:6:56.400

Sophie Moiese Room

And I think there might be some folks here to speak to this one.

0:6:59.210 --> 0:7:19.50

Sophie Moiese Room

Whereas volunteers are one of our country's greatest treasure or greatest resources, and whereas volunteers adapted to the changing needs of the community in response to the coronavirus pandemic, and they have continued to show their resilience and creativity and finding new ways to help people and encourage others.

0:7:20.150 --> 0:7:51.220

Sophie Moiese Room

And whereas these volunteers improve Missoula County with their dedication, willingness to share time and expertise, and ability to meet community needs to make a lasting difference. And whereas we wish to honor and recognize volunteers collectively, and the many contributions they make that enhance Missoula counties quality of life now, therefore we, Jordan Hess, Mayor of the City of Missoula and the Missoula Board of County Commissioners in coordination with Missoula Aging services.

0:7:51.720 --> 0:8:7.910

Sophie Moiese Room

Do hereby proclaim the month of April 2023 as volunteer month, and we encourage all citizens, certainly here in Missoula County, to join in recognition of our counties volunteers this month and throughout the year.

0:8:9.90 --> 0:8:21.80

Sophie Moiese Room

It looks like there might be some folks from Missoula aging services here or perhaps others, so come on up to the microphone if you would like. If you wanted to say anything and then I I actually have something to give you also.
0:8:21.850 --> 0:8:54.740

Sophie Moiese Room

Wonderful. Thank you for having us here today and thank you for this proclamation. My name is Ria Overholt, and as the volunteer services manager for Missoula Aging Services, I have the honor and privilege of working with about 550 dedicated volunteers who spend their time in this community supporting everything from our Meals on Wheels Program, Office of Emergency Management volunteers within the school systems. And I get to see first hand every day the impact that they have on the lives.

0:8:54.840 --> 0:9:27.10

Sophie Moiese Room

Of our neighbors within this community, and I wanted to, I brought a brought along a few volunteers to introduce to you today because I'm so proud to be able to stand next to them. And these women have been coming together for several years now as part of a fundraising effort for Missoula aging services. They come every week. They dedicate their time, their energy, their efforts, and they have a lot of fun along the way. So I would like to introduce them because they're really.

0:9:28.160 --> 0:9:42.980

Sophie Moiese Room

They're really the important people in this entire process. This is Felicia Saunders and she is one of our development and communication volunteers. And I would just want to give her the moment to say a few things.

0:9:44.450 --> 0:10:15.320

Sophie Moiese Room

And this is just part of our group. We have eight women that get together. This will be our 8th annual sale that we've cut coming up in June. We work on jewelry that has been donated to Missoula Aging services and we get it ready for a sale that we have once a year. So I invite all of you to come to it. It's Saturday, June 10th. It's Saint Anthony Paris 8 to 330. Thank you. Thank you. So thank you. As a county for taking a moment to.

0:10:15.390 --> 0:10:24.140

Sophie Moiese Room

To appreciate the people who are really doing the hard work and we appreciate it and now I have something for you. OK, wonderful.

0:11:3.260 --> 0:11:7.50

Sophie Moiese Room

Yeah. Thank you so much. Is there anyone online who would like to speak to this?

0:11:10.50 --> 0:11:18.240

Sophie Moiese Room

Well, I will say I have done ride alongs with Meals on Wheels and it's a fantastic service that not only delivers.

0:11:19.20 --> 0:11:38.630

Sophie Moiese Room

Food to our friends and neighbors here in Missoula County, but it provides a human connection to folks who otherwise oftentimes are pretty isolated and and vulnerable. So thank you for all you do Missoula, aging services and all of the other volunteers in the City of Missoula and Missoula County. Thanks.

0:11:40.850 --> 0:11:42.980

Sophie Moiese Room

Our final proclamation.

0:11:43.990 --> 0:11:44.710

Sophie Moiese Room

Is.

0:11:45.470 --> 0:11:47.510

Sophie Moiese Room

Sexual Assault Action month.

0:11:53.540 --> 0:12:5.110

Sophie Moiese Room

Whereas sexual assault Action month calls attention to the fact that sexual violence is widespread and has public health and safety implications for the city and county of Missoula and beyond.

0:12:5.920 --> 0:12:12.430

Sophie Moiese Room

And whereas rape, sexual assault and sexual harassment harm our community, our friends, and our families.

0:12:13.170 --> 0:12:34.910

Sophie Moiese Room

Studies show one in six women and one in 33 men have experienced completed or attempted rape. One in nine girls and one in 53 boys experienced child sexual abuse at the hands of an adult and 13% of all college students experience rape or sexual assault through physical force, violence or incapacitation.

0:12:35.730 --> 0:12:38.380

Sophie Moiese Room

And this is graduate and undergraduate students.

0:12:39.140 --> 0:12:48.670

Sophie Moiese Room

And whereas people of color, especially Native American women, experience violence, unwanted sexual contact or abuse at a much higher rate than other groups.

0:12:49.740 --> 0:13:3.80

Sophie Moiese Room

And whereas statistics can tell us how many people are harmed, but talking to a survivor reveals the true impact of this violence, loss of safety and trust, and sometimes even the loss of hope.

0:13:3.890 --> 0:13:10.670

Sophie Moiese Room

And whereas the goal of this month is not merely awareness but prevention of sexual harassment, abuse and assault.

0:13:11.500 --> 0:13:25.910

Sophie Moiese Room

And whereas prevention means stopping sexual violence before it happens, by changing norms that allow it to exist in the 1st place, ranging from attitudes, values and behaviors to laws, institutions and social norms.

0:13:26.980 --> 0:13:42.660

Sophie Moiese Room

And whereas prevention is everyone's job, and all of us can help create safe environments by intervening to stop behavior, promoting healthy attitudes and relationships, and believing survivors and connecting them to resources.

0:13:43.860 --> 0:13:54.140

Sophie Moiese Room

And whereas we strongly support the efforts of national, state and local sexual assault prevention and response programs in their efforts to create safe and healthy communities.

0:13:54.890 --> 0:14:25.720

Sophie Moiese Room

Now, therefore, we, Jordan Hess, Mayor of the City of Missoula, Josh Slotnick, Juanita Vero, Dave Strohmeier, Missoula County commissioners Seth Bodner, president of the University of Montana, and Elizabeth Bowles, president of the Associated Students of the University of Montana, do hereby join the student Advocacy Resource Center of the University of Montana, the YWCA of Mont Missoula, project beacon of All Nations Health Center, first step at Providence Saint Patrick Hospital.

0:14:25.840 --> 0:14:58.170

Sophie Moiese Room

The make your move project of the Missoula City County Health Department law enforcement agencies, including the Missoula Police Department, Missoula County Sheriff's Office and the University of Montana Police Department, the Missoula County Community Justice Department, the Special Victims Unit of the Missoula County Attorney's Office, the City Attorney's Office in communities across the country in playing an active role to prevent sexual violence, along with the United States government and the State of Montana, we do.

0:14:58.260 --> 0:15:6.820

Sophie Moiese Room

Proclaim April 2023 as sexual Assault Action Month in the city of Missoula and Missoula County.

0:15:8.190 --> 0:15:12.620

Sophie Moiese Room

Anyone in the room or online wanna comment on this proclamation?

0:15:17.140 --> 0:15:17.760

Sophie Moiese Room

OK.

0:15:19.710 --> 0:15:24.640

Sophie Moiese Room

Thank you. Is there any public comment on items not on today's agenda?

0:15:26.850 --> 0:15:39.180

Sophie Moiese Room

And if an item is on the agenda later on, you'll have a opportunity to come on, comment on it then. But if there's anything else, now is your chance. Welcome. Please state your name and share with us.

0:15:40.160 --> 0:16:3.250

Sophie Moiese Room

My name's Alissa Herbert. I'm a sophomore at the University of Montana and I'm the vice president of a club on campus called Grizzly Stomp Country Swing Dancing, where a club where twice a week in the evenings we get a group of people together. It's welcome to university students and the public to come and learn how to country, swing, dance and line dance and.

0:16:3.870 --> 0:16:33.920

Sophie Moiese Room

We just have a good time. We are wanting to put on a event after the rodeo on April 29th. However, since we are a ASU M Group, we don't have quite the budget to rent one of the fairground buildings. So I'm here on behalf of the executive officers of the club and our club members asking if the county commissioners would be willing to.

0:16:34.0 --> 0:16:42.350

Sophie Moiese Room

Donate the building to us for the evening of April 29th so we can have a live band play for the community and the public for after the rodeo.

0:16:43.650 --> 0:16:59.100

Sophie Moiese Room

Is there any chance you could leave your contact information with us and we will put you all in touch with the folks you need to be in touch with? Yes. OK. Right here. It looks like Kyle is bringing forward the papyrus for you to write your name on.

0:17:29.170 --> 0:17:45.410

Sophie Moiese Room

And I guess one question, have you have you been in touch already with anyone at the fairgrounds about this? Yes, I have. And I told them that we're like a club group and that we were trying to find sponsors, but due to the short notice, a lot of the businesses around town that I've spoke with have like a.

0:17:46.130 --> 0:18:8.130

Sophie Moiese Room

You have to put in a request for sponsorship money 30 days in advance and with it coming up on such short notice we it's kind of hard to meet their requirements for that. So that's why I was told by multiple community members that if we came and asked if the county commissioners would donate, there would be a possibility. OK, well, we will talk about it and we'll be in touch. OK. Thank you. Thank you for coming out.

0:18:11.830 --> 0:18:17.250

Sophie Moiese Room

Alright. Any other public comment on items not on the agenda, either from folks in the room or online?

0:18:19.600 --> 0:18:53.110

Sophie Moiese Room

OK, seeing none, our current claims list and these are claims received as of March 21st through March 30th, 2023 by the Commissioner's Office total one million \$582,442.98. If you're interested in either that \$0.98 or the rest of the million plus you can go to the electronic version of the agenda, click on the link and drill down into what all that amounts to. We have four public hearings today. The way that we work it for these public hearings is we'll open the public hearing, we'll begin with a staff report.

0:18:53.470 --> 0:19:23.710

Sophie Moiese Room

Now we'll be followed by the applicant or applicants representative opportunity to present on the topic. If it's a family transfer, there's some additional questions that will be asked of the applicant will open it up for public comment on the item and close the public hearing and then the Commission will discuss and take action. So our first

public hearing is related to Emerald Lakes. This is the phase one final plat adjustment request and presenting from staff today's.

0:19:23.790 --> 0:19:24.500

Sophie Moiese Room

Matt heimel.

0:19:25.300 --> 0:19:30.220

Sophie Moiese Room

Good afternoon, commissioners. I'm Matt Heimel with the planning, development and Sustainability department.

0:19:30.910 --> 0:19:34.60

Sophie Moiese Room

Just a moment. I'll bring up a PowerPoint on the screen.

0:19:41.70 --> 0:20:11.30

Sophie Moiese Room

So this is a request from Steven. Cindy Jensen, represented by Ron Yogurt with professional consultants at incorporated to adjust the final plat for Emerald Lake Estates phase one and the overall goal of this plant adjustment is so that lot 11 of phase one can have direct driveway access onto Emerald Lake Loop. There are some restrictions for that access that I'll get to in just a moment. Overall plot adjustments are a process and county planning that can provide some minor relief or changes to a subdivision.

0:20:11.110 --> 0:20:13.710

Sophie Moiese Room

That when there are some contextual changes.

0:20:14.430 --> 0:20:20.450

Sophie Moiese Room

That would warrant such a change as long as it meets certain criteria that we have said in our subdivision regulations.

0:20:21.330 --> 0:20:41.800

Sophie Moiese Room

So this property and I have a broad aerial image on the screen of the property is highlighted in a green and black shape. It is a lot 11. As I said of e-mail like estates. Phase One address is 670 Emerald Lake Loop it's about 1 1/2 miles east of Salmon Lake on Woodworth Road. And here's a closer aerial image showing the vacant property.

0:20:42.400 --> 0:20:48.90

Sophie Moiese Room

Uh ordering a tote leg on the South side and Emerald Lake loop on the on on the north.

0:20:51.270 --> 0:20:56.460

Sophie Moiese Room

So Emerald Lake Loop was approved in 2009, creating 22 lots.

0:20:57.790 --> 0:21:3.230

Sophie Moiese Room

And a common area with a common Rd. that loops around the subdivision.

0:21:4.310 --> 0:21:20.390

Sophie Moiese Room

UH-2 components of the of the review that have bearing on this request are one there were some steep slopes and one of the concerns was to make sure that those were marked as no build and no alteration zones to prohibit the construction of new homes and other improvements on those areas.

0:21:21.30 --> 0:21:27.780

Sophie Moiese Room

Also, there was concern to ensure that there was safe driveway access, so some particular lots in phase one including lot 11.

0:21:28.510 --> 0:21:45.40

Sophie Moiese Room

Have defined driveway easements and access limitations to the main road that require their, their driveways and a certain point. The intent of that requirement was to ensure that those would be the only safe ingress and egress routes for that particular driveway to that lot.

0:21:45.810 --> 0:21:59.430

Sophie Moiese Room

And since the plating of that subdivision is become apparent through better topographical mapping and on the ground serving that there are in fact a safer routes. But those require the plot adjustment to be to be considered.

0:22:0.680 --> 0:22:23.560

Sophie Moiese Room

So this is a overhead topographical topographical view of the driveway layout that is required for lot 11. It crosses an easement on lot 12 and has a inclined and then a decline as shown in this slope profile. It goes up about a 10% grade and then it descends about a 7.25% grade.

0:22:25.620 --> 0:22:32.140

Sophie Moiese Room

The applicant is proposing a few adjustments to the plat that would allow a direct driveway that is.

0:22:33.570 --> 0:22:37.130

Sophie Moiese Room

Landform to the to to the contours on on the slope.

0:22:38.560 --> 0:22:39.690

Sophie Moiese Room

And our.

0:22:40.870 --> 0:22:47.200

Sophie Moiese Room

At a much lesser grade. So essentially level in line with what the contour elevations.

0:22:47.720 --> 0:22:53.990

Eli & Associates (Guest)

I'm just gonna mute it for just a quick second. We know how we're answering all these questions. Ohh.

0:22:54.40 --> 0:22:54.730

Sophie Moiese Room

If.

0:22:55.770 --> 0:23:0.520

Sophie Moiese Room

Good folks mute themselves that they're online. Mute, not mute. Excuse me.

0:23:3.930 --> 0:23:11.140

Sophie Moiese Room

OK, so as I said, the overall goal is for a lot 11 to just have direct driveway access onto Emerald Lake loop. There are three aspects to the.

0:23:12.200 --> 0:23:12.740

Eli & Associates (Guest)

The terrible.

0:23:13.40 --> 0:23:15.130

Sophie Moiese Room

Cheryl, could you mute folks?

0:23:18.120 --> 0:23:18.880

Sophie Moiese Room

Like it's OK.

0:23:19.870 --> 0:23:31.630

Sophie Moiese Room

There are three aspects that will be changed and those are highlighted on the screen here. First, a small portion of the no access trip will be vacated about 20 to 30 feet wide for the driveway.

0:23:32.970 --> 0:23:33.800

Sophie Moiese Room

A second.

0:23:34.500 --> 0:23:43.790

Sophie Moiese Room

The easement on lot 12, that is the required location for lot 11 would be vacated. And finally the no build zone would be.

0:23:45.170 --> 0:23:48.170

Sophie Moiese Room

Redrawn to just allow this driveway to cross through.

0:23:49.20 --> 0:23:52.960

Sophie Moiese Room

So when he played adjustment, as I said, is reviewed according to certain criteria.

0:23:53.850 --> 0:24:15.780

Sophie Moiese Room

This request was found to be compliant with every one of the criteria and so staff is recommending approval pursuant to some conditions of approval. Those conditions largely require the final recorded documents and the building permits submittal to be substantially compliant with the information that's in the packet with the staff report.

0:24:16.520 --> 0:24:20.840

Sophie Moiese Room

And also requires a construction easement that is noted on the site plan.

0:24:22.780 --> 0:24:29.750

Sophie Moiese Room

So I think also Mr. Ewert and the applicant is available today, OK, Mr. Ewert.

0:24:31.950 --> 0:24:41.300

Sophie Moiese Room

Kyler Sheryl is there any chance you could click the get rid of the recording and transcription panel? Her. Thank you.

0:24:42.640 --> 0:24:43.490

Sophie Moiese Room

Good afternoon.

0:24:44.850 --> 0:24:57.510

Sophie Moiese Room

Commissioners, my name is Ron Ewart with PCI and Steve Jensen is here this afternoon. So Steve and his family are excited. They they just bought a a lot on.

0:24:58.110 --> 0:25:9.950

Sophie Moiese Room

I don't know if it's too late or Emerald Lake. I think it's still officially Tote Lake, but they like calling an Emerald lakes very beautiful sight. As you know, it used to be a a gravel mine.

0:25:11.500 --> 0:25:15.890

Sophie Moiese Room

And it's been reclaimed and turned into something nice that they can generate.

0:25:16.570 --> 0:25:20.520

Sophie Moiese Room

Our tax revenue for the county and and also people can come there and enjoy.

0:25:21.270 --> 0:25:23.40

Sophie Moiese Room

Time in their in their little cabins.

0:25:24.60 --> 0:25:34.410

Sophie Moiese Room

So I've I've worked with with Mac quite a bit on this and I appreciate all his work and we are in an agreement with the recommended conditions of approval.

0:25:35.580 --> 0:25:38.430

Sophie Moiese Room

If you have any further questions, I'd be glad to answer them. Thank you.

0:25:39.220 --> 0:25:39.830

Sophie Moiese Room

Thanks Ron.

0:25:41.160 --> 0:25:44.210

Sophie Moiese Room

Is there any public comment on this item?

0:25:45.840 --> 0:25:47.790

Sophie Moiese Room

Either in the room or online.

0:25:51.210 --> 0:25:53.410

Sophie Moiese Room

OK, we'll close the public hearing.

0:25:54.800 --> 0:25:56.650

Sophie Moiese Room

Questions. We need any questions.

0:25:58.670 --> 0:26:8.540

Juanita Vero

No, I appreciate a Matt and Ronnie explanations earlier in the week, so I'm I'm ready to make a motion unless there's anything that you needed to say.

0:26:10.80 --> 0:26:17.30

Sophie Moiese Room

No. Matt, do you have there? It is the recommended motion. Commissioner Vero, can you see this?

0:26:18.310 --> 0:26:30.370

Juanita Vero

Yes, actually I can't. I moved to approve the final plat adjustment request for Emerald Lakes Estate phase one based on the findings of fact and conclusions of the staff report and subject to the conditions of approval in the staff report.

0:26:31.650 --> 0:26:33.750

Sophie Moiese Room

I'll second that any further discussion?

0:26:35.70 --> 0:26:37.650

Sophie Moiese Room

See none. All in favor, please signify by saying aye.

0:26:38.500 --> 0:26:38.850

Sophie Moiese Room

Hi.

0:26:38.280 --> 0:26:38.910

Juanita Vero

I.

0:26:39.720 --> 0:26:43.30

Sophie Moiese Room

OK, good luck with your project.

0:26:46.330 --> 0:26:52.700

Sophie Moiese Room

Our second public hearing, also staffed by Matt, is the proposed roads family transfer.

0:26:55.230 --> 0:27:1.530

Sophie Moiese Room

All right, Matt Heimel again with planning, development and sustainability. I'm going to try and pull up my second PowerPoint just a moment.

0:27:12.900 --> 0:27:24.960

Sophie Moiese Room

OK, this subdivision exemption application is from a Dennis and Gretchen Rhodes represented by Eli and Associates, incorporated. There are two exemptions requested with this project.

0:27:26.110 --> 0:27:29.800

Sophie Moiese Room

One is a aggregation and also a family transfer.

0:27:30.600 --> 0:27:33.890

Sophie Moiese Room

I've noticed we're not seeing the full screen.

0:27:40.80 --> 0:27:40.550

Sophie Moiese Room

Escape.

0:27:44.250 --> 0:27:44.500

Sophie Moiese Room

Ohh.

0:27:55.510 --> 0:27:56.940

Sophie Moiese Room

OK. Just a moment. Standby.

0:28:9.850 --> 0:28:11.520

Sophie Moiese Room

OK, I think we're all set now.

0:28:12.840 --> 0:28:23.350

Sophie Moiese Room

So this is a broad aerial image of the northwest part of the French town community area. The property is at 169902 shot lane in in French town.

0:28:24.60 --> 0:28:25.500

Sophie Moiese Room

And it is unzoned.

0:28:26.560 --> 0:28:29.650

Sophie Moiese Room

The property is currently about 7.3 acres.

0:28:30.900 --> 0:28:37.630

Sophie Moiese Room

Here's a closer aerial image. The southwest or southern part of the properties developed with one single family residence.

0:28:39.110 --> 0:28:47.300

Sophie Moiese Room

And the goal of the family transfer is to gift a 2 1/2 acre tract on the north side to their adult daughter, Kylie Rhodes.

0:28:51.920 --> 0:29:7.10

Sophie Moiese Room

This exhibit of is just showing the area for the at the aggregation there is a vibrant green line on the southwest portion and that is not OK for use in a boundary line relocation, but to meet recording requirements needs to be aggregated with this exemption.

0:29:9.150 --> 0:29:13.620

Sophie Moiese Room

Again, here is a layout showing the existing site conditions from the application.

0:29:14.930 --> 0:29:27.930

Sophie Moiese Room

And the proposed conditions there would be parcel C1A on the South part at 4.8 acres to be retain ownership by the claimants. And as I said, parcel C1B will be 2 1/2 acres to be gifted to their daughter for proposed home site.

0:29:33.120 --> 0:29:37.310

Sophie Moiese Room

We can proceed to the questions for the family transfer claimants.

0:29:43.980 --> 0:29:44.220

Eli & Associates (Guest)

OK.

0:29:41.230 --> 0:29:44.260

Sophie Moiese Room

Is the claim in our applicant ohh there you are.

0:29:48.590 --> 0:29:49.200

Eli & Associates (Guest)

OK.

0:29:48.150 --> 0:29:53.870

Sophie Moiese Room

OK, I have five questions. So the first question is, did you buy the property with the intent of dividing it?

0:29:55.90 --> 0:29:55.820

Eli & Associates (Guest)

No.

0:29:57.920 --> 0:30:2.0

Sophie Moiese Room

Thank you. Do you hear transferees intend to transfer the property within the next year?

0:30:3.30 --> 0:30:3.740

Eli & Associates (Guest)

No.

0:30:5.700 --> 0:30:9.200

Sophie Moiese Room

Have you talked to anyone at the county about going through subdivision review?

0:30:10.80 --> 0:30:10.770

Eli & Associates (Guest)

No.

0:30:12.720 --> 0:30:14.330

Sophie Moiese Room

I will the property be developed.

0:30:15.560 --> 0:30:16.280

Eli & Associates (Guest)

Yes.

0:30:18.540 --> 0:30:21.790

Sophie Moiese Room

OK. And will the recipient of the property be residing on the property?

0:30:22.470 --> 0:30:23.130

Eli & Associates (Guest)

Yes.

0:30:30.30 --> 0:30:30.330

Eli & Associates (Guest)

Yes.

0:30:24.700 --> 0:30:55.70

Sophie Moiese Room

Thank you. That concludes my questions. So with any subdivision exemption, we review against rebuttal presumptions and evasion criteria and staff review. We did identify three of those evaluation criteria, one of which was the track was created by a family transfer exemption in February of 2022, and the claimants acquired the property in late May of 2022. In the broader review of the application and all of its documentation and the context, we determine that those two.

0:30:55.160 --> 0:31:1.490

Sophie Moiese Room

Did not amount to a conclusion that it's an invasion of of subdivision review. There's also a third criteria.

0:31:3.0 --> 0:31:4.710

Sophie Moiese Room

That has to do with the growth policy.

0:31:5.520 --> 0:31:6.270

Sophie Moiese Room

So the.

0:31:7.500 --> 0:31:7.830

Sophie Moiese Room

Uh.

0:31:8.620 --> 0:31:16.800

Sophie Moiese Room

Growth policy, that designation for here dates back to the 1975 comprehensive plan and that recommends a residential density of 1 dwelling unit per 10 acres.

0:31:17.450 --> 0:31:29.700

Sophie Moiese Room

And although this family transfer involves a new residential tract, and that is 2 1/2 acres, it is not out of alignment with the overall pattern of growth that we see for this area.

0:31:30.940 --> 0:31:39.430

Sophie Moiese Room

So with that, staff has concluded that it does not appear that there is the attempt to evade subdivision review, and we are recommending approval of the aggregation and family transfer request.

0:31:40.770 --> 0:31:44.970

Sophie Moiese Room

Thank you. Mr. Or, Mrs. Rhodes. Anything else that you'd like to add?

0:31:46.670 --> 0:31:48.420

Eli & Associates (Guest)

No, no.

0:31:49.690 --> 0:31:50.220

Sophie Moiese Room

OK.

0:31:50.10 --> 0:31:50.670

Eli & Associates (Guest)

Luckily.

0:31:50.980 --> 0:31:55.30

Sophie Moiese Room

Thank you. Is there any public comment on this proposed family transfer?

0:31:57.690 --> 0:31:58.730

Sophie Moiese Room

Any public comment?

0:32:0.460 --> 0:32:4.370

Sophie Moiese Room

Seeing none will close the public hearing uh questions from the Commission.

0:32:5.260 --> 0:32:5.750

Sophie Moiese Room

We need a.

0:32:6.350 --> 0:32:9.680

Juanita Vero

I have no questions on this is pretty straightforward.

0:32:11.430 --> 0:32:13.100

Sophie Moiese Room

Alright, Matt, do we have a motion?

0:32:15.250 --> 0:32:15.850

Sophie Moiese Room

There it is.

0:32:19.320 --> 0:32:31.590

Juanita Vero

I'd moved to approve the request by Dennis and Gretchen Rhodes to utilize the aggregation and family transfer exemptions to create and transfer one parcel as presented in the subdivision exemption affidavit.

0:32:32.630 --> 0:32:35.380

Sophie Moiese Room

Second, any further discussion on the motion?

0:32:36.270 --> 0:32:37.560

Sophie Moiese Room

Seeing none, all in favor.

0:32:38.120 --> 0:32:38.740

Juanita Vero

I.

0:32:38.550 --> 0:32:38.910

Sophie Moiese Room

Hi.

0:32:40.220 --> 0:32:40.910

Sophie Moiese Room

OK.

0:32:42.360 --> 0:32:43.180

Juanita Vero

And this is our stuff.

0:32:42.620 --> 0:32:43.340

Sophie Moiese Room

Thank you.

0:32:43.560 --> 0:32:46.480

Juanita Vero

But again, one as well.

0:32:47.460 --> 0:32:48.240

Sophie Moiese Room

What was that?

0:32:49.610 --> 0:32:51.350

Juanita Vero

I'm sorry, I were there. 2 motions.

0:33:1.170 --> 0:33:1.350

Juanita Vero

OK.

0:32:53.170 --> 0:33:1.690

Sophie Moiese Room

Did we have to do a motion for the aggregation and for the exemption or those were mentioned in the same motion I?

0:33:1.710 --> 0:33:3.90

Juanita Vero

Sorry. Thanks.

0:33:3.780 --> 0:33:10.470

Sophie Moiese Room

OK, very good. It's done. Good luck with the. What do you have planned out there, Mr. and Mrs. Rhodes?

0:33:12.660 --> 0:33:13.860

Sophie Moiese Room

OK. Thank you.

0:33:19.610 --> 0:33:21.70

Sophie Moiese Room

Our third.

0:33:22.640 --> 0:33:26.250

Sophie Moiese Room

Public hearing today is on the Hollinger family transfer.

0:33:27.70 --> 0:33:58.140

Sophie Moiese Room

Uh, are you present? Yes. Laurena got stuck traveling back from a conference, so I'm gonna step in and. OK, exactly. So again, as with the other items, we'll begin with the staff report, move into some questions of the applicant and then open it up for public comment and take action. So it is all yours, Nick. Thank you. Yeah. So this is the Hollinger family transfer and aggregation aggregation proposal. The claimants are Mark and Joe Hollinger, and the representative is also Eli and.

0:33:58.870 --> 0:33:59.340

Sophie Moiese Room

Centuries.

0:34:0.330 --> 0:34:19.940

Sophie Moiese Room

So starting with the background on the project, so the proposal is located up Patty Canyon off the Burning Tree Rd. The parcel is currently unaddressed. This vacant no structures, it's 23.62 acres in size and it's zoned in ZD 4, which is a part one district created by the citizens of the area.

0:34:22.270 --> 0:34:29.630

Sophie Moiese Room

It's just a zoomed in aerial of the property. You can see Burning Tree Rd. doing this switch back through, then continuing on upward.

0:34:31.410 --> 0:34:52.600

Sophie Moiese Room

So the proposal is to create and transfer 3 tracks to the Hollanders adult children, and then one track would be retained by the applicants as the remainder. There's also a proposal to aggregate a boundary line that was referenced in book 105 of D's page 14, and that was through two comment. So similar to the last one, this would be a recording requirement.

0:34:54.400 --> 0:35:8.580

Sophie Moiese Room

And here is an exhibit showing the proposed conditions so the claimants would retrain, track one other adult son Brokes, would receive track two their adult son Christopher, would receive track three and their adult daughter Holly would receive track 4.

0:35:9.430 --> 0:35:14.240

Sophie Moiese Room

And our parcels range in size from 5.3 acres to 6.12 acres.

0:35:17.110 --> 0:35:37.610

Sophie Moiese Room

Here's an exhibit show showing the slopes on the property. One of the requirements of ZD four is to demonstrate that there is a building site less than 25 degrees and slope. So green indicates all areas that are in fact less than 25 degrees in slope than white is areas that are in excess of 25 degrees and slope.

0:35:39.700 --> 0:35:44.540

Sophie Moiese Room

The property is located in the Wü Intermix and has a wildfire hazard level high.

0:35:47.30 --> 0:36:14.60

Sophie Moiese Room

And next, we're going to be going through the rebuttal presumption and general version criteria points that were triggered and staff review, so rebuttal presumption before was triggered the claim. It's owned 13 total properties and Missoula County, including two properties located practically half mile from the post family transfer track.

Additionally, 1 recipient owns a home in the Pakini area at 105 Hillcrest Loop, approximately 2 miles from the parcel that is proposed for division.

0:36:15.420 --> 0:36:24.0

Sophie Moiese Room

General admission criteria #6. This is also applicable. The claimants father did utilize the failing transfer exemption in 2001 and then.

0:36:25.120 --> 0:36:33.10

Sophie Moiese Room

Jill and Mark, have you utilized the exemptions for construction mortgages, liens and trust in in dentures and 2004?

0:36:35.460 --> 0:37:5.50

Sophie Moiese Room

General evasion criteria #9 is also triggered. Just to summarize this one of the intent of the use of the filing transfer is for exceptional circumstances, for under which full subdivision review is unnecessary. Like we said, the background of the claimants currently living in the immediate vicinity of the track and owned it just won't track some little county and one of the recipients lives nearby with the number of tracks owned by the claiming it's creating additional tracks to give to their children appears as an inappropriate use of the.

0:37:5.360 --> 0:37:6.510

Sophie Moiese Room

Failing transfer exemption.

0:37:8.710 --> 0:37:35.740

Sophie Moiese Room

Then general version Cordova 18 just to summarize system as well. This criteria point talks about if there are mitigation that would occur if the project were to come through as a minor subdivision as opposed to an exemption and two things that were noted were the wildfire Hazard Area standards and the hillside standards. Both would probably impose some conditions of approval to mitigate those standards. Sorry, those are conditions.

0:37:37.760 --> 0:37:41.240

Sophie Moiese Room

Next, I'm going over the family transfer questions with the claimant.

0:37:44.130 --> 0:37:45.320

Sophie Moiese Room

Come on up to the microphone.

0:37:50.220 --> 0:37:52.190

Sophie Moiese Room

I'll start by having you state your name for the record.

0:37:55.130 --> 0:37:59.490

Sophie Moiese Room

Thank you. So question one. Did you buy with the property with the intent of dividing it?

0:38:2.240 --> 0:38:2.600

Sophie Moiese Room

No.

0:38:3.770 --> 0:38:8.810

Sophie Moiese Room

Question #2 do you or your transferees intend to transfer the property within the next year? No.

0:38:9.780 --> 0:38:17.950

Sophie Moiese Room

Question 3. Have you talked to anyone at the county about going through subdivision review? No question. #4 will the property be developed?

0:38:19.60 --> 0:38:24.320

Sophie Moiese Room

Yes, question 5. Whether the recipient on the property be residing on the property? Yes.

0:38:25.50 --> 0:38:25.600

Sophie Moiese Room

Thank you.

0:38:27.200 --> 0:38:35.410

Sophie Moiese Room

And that that concludes the staff report the staff is recommending denial of the proposal and I am here for further questions.

0:38:36.770 --> 0:38:49.860

Sophie Moiese Room

Thank you. Mr. Hollinger, is there anything you'd like to elaborate on? Well, I I just wanna address some of the concerns that you guys had and and I'll go through these real quick.

0:38:50.730 --> 0:38:51.200

Sophie Moiese Room

Umm.

0:38:52.390 --> 0:38:54.310

Sophie Moiese Room

Is Eli an associates here?

0:38:55.220 --> 0:38:55.970

Eli & Associates (Guest)

Yes, I think.

0:38:56.300 --> 0:38:56.840

Eli & Associates (Guest)

Online.

0:38:55.220 --> 0:38:57.230

Sophie Moiese Room

I think they're online yet, OK?

0:38:58.780 --> 0:39:3.50

Sophie Moiese Room

That the first, the first one, number 4.

0:39:5.230 --> 0:39:10.310

Sophie Moiese Room

That uh, there are, well, we live up Patty Canyon. We've been there for 34 years.

0:39:10.630 --> 0:39:12.540

Sophie Moiese Room

Umm and.

0:39:14.80 --> 0:39:29.810

Sophie Moiese Room

So in our son has a home at the bottom of Petty Canyon, but my response to this and I sent this in a few days ago and I hope the people have had a chance to read it but.

0:39:31.160 --> 0:39:32.950

Sophie Moiese Room

The other property we own.

0:39:34.310 --> 0:39:40.990

Sophie Moiese Room

In the county is mostly timberland agricultural and it's not really appropriate to our kids building a home on.

0:39:41.710 --> 0:40:2.260

Sophie Moiese Room

As far as Brooks's house at the bottom of the Canyon, that's a pretty it's a larger home than suits him. He's a single guy, and he would choose to build something that's smaller, more energy efficient and and move. I mean, he could have sold that home and not had any home right now. And so I.

0:40:5.780 --> 0:40:15.730

Sophie Moiese Room

Let's see. Yeah. The other properties are quite a ways from Missoula, even though they're in Missoula County, they're, you know, they're proximity does not.

0:40:16.470 --> 0:40:19.540

Sophie Moiese Room

It's not the same. These are good home sites for my kids.

0:40:21.620 --> 0:40:29.910

Sophie Moiese Room

Is that clear? Is there any questions, Dave, no, that one's not on that one. Ohh, wanita, any questions on that particular point?

0:40:32.350 --> 0:40:38.500

Juanita Vero

No. If I got it correctly, the properties and I'm sorry if this is buffering.

0:40:39.930 --> 0:40:56.580

Juanita Vero

But the properties the Hollanders owned, they don't feel are necessarily appropriate for the sort of development that they want to do at this stage in their life and their kids life. Is that correct that they're wanting something closer to towns that they can have smaller.

0:40:58.200 --> 0:40:58.790

Sophie Moiese Room

Exactly.

0:40:57.960 --> 0:40:59.800

Juanita Vero

Smaller, more energy efficient units.

0:41:0.430 --> 0:41:1.300

Sophie Moiese Room

Exactly.

0:41:2.420 --> 0:41:2.970

Sophie Moiese Room

Thank you.

0:41:3.30 --> 0:41:4.460

Juanita Vero

OK. Thank you.

0:41:7.620 --> 0:41:10.570

Sophie Moiese Room

#6. Let's see.

0:41:11.780 --> 0:41:12.550

Sophie Moiese Room

Uh.

0:41:14.430 --> 0:41:15.560

Sophie Moiese Room

We uh.

0:41:18.250 --> 0:41:21.700

Sophie Moiese Room

Umm. Again, it's kind of the same thing.

0:41:22.400 --> 0:41:29.30

Sophie Moiese Room

We're not developers, I'm a violin maker, and actually Brooks works with me on a day-to-day basis.

0:41:29.660 --> 0:41:33.610

Sophie Moiese Room

Umm. So my vote that's my vocation.

0:41:34.930 --> 0:41:49.420

Sophie Moiese Room

It. Let's see again it it, it goes back to that same answer I had on for that the the land in Patty Canyon is is very desirable for homes and that's why we're choosing to do that.

0:41:49.500 --> 0:41:49.880

Sophie Moiese Room

Umm.

0:41:51.350 --> 0:41:51.830

Sophie Moiese Room

Uh.

0:41:56.280 --> 0:42:1.950

Sophie Moiese Room

Any questions on that one? Uh, I wanna make sure I answer them. Uh, we need any questions on that one.

0:42:3.850 --> 0:42:4.450

Juanita Vero

Nope.

0:42:4.820 --> 0:42:6.130

Sophie Moiese Room

OK. Thank you. Go ahead.

0:42:7.50 --> 0:42:15.970

Sophie Moiese Room

The other one, number 6 as far as a family transfer that was done somewhere around 2000.

0:42:17.590 --> 0:42:18.320

Sophie Moiese Room

We were.

0:42:19.350 --> 0:42:19.820

Sophie Moiese Room

Uh.

0:42:21.30 --> 0:42:50.400

Sophie Moiese Room

Building a place and I'm not really sure what this pertains to. Uh, as far as I know, Jill and I have never done a family transfer and I think this is maybe something that was done just so we could get a a mortgage from the bank and then it was transferred back. It wasn't done for any development purposes, only for a loan. And then it was moved back. So any questions on that one maybe?

0:42:50.930 --> 0:42:52.600

Sophie Moiese Room

John or or uh?

0:42:53.810 --> 0:42:57.220

Sophie Moiese Room

Nick, any anything there just for clarification.

0:42:58.60 --> 0:43:21.160

Sophie Moiese Room

Are you aware of what I haven't looked at this specific transaction, but in looking at the staff report, it looks like it's exactly what Mr. Hollander is saying they used. They used part of a piece of property as collateral for security for a loan. Once that loan was paid off, you know the the property took its aggregated form again.

0:43:21.620 --> 0:43:24.890

Sophie Moiese Room

OK, thank you. Uh, monita, any questions there?

0:43:26.450 --> 0:43:28.470

Juanita Vero

No, thank you for that, John.

0:43:28.990 --> 0:43:29.800

Sophie Moiese Room

OK. Thank you.

0:43:34.40 --> 0:43:38.240

Sophie Moiese Room

Go ahead. OK. Thanks, #9.

0:43:40.430 --> 0:43:42.440

Sophie Moiese Room

Is a little bit confusing to me.

0:43:43.880 --> 0:43:46.250

Sophie Moiese Room

It's roughly.

0:43:47.370 --> 0:43:47.880

Sophie Moiese Room

Uh.

0:43:50.170 --> 0:43:54.860

Sophie Moiese Room

I'm not sure I really understand that that #9, but we.

0:43:56.190 --> 0:44:6.760

Sophie Moiese Room

We intend to fully comply with any zoning and building permits that are necessary, and I don't see how this.

0:44:7.930 --> 0:44:15.440

Sophie Moiese Room

Would change any of that we are in compliant for any of the zoning right now with this proposal.

0:44:17.20 --> 0:44:26.350

Sophie Moiese Room

And then we would have to continue to go through the permit building permits and stuff. So I I don't see the, I don't understand the.

0:44:28.480 --> 0:44:29.10

Sophie Moiese Room

The.

0:44:28.190 --> 0:44:31.900

Juanita Vero

Maybe Nick or or John, would you be able to?

0:44:32.560 --> 0:44:34.270

Juanita Vero

Umm. Explain.

0:44:35.610 --> 0:44:48.140

Juanita Vero

The what? What subdivision would maybe might not understanding your question, Mr. Hollinger, but you're I think you're asking what subdivision review would do for this particular proposal that is different than what?

0:44:49.210 --> 0:44:51.420

Juanita Vero

Zoning regulations and building permits and.

0:44:51.880 --> 0:44:55.220

Juanita Vero

Uh would be asking is that, is that right?

0:44:55.980 --> 0:45:0.710

Sophie Moiese Room

Yes, I guess I'm confused because I don't see how doing this is.

0:45:1.420 --> 0:45:6.980

Sophie Moiese Room

Would change any of the boundary lines. The size of lots or how, how and where?

0:45:7.670 --> 0:45:16.400

Sophie Moiese Room

We would build on it, but so Nick, let me just elaborate a little bit. So and this relates to a couple of questions I had as far as.

0:45:17.90 --> 0:45:21.250

Sophie Moiese Room

Zoning compliance goes, or the growth policy.

0:45:22.10 --> 0:45:22.570

Sophie Moiese Room

Uh.

0:45:23.820 --> 0:45:41.0

Sophie Moiese Room

I guess elaborate on on the density that is allowable in this particular zoning district and whether the tracks that are being created here would comply with zoning. And then secondly, when it comes to other.

0:45:41.730 --> 0:45:52.360

Sophie Moiese Room

Unique aspects of this zoning district, whether it's slope or otherwise, what would be picked up during the building permit review versus.

0:45:53.580 --> 0:45:56.250

Sophie Moiese Room

During subdivision or subdivision exemption here.

0:45:57.90 --> 0:46:29.80

Sophie Moiese Room

Yeah. So just to start with the zoning district, so ZD four has a lot size minimum of three acres. So this would obviously be compliant with there and also a compliant that it has demonstrated a slope angle that is less than 25%. I think what number 9 is specifically getting towards is the use of the family and transfer exemption and not think what we're referring to do is more of the general version 18, which would be conditions that would be opposed if it were to come through a subdivision. #9 is more trying to get at the essence of what the failing transfer was intended.

0:46:29.160 --> 0:46:39.710

Sophie Moiese Room

To allow and that would be just the one time gift to a family member in the scenario where it was deemed.

0:46:41.280 --> 0:46:42.650

Sophie Moiese Room

Deemed acceptable.

0:46:43.50 --> 0:46:52.30

Sophie Moiese Room

Umm. If we're kind of, does it does relate to 18 as well? But I think this is more about the use of the exemption and not as a not.

0:46:53.120 --> 0:47:16.640

Sophie Moiese Room

Sorry, the use of the exemption as a whole and not what would happened via subdivision, but I will talk about that because that does relate to number 18 and we would be looking at you know there are some very similar things cuz D4 is a pretty robust zoning district, but we will be looking at ingress and egress specifically where for fire apparatus and vehicles and the driveways.

0:47:18.240 --> 0:47:47.190

Sophie Moiese Room

There could be conditions imposed for wildfire mitigation as well as restrictions related to wildlife habitat or steep slopes as well, so those are things that would be addressed during subdivision review that potentially would not be addressed during the permitting process. ZD four does have some standards for slope as I mentioned, but does not necessarily have any standards for wild fire, wildfire mitigation, or.

0:47:47.330 --> 0:47:53.580

Sophie Moiese Room

Wildlife protection standards, so there's probably has more to do with what you hit on earlier in terms of.

0:47:54.370 --> 0:48:4.210

Sophie Moiese Room

Your sense that the properties that you own are not suitable for development or not in as close proximity.

0:48:5.310 --> 0:48:14.850

Sophie Moiese Room

To the city of Missoula, as as these would be I I think that's, yeah, I think there's a much better summary than I provided on that.

0:48:15.850 --> 0:48:20.150

Sophie Moiese Room

So I I there's some redundancy here and that that I think what you're.

0:48:20.950 --> 0:48:22.200

Sophie Moiese Room

What this particular?

0:48:23.720 --> 0:48:32.590

Sophie Moiese Room

.9 is is getting at is is what you would had addressed earlier in terms of a difference of opinion that from just taking it at face value.

0:48:33.630 --> 0:48:42.870

Sophie Moiese Room

There, there might seem to be other parcels that you own in the general area that would be perhaps developable, but what we're hearing you say is that.

0:48:43.590 --> 0:48:49.830

Sophie Moiese Room

Either due to resource concerns or they're not as proximate or as.

0:48:50.470 --> 0:48:57.160

Sophie Moiese Room

Ohh contiguous to the heart of Missoula, as as these particular lots are or parcel is.

0:48:58.810 --> 0:49:14.870

Sophie Moiese Room

Yes, OK. Yeah. They're they're, like 303050 miles away. So it was, is there. They're not practical. OK, so the, the, the one that's within two miles is the one that your son owns at the base of. Yeah. Are there. Now, Patty can. OK.

0:49:16.330 --> 0:49:18.110

Sophie Moiese Room

We need any other questions on that one.

0:49:21.900 --> 0:49:37.90

Juanita Vero

Ah, no, I other than maybe this is adjacent to that, but my understanding is your son owns nearby and your other two children are renting and all three of them want to own smaller, more efficient.

0:49:37.760 --> 0:49:48.390

Juanita Vero

Properties homes. So that's why you're trying to do this. And then this was a unique opportunity that it came up for sale.

0:49:49.650 --> 0:49:56.360

Juanita Vero

Recently and because you know the neighbors and this is a close neighborhood, is that correct?

0:49:57.720 --> 0:50:5.310

Sophie Moiese Room

That that's correct. We've been there for, like I said, 34 years and also one of my sons has been looking for.

0:50:6.390 --> 0:50:11.840

Sophie Moiese Room

Uh Chris has been looking for a house for like 3 years and we all know what that's like in Missoula.

0:50:12.780 --> 0:50:13.230

Sophie Moiese Room

Umm.

0:50:16.90 --> 0:50:18.20

Sophie Moiese Room

OK. Yeah. If you wanted to continue on.

0:50:17.370 --> 0:50:18.510

Juanita Vero

OK. Thank you.

0:50:20.830 --> 0:50:35.700

Sophie Moiese Room

#11, I just wanted to point out real quickly it I highlighted in the documents I supplied you guys that does the proposed division violate applicable zoning regulations and.

0:50:37.180 --> 0:50:55.550

Sophie Moiese Room

We do not. We do not intend to, and the proposed and then the you guys are the committee that approved approves things did say the proposed division appears to comply with the space and bulk requirements for zoning district and #4. I just wanted to you know we're trying to.

0:50:56.410 --> 0:50:59.860

Sophie Moiese Room

Yeah. Do the right thing here and.

0:51:1.180 --> 0:51:3.880

Sophie Moiese Room

OK, so ohh, any questions on that?

0:51:5.40 --> 0:51:11.250

Sophie Moiese Room

Yeah, maybe this is a question for your your consultants with Eli and Associates, so.

0:51:20.250 --> 0:51:20.660

Eli & Associates (Guest)

That's.

0:51:13.10 --> 0:51:21.900

Sophie Moiese Room

The staff report indicates some lack of certainty that there are buildable lots on sites under 25%.

0:51:23.480 --> 0:51:33.590

Sophie Moiese Room

Slope. However, it sounds like you believe that there are buildable sites that would meet within that criteria. Yeah, go ahead.

0:51:34.590 --> 0:51:48.500

Eli & Associates (Guest)

This is Joshua with Eli and associates and I I guess I would request that Matt bring up that latest revision to the the slope category map that we provided.

0:51:49.650 --> 0:51:50.630

Sophie Moiese Room

Nick, do you have that?

0:51:54.990 --> 0:51:55.990

Sophie Moiese Room

Is it not this one?

0:51:58.10 --> 0:51:58.190

Sophie Moiese Room

Yeah.

0:51:56.410 --> 0:52:28.260

Eli & Associates (Guest)

Yes, it is that one. Thank you. Yeah. We we went back and forth with PDS staff several times in trying to provide a

a slope category map that they were able to understand and metabolize. And this is the 4th revision that we provided and we just made it as simple as possible to show that the green areas are areas that are less.

0:52:28.380 --> 0:52:31.410

Eli & Associates (Guest)

And then 25%, so it should be.

0:52:32.610 --> 0:52:39.620

Eli & Associates (Guest)

It should be obvious that there are ample locations on on these tracks to build on.

0:52:41.60 --> 0:52:42.490

Sophie Moiese Room

So does this.

0:52:43.700 --> 0:52:48.870

Sophie Moiese Room

So how do the the building envelopes that were identified in a a different?

0:52:50.560 --> 0:52:50.990

Eli & Associates (Guest)

Yeah.

0:52:49.840 --> 0:52:53.370

Sophie Moiese Room

Schematic overlay. With this you could.

0:52:52.680 --> 0:53:13.390

Eli & Associates (Guest)

Right. That's a great question. And and we basically started to walk it back. We we showed a a proposed common area and no build zone and some desirable locations that our client wanted to build on. And as we were.

0:53:13.510 --> 0:53:44.400

Eli & Associates (Guest)

Uh requested to provide a revisions to the slope map. We just started walking back the extent with which we were showing and no build zone. We no longer showed the proposed driveway locations or the home sites because we we were giving more than was what was required and then we were sort of paying the price for having done that. So so this was what we ended up with.

0:53:44.620 --> 0:53:45.570

Eli & Associates (Guest)

In showing.

0:53:45.650 --> 0:53:46.130

Eli & Associates (Guest)

Umm.

0:53:47.290 --> 0:54:8.30

Eli & Associates (Guest)

Through the through the suitability and compliance with slopes, so we have just finished a family transfer that adjoins this one to the east. It's it's literally shown right here as tracked B4 of Cos 5053 and there were.

0:54:8.740 --> 0:54:36.10

Eli & Associates (Guest)

Great inconsistencies with what we were required to provide to show that there would be suitable and compliant building locations on the property. So so it we decided that less is more and this was the the exhibit that we decided on asking the reviewers to to review them.

0:54:40.0 --> 0:54:47.110

Sophie Moiese Room

So in other words, the the schematic with proposed building sites is is no longer applicable.

0:54:48.510 --> 0:54:49.200

Eli & Associates (Guest)

Correct.

0:54:51.160 --> 0:55:6.820

Juanita Vero

Can you? Sorry, Josh or anyone with a pointer, just ballpark ideas of where people where you are thinking of building besides just the green areas because I'm confused about drain fields and.

0:55:12.80 --> 0:55:13.450

Eli & Associates (Guest)

Yeah, yeah.

0:55:7.840 --> 0:55:15.510

Juanita Vero

Water pressure and water quality and roads and blah blah blah. Do you have an idea that we could just with a pointer show us?

0:55:15.710 --> 0:55:23.170

Juanita Vero

May not holding it to you, but hold holding it to you rather. But if you could just give us an idea of what you guys are thinking about.

0:55:23.600 --> 0:55:24.300

Sophie Moiese Room

Want me to do?

0:55:23.790 --> 0:55:28.420

Eli & Associates (Guest)

Yeah, you know, I I guess I take I as much as I want.

0:55:27.40 --> 0:55:32.290

Sophie Moiese Room

Are we? We we have someone in controlling a mouse here. If you wanted to talk us through anything.

0:55:32.550 --> 0:55:33.380

Juanita Vero

OK.

0:55:33.230 --> 0:55:48.880

Eli & Associates (Guest)

So yeah, so as as much as I appreciate you're wanting to understand our our clients desire of where they wanna build on these tracks that that is that is something that we're not being held to at this point.

0:55:50.720 --> 0:55:51.90

Juanita Vero

Yeah.

0:55:49.660 --> 0:56:20.630

Eli & Associates (Guest)

And additionally the the note that we're required to place on this family transfer certificate of survey says that this division of land was not reviewed for adequate legal or physical access, that it was not reviewed for compliance with zoning. So I there's just some cognitive dissonance going on with are we reviewing it for zoning compliance at this point?

0:56:20.720 --> 0:56:23.810

Eli & Associates (Guest)

Or does that come later that?

0:56:24.760 --> 0:56:26.540

Juanita Vero

Yeah, I understand that. Thanks.

0:56:24.100 --> 0:56:27.230

Sophie Moiese Room

So if I can jump in and and we, we would want some.

0:56:28.450 --> 0:56:34.600

Sophie Moiese Room

Feedback from our our team here in the room with Missoula County. I I think what what is safe to say is?

0:56:34.570 --> 0:56:34.920

Eli & Associates (Guest)

Is.

0:56:36.190 --> 0:56:55.630

Sophie Moiese Room

We don't want to be approving a division of land that cannot be built upon, because that that absolutely would, and I'm not saying that is the case here. But but if it were, that would go against the grain of of what family transfers are intended to.

0:56:57.950 --> 0:56:58.360

Eli & Associates (Guest)

You know.

0:56:56.300 --> 0:57:23.110

Sophie Moiese Room

To accomplish by way of these being lots that someone could actually reside on. So I and I get it that the the original schematic that is is no longer applicable. It's still kind of in the back of our thinking here. But I think what we would want some assurance of is that any of the green areas on this map truly are of which they're, you're right there, there's a.

0:57:24.40 --> 0:57:32.780

Sophie Moiese Room

Fair amount of green on the map, but are they in locations? Is is the concentration of less than 25% slope in locations that?

0:57:33.560 --> 0:57:37.300

Sophie Moiese Room

Would actually be desirable and and for other constraints.

0:57:38.940 --> 0:57:40.790

Sophie Moiese Room

Buildable. So first.

0:57:42.80 --> 0:57:52.400

Sophie Moiese Room

Tim, is there something you want to add? You look like you're chomping at the bit. Yeah. Tim Worley from PDS. I actually went with two other staff to the site to get a sense of.

0:57:53.270 --> 0:57:55.860

Sophie Moiese Room

Whether there were buildable sites, because I.

0:57:56.920 --> 0:58:7.790

Sophie Moiese Room

I found it difficult to determine for sure and final zoning compliance will be determined if this is approved. When permits are submitted, but we wanted to get a sense.

0:58:8.520 --> 0:58:15.20

Sophie Moiese Room

Just on the ground, could you build homes here reasonably and I think the concern comes from trying to build.

0:58:15.740 --> 0:58:20.280

Sophie Moiese Room

Or trying to access from Burning Tree Dr. across steep slopes.

0:58:21.490 --> 0:58:26.460

Sophie Moiese Room

To access the green areas, for instance using track two as an example, it might be.

0:58:27.240 --> 0:58:29.510

Sophie Moiese Room

Somewhat challenging to do that now.

0:58:31.360 --> 0:58:48.410

Sophie Moiese Room

A very clear marker of whether this isn't zoning compliant would be if the acreage sizes were inappropriate. This is a little bit more elusive because yes, there are green areas that are buildable. They don't necessarily all have to access directly onto Burning Tree Drive. It's just that.

0:58:49.230 --> 0:58:55.950

Sophie Moiese Room

It's not a slam dunk in that 25% buildable area category for us. I actually felt that it.

0:58:56.890 --> 0:59:15.240

Sophie Moiese Room

Reveal itself to be more billable upon observing it on site. It just that the we had a difficult time with the graphic ascertaining whether there were billable sites under 25% that were reasonably accessible by driveways that would meet fire code basically.

0:59:19.280 --> 0:59:20.510

Sophie Moiese Room

Mr. Holland or anything.

0:59:22.460 --> 0:59:26.300

Sophie Moiese Room

Well, I understand all the concerns and I also understand that.

0:59:27.430 --> 0:59:34.930

Sophie Moiese Room

When it comes time to defining a building site, we will have to meet all those criteria and.

0:59:35.950 --> 0:59:37.470

Sophie Moiese Room

We plan on doing so.

0:59:38.230 --> 0:59:38.700

Sophie Moiese Room

Umm.

0:59:40.80 --> 0:59:45.530

Sophie Moiese Room

So and I and I guess from John, do you have anything else that you wanted to add?

0:59:46.930 --> 0:59:47.890

Sophie Moiese Room

You look like you're.

0:59:48.550 --> 0:59:57.150

Sophie Moiese Room

Particularly, yeah. No astute. Today. I I sit here. I mean, these are these are difficult hearings sometimes.

0:59:58.280 --> 1:0:0.310

Sophie Moiese Room

And I certainly don't envy the.

1:0:1.110 --> 1:0:13.860

Sophie Moiese Room

Planning, development and sustainability staff their role in in evaluating these applications and coming up with the staff recommendation. You know a lot of times it's it's.

1:0:15.490 --> 1:0:15.820

Sophie Moiese Room

They.

1:0:16.630 --> 1:0:44.620

Sophie Moiese Room

They evaluate these things sometimes in a vacuum, and then we have, but that's why we're having a hearing here.

Today is to have the applicant come and and provide some more context for their application. And that isn't, you know, the the planning step doesn't always have that benefit. And you know, I just want to sort of acknowledge that and and Mr. Phillips is right also we we can't condition.

1:0:45.800 --> 1:0:59.750

Sophie Moiese Room

The we, we, I mean you you have the your decision space is to deny it or approve it and we can't put conditions on this. But you know I I would take some issue with.

1:1:1.590 --> 1:1:23.990

Sophie Moiese Room

Mr. Phillips sort of contentions about having to provide additional information. You know, I I would think that the applicant and the applicants representative would, you know, be very open to providing as much information as is available to support their applicants.

1:1:25.300 --> 1:1:48.370

Sophie Moiese Room

Position and I and I think that's all that the planning staff has done in this particular situation, at least from my humble point of sort of being on the outside looking in. Thank you. And and I yeah, we'll get to you Mr. Phillips in just a moment actually took a drive out there this morning and looked around and hopefully it wasn't trespassing while may have been, I don't know, but anyway.

1:1:50.540 --> 1:2:0.860

Sophie Moiese Room

Yeah, it it look like indeed there there might be locations that at least didn't appear any steeper than where some of the other homes in the area have been built. But that's just a total.

1:2:1.640 --> 1:2:28.660

Sophie Moiese Room

Ohh arm chairing of the of the analysis I I guess what I would want to avoid and this would be a worst case scenario for me with any family transfer. Is that because we are as opposed to a subdivision with family transfer we have no ability to condition it so that a worse case scenario would be we approved this. We create lots on the ground and then.

1:2:29.370 --> 1:2:36.540

Sophie Moiese Room

You're absolutely right. The slope and zoning compliance will be, I mean, in building permit will.

1:2:37.560 --> 1:2:50.690

Sophie Moiese Room

Pick up whether it's a go or no go for a particular particular building location, but at that point it's too late to do anything about the division of the land. The lots will have been created and they will be there in perpetuity.

1:2:51.330 --> 1:3:0.990

Sophie Moiese Room

I even if after the fact we discover that it's actually not going to work to build something there, that that would be the worst case scenario. And I think that's why.

1:3:2.70 --> 1:3:7.980

Sophie Moiese Room

We're we're probing the issue in the way that we are. Mr. Phillips, you had your hand up earlier.

1:3:8.750 --> 1:3:16.400

Eli & Associates (Guest)

Yeah. Thank you. I appreciate all of that input. And I I guess I wanna echo that.

1:3:16.480 --> 1:3:46.680

Eli & Associates (Guest)

Ohh, we are providing absolutely as much information as we possibly can in this case. This exhibit was provided by downloading publicly available LIDAR data. That's a A1 meter grid so so it's incredibly high resolution topographic data which is why you have these areas of kind of modeled green and white.

1:3:46.760 --> 1:3:53.80

Eli & Associates (Guest)

Mary is, you know, the old school way of doing these, these slope maps.

1:3:53.890 --> 1:4:14.550

Eli & Associates (Guest)

Was to send out a crew and cherry pick locations to show us slash slopes as possible and and we're we're not hiding behind any of that kind of strategy. This is very much as as higher resolution of exhibit as we could possibly provide.

1:4:18.700 --> 1:4:21.330

Sophie Moiese Room

Thank you. So I I guess I would come back to.

1:4:23.800 --> 1:4:31.800

Sophie Moiese Room

Taking a different run at this. My question earlier in terms of there being alternate building site. So if if what was depicted earlier.

1:4:32.880 --> 1:4:39.350

Sophie Moiese Room

Based on the LIDAR and and and slope mapping, if what was depicted earlier won't work.

1:4:41.390 --> 1:4:48.590

Sophie Moiese Room

Yeah. Are there other locations that you're looking at here that you think would be acceptable and and actually would work?

1:4:49.320 --> 1:4:49.800

Sophie Moiese Room

Yes.

1:4:51.850 --> 1:4:52.330

Sophie Moiese Room

OK.

1:4:55.360 --> 1:4:55.850

Sophie Moiese Room

Juanita.

1:4:56.570 --> 1:4:57.820

Sophie Moiese Room

Further questions on this.

1:4:57.440 --> 1:5:6.150

Juanita Vero

Yeah. No, I you shared my concerns. And and I Yep understand joshh perspective.

1:5:6.700 --> 1:5:24.950

Juanita Vero

Umm and then not to make light of it. But Mark is a violin maker and so that gives me a little comfort of it. It's attention to detail and creativity. And so I'm thinking well, geez, if anyone can figure out how to make this work, maybe a violin maker can.

1:5:27.940 --> 1:5:28.610

Juanita Vero

But.

1:5:29.610 --> 1:5:34.300

Juanita Vero

Yeah. And so, Dave, when you drove out there, how did how did you feel about it?

1:5:35.350 --> 1:5:37.50

Juanita Vero

Because hearing hearing this.

1:5:35.710 --> 1:5:40.100

Sophie Moiese Room

I was hoping no one else would be driving down the road as I was driving up but.

1:5:44.0 --> 1:5:44.230

Eli & Associates (Guest)

OK.

1:5:40.200 --> 1:5:49.300

Juanita Vero

OK, because here in the staff report makes you feel one way, and then once we got the context, I was like, well, maybe there's a way that this could work where?

1:5:50.330 --> 1:6:2.0

Juanita Vero

Because I agree. I I don't wanna be put in the position where we're approving something that becomes problematic for future owners or future neighbors or or, you know.

1:6:2.970 --> 1:6:5.0

Juanita Vero

Emergency service providers what have you?

1:6:6.390 --> 1:6:9.620

Sophie Moiese Room

So I guess I guess a couple thoughts one.

1:6:10.700 --> 1:6:13.900

Sophie Moiese Room

It's different than the slope issue as far as the.

1:6:35.880 --> 1:6:36.210

Eli & Associates (Guest)

Yeah.

1:6:15.90 --> 1:6:38.780

Sophie Moiese Room

Forest management piece it absolutely is the case that you guys have done a lot of work up there and it was a, it was apparent that that you have and I think I would say this to anyone. There's probably once a home site is selected a little bit more work that would need to be done in the home ignition zone around that particular structure. But overall.

1:6:38.920 --> 1:6:41.830

Sophie Moiese Room

Umm I I was impressed by.

1:6:42.630 --> 1:7:4.480

Sophie Moiese Room

Just the landscape work that had been accomplished up there, like I said earlier, I don't have a a just, I was looking at this through a lay person's eyes as far as the slope goes and there are certainly areas that would not be appropriate that are well above 25% and other areas that.

1:7:5.290 --> 1:7:6.200

Sophie Moiese Room

Certainly might.

1:7:7.840 --> 1:7:11.910

Sophie Moiese Room

Might work, but those are my general impressions.

1:7:13.860 --> 1:7:14.230

Sophie Moiese Room

Mark.

1:7:16.220 --> 1:7:25.250

Sophie Moiese Room

Should I move on to #18? I would like sure go address that a little bit. Yeah, absolutely. Because I think it's important for us to state.

1:7:27.660 --> 1:7:36.880

Sophie Moiese Room

You know, a couple of things. We did spend a lot of time and effort up there doing fuel mitigation and force health work.

1:7:37.500 --> 1:7:42.50

Sophie Moiese Room

Which I I included a letter from the bitter at RC&D.

1:7:43.660 --> 1:7:45.880

Sophie Moiese Room

That supports all the work.

1:7:46.550 --> 1:7:55.850

Sophie Moiese Room

We've done up the in the Canyon, not only on our own property, but getting others involved. It's been a huge project and I think benefited all the neighbors.

1:7:56.920 --> 1:8:27.0

Sophie Moiese Room

Greatly, and if you can wanna call these guys, they will tell you that I was instrumental and my wife was instrumental on getting talking to neighbors and getting them on board, including The Smiths property, which by the way was approved here a few months ago. It's the joining property, it's topography is pretty much the same and we are the ones that got them and they've been up there for like 30 years too.

1:8:27.190 --> 1:8:33.890

Sophie Moiese Room

And we finally got them on board to do fuel mitigation, forest health work to make everyone else's property.

1:8:34.560 --> 1:9:4.920

Sophie Moiese Room

And then I just would like to add on top of that, we planted 250 after we went through it. We had to log it. There was a lot, it was very thick. We, we we I think there was 18 loads of logs and there was and we got Paul P off it which I think is important because it cuts down on the burning of you know the smoke in the valley we pulped I think 9 loads we got out of there and then we did a lot of handwork and then.

1:9:5.0 --> 1:9:8.640

Sophie Moiese Room

After that was done, we went through and did native grass seeding.

1:9:10.620 --> 1:9:24.590

Sophie Moiese Room

Through the whole property and we also and I have the receipts for this. I bought like 250 native plants and shrubs from the DNRC nursery here in town and.

1:9:25.930 --> 1:9:40.800

Sophie Moiese Room

Our family planted those all around the land, we have lived here. We are not somebody from out of town just trying to do a development and that's all. I wanna say. I I understand what your screening here, but I think it's important to see.

1:9:41.640 --> 1:9:43.230

Sophie Moiese Room

What you are screening here?

1:9:47.670 --> 1:9:48.250

Sophie Moiese Room

I think.

1:9:49.230 --> 1:9:50.740

Sophie Moiese Room

Unless there's any questions.

1:9:54.0 --> 1:10:5.270

Sophie Moiese Room

Yeah. Thank you. Uh, we might have some more questions, but should I stay up here or you can take a load off and have a have a seat. We'll call you back up if we need you. Thank you.

1:10:7.220 --> 1:10:7.770

Eli & Associates (Guest)

Can, yeah.

1:10:6.950 --> 1:10:8.10

Sophie Moiese Room

Yeah, Mr. Phillips.

1:10:8.920 --> 1:10:14.120

Eli & Associates (Guest)

Yeah. Thank you. Ohm. I I I just wanna add one last comment.

1:10:16.20 --> 1:10:32.10

Eli & Associates (Guest)

And that is that the Hollanders still live on the parcel that was created by his father's family transfer. So I I don't see any other way to better demonstrate.

1:10:33.370 --> 1:10:38.740

Eli & Associates (Guest)

Maintaining the spirit of this exemption, then, then by doing what he's done.

1:10:41.410 --> 1:10:41.940

Sophie Moiese Room

Thank you.

1:10:44.890 --> 1:10:59.820

Sophie Moiese Room

So one additional question, you've hit on it earlier just as far as what what might get revealed if this was a minor subdivision as opposed to a subdivision exemption through family transfer. What?

1:11:1.130 --> 1:11:3.850

Sophie Moiese Room

Considerations might crop up that would need to be.

1:11:4.970 --> 1:11:9.580

Sophie Moiese Room

Condition because some are there, there are some elements that would probably.

1:11:10.350 --> 1:11:22.960

Sophie Moiese Room

That we've discussed here that might be get picked up during zoning compliance or or at the building permit stage and presumably even if.

1:11:23.830 --> 1:11:24.850

Sophie Moiese Room

And ultimate.

1:11:26.570 --> 1:11:32.580

Sophie Moiese Room

Home location is selected in excess and the area that's in excess of 25% there would be.

1:11:33.740 --> 1:11:40.520

Sophie Moiese Room

Uh, a variance process that could be pursued? I'm I'm assuming so, maybe maybe address that first and then what other?

1:11:41.280 --> 1:12:3.270

Sophie Moiese Room

Impacts uh might be revealed during subdivision. Well, to take the variance first, I think there would have to be a demonstration of hardship before that would be supportable just in general. In general concept of variance needs to you need to demonstrate hardship to go in that direction. As far as like the.

1:12:4.390 --> 1:12:6.810

Sophie Moiese Room

State review criteria that.

1:12:7.510 --> 1:12:19.910

Sophie Moiese Room

Address things like wildlife, wildlife habitat, impacts to the environment, impacts to public health and safety. There would probably be more tools to work with as far as defensible space.

1:12:20.680 --> 1:12:45.300

Sophie Moiese Room

What the dwellings are composed of, I think there is Nick. Is there Class A roofing requirements and CD4 so that actually would be sort of an overlap with the subdivision regulations, but you could probably end up doing a little bit more with like siding, decking and that sort of thing using the what we call the 608 review criteria, the the state review criteria that address public health and safety.

1:12:46.630 --> 1:13:7.440

Sophie Moiese Room

So we certainly there would be more tools within subdivision review. There's a little bit of overlap with ZD four. As far as the tools that we have, I think ZD 4, correct me if I'm wrong, Nick, I think it has a 412 ratio on roof requirement, something like that. So basically a fairly steep roof as opposed to a flat roof.

1:13:8.150 --> 1:13:25.740

Sophie Moiese Room

Dealing with, I think Ember shower sort of situations. So we we would have more tools under subdivision, but there are some tools that remain with the ZD 4 standards. Does that answer your question? Yeah, but like wildlife habitat, that would be something that would be maybe more.

1:13:26.970 --> 1:13:30.920

Sophie Moiese Room

Sweeping, if you will, under subdivision review that we could take a look at.

1:13:32.320 --> 1:13:35.980

Sophie Moiese Room

OK. Thanks, Juanita. You have any questions?

1:13:37.30 --> 1:13:41.600

Juanita Vero

Yeah, Tim buffered for me when you said wildlife. What did you say about wildlife?

1:13:44.440 --> 1:14:4.810

Sophie Moiese Room

While under the state review criteria, you would have a review for impacts to wildlife, wildlife habitat and the natural environment. That's something that that would be completely absent from a zoning compliance review. Tim, can you think of an example of in a similar situation what sort of conditions have been imposed?

1:14:5.870 --> 1:14:14.620

Sophie Moiese Room

Relative to wildlife. Well, and I don't know in this context whether there's any wildlife deal Breakers. I mean, I think.

1:14:15.330 --> 1:14:22.560

Sophie Moiese Room

What we've done actually fairly recently on a subdivision, and it was Nick's project, we recommended a condition for.

1:14:23.590 --> 1:14:26.470

Sophie Moiese Room

On bear proof trash containers.

1:14:27.700 --> 1:14:33.520

Sophie Moiese Room

Umm. If you have like a very an unmitigated able situation which you can't really.

1:14:34.400 --> 1:14:40.260

Sophie Moiese Room

Unless you go through subdivision, you can't figure out whether you have that with regard to a wildlife impact.

1:14:41.810 --> 1:14:44.200

Sophie Moiese Room

That would be a situation that.

1:14:45.110 --> 1:14:54.330

Sophie Moiese Room

Might call for a recommendation of denial of the subdivision. I don't necessarily think you have that here, but you you would never know unless you went through subdivision review.

1:14:55.360 --> 1:14:55.960

Sophie Moiese Room

Yeah, that.

1:14:56.750 --> 1:14:59.770

Sophie Moiese Room

That's exactly my question that comes to mind is what?

1:15:0.760 --> 1:15:9.970

Sophie Moiese Room

Uh what red flags might there be that would trigger denial of a if it was going through full blown subdivision and and is there anything that?

1:15:11.280 --> 1:15:18.970

Sophie Moiese Room

Would be necessary to condition that would. Otherwise that's either of a critical nature or that would otherwise not be.

1:15:19.770 --> 1:15:23.160

Sophie Moiese Room

Addressed to some extent through CD4, Mr. Hollinger.

1:15:24.260 --> 1:15:27.140

Sophie Moiese Room

Well, I just wanted to say that one thing that.

1:15:28.610 --> 1:15:29.780

Sophie Moiese Room

Joshua was.

1:15:31.410 --> 1:15:35.720

Sophie Moiese Room

Alluding to before, initially we put in a no build zone.

1:15:36.470 --> 1:15:57.730

Sophie Moiese Room

A pretty big one all along the Creek with wildlife habitat in mind, but we decided to take that out because it got too complicated. But that is our intent to make a huge corridor. There are a lot of homes that Patty Canyon that are built up by the Creek and and you know, but it would be.

1:15:58.390 --> 1:16:6.100

Sophie Moiese Room

I in simple terms we we would value preserving that's why we live up there, the wildlife habitat.

1:16:7.320 --> 1:16:17.430

Sophie Moiese Room

Do you still think that any of the the home sites that would work within that 25% or less slope category would be accessed off of?

1:16:18.90 --> 1:16:23.170

Sophie Moiese Room

Burning Tree, Dr. versus Patty Canyon. Ohh. They all would be, you know, would be tree.

1:16:24.90 --> 1:16:24.510

Sophie Moiese Room

OK.

1:16:26.450 --> 1:16:34.40

Sophie Moiese Room

Because the Creek borders the rest of the property, you'd have to cross the Creek, and that is too steep, right? So it all be off burning tree, OK.

1:16:36.250 --> 1:16:37.520

Sophie Moiese Room

Other questions? Wanita.

1:16:38.460 --> 1:16:51.250

Juanita Vero

Yeah, you guys were talking about a bear resistant trash containers. And is that something that the neighborhood already does or and I'm still not quite sure how that's.

1:16:51.900 --> 1:16:57.70

Juanita Vero

Would be enforced even if that was, say, the county's desire. How, how would that be enforced?

1:16:58.920 --> 1:17:1.260

Sophie Moiese Room

That typically a covenant issue.

1:17:2.650 --> 1:17:16.540

Sophie Moiese Room

When that is added as a condition, yeah, it's actually a provision in chapter three of our subdivision regulations in sensitive wildlife situations, the way the condition typically reads is that the subdivision.

1:17:17.270 --> 1:17:30.710

Sophie Moiese Room

Shall use bear resistant garbage containers, but the details of that are spelled out in your covenants and that's a section of the covenants that can't be amended or deleted without governing body approval. So I suppose that.

1:17:31.410 --> 1:17:42.340

Sophie Moiese Room

That subdivision could go against, you know, could rebel and not use bear resistant containers. But that's kind of the best that can be done after the filing of a subdivision plat.

1:17:43.160 --> 1:17:47.170

Sophie Moiese Room

Well, I guess the other thing just to bear in mind is that there are certainly.

1:17:48.30 --> 1:17:49.670

Sophie Moiese Room

Efforts afoot to.

1:17:50.610 --> 1:17:55.700

Sophie Moiese Room

Through changes to the health code or otherwise other regulatory means that address.

1:17:57.420 --> 1:18:8.270

Sophie Moiese Room

Bear proof containers within the what we call the bear buffer zone. That would probably kick in in this geographic area regardless, so.

1:18:12.950 --> 1:18:14.280

Sophie Moiese Room

Other questions were Neeta.

1:18:16.410 --> 1:18:16.980

Juanita Vero

Umm.

1:18:18.550 --> 1:18:21.160

Juanita Vero

Achwa take a temperature like I I.

1:18:18.760 --> 1:18:21.990

Sophie Moiese Room

Or or or just or just comments that yeah, go ahead.

1:18:21.850 --> 1:18:26.470

Juanita Vero

Yeah, I'm just trying to figure out a way to make this work.

1:18:35.110 --> 1:18:37.80

Sophie Moiese Room

Just just the two of us.

1:18:28.540 --> 1:18:41.520

Juanita Vero

And so if it was approved, if we approved it and it's just you and me, we don't have Josh. So I just want to make sure that I wanna get. Yeah, that wanna make sure we're on the same page and so.

1:18:42.710 --> 1:18:46.100

Juanita Vero

If it's approved, what's the heartburn?

1:18:47.760 --> 1:18:55.370

Juanita Vero

And I don't. And I I I don't like going against staff recommendations with all the work that's been in place, but I feel like.

1:18:56.780 --> 1:19:8.250

Juanita Vero

Context and eyes on the ground, feet on the ground makes me feel a little more comfortable with approving this, and I guess as still discussion point, like, how does that make you feel?

1:19:9.90 --> 1:19:14.820

Sophie Moiese Room

Yeah, I think the process is working as a as it should. I I absolutely appreciate staff.

1:19:15.520 --> 1:19:17.50

Sophie Moiese Room

Being willing to.

1:19:17.820 --> 1:19:31.560

Sophie Moiese Room

Uh, based on what they have in hand to to make a recommendation, even if it's a denial and and not second guess what the Commission might or might not like, but we've also heard information through the process.

1:19:31.640 --> 1:19:39.150

Sophie Moiese Room

Uh submitted prior to today, and even today that adds additional context that I think is important.

1:19:39.990 --> 1:19:40.510

Sophie Moiese Room

Uh.

1:19:42.360 --> 1:19:45.100

Sophie Moiese Room

I I don't honestly see error.

1:19:46.470 --> 1:19:54.920

Sophie Moiese Room

You're revocable harm being done. If we approve this today, the the biggest concern that I would have and and with the testimony we've received and what we.

1:19:55.610 --> 1:20:7.790

Sophie Moiese Room

Have heard uh, it's mitigated some of my concerns. Uh, in that we have folks who are long term community members who are wanting to create.

1:20:8.630 --> 1:20:39.220

Sophie Moiese Room

Parcels for their kids to uh, to occupy and and actually having an intent to do so. My biggest concern at the end of the day, which I have faith that or I I hope to have faith that Eli and associates and and the applicant here can figure out is that there actually are buildable locations on these parcels because like I say, worst case scenario would be we create the parcels no ability to condition this and then lo and behold, discover.

1:20:40.200 --> 1:20:56.110

Sophie Moiese Room

Months or year or sometime down the line that well, we really can't build well then we've created lots that are never going to be occupied and and we don't want we don't want that having been out there. I feel a lot better about the the.

1:20:58.120 --> 1:21:15.440

Sophie Moiese Room

Fire hazard and risk mitigation piece and and again as we all know ultimately it's going to come down to that 100 feet or so around wherever the structure is built to to do final mitigation within the home ignition zone but feel better about that. I guess the one.

1:21:16.140 --> 1:21:16.890

Sophie Moiese Room

Well.

1:21:18.660 --> 1:21:26.170

Sophie Moiese Room

A question that I would have that I think would resolve itself later on in the process would be sanitation and and.

1:21:26.250 --> 1:21:36.640

Sophie Moiese Room

Yeah, septic. But presumably if there's a place to build a home, there would be a place to deal with that also.

1:21:38.940 --> 1:21:39.530

Sophie Moiese Room

When Anita?

1:21:39.840 --> 1:21:52.10

Juanita Vero

Yeah. Thank you for for that, Dave. Ohh, I'm going to make the the motion to approve the application by Mark and Jill Hollinger.

1:21:53.570 --> 1:21:56.10

Sophie Moiese Room

OK. Nick, do you want to bring up the?

1:21:58.850 --> 1:22:1.740

Sophie Moiese Room

So when need if you want to make the motion just.

1:22:2.900 --> 1:22:7.310

Sophie Moiese Room

Swap out the word Denali with approved, presumably.

1:22:8.930 --> 1:22:13.380

Juanita Vero

I just lost you guys on my screen, so hold on here. Let me find you again.

1:22:15.330 --> 1:22:15.560

Sophie Moiese Room

If.

1:22:16.280 --> 1:22:17.290

Sophie Moiese Room

If you.

1:22:16.640 --> 1:22:19.230

Juanita Vero

OK, yeah I I found you now.

1:22:21.120 --> 1:22:28.330

Juanita Vero

I moved to approve the request by Jill and Mark Hollinger to utilize the aggregation exemption as presented in the subdivision affidavit.

1:22:30.270 --> 1:22:34.980

Sophie Moiese Room

Second, any further discussion on the motion?

1:22:36.200 --> 1:22:37.310

Sophie Moiese Room

Seeing none, all in favor.

1:22:38.160 --> 1:22:38.650

Sophie Moiese Room

Aye.

1:22:38.400 --> 1:22:38.700

Juanita Vero

OK.

1:22:40.100 --> 1:22:50.650

Juanita Vero

And I moved to approve the request by Jill and Mark Hollinger to utilize the family transfer exemption to create and transfer 3 parcels to their children. Brooks Hollinger, Christopher Hollinger and Holly Hollinger.

1:22:52.120 --> 1:22:54.730

Sophie Moiese Room

Second, any further discussion on that?

1:22:56.600 --> 1:22:59.650

Sophie Moiese Room

I guess I would just add that I I.

1:23:0.360 --> 1:23:7.440

Sophie Moiese Room

Hope folks understand that there's there is a process that's in place and then the reason why we go through this is because.

1:23:8.250 --> 1:23:37.560

Sophie Moiese Room

They're actually have been instances where folks have stood at the podium and made a similar case, maybe not with as as compelling details and context as you've provided. And lo and behold, a few years later, it looks like we've been duped and approving something that ultimately just got flipped and turned into an investment property. I don't see any evidence of that happening in this case. So any further discussion?

1:23:39.330 --> 1:23:42.620

Sophie Moiese Room

OK, let's go ahead and vote all those in favor. Please signify by saying aye.

1:23:43.100 --> 1:23:43.570

Juanita Vero

I.

1:23:43.620 --> 1:23:44.90

Sophie Moiese Room

I.

1:23:45.220 --> 1:23:47.140

Sophie Moiese Room

OK, good luck.

1:23:49.340 --> 1:23:49.750

Sophie Moiese Room

You bet.

1:23:52.290 --> 1:23:58.480

Sophie Moiese Room

And uh, thanks Nick and and Tim for your work on this and.

1:24:0.760 --> 1:24:2.50

Sophie Moiese Room

Thanks, Lauren. Who's not here?

1:24:3.70 --> 1:24:3.590

Sophie Moiese Room

Thanks John.

1:24:6.270 --> 1:24:17.10

Sophie Moiese Room

Don't leave yet. We still have more fun and excitement. We have our 4th and final public hearing. This would be the 5th, 5th, the Smith family transfer.

1:24:19.40 --> 1:24:21.100

Sophie Moiese Room

Thank you. Let me get this set up here.

1:24:26.480 --> 1:24:34.170

Sophie Moiese Room

Alright, so this is the Smith failing. Transfer. The owner and claimant is Michael Smith and the representative is Montana and Northwest Company.

1:24:35.660 --> 1:24:45.220

Sophie Moiese Room

So starting with project location so it's located at 2088 Kaufman Rd. which is 2 miles South of the county line and Condon. So the very northern part of the county of the Swan.

1:24:47.270 --> 1:25:5.880

Sophie Moiese Room

Looking at existing on site conditions, the properties of 125 acres in size, it is home to a commercial guest ranch Falls Creek Guest Ranch. They do offer vacation, retreat and cabin. Sorry. Vacation retreat offers cabin rentals and event hosting and the claimant and recipient both live and work on site in private residences.

1:25:7.660 --> 1:25:38.890

Sophie Moiese Room

So the proposal is just a one is 1 division. The recipient is the claimants, adult daughter Emma, and she would receive track 2, which is 103.9 acres in size. The applications specifically stated that they were transferring these this specific sorry, the larger track to their daughter as it is the income generating portions of the property and she works and lives on the guest ranch and then the claimant would retain ownership I would remaining.

1:25:39.50 --> 1:25:41.630

Sophie Moiese Room

21.25 acres, which is track one.

1:25:44.760 --> 1:25:57.530

Sophie Moiese Room

So we're just gonna go over the rebuttable presumptions and general evasion criteria points that were triggered so rebuttable presumption #5 was triggered because, like the four mentioned guest ranch is a commercial use on the property.

1:25:59.650 --> 1:26:30.520

Sophie Moiese Room

Then general Bayesian criteria #18 so similar as we discussed in the last one, this is located up in the woods, so there could possibly be conditions of approval related to mitigating wildfire hazard mitigation while Hazard or sorry, wildfire hazard, wildlife habitat preservation, and the possible floodplain delineation, it is in the area that is not in the floodplain, but because there's a whole some high flowing creeks through possibly could trigger that review during subdivision review.

1:26:32.680 --> 1:26:35.620

Sophie Moiese Room

Now I'm just going over the family transfer questions with the applicant.

1:26:39.260 --> 1:26:40.350

Sophie Moiese Room

Come on up to the mic.

1:26:45.310 --> 1:26:48.230

Sophie Moiese Room

Going to start by having you state your name for the record, I'm Michael Smith.

1:26:49.100 --> 1:27:4.410

Sophie Moiese Room

You did you? Sorry question one. Did you buy that property with the intent of dividing it? No question. Two, do you or your transferees intend to transfer the property within the next year? No question 3. Have you talked to anyone at the county about going through subdivision review? No.

1:27:5.260 --> 1:27:12.410

Sophie Moiese Room

Question four. Will the property be developed? No. My question five, will the recipient on the property we residing on the property? Yes.

1:27:13.90 --> 1:27:13.800

Sophie Moiese Room

Thank you.

1:27:14.850 --> 1:27:46.910

Sophie Moiese Room

And staff is recommending approval of the family transfer and I am here for for the questions. OK, Mr. Smith, anything that you'd like to add? Uh, nothing really. You know, I mean, we're just trying to set something up. My daughter, we sent a letter in my daughter is I do an online college and she works at the Swan Valley School as a paraprofessional. And then she has an after school program in the valley where she has about 202022 kids show up every Wednesday after school that she does at the church. So she's really invested in the kids of the valley and.

1:27:47.820 --> 1:27:57.990

Sophie Moiese Room

And it's just kind of important to bring them in. You know, if you've been in the valley this, it's almost like there's nobody there. And then people come out of the woodwork. So she just really invested in the valley and.

1:27:59.20 --> 1:28:0.410

Sophie Moiese Room

As a teacher.

1:28:1.120 --> 1:28:5.320

Sophie Moiese Room

You really couldn't afford to stay in the valley. You know, if that's your only source of income.

1:28:6.570 --> 1:28:8.860

Sophie Moiese Room

Just the way things are, you know.

1:28:10.530 --> 1:28:11.900

Sophie Moiese Room

Great. Well, thank you.

1:28:13.860 --> 1:28:16.520

Sophie Moiese Room

Is there any public comment on this item?

1:28:20.30 --> 1:28:22.380

Sophie Moiese Room

OK, see none.

1:28:24.90 --> 1:28:25.180

Sophie Moiese Room

We need any questions.

1:28:26.400 --> 1:28:31.430

Juanita Vero

Yeah. So I'm access to both the tracks.

1:28:32.510 --> 1:28:32.960

Juanita Vero

Ah.

1:28:34.30 --> 1:28:36.520

Juanita Vero

Can you explain that to me, Nick or or Michael?

1:28:37.490 --> 1:28:38.370

Juanita Vero

Can you access?

1:28:41.490 --> 1:28:42.130

Sophie Moiese Room

Yes.

1:28:39.180 --> 1:28:47.570

Juanita Vero

Both attracts, so if there's this horrible falling out between Emma and her parents and and they don't wanna talk to each other, what happens?

1:28:48.20 --> 1:29:14.230

Sophie Moiese Room

Right. Well, I mean, naturally, you know, the main driveway, you can kind of see how it comes in. It accesses all ports. Your microphone on. Is it great? OK, yeah. It it accesses all portions of that. And so, you know, when we final platted in the 21 acres, we naturally have a a ride away in that driveway. But the all the rest of it you can see where the drives come around and they access every other point.

1:29:16.30 --> 1:29:16.810

Juanita Vero

Great. Thank you.

1:29:19.550 --> 1:29:22.740

Sophie Moiese Room

OK. Any other questions? I have none.

1:29:24.960 --> 1:29:30.740

Sophie Moiese Room

OK, let's queue up a motion here. If there's no other public comment out there.

1:29:32.380 --> 1:29:33.800

Sophie Moiese Room

OK, there you go. We need it.

1:29:35.30 --> 1:29:42.810

Juanita Vero

Thank you. I've moved to approve the request from Michael Smith to utilize the Family transfer exemption as presented in the exemption application and affidavit.

1:29:43.880 --> 1:29:47.950

Sophie Moiese Room

Second, any further discussion on this seeing none all in favor?

1:29:48.870 --> 1:29:49.330

Sophie Moiese Room

Aye.

1:29:49.100 --> 1:29:49.510

Juanita Vero

I.

1:29:50.280 --> 1:29:51.10

Sophie Moiese Room

OK.

1:29:52.270 --> 1:29:58.720

Sophie Moiese Room

Thanks for joining us today. Alright, thank you. Is there anything else that anyone has to bring before us?

1:30:0.620 --> 1:30:3.140

Sophie Moiese Room

OK. With that, we will be adjourned.

1:30:4.130 --> 1:30:4.800

Sophie Moiese Room

Thank you everyone.

1:30:4.450 --> 1:30:6.140

Juanita Vero

Thanks so much. Thanks everyone.