

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, MARCH 2, 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:

Acting Chair Juanita Vero
Commissioner David Strohmaier

Staff Present:

Violet Plummer, Administrative Assistant, Commissioners' Office
John Hart, Civil Deputy Attorney, Attorney's Office
Tim Worley, Senior Planner, Planning, Development and Sustainability
Lauren Ryan, Planner, Planning, Development and Sustainability
Bailey Minnich, Planner, Planning, Development and Sustainability
Kyla Lehnerz, Administrative Assistant, Commissioners' Office
Annie Cathey, Administrative Assistant, Commissioners' Office
Melissa Fisher, Strategic Initiatives Manager, Communications and Projects
Erik Dickson, Transportation Engineer, Public Works
Allison Franz, Communications Manager, Communications
Elisha Buchholz, Equity Coordinator, Human Resources
Laurie Hire, Office Manager, Lands and Communities
Emmie Bristow, Community Engagement Coordinator, Communications
Carey Powers, Communications Coordinator, Communications
Heather Powers, Administrative Assistant, Lands and Communities
Patricia Spotted Wolf, Administrative Support Specialist, Commissioners' Office
Karen Hughes, Director, Planning, Development and Sustainability
Sonja Ring, Environmental Health Specialist, Health Department
Jennie Dixon, Planner, Planning, Development and Sustainability
Laura Collins, Administrative Assistant, Planning, Development and Sustainability
David Ley, Environmental Health Specialist, Health Department

1. CALL TO ORDER *[Time stamp – 00:00]*

2. PLEDGE OF ALLEGIANCE [Time stamp – 00:23]

3. LAND ACKNOWLEDGEMENT [Time stamp – 00:42]

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

4. PUBLIC ANNOUNCEMENTS

- a. **Closed Captioning Available** [Time stamp – 00:55]
- b. **Proclamation: March for Meals Month** [Time stamp – 01:53]
- c. **Proclamation: Women's History Month** [Time stamp – 04:10]

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA [Time stamp – 06:36]

[None]

6. CURRENT CLAIMS LIST [Time stamp – 06:41]

Claims received as of February 1, 2023 to February 17, 2023 by the Commissioners' Office total \$4,038,847.36.

7. HEARINGS

- a. **Water Main Extension – Clyde Street and Michigan Avenue** [Time stamp – 08:08]
Erik Dickson, Transportation Engineer, Public Works

Commissioner Strohmaier made the motion that [the Missoula Board of County Commissioners] approve the extension of the water main.

Commissioner Vero seconded.

[Motion Passed 2-0.]

[Signed Request for Commission Action Form sent to Erik Dickson, Public Works.]

- b. **Riverside Industrial Subdivision – Phase 1 Commencement** [Time stamp – 14:05]
Lauren Ryan, Planner, Planning, Development and Sustainability

Commissioner Strohmaier made the motion to approve Riverside Industrial Subdivision Phase 1 as part of the commencement, based on the findings of fact in the staff report and subject of to the condition of approval.

Commissioner Vero seconded.

[Motion Passed 2-0.]

[Letter 2023-037. Mailed to: Riverside Contracting, Inc. c/o WGM Group, Inc.]

- c. **Brady Family Transfer** [Time stamp – 18:42]
Lauren Ryan, Planner, Planning, Development and Sustainability

Commissioner Strohmaier made the motion to approve the request by Gary Brady to utilize the family transfer exemption to create and transfer one parcel, as presented in the subdivision exemption affidavit.

Commissioner Vero seconded.

[Motion Passed 2-0.]

[Letter 2023-038. Mailed to: Gary Brady.]

d. Schwartz Family Transfer [Time stamp – 25:09]

Bailey Minnich, Planner, Planning, Development and Sustainability

Commissioner Strohmaier made the motion to approve the request by Laverne and Janet Schwartz to utilize the family transfer exemption to create and transfer one parcel to their son, Michael Ray Schwartz, as presented in the exemption application and affidavit.

Commissioner Vero seconded.

[Motion Passed 2-0.]

[Letter 2023-039. Mailed to: Laverne and Janet Schwartz.]

e. Hoheim Aggregation and Family Transfer [Time stamp – 31:51]

Bailey Minnich, Planner, Planning, Development and Sustainability

Commissioner Strohmaier made the motion to approve the request by Daniel Hoheim to utilize the aggregation exemption, as presented in the exemption application and affidavit.

Commissioner Vero seconded.

[Motion Passed 2-0.]

Commissioner Strohmaier made the motion to approve the request by Daniel Hoheim to utilize the family transfer exemption to create and transfer two parcels to his sons, John Daniel Hoheim and Jacob Nicholas Hoheim, as presented in the exemption application and affidavit.

Commissioner Vero seconded.

[Motion Passed 2-0.]

[Letter 2023-042. Mailed to: Daniel Hoheim.]

f. Stevens Family Transfer [Time stamp – 39:12]

Jennie Dixon, Planner, Planning, Development and Sustainability

Commissioner Strohmaier made the motion that [the Missoula Board of County Commissioners] approve the request by Rod and Kathleen Stevens to utilize the family transfer exemption on property located at 3751 Highway 83 North to create and transfer a three-acre tract (shown as Tract 1) to their son Rodney Stevens and a three-acre tract (shown as Tract 3) to their daughter Amy Stevens as presented in the exemption application and affidavit.

Commissioner Vero seconded.

[Motion Passed 2-0.]

[Letter 2023-040. Mailed to: Professional Consultants, Inc. c/o Toby Dumont.]

8. OTHER BUSINESS [Time stamp – 45:41]

[None]

9. ADJOURN

Acting Chair Vero – Called the meeting to adjourn at 2:46 p.m.

BCC Public Meeting March 2, 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 --> 0:0:1.860

Sophie Moiese Room

Different. Yeah.

0:0:-2.-790 --> 0:0:7.200

Speaker 1

I think the transcription is different than the captions, but captions. I think it's under language and speech and then turn on live captions.

0:0:17.350 --> 0:0:20.960

Sophie Moiese Room

And I can do that from my side. Yeah. Turn on live captions. I just did it, Annie.

0:0:22.300 --> 0:0:24.700

Sophie Moiese Room

OK. Well, we're both going now.

0:0:25.450 --> 0:0:28.240

Sophie Moiese Room

Course you need it on the sofa and we side not my side, right?

0:0:29.620 --> 0:0:34.930

Sophie Moiese Room

Because it's the one that's presenting. Why am I not seeing live captions on the screen?

0:0:36.410 --> 0:0:38.880

Speaker 1

You know what? Just the PowerPoint on this.

0:0:39.170 --> 0:0:44.740

Sophie Moiese Room

It's it's seems that I take over. Did you take over? I didn't do anything.

0:0:50.480 --> 0:0:55.290

Sophie Moiese Room

It should be per teams account. That's how the Trent the captions work though.

0:0:56.320 --> 0:0:57.630

Sophie Moiese Room

Exit just escape.

0:0:59.450 --> 0:0:59.900

Sophie Moiese Room

There you go.

0:1:7.650 --> 0:1:13.180

Sophie Moiese Room

So do I want transcription? No. You want turn on live captions so it's under.

0:1:12.650 --> 0:1:16.420

Speaker 1

I think it I think it's on. I see it scrolling there.

0:1:15.460 --> 0:1:20.180

Sophie Moiese Room

Oh, I see it now. Yeah. How come I didn't see it when it was on the PowerPoint, though?

0:1:21.30 --> 0:1:26.340

Speaker 1

I don't think that power. So when you guys do show the power, when you guys?

0:1:22.850 --> 0:1:30.640

Sophie Moiese Room

Well, I guess because of the PowerPoint. Ohh. But if I was talking in the PowerPoint was visual, I should see it in the room still.

0:1:31.690 --> 0:1:32.110

Sophie Moiese Room

Right.

0:1:33.20 --> 0:1:33.420

Sophie Moiese Room

Is that?

0:1:31.810 --> 0:1:33.420

Speaker 1

Yeah, I well.

0:1:34.380 --> 0:1:37.680

Sophie Moiese Room

Or is it? Does it not give now? I'm really confused.

0:1:44.680 --> 0:1:45.60

Sophie Moiese Room

OK.

0:1:45.120 --> 0:1:48.430

Speaker 1

You're not actively in the teams call, which is a a bummer, but.

0:1:48.970 --> 0:1:50.490

Speaker 1

Umm yeah.

0:1:48.830 --> 0:1:53.260

Sophie Moiese Room

OK. But if she if I shared from my computer.

0:1:54.40 --> 0:1:56.120

Sophie Moiese Room

Why won't transfer? Would it make any difference?

0:1:56.340 --> 0:1:58.70

Sophie Moiese Room

Like Captain ever posted this on.

0:1:57.780 --> 0:1:58.590

Speaker 1

Yeah then.

0:1:59.490 --> 0:2:3.520

Speaker 1

Then it would show on the screen in the room and.

0:2:5.480 --> 0:2:7.310

Speaker 1

And then I think that the.

0:2:8.170 --> 0:2:9.700

Speaker 1

Closed captions would still show up.

0:2:10.910 --> 0:2:18.560

Sophie Moiese Room

Umm, we don't, we don't necessarily need the transcript cause it recording and transcript start at the same time, right? So we can stop the transcript.

0:2:20.60 --> 0:2:20.280

Sophie Moiese Room

Yeah.

0:2:19.120 --> 0:2:20.350

Speaker 1

Yeah, I think so.

0:42:20.250 --> 0:42:25.380

Sophie Moiese Room

Good afternoon, everyone. Are we still having some technical issues? Is that look like?

0:42:27.0 --> 0:42:43.990

Sophie Moiese Room

Tough for folks to present on teams. Is that what's going on? Yeah, we can. We can hear you in the room. We just can't see your camera in the room at the moment. That's all. It's good. It's good that there's some folks on the other side of the room. The whole room is beginning to lift this direction there. So thanks.

0:42:45.350 --> 0:42:47.640

Sophie Moiese Room

Ohh well, we'll begin with the pledge.

0:42:49.810 --> 0:43:2.280

Sophie Moiese Room

I pledge allegiance to the flag of the United States of America, to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

0:43:4.400 --> 0:43:11.440

Sophie Moiese Room

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

0:43:13.550 --> 0:43:16.270

Sophie Moiese Room

Any public in public announcements?

0:43:16.350 --> 0:43:48.960

Sophie Moiese Room

The Kyler or Annie about closed captioning? Sure. Hi, everybody. If you're joining us, meeting virtually today, instructions for turning on the closed captioning or on your screen. If you're joining us in person, you'll have closed captioning on all the screens here in the Sophie Louise room. And we also have assistive listening devices available. Please come see me or Annie if you'd like to get an assisted listening device and we'll get one for you. We ask that all speakers today. Are you. Please remember to speak slowly and clearly during the meeting. This helps with the accuracy of the closed captioning.

0:43:49.240 --> 0:44:12.60

Sophie Moiese Room

There will be multiple chances during the meeting for public comment during those times. If you'd like to speak and you're virtually, you can use your raise the hand feature. If you're on Microsoft Teams, this is a small hand button. If you're calling in on the phone, you'll need to hit star 5 to raise your hand and then once called on, you'll need to hit star 6 to unmute. If you have any questions you can come find us during the meeting. Thanks.

0:44:13.890 --> 0:44:38.970

Sophie Moiese Room

Thank you. We have a couple proclamations to read. First one March for Meals on Wheels. OK, this is a proclamation in Missoula County meals month. Sorry, no problem. Proclamation of the City of Missoula and Missoula County, whereas the March, whereas the Meals on Wheels program at Missoula Aging Services is a valuable resource to older adults in Missoula County.

0:44:39.850 --> 0:44:52.780

Sophie Moiese Room

And whereas in the past year in Missoula County, more than 90 Meals on Wheels volunteer drivers delivered 125,579 meals to 781 homebound individuals.

0:44:53.560 --> 0:45:13.470

Sophie Moiese Room

Community lunch sites serve 32,622 meals to 768 clients and 19,800 units of liquid supplement were provided to clients and more than 50% and 50% more people were served than before the pandemic.

0:45:14.350 --> 0:45:26.980

Sophie Moiese Room

And whereas volunteer drivers for Meals on Wheels are the backbone of this program, through their dedication to bring not only hot, nutritious meals to clients, but also caring, concern and attention to their welfare.

0:45:27.710 --> 0:45:39.460

Sophie Moiese Room

And whereas Missoula aging services counts on these volunteers and the support of the community to serve the growing numbers of older residents who need this service in order to remain in their homes.

0:45:40.140 --> 0:45:46.820

Sophie Moiese Room

And whereas we wish to raise awareness and support for Meals on Wheels in Missoula and surrounding areas.

0:45:47.520 --> 0:46:16.890

Sophie Moiese Room

Now, therefore, we the Missoula board of County Commissioners and the Mayor of the City of Missoula do hereby proclaim the month of March 2023 as March for Meals Month in Missoula, Mt. And we invite citizens to thank the caring volunteer drivers, recognize the value of this service to home bound elders and adults with disabilities, and encourage citizens to volunteer as Meals on Wheels drivers. So elders may remain in their homes.

0:46:17.770 --> 0:46:21.910

Sophie Moiese Room

Signed Mayor Jordan Hess and the board of County Commissioners.

0:46:22.970 --> 0:46:27.80

Sophie Moiese Room

Thank you. Is there anyone here who'd like to speak to this?

0:46:28.880 --> 0:46:30.10

Sophie Moiese Room

In the room are online.

0:46:31.940 --> 0:47:5.70

Sophie Moiese Room

OK. Our second proclamation is for Women's History Month, whereas American women of every race, class, and ethnic background have made historic contributions to the growth and strength of the United States and countless recorded and unrecorded ways. And whereas American women have played and continue to play critical economic, economic, cultural, and social roles in every sphere of life, the United States by constitute a significant portion of the labor force working inside and outside of the home. And whereas American women continue to complete the majority of uncompensated domestic work.

0:47:5.330 --> 0:47:35.430

Sophie Moiese Room

And whereas American women that have played a unique role throughout history by providing the majority of the volunteer labor force of the United States, and whereas American women were particularly important in the establishment of early charitable philanthropical and cultural institutions in country, whereas American women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement. And whereas American women have served our country courageously in the military and whereas.

0:47:35.520 --> 0:47:52.470

Sophie Moiese Room

American women have been leaders not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement that industrial labor movement, the civil rights movement and other movements, especially the peace movement, all of which create a more fair and just society for all.

0:47:53.70 --> 0:47:54.590

Sophie Moiese Room

And whereas in Montana, woman.

0:47:55.840 --> 0:48:26.610

Sophie Moiese Room

Jeannette Rankin was a first woman elected to the United States House of Representatives, and whereas Missoula County became the first in the United States to vote for an all female Commission in 1985, when Barbara Evans and Mary Dusseau and Janet Stevens served on the board. And whereas despite these many contributions, the role of American women in history has been consistently overlooked and undervalued in the literature, teaching and study

of American history now, therefore we the Missoula board of County Commissioners and Jordan has mayor of the City of Missoula.

0:48:26.740 --> 0:48:50.480

Sophie Moiese Room

Do you hereby recognize the month of March 2023 as Women's History Month and invite all citizens to observe this month and to celebrate International Women's Day on March 8th, 2023 with program samurize activities and to visit www.womenshistorymonth.gov and Montana Women's history.org to learn more about the vital contributions of women to our country and states history?

0:48:52.530 --> 0:48:55.760

Sophie Moiese Room

Thanks anyone here to speak to that.

0:48:57.680 --> 0:49:1.290

Sophie Moiese Room

OK. Any public comment on items not on the agenda?

0:49:3.680 --> 0:49:36.300

Sophie Moiese Room

Our current claims list as of February 1st, 2023 to February 17th, 2023 by the Commissioners Office total 4,038,400 and \$847.36 we have 246 hearings. And before we get started with the hearings, there may be some confusion around the Riverside Industrial Subdivision. So Lauren, if you could set a straight, that'd be great. Great. Thank you, Commissioner. So for the record, Lauren Ryan, Planner with planning development and sustainability.

0:49:36.690 --> 0:49:52.120

Sophie Moiese Room

Umm so if anyone from the public is here today to speak to the Riverside Industrial Subdivision phasing plan commencement, there was some confusion in the news that this was a newly proposed subdivision is how the.

0:49:52.200 --> 0:50:18.870

Sophie Moiese Room

The the article read where the subdivision was approved in August of last year, and today's hearing is simply for the commencement of phase one, which is a requirement that if it's a Phase subdivision that we take it in front of the county commissioners. If there's any new information since it was approved in August, so wanted to state that for the record, if anyone from the public was here to comment on that item.

0:50:22.510 --> 0:50:24.50

Sophie Moiese Room

Anyone in the room?

0:50:25.950 --> 0:50:27.140

Sophie Moiese Room

OK. Or anyone online?

0:50:29.940 --> 0:50:35.560

Sophie Moiese Room

OK. Well, our first hearing is a water main extension. So Eric Dixon, who I believe is online.

0:50:36.920 --> 0:50:37.290

Erik Dickson

Yes.

0:50:36.620 --> 0:50:37.710

Sophie Moiese Room

Ohh and we can see you.

0:50:38.320 --> 0:50:57.830

Erik Dickson

Right. Great. Good afternoon, commissioners. Eric Dixon, County engineer with the Public works department. The request before you today is the consideration of allowing a city of Missoula Water main extension on Clyde St and Michigan Ave in East Missoula.

0:50:58.950 --> 0:51:12.940

Erik Dickson

Public works was approached by Wyf Engineering in January with this request that will provide service to an 18 Plex residential development at Hwy 200.

0:51:14.40 --> 0:51:43.330

Erik Dickson

Our public works manual requires that requests for water main extensions be expressly approved by the Commissioners before an excavation permit is requested. Voice engineering has submitted their plans to the State Department of Environmental Quality to the city of Missoula, and those reviews have come back and everything is good to go from those permitting agencies ends, so we would recommend.

0:51:43.480 --> 0:51:58.440

Erik Dickson

That the use of Clyde St and Michigan Ave in East Missoula be allowed for a city of Missoula Water main extension if there are any questions on the the the development, I believe Wythe Engineering is on the line today.

0:52:1.310 --> 0:52:5.200

Sophie Moiese Room

Thanks, Eric. And who from wife is here?

0:52:10.120 --> 0:52:13.370

Sophie Moiese Room

Oops, I said. Ohh not Hammerstein or Stein.

0:52:12.530 --> 0:52:19.60

Erik Dickson

And sorry if I if I could out loud, I'll share my screen to show where this development is.

0:52:31.650 --> 0:52:46.320

Erik Dickson

So this is the part kind of kind of next to the parking lot at Ollies in East Missoula, right next to the storage units that front Hwy 200. It's an existing bare lot. So they existing water main is on Minnesota Ave.

0:52:47.480 --> 0:52:55.250

Erik Dickson

Down here, the request would be to extend that water main north on Clyde and then West to the proposed development.

0:52:56.310 --> 0:53:2.340

Erik Dickson

To Matt, I don't know if you have any any additional information or if there are any any questions about that.

0:53:4.940 --> 0:53:11.450

Matt Hammerstein

Yeah, I don't have anything additional or anything to add more or less just here to answer questions if they come up.

Thank you.

0:53:14.450 --> 0:53:15.190

Sophie Moiese Room

Thank you.

0:53:17.510 --> 0:53:21.420

Sophie Moiese Room

Umm is there anyone in the room who has comments or questions?

0:53:24.860 --> 0:53:28.780

Sophie Moiese Room

And how about anyone online? It looks like uh Matt Larson.

0:53:34.840 --> 0:53:44.290

Matts Larson

Yes, Matt Larson, hi. Thanks for allowing me to speak. I was just wondering what the projected like a listing value was gonna be for these 18?

0:53:44.830 --> 0:53:52.400

Matts Larson

Uh for the 18 units each and I was wondering who's gonna pick up the bill for extending the the water main.

0:53:55.630 --> 0:53:56.300

Matts Larson

That's all.

0:53:56.500 --> 0:53:59.60

Sophie Moiese Room

OK. Thanks, Eric or Matt.

0:54:1.90 --> 0:54:1.550

Matt Hammerstein

Yeah.

0:54:0.600 --> 0:54:11.690

Erik Dickson

I I can answer the part about the the water main extension that will be by the developer, so there will be no cost to Missoula County as far as the expected market value mat. I don't know if you have any ideas.

0:54:13.490 --> 0:54:20.230

Matt Hammerstein

Yeah, I don't know what they're listening values gonna be. And the water main is financed by the developer.

0:54:24.580 --> 0:54:25.270

Sophie Moiese Room

Thank you.

0:54:27.300 --> 0:54:30.370

Sophie Moiese Room

Any further questions online?

0:54:35.990 --> 0:54:42.920

Sophie Moiese Room

OK. So we'll close the hearing then, unless there's anyone. Yeah. No one in there. There's anyone in the room who wants to speak to this.

0:54:45.140 --> 0:54:46.410

Sophie Moiese Room

Do you have any questions?

0:54:46.520 --> 0:54:47.120

Sophie Moiese Room

I.

0:54:48.600 --> 0:54:54.230

Sophie Moiese Room

No. Well yeah, just error. Can you bring that schematic back up?

0:55:0.460 --> 0:55:3.500

Sophie Moiese Room

So yeah, so just out of curiosity and and.

0:55:4.860 --> 0:55:9.350

Sophie Moiese Room

This makes total sense. I'm just wondering where do the residences?

0:55:10.480 --> 0:55:17.290

Sophie Moiese Room

Immediately across the street on Michigan get their water. Or are they on wells or uh uh?

0:55:18.790 --> 0:55:24.130

Sophie Moiese Room

How do they access if there's if they. If you gotta extend the water main as far as you're showing here.

0:55:24.850 --> 0:55:35.870

Matt Hammerstein

Yep. So those residences on Michigan, they have services that come out the back and then they run down the alley parallel to the sanitary sewer main that you can see there.

0:55:36.600 --> 0:55:40.740

Matt Hammerstein

And then they take another 90 and the services run all the way to Minnesota.

0:55:41.710 --> 0:55:50.640

Matt Hammerstein

So the new water main will be installed underneath those services and then when the new water main is tested and approved by the city.

0:55:51.260 --> 0:55:56.830

Matt Hammerstein

Those services will be cut at the new main and they'll tie back into the new main at the alley right there.

0:55:58.460 --> 0:55:59.710

Sophie Moiese Room

OK. Thank you.

0:56:1.740 --> 0:56:3.820

Sophie Moiese Room

Thank you. No other questions.

0:56:4.930 --> 0:56:6.340

Sophie Moiese Room

OK, how do you?

0:56:8.290 --> 0:56:9.820

Sophie Moiese Room

OK, I would.

0:56:11.310 --> 0:56:15.540

Sophie Moiese Room

Move that we approve the extension of the water main.

0:56:16.750 --> 0:56:19.80

Sophie Moiese Room

Second, any further discussion?

0:56:20.340 --> 0:56:23.450

Sophie Moiese Room

All in favor? Aye. Thank you all.

0:56:24.230 --> 0:56:24.740

Erik Dickson

Thank you.

0:56:24.570 --> 0:56:25.10

Sophie Moiese Room

OK.

0:56:27.400 --> 0:56:31.10

Sophie Moiese Room

Warren Ryan with the Riverside.

0:56:49.650 --> 0:57:18.30

Sophie Moiese Room

Thank you, Commissioners again for the record, Lauren Ryan Planner with planning development and sustainability. The request today is for the intent of file the final plan of phase one of the Riverside Industrial Subdivision. And I'll state again this subdivision was approved in August of 2022 of last year and the applicant is representative by WGM Group.

0:57:19.330 --> 0:57:28.80

Sophie Moiese Room

So the subdivision is located just South of Hwy 10 W near the Y interchange off of I-90.

0:57:30.350 --> 0:57:59.640

Sophie Moiese Room

And so the per MCA prior to the commencement of a phase development, the subdivision subdivider shall provide written comment to the written notice to the governing body and within 30 working days hold a hearing and the purpose of this hearing is to determine whether or not any new impacts or information exists that would warrant any new conditions to the subdivision.

0:58:0.120 --> 0:58:4.410

Sophie Moiese Room

And staff has not. There's been no new information presented.

0:58:5.490 --> 0:58:10.100

Sophie Moiese Room

Since the approval in August, that would warn any new conditions.

0:58:12.260 --> 0:58:29.130

Sophie Moiese Room

So again, the subdivision is a total of 36 lots. Phase One is the 1st 25 lots and phase two encompasses 11 lots.

Again, the hearing today is just for the phase one commencement of 25 lots.

0:58:31.400 --> 0:58:41.420

Sophie Moiese Room

So this graphic just shows the pink area or the loss that are included in phase one and phase two is in the green there.

0:58:43.310 --> 0:59:8.760

Sophie Moiese Room

So we provided Umm, again, this first came to the county commissioners in December of 2022 and the applicant requested additional time. We re noticed for this hearing via mail had a voice page and also agency comment and we did not receive any comments. What this phasing plan.

0:59:10.320 --> 0:59:32.500

Sophie Moiese Room

And so staff is recommending approval of the Phase one commencement based on the findings of fact subject to the conditions of approval. And again we did not add any additional conditions of approval from the original subdivision. And I do believe Jeff Smith with WGM Group is online if he would like to add anything additional.

Thank you.

0:59:34.770 --> 0:59:35.880

Sophie Moiese Room

Thanks Jeff.

0:59:36.790 --> 0:59:55.100

Jeff Smith

Hi, Jeff Smith, W Jeb Group, representing Riverside industrial. Yeah, thanks for the opportunity for this hearing today. I really just looking forward to getting rolling through design for roads and trails and grading and water and sewer and waste water and fire suppression etcetera. And yeah, the same project that we that we talked about with the Commissioners and August last year.

0:59:56.640 --> 0:59:59.410

Jeff Smith

Just really here for any questions, if there are any, so thanks for the time.

1:0:0.740 --> 1:0:1.390

Sophie Moiese Room

Thank you.

1:0:2.670 --> 1:0:6.600

Sophie Moiese Room

Anyone in the room or online who has questions or comments about this?

1:0:9.370 --> 1:0:10.980

Sophie Moiese Room

OK, we don't see anyone in here.

1:0:11.670 --> 1:0:20.460

Sophie Moiese Room

I I don't have any questions, nor do I, so I move that we approve Riverside Riverside Industrial Subdivision phase one as part.

1:0:22.220 --> 1:0:24.90

Sophie Moiese Room

I would say of the commencement, sorry.

1:0:26.290 --> 1:0:31.590

Sophie Moiese Room

OK. I move that we are, thanks. Sorry there's a typo there. I apologize.

1:0:32.960 --> 1:0:42.560

Sophie Moiese Room

I moved the way prove Riverside Industrial Subdivision phase one as part of Phase one commencement. Based on the findings of fact and the staff report and subject to the condition of approval.

1:0:43.300 --> 1:0:49.50

Sophie Moiese Room

Second, any further discussion? All in favor? Aye, aye, thank you.

1:0:50.600 --> 1:0:51.600

Sophie Moiese Room

OK.

1:0:59.90 --> 1:1:2.550

Sophie Moiese Room

Yeah, it helps to read it before it actually say it out loud.

1:1:2.630 --> 1:1:5.600

Sophie Moiese Room

So Ohh Brady family transfer.

1:1:7.300 --> 1:1:10.330

Sophie Moiese Room

Sorry about that. That was my bad. I can be blamed for that one.

1:1:12.30 --> 1:1:15.400

Sophie Moiese Room

Great. So the Brady family transfer?

1:1:15.500 --> 1:1:23.480

Sophie Moiese Room

Uh, the claimant for this proposal is Gary Brady, who is represented by Montana Northwest Company.

1:1:24.580 --> 1:1:32.420

Sophie Moiese Room

So this is a request to utilize the family transfer exemption to create and transfer 1 parcel to the applicant Sun.

1:1:33.360 --> 1:1:50.440

Sophie Moiese Room

The property is located in the Hudson area just north of Frenchtown frontage Road near the Hudson exit. The lot is approximately 23 acres and is unzoned and falls within the 2002 regional land Use Area Guide.

1:1:51.250 --> 1:2:15.620

Sophie Moiese Room

There are two land use designations on this property, one of which is open and resourced and the other residential with the recommended density of 1 unit per 10 acres. And because the proposal today where the new law is proposed to be created, falls where the open and resource designation is, the proposal would exceed the recommended density of the land use plan.

1:2:17.580 --> 1:2:24.920

Sophie Moiese Room

So the property is has one existing small structure on it. If you can see my cursor there.

1:2:25.80 --> 1:2:30.790

Sophie Moiese Room

Umm. Upon the north side of the property and the rest of the property is vacant.

1:2:32.540 --> 1:2:49.710

Sophie Moiese Room

So the existing tractive record is track two. This configuration was created by a family transfer that was approved and filed in 2018, and again, the proposal today is on track. Two of the Cos.

1:2:52.270 --> 1:3:7.110

Sophie Moiese Room

So the proposal again is to create and transfer 1 parcel to the claimant sun. Matthew Brady and the application notes that the tract is anticipated to be used for single family residential development.

1:3:9.480 --> 1:3:24.150

Sophie Moiese Room

So here are the proposed Umm parcel layout track 2B. With that existing structure just a little over 2 acres is proposed to be transferred to the claimant sun and Track 2A would be retained by the applicant.

1:3:26.270 --> 1:3:32.840

Sophie Moiese Room

So with reviewing the general evasion criteria and rebuttable presumptions, 3 of the criteria were triggered.

1:3:34.40 --> 1:3:52.830

Sophie Moiese Room

The first one was if the original tract was transferred to the claimant within the past two years that was marked as applicable. The claimant purchase of property in February of 2022 is a proposed division and compatible with the growth policy, and I covered this a little bit earlier, but due to where the proposed.

1:3:53.830 --> 1:4:1.580

Sophie Moiese Room

A divided lot would be it does fall within that open and resource which goes above the recommended density, which is 1 per 40.

1:4:3.120 --> 1:4:16.150

Sophie Moiese Room

And if the proposed division is on a track that was previously created through use of family transfer exemption, and as discussed earlier, this tract was created through a family transfer exemption in 2018.

1:4:19.160 --> 1:4:24.750

Sophie Moiese Room

And I believe the claimant is online for questions.

1:4:25.670 --> 1:4:25.910

Gary Brady

Yeah.

1:4:29.860 --> 1:4:30.610

Gary Brady

Can you hear me?

1:4:31.230 --> 1:4:34.930

Sophie Moiese Room

Yep, we can hear you. Great. So just ask that you stay at your name for the record.

1:4:35.420 --> 1:4:36.820

Gary Brady

OK, Gary Brady.

1:4:37.590 --> 1:4:41.530

Sophie Moiese Room

Great. And did you buy the property with the intent of dividing it?

1:4:42.270 --> 1:4:53.520

Gary Brady

So we bought the the 23 acres with the hope that my my son and his family and my wife and I could all move out to that property and in build 2 two homes.

1:4:54.270 --> 1:4:59.530

Sophie Moiese Room

Great. Do you or your transfer is intend to transfer the property within the next year?

1:5:0.540 --> 1:5:4.290

Gary Brady

So after this transaction, is that what you're asking?

1:5:5.30 --> 1:5:5.700

Sophie Moiese Room

Correct.

1:5:6.420 --> 1:5:8.50

Gary Brady

No, we have no intent to.

1:5:9.30 --> 1:5:12.990

Gary Brady

Do anything other than live on the land the rest of our lives?

1:5:13.540 --> 1:5:18.140

Sophie Moiese Room

OK. And have you talked to anyone at the county about going through subdivision review?

1:5:18.970 --> 1:5:19.360

Gary Brady

No.

1:5:20.360 --> 1:5:22.870

Sophie Moiese Room

And will the property be developed?

1:5:24.480 --> 1:5:28.640

Gary Brady

Her again we we wanna build 22 homes on it, so yes.

1:5:29.330 --> 1:5:33.780

Sophie Moiese Room

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

1:5:34.420 --> 1:5:34.900

Gary Brady

Yes.

1:5:36.130 --> 1:5:43.820

Sophie Moiese Room

Great. That is all my questions and again, staff is recommending approval of the family transfer. Thank you.

1:5:45.220 --> 1:5:46.510

Sophie Moiese Room

Thanks Lauren is there.

1:5:47.160 --> 1:5:49.310

Sophie Moiese Room

Anyone from Montana, Northwest Company.

1:5:51.20 --> 1:5:52.310

Sophie Moiese Room

I don't believe I saw any.

1:5:52.510 --> 1:5:56.360

Sophie Moiese Room

Online from Montana Northwest, I could be could be wrong though, so.

1:5:57.940 --> 1:6:1.850

Sophie Moiese Room

Any questions or comments in the room or online?

1:6:5.120 --> 1:6:10.780

Sophie Moiese Room

OK. We don't hear any. I do have a question, Mr Brady. So your son is an adult, correct?

1:6:16.0 --> 1:6:18.600

Sophie Moiese Room

But looks like he froze. Ohh there is.

1:6:18.500 --> 1:6:21.180

Gary Brady

Hi I can hear you now again, I'm sorry.

1:6:21.990 --> 1:6:22.640

Gary Brady

Can you hear me?

1:6:22.70 --> 1:6:27.960

Sophie Moiese Room

Yeah, Mr Brady, just confirming that your son is is an adult, not a minor.

1:6:27.440 --> 1:6:28.10

Gary Brady

Yes.

1:6:28.680 --> 1:6:33.340

Gary Brady

Yes, he's 32 years old, has a wife and two children.

1:6:35.620 --> 1:6:39.550

Sophie Moiese Room

Excellent. Good to hear. Yeah, the.

1:6:40.770 --> 1:6:43.710

Sophie Moiese Room

Watts immediately to the South were part of a.

1:6:44.590 --> 1:6:58.980

Sophie Moiese Room

Family transfer a number of years ago, which is one of the mowr regrettable decisions I've I've made those. Those went to minors and and I think we've seen what happened there. So thanks for the thanks for the answer Mr Brady.

1:7:0.260 --> 1:7:1.150

Sophie Moiese Room

I'm ready to make a motion.

1:7:1.490 --> 1:7:13.360

Sophie Moiese Room

Great. OK. I moved to approve the request by Gary Brady to utilize the Family transfer exemption to create and transfer one parcel as presented in the subdivision exemption affidavit.

1:7:14.120 --> 1:7:16.210

Sophie Moiese Room

Second, any further discussion?

1:7:17.370 --> 1:7:19.110

Sophie Moiese Room

All in favor? Aye.

1:7:19.770 --> 1:7:20.260

Sophie Moiese Room

Thank you.

1:7:20.940 --> 1:7:21.600

Sophie Moiese Room

Thank you.

1:7:22.610 --> 1:7:23.570

Gary Brady

Thank you very much.

1:7:24.990 --> 1:7:25.560

Sophie Moiese Room

Good luck.

1:7:26.860 --> 1:7:27.270

Gary Brady

Thank you.

1:7:29.240 --> 1:7:33.250

Sophie Moiese Room

OK, our Ohh Bailey Bailey minutes uh Schwarz.

1:7:34.10 --> 1:7:35.40

Sophie Moiese Room

Family transfer.

1:7:43.50 --> 1:7:46.630

Sophie Moiese Room

Hey, give me one second here to get my screen pulled up and share it.

1:8:1.420 --> 1:8:2.220

Sophie Moiese Room

Yay, OK.

1:8:3.560 --> 1:8:16.370

Sophie Moiese Room

Good afternoon, commissioners. For the record, my name is Bailey Minnick. I'm with the planning, development and Sustainability department. This mispronounced your name. Oh, you did? Oh, did you say it with the HMPH. And it's like the.

1:8:17.820 --> 1:8:19.970

Sophie Moiese Room

It's OK, it happens all the time.

1:8:21.830 --> 1:8:33.250

Sophie Moiese Room

So this afternoon we will talk series, maybe Matt, about the Schwartz family transfer. So the property is located 4805 Warmath Rd.

1:8:34.130 --> 1:8:50.350

Sophie Moiese Room

I'm here is hopefully if it's gonna change on the screens everybody. It's also there we go. So the red box is the subject property. It's out by the Blue Mountain Rd intersection there near Hwy 93 S just a little out of town.

1:8:52.40 --> 1:9:10.710

Sophie Moiese Room

The proposal is to create and transfer one tract to the claimant sun and then the one tract will remain with the applicants. The gifted track will be approximately 1.55 acres and they retain track approximately a little over 2 1/2 acres in size.

1:9:11.760 --> 1:9:22.330

Sophie Moiese Room

The subdivision exemption application states the claim it resides on the existing home and the proposed tract will be gifted to the recipient for anticipated future development of a single family dwelling.

1:9:23.770 --> 1:9:34.400

Sophie Moiese Room

Umm, this is the proposed layout, so the new tract is down here to the South. I don't know if you can see my cursor down here, but down there at the near the bottom.

1:9:36.210 --> 1:10:3.640

Sophie Moiese Room

A growth policy and zoning. This is located in the rural, residential and small agricultural designation of our 2019 land use element, which was a amendment to our growth policy which gives a recommended density ranging between one unit per acre and two units per acre. It's also located within our citizen initiated zoning district #18. That district has no minimum lot tires requirements and no maximum density requirements.

1:10:5.810 --> 1:10:35.330

Sophie Moiese Room

For review criteria, it did trigger one rebuttable presumption, which was that the original or the track that's being divided today that they're requesting was created through the family transfer process in 1992. That actually was the one of the claimants that was actually gifted to them in 1992. So they have owned this parcel since that time. And then under general evasion criteria, it was the same thing based on the track history, they were the recipient of that family transfer in 1992.

1:10:37.40 --> 1:10:43.960

Sophie Moiese Room

And so I do know the claimant is here in the room. Mr Schwartz, if you'd like to step up to the microphone and I will.

1:10:44.610 --> 1:10:46.80

Sophie Moiese Room

Ask you the questions.

1:10:54.80 --> 1:11:6.590

Sophie Moiese Room

Ohh, and then just press the little button there until it turns green. Perfect. And if I can have you state your name for the record, it's Laverne Schwartz. Did you buy the property with the intent of dividing it?

1:11:8.360 --> 1:11:20.150

Sophie Moiese Room

OK. Do you or your transferees intend to transfer the property within the next year? Ohh no. OK. Have you talked to anyone at the county about going through subdivision review? No.

1:11:20.900 --> 1:11:23.800

Sophie Moiese Room

OK, well the property be developed, no?

1:11:24.810 --> 1:11:25.150

Sophie Moiese Room

Well.

1:11:26.990 --> 1:11:27.520

Sophie Moiese Room

Is.

1:11:28.330 --> 1:11:30.220

Sophie Moiese Room

Park will be eventually.

1:11:31.230 --> 1:11:37.710

Sophie Moiese Room

OK. And then finally, will the recipient of the property be residing on the property eventually? Yes.

1:11:38.540 --> 1:11:48.50

Sophie Moiese Room

OK. And then so finally my recommendation is for approval and I proposed a recommended motion, if you have any questions. Thank you.

1:11:49.280 --> 1:11:51.320

Sophie Moiese Room

Any questions in the room or online?

1:11:53.130 --> 1:11:54.690

Sophie Moiese Room

OK, Dave.

1:11:55.430 --> 1:12:00.240

Sophie Moiese Room

Uh, no questions, Mr Schwartz. Anything else you wanna tell us?

1:12:02.420 --> 1:12:12.320

Sophie Moiese Room

No. OK, fair enough. I guess I do have one question this this would be for you, Bailey or maybe John Hart is there.

1:12:14.310 --> 1:12:24.390

Sophie Moiese Room

Provided that there's no attempt to evade subdivision review and it and up a proposal, a proposed family transfer.

1:12:27.780 --> 1:12:42.80

Sophie Moiese Room

Would otherwise be acceptable and and aligns with growth policy and all of that. Is there any limitation on the number of times that a parcel could be conveyed via a family transfer over time? There is not.

1:12:43.800 --> 1:12:46.930

Sophie Moiese Room

If it's a platted subdivision then.

1:12:49.270 --> 1:12:52.50

Sophie Moiese Room

Sorry, Mr Schwartz, this is just for my own edification, so.

1:12:54.750 --> 1:12:58.420

Sophie Moiese Room

In a platted subdivision, you may run into some of the.

1:12:59.290 --> 1:13:13.310

Sophie Moiese Room

Property covenants in that subdivision that would prevent even one division or multiple divisions of a lot, but otherwise no, no, this is a I mean, you know, presumably Mr Shorts, short son someday could.

1:13:14.650 --> 1:13:23.50

Sophie Moiese Room

Divide his parcel and give it to his. You know, one of his children too. OK, I think there's a limit on the size is isn't there that?

1:13:23.830 --> 1:13:30.880

Sophie Moiese Room

Well, you're going to have some sanitation restrictions, right? You know, in that part of the county. And so so, yeah.

1:13:31.700 --> 1:13:32.110

Sophie Moiese Room

But.

1:13:33.120 --> 1:13:43.600

Sophie Moiese Room

50 years from now, there may be sanitary sewer and water and and other amenities. There's been talk about bringing it across the bridge, so hopefully one of these years.

1:13:44.340 --> 1:13:44.560

Sophie Moiese Room

Yeah.

1:13:45.390 --> 1:14:00.890

Sophie Moiese Room

All right. Yeah, thanks. Great trivia question. So I would move to approve the request by Laverne and Janet

Schwartz to utilize the family transfer exemption to create and transfer 1 parcel to their son, Michael Ray Schwartz, as presented in the exemption application and affidavit.

1:14:1.710 --> 1:14:6.220

Sophie Moiese Room

Second, any further discussion? All in favor, aye, aye.

1:14:7.90 --> 1:14:9.280

Sophie Moiese Room

Thank you. With your project, yeah.

1:14:12.720 --> 1:14:18.390

Sophie Moiese Room

Ohh and barely. Yep. Yep. I've got the next one. Hold on one second.

1:14:18.910 --> 1:14:25.540

Sophie Moiese Room

Look aggregation and family transfer hold on. I lost my teams meeting link. Give me a second here.

1:14:26.420 --> 1:14:27.490

Sophie Moiese Room

Disappeared.

1:14:35.530 --> 1:14:36.790

Sophie Moiese Room

There we go. OK.

1:14:39.50 --> 1:14:56.720

Sophie Moiese Room

Sorry about that. Too many screens on my little tiny computer screen so so this is the whole hohenheim. I'm not good at pronouncing that. I apologize. A family transfer and aggregation. The property is at 12581 balsam root or. Excuse me, balsam route Rd.

1:14:57.870 --> 1:15:7.220

Sophie Moiese Room

Here is the ohh if it's there, it goes the subject property so we're down off of Hwy 12 down in the low low area just West of town.

1:15:10.490 --> 1:15:38.400

Sophie Moiese Room

The proposal is to create and transfer 2 tracks to the claimants, adult children and when one track will be retained by the applicant, both of the gifted tracks are approximately 2 acres in size and then the retain tract would be approximately 19.8 acres. The application does also include the aggregation of some underlying tracks that were found by the clerk and Records office. The subdivision exemption application states the claimant resides in the existing home on the track.

1:15:38.490 --> 1:15:45.10

Sophie Moiese Room

And then the proposed tract we gifted to the recipients for anticipated future development of residential homes.

1:15:46.210 --> 1:16:2.770

Sophie Moiese Room

Umm. And this is the subject, the proposal. It's turned sideways. That way it could zoom in a little bit better, but the proposed tracks are these, parcel B and parcel C that would be at the southern end of the property. So north is to the right of the screen over this way.

1:16:5.940 --> 1:16:35.330

Sophie Moiese Room

A growth policy and zoning. It is located within the two split zoning district between the Open and resource designation and the floodway designation in the 2002 Low low Regional Plan Open and Resource as they're obviously they're compliant with the floodway designation because they are proposing development outside of the floodway and the floodplain. And then the with open and resource, they are clustering the proposed development.

1:16:35.430 --> 1:16:50.380

Sophie Moiese Room

To preserve the majority of the property so they are clustering those two lots together down to the South, and then it is unzoned. So there are no unzoned, so there are no minimum sizes or any zoning requirements in this area.

1:16:52.230 --> 1:17:21.120

Sophie Moiese Room

A review criteria they did not trigger any of the rebuttable presumptions. The general evasion criteria they trigger, 21 was the claimant was involved in a previous boundary line relocation with the property in 2010, and then #7CI. The property is contiguous and shares a common Rd, balsam root Rd, with some platted lots in the low low Creek subdivision, which is located directly north of the subject property.

1:17:21.600 --> 1:17:32.170

Sophie Moiese Room

However low low Creek, which is forms the northernmost boundary of the subject property, does separate this parcel from the low Low Creek subdivision.

1:17:34.350 --> 1:17:40.660

Sophie Moiese Room

And then I have questions for the claimant, which I believe I saw Eli and associates on the call.

1:17:52.720 --> 1:17:52.980

Sophie Moiese Room

Ohh.

1:17:46.990 --> 1:17:54.200

Eli & Associates (Guest)

Hi I'm trying to help you and associates. Ohh the client was calling in so Dan should be on the phone.

1:17:55.190 --> 1:17:55.670

Eli & Associates (Guest)

I think.

1:18:2.90 --> 1:18:2.690

Eli & Associates (Guest)

OK here.

1:18:1.250 --> 1:18:8.940

Sophie Moiese Room

And second here, let me see if I can see if he's on the team. I see two phone callers. Ohh, there we go. Maybe got yourself unmuted.

1:18:9.820 --> 1:18:11.260

61191685-3867-4704-ac98-f55bc0a08e7f

Ohh hello hello.

1:18:13.450 --> 1:18:15.290

61191685-3867-4704-ac98-f55bc0a08e7f

Wait, can you hear me? Dan Hawaii.

1:18:19.320 --> 1:18:19.840

61191685-3867-4704-ac98-f55bc0a08e7f

OK.

1:18:16.560 --> 1:18:24.220

Sophie Moiese Room

Perfect. Yep. We can hear you. Dan. Give me one second. I'll make this bigger again. OK? Can you state your name for the record, please?

1:18:25.640 --> 1:18:26.730

61191685-3867-4704-ac98-f55bc0a08e7f

Uh, Dan Fulham.

1:18:27.470 --> 1:18:31.150

Sophie Moiese Room

OK. Did you buy the property with the intent of dividing it?

1:18:32.520 --> 1:18:32.830

61191685-3867-4704-ac98-f55bc0a08e7f

No.

1:18:33.870 --> 1:18:38.950

Sophie Moiese Room

OK. Do you or your transferees intend to transfer the property within the next year?

1:18:40.290 --> 1:18:40.710

61191685-3867-4704-ac98-f55bc0a08e7f

No.

1:18:42.680 --> 1:18:42.950

61191685-3867-4704-ac98-f55bc0a08e7f

No.

1:18:41.740 --> 1:18:46.530

Sophie Moiese Room

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

1:18:47.900 --> 1:18:48.550

61191685-3867-4704-ac98-f55bc0a08e7f

Negative.

1:18:49.300 --> 1:18:51.730

Sophie Moiese Room

OK, well the property be developed.

1:18:53.660 --> 1:18:56.990

61191685-3867-4704-ac98-f55bc0a08e7f

Well, I'm hoping they they build on it. They want to.

1:18:58.130 --> 1:19:3.0

Sophie Moiese Room

OK. And then finally, will the recipients of the property be residing on the property?

1:19:4.780 --> 1:19:8.470

61191685-3867-4704-ac98-f55bc0a08e7f

Yes, at least at least one of them wants to in the near future.

1:19:9.890 --> 1:19:23.720

Sophie Moiese Room

OK. Appreciate that. And then so finally my recommendation is approval and I've included two recommended motions. One, the first one is for the aggregation exemption and then the second one is for the family transfer exemption.

1:19:24.730 --> 1:19:26.180

Sophie Moiese Room

If you have any questions, Commissioners.

1:19:29.340 --> 1:19:32.860

Sophie Moiese Room

No. Anyone in the room or online questions or comments.

1:19:34.650 --> 1:19:35.0

Sophie Moiese Room

OK.

1:19:36.650 --> 1:19:39.390

Sophie Moiese Room

Mr Ho, I'm do you have anything else you'd like to share with us?

1:19:41.780 --> 1:19:44.210

61191685-3867-4704-ac98-f55bc0a08e7f

Ah, no, no.

1:19:44.920 --> 1:19:48.770

61191685-3867-4704-ac98-f55bc0a08e7f

It's it's it's been a it's a process, I get it. But you know I'm.

1:19:49.590 --> 1:19:51.760

61191685-3867-4704-ac98-f55bc0a08e7f

And and be awesome if it's approved so.

1:19:52.650 --> 1:19:56.320

61191685-3867-4704-ac98-f55bc0a08e7f

How about hoping to have my kids around on the, you know, close to me for?

1:19:58.170 --> 1:19:59.180

61191685-3867-4704-ac98-f55bc0a08e7f

A while so.

1:20:0.120 --> 1:20:0.660

61191685-3867-4704-ac98-f55bc0a08e7f

Be nice.

1:20:2.760 --> 1:20:3.310

Sophie Moiese Room

Thank you.

1:20:4.250 --> 1:20:17.190

Sophie Moiese Room

OK. We'll see what we can do about that. So I would move to approve the request by Daniel Hohem to utilize the aggregation exemption as presented in the exemption application and affidavit. Second, any further discussion?

1:20:17.950 --> 1:20:19.580

Sophie Moiese Room

All in favor? Aye.

1:20:20.600 --> 1:20:34.450

Sophie Moiese Room

And I would move to approve the request by Daniel Hohem to utilize the Family transfer exemption to create and transfer 2 parcels to their sons, John Daniel Hochheim and Jacob Nicholas Hohenheim, as presented in the exemption application and affidavit.

1:20:35.470 --> 1:20:37.640

Sophie Moiese Room

Second, any further discussion?

1:20:38.620 --> 1:20:40.210

Sophie Moiese Room

All in favor? Aye.

1:20:42.120 --> 1:20:43.320

Sophie Moiese Room

OK, great. Thank you.

1:20:42.800 --> 1:20:44.910

61191685-3867-4704-ac98-f55bc0a08e7f

Thank you very much. Yeah, thank you.

1:20:45.210 --> 1:20:45.700

Sophie Moiese Room

Thank you.

1:20:48.910 --> 1:20:49.760

61191685-3867-4704-ac98-f55bc0a08e7f

I think.

1:20:46.690 --> 1:21:16.120

Sophie Moiese Room

He commissioners, I need to correct myself. I suggested that you could do a family transfer by by dividing lots in a subdivision and a platted subdivision. You actually can't do that if the reason I misspoke is because I believe that the legislature right now is considering changing the statute to allow family, family transfer exempt divisions within a subdivision. And so I was a little confused. You were in.

1:21:16.200 --> 1:21:29.400

Sophie Moiese Room

You're anticipating this. The legislature legislature has a lot of ideas about subdivision exemptions, including family transfers. Thank you. I'm sorry. No problem. Thanks for clarifying.

1:21:33.460 --> 1:21:38.50

Sophie Moiese Room

OK. Jenny Dixon with what is this one called?

1:21:38.920 --> 1:21:40.290

Sophie Moiese Room

Stevens family transfer.

1:21:49.850 --> 1:21:50.510

Jennie Dixon

Hear me OK.

1:21:50.990 --> 1:21:51.640

Sophie Moiese Room

Yes.

1:21:52.0 --> 1:21:52.450

Jennie Dixon

Perfect.

1:21:53.830 --> 1:22:2.840

Jennie Dixon

OK, so this is, uh, another family transfer request, this time from Rod and Kathleen Stevens.

1:22:5.640 --> 1:22:14.610

Jennie Dixon

The property is located in Seeley Lake at 3751 Highway 83 N, about 11 acre tract, and the property is currently.

1:22:15.620 --> 1:22:38.950

Jennie Dixon

Used as the Stevens residence for Rod and Kathleen, the proposal is for two family trap transfer tracks to their two adult children and one track to remain within the claimants. Ownership. Access is directly onto Hwy. 83 with one driveway to the home and no additional highway access would be provided.

1:22:42.540 --> 1:22:46.510

Jennie Dixon

This shows the property a little more, a little closer up.

1:22:48.520 --> 1:23:0.340

Jennie Dixon

The 3751 is shown in a green and black outline and you can see just proximal South of Boy Scout Rd and Seeley Lake is just South of the property.

1:23:1.300 --> 1:23:3.80

Jennie Dixon

A couple a couple properties down.

1:23:4.270 --> 1:23:6.780

Jennie Dixon

The IDID include also a.

1:23:8.440 --> 1:23:34.940

Jennie Dixon

A screen shot of the growth policy in the area because that is one of two evasion criteria that were triggered with this family transfer request. You can see the property is in this green and there's these little 10s that means residential, one dwelling per 10 acres approximately is the general recommendation. You might be able to see also some smaller tracks next to it and then of course.

1:23:36.100 --> 1:23:40.440

Jennie Dixon

North on Hwy. 83 in South on Hwy. 83 across from it.

1:23:41.700 --> 1:23:53.210

Jennie Dixon

But also the the land use designation across Mullen is a little different, but this one factor is not enough for us to would not warrant concluding that it is an invasion.

1:23:56.290 --> 1:24:14.730

Jennie Dixon

The this is a view of the property from the Northwest kind of bird's eye view, looking down at the home N is to the left of the screen and you can see the driveway accessing out on Hwy. 83 it lanes way is borders the property on the South and the West.

1:24:15.530 --> 1:24:23.30

Jennie Dixon

And that is where the two tracks would have to access from, since no additional access would be allowed on to Hwy 83.

1:24:24.240 --> 1:24:30.210

Jennie Dixon

The proposal is shown here with the green as three acres to adult son.

1:24:31.390 --> 1:24:43.450

Jennie Dixon

Yellow is 3 acres to adult daughter and the remaining 5 acre tract is the current residence for the Stevens and they plan to as far as I know, they plan to continue residing there.

1:24:44.320 --> 1:24:58.550

Jennie Dixon

And staff is recommending approval of this family transfer request, with only two evasion criteria triggered, 1 being, as I mentioned, the growth policy and the other is that Mister Stevens is in the construction business.

1:25:0.360 --> 1:25:4.570

Jennie Dixon

If I could get Mr Stevens to.

1:25:7.600 --> 1:25:7.850

Sophie Moiese Room

Yep.

1:25:6.20 --> 1:25:9.800

Jennie Dixon

I don't know joint. If he's in audience or.

1:25:9.310 --> 1:25:11.690

Sophie Moiese Room

He is. He's coming up to the podium right now.

1:25:10.670 --> 1:25:12.600

Jennie Dixon

OK, perfect.

1:25:13.480 --> 1:25:16.30

Jennie Dixon

And I'm sorry I couldn't be there in person.

1:25:18.100 --> 1:25:24.70

Jennie Dixon

But I am going to Mr Stevens, I want to ask you a couple questions, if you would first state your name for the record.

1:25:24.910 --> 1:25:26.50

Sophie Moiese Room

Neil Stevens.

1:25:34.830 --> 1:25:35.90

Sophie Moiese Room

Correct.

1:25:27.290 --> 1:25:41.480

Jennie Dixon

And you've probably been watching the other family transfer request this afternoon and have seen these couple of questions being asked. So I'm gonna just it's gonna be the same. My first question for you is did you buy the property with the intent of dividing it?

1:25:42.260 --> 1:25:50.450

Sophie Moiese Room

Yeah, when we bought it, the realtor told us that, you know, we have the potentially the family subdivide that one time so.

1:25:51.690 --> 1:25:53.120

Jennie Dixon

To do a family transfer.

1:25:53.150 --> 1:25:53.670

Sophie Moiese Room

Yes.

1:25:54.450 --> 1:26:0.900

Jennie Dixon

OK. OK. Do you or your transferees intend to transfer any of those properties within the next year?

1:26:1.360 --> 1:26:1.870

Sophie Moiese Room

No.

1:26:2.350 --> 1:26:2.820

Jennie Dixon

OK.

1:26:4.230 --> 1:26:13.250

Jennie Dixon

And I think I know the answer to the next one. I don't recall you coming in to talk to us about subdivision review, but I need to just make sure, have you talked to anyone at the county about going through subdivision review?

1:26:13.800 --> 1:26:14.390

Sophie Moiese Room

No.

1:26:15.0 --> 1:26:20.600

Jennie Dixon

OK. And are you expecting those properties to be developed the transferred properties?

1:26:26.600 --> 1:26:27.560

Jennie Dixon

Excellent. OK.

1:26:21.600 --> 1:26:29.110

Sophie Moiese Room

Yes, uh rodneys will be hopefully developed this year. We already have plans drawn up for it just.

1:26:29.120 --> 1:26:29.540

Jennie Dixon

OK.

1:26:30.770 --> 1:26:31.400

Sophie Moiese Room

Gotta wait for.

1:26:31.110 --> 1:26:33.770

Jennie Dixon

And so that leads.

1:26:32.590 --> 1:26:33.990

Sophie Moiese Room

The paperwork. So.

1:26:34.460 --> 1:26:35.430

Jennie Dixon

Oh, sorry, go ahead.

1:26:36.160 --> 1:26:42.370

Sophie Moiese Room

But just waiting, well, this and then, Toby, you'll get started on the septic approval and whatnot, so.

1:26:42.920 --> 1:26:50.630

Jennie Dixon

OK, OK. That leads to the next question, of course. Do those recipients intend to reside on the property and make you some lucky parents?

1:26:51.30 --> 1:26:51.520

Sophie Moiese Room

Yes.

1:26:52.420 --> 1:26:52.980

Jennie Dixon

All right.

1:26:53.790 --> 1:26:58.580

Jennie Dixon

Fantastic. Thank you so much. I will just then leave you with the.

1:26:59.370 --> 1:27:3.0

Jennie Dixon

Slide with the recommendation. A motion to approve the family transfer.

1:27:6.590 --> 1:27:7.380

Sophie Moiese Room

Thank you.

1:27:8.260 --> 1:27:8.910

Sophie Moiese Room

Umm.

1:27:11.130 --> 1:27:15.60

Sophie Moiese Room

Is there any other comments or just uh Toby want to say anything to?

1:27:17.520 --> 1:27:18.230

Sophie Moiese Room

OK.

1:27:20.300 --> 1:27:50.60

Sophie Moiese Room

I don't have any questions. I do not either, so I would move that we approve the request by Rod and Kathleen Stevens, utilize the family transfer exemption on property located at 3751 Highway 83 N to create and transfer A3 acre track shown as track one to their son Rodney Stevens in A3 acre track shown as track three to their daughter Amy Stevens as presented in the exemption application and affidavit. Second any further discussion.

1:27:51.180 --> 1:27:55.930

Sophie Moiese Room

All in favor? Aye. Thank you. Good luck. Good luck with your project.

1:27:56.680 --> 1:27:57.160

Sophie Moiese Room

You bet.

1:28:0.940 --> 1:28:4.640

Sophie Moiese Room

This one a lot faster than I anticipated and the other business.

1:28:5.960 --> 1:28:9.530

Sophie Moiese Room

We're adjourned. Have a great day, everyone. Thanks, Jenny. Thank you.

1:28:9.260 --> 1:28:10.550

Jennie Dixon

You bet. Thank you.