

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, MAY 25, 2023 – 2 PM

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

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

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

ATTENDANCE:

Commissioners Present:

Chair Josh Slotnick
Commissioner David Strohmaier
Commissioner Juanita Vero

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office
Melissa Fisher, Strategic Initiative Manager, Commissioners' Office
John Hart, Attorney, County Attorney
Chris Lounsbury, Chief Administrative Officer, Commissioners' Office
Karen Hughes, Planner, Planning, Development, Sustainability
Lauren Ryan, Planner, Planning, Development, Sustainability
Sam Scott, Assistant Recording Director, Clerk and Recorder

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:07]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:23]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:32]*
Proclamation: National Gun Violence Awareness Day
Proclamation: Pride Month
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 9:11]*

6. CURRENT CLAIMS LIST *[Time stamp – 10:47]*

Claims received as of May 03, 2023 to May 14, 2023 by the Commissioners' Office total \$3,469,471.97

7. HEARINGS

- a. Close the Public Hearing and consider adoption of Impact Fees** *[Time stamp – 11:10]*
Chris Lounsbury, Missoula County Chief Administrative Officer

Commissioner Vero made the motion that the Board of County Commissioners of Missoula County adopt the Missoula County Impact Fee Resolution, establishing Impact fees in Missoula County and work with the City of Missoula on an Intergovernmental Agreement

Commissioner Strohmaier seconded.

[Motion Passed 3-0]

[Resolution 2023-044 Book: 1089 Page: 474]

- b. Lolo Regional Plan Map and Missoula County Growth Policy Amendment**

[Time stamp – 29:22]

Lauren Ryan, Planning, Development, Sustainability

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners] approve and adopt the Resolution of Intent to amend the Lolo Regional Plan Map for the Lolo School property and the Resolution to the Missoula county Growth Policy Land Use Map based on the findings of fact and conclusions contained in the staff report

Commissioner Slotnick seconded.

Motion Passed 3-0

[Resolution 2023-046 Book: 1089 Page: 328]

- c. Countywide Zoning for Cannabis** *[Time stamp – 49:09]*

Karen Hughes, Planner, Planning, Development, Sustainability

[Item withdrawn by Staff]

Missoula Rural Fire District Petition for Annexation *[Time stamp –50:01]*

Sam Scott, Assistant Recording Director, Clerk and Recorder

Commissioner Vero made the motion that the Board of County Commissioners of Missoula County adopt the Resolution for the Missoula Rural Fire District for Annexation as presented.

Commissioner Strohmaier Seconded

Motion Passed 3-0

[Resolution 2023-041 Book: 1089 Page: 327]

- d. **No Parking on Highway 200 near the Sha Ron River Access** *[Time stamp – 52:22]*
Shane Stack, Director of Public Works, Public Works

Commissioner Vero made the motion to open the hearing to adopt
Resolution for No Parking on Highway 200 near the Sha Ron River
Access.

Commissioner Slotnick seconded.

Motion passed 3-0

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 3:32 p.m.

BCC Public Meeting MAY 25, 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 --> 0:0:0.580

Speaker 1

Hey, Cheryl.

0:0:4.280 --> 0:0:5.140

Speaker 1

Can you hear me now?

0:39:55.770 --> 0:40:2.540

Sophie Moiese Room

Hello everybody and welcome to our public meeting for May 25th. Would you please join me in the pledge?

0:40:5.220 --> 0:40:17.530

Sophie Moiese Room

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

0:40:21.560 --> 0:40:29.750

Sophie Moiese Room

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

0:40:33.390 --> 0:40:41.510

Sophie Moiese Room

But before calling for public announcements, I want to just one make one announcement and this is a sad thing to have to say. But I'm gonna say I don't.

0:40:42.420 --> 0:40:51.520

Sophie Moiese Room

Last Saturday, gentleman named Gary Stevens, known to all as Harley, died outside of our building.

0:40:52.150 --> 0:41:8.490

Sophie Moiese Room

This man was experiencing homelessness and had been that way for quite a while, was also known to many who frequented downtown. We want to acknowledge it happened and express our sadness and regret and condolences to the folks that he had touched in his life.

0:41:10.900 --> 0:41:24.130

Sophie Moiese Room

With that, do we have anyone from the public who would like to speak to you anything you'd like to speak to it all. Can you talk? Can you do your proclamation? If you wanna say for then. So close captioning.

Ohh, how is? Forget that one. Do you wanna speak to close captioning?

0:41:31.300 --> 0:42:1.120

Sophie Moiese Room

Hello everyone. If you are joining us for this meeting virtually today, instructions for turning on closed captioning or on your screen, if you're joining us in person today, we will have closed captioning on all the screens here in the soapy Louise room. And we also have assisted listening devices available. Please

come to me if you would like and assisted listening device and we'll get one for you. 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.

0:42:1.560 --> 0:42:26.200

Sophie Moiese Room

There will be multiple chances during the meeting for a public comment virtually during those times. If you like to speak, we ask that you raised use the raise hand feature. If you're on Microsoft Teams, this is a little small hand button. If you're calling in on the phone, you'll need to hit star 5 to raise your hand. Then once called on, you'll need to hit star 6 to unmute. If you have any questions or concerns, please find me during the meeting and let me know.

0:42:26.940 --> 0:42:27.480

Sophie Moiese Room

Thanks Joe.

0:42:28.540 --> 0:42:32.230

Sophie Moiese Room

So we have a couple proclamations. One of you guys wanna.

0:42:34.540 --> 0:42:34.940

Sophie Moiese Room

This one.

0:42:37.780 --> 0:42:43.150

Sophie Moiese Room

So this first proclamation is related to national gun Violence Awareness Day.

0:42:44.310 --> 0:42:57.580

Sophie Moiese Room

Whereas firearms are the leading cause of death for American children and teens aged 19 or under, and it is estimated there are more than 1100 suicides on college campuses in the United States every year.

0:42:58.260 --> 0:43:22.850

Sophie Moiese Room

And whereas gun violence kills 120 Americans every day, 70 women are shot to death by intimate partners in an average month. And in Montana, 228 die and 259 are wounded by guns in an average year. With Montana ranked at 9th in the nation for all gun deaths and 3rd in the nation for most gun suicides per capita.

0:43:23.740 --> 0:43:47.720

Sophie Moiese Room

And whereas Montana has been in the top five states for highest rates of suicide for the last 40 years and 62% of firearm deaths in the United States are suicides, with suicide being the number one preventable death for 10 to 14 year olds and LGBTQ youth being four times more likely to attempt suicides as their straight peers.

0:43:48.440 --> 0:44:13.130

Sophie Moiese Room

And whereas support for the Second Amendment goes hand in hand with keeping guns away from dangerous people and protecting public safety, and whereas June 2nd, 2023 would have been the 26th birthday of Heidi Pendleton, a teenage girl who was shot and killed in a neighborhood park. And we honor the lives and and lost human potential of Americans stolen by gun violence on this day.

0:44:13.890 --> 0:44:43.960

Sophie Moiese Room

And whereas anyone can join this campaign by pledging to wear orange on Friday, June 2nd, 2023, to help raise awareness about gun violence, encourage responsible gun ownership and storage to keep help keep our children safe, and to do all we can to keep firearms out of the wrong hands. And now, therefore we the Missoula board of County Commissioners and the City of Missoula and the state of Montana do hereby proclaim June 2nd, 2023 as national gun violence.

0:44:44.60 --> 0:44:45.10

Sophie Moiese Room

Awareness day.

0:44:46.0 --> 0:44:48.450

Sophie Moiese Room

Thanks. Dave. Would you guys like to speak to this?

0:44:51.170 --> 0:44:51.530

Sophie Moiese Room

Very much.

0:44:52.290 --> 0:44:53.100

Sophie Moiese Room

First, I want to thank.

0:45:0.920 --> 0:45:1.530

Sophie Moiese Room

My name is Rose.

0:45:6.910 --> 0:45:9.500

Speaker 1

We cannot hear the commenter.

0:45:8.380 --> 0:45:12.280

Sophie Moiese Room

Ohh Roxanne. Just turn on your mic. Thank you, Warren.

0:45:13.200 --> 0:45:42.10

Sophie Moiese Room

Maybe I'm not start from the beginning. OK, I'm thanking everyone here and attendance for their service. My name is Roxanne Weikel's WEIKEL. I'm a volunteer with Moms demand action for gun sense. This is a grassroots, nonpartisan organization that was started by one mom, Shannon Watts, after the sandy hooks shootings. There are now 10 million supporters nationwide, 8000 in Montana and 2600 here in Missoula.

0:45:42.560 --> 0:46:12.710

Sophie Moiese Room

So we want to thank you for proclaiming Friday, June 2nd, as national Gun Violence Awareness Day. As was mentioned, it was started when Hadiya Pendleton, a high school student, marched in President Obama's second inaugural parade and then one week later, she was shot and killed on a playground in Chicago. Her friends began wearing orange on her birthday, and the movement movement has now spread to a national event to honor survivors and victims, and for communities like ours.

0:46:12.990 --> 0:46:19.590

Sophie Moiese Room

To stand together with everyone who believes we can and must solve the gun violence problem in America.

0:46:20.990 --> 0:46:49.690

Sophie Moiese Room

By now many, if not most of us have been impacted by gun violence. You may know one of the 228 Montanans who die on average every year, and the many more who are wounded, and the many more who know these people and grieve. We are all aware of the horror of mass shootings and the fear that we have here. When a neighborhood or a school like Hellgate is locked down and our students regularly have locked down drills.

0:46:50.0 --> 0:46:57.330

Sophie Moiese Room

A reminder of the potential risk, so I ask you, does it feel like the problem is getting worse?

0:46:57.980 --> 0:47:18.200

Sophie Moiese Room

And the answer is yes, it is just in the last, last year, gun deaths are now the leading cause of death for children and teens. So think about that for a minute. And in Montana, the rate of gun deaths increased 51% over the last 10 years compared to 39% nationwide.

0:47:18.960 --> 0:47:29.100

Sophie Moiese Room

Suicides in Montana increased 43% in the last, sorry, let me tell ohh the last 10 years I'm compared to 19% nationwide.

0:47:30.440 --> 0:48:0.910

Sophie Moiese Room

So we, along with other volunteers here today representing the 2600 supporters in Missoula, want to thank you for this proclamation. We also want to let you know that there are about 30 businesses in Missoula right now who are providing information about national gun Violence Awareness Day in their stores. Special thanks to Rock and Rudy's for a full page ad. The Big Dipper for making a special orange ice cream, and many buildings, several buildings around town, will be turning.

0:48:1.0 --> 0:48:30.520

Sophie Moiese Room

On orange lights. So we invite you to join us Friday, June 2nd at 5:30 PM at the courthouse lawn for community gathering to honor victims and survivors and to take action to prevent gun deaths. There will be speakers followed by a walk to the Bearcats Bridge and finally, in closing, I must say that if you're a gun owner owner, I want to remind you to be sure. You always store your guns unloaded and locked up.

0:48:31.60 --> 0:49:2.430

Sophie Moiese Room

With ammunition stored separately, and when your children ask that are going to a friend or grandparents, house asked to be sure they're guns are safely stored. Why? This obviously reduces the risk of a child unintentionally shooting themselves or others. It reduces the risk of suicide, and it's worth noting that 76% of school shooters get their guns from family or friends. So know that it is extremely important.

0:49:2.700 --> 0:49:16.90

Sophie Moiese Room

To store your guns safely. So thank you again, and we invite you and hope to see some of you on June 2nd at 5:30 PM on the courthouse lawn. Thanks again. Thanks. Roxanne. Do you want me to turn it off?

0:49:21.830 --> 0:49:25.720

Sophie Moiese Room

Another proclamation, I wasn't sure if anyone else would like to speak to this.

0:49:28.670 --> 0:49:29.240

Sophie Moiese Room

OK.

0:49:30.880 --> 0:49:32.190

Sophie Moiese Room

Another proclamation then.

0:49:34.510 --> 0:50:4.100

Sophie Moiese Room

Whereas Missoula County and the City of Missoula acknowledges the lasting impacts of the homophobia and transphobia highlighted by acts of physical, mental, emotional and institutional violence against lesbian, gay, bisexual, transgender, queer, intersex, asexual, and two spirit LGBTQIA plus and two S people and communities both within the United States and internationally. And whereas Missoula County and the City of Missoula have diverse LGBTQIA plus and two spirit.

0:50:4.150 --> 0:50:28.300

Sophie Moiese Room

Communities are committed to supporting the safety, visibility, dignity and quality of all our community members. And on June 24th and 28th, 1969, the New York Police Department conducted a pair of raids on Stonewall in a popular gay bar in Greenwich Village, citing anti LGBTQIA plus and two spirit legislation such as masquerade laws to arrest patrons.

0:50:28.900 --> 0:50:59.750

Sophie Moiese Room

And workers. And whereas these raids sparked national resistance, known as the Stonewall Uprising led by transgender and lesbian activists such as Marsha Pay, it No Mind Johnson, Sylvia Rivera, Storme de Laverie, Miss Major and many other transgender women of color and served as a catalyst for the movement toward LGBTQ IA plus and two spirit rights and equity. And whereas the courage and bravery of these activists in the face of violence served as a rallying call in the United States for greater movement toward LGBTQ.

0:51:0.50 --> 0:51:30.270

Sophie Moiese Room

LGBTQIA plus and two spirit rights and equality and equity. And whereas while advancements have been made in regard to policy change and more equitable treatment of LGBTQIA to plus and two spirit persons throughout the nation, there continues to be discrimination and violence against people in these communities, making it essential for local governments to collectively take action to support community members who are impacted. And whereas June is celebrated as LGBTQ.

0:51:30.340 --> 0:52:0.280

Sophie Moiese Room

8 Plus and two Spirit Pride month nationwide. And whereas all members of our Community should be able to live without fear of prejudice, discrimination and violence and hatred based on gender identity, expression or sexual orientation now, therefore, Missoula County and the City of Missoula do hereby declare the month of June 2023 as LGBTQ IA plus and two Spirit Pride Month and invite all citizens to observe this month with program ceremonies and activities in the community and by visiting WWW dot.

0:52:0.420 --> 0:52:3.10

Sophie Moiese Room

Doa-pride.com.

0:52:4.460 --> 0:52:8.230

Sophie Moiese Room

Thanks. Thanks, Juan. Anybody like to speak to to this?

0:52:11.110 --> 0:52:11.940

Sophie Moiese Room

OK.

0:52:13.320 --> 0:52:16.200

Sophie Moiese Room

Do we have any public comment on items not on the agenda?

0:52:20.770 --> 0:52:35.780

Sophie Moiese Room

All right, our current claims list claims received as of May 3rd, 2023 to May 14th, 2023 by the Commissioners Office total three million \$469,471.97.

0:52:37.90 --> 0:52:43.50

Sophie Moiese Room

We have 5 hearings today. Our first one is on impact fees and Chris Lounsbury will present.

0:52:44.690 --> 0:52:56.660

Sophie Moiese Room

Thank you, commissioners. While the presentation comes up here, just as a reminder, you open to public comment period at the end of April that has been running for the last four weeks related to the consideration of impact fees.

0:52:57.990 --> 0:53:28.60

Sophie Moiese Room

So a brief history on impact fees and how we got here. So in January of 2021, Missoula County contracted with Tischler Vice, a consulting firm, to begin work on developing both an internal comprehensive improvement plan for capital improvements as well as working with the Impact Fee Advisory Board that you created in April of 2021 to look at whether or not Missoula County should consider implementing impact fees.

0:53:28.140 --> 0:53:57.610

Sophie Moiese Room

Across the county for various projects, in addition to that, we contracted with Surf HL here in Missoula to do some public outreach and engagement with stakeholders to better understand the needs and concerns around Missoula County, potentially implementing impact fees. So as part of that process, the impact Fee Advisory Board held multiple meetings and then came up with a series of recommendations that you heard at your public meeting in April. And so I'm just going to briefly go over those.

0:53:58.150 --> 0:54:7.960

Sophie Moiese Room

Recommendations and so that the first recommendation was to hold a public hearing and comment period where the rates were proposed. And so that began at the end of April and continues through today.

0:54:8.630 --> 0:54:22.440

Sophie Moiese Room

That you should include a 5% administrative fee as part of the impact fee program to help support the administrative costs of the program that you should pursue an intergovernmental agreement with the City of Missoula to allow for the collection of certain impact fees inside the city limits.

0:54:23.380 --> 0:54:41.850

Sophie Moiese Room

To provide clear communication and education for several months prior to impact fees going into effect in that proposal came as recommending that you at the close of your public comment period, not begin collecting impact fees until the end of this calendar year to make sure that the Community had ample time to plan for those for future projects.

0:54:43.400 --> 0:54:53.690

Sophie Moiese Room

They also recommended that you provide for an annual inflation adjustment based on the annual engineering news record, which specifically looks at construction costs as the method for that.

0:54:54.610 --> 0:55:25.330

Sophie Moiese Room

They also recommended an inclusion of a waiver and the setting aside of funds to help waive fees for affordable housing projects. And they gave two specific definitions around how the county should consider affordable housing, and that includes permanently affordable housing should be defined consistently and broadly to include deed restricted dwellings that serve individuals or families earning less than 60% of the area median income, and for projects that meet the definition to make them eligible to apply for federal low income housing.

0:55:25.400 --> 0:55:32.950

Sophie Moiese Room

Tax credits and or projects that contain a component of affordable housing should be considered on a case by case basis.

0:55:33.730 --> 0:55:43.860

Sophie Moiese Room

And then finally, the French town fire District recommended that impact fees uh be levied in French town to assist with their capital improvement needs in the future.

0:55:45.350 --> 0:55:54.970

Sophie Moiese Room

So the process as a reminder for how impact fees are adopted is that you would look at a resolution that would create the impact Fee ordinance, which is required by the Montana Code Annotated.

0:55:55.680 --> 0:56:5.490

Sophie Moiese Room

As part of that, you would incorporate the draft report from Tischler BISE, which outlines the impact fees based on the specific areas of the Community where those fees would be spent.

0:56:6.690 --> 0:56:15.510

Sophie Moiese Room

The draft resolution is available online today and has been out on the county's website as well as Missoula County voice since the public comment period opened in April.

0:56:16.770 --> 0:56:43.900

Sophie Moiese Room

We had four different methods of collecting public comment during this period. So you officially opened the public comment period on April 27th. It's still open today. People were able to e-mail comments to the board of County commissioners at BC at Missoulacounty dot US. They were able to call your office that area code 4062584877 and then we had a Missoula County voice page specifically where folks could engage and leave public comment as well.

0:56:45.440 --> 0:56:58.890

Sophie Moiese Room

So just to summarize the comments that we've received today, we received four comments that were just generally concerned over impact fees and against them as they were concerned that it would impact and raise the cost of homes in Missoula County.

0:56:59.950 --> 0:57:26.380

Sophie Moiese Room

We received three specific comments in support of impact fees. In general, just believing that they were a good way to help offset some of the property tax burden in Missoula County by making sure that growth helped to pay for its actual cost. In addition to that, you got a letter of support from the Missoula Organization of Realtors specifically around impact fees. And then you got one letter of general support from the Missoula Building and Industrial Association, but they were concerned.

0:57:27.130 --> 0:57:52.210

Sophie Moiese Room

That on large scale projects by having impact fees added to potentially the total cost of the project over time, with interest rates going up, those could actually have substantial carrying costs. And so they recommended you consider looking if there was a different way other than at the issuance of building permits for impact fees to be collected and perhaps the model that could be used at their recommendation would be something similar to property taxes.

0:57:54.390 --> 0:58:6.160

Sophie Moiese Room

So today what we're recommending is we're asking you to close the public hearing and comment period for impact fees and at the conclusion of the public comment period after any you may receive it today's public meeting.

0:58:7.400 --> 0:58:9.760

Sophie Moiese Room

You consider whether or not you would.

0:58:10.980 --> 0:58:15.270

Sophie Moiese Room

Be interested in adopting impact fees and if you are then we have a recommended motion.

0:58:17.340 --> 0:58:18.170

Sophie Moiese Room

Thanks a lot, Chris.

0:58:20.150 --> 0:58:32.590

Sophie Moiese Room

I think I could say, but before I do that and that's my friends and compatriots, do you all have any comments or things you'd like to say? I did have a question, Chris. I think slides on page 7 or 6.

0:58:35.390 --> 0:59:5.940

Sophie Moiese Room

The yes and maybe I just spaced out, but the the concern that the Missoula Building Industry Association, they they were concerned but then they had a suggestion and and explained that again, yeah. So the suggestion was that we looked to see if there was another way to collect impact fees rather than at the issuance of building permits, which is how they are traditionally collected and their specific suggestion was whether or not for example impact fees could be collected at the same time as property taxes and then spread.

0:59:6.20 --> 0:59:15.30

Sophie Moiese Room

Spread out the cost over a number of years. It's good question. OK. Yeah. What? What's, what's the answer? So. So the short answer is.

0:59:16.480 --> 0:59:37.980

Sophie Moiese Room

It might be something that would be possible under the existing statute. The challenge is because we are looking at an intergovernmental agreement where the city would be collecting some of these inside the city limits, we would potentially end up with administrative challenges on how we manage that, the collection of those fees, because the cities program is at issuance of building permit.

0:59:39.360 --> 0:59:51.910

Sophie Moiese Room

So if it was in the county, it'd be pretty straightforward. If it's in the city, we'd have to solve an administrative Riddle, or what would it be? An administrative nightmare? Figuring out? I mean, splitting out every time someone.

0:59:53.150 --> 1:0:10.60

Sophie Moiese Room

Is assessed an impact fee over X number of years. So the challenge would be and Tyler's not here, so I've not asked this question of the clerk and Recorder treasurer, who of course is the one who does tax bills, is how we would look at implementing that and making sure that on the tax bill, it was clear to that the other challenges.

1:0:10.900 --> 1:0:43.10

Sophie Moiese Room

From my perspective, potentially around administration, in addition to what Commissioner Strohmeier just mentioned, is how do we address then if that home is sold in the first period of time, right, because it's not a real property tax. And so there would also have to be some mechanism where we would be reporting that to title companies when there was a title inquiry. And so while it seems relatively straightforward to just say kind of treat it the same as you do, the way you collect property taxes, there are actually real administrative challenges that would come along with that, not to mention the fact that we would potentially be running two different programs.

1:0:43.80 --> 1:0:52.920

Sophie Moiese Room

One or two different methods of collection, one in the county and one in the city, which would be problematic, but we could explore this with Tyler a little bit. I wonder if there's a way to.

1:0:53.630 --> 1:1:4.40

Sophie Moiese Room

Not connect these to property taxes, but spread them out over time. If on a small on a house, one house or two houses, it's not that big a deal. If there was a really big project.

1:1:5.430 --> 1:1:6.880

Sophie Moiese Room

Maybe there's a way to look into?

1:1:7.530 --> 1:1:12.80

Sophie Moiese Room

How those costs could be spread out over time independently of property taxes, I'm not sure what that would look like, but.

1:1:13.370 --> 1:1:25.340

Sophie Moiese Room

Yeah, I think that exactly what you're mentioning. Commissioner Slotnick is the challenge around doing something other than the specified method that's listed in state law, right, which is at the issuance of building permit. Right. Thanks. So.

1:1:26.850 --> 1:1:30.260

Sophie Moiese Room

If you guys don't have anything else, so I I just wanted to say that.

1:1:31.850 --> 1:1:32.990

Sophie Moiese Room

These impact fees.

1:1:34.60 --> 1:1:48.90

Sophie Moiese Room

Speak to this specific economic moment and housing moment that we're in right now. He. Hey, Josh. Yeah, I'm. I'm getting a a sense from council over here that maybe we ought to take public comment. Cool.

1:1:51.10 --> 1:1:52.760

Sophie Moiese Room

Any public comment on impact fees?

1:1:54.900 --> 1:1:57.450

Sophie Moiese Room

Just say you're you're so sensitive, strohmeier.

1:2:2.10 --> 1:2:2.700

Sophie Moiese Room

No.

1:2:8.690 --> 1:2:11.20

Sophie Moiese Room

OK, I'll I'll launch into my rent.

1:2:12.130 --> 1:2:14.20

Sophie Moiese Room

And it was so good. It was so good.

1:2:15.220 --> 1:2:19.760

Sophie Moiese Room

We're in a very unusual moment here around property taxes and housing.

1:2:21.140 --> 1:2:48.680

Sophie Moiese Room

On one hand, we need a whole lot more houses. One of the reasons our houses are so our housing is so expensive is because demand far out exceeds supply. We have national demand for local supply and we also see help wanted signs all over the place in downtown for small jobs. And we know folks who are trying to hire people for bigger jobs. It's difficult to find people. One of the reasons it's difficult to find people is there's not enough housing. So we need growth.

1:2:50.740 --> 1:2:52.270

Sophie Moiese Room

Other part of this same equation.

1:2:53.20 --> 1:2:54.560

Sophie Moiese Room

When a new house is built.

1:2:55.890 --> 1:3:4.60

Sophie Moiese Room

The property taxes that the folks pay in that house do not cover 100% of a cost of bringing services to that house. The remainder the piece of.

1:3:5.0 --> 1:3:34.940

Sophie Moiese Room

The cost of providing services to the folks in that house that they do not pay is made-up on the backs of all the other existing taxpayers. So on the one hand, we need more housing and the other hand, as we grow, it increases property taxes not because of the value of those new houses, but because we have to bring services to those houses, services that are not entirely carried by those residents. It's a vexing Riddle if I'm describing this clearly to the dozens of you out there.

1:3:35.320 --> 1:3:35.700

Sophie Moiese Room

Uh.

1:3:37.450 --> 1:3:39.710

Sophie Moiese Room

Impact fees address this specific problem.

1:3:40.570 --> 1:3:55.400

Sophie Moiese Room

Though not entirely, it's a step in the right direction because impact fees allow for new development to cover a portion of the costs of bringing services to those houses so they aren't born on the backs of existing property tax payers.

1:3:56.40 --> 1:4:9.60

Sophie Moiese Room

This is an effort towards property tax relief. This is not an effort towards new revenue. This is looking specifically at property tax relief. This is a tool that's widely used in other parts of our state and that's why we're considering it today.

1:4:11.430 --> 1:4:12.220

Sophie Moiese Room

Thanks for saying that.

1:4:13.500 --> 1:4:13.810

Sophie Moiese Room

Yeah.

1:4:16.980 --> 1:4:17.240

Sophie Moiese Room

Yeah.

1:4:19.560 --> 1:4:28.700

Sophie Moiese Room

Well, then I I'm ready for to make a motion. I move that we close the public hearing and consider adopting impact fees.

1:4:29.630 --> 1:4:30.500

Sophie Moiese Room

Like there's the motion.

1:4:31.600 --> 1:4:50.820

Sophie Moiese Room

Ohh, I'm going to recommend I move to adopt the Missoula County Impact Fee resolution establishing impact fees in Missoula County, including the recommendations of the Impact Fee Advisory Committee incorporating the report of Tisha, Vice and directing staff to work with the City of Missoula on an intergovernmental agreement second.

1:4:51.890 --> 1:5:22.380

Sophie Moiese Room

And one other thing to add here, I forgot to say in that first part, I really want to acknowledge that yes, indeed this will make houses cost more, but that amount that goes up is not very much and that amount that it boosts houses will go up due to impact fees is spread out over 30 years. And I do not believe that the addition of impact fees will take a House that was once attainable by a person and now make it unattainable. This is it's a small amount spread out over time, not a big hit and in that way, yes.

1:5:22.460 --> 1:5:27.790

Sophie Moiese Room

It is regressive. This is not a tax, it's a fee. I do want to acknowledge that though.

1:5:31.410 --> 1:5:39.480

Sophie Moiese Room

I just wanted to make it clear the the draft resolution that's part of the agenda packet and available to the public for this meeting.

1:5:40.710 --> 1:6:9.450

Sophie Moiese Room

That will not change significantly, but Chris and I will make a few modest changes to it, reflecting today's events and there's a few provisions from the statute that we have to include in there and so but but the substance of what you're adopting today is not going to change. And can we adopt this today and still explore potential for spreading payments out over time? They may yield nothing but may yield something.

1:6:12.600 --> 1:6:14.230

Sophie Moiese Room

Yes, you you can do that.

1:6:15.920 --> 1:6:17.920

Sophie Moiese Room

I'm not a fan of.

1:6:19.50 --> 1:6:35.960

Sophie Moiese Room

Spreading those payments out over time, you know the you read the statute and it says that you can't. You you can't collect them any earlier than the time you get a building permit or you hook up the water and sewer. Or well and septic.

1:6:36.660 --> 1:6:37.100

Sophie Moiese Room

And.

1:6:37.900 --> 1:6:49.190

Sophie Moiese Room

So the plain language of that suggests you could collect them after one of those things occurs, but I don't think that's the best reading of that statute, I think.

1:6:49.960 --> 1:7:21.840

Sophie Moiese Room

The intent of that statute is that you collect them at the time of one of those three events. And you know, if you think it would just what you said, Commissioner Slotnick, about impact fees, they're basically you're asking new development to sort of catch up to to start at the same place as existing development and pay for what they're gonna benefit from. That has already been paid from past development. So letting them spread that out over time.

1:7:22.420 --> 1:7:45.690

Sophie Moiese Room

You know, I don't know. I did it, wouldn't I? Can't say that. It would be illegal, but it may sort of undermine the purpose of development fees and what we're trying to accomplish with development fees. But if if you know, I'm not saying that if we can't find a solution that we, you know that that would be that would be worth exploring. Thanks. Thanks John.

1:7:49.940 --> 1:7:51.420

Sophie Moiese Room

In a motion we had a second.

1:7:52.350 --> 1:7:54.290

Sophie Moiese Room

All right. All in favor. Aye, aye.

1:7:55.440 --> 1:8:2.570

Sophie Moiese Room

Hey, one other question, just follow up and the presentation. You mentioned mentioned a forthcoming ordinance, it is that.

1:8:3.850 --> 1:8:34.600

Sophie Moiese Room

So this is this is one of those great confusing areas where resolutions and ordinances overlap, and so it is. It is a resolution that creates the ordinance. There's not a separate document. And so it's unfortunately the ordinance language is and resolution language look very, very similar in the Montana Code Annotated. And John can probably explain this better than I can save for the fact that one has two public hearings and one has one public hearing. And in this case you have.

1:8:34.670 --> 1:8:40.820

Sophie Moiese Room

You have had two public hearings in the fact that you open public comment and had a hearing, and the hearing continued for a month.

1:8:41.510 --> 1:8:43.370

Sophie Moiese Room

So and this is your second.

1:8:44.500 --> 1:8:48.700

Sophie Moiese Room

For lack of a better term, so at the top of them both says resolution.

1:8:50.420 --> 1:8:58.830

Sophie Moiese Room

We're gonna see that same issue play out later in the agenda when we look at the resolution for no parking on Hwy. 200 and Speedway the.

1:8:59.470 --> 1:9:8.650

Sophie Moiese Room

The Montana Code Annotated gives us the gives counties the authority to pass resolutions regarding parking. But.

1:9:9.320 --> 1:9:37.340

Sophie Moiese Room

In the sense that those have, then you know towing, vehicle towing and consequences, injustice court and things like that. We treat them as ordinances. So that's why we're going to have two, two separate hearings on the these on these no parking and the statue doesn't say that we have to do it that way, but to be safe we have the two two hearings because they're akin to an ordinance.

1:9:38.120 --> 1:9:38.720

Sophie Moiese Room

Thanks.

1:9:40.560 --> 1:10:10.800

Sophie Moiese Room

Yeah, in last little bit in this one, say thanks to Chris for shepherding this whole process for well more than a year and to the folks who volunteered to be on the impact Fee Advisory Board, we had people from the development community, real estate community folks who are former planners, people who are just generally involved in civic affairs, give a bunch of their time and careful thought to analyzing this really dense, this dense subject and diving into the meat of the tissue by support and coming up with some solid recommendations. So thanks to all involved.

1:10:13.390 --> 1:10:17.670

Sophie Moiese Room

Alright, Next up we have a low, low growth policy amendment from Lauren Ryan.

1:10:49.570 --> 1:10:55.430

Sophie Moiese Room

Alright, thank you Commissioners. For the record, Lauren Ryan Planner with planning development and sustainability.

1:10:57.130 --> 1:11:24.740

Sophie Moiese Room

The request today is for an amendment to the lower regional plan land use map and the Missoula County Growth Policy map. The amendment request is from MCG Vines LLC and is represented by Karl Treadwell with 406 engineering. The applicant is proposing to amend the land use map designations from public land and open and resource to residential open space and commercial general.

1:11:25.510 --> 1:11:27.350

Sophie Moiese Room

General Commercial and Community commercial.

1:11:29.410 --> 1:11:45.940

Sophie Moiese Room

The subject property is located at 11395 Highway 93 S and is the site of the former Lolo School. The property is unzoned and the request today is not to zone the property, but to amend the land use designations, which are used to guide development and future growth.

1:11:48.840 --> 1:11:54.410

Sophie Moiese Room

Here's the existing site, the Lolo School property. The amendment request involves.

1:11:54.780 --> 1:12:7.930

Sophie Moiese Room

Umm. Let's see. My mouse looks really small in there. I'm sorry, but these two properties with the school located on it along with this property right to the South and then to the West there.

1:12:10.950 --> 1:12:11.450

Sophie Moiese Room

Lauren.

1:12:12.480 --> 1:12:19.220

Sophie Moiese Room

Do you want this ohv be good? Thanks. Unless you guys need you. Guys are good. OK, great clarification. I'm good. OK.

1:12:19.300 --> 1:12:35.600

Sophie Moiese Room

Yeah, I think she showed this to us before. Yeah, great. So again, the existing land use designations for the property are public land and open and resource designations. I'll get into a little bit more detail on what these encompass in the upcoming slides.

1:12:37.970 --> 1:13:7.20

Sophie Moiese Room

This map shows the proposed land use designations the applicant is proposing 4.21 acres of general commercial, which is shown in this pink color here .39 acres of community commercial right on the bottom there off of Hwy. 93 S 15.73 acres of residential at a density of 16 dwelling units per acre, shown in purple on the screen there.

1:13:7.240 --> 1:13:37.90

Sophie Moiese Room

And then 13.42 acres of open space, which is shown in green on this map. Hey, Lauren, can you remind me with the definition of Community commercial list? Yeah, so Community commercial is going to be your more oriented towards like a coffee shop a, you know, kind of local food, whereas your commercial is going to be kind of those bigger type of commercial type uses. And so they the Community commercial designation was a request.

1:13:37.230 --> 1:13:54.120

Sophie Moiese Room

Of what they heard from public feedback from the lower community of kind of wanting a more, you know, more coffee shops, more kind of local places in the, in the Lolo community, recognizing that there is a lot of underutilized commercial space already in the low low area however.

1:13:54.200 --> 1:14:0.110

Sophie Moiese Room

And the community really wants to see kind of more of those local community commercial type development.

1:14:1.790 --> 1:14:4.180

Sophie Moiese Room

And I can. Yeah. Yeah. Just a.

1:14:5.460 --> 1:14:9.70

Sophie Moiese Room

Run with that point a little bit more. So what? What's the most intensive?

1:14:10.130 --> 1:14:21.330

Sophie Moiese Room

Example of a Community commercial use. I mean can there be manufacturing? Can there be? I mean seeing a head shake, no boutique tire shop, boutique commercial tires.

1:14:23.60 --> 1:14:25.230

Sophie Moiese Room

What a business. You're in gentler.

1:14:26.310 --> 1:14:43.480

Sophie Moiese Room

I'm glad I got a laugh out of Karen Hughes in the audience there. OK, is there a square footage or I mean any, I guess I'll just leave it at that, right, right. Let me get to the my mind goes to worst case scenarios. Really.

1:14:45.420 --> 1:14:53.970

Sophie Moiese Room

Right. And I know I know that Carl's in the audience as well. So I don't know if he wants to add anything to that question as well on the Community commercial land use designation.

1:14:56.540 --> 1:15:4.110

Sophie Moiese Room

Yeah. Sure. Hi, I'm Carl Treadwell with 406. Engineering is your microphone on, Carl? I turned it on. Is it green? Yellow.

1:15:5.310 --> 1:15:6.830

Sophie Moiese Room

Yeah, I just got it down.

1:15:7.290 --> 1:15:7.740

Sophie Moiese Room

Yes.

1:15:9.970 --> 1:15:14.850

Sophie Moiese Room

I just wanna point out that the Community commercial, mostly it it allows for a hybrid.

1:15:15.310 --> 1:15:29.340

Sophie Moiese Room

Uh, kind of use. So like, if you were to see apartments over a coffee shop or something like that, it doesn't strictly require commercial development, but it allows that opportunity for, for hybrid or one or the other.

1:15:29.970 --> 1:15:42.260

Sophie Moiese Room

And so we were trying to keep some flexibility there in case the developer saw some opportunity for

commercial development, but also retains the ability to do residential if they don't find any buyers for commercial.

1:15:43.330 --> 1:16:3.840

Sophie Moiese Room

Thank you. Great. Yeah. Thanks, Carl. And I'll add two. Yeah, in the in the application here, so specifically the Community commercial allows for could include retail, financial business, personal food and beverage, lodging, residential and small scale entertainment type facility there. Thanks a lot. Great. Thank you. Thank you.

1:16:6.650 --> 1:16:21.180

Sophie Moiese Room

And one more thing that I was going to point on this map again just for clarity. So again, we're looking at changes to the land use where this kind of darker black border is not where these other existing residential homes are.

1:16:24.380 --> 1:16:28.340

Sophie Moiese Room

So the existing land use designation of the school site is public land.

1:16:29.260 --> 1:16:47.930

Sophie Moiese Room

The land use designation is limited to land uses that are public in nature and is applied to areas and structures or uses, such as schools, community buildings and cemeteries. Since the school site is being relocated, the public land designation is no longer appropriate for the area and limits future uses of the area to those that are designated as public.

1:16:50.870 --> 1:17:18.360

Sophie Moiese Room

The open and resource designation is located in areas with forestry or agricultural related uses and or floodplain. Steep slopes and natural resource values. So in this situation, the open end resource designation is on areas of steep slope on the property and a majority of those that are already designated as open space or as open and resource currently will be designated as open space. With the proposed amendment.

1:17:20.100 --> 1:17:33.40

Sophie Moiese Room

And I quickly just wanted to go over growth policy and regional plans. So we are clear on what the applicant is requesting, what we're reviewing. So they're request today would amend the Missoula County Growth policy land use map.

1:17:33.890 --> 1:17:51.720

Sophie Moiese Room

A growth policy as a guiding document used to guide future development of a city or county. The document is not a regulatory document but is used as a legal framework for which future plans and regulations are based on the growth policy. Also assist in guiding future infrastructure investments like Rd. sewer, water and trails.

1:17:54.90 --> 1:18:20.960

Sophie Moiese Room

The proposal would also amend the Lola Regional Plan land use designations on the subject property. A regional plan is a land use plan for geographic region within the county that covers elements of the growth policy at a greater detail. The regional plan is adopted under the statutory authority of the growth policy, so therefore the regional plan must be consistent with the growth policy and the document establishes the land use designations for the low, low area.

1:18:23.40 --> 1:18:43.770

Sophie Moiese Room

In terms of the review criteria to amend a growth policy or regional plan, they do not have a statutory review criteria or standards like you would see when reviewing a subdivision proposal. However, that amendment must be consistent with the growth policy, so in this case there is an evaluation of both the Missoula County Growth Policy and Lola Regional Plan.

1:18:44.420 --> 1:18:52.60

Sophie Moiese Room

And both documents have criteria used to evaluate a proposed amendment, and that is how the staff report is outlined.

1:18:54.30 --> 1:19:23.680

Sophie Moiese Room

So I won't read through all these, but this is the review criteria for the amendment outlined in the Lowell Regional Plan. So you're looking at if the plans goals are still valid, there's circumstances where policies changed, is there information regarding additional needs of the area? Legal framework has changed, public input suggesting changes and is a plan still working in terms of public process and planning process? And could the plan better serve the public as well as the landowner?

1:19:25.800 --> 1:19:39.510

Sophie Moiese Room

And this is the review criteria in the Missoula County Growth policy. So we're looking specifically at it, if it's substantially complies with the guiding principles, goals and objectives of the growth policy and that the.

1:19:41.680 --> 1:19:49.540

Sophie Moiese Room

Applicable goals and future land uses of the area are addressed in the amendment request meeting a need. That's not the wise being met.

1:19:50.180 --> 1:19:56.830

Sophie Moiese Room

Will it provide substantial public benefit? And if it's in the best means of providing public benefit as well?

1:19:59.130 --> 1:20:7.940

Sophie Moiese Room

So this did go to the planning board at the May 16th hearing. The Planning Board unanimously voted to recommend approval of the amendment with a 9 to 0 vote.

1:20:8.660 --> 1:20:19.500

Sophie Moiese Room

In terms of kind of summary of what the planning board discussed, they did talk about water and sewer and kind of the lack of availability there in the Lolo area and how that would impact this proposal.

1:20:20.640 --> 1:20:39.250

Sophie Moiese Room

Additionally, they were in support of the open space recommendation and conserving some of those in resources on the property currently, and they were also in support of the Community commercial and kind of adding a more mixed-use type land use designation to this area.

1:20:41.270 --> 1:20:49.420

Sophie Moiese Room

In terms of outreach for their proposal, the applicants representative did complete a number of public outreach events, which are all outlined in the application packet.

1:20:50.220 --> 1:20:57.10

Sophie Moiese Room

They did go to a number of Community council meetings and also hosted an open house in the Lolo community.

1:20:58.60 --> 1:21:30.870

Sophie Moiese Room

The public feedback from the open house can be summarized into the following. There was concern with preserving the on site flora and fauna on site building, preservation of the of the former Willow School site, the aesthetic of the highway 93 streetscape, commercial interest and preservation of open space on site. So in response to the public feedback, the amendment request does preserve a fair number of open space by maximizing the residential density and allowing for some commercial opportunities, including that.

1:21:31.60 --> 1:21:49.730

Sophie Moiese Room

Community commercial that we talked about, we did receive also a letter of support from the Community Council in February of this year. They did emphasize again the concern with the water and sewer capacity, the cost of infrastructure improvements and the potential cost burden on residents for that.

1:21:52.120 --> 1:21:59.70

Sophie Moiese Room

We also set up a Missoula County voice page and ran a legal ad as required by statute.

1:22:1.110 --> 1:22:7.270

Sophie Moiese Room

Some of these comments were included in the packet, but we did get some comments later on the Missoula County Voice page.

1:22:7.840 --> 1:22:36.270

Sophie Moiese Room

Umm, there's some comments regarding the that first comment regarding kind of the the over commercial and Town Center as a glorified truck stop. So I don't know if your boutique of would would fit well there. So basically, yeah, the the kind of commercial spaces that aren't being utilized and wanting kind of a more walkable space in the little community.

1:22:37.70 --> 1:22:50.970

Sophie Moiese Room

Umm. And then that that comment there regarding the the hillside was in reference to six dwelling unit per acre plan which is outside of the scope of this proposal for for clarification there.

1:22:53.330 --> 1:22:55.780

Sophie Moiese Room

Uh comments regarding a park.

1:22:58.760 --> 1:23:1.360

Sophie Moiese Room

Support of the multi types of housing there.

1:23:3.20 --> 1:23:9.650

Sophie Moiese Room

And concerns just with hillside and and preserving the slope support of a coffee shop.

1:23:12.100 --> 1:23:28.150

Sophie Moiese Room

And so with that, staff is recommending approval of both the amendment to the little regional plan and the growth policy as well. We've got some recommended motions on the screen and happy to answer any questions. Thanks. You mentioned a public comment that.

1:23:28.900 --> 1:23:33.160

Sophie Moiese Room

Ohh a few slides back talking about flora and fauna, but and then what?

1:23:34.260 --> 1:23:45.120

Sophie Moiese Room

I don't know the fauna of the area or what. What was the specific? Yeah. So that was specifically feedback at the Open house. And I do think I have a copy of.

1:23:47.390 --> 1:23:50.490

Sophie Moiese Room

But there are some special critter that uses that area.

1:23:51.510 --> 1:23:51.940

Sophie Moiese Room

Is.

1:23:55.400 --> 1:23:57.990

Sophie Moiese Room

Let's see. And this is in the application packet as well.

1:23:58.500 --> 1:24:8.860

Sophie Moiese Room

And this came from a retiree with a background in wildlife management. They poked around the property and have some pretty photos in the application.

1:24:10.80 --> 1:24:10.880

Sophie Moiese Room

Let's see.

1:24:11.800 --> 1:24:15.470

Sophie Moiese Room

A waxy spring parsley.

1:24:17.120 --> 1:24:29.230

Sophie Moiese Room

Is on the hillside and a thin leaved owl Clover. Yeah, I know all. You know those call right. I'm not having eggs, but but I was wondering about the animals. Oh, animals.

1:24:30.720 --> 1:24:43.630

Sophie Moiese Room

Butterflies, bees and birds got it. OK. Thank you. Yes. Sorry. I was thinking terrestrial. So I got excited about the plants. OK. There's the plants on site. Thank you.

1:24:47.450 --> 1:24:49.390

Sophie Moiese Room

We have a motion language.

1:24:50.680 --> 1:24:52.220

Sophie Moiese Room

Sorry, it was so public comment.

1:24:53.340 --> 1:24:54.810

Sophie Moiese Room

Public comment on on this.

1:24:57.620 --> 1:25:2.590

Sophie Moiese Room

And we do have Carl here with 406 engineering. If I didn't know if you wanted to add anything to that.

1:25:3.340 --> 1:25:4.110

Sophie Moiese Room

Like this is.

1:25:5.430 --> 1:25:16.810

Sophie Moiese Room

Quite straightforward and I wouldn't say that without diminishing all the work that it's taken on both of your professional parts to get to this point and it makes tons of sense seeing the transition from a school to something else. So excited to see this happen.

1:25:17.770 --> 1:25:19.900

Sophie Moiese Room

Did you want to add anything, Carl? Yeah.

1:25:21.510 --> 1:25:32.760

Sophie Moiese Room

No, I think Lauren covered it pretty well. The the main focus was just preserving as much open space as possible and concentrating development to like already impacted areas.

1:25:34.20 --> 1:25:38.170

Sophie Moiese Room

And with community feedback this, this was the best we could do.

1:25:40.450 --> 1:25:46.0

Sophie Moiese Room

So that's really about it. Thank you. OK. Just in time. Yeah, thanks. Thanks.

1:25:49.40 --> 1:25:51.590

Sophie Moiese Room

Yeah, I I think likewise my.

1:25:52.620 --> 1:25:54.790

Sophie Moiese Room

My hope for this side and and and this.

1:25:56.300 --> 1:26:10.750

Sophie Moiese Room

Is an echo of the first comment that you had on the screen there I I I think there's an opportunity for Lolo and kind of the inner core of of low low to really enhance the sense of.

1:26:10.830 --> 1:26:11.290

Sophie Moiese Room

You're cute.

1:26:12.390 --> 1:26:22.280

Sophie Moiese Room

Well, sense of community and not just, uh, just kind of generic commercial sprawl. So so to have the opportunity for.

1:26:23.750 --> 1:26:36.520

Sophie Moiese Room

Neighborhood commercial. Some mixed-use development in there might accomplish a few different goals, so that would be my my hope of what this changing land use designations would enable.

1:26:38.710 --> 1:27:0.210

Sophie Moiese Room

So I'm ready to make a motion. You you are. So I move to adopt the resolution of intent to amend the low, low regional plan map for the low Low School property located at 11395 Highway 93 S and Lolo Mt from public lands to residential, commercial and open space land use designations based on the findings of fact and conclusions contained in the staff report.

1:27:1.360 --> 1:27:1.930

Sophie Moiese Room

2nd.

1:27:2.650 --> 1:27:3.50

Sophie Moiese Room

Alright.

1:27:5.490 --> 1:27:9.230

Sophie Moiese Room

And do you want to the second or I guess you can do them separately. Sorry.

1:27:10.180 --> 1:27:12.660

Sophie Moiese Room

And and he last public comment on this.

1:27:14.220 --> 1:27:36.550

Sophie Moiese Room

OK. All in favor? Aye. Aye. Thanks. And I would furthermore move to adopt the resolution of intent to amend the Missoula County Growth policy, land use MAP, Map 18 for the low Low School property located at 11395 Highway 93 S and Lolo Mt. Based on the findings of fact and conclusions, conclusions of lock inclusions contained in the staff report.

1:27:38.410 --> 1:27:41.40

Sophie Moiese Room

Second, alright, any comment on this?

1:27:42.510 --> 1:27:44.520

Sophie Moiese Room

All right. All in favor. Aye, aye.

1:27:45.740 --> 1:27:48.200

Sophie Moiese Room

Thanks, Lauren. Thanks, Carl. Thank you.

1:27:50.170 --> 1:27:56.920

Sophie Moiese Room

Next up, we're going to talk about cannabis zoning with Jenny Dixon. It looks like the part of Jenny Dixon will be played by Karen Hughes today.

1:28:11.40 --> 1:28:11.630

Sophie Moiese Room

I know.

1:28:12.620 --> 1:28:15.110

Sophie Moiese Room

Yeah, they can still do a Town Center concept, maybe.

1:28:15.970 --> 1:28:18.880

Sophie Moiese Room

Those public facilities are allowed in most zoning districts.

1:28:19.340 --> 1:28:24.200

Sophie Moiese Room

Good. That's or areas in case in the cases where there's not zoning.

1:28:25.330 --> 1:28:28.420

Sophie Moiese Room

I'm Karen Heusen with planning, development and sustainability and.

1:28:30.280 --> 1:28:31.830

Sophie Moiese Room

At your.

1:28:32.590 --> 1:28:49.0

Sophie Moiese Room

May 5th May 4th hearing, we continued consideration of a proposal intended to address cannabis dispensary and grow operations through zoning for the area outside the urban area in Missoula County.

1:28:49.940 --> 1:29:21.550

Sophie Moiese Room

We continued it because of two reasons to this state. We and we held open the hearing. One was we were waiting to see if the governor would sign House Bill 128, which would extend the time period for new businesses to start up, see front. They would have been allowed to start up in on July 1st, 2023. That's why we were moving this along to have these new regulations apply to new businesses. Up until now, only existing operations.

1:29:21.640 --> 1:29:25.560

Sophie Moiese Room

They move from being a dispensary to retail.

1:29:27.100 --> 1:29:32.680

Sophie Moiese Room

That date for the new operations, besides the ones that transition from dispensary to.

1:29:33.550 --> 1:29:35.120

Sophie Moiese Room

UM to retail.

1:29:36.280 --> 1:29:40.970

Sophie Moiese Room

That date has been shifted. Now with the passage of House Bill 128, which was signed by the governor.

1:29:41.650 --> 1:29:46.410

Sophie Moiese Room

Earlier this week and that's been moved to July 1st, 2025.

1:29:47.230 --> 1:29:50.630

Sophie Moiese Room

And the other reason was that there's a lawsuit that's.

1:29:52.170 --> 1:29:56.260

Sophie Moiese Room

In the 9th District Court that could affect our energy provisions.

1:29:57.460 --> 1:30:6.110

Sophie Moiese Room

So that is where we're at the rags. As you may remember, talk about dispensary separation and energy requirements.

1:30:7.870 --> 1:30:31.660

Sophie Moiese Room

And really, at this point, without the kind of pressure of having new grow operation, new operations starting up, if those rules really aren't needed at this point for the rest of the county. And So what we'd probably suggest is you take no action and we just withdraw the proposal at this time and we can deal with it and as needed and some some future event.

1:30:33.710 --> 1:30:37.340

Sophie Moiese Room

So I don't think you need to take action to just a head nod and we can withdraw.

1:30:39.430 --> 1:30:40.480

Sophie Moiese Room

I can nod my head.

1:30:42.860 --> 1:30:48.970

Sophie Moiese Room

Absolutely. Given that this is kind of mood till 2025, let's just take a break till then.

1:30:49.910 --> 1:30:50.500

Sophie Moiese Room

Thanks Karen.

1:30:54.250 --> 1:31:5.730

Sophie Moiese Room

Next up we have a question around Missoula Rural Fire District petition for annexation. Sam, hello. I'm covering for Patrick today. Sam Scott with the clerk and recorder.

1:31:6.550 --> 1:31:28.350

Sophie Moiese Room

A petition to annex land into the Missoula Rural Fire District has been submitted to our office. The property, requested to be annexed, is intractably and located in the northeast quarter of the Northeast quarter of the Northeast quarter of Section 36. Township, 12 N, Range 22 W, as described in book 944, Page 107, located at 21644 Highway 12 W Lilo.

1:31:29.20 --> 1:31:38.770

Sophie Moiese Room

59847 the petition was signed by the property owners, who represent more than 40% of the acreage and taxable value and a notice of hearing has been published twice in the Missoulian.

1:31:39.450 --> 1:31:44.100

Sophie Moiese Room

Uh with fire petitions. It's just the one hearing. So it's presented to you for your decision.

1:31:46.790 --> 1:31:49.810

Sophie Moiese Room

Is there anyone who wants it? Anybody like to speak on this?

1:31:54.410 --> 1:31:57.990

Sophie Moiese Room

Do we have any comment from rural fire?

1:31:59.230 --> 1:32:3.70

Sophie Moiese Room

They approved the annexation as part of the petition process. Fantastic.

1:32:6.840 --> 1:32:15.710

Sophie Moiese Room

Sorry, I moved that we approve the Missoula Rural Fire District petition for annexation as presented.

Second, any public comment?

1:32:16.710 --> 1:32:19.420

Sophie Moiese Room

All right. All in favor. Aye, aye. Thanks, Sam.

1:32:26.330 --> 1:32:26.800

Shane Stack

Like.

1:32:23.30 --> 1:32:28.80

Sophie Moiese Room

Last up today is Shane Stack to talk about a no parking resolution on Hwy. 200.

1:32:29.630 --> 1:32:46.860

Shane Stack

Alright, good afternoon commissioners. Uh yeah, we are here to just open a public hearing regarding the proposal for a no parking resolution along Hwy. 200 and a short segment of Speedway and maybe I'll share my screen and kind of.

1:32:48.980 --> 1:32:51.920

Shane Stack

Show a quick drawing of what that would look like, or the exhibit.

1:32:55.20 --> 1:32:56.470

Shane Stack

So you can see that OK.

1:32:57.90 --> 1:32:57.670

Sophie Moiese Room

Hmm.

1:32:58.130 --> 1:33:3.870

Shane Stack

Alright, so the the no parking restriction would begin at Brickyard Hill.

1:33:5.180 --> 1:33:8.900

Shane Stack

The Brickyard Lane on Brickyard Hill on Long Hwy. 200.

1:33:9.570 --> 1:33:14.360

Shane Stack

And this is just east of of East Missoula and it would extend.

1:33:15.780 --> 1:33:30.550

Shane Stack

Along Hwy. 200 to the intersection with Birch Lane. There would be no parking on both sides of Hwy. 200.

The portion of Speedway that would also have restrictions on parking.

1:33:31.870 --> 1:33:42.420

Shane Stack

Is the county segment that basically is a kind of wedged in between State Highway 200 and the city's portion of Speedway. So basically from Buttercup Lane.

1:33:43.240 --> 1:33:47.710

Shane Stack

Up to Hwy. 200 is a very short segment, but that's the kind of the county portion.

1:33:49.160 --> 1:34:20.90

Shane Stack

The reason why we are proposing this is that there's currently AA67 space parking lot that is being constructed right along Hwy. 200 in the vicinity of the existing Sharon River access site. And So what we are experiencing vehicles parking along Hwy. 200 accessing the river with the creation of this parking lot and the creation of the path that would lead to the.

1:34:20.160 --> 1:34:26.620

Shane Stack

Share on River Access site the need for folks to park along the highway.

1:34:27.130 --> 1:34:30.650

Shane Stack

Uh, for the most part, will no longer exist, and just to.

1:34:31.440 --> 1:34:37.520

Shane Stack

Share that site with you. The the parking is gonna be in this area here that you can see my cursor so.

1:34:39.360 --> 1:34:40.530

Shane Stack

That's kind of, uh.

1:34:41.680 --> 1:34:45.40

Shane Stack

The description in a nutshell, I don't know if you have have questions.

1:34:54.170 --> 1:34:54.640

Shane Stack

Yes.

1:34:59.100 --> 1:34:59.600

Shane Stack

Yep.

1:34:45.590 --> 1:35:0.340

Sophie Moiese Room

I'm embarrassed, but I should know this because we've been talking about this for so long, but is there a direct access from the parking lot to the river? OK, I got confused when you were saying like to Sharon Trail right there. Ah, gotcha. OK.

1:35:0.790 --> 1:35:3.200

Shane Stack

Yeah, there's there's gonna be A and there.

1:35:2.290 --> 1:35:3.630

Sophie Moiese Room

Not not for boats and trailers.

1:35:4.70 --> 1:35:7.390

Sophie Moiese Room

Correct, correct. But for an or two tubes, Yep.

1:35:8.150 --> 1:35:10.260

Shane Stack

Yeah, for pedestrians to get down.

1:35:12.120 --> 1:35:25.130

Shane Stack

And this, uh, this parking lot is scheduled to be completed by June 15th. I was out visiting with contractor yesterday. They're they're planning right now to be done by June 12th.

1:35:26.140 --> 1:35:27.910

Shane Stack

So they're they're on schedule.

1:35:28.930 --> 1:35:30.50

Sophie Moiese Room

Exciting. Amazing.

1:35:34.550 --> 1:35:42.510

Sophie Moiese Room

We're still going to do a Commissioner float. I'm like, I think we should. Yes. Would you like to join us on the Commissioner float bird says yes. OK.

1:35:42.650 --> 1:35:42.890

Sophie Moiese Room

OK.

1:35:45.320 --> 1:35:45.670

Shane Stack

So.

1:35:44.220 --> 1:35:45.950

Sophie Moiese Room

I where do you want to speak to this?

1:35:50.750 --> 1:35:52.370

Sophie Moiese Room

I, Bert Caldwell from Bonner.

1:35:53.870 --> 1:36:15.170

Sophie Moiese Room

Only question I've got is the parking lot looks a little small to me considering the number of cars I've seen parked along both sides of the road. Has anybody done over time counts of cars parked on Brickyard Hill and up to 100 versus the size of the? What did you say 67 parking spots?

1:36:16.90 --> 1:36:19.440

Sophie Moiese Room

And potential growth over the next.

1:36:20.200 --> 1:36:21.250

Sophie Moiese Room

Two to five years.

1:36:23.600 --> 1:36:25.690

Shane Stack

So Bert, when we developed this?

1:36:27.720 --> 1:36:37.730

Shane Stack

We didn't do counts. What we tried to do is maximize the the space that we had available. Let me share my screen again just to kind of help tell that story.

1:36:37.20 --> 1:36:39.730

Sophie Moiese Room

I'm I'm from. I'm familiar with the space so.

1:36:39.920 --> 1:36:40.390

Shane Stack

OK.

1:36:43.190 --> 1:36:51.940

Shane Stack

Yeah. So for yeah, we, we're we were limited with the space. So we just tried to maximize that that, that area as much as possible.

1:36:52.510 --> 1:36:54.900

Sophie Moiese Room

Alright then my question is.

1:36:56.20 --> 1:37:8.740

Sophie Moiese Room

Is it rational to completely block off parking as much as I wanted blocked off? Is it rational to block it off if you don't have a place for all those cars to go? All of those cars, not just some of them?

1:37:10.100 --> 1:37:21.130

Sophie Moiese Room

Take a step. Uh, yes, I think it has absolutely rational. I I don't wanna be too flippant here, but it's like get like the von Trapp family and start hiking. I mean, there are more safe places.

1:37:22.470 --> 1:37:29.160

Sophie Moiese Room

Farther away from this lot that folks could park at the this particular area along highway.

1:37:29.300 --> 1:37:32.850

Sophie Moiese Room

UH-200 here is is particularly.

1:37:33.530 --> 1:37:48.80

Sophie Moiese Room

Dangerous for parked vehicles and what it will mean is folks are just gonna have to park at some distance in a more safe location than along here. Yeah, and and get themselves two year or or do something else for their plans.

1:37:49.560 --> 1:38:17.910

Sophie Moiese Room

And there is also a transit option, and that's called Mountain Lion in the community for all those folks listening out there and there are facilities that will be incorporated into the stuff, a bus stop specifically. So I think that is another way to mitigate this is that for those who would otherwise like to park who might not be able to and might find a full parking lot there, transit is a great option. There's there's left out. Use some.

1:38:18.800 --> 1:38:49.120

Sophie Moiese Room

The free bus from the university. Oh, that's a great one. Thanks for that. We got that. Hopefully that will will continue. We'll have Mountain Lion and Missoula Yacht Club, which is a paid for private service, but all of those will get a person out here. OK. And now with Milltown, this is not the only site that will get you on the river where there's good parking and and services. So and I agree we I don't believe we're going to see instantaneous adoption. There's going to take.

1:38:49.200 --> 1:39:18.730

Sophie Moiese Room

It will take some enforcement and some education and maybe people rerouting their behavior. Cultural

change takes a little bit of time, and this is a necessary step, and neither the buses go to the Middletown State Park. Yet no, there will be a bus stop in this parking lot. Yeah. For Mountain Lion, you're just clarifying about no other vehicles that no longer can park on the highway. Going somewhere Milltown State Park would be a good place if you could get Mountain Lion to make a stop there.

1:39:19.660 --> 1:39:23.690

Sophie Moiese Room

Yes. And where I've been working with the university bus system.

1:39:24.750 --> 1:39:27.640

Sophie Moiese Room

Before Jordan decided to do something else.

1:39:29.440 --> 1:39:33.210

Sophie Moiese Room

But we were looking at at them stopping at Milltown State Park too.

1:39:34.620 --> 1:39:38.430

Sophie Moiese Room

I hope we can make that happen this summer. Hope so. You had your hand up.

1:39:39.290 --> 1:39:41.680

Sophie Moiese Room

Is gonna mention. Ohh I mean.

1:39:44.980 --> 1:39:55.880

Sophie Moiese Room

I gotta think that's gonna be a convenient option for people. I mean. And then you don't have to do the car shuttle. Yeah. Yeah, exactly. No shuttle. And you take out, you know, cares Park or wherever. And there's your car and you're done. Yeah.

1:39:58.130 --> 1:40:13.470

Sophie Moiese Room

The only issue with the bus is air tubes. Then there's no place out there to air them up, OK? And multiple people that come in cars all bring their own tubes. So, you know, a pickup truck with five or six tubes is gonna fill a bus.

1:40:14.710 --> 1:40:18.180

Sophie Moiese Room

Does Shane do you know about an Air Station at this at the?

1:40:19.230 --> 1:40:19.920

Sophie Moiese Room

At the parking lot.

1:40:20.830 --> 1:40:21.90

Sophie Moiese Room

No.

1:40:19.120 --> 1:40:22.370

Shane Stack

There's. There's nowhere. Yeah, there's no Air Station, Josh.

1:40:23.190 --> 1:40:26.720

Sophie Moiese Room

Oh, I thought there was an Air Station. Isn't there? Is there an Air Station at Sharon?

1:40:27.540 --> 1:40:29.290

Sophie Moiese Room

No, I don't think so.

1:40:28.410 --> 1:40:29.850

Shane Stack

I don't, I don't think so one.

1:40:30.290 --> 1:40:30.700

Sophie Moiese Room

Ohh.

1:40:31.730 --> 1:40:32.960

Sophie Moiese Room

Made that up OK.

1:40:33.790 --> 1:40:37.660

Sophie Moiese Room

Yeah, maybe all ahead. Thanks for the time. Thanks. Bye. Thank you.

1:40:39.130 --> 1:40:46.320

Shane Stack

And the other thing I was gonna add is you were just opening the the hearing for this. We do have another meeting scheduled.

1:40:47.600 --> 1:40:50.990

Shane Stack

Uh, June 8th to close the hearing.

1:40:51.960 --> 1:40:52.490

Sophie Moiese Room

Thanks Shane.

1:40:56.580 --> 1:41:12.120

Sophie Moiese Room

So, well, we gotta officially open to have we officially opened the hearing. Do we have to pass a? You just did we just did. OK. Hearings open. Thanks, Bert. Thanks, Bert. Shane, is there is there a place for people to comment on the Missoula Voice page about this?

1:41:12.750 --> 1:41:29.220

Shane Stack

Yeah, they are able to comment on Missoula voice. We've had one comment so far. We had in the concern was is that on a hot day the parking lot is gonna fill up kind of the same thing that Bert said is I want to be able to park on Hwy. 200 still even if the parking lot is full.

1:41:30.420 --> 1:41:32.350

Shane Stack

So I I think.

1:41:47.290 --> 1:41:48.910

Sophie Moiese Room

Yep. Yeah, absolutely.

1:41:33.250 --> 1:41:49.810

Shane Stack

You know the reason why we design and are constructing this parking lot is to try to get people off of Hwy. 200 and I think it kind of defeats the purpose of the concerns that were there regarding safety. If we build a parking lot and then continue to allow folks to to park in a hazardous location.

1:41:50.730 --> 1:41:51.140

Sophie Moiese Room

Yes.

1:41:55.90 --> 1:42:1.880

Sophie Moiese Room

Completely agree. Yep. Thanks for all your work on this channel. It's been a you melt multiple years worth of effort.

1:42:2.740 --> 1:42:3.600

Sophie Moiese Room

Yeah. Thanks Shane.

1:42:2.970 --> 1:42:5.20

Shane Stack

Yeah. Thank you. Thanks for the funding.

1:42:5.680 --> 1:42:6.650

Sophie Moiese Room

Yeah.

1:42:8.650 --> 1:42:14.110

Sophie Moiese Room

Alright, I think we're if we're, if we're done with the Highway 200, I believe we are done today.

1:42:15.290 --> 1:42:16.580

Sophie Moiese Room

Thanks everyone. Thanks everybody.

