

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, AUGUST 10, 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 Juanita Vero

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office

Lisa Frost, Property Records Specialist, Clerk and Records' Office

Zach Jones, Planner, Planning, Development, and Sustainability

Tim Worley, Senior Planner, Planning, Development, and Sustainability

Erik Dickson, Engineer, Public Works

1. **CALL TO ORDER** *[Time stamp – 0:02]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:06]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:07]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:39]*
 - a. Closed Captioning Available
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 1:42]*
6. **CURRENT CLAIMS LIST** *[Time stamp – 4:47]*
Claims received as of July 25, 2023 to July 31, 2023 by the Commissioners' Office total \$1,952,872.18
7. **HEARINGS**
 - a. **Missoula Rural Fire District for Annexation** *[Time stamp – 5:19]*
Lisa Frost, Property Records Specialist, Clerk and Records' Office

Commissioner Vero made the motion that the Board of County Commissioners of Missoula to approve the Missoula Rural Fire District for Annexation as presented by staff.

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Resolution 2023-062 Book: 1092 Page:81]

- b. Trautwein Family Transfer** *[Time stamp – 6:50]*
Zach Jones, Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve to utilize the family transfer exemption to create and transfer one parcel, as presented in the subdivision exemption affidavit.

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Letter 2023-155 was sent to Trautwein family on August 23, 2023]

- c. Lazy Acres Subdivision** *[Time stamp – 18:18]*
Tim Worley, Senior Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners move to approve all the motions as presented by staff and approve Lazy Acres RV Prk Subdivision, based on the findings of fact and conclusions of law in the staff report, and subject to the recommendations of using crushed gravel as a condition of approval in the staff report.

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Letter 2023-165 electronically sent to Brandon Grosvenor]

- d. No Parking Zones on Farm Lane** *[Time stamp – 1:18:15]*
Erik Dixon, Engineer, Public Works

Commissioner Vero made the motion that the Missoula Board of County Commissioners move to open the hearing to initiate the No Parking Zones on Farm Lane.

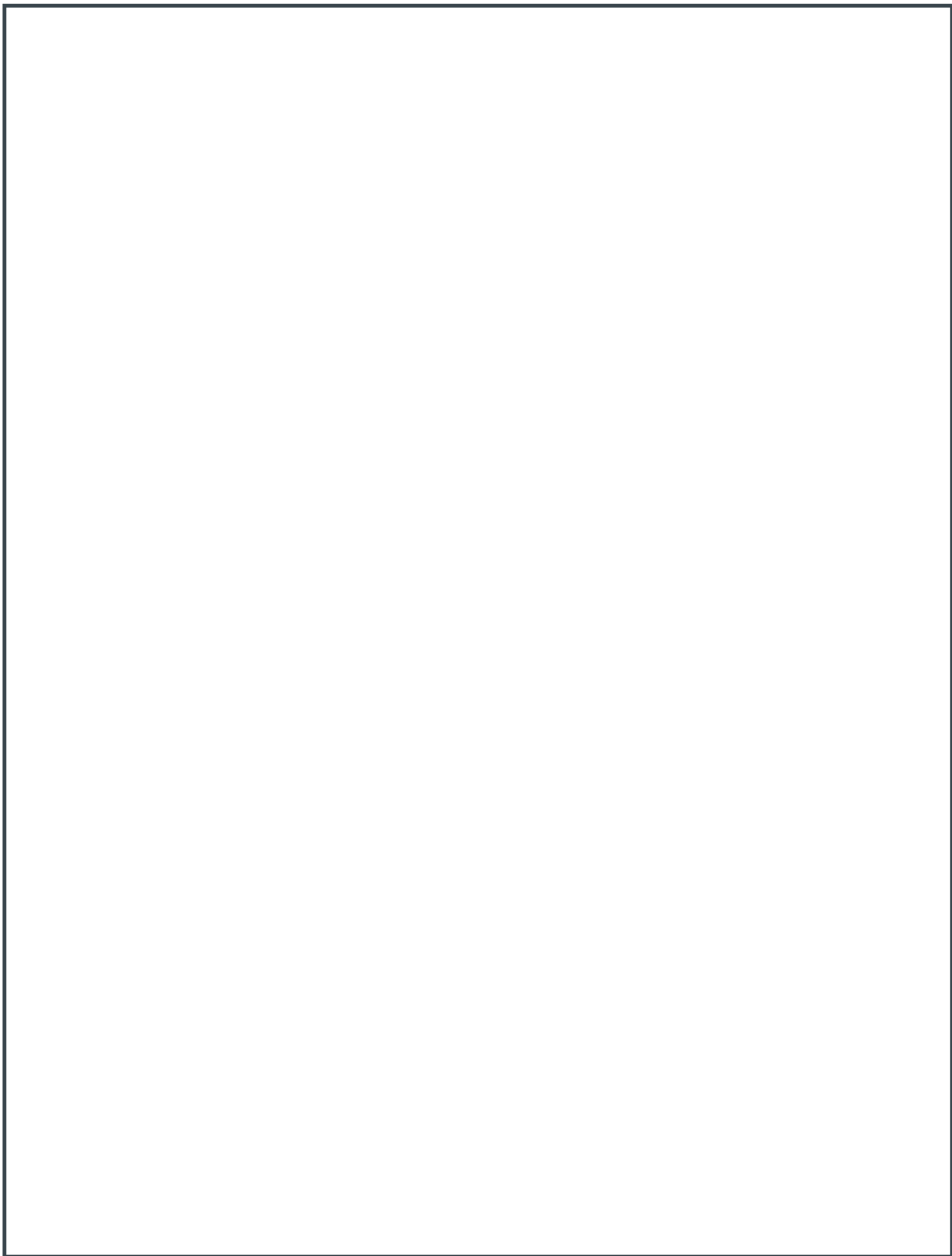
Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[2nd Hearing was moved to August 24 Commissioners' Administrative meeting]

8. OTHER BUSINESS
[None]

ADJOURN *[Time stamp – 1:26:03]*
Chair Slotnick – Called the meeting to adjourn at 3:26p.m.



BCC Public Meeting August 10, 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 --> 0:0:0.780

Sophie Moiese Room

Hi, can you hear me?

0:0:3.320 --> 0:0:4.70

Melissa Fisher

Hello I can.

0:0:4.80 --> 0:0:4.570

Melissa Fisher

Can you hear me?

0:0:5.180 --> 0:0:7.640

Sophie Moiese Room

Yep, I can hear you. Yay.

0:0:6.160 --> 0:0:8.20

Melissa Fisher

Excellent. Wonderful.

0:0:10.370 --> 0:0:10.850

Sophie Moiese Room

Nice.

0:0:10.650 --> 0:0:11.530

Melissa Fisher

Anything over there?

0:0:12.230 --> 0:0:13.20

Sophie Moiese Room

Nope, I'm good.

0:0:15.460 --> 0:0:15.790

Sophie Moiese Room

Umm.

0:0:14.560 --> 0:0:18.170

Melissa Fisher

Alright, I'll hang out for a minute until for sure everything good.

0:0:19.230 --> 0:0:19.470

Sophie Moiese Room

OK.

0:0:21.290 --> 0:0:21.890

Sophie Moiese Room

Thanks a lot.

0:0:22.200 --> 0:0:22.630

Melissa Fisher

True thing.

0:0:23.170 --> 0:0:24.440

Sophie Moiese Room

OK, bye.

0:0:25.350 --> 0:0:25.710

Melissa Fisher

Right.

0:27:30.590 --> 0:27:31.740

Sophie Moiese Room

Hi, Audrey, this is Cheryl.

0:27:33.610 --> 0:27:34.230

Sophie Moiese Room

Can you hear me?

0:27:42.700 --> 0:27:43.240

Sophie Moiese Room

Hi, Audrey.

0:27:43.250 --> 0:27:43.830

Sophie Moiese Room

Can you hear me?

0:27:45.940 --> 0:27:47.380

Melissa Fisher

I sure all this is mayela can hear you fine.

0:27:52.90 --> 0:27:54.120

Sophie Moiese Room

I'm just going to let Audrey know she's being recorded.

0:27:54.130 --> 0:27:54.840

Sophie Moiese Room

I'll turn it off.

0:27:59.930 --> 0:28:1.860

Melissa Fisher

I'll go ahead and mute Audrey for now.

0:42:43.120 --> 0:42:47.520

Sophie Moiese Room

OK, welcome everybody to our public meeting for Thursday, August 10th.

0:42:47.530 --> 0:42:48.650

Sophie Moiese Room

Would you please join me in the pledge?

0:42:51.290 --> 0:43:1.730

Sophie Moiese Room

You 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.

0:43:6.10 --> 0:43:14.740

Sophie Moiese Room

Zula County acknowledges that this event takes place in the Aboriginal territories of the Salish and Kalispell, people we have any public announcements?

0:43:17.630 --> 0:43:18.330

Sophie Moiese Room

Close captioning.

0:43:21.650 --> 0:43:24.250

Sophie Moiese Room

Umm, public comment after public announcement?

0:43:24.250 --> 0:43:24.580

Sophie Moiese Room

You're white.

0:43:24.590 --> 0:43:25.560

Sophie Moiese Room

You're you're, like, 10.

0:43:25.630 --> 0:43:26.710

Sophie Moiese Room

You're 10 seconds away.

0:43:33.400 --> 0:43:39.990

Sophie Moiese Room

Tell everyone if you are joining us for this meeting virtually today, instructions for turning on closed captioning or on your screen.

0:43:40.280 --> 0:43:44.70

Sophie Moiese Room

If you're joining us in person, we'll have closed captioning on all the screens here.

0:43:44.120 --> 0:43:48.310

Sophie Moiese Room

Sophie Louise, Room and we also have assisted listening devices available.

0:43:48.320 --> 0:43:49.740

Sophie Moiese Room

Please come to me if you would like one.

0:43:50.580 --> 0:43:51.150

Sophie Moiese Room

We all.

0:43:51.160 --> 0:43:55.910

Sophie Moiese Room

We asked that all speakers today, Please remember to speak slowly and clearly during the meeting.

0:43:56.120 --> 0:43:58.730

Sophie Moiese Room

This helps with the accuracy of the closed captioning.

0:43:58.990 --> 0:44:3.790

Sophie Moiese Room

There will be multiple chances during the meeting for a public comment virtually during those times.

0:44:3.800 --> 0:44:7.90

Sophie Moiese Room

If you like to speak, we ask that you use the raise hand feature.

0:44:7.220 --> 0:44:10.590

Sophie Moiese Room

If you are on Microsoft Teams, this is the small hand button.

0:44:10.820 --> 0:44:14.430

Sophie Moiese Room

If you are calling in on the phone, you'll need to hit star 5 to raise your hand.

0:44:14.440 --> 0:44:17.650

Sophie Moiese Room

Then once called on, you will need to hit star 6 to unmute.

0:44:17.880 --> 0:44:21.340

Sophie Moiese Room

If you have any questions or concerns, please find me during the meeting and let me know.

0:44:21.630 --> 0:44:22.280

Sophie Moiese Room

Thank you.

0:44:22.530 --> 0:44:23.40

Sophie Moiese Room

Thanks, Joe.

0:44:23.700 --> 0:44:33.320

Sophie Moiese Room

Now we could have public comment on night items not on the agenda and Travis, Nice to see you today and I know to hit the button down so that I can see the green light before commenting.

0:44:33.330 --> 0:44:44.340

Sophie Moiese Room

So in my in my persistence efforts to understand this world in this Community in which I live, I think I might need to go to an economics class to understand how we justify giving.

0:44:44.350 --> 0:44:58.400

Sophie Moiese Room

I think it was \$170,000 to a business that now is shutting down their local branch here because they're bought by a larger business and those 24 jobs, that \$170,000 was paid by the Missoula County because they won like an award or something.

0:44:58.630 --> 0:44:59.650

Sophie Moiese Room

I like to win that award.

0:44:59.660 --> 0:44:59.980

Sophie Moiese Room

Damn.

0:45:0.150 --> 0:45:3.130

Sophie Moiese Room

Umm, now, now those jobs are gone and so I just.

0:45:3.140 --> 0:45:11.390

Sophie Moiese Room

I guess they don't understand economics of even asked the city to explain their real estate plans since they are buying high and then selling low, which makes no sense to me either.

0:45:11.400 --> 0:45:16.860

Sophie Moiese Room

But I'm going to continue trying to understand things, but I also want to raise the alarm that we continue to have a drug crisis.

0:45:16.870 --> 0:45:18.470

Sophie Moiese Room

We continue to have problems.

0:45:18.700 --> 0:45:24.290

Sophie Moiese Room

I have a problem understanding how a homeless man was taken off life support by the corner who's also the Sheriff's Office.

0:45:24.300 --> 0:45:33.910

Sophie Moiese Room

You know, without his family being notified, we have problems with the T sauce and we have problems with the sauce because we have problems with some local churches and we have some problems with local churches because we have a problem with the Sheriff's Office.

0:45:34.340 --> 0:45:51.230

Sophie Moiese Room

And so as I continue to kind of plan sort of my future, I'm gonna go ask some questions in a different state and figure out what Sean's life was like in a different state, because I've gone to Sun Mountain, talked to a guy that got kind of sad because, Sean, you know, was dead and he was making golf bags pretty well during that time.

0:45:51.240 --> 0:45:51.610

Sophie Moiese Room

Time.

0:45:51.620 --> 0:46:1.450

Sophie Moiese Room

And so I'm going to figure out what I can do to help everyone know what the heck is going on here in Missoula, Mt, including continuing to talk to the Wall Street Journal reporter that I chatted with briefly a couple days ago.

0:46:1.460 --> 0:46:8.0

Sophie Moiese Room

So be waiting next week for the article in the Wall Street Journal about what's happening here in Missoula, Mt. With homelessness.

0:46:8.890 --> 0:46:11.960

Sophie Moiese Room

So with that said, I know you guys have a difficult job.

0:46:11.970 --> 0:46:15.820

Sophie Moiese Room

Everyone has a really difficult job in this day and age, as our society is collapsing around us.

0:46:16.50 --> 0:46:20.780

Sophie Moiese Room

But I'm gonna go back out there and do what I can to raise awareness of the serious problems we're facing as a community.

0:46:20.950 --> 0:46:21.640

Sophie Moiese Room

Thank you so much guys.

0:46:22.880 --> 0:46:23.390

Sophie Moiese Room

Thanks, Travis.

0:46:24.980 --> 0:46:38.910

Sophie Moiese Room

It Travis, I I I think I have this right, but I think the grant you're talking about or the award was a Big Sky Trust Fund grant, which is state money given to businesses for job creation.

0:46:38.960 --> 0:46:39.860

Sophie Moiese Room

Yes it it.

0:46:39.930 --> 0:46:44.720

Sophie Moiese Room

It comes through us and if they meet the cat, if they meet the qualifications then they then cool the award.

0:46:44.910 --> 0:46:49.260

Sophie Moiese Room

That's we didn't give them an award like you are the best corporation ever or something.

0:46:49.270 --> 0:46:55.640

Sophie Moiese Room

It's the award is a verb used to describe Grant making, and they qualified for the grant it state money.

0:46:55.650 --> 0:46:56.580

Sophie Moiese Room

It kind of passes.

0:46:56.750 --> 0:47:3.920

Sophie Moiese Room

Well, I know who's not gonna win as we open the doors for Cognizant and Live Nation and all these big corporations, you know, I've seen it in my own life.

0:47:4.630 --> 0:47:6.790

Sophie Moiese Room

My own father didn't understand.

0:47:6.800 --> 0:47:8.590

Sophie Moiese Room

The corporations don't care about community.

0:47:8.600 --> 0:47:10.280

Sophie Moiese Room

They care about boardrooms in the bottom line.

0:47:10.290 --> 0:47:17.800

Sophie Moiese Room

I thought this was pretty self evident by the way they behave, but apparently you know we need to increase the tax base so we have serious issues though.

0:47:17.810 --> 0:47:19.50

Sophie Moiese Room

So thanks guys.

0:47:19.60 --> 0:47:26.190

Sophie Moiese Room

I appreciate that information, though I like to be clear in what I'm saying and the information that I'm sharing at my blog zoomchron.com. Thanks.

0:47:28.390 --> 0:47:43.880

Sophie Moiese Room

OK, our current claims list claims received as of July 25th, 2023 to July 31st, 2023 by the Commissioners Office total one million \$952,000 eight, one million \$952,872.18.

0:47:45.10 --> 0:47:47.480

Sophie Moiese Room

We have 1234 hearings today.

0:47:47.490 --> 0:47:54.130

Sophie Moiese Room

The first is on a Missoula Rural fire district annexation and there this frost.

0:48:1.460 --> 0:48:2.370

Sophie Moiese Room

Good afternoon.

0:48:2.380 --> 0:48:4.690

Sophie Moiese Room

I'm Lisa cross with the clerk and recorders office.

0:48:5.380 --> 0:48:11.150

Sophie Moiese Room

A petition to annex land into the Missoula Rural Fire District has been submitted to the clerk and recorder.

0:48:11.660 --> 0:48:24.50

Sophie Moiese Room

The property proposed to be annexed is legally described as parcel a of Cos 26, located in section 36 Township, 12 N, range 22 W Missoula County, Montana.

0:48:24.900 --> 0:48:31.60

Sophie Moiese Room

The physical address is of the property is 22050 Highway 12 W in Lolo.

0:48:31.810 --> 0:48:42.100

Sophie Moiese Room

The the petition has been signed by property owners who represent at least 40% of the acreage and 40% of the taxable value of the property to be annexed.

0:48:42.150 --> 0:48:48.600

Sophie Moiese Room

Notice of hearing has been published twice in the Missoulian and all property owners have been notified of this hearing.

0:48:48.610 --> 0:48:53.100

Sophie Moiese Room

The petition was submitted by and approved by, the Missoula Rural Fire District.

0:48:53.310 --> 0:48:59.410

Sophie Moiese Room

The petition is now presented to the board for your decision. Thanks.

0:49:5.660 --> 0:49:7.60

Sophie Moiese Room

Any anybody want to speak to this?

0:49:9.10 --> 0:49:11.920

Sophie Moiese Room

Any public comment and you have any questions?

0:49:17.930 --> 0:49:21.990

Sophie Moiese Room

I move to approve the Missoula Rural Fire District petition for annexation as presented.

0:49:23.150 --> 0:49:25.570

Sophie Moiese Room

Ohh from second that and again call for any public comment.

0:49:27.80 --> 0:49:27.750

Sophie Moiese Room

All in favor?

0:49:27.800 --> 0:49:28.540

Sophie Moiese Room

Aye.

0:49:28.580 --> 0:49:29.420

Sophie Moiese Room

Thanks, Lisa.

0:49:31.700 --> 0:49:35.450

Sophie Moiese Room

Next we have the Troutwine family transfer in Zach Jones is going to be present.

0:50:38.600 --> 0:50:38.920

Sophie Moiese Room

See if.

0:55:5.610 --> 0:55:5.930

aab5ede5-f093-4564-9f61-4923f484f2ac

What?

0:55:10.610 --> 0:55:13.900

Sophie Moiese Room

OK, so I have the trout line family transfer.

0:55:15.760 --> 0:55:25.130

Sophie Moiese Room

After some technical difficulties on moving on with the presentation, so it is located on an unaddressed parcel near Blanchard Creek Rd.

0:55:25.260 --> 0:55:28.790

Sophie Moiese Room

The claimants is Audrey Troutwine there.

0:55:28.800 --> 0:55:34.760

Sophie Moiese Room

She's represented by Eli and Associates, and I am Zach Jones with planning, development and sustainability.

0:55:38.100 --> 0:55:50.210

Sophie Moiese Room

Though you can see here where the parcel is located, it's in a pretty remote location, kind of West of Clearwater Junction, which is where those two blue lines meet east of the property.

0:55:50.220 --> 0:55:52.320

Sophie Moiese Room

That's Hwy 83 and Hwy 200.

0:55:57.820 --> 0:56:1.30

Sophie Moiese Room

This is showing the existing conditions on the site.

0:56:1.40 --> 0:56:8.260

Sophie Moiese Room

It's an 80 acre parcel and Blanchard Creek Rd is to kind of the northeast of the parcel.

0:56:13.120 --> 0:56:22.160

Sophie Moiese Room

And the proposal for this family transfer is to create one new 40 acre tract, which will be transferred to Audrey's adult child, Christopher Mark Hanson.

0:56:22.410 --> 0:56:34.940

Sophie Moiese Room

And then the remaining 40 acre tract will still be owned by Audrey Troutwine with the another adult child, Rachel Elizabeth Davis, listed on a beneficiary deed.

0:56:35.850 --> 0:56:37.860

Sophie Moiese Room

And the property is currently vacant.

0:56:38.350 --> 0:56:43.430

Sophie Moiese Room

The trout lines have undertaken some stewardship activities over the years and including.

0:56:42.860 --> 0:56:43.450

849bf70e-2903-40cc-b6c6-929b154af8ce

I got it.

0:56:43.460 --> 0:56:47.440

849bf70e-2903-40cc-b6c6-929b154af8ce

If you wanna do it, but you just listen, I don't know.

0:56:47.450 --> 0:56:47.900

849bf70e-2903-40cc-b6c6-929b154af8ce

It's gone.

0:56:50.130 --> 0:56:51.210

849bf70e-2903-40cc-b6c6-929b154af8ce

What the hell?

0:56:53.230 --> 0:56:53.500

849bf70e-2903-40cc-b6c6-929b154af8ce

Well.

0:56:58.160 --> 0:56:58.830

Sophie Moiese Room

I'll continue.

0:56:58.840 --> 0:57:13.760

Sophie Moiese Room

So the properties currently vacant and the trial lines have undertaken some stewardship activities over the years, including planting trees and other native vegetation and they intend to continue this under the ownership of Audrey Troutwine's adult children.

0:57:16.300 --> 0:57:18.350

Sophie Moiese Room

And then this is what is being proposed.

0:57:18.820 --> 0:57:23.580

Sophie Moiese Room

Just a split down the middle into 240 acre parcels.

0:57:27.320 --> 0:57:35.690

Sophie Moiese Room

So looking at the general evasion criteria and rebuttable presumptions, a couple of them are worth noting.

0:57:35.750 --> 0:57:43.140

Sophie Moiese Room

So there is no intent to occupy the property and an application.

0:57:43.200 --> 0:58:6.240

Sophie Moiese Room

They stated that it's in a very remote location which you could see from the previous maps and it's not accessible for half the year and the nearest utilities are 7 miles away and the proposed division is on a track that was previously created through family transfer and that was done in 2009 from a larger tract.

0:58:9.790 --> 0:58:10.860

Sophie Moiese Room

So I skipped ahead.

0:58:15.810 --> 0:58:18.670

Sophie Moiese Room

And is the applicant present?

0:58:27.570 --> 0:58:28.810

Audrey Trautwein (Guest)

Uh, yes, I'm here on the.

0:58:32.130 --> 0:58:34.430

Sophie Moiese Room

Up great.

0:58:34.690 --> 0:58:35.430

Sophie Moiese Room

I've.

0:58:31.750 --> 0:58:37.340

Audrey Trautwein (Guest)

On the Microsoft Teams, my camera's enabled and and my mic.

0:58:38.700 --> 0:58:42.380

Sophie Moiese Room

OK, I have a few questions for you to answer.

0:58:44.550 --> 0:58:47.770

Sophie Moiese Room

So first, could you state your name for the record please?

0:58:53.490 --> 0:58:54.620

Sophie Moiese Room

This is for Audrey.

0:58:55.690 --> 0:58:57.90

Audrey Trautwein (Guest)

Yes, that Modric trout line.

0:58:58.900 --> 0:58:59.330

Sophie Moiese Room

OK.

0:58:59.340 --> 0:59:3.380

Sophie Moiese Room

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

0:59:4.680 --> 0:59:8.430

Audrey Trautwein (Guest)

Yeah, it was given it by my.

0:59:13.720 --> 0:59:16.720

Audrey Trautwein (Guest)

Keeping it for taking care of the land.

0:59:19.940 --> 0:59:20.370

Sophie Moiese Room

OK.

0:59:20.780 --> 0:59:25.500

Sophie Moiese Room

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

0:59:32.460 --> 0:59:32.800

Audrey Trautwein (Guest)

No.

0:59:35.240 --> 0:59:35.650

Sophie Moiese Room

OK.

0:59:35.720 --> 0:59:39.980

Sophie Moiese Room

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

0:59:38.930 --> 0:59:41.600

Audrey Trautwein (Guest)

It just go, no.

0:59:44.540 --> 0:59:44.800

Sophie Moiese Room

OK.

0:59:46.300 --> 0:59:54.250

Sophie Moiese Room

And then the recipients are not or the recipient is not a minor, so will the properties be developed?

0:59:55.170 --> 0:59:55.430

Audrey Trautwein (Guest)

No.

0:59:57.630 --> 1:0:2.10

Sophie Moiese Room

And the last one, will the recipients of the properties be residing on the property?

1:0:2.770 --> 1:0:3.100

Audrey Trautwein (Guest)

No.

1:0:4.730 --> 1:0:5.60

Sophie Moiese Room

Great.

1:0:5.70 --> 1:0:5.370

Sophie Moiese Room

Thank you.

1:0:13.0 --> 1:0:19.240

Sophie Moiese Room

So the planning office is recommending approval and I do have the recommended motion on the screen there.

1:0:20.510 --> 1:0:20.820

Sophie Moiese Room

Great.

1:0:20.830 --> 1:0:22.480

Sophie Moiese Room

Does anybody want to comment on this?

1:0:27.960 --> 1:0:30.640

Sophie Moiese Room

Nope, it's I have no questions.

1:0:32.180 --> 1:0:40.860

Sophie Moiese Room

I move to approve the request by Audrey Trautwein to utilize the family transfer exemption to create and transfer one parcel as presented in the subdivision exemption affidavit.

1:0:41.880 --> 1:0:44.990

Sophie Moiese Room

I'll second this and ask one more time for any comment.

1:0:45.330 --> 1:0:46.290

Sophie Moiese Room

Any public comment?

1:0:47.140 --> 1:0:47.490

Sophie Moiese Room

OK.

1:0:47.500 --> 1:0:47.980

Sophie Moiese Room

All in favor?

1:0:48.960 --> 1:0:50.470

Sophie Moiese Room

Aye, thanks, Audrey.

1:0:50.480 --> 1:0:51.190

Sophie Moiese Room

Thank you, Zach.

1:0:51.230 --> 1:0:52.480

Sophie Moiese Room

Sorry about the technical difficulties.

1:0:53.470 --> 1:0:54.670

Audrey Trautwein (Guest)

Thank you very much.

1:0:55.330 --> 1:0:55.720

Sophie Moiese Room

Thank you.

1:0:55.730 --> 1:0:56.440

Sophie Moiese Room

Good luck, Audrey.

1:1:0.200 --> 1:1:3.240

Sophie Moiese Room

And next, uh Tim Worley to talk about the lazy acres.

1:1:33.780 --> 1:1:34.30

Sophie Moiese Room

Right.

1:1:42.320 --> 1:1:42.710

Sophie Moiese Room

Right.

1:1:42.720 --> 1:1:46.510

Sophie Moiese Room

For the record, I'm Tim Worley from planning, development and sustainability.

1:1:46.680 --> 1:1:50.790

Sophie Moiese Room

And this is the Lazy Acres RV Park subdivision proposal.

1:1:52.800 --> 1:2:2.40

Sophie Moiese Room

This is a proposal by Dave Stewart and Lazy Acres RV Park LLC, represented by IMEG, or three.

1:2:2.50 --> 1:2:4.380

Sophie Moiese Room

Lots and 70 RV park spaces.

1:2:7.590 --> 1:2:13.320

Sophie Moiese Room

Located on about 14 acres on the southern end of the Seeley Lake community on the east side of Hwy 83.

1:2:17.300 --> 1:2:20.930

Sophie Moiese Room

This is an aerial photo showing some of what's going on in the neighborhood.

1:2:22.850 --> 1:2:29.480

Sophie Moiese Room

We've got Pyramid mountain lumber to the northwest, Riverview Dr coming in from the northwest.

1:2:29.490 --> 1:2:30.720

Sophie Moiese Room

Here's the parcel in question.

1:2:32.100 --> 1:2:43.20

Sophie Moiese Room

There was a gas station and convenience store immediately to the North Medical Clinic to the South and Double Arrow Ranch east of the property.

1:2:45.370 --> 1:2:57.820

Sophie Moiese Room

So process wise, today we're talking subdivision and that applies to both the three lot split you see on the left hand side on this slide and the creation of 70 RV park spaces.

1:2:59.920 --> 1:3:2.110

Sophie Moiese Room

Just a handful of photos to get you oriented.

1:3:2.120 --> 1:3:12.70

Sophie Moiese Room

This is a photo looking E at the northern entrance and this is a photo looking N along the paved pathway along the east side of Hwy.

1:3:12.80 --> 1:3:17.480

Sophie Moiese Room

83 with the put a bead on it here.

1:3:17.490 --> 1:3:20.180

Sophie Moiese Room

If I can see.

1:3:22.700 --> 1:3:25.740

Sophie Moiese Room

This is the southwest corner of the RV park right here.

1:3:30.40 --> 1:3:36.980

Sophie Moiese Room

So land use in this area are recommended for general commercial uses by the Seeley Lake plan.

1:3:36.990 --> 1:3:45.90

Sophie Moiese Room

The 2010 Seeley Lake Area Plan Seeley Lake regional Plan I should say this is an unzoned property.

1:3:45.620 --> 1:3:53.230

Sophie Moiese Room

General Commercial uses include services that create commercial traffic and serve both residents and visitors.

1:3:54.0 --> 1:4:3.20

Sophie Moiese Room

These are uses that are accessed from major highways, and it includes general commercial uses include businesses that support highway travel, such as motels.

1:4:5.650 --> 1:4:11.220

Sophie Moiese Room

The covenants for this property and adjacent properties do allow for commercial uses.

1:4:12.30 --> 1:4:21.800

Sophie Moiese Room

Some would interpret a prohibition against RV parks within the covenants, and others interpret the covenants is stating that RV shouldn't be used or a residence.

1:4:23.140 --> 1:4:32.990

Sophie Moiese Room

Our conclusion is that the Commissioners aren't a party to the covenants and therefore the rest they're request for the RV park can go forward without being bound by the covenants.

1:4:35.300 --> 1:4:41.340

Sophie Moiese Room

Seeley Lake is within the wildland urban interface and so two ways in and out are required for this RV park.

1:4:42.770 --> 1:4:46.740

Sophie Moiese Room

Ones provided this is the main entrance on the northwestern edge.

1:4:46.750 --> 1:4:53.400

Sophie Moiese Room

In the second egress point, which is proposed to be gated, will be at the southwest corner.

1:4:56.980 --> 1:4:59.30

Sophie Moiese Room

This project is accessed by Hwy.

1:4:59.40 --> 1:5:15.740

Sophie Moiese Room

83 and there are a series of internal gravel roads proposed 6 are proposed at a 16 foot width, but these will be one way roads which requires a variance to the full Rd standard of I believe it's 26 feet.

1:5:16.900 --> 1:5:33.290

Sophie Moiese Room

Staff is in support of this variance because of this substantial grid, if you will propose as part of the RV park, there's another variance requested for the 40 foot easement that's proposed along the western edge of the project.

1:5:34.680 --> 1:5:42.830

Sophie Moiese Room

This is essentially a cross access easement that allows access between the three properties that constitute the subdivision staff.

1:5:42.840 --> 1:5:58.450

Sophie Moiese Room

Supports this 20 foot reduction in width because this isn't a public Rd, it's just for use again for cross access between these three properties, a traffic study was required for this project due to its commercial nature.

1:5:58.940 --> 1:6:4.500

Sophie Moiese Room

The conclusions of the traffic study is that there is no substantial impact to Hwy 83.

1:6:5.550 --> 1:6:10.240

Sophie Moiese Room

You will see a condition requiring a traffic study meeting MDT requirements.

1:6:10.250 --> 1:6:22.150

Sophie Moiese Room

So what has been submitted so far might be sufficient, but through the systems impact analysis of MDT, there might need to be some sort of improvement or upgrade to that study.

1:6:24.670 --> 1:6:28.320

Sophie Moiese Room

There are a series of non motorized trails throughout the project.

1:6:28.850 --> 1:6:32.500

Sophie Moiese Room

They are intended to connect with the pay pathway along the east side of Hwy.

1:6:32.510 --> 1:6:52.930

Sophie Moiese Room

83 Since some of the trails aren't provided along both the 616 foot wide one way paths as well as some

of the 26 foot wide roads provided within the RV park, there's actually 2 variances required and staff is in support of those two variances.

1:6:52.940 --> 1:6:57.340

Sophie Moiese Room

Based on the general robust pedestrian network within the subdivision.

1:7:2.500 --> 1:7:8.510

Sophie Moiese Room

The RV Park Space separation standard in our regulations is for a total of 30 feet of separation.

1:7:9.0 --> 1:7:13.910

Sophie Moiese Room

There's an additional variance being requested to allow for 25 feet of separation.

1:7:15.210 --> 1:7:28.900

Sophie Moiese Room

Staff supports this variance as this forested site provides privacy and the 25 foot request doesn't appear to violate any RV park best practices that we could determine.

1:7:31.480 --> 1:7:41.150

Sophie Moiese Room

This RV park will connect to the Seeley Lake water system and there will be a community drainfield which you can see along the eastern edge of the project here.

1:7:42.580 --> 1:7:46.530

Sophie Moiese Room

One new hydrant is proposed along the northwestern edge of the project.

1:7:46.720 --> 1:7:49.460

Sophie Moiese Room

There's an existing hydrant along the southwestern edge.

1:7:50.360 --> 1:7:59.180

Sophie Moiese Room

There is a condition that the new hydrant along the northwestern edge, be placed before combustible construction or before the RV park commences.

1:8:1.840 --> 1:8:4.250

Sophie Moiese Room

Now on to issues of the natural environment.

1:8:4.320 --> 1:8:16.300

Sophie Moiese Room

Wildlife in my life habitat this is an undeveloped property, but it's generally a subdivided impacted area with commercial both North and South and residential uses to the east.

1:8:18.130 --> 1:8:28.830

Sophie Moiese Room

Seeley Lake is an area of substantial attractants and as a result, we're recommending a condition for bear resistant garbage disposal for this RV park.

1:8:31.720 --> 1:8:49.280

Sophie Moiese Room

Are we parks are required to dedicate 1 ninth of their area as Parkland, and there's like a .77 acre Park

land area along the western edge and a slightly over one acre area of Parkland in the southeastern corner.

1:8:49.530 --> 1:8:53.250

Sophie Moiese Room

So this proposal exceeds the requirements in our regulations.

1:8:55.520 --> 1:9:8.210

Sophie Moiese Room

Missoula County parks trails and open lands commented on the subdivision after review, and they were a little concerned about active recreation in the .77 Acre Park, one along the western edge of the project.

1:9:9.70 --> 1:9:13.970

Sophie Moiese Room

They recommended that activities be shifted from that park to the park in the southeastern corner.

1:9:15.670 --> 1:9:21.570

Sophie Moiese Room

We are recommending a condition for review of activities within Park one just for safety reasons.

1:9:24.900 --> 1:9:32.330

Sophie Moiese Room

RV parks are required to be screened against adjacent development and in this case all four boundaries count.

1:9:32.800 --> 1:9:37.830

Sophie Moiese Room

So we are recommending a condition for screening and it must meet certain standards.

1:9:37.840 --> 1:9:47.890

Sophie Moiese Room

If it's vegetative, it could be a fence or it could be existing vegetation or introduced vegetation, but we do have a condition for screening on all four sides.

1:9:49.940 --> 1:9:50.440

Sophie Moiese Room

Uh.

1:9:50.450 --> 1:9:54.190

Sophie Moiese Room

Another condition we're recommending is the recording of the plat.

1:9:54.200 --> 1:10:1.720

Sophie Moiese Room

As you might expect for a subdivision, but we're also recommending the recording of the plan for the RV park as a separate sheet.

1:10:4.530 --> 1:10:8.880

Sophie Moiese Room

It's actually rare that these get recorded with the clerk and Recorder's office, but we thought that was important. Tim.

1:10:9.430 --> 1:10:9.960

Sophie Moiese Room

Tim.

1:10:10.170 --> 1:10:10.580

Sophie Moiese Room

Yes.

1:10:10.820 --> 1:10:12.560

Sophie Moiese Room

Would you mind explaining why that's important?

1:10:12.570 --> 1:10:12.860

Sophie Moiese Room

That's a.

1:10:12.870 --> 1:10:34.590

Sophie Moiese Room

That's a new one to me, so I apologize for my not understanding that the last RV park to come through process in Missoula County, we think is what's now called Granite Peak RV Park and a lot of times what happens is RV park plans are important references, but there they end up in a planners file somewhere hopefully in our office.

1:10:35.170 --> 1:10:45.200

Sophie Moiese Room

But we thought it was important just for posterity to have this referenceable as recorded sheet, so it would be recorded as an additional sheet to the plat.

1:10:45.210 --> 1:10:53.530

Sophie Moiese Room

It won't have necessarily survey corners or anything like that, but it's something that can be pulled up through the property information system.

1:10:55.500 --> 1:10:55.770

Sophie Moiese Room

Why?

1:10:55.780 --> 1:10:57.150

Sophie Moiese Room

Why would someone want to let?

1:10:59.660 --> 1:11:12.550

Sophie Moiese Room

I think at we'll certainly reviewers in the future if there's any sort of modifications, would want to know what their reference point is, OK, for what the RV park is laid out to be.

1:11:14.800 --> 1:11:19.870

Sophie Moiese Room

This is kind of a new one for us, but the RV park as a whole is kind of new for us.

1:11:19.880 --> 1:11:24.410

Sophie Moiese Room

We haven't reviewed one in a long time, so thanks, but we thought this was an important reference.

1:11:26.550 --> 1:11:36.500

Sophie Moiese Room

So this subdivision was noticed in the Missoulian on July 8th and 13th, and in the Pathfinder on July 20th, adjacent property owners were noticed on the 6th of July.

1:11:38.650 --> 1:11:46.700

Sophie Moiese Room

This went before planning board on the 25th of July and Planning Board asked a variety of questions about the design.

1:11:47.190 --> 1:11:55.880

Sophie Moiese Room

They asked about the 25 feet of separation versus 30 feet, and it was noted that a lot of our RV parks actually are less than 20 feet.

1:11:55.890 --> 1:12:15.530

Sophie Moiese Room

As far as the separation of spaces when planning board member asked whether RV's will be able to maneuver adequately in this setup, and it was noted that most of these spaces are pull through spaces, there were questions about the function and durability of trails.

1:12:16.600 --> 1:12:20.490

Sophie Moiese Room

We're we originally were recommending a hard surface.

1:12:20.570 --> 1:12:22.220

Sophie Moiese Room

Uh and asphalt surface, actually.

1:12:22.230 --> 1:12:24.110

Sophie Moiese Room

And that's something that I'll get to a little bit later.

1:12:24.120 --> 1:12:31.230

Sophie Moiese Room

What was recommended by planning Board and will bike camping be something that could happen at this location?

1:12:31.460 --> 1:12:38.640

Sophie Moiese Room

And I think it's the developers intent to have traditional RV use at this location rather than bike camping.

1:12:40.810 --> 1:12:49.70

Sophie Moiese Room

Uh, I think there's some question about wastewater treatment on the property, whether this community system could be used by folks outside the RV park.

1:12:49.80 --> 1:12:52.680

Sophie Moiese Room

And my understanding that is that it's four folks within the RV park.

1:12:53.920 --> 1:13:4.440

Sophie Moiese Room

There were questions about length of stay, whether folks could stay longer than a few nights, which is what a traditional RV park would provide.

1:13:5.210 --> 1:13:10.860

Sophie Moiese Room

But since there's such a shortage of housing in Sealy, could folks park for a longer period of time?

1:13:10.870 --> 1:13:14.460

Sophie Moiese Room

And I'm not sure that that's been determined one way or another.

1:13:15.170 --> 1:13:17.380

Sophie Moiese Room

And then there were some questions about seasonality.

1:13:17.390 --> 1:13:29.90

Sophie Moiese Room

Whether this will be a Memorial Day to Labor Day kind of RV park use, or whether that use will continue into the fall or into the winter.

1:13:29.100 --> 1:13:40.920

Sophie Moiese Room

I think the original intent was more of a summer use and then the general question was, can infrastructure in Seeley Lake support the RV park?

1:13:41.270 --> 1:13:45.580

Sophie Moiese Room

So is it OK to gonna ask a couple questions right now?

1:13:45.590 --> 1:13:45.960

Sophie Moiese Room

Sure.

1:13:46.190 --> 1:13:49.900

Sophie Moiese Room

So, Brian, are there any laws on people living in RV parks?

1:13:50.130 --> 1:13:51.250

Sophie Moiese Room

I mean, like you could.

1:13:51.260 --> 1:13:51.780

Sophie Moiese Room

They're gonna.

1:13:51.950 --> 1:13:53.60

Sophie Moiese Room

They just live there.

1:13:53.70 --> 1:13:53.780

Sophie Moiese Room

It isn't.

1:13:54.20 --> 1:13:55.830

Sophie Moiese Room

They're not camping, they're living there.

1:13:56.710 --> 1:14:5.110

Sophie Moiese Room

I'm not aware of any state laws that were OK that living with a camping there obviously are going to be applicable zoning ordinances depending on what local municipalities and counties have opposed.

1:14:11.230 --> 1:14:15.970

Sophie Moiese Room

So then what are our where our Missoula counties laws around that then?

1:14:19.110 --> 1:14:26.940

Sophie Moiese Room

I think it it wouldn't impact as far as the RV park nature, this is an unzoned location.

1:14:26.950 --> 1:14:32.390

Sophie Moiese Room

And as far as whether the use is 3 days or three months, we're not gonna police that.

1:14:32.550 --> 1:14:41.750

Sophie Moiese Room

OK, this is just about the creation of RV park spaces and three lots basically on the so seasonality piece you mentioned tying into water is probably dumb question.

1:14:41.760 --> 1:14:44.670

Sophie Moiese Room

I just want to somebody stays here in the winter time at the waters.

1:14:44.680 --> 1:14:48.560

Sophie Moiese Room

If the water system set up for that as well, wastewater system set up for that as well.

1:14:50.740 --> 1:14:52.400

Sophie Moiese Room

I'm not altogether certain.

1:14:52.410 --> 1:15:4.0

Sophie Moiese Room

I would assume the wastewater system would be set up for that, but I'd I would question whether there's been planning for drinking water to be available during the winter.

1:15:4.10 --> 1:15:8.220

Sophie Moiese Room

I don't think that was the original design, but people have just persisted in asking that question.

1:15:8.230 --> 1:15:13.20

Sophie Moiese Room

How long will this and maybe you know Brandon, who's here as the developer?

1:15:13.380 --> 1:15:15.220

Sophie Moiese Room

He might be able to answer that question.

1:15:15.350 --> 1:15:17.600

Sophie Moiese Room

I mean Seelye system, such a housing crisis.

1:15:17.610 --> 1:15:22.820

Sophie Moiese Room

It could certainly imagine someone staying here for a chunk of the winter while they're waiting for housing to open up.

1:15:22.830 --> 1:15:24.90

Sophie Moiese Room

And they have a job in Sealy.

1:15:25.150 --> 1:15:26.910

Sophie Moiese Room

Yeah, that's definitely come up that question.

1:15:29.340 --> 1:15:34.150

Sophie Moiese Room

So question or condition #9 is the trails condition.

1:15:34.620 --> 1:15:41.100

Sophie Moiese Room

This was modified as a separate motion coming from planning board and the language that you see.

1:15:41.840 --> 1:15:53.470

Sophie Moiese Room

Umm is actually largely out of the subdivision regulations, but the trails will be 5 feet wide and our verbiage included asphalt.

1:15:54.680 --> 1:16:17.710

Sophie Moiese Room

This would cross that out and have the phrase with a concrete asphalt or comparable surface material that is durable, maintainable and usable in year round weather conditions, and also planning board thought it was a important to have reference to an appropriate maintenance plan for whatever the surface ends up being on the trails.

1:16:22.280 --> 1:16:34.120

Sophie Moiese Room

We think this language is generally consistent with the Subdivision regulations, but just a point of clarification, and I know this came up at planning board where I think I make did present the term crush gravel.

1:16:35.880 --> 1:16:40.10

Sophie Moiese Room

We don't think the condition that came out of planning board supports crush gravel.

1:16:40.20 --> 1:16:54.250

Sophie Moiese Room

So if eventually Commissioners you prefer to go in that direction, we think that further modification of the condition and it would be an easy modification would be necessary to clarify that that would be an OK service.

1:16:58.610 --> 1:17:1.550

Sophie Moiese Room

We did receive considerable public comment on this project.

1:17:2.880 --> 1:17:17.730

Sophie Moiese Room

Uh, there was comment and concern over potential conflicts between the non motorized users in the area and cars considering the highway 83 path and then the paths within this project that connect to that path.

1:17:19.540 --> 1:17:22.430

Sophie Moiese Room

There was concern over the generation of campfire smoke.

1:17:22.440 --> 1:17:37.150

Sophie Moiese Room

Considering this community is really aimed for reducing particulates from smoke, although there's kind of a seasonality difference there where that the reduction in particulates was a swap out of stoves for winter time use.

1:17:39.600 --> 1:17:43.800

Sophie Moiese Room

There's sort of the ongoing concern from some that this project would violate the covenants.

1:17:43.870 --> 1:17:56.600

Sophie Moiese Room

It's, uh, potential traffic conflicts from near near by Riverview Dr, including logging trucks from Pyramid Mountain Lumber.

1:17:59.500 --> 1:18:3.230

Sophie Moiese Room

There was a question about policies on pets, fireworks and fencing.

1:18:4.390 --> 1:18:11.790

Sophie Moiese Room

The need for screening one person mentioned that this hearing would better have been held up in Seeley.

1:18:13.410 --> 1:18:31.420

Sophie Moiese Room

One person asked about whether there was an evacuation plan for this RV park within the larger context of a potential need to evacuate Sealy, for instance, in a wildfire event, supporters have mentioned that this would feel uh community need.

1:18:32.690 --> 1:18:37.180

Sophie Moiese Room

And of course, the questions about being open and the winner is this for tourists only.

1:18:37.270 --> 1:18:38.950

Sophie Moiese Room

What about long term use?

1:18:40.480 --> 1:18:46.450

Sophie Moiese Room

Is this for RV's only or could other types of mobile homes end up here and that that's a pretty clear answer?

1:18:46.460 --> 1:18:47.660

Sophie Moiese Room

It could only be RV's.

1:18:50.230 --> 1:18:55.0

Sophie Moiese Room

This RV park could add to the communities traffic congestion problem.

1:18:56.390 --> 1:18:59.940

Sophie Moiese Room

Has anybody analyzed impacts the services from this RV park?

1:19:1.410 --> 1:19:8.750

Sophie Moiese Room

There's not enough bathrooms, water or police and Sealy to support this one person.

1:19:8.760 --> 1:19:34.900

Sophie Moiese Room

We just got comment from let's see Ron and Laurel Denniger I think is the couple they were concerned about adding new septs considering the lack of a community wide set or sewer disposal, sewage disposal system and they know it in particular.

1:19:34.910 --> 1:19:42.10

Sophie Moiese Room

There was a Seely business that shut down and was not able to reopen because of lack of adequate sanitation.

1:19:44.340 --> 1:19:53.950

Sophie Moiese Room

And we did receive illegal access comment Commissioners, I think you have copies that I put up there for you from the attorney representing the property to the South.

1:19:53.960 --> 1:19:56.640

Sophie Moiese Room

Who questioned whether the subdivision has legal access?

1:19:58.270 --> 1:20:14.900

Sophie Moiese Room

Our conclusion was the property is adjacent to a state highway and no other properties must be crossed to access this property, and that the easement that's provided on the plat essentially provides cross access for the three lots that will be created as part of the subdivision.

1:20:14.910 --> 1:20:21.630

Sophie Moiese Room

So we don't think there's any reason to change our conclusion that there's adequate legal access to this subdivision.

1:20:24.390 --> 1:20:39.550

Sophie Moiese Room

So in conclusion, Commissioners, there are actually 6 total motions, five of which are variance related and planning board supported all 5 variances and also recommended approval of the subdivision.

1:20:41.100 --> 1:20:43.340

Sophie Moiese Room

Tim, do you remember what the vote was?

1:20:43.350 --> 1:20:44.90

Sophie Moiese Room

That planning board?

1:20:44.480 --> 1:20:45.790

Sophie Moiese Room

Yeah, it was a unanimous vote.

1:20:45.800 --> 1:20:46.320

Sophie Moiese Room

Thank you. Yes.

1:20:49.960 --> 1:20:53.490

Sophie Moiese Room

Would Brandon would you or developers representative like to speak to this?

1:20:54.750 --> 1:20:54.940

Paul T. Forsting

Yeah.

1:20:57.930 --> 1:20:58.610

Sophie Moiese Room

Yeah.

1:20:55.30 --> 1:20:58.960

Paul T. Forsting

Let me start, Commissioner Slotnick, this is Paul bursting from Imeg.

1:20:58.680 --> 1:20:59.210

Sophie Moiese Room

Yeah.

1:20:59.400 --> 1:21:0.500

Sophie Moiese Room

Good to see you, Paul. Welcome.

1:21:0.300 --> 1:21:0.570

Paul T. Forsting

Yeah.

1:21:0.580 --> 1:21:1.10

Paul T. Forsting

Thank you.

1:21:1.60 --> 1:21:1.520

Paul T. Forsting

Good to see you.

1:21:1.910 --> 1:21:2.330

Paul T. Forsting

Umm.

1:21:2.990 --> 1:21:5.200

Paul T. Forsting

Uh, so any who?

1:21:5.270 --> 1:21:5.960

Paul T. Forsting

Paul forcing I.

1:21:5.970 --> 1:21:7.270

Paul T. Forsting

Meg, I'm here today with Brandon.

1:21:7.880 --> 1:21:20.170

Paul T. Forsting

Umm Grovner and Joe Dennert Joe is ohh Brandon's in in person there and Joe is virtual like I am and then also in attendance in the crowd is Chris Johnson, Brandon's attorney.

1:21:20.180 --> 1:21:29.180

Paul T. Forsting

'S attorney, just in case we need to clarify anything about covenants or whatnot, we've been working on this project since 2017, 2018.

1:21:29.810 --> 1:21:36.680

Paul T. Forsting

At that time we that was just before the sewer system in Seeley Lake had really gotten a lot of the momentum.

1:21:36.690 --> 1:21:45.650

Paul T. Forsting

So we had explored on site options for sewer, but then the alternative for the municipal sewer system became available.

1:21:46.240 --> 1:21:47.550

Paul T. Forsting

We based our project on that.

1:21:48.90 --> 1:21:48.560

Paul T. Forsting

Umm.

1:21:49.290 --> 1:22:6.280

Paul T. Forsting

What seemed to be a likely kind of an option for us and we got all the way through the public review process or not the public review the the application review process, we were deemed sufficient and ready to move forward planning board and get back to this hearing and the sewer became nonviable.

1:22:6.690 --> 1:22:14.340

Paul T. Forsting

And so we took us a couple years of exploring and just really dialing in our wastewater option, which we did.

1:22:14.350 --> 1:22:27.60

Paul T. Forsting

We worked with the health department and the DEQ to to go back and forth and provide groundwater evaluations to confirm that we can we can have a wastewater solution here that will work for our project.

1:22:27.230 --> 1:22:36.620

Paul T. Forsting

That's not necessarily required to to for you Commissioners to make your decision, but we didn't believe it was a good route to take with that hanging in the wind.

1:22:36.630 --> 1:23:2.890

Paul T. Forsting

So we're we're very close to having what's called a discharge permit for this project and that's a permit that will go along with the RV park and it'll it'll have a life as far as I'm to my understanding, it has a lifelong permitting requirement, meaning every five years it expires and you have to get a new permit

and the terms of that permit can be upgraded and they they often are standards can be increased treatment requirements upgraded.

1:23:3.330 --> 1:23:26.350

Paul T. Forsting

We have to provide a whole suite of sampling requirements and so it's we can go into any more detail you'd like on that, but it is, it is a very elaborate the nuanced process that'll be with this project as long as there is a wastewater system for an RV park there as part of our project review, we went to three neighborhood meetings.

1:23:26.360 --> 1:23:35.110

Paul T. Forsting

Two of those were in Seeley Lake at the different community halls, and they were well attended and our last one here was a virtual meeting.

1:23:36.400 --> 1:23:49.890

Paul T. Forsting

So we we did have those outlets and meetings over the course of the five year period and they there was people for and against it and that seems to be pretty, pretty standard for a project of this size.

1:23:50.120 --> 1:23:52.110

Paul T. Forsting

We're really excited about this project.

1:23:52.120 --> 1:24:0.350

Paul T. Forsting

We we do have 5 variances with it, we normally don't like to weeping imeg and our office doesn't try not to have variances.

1:24:0.730 --> 1:24:7.250

Paul T. Forsting

In this case, the design standards for roads and sidewalks don't really accommodate an RV park.

1:24:7.260 --> 1:24:19.110

Paul T. Forsting

There, they're much more specific to a residential or commercial subdivision where you have multiple lots and you've got multiple different land owners using these lots for a long time.

1:24:19.120 --> 1:24:20.300

Paul T. Forsting

And here we don't have that.

1:24:20.310 --> 1:24:27.50

Paul T. Forsting

We have basically a site plan where we have traffic circulation accomplished through a network of one way roads.

1:24:27.540 --> 1:24:29.280

Paul T. Forsting

We don't need the, we don't need.

1:24:29.900 --> 1:24:31.450

Paul T. Forsting

It's difficult to call even roads.

1:24:31.460 --> 1:24:33.650

Paul T. Forsting

They're pathways of sorts.

1:24:34.200 --> 1:24:38.270

Paul T. Forsting

People will want people to drive slowly down them to get to their space.

1:24:38.280 --> 1:24:52.990

Paul T. Forsting

There are almost all pull through spaces and so doing wider Rd sections didn't seem to make sense to us and also having like standard sidewalks on both sides of the roads didn't didn't make sense to us and the planning department has agreed with us on that.

1:24:53.540 --> 1:24:54.590

Paul T. Forsting

We we did.

1:24:54.700 --> 1:25:1.90

Paul T. Forsting

The planning department had recommended asphalt surfaces for the sidewalks or trails that we are going to install.

1:25:1.440 --> 1:25:10.390

Paul T. Forsting

We asked for leniency on that for the main reason we would that's if it's required to be asphalt, we'll have to put that in before the RV park can become operational.

1:25:11.130 --> 1:25:16.0

Paul T. Forsting

All the roads in this project are gravel and approved to be so there's no requirement for asphalt.

1:25:16.370 --> 1:25:18.330

Paul T. Forsting

Brandon would like to make everything asphalt.

1:25:18.340 --> 1:25:22.470

Paul T. Forsting

At some point, they're just the upfront cost for that is gonna be really great.

1:25:22.710 --> 1:25:28.960

Paul T. Forsting

Means already going to be spending quite a bit of money on the materials for gravel and and that sewer system, it's going to be quite expensive.

1:25:28.970 --> 1:25:35.770

Paul T. Forsting

And so we're just asking that we don't have a outright requirement for an asphalt trail asphalt trail network right now.

1:25:36.170 --> 1:25:38.480

Paul T. Forsting

But eventually, Brandon plans on doing that.

1:25:38.490 --> 1:25:40.810

Paul T. Forsting

We see it as a great amenity for the project.

1:25:41.320 --> 1:25:44.50

Paul T. Forsting

Umm, it's just we don't.

1:25:44.60 --> 1:25:52.50

Paul T. Forsting

We're hoping that we can have a kind of a delay of sorts on that and have gravel as a starter and we'll we'll move to asphalt whenever Brandon can generate the revenue for that.

1:25:52.860 --> 1:25:55.50

Paul T. Forsting

That's basically all I wanted to add.

1:25:55.60 --> 1:26:1.910

Paul T. Forsting

I'm going to pass it over to Brandon and he's going to give it to Joe and we'll we look forward to talking through any questions you might have.

1:26:3.0 --> 1:26:3.580

Sophie Moiese Room

Thanks a lot, Paul.

1:26:3.970 --> 1:26:4.190

Paul T. Forsting

Yep.

1:26:6.100 --> 1:26:6.410

Sophie Moiese Room

Random.

1:26:10.120 --> 1:26:10.870

Sophie Moiese Room

Well, thank you.

1:26:11.360 --> 1:26:14.570

Sophie Moiese Room

Just this so you can hear me better.

1:26:14.920 --> 1:26:17.330

Sophie Moiese Room

Is the green light on the green light is on call right?

1:26:17.340 --> 1:26:18.450

Sophie Moiese Room

Am I coming through good. OK.

1:26:26.260 --> 1:26:28.970

Sophie Moiese Room

Well, thank you for having me here today.

1:26:29.280 --> 1:26:30.650

Sophie Moiese Room

My name is Brandon Grovner.

1:26:30.660 --> 1:26:34.600

Sophie Moiese Room

I'm the president of Lazy Acres RV Park LLC, Montana corporation.

1:26:35.890 --> 1:26:42.320

Sophie Moiese Room

I just want to give you a little bit of who you're getting with this project, so bear with me if I calm down a little bit here.

1:26:42.520 --> 1:26:43.220

Sophie Moiese Room

You're good.

1:26:43.230 --> 1:26:44.40

Sophie Moiese Room

You're good.

1:26:44.530 --> 1:26:53.680

Sophie Moiese Room

I'm my husband to a wonderful woman of 19 years of very proud dad, about high school quarterback, a daddy to a 10 year old girl that's going to be starting the 4th grade in a couple of weeks.

1:26:54.470 --> 1:26:57.140

Sophie Moiese Room

I grew up the son of a four service supervisor.

1:26:57.370 --> 1:27:1.20

Sophie Moiese Room

He introduced his three sons to Celia at an early age when we could barely walk.

1:27:2.150 --> 1:27:18.150

Sophie Moiese Room

He taught us how to enjoy and respect the forest and its resources, and camping was commonplace in my family and the Clearwater string of lakes was without a doubt one of our favorite I graduated from high school in Missoula on a Saturday, and I went to work the next Monday morning and I've been working every day of my adult life.

1:27:19.360 --> 1:27:30.290

Sophie Moiese Room

I've worked in the RV and trailer parts industry for over 26 years and manage a large distribution warehouse with multiple employees sourcing parts for dealers and customers with broken down trailers.

1:27:30.760 --> 1:27:32.690

Sophie Moiese Room

That kind of things that ruin vacations.

1:27:33.260 --> 1:27:44.30

Sophie Moiese Room

I'm the guy that finds the parts to make the things get fixed and when they go bad I don't know what it feels like to wake up on a Monday morning and not have to get ready to go to work except for one or two Mondays.

1:27:44.140 --> 1:28:7.360

Sophie Moiese Room

When I go on vacation in the summer and it almost always consists of loading up the family in the RV

and exploring 8 or 9 states in the northwest, we've stayed in Forest Service campgrounds, state parks and privately owned RV parks all over the western US as Montana was being discovered by the rest of the country, it became clear that it's getting harder to find a camping spot in Seeley and Placid.

1:28:7.460 --> 1:28:19.360

Sophie Moiese Room

Salmon and Alva and Inez my family fell victim to the crowd that would pay for their chairs to have a nice place to sleep on Wednesday and Thursday night, guaranteeing their family had a spot Friday and Saturday.

1:28:19.430 --> 1:28:20.300

Sophie Moiese Room

I think we've all been there.

1:28:22.550 --> 1:28:30.400

Sophie Moiese Room

That's when we learned of the DNRC cabin site lease program and my now retired father and I decided to partner up and get a state owned cabin site lease.

1:28:30.410 --> 1:28:34.400

Sophie Moiese Room

And Seeley, over the next few years, we fell even more in love with the community.

1:28:34.410 --> 1:28:35.820

Sophie Moiese Room

That is Seeley Lake, Montana.

1:28:36.350 --> 1:28:46.60

Sophie Moiese Room

Having a physical address and the ZIP code of 59868 and a PO Box at the local post office made us feel like we were part of something very special in a special place.

1:28:47.30 --> 1:28:51.350

Sophie Moiese Room

We invited close friends and family members to come up and stay with us and their comments were always full.

1:28:51.570 --> 1:28:52.900

Sophie Moiese Room

Never anywhere to camp up there.

1:28:53.590 --> 1:29:3.180

Sophie Moiese Room

We offered our driveway and our front yard, and it wasn't long before I found myself entertaining friends and introducing them to the local recreation of what I call my happy place.

1:29:4.110 --> 1:29:13.480

Sophie Moiese Room

After seven years on a chilly morning in March, my wife and I, watching the cold waters of the Clearwater River, slowly meander through our backyard while drinking coffee.

1:29:13.490 --> 1:29:18.670

Sophie Moiese Room

We decided to call the number on a for sale sign of a large piece of undeveloped land on Hwy.

1:29:18.680 --> 1:29:26.210

Sophie Moiese Room

83 Let's see what it would take to build our own RV port from our personal experiences traveling over 26 years.

1:29:27.810 --> 1:29:30.900

Sophie Moiese Room

We we knew what most people would like when staying in Seeley.

1:29:31.430 --> 1:29:47.580

Sophie Moiese Room

Fast forward six years after that first phone call, and here we are today, six years of dreaming, planning, spending every hard earned dollar we saved and borrowing some to put our dream on paper for everyone here to see today still dreaming of one day owning and operating in a beautiful RV park.

1:29:47.660 --> 1:29:49.100

Sophie Moiese Room

Welcoming guests from all over.

1:29:49.110 --> 1:30:0.940

Sophie Moiese Room

And those right here in the area employing a few hard working folks that need a job having my children beside me during the summer, teaching them the value of a long work day and the satisfaction of creating an environment where your guests are happy.

1:30:3.220 --> 1:30:6.870

Sophie Moiese Room

We filled three neighborhood meetings as mentioned by Paul in the last six years.

1:30:6.940 --> 1:30:9.150

Sophie Moiese Room

People are curious as they should be.

1:30:9.380 --> 1:30:11.170

Sophie Moiese Room

This is a big deal in our community.

1:30:11.540 --> 1:30:14.310

Sophie Moiese Room

I've always made myself available to anybody who asks.

1:30:14.320 --> 1:30:15.260

Sophie Moiese Room

Hey, what are you doing up there?

1:30:16.800 --> 1:30:24.950

Sophie Moiese Room

I've learned through public comment and social media that there's some concern with the RV park making Sealy easier to be discovered in kind of a bubble.

1:30:25.860 --> 1:30:28.710

Sophie Moiese Room

I think some of my neighbors don't want Seeley to grow and change.

1:30:29.770 --> 1:30:33.650

Sophie Moiese Room

They don't want the extra traffic or people in front of them at the grocery store.

1:30:34.460 --> 1:30:39.140

Sophie Moiese Room

Change is inevitable, and it tends to happen whether we like it or not.

1:30:39.190 --> 1:30:43.540

Sophie Moiese Room

I'm embracing this change to keep Sealy as much like it is as it grows.

1:30:43.900 --> 1:30:51.960

Sophie Moiese Room

Keeping a rural getaway feeling for the park to help guests relax, reset and enjoy the natural beauty of what seemed like is now.

1:30:53.40 --> 1:31:0.850

Sophie Moiese Room

I know I can't say anything to change the minds of my neighbors, but I hope my actions of not overdeveloping the park until show them.

1:31:0.860 --> 1:31:6.730

Sophie Moiese Room

I want Sealy to remain the special rural place but be able to share it with travelers in a responsible way.

1:31:7.580 --> 1:31:10.810

Sophie Moiese Room

Please receive these comments for what they are and who they're coming from.

1:31:10.860 --> 1:31:17.590

Sophie Moiese Room

My neighbors, they have their little piece of ceiling and they're watching from behind their lock gates because they don't want to share this beautiful place.

1:31:18.910 --> 1:31:27.510

Sophie Moiese Room

Please understand I am not a real estate developer, I'm just a guy trying to figure out how to live, work and raise a family in a community that I really care about.

1:31:29.330 --> 1:31:37.60

Sophie Moiese Room

I've been helping people who have broken down getting to their destinations for over 26 years and I wanna be that destination that they're going to.

1:31:37.850 --> 1:31:57.470

Sophie Moiese Room

I'm looking forward to the days when the development worries of the past six years are just memories and the current worries I have are is there enough marshmallows and chocolate for the smores over the last two weeks, I've met a lot of new faces on decision making boards in Missoula County Monday this week, I was invited to attend a board meeting. The commit?

1:31:57.480 --> 1:32:8.350

Sophie Moiese Room

The Board of County Commissioners Landing Communities update it was an informal meeting and before

it started, Commissioner Slotnick invited everybody in the room to sit with him at this large conference table.

1:32:8.780 --> 1:32:11.530

Sophie Moiese Room

As I pulled the chair up next to him, we made eye contact.

1:32:12.140 --> 1:32:13.410

Sophie Moiese Room

We both had the look of.

1:32:13.540 --> 1:32:14.570

Sophie Moiese Room

I haven't met you before.

1:32:15.180 --> 1:32:16.650

Sophie Moiese Room

He extended his hand and said hi.

1:32:16.660 --> 1:32:17.840

Sophie Moiese Room

My name's Josh, I said.

1:32:17.850 --> 1:32:18.370

Sophie Moiese Room

I'm Brandon.

1:32:19.200 --> 1:32:27.560

Sophie Moiese Room

He asked, what do you do and I replied I'm the owner of Lazy Acres RV Park LLC and he looked at the logo on my shirt and it didn't quite match what I was saying.

1:32:27.570 --> 1:32:28.370

Sophie Moiese Room

And he asked again.

1:32:28.780 --> 1:32:30.130

Sophie Moiese Room

Yeah, but what do you do?

1:32:31.350 --> 1:32:38.210

Sophie Moiese Room

I proceeded to tell him who I work for and what I do there, and it was then that I realized I'm at a life changing moment.

1:32:38.730 --> 1:32:40.910

Sophie Moiese Room

Some folks call it a crossroads.

1:32:40.920 --> 1:32:49.470

Sophie Moiese Room

Some say a fork in the road, but for me it's a T the decision the board makes in the next hours will determine the direction of the rest of my life.

1:32:50.130 --> 1:32:50.430

Sophie Moiese Room

Umm.

1:32:50.900 --> 1:33:8.610

Sophie Moiese Room

If the project is denied, I'll be forced left a path that continues to work for somebody else's, signing the back of a paycheck every two weeks trying to figure out how to pay back all the money we borrowed to the point to pursue a dream and have a little something extra in hopes to retire in 20 years or so.

1:33:9.60 --> 1:33:27.610

Sophie Moiese Room

If the board approves the project, I can take the path to the right, finalizing the last details of the RV park, putting construction plans out to bid, meeting new faces that are truly amazing artists at their trade, installing underground infrastructure to accommodate the guests that will be at this beautiful RV park for a few days.

1:33:29.310 --> 1:33:37.700

Sophie Moiese Room

I will be the one signing the front of the paycheck every couple of weeks to the lucky few that helped me maintain this wonderful park and create a lasting legacy for my children.

1:33:38.150 --> 1:33:42.660

Sophie Moiese Room

I asked Joe to emailed him a picture if he could bring it up.

1:33:42.750 --> 1:33:45.180

Sophie Moiese Room

Just so everybody can see, before I read this last little part.

1:33:46.120 --> 1:33:47.570

Joe M. Dehnert

Yeah, absolutely.

1:33:47.580 --> 1:33:48.110

Joe M. Dehnert

Joe Dennard.

1:33:48.120 --> 1:33:48.530

Joe M. Dehnert

I'm Meg.

1:33:48.540 --> 1:33:53.660

Joe M. Dehnert

If everyone can hear me, would I be able to get the opportunity or the capability to share my screen?

1:33:54.410 --> 1:33:54.600

Sophie Moiese Room

Sure.

1:34:6.890 --> 1:34:10.50

Joe M. Dehnert

Alright, it says I'm a presenter, so we're going to give this a shot here.

1:34:16.330 --> 1:34:16.760

Sophie Moiese Room

There it is.

1:34:16.770 --> 1:34:17.240

Sophie Moiese Room

Thanks Joe.

1:34:17.910 --> 1:34:18.410

Joe M. Dehnert

Absolutely.

1:34:18.280 --> 1:34:25.950

Sophie Moiese Room

I I didn't know it at the time, but a few months after the first phone call six years ago, I remember my family waking up in our RV.

1:34:25.960 --> 1:34:39.420

Sophie Moiese Room

My wife was making the typical breakfast, bacon, eggs and toast, and I was sipping on coffee that had been percolating over an open flame for the last 20 minutes and I was converting the bed that my 4 year old daughter had slept on back into a small table that we would all sit around and eat.

1:34:40.330 --> 1:34:46.700

Sophie Moiese Room

My son was nine and he had brought his colored pencils and crayons to occupy his time while we were camping that weekend.

1:34:47.330 --> 1:34:53.780

Sophie Moiese Room

And I remember the excitement of creating the logo and all of us, suggesting names of what we would call the RV park.

1:34:54.790 --> 1:34:57.900

Sophie Moiese Room

And I have that picture with me today and it's up on for everybody to see.

1:34:57.950 --> 1:34:58.490

Sophie Moiese Room

I keep it.

1:35:0.90 --> 1:35:8.600

Sophie Moiese Room

I also have a box of business cards that have that logo and the mascot we created that day, Harvey the RV.

1:35:11.700 --> 1:35:13.770

Sophie Moiese Room

It'd be my honor to hand the first three cards.

1:35:13.780 --> 1:35:15.830

Sophie Moiese Room

I know daves not here today, but I'm going to give you one.

1:35:15.890 --> 1:35:23.950

Sophie Moiese Room

The first three cards to you guys today is a token of my appreciation for your time and consideration in the approval of this wonderful project.

1:35:24.40 --> 1:35:28.610

Sophie Moiese Room

I'm excited to shake a hand and meet a new face one day and when asked, what do you do?

1:35:28.900 --> 1:35:33.580

Sophie Moiese Room

I can respond with this card and say I own a little family run RV park in Seeley Lake.

1:35:38.570 --> 1:35:39.0

Sophie Moiese Room

Thanks man.

1:35:41.30 --> 1:35:42.990

Sophie Moiese Room

I was I I was a really good letter, Brandon.

1:35:44.430 --> 1:35:45.860

Joe M. Dehnert

Phenomenal job, commissioners.

1:35:45.870 --> 1:35:58.780

Joe M. Dehnert

This is Joe Dennert with imeg umm and I just have a a few remaining comments here before we pass it off for for question or further discussion, I'll leave this slide up here.

1:35:58.790 --> 1:36:1.800

Joe M. Dehnert

I do have a number of other slides prepared.

1:36:2.210 --> 1:36:8.880

Joe M. Dehnert

I've been fortunate enough to get brought in on this project to work with Brandon and folks in our office.

1:36:9.450 --> 1:36:19.290

Joe M. Dehnert

Umm, with the redesign associated with the updated wastewater treatment system for the project and and also some of the planning considerations.

1:36:19.300 --> 1:36:24.390

Joe M. Dehnert

And I was also fortunate enough to run that virtual neighborhood meeting.

1:36:24.560 --> 1:36:31.370

Joe M. Dehnert

And I know that as Paul mentioned, there were both people in opposition and and people supporting it.

1:36:31.380 --> 1:36:32.800

Joe M. Dehnert

And some of the other neighborhood meetings.

1:36:32.810 --> 1:36:37.500

Joe M. Dehnert

But the most recent one, the the virtual meeting, you know it.

1:36:37.510 --> 1:36:49.400

Joe M. Dehnert

It was, for whatever reason, the folks that came it was mainly just a, a really productive and and positive conversation around, you know, how this fills some of the needs there.

1:36:49.410 --> 1:37:1.120

Joe M. Dehnert

And Seeley Lake, and it was great for me to get some of the personal touches and and get to talk with folks that have been watching this over the past, you know, five or six years come to fruition.

1:37:1.130 --> 1:37:6.760

Joe M. Dehnert

And here in Brandon read the letter and give the personal touches.

1:37:7.250 --> 1:37:16.390

Joe M. Dehnert

I really feel honored to be a part of the team that's been able to bring this project here before the Commissioners today.

1:37:17.380 --> 1:37:28.970

Joe M. Dehnert

I do just wanna respond to some of the questions that came up, mainly one of the questions that came up whenever Tim was talking and that was the year round access to water and waste water.

1:37:29.160 --> 1:37:45.650

Joe M. Dehnert

It is confirmed that water and wastewater will have capability to basically not freeze over and have access, regardless of what, umm, you know, Brandon decides to do there as far as seasonality and other than that I'm I'm here to answer questions.

1:37:45.660 --> 1:37:55.550

Joe M. Dehnert

I have exhibits that we can reference and context that we can provide, and then I heard Tim reference it in in his great presentation to the project.

1:37:55.560 --> 1:37:56.210

Joe M. Dehnert

Thank you, Tim.

1:37:56.220 --> 1:38:5.990

Joe M. Dehnert

That there might be an easy change to the language to allow for the gravel surfacing, which Paul described kind of the intent behind that request.

1:38:6.280 --> 1:38:10.960

Joe M. Dehnert

So with that, I'll pass it over to the Commissioners and we'll keep this conversation moving.

1:38:12.0 --> 1:38:12.620

Sophie Moiese Room

Thanks a lot, Joe.

1:38:16.760 --> 1:38:18.730

Sophie Moiese Room

Yeah, I had a question about the traffic study.

1:38:18.740 --> 1:38:19.250

Sophie Moiese Room

When?

1:38:19.560 --> 1:38:20.770

Sophie Moiese Room

When was it conducted?

1:38:20.810 --> 1:38:26.10

Sophie Moiese Room

Or and and what was between which marker and which marker are like?

1:38:26.20 --> 1:38:28.110

Sophie Moiese Room

What was the length of the study question?

1:38:31.310 --> 1:38:44.580

Sophie Moiese Room

I think the traffic study had to do with the impact of 70 RV park spaces being used and what the traffic movements are like left hand turns right hand turns peak hour usage.

1:38:45.30 --> 1:38:48.420

Sophie Moiese Room

It considered when Hwy.

1:38:48.430 --> 1:38:55.360

Sophie Moiese Room

83 would be maybe I may can correct me on this, but I think it considered the summer season.

1:38:55.370 --> 1:38:57.320

Sophie Moiese Room

Basically, when you see the most traffic on Hwy.

1:38:57.330 --> 1:39:6.140

Sophie Moiese Room

83 and and concluded basically that there would be no negative impact from the RV park as planned.

1:39:8.600 --> 1:39:8.940

Joe M. Dehnert

Yes.

1:39:8.860 --> 1:39:9.360

Sophie Moiese Room

Thanks.

1:39:8.950 --> 1:39:17.830

Joe M. Dehnert

And Commissioner Vera, just to provide supplement Time's absolutely right on everything he just stated in the traffic study was completed in December of 2019.

1:39:18.430 --> 1:39:18.820

Sophie Moiese Room

OK.

1:39:18.830 --> 1:39:19.300

Sophie Moiese Room

Thanks.

1:39:19.510 --> 1:39:19.840

Sophie Moiese Room

Thanks.

1:39:19.650 --> 1:39:20.150

Joe M. Dehnert

You're welcome.

1:39:21.510 --> 1:39:37.50

Sophie Moiese Room

So question for Brian, just cause we we got this intense letter here from from a lot from what what's your what what's your reaction will Commissioners most of the objections laid out in that letter I believe are rooted in the covenants.

1:39:37.140 --> 1:39:48.70

Sophie Moiese Room

The covenants are a private issue between property owners that the Commission does not generally weigh in on, and so I believe in concurrence with previous opinions by John Hart.

1:39:48.240 --> 1:39:52.430

Sophie Moiese Room

Our view is it's it's an issue between the property owners.

1:39:52.480 --> 1:39:54.410

Sophie Moiese Room

So the commissions to consider a way in on.

1:39:54.560 --> 1:39:54.970

Sophie Moiese Room

Thank you.

1:39:56.430 --> 1:40:0.370

Sophie Moiese Room

And I'm sorry I'm forgetting your attorneys name.

1:40:0.380 --> 1:40:1.810

Sophie Moiese Room

Brennan, did you wanna?

1:40:1.920 --> 1:40:4.400

Sophie Moiese Room

Chris, would you like to add anything?

1:40:5.880 --> 1:40:7.320

Sophie Moiese Room

You're welcome to if you'd like to speak.

1:40:7.330 --> 1:40:9.210

Sophie Moiese Room

You don't have to though, yes.

1:40:17.970 --> 1:40:18.140

Sophie Moiese Room

Uh.

1:40:18.170 --> 1:40:28.0

Sophie Moiese Room

Chris Johnson, Warden Dane, legal counsel for the developer in this matter, the we've submitted a letter along time to tell you how long this project's been going on.

1:40:28.10 --> 1:40:33.460

Sophie Moiese Room

On we submitted a letter as part of the file doing a different analysis of the covenants.

1:40:33.470 --> 1:40:36.790

Sophie Moiese Room

I think in 2020 anyway, it's it's in the file.

1:40:38.490 --> 1:40:43.280

Sophie Moiese Room

I haven't our analysis of this in the covenants in the in the allowability of this have not changed.

1:40:43.490 --> 1:40:55.100

Sophie Moiese Room

That analysis is is still unchanged, so I really don't have much to add other than the refridge summarizing that analysis and well, some of it got into the weeds about specific language that's in there.

1:40:55.110 --> 1:41:0.740

Sophie Moiese Room

And of course, uh covered in interpretation as its own little field of law.

1:41:0.750 --> 1:41:3.80

Sophie Moiese Room

That's messy and getting messier by the minute.

1:41:3.90 --> 1:41:5.800

Sophie Moiese Room

Every time the legislature meet, it seems to get even messier.

1:41:6.270 --> 1:41:9.0

Sophie Moiese Room

The but the analysis hasn't changed.

1:41:9.410 --> 1:41:18.90

Sophie Moiese Room

One of the other things that kind of trumps all of this is the reserved right of the declarant or the Declarant successor to approve these uses, and we have those approvals.

1:41:19.520 --> 1:41:32.430

Sophie Moiese Room

I I think that kind of without getting into the details of the weeds of of covenant interpretation and parsing out how we view this thing, which I I did in the letter, that kind of steps right through and Trump's a lot of these concerns.

1:41:32.440 --> 1:41:32.910

Sophie Moiese Room

Concerns.

1:41:32.920 --> 1:41:35.590

Sophie Moiese Room

So that's the basis for a lot of this.

1:41:35.660 --> 1:41:36.150

Sophie Moiese Room

OK.

1:41:36.340 --> 1:41:36.810

Sophie Moiese Room

Thanks.

1:41:36.820 --> 1:41:37.530

Sophie Moiese Room

Thank you.

1:41:37.660 --> 1:41:38.40

Sophie Moiese Room

Thank you.

1:41:38.800 --> 1:41:46.770

Sophie Moiese Room

So with any big infrastructure change or new development, people typically and and I would say rightfully so have concerns.

1:41:46.780 --> 1:41:51.370

Sophie Moiese Room

And I think the right response is how do we mitigate those concerns, not how do we shut down this thing.

1:41:51.380 --> 1:41:51.520

Sophie Moiese Room

It's.

1:41:51.530 --> 1:41:57.790

Sophie Moiese Room

Is it necessarily a yes or I know, but what do we have to do to make people feel OK with the change, which is always difficult?

1:41:57.800 --> 1:42:00.580

Sophie Moiese Room

Change is difficult and this is, as you pointed out, Brandon, a big thing.

1:42:03.520 --> 1:42:09.670

Sophie Moiese Room

Some of those concerns it sounds like to me, have been dealt with, but I just want to say them out loud because other people said them out loud and they were.

1:42:09.680 --> 1:42:19.330

Sophie Moiese Room

They were meaningful, so people were concerned about the wastewater and if I understand it right, I'm pleased, Tim, correct me if I'm wrong this and I learned this from Paul just now.

1:42:19.600 --> 1:42:24.50

Sophie Moiese Room

This type of system has to be reapproved a recertified account.

1:42:24.60 --> 1:42:25.810

Sophie Moiese Room

Quite remember the verb every five years.

1:42:26.430 --> 1:42:26.920

Sophie Moiese Room

Is that correct?

1:42:28.60 --> 1:42:28.320

Sophie Moiese Room

Yeah.

1:42:28.330 --> 1:42:32.530

Sophie Moiese Room

I think Paul could provide a little bit more detail, one clarification about the system.

1:42:32.580 --> 1:42:46.730

Sophie Moiese Room

It's a presby system which will allow for an additional level of treatment, and it's approved for use in the special management area, but I should clarify that it's not considered a quote Level 2 system.

1:42:46.740 --> 1:42:58.390

Sophie Moiese Room

I think maybe that came out in the record at planning Board and DEQ contacted us just and said just be sure that OK, you clarify that.

1:42:58.640 --> 1:43:3.180

Sophie Moiese Room

So, Paul, could you talk about that five year, like I'm gonna get the verb wrong if I go for it so.

1:43:2.780 --> 1:43:3.340

Paul T. Forsting

Yeah.

1:43:3.350 --> 1:43:18.720

Paul T. Forsting

Yes, Paul Forsting I imagine a system of this size and with this specific use needs to have what's called a discharge permit and that's a permit that has to be renewed every five years to get that permit.

1:43:18.770 --> 1:43:22.450

Paul T. Forsting

You have to do it extensive testing on the groundwater.

1:43:22.460 --> 1:43:24.150

Paul T. Forsting

You have to install monitoring wells.

1:43:24.450 --> 1:43:26.850

Paul T. Forsting

Provide elaborate background data.

1:43:27.20 --> 1:43:37.730

Paul T. Forsting

You have to model how your wastewater is going to interact with that groundwater, and then you have to take monthly, quarterly and annual samples and submit all those to the lab.

1:43:37.780 --> 1:43:43.580

Paul T. Forsting

Or excuse me, submit all those to the state and report how your system is actually doing and you have to do that for the life of your system.

1:43:44.270 --> 1:43:44.530

Sophie Moiese Room

OK.

1:43:47.130 --> 1:43:47.300

Sophie Moiese Room

Right.

1:43:44.240 --> 1:43:47.530

Paul T. Forsting

Umm, every five years, those standards can be updated and they do.

1:43:47.540 --> 1:43:50.410

Paul T. Forsting

They do say you know more strange standards do come along so.

1:43:51.210 --> 1:43:53.730

Sophie Moiese Room

Thank you other other.

1:43:52.860 --> 1:43:53.830

Joe M. Dehnert

And Commissioner.

1:43:53.860 --> 1:43:55.480

Sophie Moiese Room

Ohh go ahead Joe.

1:43:54.100 --> 1:43:59.340

Joe M. Dehnert

Ohh I was just going to say, Commissioner, Snot Slotnick associated with that.

1:43:59.350 --> 1:44:10.500

Joe M. Dehnert

There's also, umm, quarterly testing within those five years, there are quarterly testing of both groundwater and effluent to determine if there are any impacts happening whatsoever.

1:44:13.620 --> 1:44:13.940

Sophie Moiese Room

Great.

1:44:10.590 --> 1:44:20.750

Joe M. Dehnert

Because of the wastewater treatment on the site, so there's additional monitoring in short term as well as the permit renewal in the longer five year term.

1:44:21.270 --> 1:44:22.140

Sophie Moiese Room

OK, great.

1:44:22.150 --> 1:44:22.580

Sophie Moiese Room

Thanks, Joe.

1:44:22.590 --> 1:44:26.920

Sophie Moiese Room

That that's that, that this sounds to me like Jimmie concern and legitimate mitigation.

1:44:27.0 --> 1:44:34.460

Sophie Moiese Room

You're are on it and on the traffic study that Juan pointed out, is there anything called for here?

1:44:34.750 --> 1:44:47.650

Sophie Moiese Room

Any changes were there specific concerns that you guys heard and have we the only recommendation we're making is that MDT says that it needs to go.

1:44:47.660 --> 1:44:57.150

Sophie Moiese Room

This project needs to go through their systems impact analysis so that could require a certain amount of upgrade to the traffic study, which it might be fine.

1:44:57.160 --> 1:45:0.880

Sophie Moiese Room

We're not sure, but it'll have to just go through MDT screen.

1:45:0.890 --> 1:45:1.490

Sophie Moiese Room

That's great.

1:45:1.500 --> 1:45:6.440

Sophie Moiese Room

They're they're better traffic engineers than me and want so it's out.

1:45:6.450 --> 1:45:7.360

Sophie Moiese Room

That sounds good.

1:45:8.230 --> 1:45:10.80

Sophie Moiese Room

Umm, are there other parents?

1:45:10.90 --> 1:45:11.170

Sophie Moiese Room

Aren't the gravel?

1:45:11.600 --> 1:45:13.970

Sophie Moiese Room

Explain the gravel or the the material.

1:45:16.30 --> 1:45:18.540

Sophie Moiese Room

Yeah, that's been a conversation really.

1:45:18.650 --> 1:45:25.190

Sophie Moiese Room

When the regs were adopted, we were trying to get away from a gravel surface because we had a lot of failures across the county.

1:45:26.0 --> 1:45:44.820

Sophie Moiese Room

Umm, I think maybe this context is a little bit different in that the usage will be a little more consistent, I would guess, but just as a practical matter, I think we need to add crushed gravel into the modified condition #9 if Commissioners you favor that as a potential surface.

1:45:45.440 --> 1:45:53.190

Sophie Moiese Room

I mean, given that that's the roadway, that this isn't a a public trail connecting point A to point B from a far distance.

1:45:53.200 --> 1:45:53.790

Sophie Moiese Room

I I don't.

1:45:53.800 --> 1:45:55.90

Sophie Moiese Room

I don't have any problem with it but.

1:45:59.30 --> 1:46:6.500

Sophie Moiese Room

O commissioners, it this is condition #9 and I would I would stick crushed gravel within the text before concrete.

1:46:6.510 --> 1:46:22.300

Sophie Moiese Room

And so should you approve this RV park, that's we would just modify condition #9 to have crushed gravel before concrete in this sentence where it says with a concrete asphalt or comparable surface material.

1:46:24.190 --> 1:46:26.600

Sophie Moiese Room

And since you're on these slides, can you scroll back?

1:46:27.860 --> 1:46:36.970

Sophie Moiese Room

I don't know where we are either forward or backwards on the the bullets of concern and make sure that yeah, it's let's make sure that we've, we've we've got.

1:46:36.980 --> 1:46:37.400

Sophie Moiese Room

Let's walk.

1:46:37.410 --> 1:46:38.190

Sophie Moiese Room

Let's walk through them.

1:46:44.630 --> 1:46:51.240

Sophie Moiese Room

What I'll do is actually there's multiple slides that have concerns voiced by the public that we wanna do that.

1:46:51.250 --> 1:46:51.680

Sophie Moiese Room

Yeah.

1:46:51.690 --> 1:46:51.880

Sophie Moiese Room

Yeah.

1:46:51.890 --> 1:46:53.440

Sophie Moiese Room

So this is a good place to start.

1:46:55.870 --> 1:47:2.200

Sophie Moiese Room

So the traffic study MDT's gonna take it to the next level, which sounds I think sounds good to me.

1:47:2.510 --> 1:47:3.360

Sophie Moiese Room

Campfire smoke.

1:47:6.140 --> 1:47:6.510

Sophie Moiese Room

Yeah.

1:47:6.520 --> 1:47:15.60

Sophie Moiese Room

And during planning board, the only clarification I made is that the the goal in Seeley Lake was to reduce particulates during the winter time.

1:47:15.70 --> 1:47:18.420

Sophie Moiese Room

When you have inversions and it's and it's a real issue.

1:47:18.630 --> 1:47:28.10

Sophie Moiese Room

I mean, campfire smoke is is going to happen in the summer up there and I don't know if we have any regulations that would necessarily require mitigation.

1:47:28.110 --> 1:47:36.160

Sophie Moiese Room

I mean, I just like campgrounds around in and around so that they don't have requirements for summer camp fires, correct?

1:47:36.170 --> 1:47:37.700

Sophie Moiese Room

Not that I'm aware of, talking.

1:47:37.710 --> 1:47:39.380

Sophie Moiese Room

Certainly not in our rigs.

1:47:39.390 --> 1:47:39.530

Sophie Moiese Room

Yeah.

1:47:41.450 --> 1:47:43.740

Sophie Moiese Room

And then there's the covenants piece.

1:47:43.990 --> 1:47:47.280

Sophie Moiese Room

Brian outlined that that's not, that's literally not our business.

1:47:47.970 --> 1:47:53.280

Sophie Moiese Room

That traffic from nearby Riverview, Riverview Dr, including Pyramid Mountain lumber trucks.

1:47:53.290 --> 1:48:2.380

Sophie Moiese Room

Imagine this will be encompassed in MDT study and I didn't quite understand what was the the emphasis on the lumber trucks, just that they're big or what was what was going on.

1:48:2.490 --> 1:48:4.40

Sophie Moiese Room

Well, it depends on the.

1:48:4.190 --> 1:48:4.560

Sophie Moiese Room

Yeah.

1:48:4.570 --> 1:48:9.960

Sophie Moiese Room

I mean, Riverview Dr comes in a little bit to the north and West of this main access point.

1:48:9.970 --> 1:48:16.50

Sophie Moiese Room

So you could have RV's potentially conflicting with the turning into a S wait, sorry, River.

1:48:16.420 --> 1:48:21.350

Sophie Moiese Room

The Riverview Dr is is slightly to the north and West of this major access point.

1:48:21.660 --> 1:48:34.770

Sophie Moiese Room

So it mean that's the comment we received, I don't know if I can conceive of what that what those conflicts would be, but it's possible that MDT will see this and say great, Brandon, do the park, it's awesome and this is what we want you to do to your approach, right?

1:48:34.780 --> 1:48:37.810

Sophie Moiese Room

It could be like a write only out of the subdivision.

1:48:37.820 --> 1:48:38.870

Sophie Moiese Room

Yeah, it could be something.

1:48:38.880 --> 1:48:42.560

Sophie Moiese Room

It'll be something I'm sure, but it'll be OK.

1:48:42.570 --> 1:48:45.370

Sophie Moiese Room

It was to Boy Scouts, to the north, right. OK.

1:48:48.650 --> 1:48:52.670

Sophie Moiese Room

Are there OK, that's fireworks fencing.

1:48:55.160 --> 1:48:56.330

Sophie Moiese Room

I mean, if we could solve for fire.

1:48:56.340 --> 1:48:57.110

Sophie Moiese Room

Yeah, that's not our.

1:48:57.120 --> 1:48:58.440

Sophie Moiese Room

That's not our that's not our deal.

1:48:59.380 --> 1:49:2.830

Sophie Moiese Room

Umm, that was a hearing should be held in Sealy.

1:49:2.840 --> 1:49:4.870

Sophie Moiese Room

You did go to public meetings. And Seeley?

1:49:5.420 --> 1:49:5.770

Sophie Moiese Room

Well.

1:49:5.780 --> 1:49:6.170

Sophie Moiese Room

Oh, sorry.

1:49:6.180 --> 1:49:14.140

Sophie Moiese Room

Go back to the policies on pets, fireworks and fencing that that is covered by the covenants is that or what in the screening we talked about?

1:49:15.690 --> 1:49:15.870

Sophie Moiese Room

Yeah.

1:49:15.880 --> 1:49:26.630

Sophie Moiese Room

And I'm not sure that there's anything specific to pets, firework and fencing, but screening certainly is a requirement of RV parks, and we have a condition related to that had two hearings in Sealy.

1:49:27.490 --> 1:49:29.560

Sophie Moiese Room

I don't know what public meeting execution plan.

1:49:30.270 --> 1:49:38.990

Sophie Moiese Room

Well, there was concern about if there was some sort of catastrophic event in Sealy that it would be expeditious.

1:49:39.0 --> 1:49:51.220

Sophie Moiese Room

I guess you could say that to have folks in this RV park evacuate first and it just raised the question of how did, how does this RV park fit into an evacuation plan for the community as a whole?

1:49:51.230 --> 1:49:52.730

Sophie Moiese Room

I don't know that we have an answer for that.

1:49:52.940 --> 1:49:55.300

Sophie Moiese Room

I do know we have Adrian Beck.

1:49:55.310 --> 1:49:56.970

Sophie Moiese Room

Who figure such things out?

1:49:57.20 --> 1:50:5.970

Sophie Moiese Room

And there is, I mean there are like countrywide, umm, the plan, but that it'll it's live so yeah.

1:50:10.90 --> 1:50:10.680

Sophie Moiese Room

OK.

1:50:11.310 --> 1:50:12.840

Sophie Moiese Room

Is anybody like to speak to this?

1:50:12.850 --> 1:50:14.380

Sophie Moiese Room

It has not yet has a chance.

1:50:14.390 --> 1:50:15.770

Sophie Moiese Room

Ohh, couple more others.

1:50:15.780 --> 1:50:17.280

Sophie Moiese Room

Yeah, there's a few more commenters.

1:50:17.290 --> 1:50:18.70

Sophie Moiese Room

Yeah, sorry about that.

1:50:19.80 --> 1:50:20.820

Sophie Moiese Room

I mean, some of these aren't things to be mitigated.

1:50:20.830 --> 1:50:24.940

Sophie Moiese Room

They're more open questions like will it be open in the winter, Ken?

1:50:24.950 --> 1:50:28.760

Sophie Moiese Room

Locals actually use it as they wait for housing.

1:50:30.930 --> 1:50:40.70

Sophie Moiese Room

And yeah, Brandon, what are the, I mean, I know this is the way early, but just to satisfy the 21 folks that are online, yes.

1:50:40.160 --> 1:50:42.980

Sophie Moiese Room

Yeah, open in the winter.

1:50:42.990 --> 1:50:48.980

Sophie Moiese Room

That is, it brings on so many more things that could go wrong.

1:50:51.210 --> 1:51:0.60

Sophie Moiese Room

Electricity to heat the RV's water freezing, not just a frost free and the ground, but the hose that goes from the frost free above ground to the RV.

1:51:1.200 --> 1:51:3.360

Sophie Moiese Room

It's not and and is the business there.

1:51:3.490 --> 1:51:12.760

Sophie Moiese Room

You know, this is an expensive endeavor for me, and once you close the gate after Labor Day weekend, a lot of those expenses will go.

1:51:12.770 --> 1:51:17.280

Sophie Moiese Room

You know, they'll they'll just kind of hover until the next spring if you maintain it to be open.

1:51:17.290 --> 1:51:23.200

Sophie Moiese Room

Those expenses stay, so you'd have to have a significant amount of people staying there to justify that.

1:51:23.210 --> 1:51:24.960

Sophie Moiese Room

I don't know if it's there. I I just.

1:51:24.970 --> 1:51:27.700

Sophie Moiese Room

That's not the intention of this in my mind at the moment.

1:51:30.210 --> 1:51:46.790

Sophie Moiese Room

The long term use I it's kind of interesting the supporters that were mentioned in the public comment, a lot of them are local business owners and like I said in my statement earlier, I've made myself available throughout this whole process.

1:51:46.800 --> 1:51:57.30

Sophie Moiese Room

And one thing I I heard quite a bit was would you be willing to give me one or two spots so that my employees could stay there for the summer because there is nowhere to live?

1:51:57.40 --> 1:51:57.470

Sophie Moiese Room

Yeah.

1:51:57.540 --> 1:52:1.680

Sophie Moiese Room

And I just kind of was back on my heels and thought I've never even considered that.

1:52:2.590 --> 1:52:3.180

Sophie Moiese Room

Umm.

1:52:3.610 --> 1:52:17.420

Sophie Moiese Room

And so trying to be a member of the community and trying to move forward in a in a responsible way, I if

it breaks a rule, if there's a hard and fast covenant or otherwise that restricts me from doing that, then no, I don't want to jeopardize the park because of that.

1:52:17.430 --> 1:52:26.880

Sophie Moiese Room

But to be the Samaritan and offer somebody a spot for three months, you know, in the back corner, have two or three spots for so that they could go to work.

1:52:27.750 --> 1:52:37.340

Sophie Moiese Room

It's something that I've had to think about over the last year probably and I have not made a decision on whether I do that or not, but it is definitely being asked of me.

1:52:37.350 --> 1:52:38.600

Sophie Moiese Room

Hey, you're doing this beautiful thing.

1:52:38.620 --> 1:52:39.690

Sophie Moiese Room

With below us that.

1:52:40.360 --> 1:52:40.850

Sophie Moiese Room

Thanks.

1:52:40.860 --> 1:52:45.130

Sophie Moiese Room

That's like and this last one.

1:52:45.200 --> 1:52:46.470

Sophie Moiese Room

RV's only it.

1:52:46.860 --> 1:52:48.110

Sophie Moiese Room

It is R's only.

1:52:48.120 --> 1:52:54.650

Sophie Moiese Room

Is not bicycle campaign or mule packing or that's my understanding.

1:52:54.660 --> 1:53:6.40

Sophie Moiese Room

Yes, these are more general issues and concerns like traffic congestion, which I think we alluded to MDT's oversight on Hwy.

1:53:6.50 --> 1:53:9.140

Sophie Moiese Room

83 impacts.

1:53:9.150 --> 1:53:11.640

Sophie Moiese Room

That's kind of what the subdivision review process is all about.

1:53:14.440 --> 1:53:19.70

Sophie Moiese Room

And the third bullet here, I don't know, Commissioners, not enough bathrooms.

1:53:19.130 --> 1:53:21.80

Sophie Moiese Room

Water police and Seeley.

1:53:21.350 --> 1:53:26.210

Sophie Moiese Room

We didn't hear anything from local law enforcement as far as this causing a particular issue.

1:53:27.220 --> 1:53:32.410

Sophie Moiese Room

Uh, water and sanitation must be addressed through DEQ and the health department.

1:53:34.890 --> 1:53:45.910

Sophie Moiese Room

And I think there was a concern just raised about adding new septic within what amounts to the special management area, which can be done if there's this added level of treatment.

1:53:48.510 --> 1:53:52.50

Sophie Moiese Room

And then the we've already dealt with, I think the legal asset access issue.

1:53:54.460 --> 1:53:54.860

Sophie Moiese Room

Thank you.

1:53:58.320 --> 1:54:0.560

Sophie Moiese Room

Does anybody like to speak to this?

1:54:0.570 --> 1:54:1.590

Sophie Moiese Room

Who hasn't had a chance yet?

1:54:1.600 --> 1:54:2.750

Sophie Moiese Room

Or that gentleman from them.

1:54:2.760 --> 1:54:8.20

Sophie Moiese Room

I'm guessing the Pathfinder or OK feel free, which we got time so.

1:54:10.640 --> 1:54:12.660

Sophie Moiese Room

Would anybody anybody online like to speak?

1:54:18.500 --> 1:54:18.880

Sophie Moiese Room

They want.

1:54:21.40 --> 1:54:26.980

Sophie Moiese Room

UMI feel I feel good about this so I'm Tim.

1:54:27.30 --> 1:54:32.750

Sophie Moiese Room

Can you put up the correct my six points?

1:54:35.40 --> 1:54:39.480

Sophie Moiese Room

Oops, John John has raised his hand, John.

1:54:39.980 --> 1:54:40.270

John Aglitz

Yeah.

1:54:40.280 --> 1:54:40.870

John Aglitz

Hi John.

1:54:40.880 --> 1:54:42.50

John Aglitz

Actually raised it for me.

1:54:42.60 --> 1:54:42.890

John Aglitz

My name's Elaine.

1:54:42.900 --> 1:54:45.40

John Aglitz

I'm a part-time owner.

1:54:45.130 --> 1:54:46.490

John Aglitz

Well, I'm a full time owner.

1:54:46.500 --> 1:54:48.290

John Aglitz

Part-time liver in Seeley Lake.

1:54:48.720 --> 1:54:51.660

John Aglitz

Thank you everybody for everything you presented today.

1:54:53.910 --> 1:55:7.820

John Aglitz

I think the folks in Celia have already expressed some of my concerns, which is basically around septic and discharge and all that, but a couple of things came up in the I think it was the Pathfinder article about Umm waste disposal.

1:55:8.450 --> 1:55:16.860

John Aglitz

I think what it mentioned, correct me if I'm wrong is there's a an outfit coming in from Missoula to take care of the garbage removal.

1:55:16.870 --> 1:55:21.40

John Aglitz

Is that correct, and if so, how often will that be done and where will it be taken?

1:55:21.760 --> 1:55:22.620

Sophie Moiese Room

It's great question.

1:55:27.520 --> 1:55:40.750

Sophie Moiese Room

So I haven't had specific conversations, but I do believe both Grizzly and Republic service run a commercial service to Seeley Lake and it's weekly and they'll be bear proof dumpsters.

1:55:40.760 --> 1:55:41.440

Sophie Moiese Room

Multiple.

1:55:41.800 --> 1:55:51.510

Sophie Moiese Room

We're not exactly sure how many, but there could be 6 or 8 or 10 dumpsters throughout the park and they'll be emptied weekly and that it won't be taken to the Seeley Lake refuse district.

1:55:51.520 --> 1:55:53.850

Sophie Moiese Room

It'll be brought all the way back to Missoula to the landfill.

1:55:54.330 --> 1:55:54.570

John Aglitz

OK.

1:55:54.420 --> 1:55:54.840

Sophie Moiese Room

Thank you.

1:55:55.810 --> 1:56:1.380

John Aglitz

Second, second question real quick is the on on site management.

1:56:1.390 --> 1:56:3.380

John Aglitz

How is that gonna be worked?

1:56:3.950 --> 1:56:8.890

John Aglitz

Will there be a full time property manager so to speak, monitoring things?

1:56:13.360 --> 1:56:24.960

Sophie Moiese Room

So there will be an office and a store that will be open for regular business hours for for folks coming in and out, it'll be closed in the evenings and at night.

1:56:26.580 --> 1:56:29.370

Sophie Moiese Room

We've talked about actually having one of the sites towards the front.

1:56:32.440 --> 1:56:32.710

John Aglitz

Right.

1:56:29.380 --> 1:56:33.970

Sophie Moiese Room

Have somebody like a host at A at a regular park like a Forest Service campground?

1:56:34.130 --> 1:56:37.810

Sophie Moiese Room

So somebody will be there, if not a phone number for somebody.

1:56:37.980 --> 1:56:45.510

Sophie Moiese Room

If there isn't anybody on site, but I'm looking to to create an environment where there is a problem, you don't have to go out into the community and look for something.

1:56:45.520 --> 1:56:47.810

Sophie Moiese Room

You can start that process right there.

1:56:47.820 --> 1:56:49.20

Sophie Moiese Room

My husband's having a heart attack.

1:56:49.30 --> 1:56:50.270

Sophie Moiese Room

Whatever the situation may be.

1:56:51.720 --> 1:56:54.20

Sophie Moiese Room

So yes, they'll be somebody that you'll be able to get a hold of.

1:56:54.740 --> 1:56:57.300

John Aglitz

And that's seven days a week, 24, so to speak.

1:56:57.680 --> 1:56:57.980

Sophie Moiese Room

Correct.

1:56:58.770 --> 1:56:58.990

John Aglitz

OK.

1:57:0.390 --> 1:57:1.110

John Aglitz

Thank you all very much.

1:57:2.650 --> 1:57:11.710

Sophie Moiese Room

So Brandon, I thought of one other question here with when you mentioned the bear proof containers had did, have you chatted with Jamie Jonkel about just?

1:57:13.720 --> 1:57:21.650

Sophie Moiese Room

Generally, having such a thing in an area where there are lots of bears to decrease the opportunity of a bear person conflict, I have not chatted with Jamie.

1:57:21.660 --> 1:57:21.890

Sophie Moiese Room

No.

1:57:22.20 --> 1:57:22.760

Sophie Moiese Room

Yeah, I think that would.

1:57:25.160 --> 1:57:26.610

Sophie Moiese Room

Funny you should ask Josh.

1:57:26.920 --> 1:57:38.30

Sophie Moiese Room

Jamie contacted me by email and I sent him our recommended condition of approval dealing with their approved disposal and he was very pleased to see what it had to say and I think it will do the job.

1:57:38.480 --> 1:57:39.910

Sophie Moiese Room

Great provides a lot of flexibility.

1:57:39.920 --> 1:57:45.10

Sophie Moiese Room

I mean, you could use individual canisters or you could fence in dumpsters or.

1:57:45.80 --> 1:57:48.90

Sophie Moiese Room

Yeah, there's flexibility, but it must be bear resistant.

1:57:48.200 --> 1:57:57.250

Sophie Moiese Room

In my prior life, doing a project in a bear area, I found Jamie super helpful with suggestions and getting materials cheap and really he didn't say you better do that.

1:57:57.260 --> 1:57:59.750

Sophie Moiese Room

God dammit, he, like, helped make it happen.

1:57:59.760 --> 1:58:7.370

Sophie Moiese Room

So we didn't create conflict, so for whatever it's worth, free to ignore at some point probably be worth having a chat with him just to make sure you're really buttoned up.

1:58:8.360 --> 1:58:8.700

Sophie Moiese Room

Thank you.

1:58:12.800 --> 1:58:13.800

Sophie Moiese Room

I'm glad you asked.

1:58:13.840 --> 1:58:15.450

Sophie Moiese Room

Ohh or said that about Jamie?

1:58:15.620 --> 1:58:15.850

Sophie Moiese Room

Yeah.

1:58:17.260 --> 1:58:21.510

Sophie Moiese Room

OK, Tim, I need the five or six bullets.

1:58:27.70 --> 1:58:29.440

Sophie Moiese Room

And where does?

1:58:29.540 --> 1:58:33.70

Sophie Moiese Room

For adding crushed gravel and #9, which one would that be?

1:58:39.780 --> 1:58:41.330

Sophie Moiese Room

You could make it a separate motion.

1:58:41.340 --> 1:58:42.770

Sophie Moiese Room

Let me see if I can go back here.

1:58:42.950 --> 1:58:47.570

Sophie Moiese Room

Sorry, like computer seems a little like you here.

1:58:51.900 --> 1:58:58.310

Sophie Moiese Room

So what what I would recommend is that it could say plans for an installation of five foot wide.

1:59:0.320 --> 1:59:0.970

Sophie Moiese Room

Grails.

1:59:0.980 --> 1:59:2.520

Sophie Moiese Room

I guess it should say with.

1:59:4.820 --> 1:59:10.810

Sophie Moiese Room

A crush gravel, concrete, asphalt, or comparable surface material is excuse me.

1:59:10.820 --> 1:59:13.150

Sophie Moiese Room

Durable, etcetera.

1:59:13.530 --> 1:59:15.370

Sophie Moiese Room

That's where you could stick it, OK?

1:59:18.330 --> 1:59:24.190

Sophie Moiese Room

Do we take it from the can I start there and I make this motion to amend #9?

1:59:25.110 --> 1:59:30.0

Sophie Moiese Room

Yes, by adding crushed gravel in before concrete, yes.

1:59:33.220 --> 1:59:35.970

Sophie Moiese Room

22nd for that I'll second. Thanks.

1:59:36.380 --> 1:59:39.160

Sophie Moiese Room

I was waiting 2nd and I'll call for any public comment.

1:59:42.30 --> 1:59:42.260

Sophie Moiese Room

OK.

1:59:42.270 --> 1:59:43.0

Sophie Moiese Room

All in favor?

1:59:43.490 --> 1:59:44.570

Sophie Moiese Room

Aye, thanks.

1:59:46.410 --> 1:59:46.720

Sophie Moiese Room

OK.

1:59:46.730 --> 1:59:55.80

Sophie Moiese Room

I move to approve the request to vary from table 3.47 requiring 20 foot 26 foot wide subdivision roads.

1:59:57.520 --> 1:59:58.570

Sophie Moiese Room

Can we do all these at once?

2:0:0.480 --> 2:0:0.760

Sophie Moiese Room

Brian.

2:0:0.770 --> 2:0:1.650

Sophie Moiese Room

Brian, should we?

2:0:3.70 --> 2:0:5.700

Sophie Moiese Room

Yeah, as amended. OK.

2:0:7.990 --> 2:0:11.420

Sophie Moiese Room

OK, I'm going to redo that and one through 5.

2:0:11.430 --> 2:0:12.720

Sophie Moiese Room

I move to approve as amended.

2:0:14.770 --> 2:0:17.30

Sophie Moiese Room

2nd that and any public comment.

2:0:19.170 --> 2:0:19.550

Sophie Moiese Room

OK.

2:0:19.560 --> 2:0:20.220

Sophie Moiese Room

All in favor?

2:0:20.430 --> 2:0:21.340

Sophie Moiese Room

Aye, aye.

2:0:21.410 --> 2:0:27.440

Sophie Moiese Room

And then I also move to approve Lazy Acres RV subdivision, our RV Park subdivision.

2:0:27.450 --> 2:0:38.720

Sophie Moiese Room

Based on the findings of fact and conclusions of law on the staff report and subject to the recommended conditions of approval in the staff report, I'll second that and any public comment, all right?

2:0:38.730 --> 2:0:39.390

Sophie Moiese Room

All in favor?

2:0:39.440 --> 2:0:39.550

Sophie Moiese Room

Aye.

2:0:40.910 --> 2:0:42.40

Sophie Moiese Room

Congratulations, Brandon.

2:0:42.430 --> 2:0:42.760

Sophie Moiese Room

Thank you.

2:0:42.770 --> 2:0:44.400

Sophie Moiese Room

Thank you guys for your patience this afternoon.

2:0:44.410 --> 2:0:47.60

Sophie Moiese Room

I know this is not an enjoyable process to have to go through.

2:0:47.390 --> 2:0:48.300

Sophie Moiese Room

Thank you for your time.

2:0:48.310 --> 2:0:49.200

Sophie Moiese Room

I appreciate it.

2:0:49.310 --> 2:0:49.700

Sophie Moiese Room

Got it.

2:0:49.710 --> 2:0:50.170

Sophie Moiese Room

Thanks Paul.

2:0:49.620 --> 2:0:50.410

Joe M. Dehnert

Thank you, commissioners.

2:0:50.420 --> 2:0:51.120

Joe M. Dehnert

Have a wonderful afternoon.

2:0:51.810 --> 2:0:52.370

Sophie Moiese Room

Thanks Paul.

2:0:52.380 --> 2:0:52.960

Sophie Moiese Room

Thank you.

2:0:56.100 --> 2:0:57.260

Sophie Moiese Room

OK, we're on to no parking.

2:0:59.950 --> 2:1:0.220

Sophie Moiese Room

Eric.

2:1:2.440 --> 2:1:4.550

Erik Dickson

Yes, thank you, Commissioners, and good afternoon.

2:1:4.560 --> 2:1:17.710

Erik Dickson

Eric Dixon from Public Works uh, we are requesting that the board open a hearing for the consideration of no parking zones on portions of Farm Lane between Lakeside Drive and Hughes Court.

2:1:18.180 --> 2:1:35.310

Erik Dickson

The need for this consideration for those that may not know, and I will share my screen, is that the Lolo School District built a new school that is intending to open this fall on Farm Lane.

2:1:35.580 --> 2:1:37.430

Erik Dickson

That this is a move from Hwy.

2:1:37.440 --> 2:1:47.600

Erik Dickson

93 onto a 20 acre parcel that the school owned in a in a residential area on the West or the East End of Farm Lane.

2:1:48.340 --> 2:2:7.460

Erik Dickson

So we anticipate that moving a school into a residential area is going to create some traffic and parking problems and this is going to be even more of a consideration because of the fact that low, the low, low school district does not provide bus service.

2:2:7.470 --> 2:2:17.200

Erik Dickson

So of the approximately 520 students that are currently going to this school, they are walking, biking or being dropped off at school.

2:2:17.910 --> 2:2:35.10

Erik Dickson

So with the existing roadway on Farm Lane, this was again primarily developed since 2005, when the Avalon Meadows subdivision there on the north side of Farm Lane developed, they created a 33 foot wide roadway.

2:2:35.720 --> 2:3:2.400

Erik Dickson

And rather than ask the school or you know, even for public works to expand farm laying into a wider Rd, we worked with the school over the past year to determine that we can reconfigure traffic, travel lanes and parking lanes to hopefully accommodate everything that the school needs to provide for that drop off service and the pedestrian access.

2:3:3.280 --> 2:3:12.310

Erik Dickson

So you can see on this exhibit that on the north side of Farm Lane between Lakeside and Lancelot, that's where we propose to restrict parking.

2:3:13.60 --> 2:3:24.470

Erik Dickson

Again, being a residential area and with the the layout of the Avalon Meadows between Excalibur Way and Lancelot Lane, you know they have that common area that separates them from Farm Lane.

2:3:24.530 --> 2:3:26.990

Erik Dickson

Well, there really is not much of a parking issue now.

2:3:28.70 --> 2:3:43.680

Erik Dickson

And in order to accommodate what we're hoping for, what the school is hoping to do with the flow to the school through their parking lot, we have the the entrance on across from Excalibur Way, you know, cycles through to drop off by the school.

2:3:43.690 --> 2:3:54.800

Erik Dickson

We have all this, you know, parking in a A designated lot, but we we certainly expect that even with all this available parking, you know, the way the school operates now on on Hwy.

2:3:54.810 --> 2:4:11.90

Erik Dickson

93 is that parents still, you know, may not may not use the parking lot, but kind of park or, you know, make a brief stop at a very convenient location, which in this case would probably be on Farm Lane where their kids could then walk into the school.

2:4:11.100 --> 2:4:20.730

Erik Dickson

So what we worked with the school to determine is how we can work these these travel lanes.

2:4:20.740 --> 2:4:28.710

Erik Dickson

So I don't know if that's very clear, but you can see this yellow line would be a double yellow centerline separating the east and West travel lanes.

2:4:29.60 --> 2:4:51.680

Erik Dickson

And as you go east from Lakeside Drive, there are available parking spaces on the street and then we provide a turning lane into the school and then as you continue east towards Allemont and eventually Lancelot, we have those, those on street parking spaces in front of the school adjacent to the sidewalk.

2:4:52.780 --> 2:4:59.850

Erik Dickson

And then once we get east of Lancelot Lane, the lane shifts.

2:4:59.860 --> 2:5:11.530

Erik Dickson

But I don't have a picture of that, but basically what it does is shift the traffic lanes from the north half of the road to the South half.

2:5:11.580 --> 2:5:17.470

Erik Dickson

And that's because of these residents here that have direct access to Farm Lane.

2:5:17.520 --> 2:5:22.270

Erik Dickson

So we obviously can't have parking on the north side in those areas.

2:5:22.280 --> 2:5:37.560

Erik Dickson

So this is just, uh, you know, our attempt to mitigate some traffic impacts that we expect will be developing with the construction of a new K through eight school in a largely residential area.

2:5:38.310 --> 2:5:41.940

Erik Dickson

So I believe that Dale, with the school district is on.

2:5:41.950 --> 2:5:47.330

Erik Dickson

I don't know, Dale, if you have anything to add to this or if there are any other questions.

2:5:51.940 --> 2:5:53.890

Sophie Moiese Room

They'll feel free to speak your mind.

2:5:54.660 --> 2:5:56.260

Dale Olinger

Uh, thanks, Commissioner Slotnick.

2:5:56.320 --> 2:5:57.490

Dale Olinger

Good afternoon, everybody.

2:5:57.500 --> 2:6:0.410

Dale Olinger

Dale Olinger, Superintendent, Lolo School district.

2:6:0.520 --> 2:6:4.690

Dale Olinger

And yeah, we're we're pretty excited to be opening this school in less than a month.

2:6:4.860 --> 2:6:32.600

Dale Olinger

So Eric really summarized the process that we went through over the last year, maybe even a little bit more than a year to try and look at all the all the ways, knowing that we can't make a perfect solution and maybe in traffic there, there isn't a perfect solution, but trying to consider keeping the traffic flowing as out of Farm Lane as possible and creating a safe path to poor kids on foot and on bicycles as well as those being dropped off in vehicles and reducing the amount of conflicts.

2:6:32.870 --> 2:6:42.460

Dale Olinger

This seemed to be the most workable solution without actually having to widen the right away and actually construct a wider Rd than was probably necessary.

2:6:42.470 --> 2:6:47.0

Dale Olinger

So we believe that this solution here will keep traffic moving.

2:6:47.50 --> 2:6:59.350

Dale Olinger

Actually, the slightly narrower traffic paths will hopefully reduce the temptation for people to speed down that long straight Rd, which they like to do now, and we would hope that you support this.

2:6:59.660 --> 2:7:4.150

Dale Olinger

The no parking zones that the county public works is proposing.

2:7:6.240 --> 2:7:6.860

Sophie Moiese Room

Thanks.

2:7:7.420 --> 2:7:10.620

Sophie Moiese Room

So the timeline to how long do we leave this open?

2:7:10.720 --> 2:7:11.630

Sophie Moiese Room

It's just sorry.

2:7:11.640 --> 2:7:13.320

Sophie Moiese Room

No, sorry, same thing.

2:7:13.880 --> 2:7:17.600

Erik Dickson

So we we have the second hearing already scheduled for August 24th.

2:7:18.220 --> 2:7:18.420

Sophie Moiese Room

OK.

2:7:25.150 --> 2:7:25.290

Erik Dickson

Yes.

2:7:28.620 --> 2:7:28.740

Erik Dickson

Yes.

2:7:21.320 --> 2:7:31.710

Sophie Moiese Room

It's all we would be doing today is officially opening this hearing, so a decision is made when our August 24th after the second time like immediately after the second hearing.

2:7:31.720 --> 2:7:32.530

Sophie Moiese Room

Or is there another?

2:7:33.60 --> 2:7:36.490

Sophie Moiese Room

I believe you can move to make the decision after that hearing or if you need more time extended.

2:7:36.720 --> 2:7:37.190

Sophie Moiese Room

OK.

2:7:37.320 --> 2:7:38.680

Sophie Moiese Room

And is August 24th.

2:7:38.700 --> 2:7:40.450

Sophie Moiese Room

That Thursday, when does school start?

2:7:42.630 --> 2:7:43.370

Dale Olinger

September 5th.

2:7:43.70 --> 2:7:43.400

Sophie Moiese Room

Yeah.

2:7:43.840 --> 2:7:44.830

Sophie Moiese Room

OK, great.

2:7:44.840 --> 2:7:45.350

Sophie Moiese Room

Thanks, Dale.

2:7:45.360 --> 2:7:47.670

Sophie Moiese Room

We were making sure we would get this done on time.

2:7:47.760 --> 2:7:51.420

Sophie Moiese Room

So and to August 24th, there's a Thursday public meeting.

2:7:51.510 --> 2:7:51.910

Sophie Moiese Room

Yes.

2:7:52.140 --> 2:7:52.250

Erik Dickson

Yes.

2:7:51.920 --> 2:7:53.260

Sophie Moiese Room

Sorry, great.

2:7:53.270 --> 2:7:54.390

Sophie Moiese Room

From my calendar, no worries.

2:7:54.400 --> 2:7:54.590

Sophie Moiese Room

OK.

2:7:56.430 --> 2:7:57.830

Sophie Moiese Room

Do we have any public comment on this?

2:8:1.260 --> 2:8:4.990

Sophie Moiese Room

OK, we have to do.

2:8:5.0 --> 2:8:6.510

Sophie Moiese Room

It's just open, right?

2:8:6.520 --> 2:8:10.310

Sophie Moiese Room

Or do we make that motion move to open it ohgi I move to open it?

2:8:10.600 --> 2:8:16.340

Sophie Moiese Room

I'll second that again call for public comment and all in favor. Aye meetings.

2:8:16.350 --> 2:8:26.460

Sophie Moiese Room

Open anybody can comment on this until August 24th and Dale, congratulations, we fully get this as was a multi year not the parking which appreciate Eric's effort and your efforts.

2:8:26.470 --> 2:8:34.450

Sophie Moiese Room

But this is just such a massive project and a real transformational change, a generational change for the community of Lola. Congratulations.

2:8:36.400 --> 2:8:37.40

Dale Olinger

Thanks very much.

2:8:38.910 --> 2:8:39.300

Sophie Moiese Room

Thank you.

2:8:41.350 --> 2:8:42.590

Sophie Moiese Room

With that, I do believe we are done.

2:8:43.570 --> 2:8:44.750

Sophie Moiese Room

Thanks everybody. Thanks.