

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, JULY 13, 2023 – 2 PM

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

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

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

ATTENDANCE:

Commissioners Present:

Chair Josh Slotnick
Commissioner David Strohmaier
Commissioner Juanita Vero

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office
Steve Niday, Chief Surveyor, Surveyors' Office
John Hart, Civil Attorney, County Attorneys' Office
Bailey Minnich, Planner, Planning, Development, and Sustainability
Glenn Ingram, Planner, Planning, Development and Sustainability
Samuel Scott, Recording Director, Clerk and Records' Office

1. **CALL TO ORDER** *[Time stamp – 0:03]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:09]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:15]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:31]*
 - a. **Closed Captioning Available**
 - b. **Proclamation: ADA Anniversary Month** *[Time stamp – 1:45]*
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 50:55]*
6. **CURRENT CLAIMS LIST** *[Time stamp – 3:59]*
Claims received as of May 25, 2023 to June 1, 2023 by the Commissioners' Office total \$2,978,165.27.

7. HEARINGS

a. West Bonner Log Yard Subdivision *[Time stamp – 4:16]*

Bailey Minnich, Planner, Planning, Development, and Sustainability

Commissioner Strohmaier made the motion that the Board of County Commissioners of Missoula County hereby approve the West Bonner Log Yard Subdivision based on the findings of fact and conclusions of law in the staff report and subject to the recommended conditions of approval.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Letter 2023-144 sent electronically to Flying Colors Group in c/o Robert Wolfenden]

b. Humble Meadows Subdivision *[Time stamp – 53:56]*

Bailey Minnich, Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the Humble Meadows Subdivision based on the findings of fact and conclusions of law in the staff report and subject to the recommended conditions of approval.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Letter 2023-145 Sent Electronically to IMEG, Corp in c/o Joseph Dehnert]

c. 2nd Hearing to alter a portion of Blue Mountain Road *[Time stamp – 1:14:19]*

Steve Niday, Chief Surveyor, Surveyors' Office

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners approve the petition to alter a portion of Blue Mountain Road location as stated in Staff report.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Resolution 2023-059 Book: 1091 Page: 947]

d. Wilson Family Transfer *[Time stamp – 1:18:34]*

Glenn Ingram, Planner, Planning, Development, and Sustainability

Commissioner Strohmaier made the motion to deny the request by John and Amber Wilson to utilize the aggregation and family transfer exemptions to create and transfer one parcel, as presented in the subdivision exemption affidavit.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[2nd Hearing continued to Commissioners' August 03 meeting for further consideration]

e. Gallatin Estates Subdivision *[Time stamp – 1:39:27]*

Glenn Ingram, Planner, Planning, Development, and Sustainability

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners approve the Gallatin Estates Phasing Plan to extend the final plat deadline in accordance with regulations stated in staff report.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Letter 2023-141 mailed to Michael Maine/IMEG Corporation]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 3:43 p.m.

BCC Public Meeting July 13, 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 --> 0:0:4.410

Sophie Moiese Room

OK, welcome everybody to our public meeting for Thursday, July 13th.

0:0:4.420 --> 0:0:5.300

Sophie Moiese Room

Would you join me in the pledge?

0:0:8.250 --> 0:0:20.390

Sophie Moiese Room

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

0:0:24.730 --> 0:0:34.890

Sophie Moiese Room

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

0:0:41.330 --> 0:0:42.80

Sophie Moiese Room

Hello everyone.

0:0:42.90 --> 0:0:59.630

Sophie Moiese Room

If you are joining us for this meeting virtually today, instructions for turning on closed captioning are up on your screen and the excuse me if you're joining us in person, we will have closed captioning on all the screens here in the Sophie Marie's room, and we also have assisted listening devices available.

0:0:59.640 --> 0:1:2.970

Sophie Moiese Room

Please come to me if you would like one and I'll get one for you.

0:1:3.170 --> 0:1:7.660

Sophie Moiese Room

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

0:1:7.870 --> 0:1:10.620

Sophie Moiese Room

This helps with the accuracy of the closed captioning.

0:1:10.950 --> 0:1:16.980

Sophie Moiese Room

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

0:1:16.990 --> 0:1:19.920

Sophie Moiese Room

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

0:1:20.190 --> 0:1:23.260

Sophie Moiese Room

If you are in Microsoft Teams, this is a small hand button.

0:1:23.450 --> 0:1:27.110

Sophie Moiese Room

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

0:1:27.120 --> 0:1:30.380

Sophie Moiese Room

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

0:1:30.470 --> 0:1:33.930

Sophie Moiese Room

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

0:1:34.240 --> 0:1:34.680

Sophie Moiese Room

Thank you.

0:1:36.200 --> 0:1:36.580

Sophie Moiese Room

Thank you.

0:1:38.910 --> 0:1:39.370

Sophie Moiese Room

All right.

0:1:39.380 --> 0:1:41.230

Sophie Moiese Room

We have an 88 proclamation.

0:1:43.440 --> 0:1:43.640

Sophie Moiese Room

Sure.

0:1:47.420 --> 0:1:56.270

Sophie Moiese Room

Whereas disability is a natural part of the human experience and more than 13% of Missoula County residents live with one or more disabilities.

0:1:56.600 --> 0:2:12.70

Sophie Moiese Room

And whereas 33 years ago, the Americans with Disabilities Act, the first comprehensive declaration of civil rights for people with disabilities prohibiting discrimination based solely on ones disability status, became law.

0:2:12.120 --> 0:2:32.480

Sophie Moiese Room

In July 26, 1990, and whereas the ADA has expanded opportunities for Americans living with disabilities to participate in mainstream aspects of American life, pursuing employment opportunities, purchase goods and services, and be treated as equal and valued members of society.

0:2:32.910 --> 0:2:46.450

Sophie Moiese Room

And whereas the Missoula count, whereas Missoula County recognizes that more work is needed to realize the full potential of the ADA to ensure equal access in all areas of life for people living with disabilities.

0:2:47.20 --> 0:3:49.910

Sophie Moiese Room

And whereas Missoula County recognizes that community participation by individuals with disabilities is vital to the success of our communities and remain steadfast in its commitment to the principles of equality, the goals of the ADA and reaffirms this dedication to fully implement the ADA now, therefore we, the Missoula County Commissioners do hereby proclaim July 26, 2023 as a day to commemorate the 33rd anniversary of the Americans with Disabilities Act in Missoula County, Montana, and recognize the hard work and sacrifices of disability advocates and policymakers who have worked tirelessly to ensure people living with disabilities have access to the same rights and opportunities as everyone else, and to reaffirm our commitment to fully implement the ADA, we dedicate ourselves and encourage all citizens to commit to fulfilling the promise of the ADA for a more fair, accessible and interconnected community.

0:3:50.850 --> 0:3:51.310

Sophie Moiese Room

Thanks, Dave.

0:3:53.550 --> 0:4:1.240

Sophie Moiese Room

All right, our current claims list, these are claims received as of June 13th, 2023 to July 6th, 2023 by the Commissioner's Office.

0:4:1.250 --> 0:4:4.820

Sophie Moiese Room

By the Commissioner's Office, total 8 million, 610,000 and \$878.80.

0:4:4.830 --> 0:4:8.330

Sophie Moiese Room

And ten \$1878.80.

0:4:9.130 --> 0:4:12.740

Sophie Moiese Room

OK, today we have 12345 hearings.

0:4:13.30 --> 0:4:19.150

Sophie Moiese Room

The first one is on the West Bonner Long Log Yard subdivision and Bailey minute will present.

0:4:21.10 --> 0:4:22.370

Sophie Moiese Room

Give me one second here.

0:4:22.380 --> 0:4:24.900

Sophie Moiese Room

Hopefully it's pulling up perfect.

0:4:24.990 --> 0:4:25.310

Sophie Moiese Room

OK.

0:4:26.610 --> 0:4:28.110

Sophie Moiese Room

Good afternoon, commissioners.

0:4:28.290 --> 0:4:32.300

Sophie Moiese Room

My name is Bailey Minnick, the planner with planning, development and sustainability.

0:4:32.310 --> 0:4:38.250

Sophie Moiese Room

For the record, I am presenting the West Bonner Law Guard Major Subdivision request this afternoon.

0:4:40.330 --> 0:4:42.980

Sophie Moiese Room

Hopefully you let me get to the right slide here.

0:4:43.570 --> 0:4:44.200

Sophie Moiese Room

There we go.

0:4:45.150 --> 0:4:50.350

Sophie Moiese Room

So the subject property we're going to talk about today is highlighted in yellow on the screen.

0:4:50.840 --> 0:4:52.880

Sophie Moiese Room

It is located near Hwy.

0:4:52.890 --> 0:5:2.700

Sophie Moiese Room

200 adjacent to 1st St and Anaconda St, out in the Milltown Bonner area with the Blackfoot River along its Southern property line.

0:5:4.850 --> 0:5:15.760

Sophie Moiese Room

So this is a major subdivision request for 27 industrial lots and one residential lot on approximately a little over 116 acres total.

0:5:15.850 --> 0:5:19.350

Sophie Moiese Room

It is made up of two parcels for that total, 116 acres.

0:5:20.630 --> 0:5:27.300

Sophie Moiese Room

It is adjacent to federal and state lands that are located along the eastern and northeastern property lines.

0:5:28.110 --> 0:5:33.680

Sophie Moiese Room

Proposed access for the majority of the lots will be an extension of the internal subdivision Rd.

0:5:34.310 --> 0:5:43.60

Sophie Moiese Room

All lots will be served by individual wells and individual wells or a multi user or community system internal community system.

0:5:43.810 --> 0:5:48.800

Sophie Moiese Room

There is one existing building on the property that is proposed to remain on LOT 2.

0:5:49.410 --> 0:6:1.230

Sophie Moiese Room

There are no variances requested with the project and they're also are proposing a phasing plan for the subdivision, and this is the proposed subdivision layout.

0:6:1.240 --> 0:6:10.830

Sophie Moiese Room

I have some more screenshots later that I'll talk about, but this is kind of the general overview of the property that show all 28 total lots on here.

0:6:15.0 --> 0:6:37.560

Sophie Moiese Room

So when we go through subdivision proposals that we have a list of reviewed criteria that come out of state law as well as our local subdivision regulations, I'm going to hit the high points of all of these, but really it's zoning growth policy impacts to egg access, roads, pedestrian facilities, water, sanitation, parks and rec, fire department and natural environment.

0:6:40.640 --> 0:6:58.590

Sophie Moiese Room

So the subject property it is under the 2016, excuse me, the 2019 Missoula County Land use element, which is an amendment to our 2016 Missoula County Growth policy.

0:6:59.20 --> 0:7:3.190

Sophie Moiese Room

It is split between two growth policy designations.

0:7:3.340 --> 0:7:12.650

Sophie Moiese Room

There is the industrial portion of the subdivision that's described as heavy industrial center, and that's in that kind of dark, dark Gray area.

0:7:14.260 --> 0:7:23.220

Sophie Moiese Room

The goals of heavy industrial are to contribute to the country's economic base, providing places for people to manufacture, process, store, distribute goods.

0:7:23.230 --> 0:7:23.800

Sophie Moiese Room

That kind of thing.

0:7:24.820 --> 0:7:31.600

Sophie Moiese Room

And then there's also a small portion towards the rear that's in that green kind of box, right?

0:7:31.730 --> 0:7:34.280

Sophie Moiese Room

Me put my laser pointer on.

0:7:34.290 --> 0:7:41.740

Sophie Moiese Room

Then you can see it in this area here and that is designated as working lands under our growth policy designation.

0:7:42.270 --> 0:7:54.390

Sophie Moiese Room

And that's supposed to be areas provided opportunities for rural lifestyles, generating income from natural amenities, protect wild fish, wildlife habitat areas, umm.

0:7:54.880 --> 0:8:1.550

Sophie Moiese Room

And so the zoning on the property matches the growth policy designations.

0:8:2.70 --> 0:8:8.790

Sophie Moiese Room

Oops, but to the too far, it is split between three.

0:8:8.800 --> 0:8:9.300

Sophie Moiese Room

We've lost it.

0:8:9.310 --> 0:8:20.790

Sophie Moiese Room

Sorry it is split between three different zoning designations, so there is industrial center light, which is this light Gray area appear at the top.

0:8:21.240 --> 0:8:34.150

Sophie Moiese Room

The dark is industrial center heavy and then the A GW or agricultural working 40, which is like a 40 acre minimum lot size matches that area that was designated as the working lands.

0:8:35.620 --> 0:8:44.770

Sophie Moiese Room

Umm, the Industrial Center light this area up here does have a minimum lot size of 7000 square feet and the industrial centre heavy.

0:8:44.920 --> 0:8:48.970

Sophie Moiese Room

The size down here has a minimum lot size of 20,000 square feet.

0:8:49.60 --> 0:8:51.820

Sophie Moiese Room

They are meeting both of those are actually bigger than that.

0:8:52.320 --> 0:8:56.420

Sophie Moiese Room

All intended uses on the proposed lots must comply with the zoning regulations.

0:8:57.160 --> 0:8:57.590

Sophie Moiese Room

Umm.

0:8:58.40 --> 0:9:6.240

Sophie Moiese Room

The portion of the subdivision this slot here or this parcel back here in the back that is the portion intended for residential use.

0:9:6.340 --> 0:9:15.250

Sophie Moiese Room

All of lot 28 will encompass that egg or a GW40 designation, so that lot will match that designation.

0:9:15.260 --> 0:9:18.900

Sophie Moiese Room

So there won't be become a lot that's split zoned with the purpose of division.

0:9:27.850 --> 0:9:29.600

Sophie Moiese Room

OK, so I have this slide up.

0:9:29.610 --> 0:9:32.880

Sophie Moiese Room

I know there's a lot of information I'm going to go through some of.

0:9:33.50 --> 0:9:33.280

Sophie Moiese Room

I'll.

0:9:33.350 --> 0:9:35.860

Sophie Moiese Room

I'll identify it with my little laser pointer.

0:9:35.870 --> 0:9:40.330

Sophie Moiese Room

What I'm talking about, but I was going to leave this slide up for the majority of the discussions.

0:9:40.340 --> 0:9:41.970

Sophie Moiese Room

So you can see it. Umm.

0:9:42.190 --> 0:9:44.420

Sophie Moiese Room

So next criteria roads.

0:9:44.430 --> 0:9:50.190

Sophie Moiese Room

So First Street is here and Anaconda Street is here.

0:9:50.280 --> 0:9:54.890

Sophie Moiese Room

Those are off site roads that are you knock, uniquely attributable to the subdivision.

0:9:55.200 --> 0:10:9.110

Sophie Moiese Room

But they do have paved surface widths between 22 to 24 feet and are within 60 to 80 foot wide public rights of way West side Drive or sorry W Riverside Dr is up here as well.

0:10:9.620 --> 0:10:16.360

Sophie Moiese Room

It is actually both an on site and off-site Rd because the property it's kind of splits the the right of way actually splits this parcel.

0:10:17.510 --> 0:10:17.850

Sophie Moiese Room

Umm.

0:10:18.390 --> 0:10:22.560

Sophie Moiese Room

Cowboy Trail is proposed or it's it's existing here.

0:10:22.570 --> 0:10:24.140

Sophie Moiese Room

It's gonna be relocated.

0:10:24.470 --> 0:10:28.980

Sophie Moiese Room

It is the internal subdivision Rd that connects all the way down here.

0:10:29.570 --> 0:10:31.180

Sophie Moiese Room

It will be the on site Rd.

0:10:31.190 --> 0:10:42.100

Sophie Moiese Room

It's proposed to be upgraded to 32 feet paved surface width within a 60 foot private right of way flying Main lane and cowpoke cowpoke Rd.

0:10:42.110 --> 0:11:53.910

Sophie Moiese Room

Here these two coming off our proposed to extend off Cowboy Trail within the subdivision and also be constructed to thirty two foot paved width within sixty foot wide private rights of way as well the industrial lots one through twenty five will all have direct physical and legal access from this internal subdivision

road lots twenty six and twenty seven here this slot and the slot down here will actually access off of Anaconda Street instead lots one this one here that kind of goes like this and lot twenty five here are both considered through lots because they have roads on all sides of them but they are proposing a one foot note one foot wide no access strip on the preliminary plat adjacent to the frontages of Anaconda Street and First Street here to make it so that those lots have to access off of the internal subdivision road major subdivisions within the woolie the wildland urban interface are required to have more than one access route for emergency services.

0:11:54.420 --> 0:12:19.660

Sophie Moiese Room

The subdivision will include an emergency access only route from the end of cowpoke Rd here that will connect across LOTS 8 and 9 here that will connect to W Riverside Dr Umm, we are proposing a condition that this emergency access route be required prior to the filing of phase one which ends right here.

0:12:19.670 --> 0:12:30.520

Sophie Moiese Room

This is the phasing line I should have mentioned that here so that that emergency access route is installed with phase one for the whole future development.

0:12:30.570 --> 0:12:33.210

Sophie Moiese Room

So even phase one will will be compliant with that standard.

0:12:34.810 --> 0:12:40.160

Sophie Moiese Room

Additionally, the emergency access Rd must be paved since it is within the Missoula Air Stagnation zone.

0:12:43.310 --> 0:13:1.770

Sophie Moiese Room

A traffic study was prepared for the subdivision since the proposal is for industrial or commercial developments at full build out, per the subdivision application, it's anticipated the industrial portion of the subdivision would contribute a total daily increase of 1983 trips.

0:13:1.940 --> 0:13:4.500

Sophie Moiese Room

The residential portion would be an average of nine trips.

0:13:5.480 --> 0:13:18.210

Sophie Moiese Room

The traffic impact study concluded that the subdivision would not negatively impact traffic operations at any of the study intersections, and that traffic to and from the subdivision would operate at an acceptable level of service.

0:13:18.340 --> 0:13:22.270

Sophie Moiese Room

So no changes to the roadway network are required at this time.

0:13:28.170 --> 0:13:33.520

Sophie Moiese Room

Pedestrian facilities, so major subdivisions are required to provide pedestrian facilities.

0:13:34.310 --> 0:13:46.330

Sophie Moiese Room

The applicant is proposing to construct an 8 foot wide sidewalk within the industrial portion of the subdivision, adjacent to each of the roads.

0:13:46.830 --> 0:13:47.340

Sophie Moiese Room

Umm.

0:13:47.610 --> 0:14:0.350

Sophie Moiese Room

And sidewalks will be on one side of the road, so the regulations either require 5 feet on both sides or 8 feet on one side, and so they're proposing that eight feet on one side for the greatest number of law to serve the greatest number of lots.

0:14:2.140 --> 0:14:10.770

Sophie Moiese Room

Additionally, there is a trail that ends right down here as you're headed towards Anaconda St and the Milltown Park it.

0:14:10.780 --> 0:14:26.950

Sophie Moiese Room

While it's not directly adjacent, the proposed subdivision is extending an 8 foot wide sidewalk along the entire frontage of 1st St Here, and also along the other side of Anaconda St to facilitate non motorized access.

0:14:27.580 --> 0:14:40.740

Sophie Moiese Room

The trail, it's not a required element of the subdivision, because they're doing sidewalks inside on the internal subdivision road, and it's not these sidewalks along 1st St and Anaconda aren't uniquely attributable to the subdivision.

0:14:40.750 --> 0:14:46.30

Sophie Moiese Room

So we have no conditions of approval, recommending or recommended for those off site trails.

0:14:47.340 --> 0:14:56.750

Sophie Moiese Room

The subdivision also is proposing, and I think if I get it going to the next slide here, let my teams is in the way.

0:14:57.950 --> 0:15:7.720

Sophie Moiese Room

Umm, the subdivision also is proposing a 20 foot wide, non motorized access easement within common area, one which is down here.

0:15:7.730 --> 0:15:13.640

Sophie Moiese Room

So we're at the very southern part of the property adjacent to the river and you can kind of see it here.

0:15:14.70 --> 0:15:16.610

Sophie Moiese Room

This is a non motorized access.

0:15:16.620 --> 0:15:18.740

Sophie Moiese Room

I'm trying to do it with my my mouse.

0:15:18.750 --> 0:15:19.670

Sophie Moiese Room

Here you can see where it is.

0:15:20.360 --> 0:15:42.900

Sophie Moiese Room

I'm non motorized access easement within common area one through the common area adjacent to the Blackfoot River all the way across to the rear property that would connect with 260 foot wide, non motorized access easements on the residential lot that provide access to the state of Montana and National Forest lands on the other side of the project.

0:15:42.970 --> 0:15:48.400

Sophie Moiese Room

So those 60 foot wide access easements already exist and this proposed trail would connect to that.

0:15:50.350 --> 0:15:54.220

Sophie Moiese Room

Ohh oops sorry.

0:15:54.230 --> 0:15:56.760

Sophie Moiese Room

It's like I click off of it and then I can't click my slide.

0:15:56.890 --> 0:15:59.110

Sophie Moiese Room

OK, so back to the the main picture here.

0:15:59.730 --> 0:16:0.230

Sophie Moiese Room

Umm.

0:16:0.330 --> 0:16:1.660

Sophie Moiese Room

Water and sanitation.

0:16:1.750 --> 0:16:7.760

Sophie Moiese Room

The lots are under 20 acres in size, so therefore they have to go through sanitation and subdivision review.

0:16:8.750 --> 0:16:15.160

Sophie Moiese Room

Umm, the residential lot lot 28 is actually greater than 20 acres in size and so it actually is exempt.

0:16:15.170 --> 0:16:25.490

Sophie Moiese Room

It's the one lot that's exempt from sanitation, but the proposed subdivision is proposing a combination of individual drain fields and multi user drain field systems.

0:16:25.730 --> 0:16:29.450

Sophie Moiese Room

And there you can see, I believe there's three multi user systems.

0:16:29.460 --> 0:16:35.20

Sophie Moiese Room

There's one here, here and then further off to the back and then there's a number of individual ones as well.

0:16:35.970 --> 0:16:51.860

Sophie Moiese Room

Umm, the applicant is also proposing to install dry laid sewer pipes within the internal subdivision Rd to facilitate future connections either to the city of Missoula Municipal Sewer system or a potential community wastewater system.

0:16:52.90 --> 0:16:56.980

Sophie Moiese Room

And just for the record, they're not proposing the Community system at this time.

0:16:57.70 --> 0:17:3.280

Sophie Moiese Room

They just wanna make sure if there is one, the sewer lines are already installed and then you don't have to rip the road up again.

0:17:3.290 --> 0:17:21.450

Sophie Moiese Room

So just for the record though, Bailey so and maybe y'all get into this later, if there were to be some future community system, would that be contemplated on on this site or somewhere else?

0:17:21.460 --> 0:17:22.530

Sophie Moiese Room

Not necessarily.

0:17:22.540 --> 0:17:23.610

Sophie Moiese Room

Yeah, that would happen.

0:17:23.620 --> 0:17:24.850

Sophie Moiese Room

I mean that would be a discussion.

0:17:24.860 --> 0:17:25.730

Sophie Moiese Room

Is there a feature?

0:17:25.740 --> 0:17:26.510

Sophie Moiese Room

Is there adequate?

0:17:27.440 --> 0:17:28.590

Sophie Moiese Room

Well, we can get.

0:17:28.600 --> 0:17:29.820

Sophie Moiese Room

Yeah, I'll let Jamie.

0:17:29.830 --> 0:17:33.410

Sophie Moiese Room

Jamie, can, I'm sure, can address that here in a minute, but good question.

0:17:34.150 --> 0:17:36.540

Sophie Moiese Room

Umm, the one lot?

0:17:36.690 --> 0:17:39.460

Sophie Moiese Room

Lot 27 down here.

0:17:39.970 --> 0:17:53.980

Sophie Moiese Room

No new water or wastewater facilities are proposed to serve that lot, since that is the property that has the closed landfill that was for the organic wood waste that was part of the original mill site.

0:17:54.90 --> 0:17:58.410

Sophie Moiese Room

And so that requires a DEQ sanitation lifting prior to development.

0:17:58.420 --> 0:18:4.350

Sophie Moiese Room

So that's the one lot that's not shown with anything at this time existing.

0:18:4.360 --> 0:18:4.980

Sophie Moiese Room

Well, log show.

0:18:4.990 --> 0:18:7.800

Sophie Moiese Room

There's adequate groundwater to serve the development.

0:18:8.40 --> 0:18:12.160

Sophie Moiese Room

Individual wells are proposed for each lot for their individual water supply.

0:18:13.140 --> 0:18:22.290

Sophie Moiese Room

Umm, the proposed subdivision will utilize exempt wells during their initial development and then they are in the process of procuring additional water rights.

0:18:22.780 --> 0:18:32.790

Sophie Moiese Room

So we actually have a condition of approval that those proposed water rights shall be obtained prior to being able to final phase two file plat.

0:18:32.860 --> 0:18:41.700

Sophie Moiese Room

So they have enough water rights for phase one, but prior to phase two they will need to show that they have that additional water rates in order to continue the development of the subdivision.

0:18:43.630 --> 0:18:47.720

Sophie Moiese Room

UM, the proposed subdivision is exempt from Parkland.

0:18:47.730 --> 0:18:55.930

Sophie Moiese Room

Dedication requirements because it includes non residential lots and then the single residential lot is greater than five acres in size.

0:18:55.980 --> 0:18:58.870

Sophie Moiese Room

So it's exempt from the Parkland dedication requirements as well.

0:19:2.960 --> 0:19:3.890

Sophie Moiese Room

The let's see.

0:19:3.900 --> 0:19:13.910

Sophie Moiese Room

Fire the fire Hazard assessment completed for the property returned to score of 33, which indicates a low risk for fire hazard risk on the property.

0:19:14.600 --> 0:19:18.300

Sophie Moiese Room

Fire suppression is proposed to be provided through existing.

0:19:18.310 --> 0:19:25.730

Sophie Moiese Room

There's one existing on site fire hydrant, and then they're proposing 5 new hydrants as well along the internal subdivision Rd.

0:19:25.740 --> 0:19:30.60

Sophie Moiese Room

I know you cannot see it on this picture, but they're like little tiny spots on here.

0:19:31.930 --> 0:19:50.210

Sophie Moiese Room

Four of the hydrants will be located along Cowboy Trail and then one new hydrant will be located off Anaconda St the applicant is also choosing to require all new buildings to include fire sprinkler systems in addition to the hydrants, so subdivision regulations requires them to pick one.

0:19:50.220 --> 0:20:2.550

Sophie Moiese Room

They're actually picking two as their as their proposal and we do have a recommended condition that requires those plans and installation of the hydrants to be reviewed by Missoula Rural Fire as well.

0:20:4.240 --> 0:20:6.990

Sophie Moiese Room

Uhm yeah.

0:20:9.570 --> 0:20:18.820

Sophie Moiese Room

As I mentioned, the subdivision is located adjacent to public lands to the east and for service to the north and northeast.

0:20:19.260 --> 0:20:37.620

Sophie Moiese Room

It is adjacent to the Blackfoot River and within the Blackfoot River corridor, so therefore a wide range of animal species are known to utilize the site, but no critical habitat for species of concern were identified and no further impacts to wildlife habitat beyond the current industrial levels anticipated.

0:20:37.630 --> 0:20:58.490

Sophie Moiese Room

It's been industrial for years, so there's no some new impacts that were associated the property as, as I said, since it's adjacent to the Blackfoot River, there is an associated riparian resource protection area as well as our riparian resource buffer that came under our, I say, new zoning codes, but they've been in for a year now.

0:20:59.110 --> 0:20:59.660

Sophie Moiese Room

Umm.

0:20:59.870 --> 0:21:11.170

Sophie Moiese Room

And so they have submitted a riparian resource management plan that does identify the protection area and the buffer and outlines permitted and prohibited uses within each of those areas.

0:21:12.460 --> 0:21:20.0

Sophie Moiese Room

And no structures are either existing or proposed within either of the protection area or the buffer on the property.

0:21:20.750 --> 0:21:23.460

Sophie Moiese Room

As one note, I think I see it in this one.

0:21:23.550 --> 0:21:25.520

Sophie Moiese Room

There is this parcel right here.

0:21:25.530 --> 0:21:27.840

Sophie Moiese Room

This parcel is not part of the subdivision.

0:21:27.850 --> 0:21:42.120

Sophie Moiese Room

It's kind of out there in the back that is owned by Northwestern Energy, and it does include an existing substation that obviously it is within the buffer area, but it's a different parcel and it's not nothing's changing with that with this case.

0:21:44.560 --> 0:21:50.770

Sophie Moiese Room

I guess I'll just leave this this slide up here because it does talk about the riparian plan.

0:21:50.780 --> 0:22:1.990

Sophie Moiese Room

Does talk about this trail, as I mentioned, that was along within common area one and that is within the buffer and for recreational use to connect to Milltown State Park.

0:22:2.240 --> 0:22:13.550

Sophie Moiese Room

The trail will be at least 50 feet from the ordinary high watermark, which is in accordance with the 3:10 permitting laws and is therefore located outside of the protection area.

0:22:13.560 --> 0:22:22.130

Sophie Moiese Room

The protection area is a 50 foot set back from the high watermark and so therefore it appears to meet the requirements of the zoning regulations as well.

0:22:22.140 --> 0:22:24.120

Sophie Moiese Room

And so there's no conditions or proposed.

0:22:25.590 --> 0:22:35.980

Sophie Moiese Room

I would say we are proposing a condition that the right pairing resource plan be attached to the covenants so that it is easy to find for future property owners to know what can and cannot happen within that area.

0:22:36.30 --> 0:22:36.140

Sophie Moiese Room

Yeah.

0:22:38.700 --> 0:22:40.600

Sophie Moiese Room

Ohm, go back here.

0:22:40.910 --> 0:22:45.450

Sophie Moiese Room

There is a high pressure gas line that runs through the parcel here.

0:22:45.790 --> 0:22:48.360

Sophie Moiese Room

That's this kind of dashed area that goes up here.

0:22:49.310 --> 0:22:55.180

Sophie Moiese Room

The preliminary plat does designate this area as a no build zone and references it on the plat.

0:22:56.760 --> 0:22:57.420

Sophie Moiese Room

Umm.

0:22:57.480 --> 0:23:6.590

Sophie Moiese Room

Also, there is some mapped floodway that is located adjacent to the Blackfoot River down in here.

0:23:7.0 --> 0:23:9.230

Sophie Moiese Room

It's really hard to see on the tiny screen.

0:23:9.640 --> 0:23:25.790

Sophie Moiese Room

Unfortunately, those are all shown as no build zones as well, and then there is an area here on lot the residential lot in the back that does contain areas of slopes greater than 25%.

0:23:25.920 --> 0:23:30.790

Sophie Moiese Room

And so all of those areas are also shown as no build zone here.

0:23:30.860 --> 0:23:34.50

Sophie Moiese Room

So this lot does have a buildable area here for a house.

0:23:34.60 --> 0:23:37.510

Sophie Moiese Room

Otherwise, the majority of that lot is pretty much no build zone.

0:23:38.750 --> 0:23:39.300

Sophie Moiese Room

Umm.

0:23:40.560 --> 0:23:42.390

Sophie Moiese Room

Let's see here.

0:23:42.460 --> 0:23:45.120

Sophie Moiese Room

Umm, there's also some landscape berms.

0:23:46.430 --> 0:24:3.240

Sophie Moiese Room

Umm that are up here along W Riverside Drive as well as down here along Anaconda St and those are all proposed to be shown as no build zones and burn protection as well to kind of maintain that separation between residential and industrial uses.

0:24:5.120 --> 0:24:5.630

Sophie Moiese Room

Umm.

0:24:5.640 --> 0:24:6.250

Sophie Moiese Room

Let's see.

0:24:6.380 --> 0:24:12.780

Sophie Moiese Room

Uh groundwater monitoring was completed showed no evidence of high groundwater.

0:24:14.390 --> 0:24:18.880

Sophie Moiese Room

I think that is the last I had of the criteria hit you?

0:24:19.130 --> 0:24:20.610

Sophie Moiese Room

Umm, so we did.

0:24:21.20 --> 0:24:26.320

Sophie Moiese Room

Obviously agencies were notified and most of the comments.

0:24:26.330 --> 0:24:30.150

Sophie Moiese Room

Again, it's been an industrial lot or industrial subdivision before.

0:24:30.200 --> 0:24:34.450

Sophie Moiese Room

It's maintaining its industrial subdivision or industrial uses.

0:24:34.890 --> 0:24:40.420

Sophie Moiese Room

We did post a legal ad in the paper twice we mailed adjacent property owners.

0:24:40.870 --> 0:24:42.960

Sophie Moiese Room

I put two posters on site.

0:24:42.970 --> 0:24:44.220

Sophie Moiese Room

I believe one is still up.

0:24:44.290 --> 0:24:46.20

Sophie Moiese Room

One might have gotten blown down.

0:24:46.950 --> 0:24:50.400

Sophie Moiese Room

We posted the project on the Missoula County Voice page.

0:24:50.470 --> 0:24:57.690

Sophie Moiese Room

We had four comments that were received through Missoula County Voice and that report was attached to the packet.

0:24:57.830 --> 0:25:7.160

Sophie Moiese Room

And then I've had one additional comment that came in that I believe Cheryl sent out to you guys today and I I can go over those comments if you would like.

0:25:7.170 --> 0:25:8.240

Sophie Moiese Room

They were in the packet.

0:25:9.80 --> 0:25:12.430

Sophie Moiese Room

If you if you needed to, but otherwise.

0:25:12.440 --> 0:25:14.430

Sophie Moiese Room

Oh gosh, keep clicking off of it.

0:25:15.340 --> 0:25:19.540

Sophie Moiese Room

Otherwise, the project did go before the planning board on June 20th.

0:25:19.550 --> 0:25:21.390

Sophie Moiese Room

There were nine members present.

0:25:21.650 --> 0:25:23.380

Sophie Moiese Room

There was no public in attendance.

0:25:23.810 --> 0:25:36.400

Sophie Moiese Room

The board voted unanimously to recommend approval, and so I do have a proposed motion and I know Jamie has a presentation and can answer more questions as well, but I'm happy to answer anything at this moment that you might have.

0:25:36.710 --> 0:25:38.620

Sophie Moiese Room

Thanks Bailey please.

0:25:37.910 --> 0:25:40.250

Juanita Vero (Guest)

Hey Bailey, I do do have a quick question.

0:25:40.260 --> 0:25:46.180

Juanita Vero (Guest)

Umm cowpoke Rd is in phase two, but it will all be completed as part of phase one.

0:25:46.190 --> 0:25:46.810

Juanita Vero (Guest)

Is that what she said?

0:25:47.430 --> 0:25:49.660

Sophie Moiese Room

Yeah, the emergency access part.

0:25:49.670 --> 0:25:54.860

Sophie Moiese Room

So basically there's if you can see kind of on the slide here, this is a temporary cul-de-sac.

0:25:54.950 --> 0:25:57.620

Sophie Moiese Room

That's right where phase one and phase two will end.

0:25:57.730 --> 0:25:58.940

Sophie Moiese Room

And then there will be.

0:25:58.990 --> 0:26:18.830

Sophie Moiese Room

So the the cowboy trail that connects to cowpoke road and out won't be constructed probably to the full Rd width, but it'll be constructed to the emergency access width and that that this part of it will continue to remain after phase two comes in.

0:26:18.840 --> 0:26:24.40

Sophie Moiese Room

So yeah, so we are requiring at least in an emergency access route through here.

0:26:24.590 --> 0:26:25.30

Juanita Vero (Guest)

Got it.

0:26:25.40 --> 0:26:25.400

Juanita Vero (Guest)

OK.

0:26:25.510 --> 0:26:25.890

Juanita Vero (Guest)

Thank you.

0:26:27.320 --> 0:26:29.850

Sophie Moiese Room

Bailey, I haven't had a chance to check my email today.

0:26:29.860 --> 0:26:33.180

Sophie Moiese Room

What was the one additional comment that we received right?

0:26:33.740 --> 0:26:34.670

Sophie Moiese Room

I can do that.

0:26:35.260 --> 0:27:0.610

Sophie Moiese Room

So it was basically reaffirming Gary Mattson's comments that he had submitted through Missoula County Voice and then most of it was related to like tax funding and issues potentially with inflated cost and supplying concern and just kind of wondering if this is the right time to be doing an industrial subdivision on this property.

0:27:0.930 --> 0:27:14.560

Sophie Moiese Room

And then the other part was about kind of the water and wastewater, like a community system in the W Riverside, which again is separate from this discussion of the subdivision.

0:27:15.350 --> 0:27:25.60

Sophie Moiese Room

But just wondering about how that would happen and cost of that and how that would deal with the subdivision, which again is separate from the request.

0:27:26.790 --> 0:27:28.320

Sophie Moiese Room

Umm, barely.

0:27:28.330 --> 0:27:31.380

Sophie Moiese Room

Thanks for the clear and thorough description.

0:27:31.810 --> 0:27:32.290

Sophie Moiese Room

Appreciate it.

0:27:35.520 --> 0:27:36.620

Sophie Moiese Room

Jamie, do you want to speak to this?

0:27:43.390 --> 0:27:44.0

Sophie Moiese Room

Right.

0:27:44.130 --> 0:27:44.950

Sophie Moiese Room

Thank you commissioners.

0:27:44.960 --> 0:27:48.260

Sophie Moiese Room

Thank you, Bailey, for that staff report, Jamie Erbacher with WGM.

0:27:53.130 --> 0:27:53.760

Jeff Smith

Jimmy.

0:27:48.270 --> 0:27:54.960

Sophie Moiese Room

For the record, also with me virtually is Jeff Smith at WGM. Yep.

0:27:53.810 --> 0:27:56.140

Jeff Smith

Sorry this Jeff Smith, Billy Jim group.

0:27:56.230 --> 0:27:58.20

Jeff Smith

I have a presentation to present.

0:27:58.30 --> 0:28:2.110

Jeff Smith

I'll need to be promoted to a presenter so that I can share the screen for Jamies presentation.

0:28:3.790 --> 0:28:5.30

Sophie Moiese Room

We like promoting people here.

0:28:9.910 --> 0:28:11.830

Sophie Moiese Room

Jeff, is your share button grayed out?

0:28:12.760 --> 0:28:13.950

Jeff Smith

It's grayed out currently.

0:28:14.700 --> 0:28:17.510

Jeff Smith

The plan Cheryl could.

0:28:18.220 --> 0:28:20.340

Sophie Moiese Room

You can send to my email and I can share my screen.

0:28:24.360 --> 0:28:24.630

Jeff Smith

Yeah.

0:28:24.660 --> 0:28:27.520

Jeff Smith

Are not able to to promote Me 2 presented.

0:28:32.600 --> 0:28:33.200

Jeff Smith

There we go.

0:28:33.210 --> 0:28:33.790

Jeff Smith

Somebody got me.

0:28:33.800 --> 0:28:34.120

Jeff Smith

Thank you.

0:28:28.700 --> 0:28:37.640

Sophie Moiese Room

I cannot, or a Bailey, can you that OK, nice.

0:28:37.460 --> 0:28:37.930

Jeff Smith

There we go.

0:28:38.140 --> 0:28:40.160

Jeff Smith

Thank you very much, Jim.

0:28:41.30 --> 0:28:41.380

Sophie Moiese Room

Thanks Jeff.

0:28:44.200 --> 0:28:50.90

Sophie Moiese Room

So as Bailey mentioned, 28 lot subdivision in the W Riverside neighborhood.

0:28:50.960 --> 0:28:55.570

Sophie Moiese Room

So here I just want to start off with some of the basics, The Who, the what, the when, the where and the why.

0:28:55.850 --> 0:29:1.250

Sophie Moiese Room

So Bob Wolfenden, he is the representative flying Colors Group, and he's also our client.

0:29:1.260 --> 0:29:5.970

Sophie Moiese Room

He lives in Stephenville and owns several properties in Bitterroot and a few in Missoula County.

0:29:6.920 --> 0:29:11.930

Sophie Moiese Room

He has over 70 different tenant groups and a core competency in this type of development.

0:29:12.860 --> 0:29:24.210

Sophie Moiese Room

He has successfully been leasing the existing building to CBS Viacom for production of filming of Yellowstone, and he is currently working to subdivide this land for future industrial uses.

0:29:24.670 --> 0:29:30.460

Sophie Moiese Room

Some of these users are going to be light industrial, while others will be heavy industrial with the exception of the one residential lot.

0:29:31.710 --> 0:29:32.50

Sophie Moiese Room

Umm.

0:29:33.270 --> 0:29:43.290

Sophie Moiese Room

The sailing utility utilization of these lots will hinge on the private agreement that Bob currently has with CBS, but we do foresee that the subdivision will be plotted within the next year.

0:29:44.220 --> 0:29:47.770

Sophie Moiese Room

Umm, there is potential for some industrial land to be utilized.

0:29:47.780 --> 0:30:3.890

Sophie Moiese Room

While the terms of the contract are still in place, the proposed subdivision is surrounded by dense residential to the north, undeveloped tracts of land to the West, the Blackfoot River to the South and open lands to the east W Riverside Dr Borders.

0:30:3.900 --> 0:30:8.920

Sophie Moiese Room

The subdivision to the N 1st St to the West and Anaconda St to the southwest.

0:30:12.70 --> 0:30:19.360

Sophie Moiese Room

The 116 acre property has been most certainly most has mostly been undeveloped for years.

0:30:20.50 --> 0:30:23.60

Sophie Moiese Room

In the mid 70s it was zoned for industrial uses.

0:30:23.550 --> 0:30:28.940

Sophie Moiese Room

When the Stimson Mill operation was underway, this was a log yard for the mill.

0:30:29.410 --> 0:30:38.900

Sophie Moiese Room

Since the closure of the mill, the wood waste material has been scraped and capped into a pile in the southwest corner of the proposed subdivision, which we call it 27.

0:30:39.970 --> 0:30:55.140

Sophie Moiese Room

In 2014, a building was erected an occupied for a number of years by Harris Thermal and now is currently being used by Yellowstone Eric growing the prior owner of the property, had previously considered an industrial subdivision for this property.

0:30:55.150 --> 0:31:15.460

Sophie Moiese Room

However, given his situation and finances at the time, he was unable to successfully develop this subdivision and since sold the property to Bob, our current client, water was identified as one of three areas in Missoula County at capable of facilitating meaningful industrial development through Mozilla counties.

0:31:15.470 --> 0:31:24.370

Sophie Moiese Room

Industrial land assessment as a result of this lands assessment, a Ted or a targeted economic development district was created for the property. In 2014.

0:31:25.320 --> 0:31:50.470

Sophie Moiese Room

The Ted will allow tax increment that's collected in the future to go towards public infrastructure needs as the subdivision progressed and we have been in touch with several agencies including the Missoula Development Authority, Missoula Fire, Northwestern Energy, FWP County Public Works, the Health Department and county parks.

0:31:54.640 --> 0:31:55.370

Sophie Moiese Room

Next slide, Jeff.

0:31:57.860 --> 0:31:58.100

Sophie Moiese Room

Uh.

0:31:58.120 --> 0:32:3.150

Sophie Moiese Room

In addition to the agency coordination that I just mentioned, a neighborhood meeting was held on March 9th.

0:32:3.160 --> 0:32:6.510

Sophie Moiese Room

The 2022 this neighborhood meeting was extremely helpful.

0:32:6.520 --> 0:32:9.490

Sophie Moiese Room

Not only for us, but I also believe helpful for the Community.

0:32:10.180 --> 0:32:38.280

Sophie Moiese Room

There were nine primary topics that the neighbors were interested in hearing about, and those included annexation the concern about connecting to city services, noise, additional covenant restrictions, the intensity of industrial uses near the W Riverside neighborhood, Industrial uses being located too close to the Blackfoot River, Water quality and water quantity, quantity, the need for walkways adjacent to the subdivision, and access to public lands along the east side of the property.

0:32:38.350 --> 0:32:46.810

Sophie Moiese Room

OK, we were able to assure the Community that the property would not be annexed into the city and that sewer and water were not going to be extended that subdivision.

0:32:48.450 --> 0:32:59.130

Sophie Moiese Room

The future covenants will be associated with this development and since the property is owned, all future development will need to comply with the noise standards of the county zoning resolution.

0:33:0.930 --> 0:33:29.960

Sophie Moiese Room

When we originally met with the neighborhood, Umm, all of this property was planned to be designated as heavy industrial and as we were having this conversation with the neighborhood, we learned that really they didn't want heavy industrial next to them, which makes sense as a residential neighborhood and through through communication with our clients and county staff during the zoning process, we were able to essentially down zone the northerly lots to light industrial and give them a little bit more of a buffer.

0:33:30.470 --> 0:33:36.540

Sophie Moiese Room

We realized that they probably would have liked to seen a commercial buffer next to there UM residential neighborhood.

0:33:36.550 --> 0:33:43.180

Sophie Moiese Room

However, we had to maintain compliance with the 2019 land use element and the Ted that was in place.

0:33:44.940 --> 0:33:45.380

Sophie Moiese Room

Umm.

0:33:47.970 --> 0:33:57.370

Sophie Moiese Room

But again, through communication with county staff, we did successfully down zone that to a light industrial buffer for those northern lots on that subdivision.

0:34:0.20 --> 0:34:9.110

Sophie Moiese Room

As part of this neighborhood outreach, we also learned that a buffer to the Blackfoot River was highly important to the community, and that a trail along the Blackfoot corridor would be ideal.

0:34:10.40 --> 0:34:22.420

Sophie Moiese Room

So as such, we've provided a future trail easement that will run parallel to the Blackfoot River and we are continually continually working with county parks and FWP on a future dedication agreement and maintenance plan for the trail.

0:34:24.880 --> 0:34:33.940

Sophie Moiese Room

So in the end, the trail will be dedicated to FWP and provide a future connection from the Milltown State Park Trail system to the public lands to the east.

0:34:36.360 --> 0:34:43.610

Sophie Moiese Room

Umm, the walkway that Bailey mentioned along 1st St that's been highly a high priority for the W Riverside neighborhood for quite some time.

0:34:44.420 --> 0:35:2.390

Sophie Moiese Room

I believe it was even prior to the light being installed at the intersection of 1st St and Hwy 200, so as such UM well, not required with the subdivision we are going to provide that walkway on the east side of 1st St Water quantity and water quality were also concerns from the neighbors.

0:35:3.100 --> 0:35:7.870

Sophie Moiese Room

We heard that after the Bonner Dam was removed, the static water levels decreased for the West.

0:35:7.880 --> 0:35:14.210

Sophie Moiese Room

Bonner, W Riverside neighbors Umm Gary Mattson, in particular.

0:35:14.220 --> 0:35:30.560

Sophie Moiese Room

He provided public comment to this effect and had asked about future monitoring and so based on these comments, we are open to installing and monitoring will to ensure that the water levels are maintained overall and in the big picture.

0:35:30.630 --> 0:35:33.710

Sophie Moiese Room

Umm, this is something that we have been considering as part of our application.

0:35:34.320 --> 0:35:38.570

Sophie Moiese Room

And that will ultimately need to be approved by DEQ prior to filing the plat.

0:35:39.770 --> 0:35:43.560

Sophie Moiese Room

Bailey had mentioned some of the dry sewer that's going to be laid.

0:35:43.570 --> 0:35:48.860

Sophie Moiese Room

And Dave, you had a question about potential sites, Jeff and the engineering team.

0:35:48.870 --> 0:35:54.270

Sophie Moiese Room

They are looking at different sites on the property where that community sewer system may go.

0:35:54.280 --> 0:35:56.730

Sophie Moiese Room

So if you have additional questions, we can go into that.

0:36:0.380 --> 0:36:3.770

Sophie Moiese Room

The next outreach was to the Missoula Development Authority.

0:36:4.20 --> 0:36:11.620

Sophie Moiese Room

At this meeting, we discussed the overall subdivision layout, the future improvements that could be funded by the Ted and the benefits to the community.

0:36:12.680 --> 0:36:16.950

Sophie Moiese Room

Overall, the development was supported by the MDA and they encouraged us to move forward as planned.

0:36:20.950 --> 0:36:26.500

Sophie Moiese Room

Two months after the neighborhood meeting and the MDA meeting, we attended the Bonner Community Council meeting.

0:36:27.290 --> 0:36:34.110

Sophie Moiese Room

And as you can see, there are a number of the same topics that came up at the neighborhood meeting that came up at the Community Council meeting.

0:36:35.230 --> 0:36:45.90

Sophie Moiese Room

The two additional topics, though, included the future of the trees that are on site and the future of the junk vehicles along the W Riverside Drive in that common area.

0:36:47.470 --> 0:36:54.240

Sophie Moiese Room

So while the future the trees isn't completely known at this time, we know that some are gonna need to be removed for road construction and building site construction.

0:36:55.580 --> 0:36:58.890

Sophie Moiese Room

We hope that the future owners see the value in these trees.

0:36:58.900 --> 0:37:8.890

Sophie Moiese Room

However, given the industrial nature of the subdivision, it's highly likely that a good portion of them could be removed from the site with exception to lot 28, which is the residential lot.

0:37:10.790 --> 0:37:25.690

Sophie Moiese Room

Umm and Bailey had noted where the residential site location will be and that area there is fairly clear of trees, so we don't anticipate that again several trees are gonna need to be removed on that lot 28.

0:37:28.120 --> 0:37:33.610

Sophie Moiese Room

The junk vehicles along the southern edge of W Riverside Dr have been an issue for as long as I can remember.

0:37:34.510 --> 0:37:35.50

Sophie Moiese Room

Umm.

0:37:35.110 --> 0:37:36.300

Sophie Moiese Room

However, Bob are client.

0:37:36.310 --> 0:37:42.40

Sophie Moiese Room

He's taken the initiative to remove these vehicles and relocate the fence to prevent future dumping on the property.

0:37:42.50 --> 0:37:47.80

Sophie Moiese Room

And then slightly less at the W Riverside neighbors currently or previously had seen Jamie.

0:37:47.90 --> 0:37:52.720

Sophie Moiese Room

Has that been successful in terms of keeping junk vehicles up that I think it's been fairly successful.

0:37:52.790 --> 0:37:56.470

Sophie Moiese Room

I think there's still been a few here and there, but Bob's trying to stay on top of it.

0:37:59.220 --> 0:38:4.950

Sophie Moiese Room

So as we look at the overall subdivision plan, we can begin to see the benefits to the Community, not only the sub.

0:38:5.0 --> 0:38:18.710

Sophie Moiese Room

Not only will this subdivision provide an opportunity for increased jobs, we see an opportunity for the W Riverside live make neighborhood to move their incubator business or to move into incubator spaces within this subdivision.

0:38:20.270 --> 0:38:23.860

Sophie Moiese Room

Not only furthers the economic development for our local missoulians.

0:38:26.980 --> 0:38:30.990

Sophie Moiese Room

Umm, we have an extensive 15 acre buffer to the Blackfoot River.

0:38:31.0 --> 0:38:38.370

Sophie Moiese Room

That's all part of a common area, and that area will include the future trail to the Milltown State Park and the public lands to the east.

0:38:40.160 --> 0:38:47.270

Sophie Moiese Room

We have the walkway planned along 1st St that will connect the W Riverside neighborhood to the commercial area South of Hwy.

0:38:47.280 --> 0:38:52.300

Sophie Moiese Room

200, both of which have been a high desire, highly desired by the community.

0:38:56.80 --> 0:39:7.320

Sophie Moiese Room

So this next slide here, this just shows a clearer vision, an view of what the sidewalks, trail easements and walkways will look like that are associated with the subdivision.

0:39:12.590 --> 0:39:25.140

Sophie Moiese Room

The berms that exist along W Riverside 1st St Anaconda Street are going to remain, as Bailey mentioned, with the exception of Lot 26 and 27, there will need to be one cut out on each lot for access purposes.

0:39:26.730 --> 0:39:32.770

Sophie Moiese Room

These terms will help reduce the visual impacts on the neighborhood and reduce the sound coming from future industrial uses.

0:39:34.980 --> 0:39:39.550

Sophie Moiese Room

There's going to be an improved intersection at Cowboy Troll Trail and Old Highway 10.

0:39:42.420 --> 0:39:49.430

Sophie Moiese Room

The use is proposed with the subdivision are not likely to increase traffic within the residential neighborhood, and the direct connection to Hwy.

0:39:49.440 --> 0:39:53.740

Sophie Moiese Room

10 and 200 will also help with traffic concerns and connections.

0:39:57.320 --> 0:40:3.860

Sophie Moiese Room

So now that I've kind of hit on some of the benefits of the subdivision, there's a few items that we did make need to take into consideration with regards to hazards.

0:40:5.440 --> 0:40:9.290

Sophie Moiese Room

The high pressure gas line that bisects the subject property diagonally.

0:40:10.510 --> 0:40:17.780

Sophie Moiese Room

This gas line is proposed to be centered within a utility easement and protected, Umm, additional potential hazard.

0:40:17.830 --> 0:40:22.400

Sophie Moiese Room

Hazards include the northwestern energy substation and the closed landfill.

0:40:22.570 --> 0:40:25.320

Sophie Moiese Room

The substation is proposed to remain on its own parcel.

0:40:25.790 --> 0:40:32.430

Sophie Moiese Room

Overhead power lines do exist within a common area, and easements will be maintained.

0:40:32.740 --> 0:40:46.810

Sophie Moiese Room

Umm, 4 northwestern energy access and for the utility lines themselves, the closed rent landfill that will remain until there's a suitable use that is proposed for lot 27.

0:40:47.920 --> 0:40:52.810

Sophie Moiese Room

And again, this is just simply a wood waste material, and it's not necessarily hazardous.

0:40:54.380 --> 0:40:58.410

Sophie Moiese Room

However, is expensive to remove and that's why it's not been taken care of to this date.

0:41:2.190 --> 0:41:5.760

Sophie Moiese Room

The land is mapped with a moderate fire, fire hazard rating.

0:41:6.10 --> 0:41:22.850

Sophie Moiese Room

The Wildfire Hazard rating is based on the likelihood of a fire occurring at this location and the probable intensity of a fire if it were to occur to reduce the risk, the subdivision will incorporate more than two primary roads over 20 feet and width with a grid of less than 5%.

0:41:23.160 --> 0:41:34.800

Sophie Moiese Room

Street signs are currently present within this area, and additional signs will be posted for new streets, umm and then dry hydrants and cisterns are also planned with this subdivision.

0:41:37.820 --> 0:41:42.510

Sophie Moiese Room

Uh, the subdivision is Bailey mentioned, has minimal female mapped floodplain within its boundaries.

0:41:42.520 --> 0:41:48.410

Sophie Moiese Room

However, it as well as the riparian area we'll all be within a common area and are not proposed to be disturbed.

0:41:56.70 --> 0:42:17.230

Sophie Moiese Room

We've reviewed staff proposed comments of or staff proposed conditions of approval and have no issues or concerns and again, you know, if a monitoring well is something that's desired by the Commission, we would be acceptable to that as an additional condition, so to that, that concludes my presentation.

0:42:17.240 --> 0:42:20.650

Sophie Moiese Room

But if you have any questions or technical questions, we can answer those.

0:42:21.840 --> 0:42:22.490

Sophie Moiese Room

Thanks, Jamie.

0:42:22.540 --> 0:42:22.860

Sophie Moiese Room

Thank you.

0:42:26.350 --> 0:42:28.640

Sophie Moiese Room

Hey, Jamie, before you go sit down.

0:42:29.170 --> 0:42:31.0

Sophie Moiese Room

So couple questions.

0:42:31.10 --> 0:42:39.500

Sophie Moiese Room

1st as far as the emergency access goes, how do you propose to control that we're going to work with Missoula Fire on what that looks like?

0:42:39.510 --> 0:42:43.420

Sophie Moiese Room

It might be a gated lock that they have access and a key to.

0:42:43.720 --> 0:42:48.510

Sophie Moiese Room

It's not going to be something that's regularly accessed by the industrial lots though, OK.

0:42:48.600 --> 0:43:5.280

Sophie Moiese Room

And secondly, Bailey mentioned that there were a couple I was hearing correctly, a couple existing access easements at the I guess the eastern edge of the the properties that is that correct and can you expand on that just yeah.

0:43:5.290 --> 0:43:8.310

Sophie Moiese Room

So those are existing non motorized access easements for FWP.

0:43:9.980 --> 0:43:12.630

Sophie Moiese Room

And so those will be maintained.

0:43:12.640 --> 0:43:23.430

Sophie Moiese Room

We may need to work with them to do a little bit of updating to them to allow for that non motorized access for the general public, but otherwise they're an.

0:43:23.440 --> 0:43:31.750

Sophie Moiese Room

Excuse me, I guess they're uh nonmotorized for public currently, but allow motorized access by FWP.

0:43:31.790 --> 0:43:33.510

Sophie Moiese Room

So what was the history on those?

0:43:33.520 --> 0:43:44.270

Sophie Moiese Room

Since I'm assuming there's no way for the public to actually get to those access easements without trespassing again across the property, is that correct?

0:43:44.280 --> 0:43:54.220

Sophie Moiese Room

Yes, seems historically as though the public has technically trespassed, but Bob sees the benefit in allowing the public to access across the property legally.

0:43:54.610 --> 0:44:1.10

Sophie Moiese Room

And so, rather than coming through the middle of the subdivision, we would provide that access along the southern border near the river.

0:44:1.210 --> 0:44:6.420

Sophie Moiese Room

Now and then it continue to allow motorized access only for FWP.

0:44:6.430 --> 0:44:6.800

Sophie Moiese Room

OK.

0:44:6.810 --> 0:44:7.960

Sophie Moiese Room

No, that's fantastic.

0:44:7.970 --> 0:44:9.490

Sophie Moiese Room

I I appreciate that.

0:44:9.630 --> 0:44:10.820

Sophie Moiese Room

Yeah, it is great.

0:44:10.830 --> 0:44:12.240

Sophie Moiese Room

I commend you all for that.

0:44:12.390 --> 0:44:12.750

Sophie Moiese Room

Thank you.

0:44:15.770 --> 0:44:17.20

Sophie Moiese Room

Any other questions?

0:44:19.460 --> 0:44:20.490

Sophie Moiese Room

And he public comment.

0:44:19.640 --> 0:44:21.330

Juanita Vero (Guest)

Now, since we're commending.

0:44:20.500 --> 0:44:21.790

Sophie Moiese Room

Ohh, so sorry Juan.

0:44:21.340 --> 0:44:22.210

Juanita Vero (Guest)

Ohh, I'd just wanted.

0:44:22.280 --> 0:44:22.830

Juanita Vero (Guest)

No worries.

0:44:22.840 --> 0:44:31.390

Juanita Vero (Guest)

Just wanted to add gratitude and thanks for working with the neighbors and the community and and hearing them out and addressing their concerns.

0:44:31.500 --> 0:44:32.820

Juanita Vero (Guest)

Think this is a great example.

0:44:34.580 --> 0:44:46.760

Sophie Moiese Room

And one other thing I'd like to add would be the benefit to the Ted, this is going to be a lot more increment, which could mean some really fantastic infrastructure improvements, which could be life changing for the folks who live in the W Riverside neighborhood.

0:44:46.930 --> 0:44:47.590

Sophie Moiese Room

That's our hope.

0:44:50.40 --> 0:44:51.770

Sophie Moiese Room

Any other public comment on this?

0:44:53.740 --> 0:44:54.500

Sophie Moiese Room

I'm pleased, Dave.

0:44:59.820 --> 0:45:00.870

Sophie Moiese Room

Hi, Dave westfall.

0:45:01.80 --> 0:45:03.110

Sophie Moiese Room

Just a question for Jamie.

0:45:03.180 --> 0:45:17.230

Sophie Moiese Room

When the the current zoning is for heavy industrial light industrial, some residential before that, how long was it zoned for heavy industrial that 70s, mid 70s?

0:45:17.500 --> 0:45:18.10

Sophie Moiese Room

Thank you.

0:45:18.490 --> 0:45:19.200

Sophie Moiese Room

That's all I wanted.

0:45:19.260 --> 0:45:19.520

Sophie Moiese Room

Sure.

0:45:19.530 --> 0:45:19.980

Sophie Moiese Room

Thanks, Dave.

0:45:21.380 --> 0:45:21.950

Sophie Moiese Room

Anyone else?

0:45:21.960 --> 0:45:23.740

Sophie Moiese Room

You're welcome to ask a question.

0:45:27.220 --> 0:45:29.50

Sophie Moiese Room

OK, we could entertain a motion.

0:45:29.440 --> 0:45:30.80

Sophie Moiese Room

Do you have one more?

0:45:30.90 --> 0:45:30.720

Sophie Moiese Room

Ohh, please go ahead.

0:45:31.850 --> 0:45:36.490

Sophie Moiese Room

Bailey, can you speak to the the monitoring?

0:45:36.500 --> 0:45:40.690

Sophie Moiese Room

Well, uh, point, Jamie mentioned.

0:45:40.810 --> 0:45:49.630

Sophie Moiese Room

So is it correct that it is not currently a condition of approval, but you said you were open to it, so pros and cons of?

0:45:52.930 --> 0:45:54.20

Sophie Moiese Room

I'm probably not Jamie.

0:45:54.30 --> 0:45:54.680

Sophie Moiese Room

You wanna know?

0:45:54.690 --> 0:45:57.160

Sophie Moiese Room

Like I'm probably not the best person to ask.

0:45:57.170 --> 0:45:57.700

Sophie Moiese Room

Or maybe, yeah.

0:45:57.710 --> 0:45:59.40

Sophie Moiese Room

Jeff makes no too.

0:45:59.110 --> 0:46:0.130

Sophie Moiese Room

Yeah, let's turn that one to Jeff.

0:46:3.190 --> 0:46:9.300

Jeff Smith

Yeah, I think everyone Jeff Smith with WGM group that so the the request from Gary Mattson was to install a monitoring well.

0:46:9.310 --> 0:46:19.280

Jeff Smith

So that groundwater levels could be monitored and that was in response to what folks know when the Milltown Dam was removed and the static water level dropped.

0:46:19.540 --> 0:46:24.900

Jeff Smith

So there was some concern that additional water use on this site leads to that water table dropping further.

0:46:25.490 --> 0:46:40.170

Jeff Smith

Looking at transmissivity and conductivity of the aquifer here, it seems to be a fairly prolific aquifer, so we don't expect there to be a the drop in the water table based on the somewhat modest uses that we'd expect from this type of industrial development.

0:46:40.660 --> 0:46:47.890

Jeff Smith

So the thought of installing a a monitoring well to observe water levels over time sounds like a good move.

0:46:47.940 --> 0:46:53.210

Jeff Smith

Move to us if it's something that perhaps the water quality district could add to their monitoring network.

0:46:53.220 --> 0:46:59.640

Jeff Smith

I think that'd be a benefit for everyone, so sounds like a good idea to us if that were applied as a condition, we would welcome it.

0:47:0.780 --> 0:47:1.630

Sophie Moiese Room

Thanks, Jeff.

0:47:1.640 --> 0:47:4.210

Sophie Moiese Room

Yeah, that does seem like a prudent thing.

0:47:4.220 --> 0:47:5.870

Sophie Moiese Room

Uh, John or Bailey?

0:47:5.880 --> 0:47:6.520

Sophie Moiese Room

Well, what?

0:47:8.850 --> 0:47:13.460

Sophie Moiese Room

I'm never a fan of just coming up with language on the fly.

0:47:13.470 --> 0:47:14.140

Sophie Moiese Room

Is this some?

0:47:14.150 --> 0:47:22.810

Sophie Moiese Room

Can we approved to that or agree to that concept today and work out the language after the fact or?

0:47:25.360 --> 0:47:27.900

Sophie Moiese Room

I don't know and I basically it would be.

0:47:29.460 --> 0:47:39.270

Sophie Moiese Room

To require a monitoring, well, I and let's say we just for talking, talking it through purposes.

0:47:39.280 --> 0:47:45.200

Sophie Moiese Room

If we didn't make this a condition of approval, would these books be able to do a monitoring well if they wanted to?

0:47:47.120 --> 0:47:48.810

Sophie Moiese Room

Yes, I would have to go through the NRC.

0:47:48.820 --> 0:47:49.230

Sophie Moiese Room

Yeah.

0:47:49.420 --> 0:47:50.210

Sophie Moiese Room

And so I got.

0:47:50.220 --> 0:47:57.70

Sophie Moiese Room

So part of it, yes, the condition if we're gonna put a condition on it would need to be done today because this is the final meeting.

0:47:57.80 --> 0:47:57.690

Sophie Moiese Room

So we can't.

0:47:57.700 --> 0:48:1.550

Sophie Moiese Room

It's not like we can bring it back and sure, without tabling the item.

0:48:2.150 --> 0:48:12.60

Sophie Moiese Room

Umm, but so ultimately conditions are supposed to go back to impacts of the subdivision, so that would be my one thing is it's not the monitoring.

0:48:12.70 --> 0:48:13.640

Sophie Moiese Room

Well, isn't really a condition.

0:48:13.650 --> 0:48:28.50

Sophie Moiese Room

It's not an impact from the subdivision conditions, so I guess that would be my one hesitancy about making it a condition of approval as tying it back to findings of fact like there's no evidence of, you know, of issues with groundwater that but we can do it.

0:48:28.60 --> 0:48:29.40

Sophie Moiese Room

I'm not saying it's not.

0:48:29.50 --> 0:48:30.260

Sophie Moiese Room

That would be my one.

0:48:30.350 --> 0:48:39.460

Sophie Moiese Room

I guess concern about making it a condition, but yes, to answer your point, Dave is they even if it's not a condition it's they can do that it is private.

0:48:39.540 --> 0:48:42.750

Sophie Moiese Room

I mean, they can put a monitoring well out there on that, yeah.

0:48:45.770 --> 0:48:45.990

Sophie Moiese Room

Jeff.

0:48:46.730 --> 0:48:47.120

Jeff Smith

Thanks you.

0:48:47.130 --> 0:48:57.740

Jeff Smith

Absolutely want one thing I was gonna add, you know the comments relative to sanitation and water will be included in our submittal the the DEQ for their review and accordance with the sanitation and Subdivisions Act.

0:48:58.290 --> 0:49:10.690

Jeff Smith

I think by making the statement that that we would entertain or will install a monitoring well in this hearing will be that that state will be included in our submittal to the Q.

0:49:10.750 --> 0:49:16.850

Jeff Smith

So there's some assurance that we can get a monitoring well installed based on us providing the statement of the hearing today.

0:49:16.920 --> 0:49:19.250

Jeff Smith

And then also including that in our use and middle.

0:49:20.370 --> 0:49:20.610

Sophie Moiese Room

OK.

0:49:21.600 --> 0:49:22.290

Sophie Moiese Room

Thanks, Jeff.

0:49:22.560 --> 0:49:22.850

Sophie Moiese Room

Yeah.

0:49:22.860 --> 0:49:26.560

Sophie Moiese Room

So really, it's kind of outside of the subdivision review, if that makes sense.

0:49:26.570 --> 0:49:26.740

Sophie Moiese Room

Yeah.

0:49:31.220 --> 0:49:31.490

Juanita Vero (Guest)

Day.

0:49:28.950 --> 0:49:31.700

Sophie Moiese Room

OK, every.

0:49:31.500 --> 0:49:34.190

Juanita Vero (Guest)

If you look you, you had an expression on your face.

0:49:34.240 --> 0:49:35.710

Juanita Vero (Guest)

Is that how do you feel about this?

0:49:37.120 --> 0:49:40.70

Sophie Moiese Room

I try not to have expressions on my face.

0:49:40.80 --> 0:49:42.550

Sophie Moiese Room

Usually I was a slip up on my part.

0:49:42.890 --> 0:49:43.10

Juanita Vero (Guest)

It's.

0:49:42.560 --> 0:49:43.720

Sophie Moiese Room

Bailey, what is the motion?

0:49:44.920 --> 0:49:46.10

Sophie Moiese Room

The queue it up.

0:49:46.20 --> 0:49:47.410

Sophie Moiese Room

Yep, I'm doing that.

0:49:47.980 --> 0:49:48.300

Sophie Moiese Room

Hold on.

0:49:53.680 --> 0:49:55.10

Sophie Moiese Room

That's like really hard to see.

0:49:55.20 --> 0:49:58.710

Sophie Moiese Room

Isn't that that might be better?

0:49:58.820 --> 0:50:6.70

Sophie Moiese Room

Thanks and and 1st off thanks to Jamie and Jeff and WGM for your work on this.

0:50:6.540 --> 0:50:16.270

Sophie Moiese Room

So I would move that we approved the West Bonner Log Yard subdivision based on the findings of fact and conclusions of law and the staff report and subject to the recommended conditions of approval.

0:50:17.310 --> 0:50:17.690

Juanita Vero (Guest)

2nd.

0:50:18.870 --> 0:50:19.130

Sophie Moiese Room

Alright.

0:50:19.140 --> 0:50:20.570

Sophie Moiese Room

Do you have anymore public comment?

0:50:22.190 --> 0:50:22.560

Sophie Moiese Room

All right.

0:50:22.570 --> 0:50:23.220

Sophie Moiese Room

All in favor?

0:50:23.430 --> 0:50:24.30

Sophie Moiese Room

Aye, aye.

0:50:23.870 --> 0:50:24.280

Juanita Vero (Guest)

Aye.

0:50:26.0 --> 0:50:26.670

Sophie Moiese Room

Thanks everybody.

0:50:26.680 --> 0:50:27.30

Sophie Moiese Room

Thank you.

0:50:29.430 --> 0:50:39.760

Sophie Moiese Room

It, Commissioner Slotnick, we forgot to ask for public comment on items not on the agenda, considering we have 23 plus people in video land.

0:50:39.820 --> 0:50:40.700

Sophie Moiese Room

Sure, I did that.

0:50:40.750 --> 0:50:44.240

Sophie Moiese Room

I I'm I'm almost certain, but I've been.

0:50:44.290 --> 0:50:45.460

Sophie Moiese Room

I'm I'm wrong every day.

0:50:46.390 --> 0:50:46.800

Sophie Moiese Room

Alright.

0:50:46.810 --> 0:50:55.870

Sophie Moiese Room

If anybody would like to speak to anything, we will gladly take public comment on anything and I apologize for not hitting that on items on items not on the agenda.

0:50:56.480 --> 0:50:58.30

Sophie Moiese Room

Uh, I apologize.

0:50:58.40 --> 0:51:3.340

Sophie Moiese Room

I'm not hitting that earlier, so anybody's welcome to speak to anything, Sir.

0:51:5.460 --> 0:51:5.840

Sophie Moiese Room

The wave.

0:51:8.520 --> 0:51:17.870

Sophie Moiese Room

Give us a little insight on where the wastewater treatment facilities could go at net near that new subdivision that was just approved.

0:51:18.770 --> 0:51:20.640

Sophie Moiese Room

Could you introduce yourself please?

0:51:20.650 --> 0:51:21.330

Sophie Moiese Room

OK, I'm sorry.

0:51:21.340 --> 0:51:23.720

Sophie Moiese Room

I'm Bruce Trautwein, 401 Dixon Ave.

0:51:25.840 --> 0:51:43.780

Sophie Moiese Room

I have a land within a half a mile on W Riverside Dr of that property and encourage the use of industrial lands for industrial economics and jobs to hopefully help my my family in future out there.

0:51:44.130 --> 0:51:49.400

Sophie Moiese Room

So I'm also curious about infrastructure in the area there as well.

0:51:49.410 --> 0:52:20.410

Sophie Moiese Room

I know there's some discussion about it and I'm a little late to the game and and I know Jeff Smith is pretty knowledgeable on the hydraulics out there and if there is a possible location that he would recommend a small treatment facility or or clustered facilities there or or Jamie may maybe camp out as well and the proposed pipe that was to go into the roadway, I was curious what where would start and where it would end and what direction it would be going.

0:52:24.620 --> 0:52:27.330

Sophie Moiese Room

Is Jeff still on great?

0:52:31.410 --> 0:52:32.420

Jeff Smith

Yeah, everyone.

0:52:33.970 --> 0:52:39.480

Jeff Smith

So I think there are a couple of sites that that might work for a Community system on the West Bonner log yard.

0:52:39.910 --> 0:52:46.180

Jeff Smith

Both would be in phase two, either on the Far East side or in that generally the eastern area.

0:52:46.240 --> 0:52:46.370

Jeff Smith

Yeah.

0:52:47.300 --> 0:52:50.370

Jeff Smith

Uh, Southern, the southern side of the road.

0:52:50.770 --> 0:53:8.150

Jeff Smith

We're looking at a couple different options of certainly entertain a a conversation around a community system in that area and be interested in in talking to you about that, Bruce, as far as the the grade of the of the sewer man, right now we're planning on that great generally heading towards the towards the West.

0:53:8.500 --> 0:53:13.330

Jeff Smith

So high grade being on the East End of the site, low grade being towards the West.

0:53:13.820 --> 0:53:35.800

Jeff Smith

If we had a community system that we were able to they create to create on the site, I think the the greater that sewer main certainly certainly flexible, likely that we would have an advanced you know advanced level of treatment where we may we may be pumping the gravity sewer into a treatment facility and then pumping that further into disposal.

0:53:35.810 --> 0:53:38.290

Jeff Smith

So agree to that pipe.

0:53:38.460 --> 0:53:43.970

Jeff Smith

Likely still heads off to the West so that it's as flexible as possible, but that doesn't mean that's where the disposal system.

0:53:43.980 --> 0:53:44.460

Jeff Smith

Hope that helps.

0:53:47.310 --> 0:53:49.440

Sophie Moiese Room

Is that work great?

0:53:49.450 --> 0:53:51.0

Sophie Moiese Room

Thank you and thanks Jeff.

0:53:53.690 --> 0:53:55.710

Sophie Moiese Room

OK, Bailey, Minute has another one for us.

0:53:56.810 --> 0:53:57.190

Sophie Moiese Room

Yep.

0:53:57.230 --> 0:53:58.270

Sophie Moiese Room

Hold on here.

0:53:58.280 --> 0:54:1.540

Sophie Moiese Room

Let's get thank you.

0:54:4.810 --> 0:54:5.830

Sophie Moiese Room

OK, perfect.

0:54:8.400 --> 0:54:9.970

Sophie Moiese Room

Get my woolen doing this.

0:54:11.460 --> 0:54:13.290

Sophie Moiese Room

Get my laser pointer here.

0:54:13.300 --> 0:54:19.970

Sophie Moiese Room

Before I start talking, OK, so the next one is the humble meadows subdivision.

0:54:21.460 --> 0:54:26.290

Sophie Moiese Room

Umm this the property here outlined in red is what we're talking about.

0:54:26.300 --> 0:54:28.650

Sophie Moiese Room

So here's 3rd and Clements.

0:54:28.740 --> 0:54:36.130

Sophie Moiese Room

Here's Spurgeon that comes in and we're up here in the humbles and S 7th St W at the end of that road.

0:54:37.400 --> 0:54:43.450

Sophie Moiese Room

So this is a minor subdivision request for two residential lots on a little over 2.5 acres.

0:54:44.20 --> 0:54:49.70

Sophie Moiese Room

This is a re subdivision of a residential lot from the Double R Acre subdivision.

0:54:49.80 --> 0:54:51.660

Sophie Moiese Room

That was originally approved back in 1968.

0:54:52.590 --> 0:54:52.990

Sophie Moiese Room

Umm.

0:54:53.230 --> 0:54:58.920

Sophie Moiese Room

Both parcels will be used for residential purposes and served by individual septic systems.

0:54:59.770 --> 0:55:3.110

Sophie Moiese Room

There are no variants requested with this project as well.

0:55:5.130 --> 0:55:11.640

Sophie Moiese Room

Umm, this is the proposed layout and I again I have this slide come up a couple times while I'm going through criteria.

0:55:11.650 --> 0:55:22.940

Sophie Moiese Room

So there'll be another chance to to review it as we went through before the review criteria comes out of state law and our local subdivision regulations, and I'll touch on most of these.

0:55:24.250 --> 0:55:36.500

Sophie Moiese Room

Umm, so the property is currently zoned rural residential small agriculture one acre or RRS one, and it's also within the target Range Overlay District.

0:55:37.690 --> 0:55:44.960

Sophie Moiese Room

The Rs one has a maximum residential density of 1 dwelling unit per acre with a minimum lot size of 1 acre.

0:55:44.970 --> 0:55:46.390

Sophie Moiese Room

For residential building type.

0:55:49.70 --> 0:56:1.870

Sophie Moiese Room

And the property is subject to the Missoula County land use element from 2019, which is an amendment to our growth policy from 2016 and it has a designation of rural, residential and small agriculture.

0:56:1.960 --> 0:56:13.200

Sophie Moiese Room

This density or this recommended this designation recommends a residential density of between one dwelling unit per one acre to two dwelling units per one acre.

0:56:17.280 --> 0:56:28.170

Sophie Moiese Room

Also, the boundary the property, as I said, it's in the boundaries of the 2010 Target Range neighborhood plan, which also gives a land use designation of 1 dwelling unit per acre.

0:56:33.20 --> 0:56:33.490

Sophie Moiese Room

Umm.

0:56:33.780 --> 0:56:41.350

Sophie Moiese Room

Subdivisions are required to reasonably mitigate any adverse impacts to agriculture or agricultural water user facilities.

0:56:41.880 --> 0:56:48.810

Sophie Moiese Room

There's no food production currently occurring on site, and the property has not historically been utilized for agricultural production.

0:56:49.300 --> 0:57:19.730

Sophie Moiese Room

The soils on the property are classified as prime farmland if irrigated, and there are current agricultural operations located to the North and South of the property, as well as across humble Rd, not large ones, but still agricultural operations, and so we are recommending as a condition of approval that future property owners are notified of agricultural practices in the area and those that has language has been provided in the proposed covenants for future property owners.

0:57:21.400 --> 0:57:26.530

Sophie Moiese Room

Umm, the property is served by an on site domestic well, which does have an existing water right?

0:57:26.800 --> 0:57:31.180

Sophie Moiese Room

The water right will remain with the existing home on lot 2 right here.

0:57:32.670 --> 0:57:40.220

Sophie Moiese Room

New water rights will be filed with the DNRC upon completion of the proposed new well that will serve the new lot.

0:57:42.520 --> 0:57:48.580

Sophie Moiese Room

There are no known existing agricultural water rights that would need to be transferred or abandoned with this project.

0:57:49.970 --> 0:58:0.880

Sophie Moiese Room

Umm, direct access to both lots will be provided by humble Rd over here, which is an existing county maintained public Rd with a paved surface width of approximately 30 feet.

0:58:1.210 --> 0:58:9.940

Sophie Moiese Room

The paved Rd includes a non motorized bicycle and pedestrian path that's known, at least on the property info system, as the Spurgeon Rd Trail.

0:58:10.30 --> 0:58:11.860

Sophie Moiese Room

It's not a separated bike path.

0:58:11.870 --> 0:58:13.670

Sophie Moiese Room

It's basically just part of the roadway.

0:58:15.250 --> 0:58:22.590

Sophie Moiese Room

No new roads are proposed with the subdivision legal and physical access would be through the existing driveway here.

0:58:22.600 --> 0:58:24.820

Sophie Moiese Room

That will be converted to a shared driveway.

0:58:26.750 --> 0:58:28.50

Sophie Moiese Room

Umm, the.

0:58:29.370 --> 0:58:33.700

Sophie Moiese Room

Substance the lots will access humble Rd from the shared approach.

0:58:33.780 --> 0:58:42.210

Sophie Moiese Room

The shared driveway is considered a road under our subdivision standards until the at the point where the driveways split.

0:58:42.390 --> 0:58:57.290

Sophie Moiese Room

And so therefore they are showing the proposed shared driveway to be located within a 24 foot wide shared access easement and it will be constructed to a paved surface width of 20 feet with two foot shoulders as a condition of approval.

0:58:59.470 --> 0:59:8.850

Sophie Moiese Room

There is an existing, non motorized as I said, pedestrian and bike path adjacent to humble road and that does connect up here.

0:59:8.860 --> 0:59:16.820

Sophie Moiese Room

So my screens all the way that does connect up here to the 7th St Trail that's located on long the northern property line.

0:59:16.830 --> 0:59:19.580

Sophie Moiese Room

It's not on the subject property, it's adjacent to the property.

0:59:21.70 --> 0:59:27.800

Sophie Moiese Room

A minor subdivisions are not required to have any pedestrian facilities installed as part of the Subdivision regulations.

0:59:29.440 --> 0:59:34.570

Sophie Moiese Room

Umm, the lots are under 20 acres in size and therefore will have to go through seeing Atian review.

0:59:34.820 --> 0:59:41.910

Sophie Moiese Room

As I said, the proposed subdivision will include individual septic systems for each lot and include the new well.

0:59:42.380 --> 0:59:44.590

Sophie Moiese Room

The property does contain high groundwater.

0:59:44.600 --> 0:59:47.380

Sophie Moiese Room

That's within approximately 6 feet of the ground surface.

0:59:48.400 --> 0:59:50.550

Sophie Moiese Room

Now I'll go and do that here in a minute as well.

0:59:51.170 --> 0:59:54.410

Sophie Moiese Room

Umm the proposed home site and new drain field for lot.

0:59:54.420 --> 1:0:6.190

Sophie Moiese Room

One will be located at the highest elevation point on the property due to the presence of this high groundwater, Missoula County Reggie Subdivision regulations also exempt minor subdivisions from Parkland.

1:0:6.200 --> 1:0:17.510

Sophie Moiese Room

Dedication requirements, however, just as a note, the original WR Acre subdivision dedicated a county park umm directly West of the property.

1:0:17.520 --> 1:0:19.790

Sophie Moiese Room

And actually this is area.

1:0:19.800 --> 1:0:22.460

Sophie Moiese Room

Here is also as part of that dedication.

1:0:22.560 --> 1:0:28.720

Sophie Moiese Room

So it actually does, but up against a park and I believe D from PTL told me today.

1:0:28.730 --> 1:0:30.490

Sophie Moiese Room

It's like the double R acres part.

1:0:30.500 --> 1:0:31.490

Sophie Moiese Room

It is public access.

1:0:31.500 --> 1:0:39.580

Sophie Moiese Room

It basically connects to more county and fish, wildlife and parks, lands that are adjacent to the river.

1:0:39.590 --> 1:0:41.700

Sophie Moiese Room

So there's so many of these little there are.

1:0:41.760 --> 1:0:42.940

Sophie Moiese Room

Yeah, they're everywhere.

1:0:42.950 --> 1:0:46.260

Sophie Moiese Room

And here's 1 from 1968, so it was a surprise to me too.

1:0:49.440 --> 1:0:53.990

Sophie Moiese Room

Umm, there was a fire hazard assessment completed for the subdivision.

1:0:54.0 --> 1:0:59.70

Sophie Moiese Room

It returned to score of 28, which indicates a low risk for fire hazard on this property.

1:0:59.620 --> 1:1:23.580

Sophie Moiese Room

As I mentioned with the previous subdivision, they are required under our regulations to pick a fire suppression system, the property or the developer has decided to require the installation of fire sprinkler systems for all new residential structures, which is really the new House and plans for installation of those fire sprinklers would be approved by Missoula Rural Fire during the building permit review.

1:1:23.890 --> 1:1:29.20

Sophie Moiese Room

But we do have a condition of approval requiring the notification to this future.

1:1:29.490 --> 1:1:40.160

Sophie Moiese Room

The future lot owner that is placed on the face of the plat as well as in the covenants, so multiple places for them to know that that is a requirement if they choose to purchase the property.

1:1:42.400 --> 1:1:42.770

Sophie Moiese Room

Umm.

1:1:42.780 --> 1:1:45.930

Sophie Moiese Room

Vegetation on the property consists of native grasses.

1:1:45.940 --> 1:1:50.660

Sophie Moiese Room

There are some larger trees adjacent to humble Rd around the existing residence.

1:1:51.660 --> 1:1:57.830

Sophie Moiese Room

Species species identified in the vicinity of the subdivision, mainly white tailed deer.

1:1:58.730 --> 1:2:8.880

Sophie Moiese Room

Obviously it is close to the river and public land, so within the section of this area it does include, you know, black bear has been spotted.

1:2:9.510 --> 1:2:12.200

Sophie Moiese Room

Umm, about lines, pheasants, things like that.

1:2:12.210 --> 1:2:23.810

Sophie Moiese Room

It is a I mean it's the river corridor, so it is known that animals will utilize this area, but the property is located within an existing subdivision and surrounded by residential development.

1:2:23.820 --> 1:2:42.710

Sophie Moiese Room

So really no further impacts to wildlife habitat beyond the current level is anticipated and there was comment from 5 Valley Autobahns basically stating that that this is long standing residential use has been incremental development kind of it's lost its habitat at its time.

1:2:43.80 --> 1:2:53.380

Sophie Moiese Room

But basically, through property owners purchasing the land and you know planting and landscaping and things like that, those habitats can come back.

1:2:53.660 --> 1:3:9.670

Sophie Moiese Room

Umm, there was also comment received from FWP that they do support the plans for residential development in this area to accommodate our housing needs and they recommended the living with wildlife covenants covenants be placed on the property with the proposed development.

1:3:9.740 --> 1:3:12.160

Sophie Moiese Room

Those are shown in the proposed covenants as well.

1:3:17.620 --> 1:3:19.170

Sophie Moiese Room

Floodplain steep slopes?

1:3:19.180 --> 1:3:20.790

Sophie Moiese Room

There's no floodplain on the property.

1:3:20.800 --> 1:3:23.710

Sophie Moiese Room

There's no steep slopes greater than 25%.

1:3:23.980 --> 1:3:31.350

Sophie Moiese Room

There is a small area in the northwest corner up in this area that does contain or.

1:3:31.360 --> 1:3:37.690

Sophie Moiese Room

It does shown as the erosion Hazard area as part of the 2021 channel Migration Zone study.

1:3:38.380 --> 1:3:55.800

Sophie Moiese Room

So we did get comment from Missoula water quality identifying this area and they would recommend as

much separation as possible between structure years, drain fields and other areas between those and the erosion hazard area to just protect the river and infrastructure.

1:3:56.110 --> 1:4:6.420

Sophie Moiese Room

So the subdivision is identifying the building site outside of that erosion hazard area and attempting to locate the structure as close as possible to the road to minimize any that impact.

1:4:8.80 --> 1:4:17.410

Sophie Moiese Room

As I mentioned, the subdivision does contain areas of high groundwater, and this was monitored during the 2021-2022 season by the Missoula County Health Department.

1:4:17.480 --> 1:4:29.150

Sophie Moiese Room

It's approximately 6 feet below ground surface, so as a condition of approval, we are proposing prohibiting the installation of basements in future residential construction.

1:4:29.960 --> 1:4:39.610

Sophie Moiese Room

We did have comment from the Missoula County Floodplain administrator identifying some inconsistencies between the application and the groundwater monitoring report.

1:4:40.850 --> 1:4:46.0

Sophie Moiese Room

Basically, the groundwater monitoring report said yes, it shouldn't.

1:4:46.50 --> 1:4:52.880

Sophie Moiese Room

There should be no basements here and that you know potential new monitoring or variances could change that.

1:4:52.990 --> 1:4:57.480

Sophie Moiese Room

The problem is is you can't ask for a variance to subdivision after the fact.

1:4:57.610 --> 1:5:5.920

Sophie Moiese Room

So we do have a recommendation that that language is made clear in the covenants and that that it is strictly prohibiting basements.

1:5:5.970 --> 1:5:12.940

Sophie Moiese Room

So they wouldn't be able to come back after the fact and and ask or do that at the building permit time and change that.

1:5:15.450 --> 1:5:16.120

Sophie Moiese Room

Umm.

1:5:16.130 --> 1:5:16.700

Sophie Moiese Room

Let's see.

1:5:16.870 --> 1:5:22.440

Sophie Moiese Room

I think I have trouble with this ohm.

1:5:22.690 --> 1:5:31.680

Sophie Moiese Room

So we did mail notification of the meeting, this meeting and the project to property owners on June 23rd.

1:5:31.750 --> 1:5:35.220

Sophie Moiese Room

We also posted the project on the Missoula County Voice page.

1:5:35.510 --> 1:5:39.270

Sophie Moiese Room

I had one comment that came in that was included as part of the packet.

1:5:39.780 --> 1:5:50.390

Sophie Moiese Room

Umm, identifying concerns with that existing parking area that's along 7th St and wondering about FWP's future maintenance of it.

1:5:50.520 --> 1:5:54.790

Sophie Moiese Room

And mainly I just wanna point out that that area is off site.

1:5:54.800 --> 1:5:58.810

Sophie Moiese Room

It's not part of this project and actually it was able to find with.

1:5:59.40 --> 1:6:0.870

Sophie Moiese Room

DD's wonderful help for me.

1:6:0.880 --> 1:6:4.890

Sophie Moiese Room

Tool that parking area and the trail.

1:6:4.900 --> 1:6:11.160

Sophie Moiese Room

It came in as an agreement between FWP and the property owner to the north in 1992.

1:6:11.510 --> 1:6:16.100

Sophie Moiese Room

So that's actually been there for quite a long time and all of that is done.

1:6:16.330 --> 1:6:22.530

Sophie Moiese Room

It is in the right of way, but it's all with FWP, so it's outside of of this process as well.

1:6:24.140 --> 1:6:34.730

Sophie Moiese Room

Umm, but otherwise, staff is recommending approval and I have a proposed motion and I'm not sure if I Meg is on.

1:6:34.740 --> 1:6:39.890

Sophie Moiese Room

I feel like I saw the property owner on the on the call, but I wasn't sure if Imeg was on the call.

1:6:41.60 --> 1:6:41.870

Sophie Moiese Room

Umm.

1:6:42.260 --> 1:6:42.880

Sophie Moiese Room

Let's see, I can.

1:6:46.180 --> 1:6:46.610

Tamara R. Ross

Hey, Billy.

1:6:46.300 --> 1:6:46.690

Sophie Moiese Room

Dude.

1:6:47.270 --> 1:6:47.600

Sophie Moiese Room

Oh.

1:6:46.620 --> 1:6:49.220

Tamara R. Ross

It's myself and Paul with Imeg.

1:6:49.160 --> 1:6:49.870

Sophie Moiese Room

Ohh awesome.

1:6:50.300 --> 1:6:52.310

Tamara R. Ross

Yeah, that's OK.

1:6:49.880 --> 1:6:52.610
Sophie Moiese Room
OK, sorry I get I see like 21 people.
1:6:52.620 --> 1:6:55.550
Sophie Moiese Room
So I couldn't find you guys great.
1:6:53.0 --> 1:6:55.890
Tamara R. Ross
Yep, not a problem.
1:6:55.880 --> 1:6:57.840
Sophie Moiese Room
Yeah, please speak to this if you would like.
1:6:58.610 --> 1:7:1.630
Tamara R. Ross
OK, I was curious if I could share my screen.
1:7:3.910 --> 1:7:9.10
Tamara R. Ross
Do you have just something to put up on the screen as I give a brief overview?
1:7:10.810 --> 1:7:15.270
Sophie Moiese Room
Let me find it Tamara and I can I think I can promote you here if.
1:7:14.980 --> 1:7:15.450
Tamara R. Ross
OK.
1:7:15.940 --> 1:7:16.380
Tamara R. Ross
Thank you.
1:7:18.790 --> 1:7:25.820
Tamara R. Ross
In the meantime, thanks everybody for first of all, compiling in the staff report, Bailey and hearing our project again.
1:7:25.830 --> 1:7:31.620
Tamara R. Ross
It's myself, Tamara Ross, and I'm joined here with Paul for Steam from Imag.
1:7:31.780 --> 1:7:35.930
Tamara R. Ross
And yes, Todd Coots, the property owner is on the call with us.
1:7:35.940 --> 1:7:37.640
Tamara R. Ross
We're all available to answer questions.
1:7:39.380 --> 1:7:39.940
Tamara R. Ross
Thank you.
1:7:39.530 --> 1:7:40.200
Sophie Moiese Room
You should be.
1:7:40.250 --> 1:7:42.250
Sophie Moiese Room
You should be good there, Tamara to present.
1:7:51.70 --> 1:7:51.580
Tamara R. Ross
Oh, thank you.
1:7:51.590 --> 1:7:51.820
Tamara R. Ross
Bailey.

1:7:52.920 --> 1:8:4.330

Tamara R. Ross

Umm so I guess to start with our application as indicated in Billy staff report is our Rs one with a maximum residential density of 1 dwelling unit per acre.

1:8:4.940 --> 1:8:23.580

Tamara R. Ross

The vicinity map here shows that we are southeast of this Kelly Island fishing access on the corner of 7th St and Humble, and I'm proposed LOT 1 is over one acre in size as well as proposed LOT 2.

1:8:23.590 --> 1:8:27.510

Tamara R. Ross

So as she mentioned, we have no variance requests in our application.

1:8:32.890 --> 1:8:40.140

Tamara R. Ross

Umm, it kind of wanted to go over the sewer and water because we did have high water.

1:8:40.930 --> 1:8:45.160

Tamara R. Ross

We are very similar to those properties around us with individual septic and water.

1:8:45.610 --> 1:8:52.890

Tamara R. Ross

We do have to abide by the sanitation and the DNC predetermination application, which is in our submittal packet.

1:8:53.600 --> 1:8:54.220

Tamara R. Ross

Umm.

1:8:54.540 --> 1:9:9.140

Tamara R. Ross

And we are proposing to remain under 10 acre feet, which is allowed per year through those regulatory actions and statutes are non motorized and motorized facilities were very nicely summarized by Bailey.

1:9:9.230 --> 1:9:14.710

Tamara R. Ross

I would like to briefly go over them because it did include one public comment regarding the Kelly access parking lot.

1:9:15.780 --> 1:9:23.560

Tamara R. Ross

The property has existing access to directly from humble road and will be shared via a shared access easement, umm.

1:9:23.710 --> 1:9:30.550

Tamara R. Ross

And we'll be built up until it splits as County Road standards, which is 24.

1:9:32.910 --> 1:9:41.70

Tamara R. Ross

And with but the surface with will be different than the easement we're proposing A-24 with access easement, so there's no additional.

1:9:42.920 --> 1:9:57.670

Tamara R. Ross

Concerns regarding than what has already historically been here, maybe visibility would be a concern for that public comment or maybe additional parking spots would have been taken up for the Kelly Access Island, which would not be a problem here.

1:9:58.0 --> 1:10:0.390

Tamara R. Ross

We do have two non motorized trails in the vicinity.

1:10:1.260 --> 1:10:3.780

Tamara R. Ross

As Billy mentioned, they are mostly just portions of the road.

1:10:3.790 --> 1:10:8.470

Tamara R. Ross

They're not necessarily different individual paved pathways.

1:10:9.60 --> 1:10:11.990

Tamara R. Ross

I believe they were called bike PED shoulder ways.

1:10:12.550 --> 1:10:15.850

Tamara R. Ross

There are no improvements proposed for these as this is a minor subdivision.

1:10:16.790 --> 1:10:17.260

Tamara R. Ross

Umm.

1:10:18.30 --> 1:10:26.680

Tamara R. Ross

In addition to that, there was a concern or I would assume it would be included in the concern about the Kelly access.

1:10:28.90 --> 1:10:47.210

Tamara R. Ross

There is an easement to the north of proposed Lot 1 that is 10 foot in width and also we have to abide by building setbacks, so maybe any visual impacts to that trail would be mitigated through those zoning requirements as well as that dedicated easement to the north along the northern property line.

1:10:48.90 --> 1:10:56.250

Tamara R. Ross

And we also have, uh, with one additional residential law, a maximum of eight trips per day.

1:10:56.640 --> 1:11:3.940

Tamara R. Ross

So I'm hoping that this additional information could maybe address that public comment, and if there are any other concerns, please let us know.

1:11:9.320 --> 1:11:17.30

Tamara R. Ross

I think it would also be an important to address that there's no additional parking on the roadway as well.

1:11:17.40 --> 1:11:20.510

Tamara R. Ross

I should have mentioned that previously and the woo.

1:11:20.520 --> 1:11:35.960

Tamara R. Ross

I was kind of a concern for a fire apparatus, which I believe that we have addressed with this shared access easement and I guess if Paul, did you have anything to add before I close out the brief presentation?

1:11:35.920 --> 1:11:36.990

Paul T. Forsting

No, thank you, Tam.

1:11:37.300 --> 1:11:37.900

Paul T. Forsting

Thank you very much.

1:11:37.510 --> 1:11:39.590

Tamara R. Ross

OK, OK, sure thing.

1:11:40.120 --> 1:11:43.310

Tamara R. Ross

Umm I stop sharing my screen.

1:11:43.320 --> 1:11:44.230

Tamara R. Ross

It was very brief.

1:11:44.240 --> 1:11:51.170

Tamara R. Ross

I just wanted to address that public comment mostly, and I know that there's probably going to be more questions in regard to this shared access easement.

1:11:51.340 --> 1:11:55.530

Tamara R. Ross

Maybe it's not seen as often in your proposals, and we're welcome.

1:11:55.920 --> 1:11:58.460

Tamara R. Ross

You're welcome to ask us any questions as needed.

1:12:1.600 --> 1:12:1.960

Sophie Moiese Room

Great.

1:12:1.970 --> 1:12:5.420

Sophie Moiese Room

We have any other, any public comment or anybody else like to speak to this?

1:12:11.210 --> 1:12:13.840

Sophie Moiese Room

So no question about shared access easement Bailey.

1:12:13.850 --> 1:12:16.440

Sophie Moiese Room

You'd mentioned I can't remember.

1:12:16.450 --> 1:12:17.560

Sophie Moiese Room

Was it in the covenants?

1:12:17.570 --> 1:12:26.400

Sophie Moiese Room

There was some some bit about the notification of property owners regarding future agricultural operations.

1:12:26.570 --> 1:12:28.780

Sophie Moiese Room

Could you hit that again?

1:12:28.870 --> 1:12:37.720

Sophie Moiese Room

Yeah, it's it's basically it's a we have some standard language that we recommend putting and I think they actually already have it in their proposed covenants.

1:12:38.370 --> 1:13:8.950

Sophie Moiese Room

But basically it's just a notification to buyers of a lot in the subdivision, whether it's the existing home that someday sold or the new lot that's created that basically just says, hey, we're putting you on notice that there are agricultural operations existing within the area that create noise or have animals or, you know, whatever impacts could be and that kind of you're just on notice that you're buying a lot, that those are preexisting conditions, right, that that occurs.

1:13:9.20 --> 1:13:13.70

Sophie Moiese Room

And just because you buy a lot in the subdivision doesn't mean that that has to stop.

1:13:13.80 --> 1:13:22.660

Sophie Moiese Room

And so it's just a notification that we put on when we when in areas that we know that there's kind of already historical kind of uses occurring.

1:13:22.700 --> 1:13:23.620

Sophie Moiese Room

So thank you.

1:13:26.120 --> 1:13:26.400

Sophie Moiese Room

Thanks.

1:13:28.200 --> 1:13:29.310

Sophie Moiese Room

All right, you have the motion.

1:13:30.700 --> 1:13:33.10

Juanita Vero (Guest)

I moved to approve the OHS said.

1:13:33.90 --> 1:13:34.530

Juanita Vero (Guest)

Unless there's different language than on the.

1:13:38.10 --> 1:13:40.520

Juanita Vero (Guest)

OK, I moved to approve the Humble Meadows subdivision.

1:13:40.530 --> 1:13:45.340

Juanita Vero (Guest)

Based on the fines, in fact, they conclusions of law in the staff report and subject to the recommended conditions of approval.

1:13:46.320 --> 1:13:48.100

Sophie Moiese Room

Second, alright.

1:13:48.110 --> 1:13:49.690

Sophie Moiese Room

Uh, any further public comment?

1:13:50.720 --> 1:13:53.590

Sophie Moiese Room

I love proposals where there are no variance requests.

1:13:53.600 --> 1:13:57.30

Sophie Moiese Room

I know this these are, but these have all been really straightforward so far today.

1:13:57.100 --> 1:13:57.430

Sophie Moiese Room

OK.

1:13:57.440 --> 1:13:58.150

Sophie Moiese Room

All in favor?

1:13:58.260 --> 1:13:58.380

Sophie Moiese Room

Aye.

1:13:58.480 --> 1:13:59.10

Juanita Vero (Guest)

I.

1:14:0.580 --> 1:14:2.420

Sophie Moiese Room

I'm gonna call for a 2 minute break.

1:14:4.250 --> 1:14:4.490

Juanita Vero (Guest)

OK.

1:14:5.340 --> 1:14:7.900

Sophie Moiese Room

I I object no. OK.

1:18:59.270 --> 1:18:59.640

Sophie Moiese Room

OK.

1:18:59.650 --> 1:19:0.120

Sophie Moiese Room

We're back.

1:19:1.810 --> 1:19:6.30

Sophie Moiese Room

Next hearing is our own Steve Mayday.

1:19:9.340 --> 1:19:13.90

Sophie Moiese Room

Thank you, Commissioner Steve Nye, County surveyors office.

1:19:13.180 --> 1:19:16.450

Sophie Moiese Room

This is the second hearing for a road petition.

1:19:16.940 --> 1:19:20.350

Sophie Moiese Room

A petition to alter a portion of Blue Mountain Rd.

1:19:22.530 --> 1:19:29.390

Sophie Moiese Room

Wanita and I were the designated viewers, historically called viewers.

1:19:31.850 --> 1:19:34.740

Sophie Moiese Room

Historically, these were called viewers reports.

1:19:35.130 --> 1:19:38.310

Sophie Moiese Room

I like to call them Rd investigation reports this.

1:19:38.790 --> 1:19:48.550

Sophie Moiese Room

More consistent with the state law, the date of our investigation was June 12th, 2023 and more.

1:19:48.560 --> 1:20:3.760

Sophie Moiese Room

The record here is the text of the report at approximately 10 AM, the investigators visited the site of the road petition, all directly affected land owners have signed the petition and agreed to the alteration.

1:20:4.290 --> 1:20:16.900

Sophie Moiese Room

This alteration will establish a right of way of record on the existing road and provide the necessary width to accommodate a non motorized walkway along the South side of the road.

1:20:17.670 --> 1:20:21.810

Sophie Moiese Room

We recommend the petitioners request be granted.

1:20:25.620 --> 1:20:26.910

Sophie Moiese Room

Are there any questions?

1:20:43.730 --> 1:20:44.810

Sophie Moiese Room

No, I have no questions.

1:20:48.400 --> 1:20:48.730

Sophie Moiese Room

Good.

1:20:48.740 --> 1:20:49.920

Sophie Moiese Room

I have a dentist appointment.

1:20:49.930 --> 1:20:50.220

Sophie Moiese Room

Be soon.

1:20:50.750 --> 1:20:52.120

Sophie Moiese Room

There you go. Thanks.

1:20:56.90 --> 1:21:1.130

Sophie Moiese Room

I would be happy to make a motion if unless there's public comment, I guess we do.

1:21:1.140 --> 1:21:2.550

Sophie Moiese Room

We have any public comment on this?

1:21:4.720 --> 1:21:12.40

Sophie Moiese Room

The landowner I'm primary landowner who's being affected by this I see is on the call, Barry Strauss.

1:21:12.770 --> 1:21:15.800

Sophie Moiese Room

Barry, if you wanna make a comment, go ahead, raise your hand.

1:21:16.310 --> 1:21:20.230

Sophie Moiese Room

Or if you're dialing in Star five, I think it is.

1:21:22.720 --> 1:21:25.270

Sophie Moiese Room

Star 6, baby.

1:21:25.280 --> 1:21:29.620

Sophie Moiese Room

We're happy to hear from me if you'd like to speak to this or not.

1:21:33.320 --> 1:21:34.60

Sophie Moiese Room

Bear might be good.

1:21:36.460 --> 1:21:36.740

Sophie Moiese Room

OK.

1:21:40.250 --> 1:21:40.570

Sophie Moiese Room

OK.

1:21:42.610 --> 1:21:43.330

Sophie Moiese Room

What was that, Cheryl?

1:21:46.390 --> 1:21:47.20

Sophie Moiese Room

OK.

1:21:47.70 --> 1:21:47.580

Sophie Moiese Room

OK.

1:21:47.650 --> 1:21:52.790

Sophie Moiese Room

Last chance, Barry, if you want to unmute yourself and say anything, otherwise we will move forward.

1:21:55.260 --> 1:21:55.870

Sophie Moiese Room

OK.

1:21:56.300 --> 1:21:58.510

Sophie Moiese Room

I would move that we ohh.

1:21:57.310 --> 1:21:58.760

Barry Strauss

And you can.

1:21:58.520 --> 1:21:58.940

Sophie Moiese Room

There we go.

1:21:58.950 --> 1:21:59.480

Sophie Moiese Room

There we go. OK.

1:22:0.90 --> 1:22:5.780

Barry Strauss

Sorry, I was just I had seen all the participants in the I was able to see myself before on the list but I couldn't.

1:22:8.20 --> 1:22:8.950

Barry Strauss

No, I don't.

1:22:9.60 --> 1:22:12.770

Barry Strauss

I don't really have any comments to make, I just thought I would.

1:22:13.360 --> 1:22:32.680

Barry Strauss

I had the option to listen in and thought I would and I I thought that maybe Steve might have to show up illustration, but as far as the the property owner, the primary property owner of 4474 Blue Mountain Rd which is Jane Freeland Property Trust, we have no concerns.

1:22:32.690 --> 1:22:34.820

Barry Strauss

We're we're quite in favor of this change.

1:22:36.580 --> 1:22:36.940

Sophie Moiese Room

Thank you.

1:22:39.560 --> 1:22:40.280

Sophie Moiese Room

OK.

1:22:40.360 --> 1:22:41.30

Sophie Moiese Room

Thanks Barry.

1:22:41.550 --> 1:22:42.90

Barry Strauss

You're welcome.

1:22:41.40 --> 1:22:43.170

Sophie Moiese Room

So I would go ahead and move that.

1:22:55.190 --> 1:22:55.610

Juanita Vero (Guest)

2nd.

1:22:43.180 --> 1:22:56.730

Sophie Moiese Room

We approve the petition to alter a portion of Blue Mountain Rd located within located from the intersection of Tiberius Drive to the intersection with Forest Hill Lane Line within Section 2 Township 12 N, range 20 W All right.

1:22:56.740 --> 1:22:57.860

Sophie Moiese Room

Any public comment?

1:22:59.340 --> 1:22:59.630

Sophie Moiese Room

OK.

1:22:59.640 --> 1:23:0.370

Sophie Moiese Room

All in favor?

1:23:0.700 --> 1:23:1.380

Sophie Moiese Room

Alright, alright.

1:23:1.390 --> 1:23:2.70

Sophie Moiese Room

Thank you, Steve.

1:23:2.460 --> 1:23:3.330
Sophie Moiese Room
Thank you, Barry.
1:23:1.460 --> 1:23:3.450
Juanita Vero (Guest)
Aye. Good luck.
1:23:4.80 --> 1:23:4.510
Barry Strauss
Welcome.
1:23:3.670 --> 1:23:4.560
Juanita Vero (Guest)
Good luck at the dentist.
1:23:4.520 --> 1:23:4.850
Barry Strauss
Thank you.
1:23:5.730 --> 1:23:6.90
Sophie Moiese Room
Thank you.
1:23:8.800 --> 1:23:12.400
Sophie Moiese Room
Hey, Next up is Glen Ingram to talk to us about the Wilson family transfer.
1:23:32.520 --> 1:23:34.230
Sophie Moiese Room
Good afternoon, commissioners.
1:23:34.320 --> 1:23:37.330
Sophie Moiese Room
I'm Glenn Ingram planner with PDS.
1:23:37.660 --> 1:23:39.960
Sophie Moiese Room
I'll be here today presenting the Wilson family transfer.
1:23:40.960 --> 1:23:46.140
Sophie Moiese Room
The applicants being Amber and John Wilson and the Representative Montana Northwest Company.
1:23:47.960 --> 1:23:50.170
Sophie Moiese Room
This is the property in question.
1:23:50.320 --> 1:23:52.410
Sophie Moiese Room
It's 9850 Anderson Rd.
1:23:52.920 --> 1:24:6.420
Sophie Moiese Room
The acreage is 48.6 acres and on the image here that read boundary does show the full extent of the single piece of property the the boundary in the middle is a cadastral error.
1:24:7.510 --> 1:24:8.280
Sophie Moiese Room
Going could you?
1:24:8.320 --> 1:24:10.660
Sophie Moiese Room
Ohh I think I saw a Deer Creek on there that just placed.
1:24:10.670 --> 1:24:10.940
Sophie Moiese Room
Yeah.
1:24:10.950 --> 1:24:11.760
Sophie Moiese Room
OK, got it.

1:24:11.830 --> 1:24:12.390

Sophie Moiese Room

Got it.

1:24:12.400 --> 1:24:14.160

Sophie Moiese Room

This is out east of Bonner.

1:24:14.170 --> 1:24:15.110

Sophie Moiese Room

Northern Interstate.

1:24:15.120 --> 1:24:15.420

Sophie Moiese Room

Yeah.

1:24:15.430 --> 1:24:15.770

Sophie Moiese Room

Thank you.

1:24:18.240 --> 1:24:31.330

Sophie Moiese Room

The proposal today is to utilize the family transfer exemption to divide the 48.6 acre subject property into 2 total tracks, and then this is a correction on my part to information I presented you earlier this week.

1:24:31.340 --> 1:24:36.230

Sophie Moiese Room

So the applicant's daughter, Lillian Wilson, is to receive A1 acre tract.

1:24:36.400 --> 1:24:45.530

Sophie Moiese Room

The applicants, Amber and John, will retain the remaining 47.6 acre tract, and then each proposed tract contains an existing residents.

1:24:47.550 --> 1:24:49.900

Sophie Moiese Room

There's an exhibit showing existing conditions.

1:24:50.110 --> 1:24:54.730

Sophie Moiese Room

The two existing residents are highlighted in red there.

1:24:58.690 --> 1:25:10.120

Sophie Moiese Room

Uh showcases the existing zoning so the residences are under our rural residential small agriculture and then the hillside and the timber is gonna be a G40.

1:25:13.230 --> 1:25:37.80

Sophie Moiese Room

Uh, so we reviewed 19 general evasion criteria in eight rebuttal presumptions of those two were of note, the first being that the claimants, daughter Lillian Pearl Wilson, will be 17 as of July 19, 2023, and the second being that the current track shares a common Rd Anderson Street with platted lots in the Lapointe Addition subdivision located West of the subject property.

1:25:37.670 --> 1:25:41.670

Sophie Moiese Room

But as I earlier mentioned, these are existing residences with existing access.

1:25:44.900 --> 1:25:46.510

Sophie Moiese Room

Exhibit A proposed condition.

1:25:46.520 --> 1:25:48.330

Sophie Moiese Room

So this will be tracked one.

1:25:49.40 --> 1:26:6.210

Sophie Moiese Room

This will be the remaining after the transfer 47.6 acres going to Amber and John Wilson, the transferred tract one acre going to Lillian was Wilson, and then both tracks will contain an existing residence.

1:26:8.230 --> 1:26:9.970

Sophie Moiese Room

And so now we're going to go ahead and do the questions.

1:26:9.980 --> 1:26:11.980

Sophie Moiese Room

I think John here is here to answer questions.

1:26:13.300 --> 1:26:15.230

Sophie Moiese Room

If you could go ahead and state your name for the record.

1:26:15.320 --> 1:26:18.600

Sophie Moiese Room

Ohh John, if you could turn your microphone on please.

1:26:18.660 --> 1:26:19.350

Sophie Moiese Room

Thank you.

1:26:19.760 --> 1:26:21.930

Sophie Moiese Room

John R Wilson, thank you.

1:26:22.760 --> 1:26:25.530

Sophie Moiese Room

First, did you buy the property with the intent of dividing it?

1:26:25.760 --> 1:26:25.950

Sophie Moiese Room

No.

1:26:26.800 --> 1:26:31.410

Sophie Moiese Room

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

1:26:31.680 --> 1:26:32.50

Sophie Moiese Room

No.

1:26:32.640 --> 1:26:36.90

Sophie Moiese Room

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

1:26:36.300 --> 1:26:36.500

Sophie Moiese Room

No.

1:26:37.410 --> 1:26:39.960

Sophie Moiese Room

And then questions to ask if the recipient is a minor.

1:26:40.30 --> 1:26:40.780

Sophie Moiese Room

Do you have a trust?

1:26:40.790 --> 1:26:45.220

Sophie Moiese Room

The salvage for the child to hold the property, the trust will be established after approval.

1:26:46.90 --> 1:26:48.860

Sophie Moiese Room

Who is the trustee of the Trust and who controls it?

1:26:48.990 --> 1:26:53.70

Sophie Moiese Room

My wife and I, if the property is sold, will the money be held in trust? Yes.

1:26:55.530 --> 1:27:1.600

Sophie Moiese Room

And then our proposed motion today is to recommend, and then I'm here for any questions you might have.

1:27:2.640 --> 1:27:2.980

Sophie Moiese Room

OK.

1:27:2.990 --> 1:27:3.310

Sophie Moiese Room

Thank you.

1:27:4.130 --> 1:27:4.840

Sophie Moiese Room

Questions.

1:27:4.910 --> 1:27:5.960

Sophie Moiese Room

Yeah, Mr.

1:27:5.970 --> 1:27:6.420

Sophie Moiese Room

Wilson.

1:27:6.430 --> 1:27:8.320

Sophie Moiese Room

So will your daughter.

1:27:8.690 --> 1:27:10.230

Sophie Moiese Room

Does she currently live in?

1:27:13.440 --> 1:27:17.650

Sophie Moiese Room

Will she be immediately upon the transfer be occupying the new House?

1:27:24.660 --> 1:27:28.570

Juanita Vero (Guest)

Actually, Glenn, can you get closer to the microphone?

1:27:28.580 --> 1:27:29.620

Juanita Vero (Guest)

I'm sorry I couldn't hear that.

1:27:30.900 --> 1:27:31.60

Sophie Moiese Room

Uh.

1:27:31.100 --> 1:27:35.730

Sophie Moiese Room

She currently lives with us and our goal is to establish this so she has a piece of Montana.

1:27:35.740 --> 1:27:39.660

Sophie Moiese Room

Once she starts her college and career here in Montana and so.

1:27:41.990 --> 1:27:48.800

Sophie Moiese Room

OK, so she she has made a commitment to actually live on this property after.

1:27:52.610 --> 1:27:52.770

Sophie Moiese Room

Cool.

1:27:53.200 --> 1:28:8.760

Sophie Moiese Room

Umm, so my understanding of the family transfer is this is to prevent people from evading subdivision, subdivide you get a new chunk of land and you and you sell it.

1:28:8.830 --> 1:28:9.480

Sophie Moiese Room

You're you're all.

1:28:9.490 --> 1:28:12.80

Sophie Moiese Room

You're all set with family transfer.

1:28:12.90 --> 1:28:15.100

Sophie Moiese Room

You give one of your family members a chunk of land and they live in it.

1:28:15.270 --> 1:28:25.960

Sophie Moiese Room

It's it's not about a way to get to creating a new parcel that you can sell, so I'm wondering she's 17, living with you.

1:28:25.970 --> 1:28:29.100

Sophie Moiese Room

All things are going good and you own both homes.

1:28:29.490 --> 1:28:29.980

Sophie Moiese Room

Why?

1:28:29.990 --> 1:28:31.160

Sophie Moiese Room

Why do this now?

1:28:31.210 --> 1:28:31.560

Sophie Moiese Room

Why?

1:28:31.570 --> 1:28:32.160

Sophie Moiese Room

Why?

1:28:32.510 --> 1:28:36.20

Sophie Moiese Room

You could set her up with a piece of Montana five years from now.

1:28:36.30 --> 1:28:38.660

Sophie Moiese Room

Two years from now, 10 years from now, it's not going anywhere.

1:28:38.890 --> 1:28:39.420

Sophie Moiese Room

So why?

1:28:39.430 --> 1:28:39.980

Sophie Moiese Room

Why now?

1:28:40.170 --> 1:28:43.130

Sophie Moiese Room

Just preparing, preparing for the future.

1:28:43.140 --> 1:28:45.460

Sophie Moiese Room

I mean, so she'll always have a piece of Montana.

1:28:47.260 --> 1:28:49.50

Sophie Moiese Room

Who knows where it will have in 10 years?

1:28:49.60 --> 1:28:51.0

Sophie Moiese Room

Here are you.

1:28:51.10 --> 1:28:54.440

Sophie Moiese Room

You mean you feel like you're parcel is vulnerable in some way?

1:28:55.550 --> 1:28:58.20

Sophie Moiese Room

Yeah, I mean, I don't know what's gonna happen with my career. Ever.

1:28:58.890 --> 1:29:1.480

Sophie Moiese Room

And so my daughter always has a place here in Montana.

1:29:4.680 --> 1:29:26.990

Sophie Moiese Room

So I just to add on what what Josh is saying and and this would be consistent with how we've addressed these in the past would be at the point in time that your daughter is an adult, that she is ready to actually make a commitment to settle on on your property.

1:29:28.810 --> 1:29:48.200

Sophie Moiese Room

For me, that would be that would be the ideal time to propose a family transfer and and if you're feeling as if well, you don't know what what the future holds for your property, I guess closer to that point in time where you're feeling like you wanna move somewhere else that that, that again would be.

1:29:49.760 --> 1:30:24.730

Sophie Moiese Room

The point in time where I would think would be more appropriate for our family transfer rather than right now, and I'm I'm not questioning whether or not your daughter will actually live on the property, but we have seen a number of instances in the past where we've gone through this process and within just a few years it didn't work out for for the individuals who would come before us and the property got flipped, which kind of goes against the spirit of what it is that we're trying to accomplish with family transfers.

1:30:27.400 --> 1:30:31.860

Sophie Moiese Room

So it it as long as you own the entire tract.

1:30:34.800 --> 1:30:35.160

Sophie Moiese Room

I'd say.

1:30:37.400 --> 1:31:1.340

Sophie Moiese Room

I'm not gonna presuppose what my colleagues here might think, but I would say hang on to it and and at the point in time where your daughter is really four or five years from now, when she's graduated from high school, ready to in college, ready to settle down, come back before us, and let's, let's, let's transfer it then.

1:31:1.750 --> 1:31:2.150

Sophie Moiese Room

Yeah.

1:31:2.190 --> 1:31:5.930

Sophie Moiese Room

Alternatively, if you're concerned something could change, you might need.

1:31:6.530 --> 1:31:10.340

Sophie Moiese Room

Uh, you might need to get some resources in a hurry.

1:31:10.510 --> 1:31:23.900

Sophie Moiese Room

You could go through minor subdivision, which admittedly is more expensive, but it's the appropriate tool to divide property if you are thinking you might have to sell, that's the right tool and I'm I'm I'm sorry to deliver the news.

1:31:24.750 --> 1:31:31.560

Sophie Moiese Room

I know that's more money, but if you did that, if you went through minor subdivision, then you could give it to your daughter if you want.

1:31:31.730 --> 1:31:34.640

Sophie Moiese Room

Or you could sell it if you want, or you could live there and sell the other one.

1:31:34.650 --> 1:31:37.220

Sophie Moiese Room

You would have every array of option at your disposal.

1:31:37.720 --> 1:31:39.210

Sophie Moiese Room

You go through family transfer.

1:31:39.580 --> 1:31:45.810

Sophie Moiese Room

Basically, you're making a promise that she's gonna live on this piece, and you're gonna live on that piece, and that's how it's gonna be.

1:31:45.880 --> 1:31:48.230

Sophie Moiese Room

And you may want more options than that.

1:31:48.300 --> 1:32:3.690

Sophie Moiese Room

And what Dave did a great job just explaining it, but in the past we've said, OK, your kids 15, you put it into a trust we understand and then a year later they sell the property, evading subdivision, which has an effect on all the people who live nearby.

1:32:3.700 --> 1:32:9.490

Sophie Moiese Room

Subdivision is to protect the folks who live nearby to make sure every different one of these conditions have.

1:32:9.500 --> 1:32:10.810

Sophie Moiese Room

Bailey was rattling off.

1:32:10.820 --> 1:32:11.470

Sophie Moiese Room

Get met.

1:32:11.480 --> 1:32:15.0

Sophie Moiese Room

It's they're there for, for good reason, to protecting other folks.

1:32:15.10 --> 1:32:18.550

Sophie Moiese Room

And I'm certain that you are that you have integrity and you're here with the truth.

1:32:18.560 --> 1:32:21.120

Sophie Moiese Room

Today we've just been burned on this before.

1:32:21.680 --> 1:32:23.570

Sophie Moiese Room

Just why I'd want to know.

1:32:23.580 --> 1:32:25.730

Sophie Moiese Room

Could you could you wait till she's over 18?

1:32:25.740 --> 1:32:31.890

Sophie Moiese Room

Could you wait till she's committed to living there and if and if you're feeling like you're in a pinch like man, we might need to take some action.

1:32:31.940 --> 1:32:38.620

Sophie Moiese Room

I'd go through minor subdivision and then you have every option available at your disposal in terms of that.

1:32:38.630 --> 1:32:42.680

Sophie Moiese Room

What you do with either of those pieces of land, you can give them, sell them, do whatever you want.

1:32:43.10 --> 1:32:44.460

Sophie Moiese Room

I guess on that saying, no, you don't hear.

1:32:44.470 --> 1:32:45.190

Sophie Moiese Room

I'm thinking what's the?

1:32:46.150 --> 1:32:51.260

Sophie Moiese Room

Well, there's more laws and stuff that come about because every year we make more laws and more rules and regulations.

1:32:51.820 --> 1:33:0.210

Sophie Moiese Room

So I mean here, here I am at a point in my life where I can do this for my daughter and give her this and get this established now.

1:33:0.740 --> 1:33:3.90

Sophie Moiese Room

I mean, I've been in this neighborhood for 20 some years.

1:33:3.760 --> 1:33:5.570

Sophie Moiese Room

I moved from one house down to the next.

1:33:7.110 --> 1:33:14.200

Sophie Moiese Room

You know, I lived in my first house ever for 12 years and I moved 500 yards and I bought this piece of property and I've committed to be here.

1:33:14.850 --> 1:33:20.890

Sophie Moiese Room

I guess I'm just trying to establish for my children and I trust and get things going.

1:33:21.420 --> 1:33:23.820

Sophie Moiese Room

And you said that trust isn't established yet.

1:33:23.830 --> 1:33:27.690

Sophie Moiese Room

No, they told my attorney, advised us not to establish the trust until we've done.

1:33:28.600 --> 1:33:29.500

Sophie Moiese Room

See what happened here.

1:33:32.30 --> 1:33:39.70

Sophie Moiese Room

Well, I guess the one thing I'd say is far as family transfers and John, you know, state law better than any of us.

1:33:39.160 --> 1:33:47.490

Sophie Moiese Room

Uh, I've not seen a whole lot of movement to restrict family transfers on the other.

1:33:47.500 --> 1:33:57.240

Sophie Moiese Room

Anything it's probably either been static or leaning towards contemplating, making them more easily accessible.

1:33:57.250 --> 1:34:5.500

Sophie Moiese Room

I thought the legislature now made family transfers possible and platted subdivisions in in that come out of this session.

1:34:6.150 --> 1:34:9.100

Sophie Moiese Room

Yeah, that is one thing that came out of this session.

1:34:9.110 --> 1:34:13.640

Sophie Moiese Room

There was, I believe there was legislation that would.

1:34:15.200 --> 1:34:29.460

Sophie Moiese Room

Prohibit the governing body from uh, denying a family transfer to a minor that didn't pass, but that's, you know, that's out there.

1:34:32.80 --> 1:34:46.150

Sophie Moiese Room

I'm wondering, and this is just a thought, you know the law requires you to just, umm, grant a family transfer application or deny it.

1:34:46.160 --> 1:34:47.540

Sophie Moiese Room

Those are your two options.

1:34:47.550 --> 1:34:59.520

Sophie Moiese Room

You can't condition it, but this gentleman's daughter will be will be 18 in just over a year, and perhaps he.

1:34:59.910 --> 1:35:20.640

Sophie Moiese Room

I mean, he and and if you, if you approve of the family transfer today, I believe our Subdivision regulations allow them two years then to file the survey showing the the division that's been granted here.

1:35:20.730 --> 1:35:22.200

Sophie Moiese Room

Perhaps he would.

1:35:22.970 --> 1:35:36.200

Sophie Moiese Room

He would give you an assurance that he won't file that survey memorializing the family transfer until his daughter turns 18, and then he wouldn't have to go through the process again.

1:35:36.430 --> 1:35:37.200

Sophie Moiese Room

I'm I I'm.

1:35:37.250 --> 1:35:37.800

Sophie Moiese Room

I'm not.

1:35:37.850 --> 1:35:38.120

Sophie Moiese Room

I'm.

1:35:38.170 --> 1:35:39.960

Sophie Moiese Room

I mean, that's just something you could consider.

1:35:41.710 --> 1:35:42.140

Sophie Moiese Room

I don't know.

1:35:52.670 --> 1:35:52.810

Sophie Moiese Room

Yeah.

1:35:55.760 --> 1:36:0.510

Juanita Vero (Guest)

But it is cleaner if Glenn just waits a year until she's 18.

1:36:3.140 --> 1:36:4.110

Sophie Moiese Room

Yeah, I would.

1:36:4.220 --> 1:36:10.840

Sophie Moiese Room

I would think so or till such a time as cheese actually committed to living on the property.

1:36:12.380 --> 1:36:15.710

Sophie Moiese Room

There's no way to do what you describe, John with any.

1:36:16.960 --> 1:36:17.450

Juanita Vero (Guest)

Certainty.

1:36:16.800 --> 1:36:19.790

Sophie Moiese Room

Ah yes, it certainly is.

1:36:19.800 --> 1:36:21.330

Sophie Moiese Room

There some way to do that with certainty?

1:36:23.510 --> 1:36:28.630

Sophie Moiese Room

No, we we would just have to take Mr Wilson's word record here.

1:36:31.470 --> 1:36:35.30

Sophie Moiese Room

Wouldn't we wouldn't be able to make that issue?

1:36:37.610 --> 1:36:39.760

Juanita Vero (Guest)

And that hasn't worked out very well.

1:36:39.770 --> 1:36:41.610

Juanita Vero (Guest)

We don't have a great track record of.

1:36:42.640 --> 1:36:48.290

Sophie Moiese Room

Well, we, Commissioner Veril, I don't believe we we've ever done.

1:36:48.340 --> 1:36:48.810

Sophie Moiese Room

We would.

1:36:55.510 --> 1:36:56.520

Juanita Vero (Guest)

Oh, I understand it.

1:36:56.530 --> 1:36:56.840

Juanita Vero (Guest)

OK.

1:36:48.860 --> 1:36:57.150

Sophie Moiese Room

This would be the first time we we just, you know had a gentleman's agreement on the record like this.

1:36:56.850 --> 1:36:58.720

Juanita Vero (Guest)

We've been, we've been burned in the past.

1:36:58.730 --> 1:37:0.40

Juanita Vero (Guest)

We've never had a. Yep.

1:36:58.580 --> 1:37:1.890

Sophie Moiese Room

We've been burned on minors and then selling the property, correct?

1:37:2.150 --> 1:37:2.850

Juanita Vero (Guest)

Yeah, OK.

1:37:11.820 --> 1:37:29.20

Juanita Vero (Guest)

I know it's frustrating, Glenn, but I I I feel like the right thing to do would beef to wait a year or if you need to, gives you time to do your trust so that there is more assurance for this body and for your neighbors.

1:37:30.800 --> 1:37:37.80

Sophie Moiese Room

Well, and and I would also say if you came back a year from now, we'd ask the same question.

1:37:37.90 --> 1:37:40.860

Sophie Moiese Room

Is your daughter going to occupy the property anytime soon?

1:37:40.870 --> 1:37:44.550

Sophie Moiese Room

And so I I think, uh.

1:37:46.150 --> 1:37:49.180

Sophie Moiese Room

She'll graduate from college, presumably she'll.

1:37:49.770 --> 1:37:58.60

Sophie Moiese Room

She may or may not go into college, but at whatever point in time, you're still the owner of the property and she has a commitment to live on the property.

1:37:58.570 --> 1:38:2.470

Sophie Moiese Room

I think that would be the time to come back before us and I honestly don't see.

1:38:4.370 --> 1:38:5.0

Sophie Moiese Room

I know.

1:38:5.10 --> 1:38:5.780

Sophie Moiese Room

Assurances.

1:38:6.70 --> 1:38:22.650

Sophie Moiese Room

That we've given up predicting what the state legislature will do long ago, but my guess is that there will not be any major changes to family transfer law that would prevent you from doing exactly what you've brought before us today.

1:38:22.700 --> 1:38:28.510

Sophie Moiese Room

But I think that would be the appropriate time to come back if anything is is John was saying.

1:38:28.520 --> 1:38:35.170

Sophie Moiese Room

The family transfer laws have become more forgiving and less restrictive over time, so I can't.

1:38:35.180 --> 1:38:42.690

Sophie Moiese Room

I can't imagine a near term future where our state legislature would wanna make it more difficult to do family transfers.

1:38:42.700 --> 1:38:45.620

Sophie Moiese Room

They're actually going the other way, making it easier.

1:38:45.810 --> 1:38:48.420

Sophie Moiese Room

That's what they did in in this last session.

1:38:48.910 --> 1:39:13.0

Sophie Moiese Room

I guess my whole point is though, why here I am you're spending more money again to redo this when, as this gentleman here states, you know, we could put something there writing to where we wait till she's 18 to do a I mean, I guess I I don't understand what and the with the neighbors that you're saying.

1:39:13.10 --> 1:39:17.670

Sophie Moiese Room

I mean, we're not establishing anything new, both properties are there, both residents are there.

1:39:18.880 --> 1:39:20.660

Sophie Moiese Room

This is my daughter will occupy it once.

1:39:20.670 --> 1:39:25.120

Sophie Moiese Room

She's out of school and stays here in Missouri.

1:39:25.130 --> 1:39:32.190

Sophie Moiese Room

It's an option we really wanna have here for her to stay here and have a place in peace of Montana, right?

1:39:32.200 --> 1:39:33.310

Sophie Moiese Room

And we and we get that.

1:39:33.320 --> 1:39:48.420

Sophie Moiese Room

I think what John, our county Deputy County Attorney, was saying here is that there's, uh, there's no way we we can draft a legally binding agreement at this point in time.

1:39:48.520 --> 1:39:53.690

Sophie Moiese Room

Uh to uh to delay?

1:39:53.940 --> 1:40:00.820

Sophie Moiese Room

Well, I'm putting words into your mouth, John, but we we cannot make it any conditions on this.

1:40:01.90 --> 1:40:17.410

Sophie Moiese Room

It would simply be a gentlemen's agreement if you will, that that you would follow through with what what we're discussing here today and and while again as as Josh mentioned, we have no doubt, no reason to doubt your integrity or what you're saying.

1:40:17.420 --> 1:40:28.470

Sophie Moiese Room

We have been burned in this sort of situation in the past, so I know it's not the.

1:40:29.160 --> 1:40:32.410

Sophie Moiese Room

Here you gotta tell me that when I come back, when she's 18, it's gonna be granted. Then.

1:40:33.40 --> 1:40:33.770

Sophie Moiese Room

No, I'm.

1:40:33.780 --> 1:40:35.70

Sophie Moiese Room

I'm not telling you that I'm.

1:40:35.80 --> 1:41:01.320

Sophie Moiese Room

I'm what I am saying is if you were to come back at the point in time where she is committed to living in in the residence there, then I think the likelihood that we would grant it is a whole lot more than even coming back in a year and and she's still in school and unsure if she's going to be living in in that residence.

1:41:01.330 --> 1:41:15.330

Sophie Moiese Room

What I am saying and also is that as long as you own the prop, the entire property, there's a house there that she can live in and it's the it's the division of the property that's that's the kicker.

1:41:15.340 --> 1:41:29.570

Sophie Moiese Room

And if, if if what you or she is contemplating is keeping your options open so you can, you can sell one of those parcels and garner as much revenue as possible for her education or whatever.

1:41:30.870 --> 1:41:35.720

Sophie Moiese Room

A minor subdivision is the process to go through, not family training, so that's what I would recommend.

1:41:35.730 --> 1:41:37.550

Sophie Moiese Room

Then you have every option at your disposal.

1:41:40.640 --> 1:41:43.940

Sophie Moiese Room

And and I'm not sure who gave you the advice to do this. I.

1:41:47.340 --> 1:42:04.660

Sophie Moiese Room

Given her status as a minor, I would hope whoever told you to head this direction would say you should

go through minor subdivision or wait till she's not a minor and have her commit to living on this in the on this in this House and on her one acre parcel.

1:42:8.370 --> 1:42:11.720

Sophie Moiese Room

I'm sorry to deliver bad news, John.

1:42:12.110 --> 1:42:12.460

Sophie Moiese Room

Mr.

1:42:12.470 --> 1:42:13.640

Sophie Moiese Room

Wilson, have you?

1:42:14.90 --> 1:42:20.290

Sophie Moiese Room

Have you inquired about the property tax consequence of dividing the land now?

1:42:20.300 --> 1:42:36.250

Sophie Moiese Room

I I what I know about property taxes isn't very much, but it may be it may be that you're gonna pay less in property taxes on this parcel, undivided and waiting until the.

1:42:38.500 --> 1:42:46.570

Sophie Moiese Room

Another time to divide it, then dividing it now and having two different parcels for purposes of assessment.

1:42:46.760 --> 1:42:50.290

Sophie Moiese Room

Well, it's already taxed is 2 residents it but it.

1:42:50.300 --> 1:42:57.170

Sophie Moiese Room

But, but it may be taxed and the parts Hart higher as as two separate pieces of land.

1:42:57.210 --> 1:42:58.510

Sophie Moiese Room

I don't know that.

1:42:58.860 --> 1:43:5.430

Sophie Moiese Room

I mean, I'm just kind of guessing there may be there may be a higher property tax consequence.

1:43:5.520 --> 1:43:17.870

Sophie Moiese Room

I know intuitively there shouldn't be any difference because nothing's changing except you're dividing the property, but it may be that you save some property tax in the in the interim, but I but don't quote me on that.

1:43:17.980 --> 1:43:22.650

Sophie Moiese Room

I I think it's both taxed as both residents and it is taxes.

1:43:22.660 --> 1:43:27.660

Sophie Moiese Room

Two residents now, do you have tenants in one of them? Yes.

1:43:32.210 --> 1:43:38.330

Sophie Moiese Room

So would you be imagining asking these tenants to leave and and in your daughter in there in a year?

1:43:47.60 --> 1:43:50.540

Sophie Moiese Room

Any other questions or questions or comments?

1:43:51.390 --> 1:43:54.530

Sophie Moiese Room

OK, I'm ready for thanks for your comments.

1:43:57.40 --> 1:44:5.980

Sophie Moiese Room

I would move that we deny the request by Amber and John Wilson, utilize the Family transfer exemption as presented in the exemption application and affidavit.

1:44:7.140 --> 1:44:7.650

Juanita Vero (Guest)

2nd.

1:44:8.550 --> 1:44:10.260

Sophie Moiese Room

Any, uh, any comment?

1:44:12.10 --> 1:44:12.380

Sophie Moiese Room

OK.

1:44:12.390 --> 1:44:13.80

Sophie Moiese Room

All in favor?

1:44:13.750 --> 1:44:14.230

Sophie Moiese Room

Aye, aye.

1:44:14.50 --> 1:44:14.390

Juanita Vero (Guest)

Aye.

1:44:19.350 --> 1:44:20.100

Sophie Moiese Room

Thank you.

1:44:20.350 --> 1:44:22.70

Sophie Moiese Room

Alright, sorry about that, Sir.

1:44:25.90 --> 1:44:28.580

Sophie Moiese Room

Glenn, you got the Gallatin State subdivision coming up next.

1:44:28.830 --> 1:44:33.0

Sophie Moiese Room

This is the again Glen Ingram PDS.

1:44:33.190 --> 1:44:36.370

Sophie Moiese Room

This is the Galton Estates subdivision phasing plan extension.

1:44:37.930 --> 1:44:40.810

Sophie Moiese Room

The consultant on this project is Imeg.

1:44:43.290 --> 1:44:47.580

Sophie Moiese Room

The location of the property South of Waldo Rd, north of the Interstate.

1:44:47.850 --> 1:44:48.390

Sophie Moiese Room

It's unaddressed.

1:44:51.430 --> 1:44:52.820

Sophie Moiese Room

So some background.

1:44:53.20 --> 1:45:13.660

Sophie Moiese Room

The Galton Estate subdivision was approved as a Phase 70 lot subdivision, subject of 32 conditions of approval on April 10th, 2013 through multiple extensions 3 phases we're due for submittal at the end of June 2023 and again 2023 for phase two and then 2025 for phase three, uh.

1:45:13.660 --> 1:45:21.250

Sophie Moiese Room

The county Subdivision regulations allow for an extension of the lease one, but no more than three years, which applies to the entire subdivision.

1:45:21.680 --> 1:45:28.460

Sophie Moiese Room

And so applying a full three year extension to phase one would establish a June 30th, 2026 final plat submittal deadline.

1:45:30.360 --> 1:45:38.380

Sophie Moiese Room

So the proposal today the applicant seeks to extend the phase one final plat submittal deadline to June 30th 2026.

1:45:38.440 --> 1:45:46.990

Sophie Moiese Room

The phase two finals plus middle deadline to June 30th, 2026 and then the phase three final plat submittal deadline to June 30th 2026.

1:45:48.550 --> 1:45:55.400

Sophie Moiese Room

Umm, so our findings are the modified phasing timeline does comply with subdivision regulations.

1:45:56.90 --> 1:46:2.360

Sophie Moiese Room

The original preliminary plat approval and conditions are still valid and relevant in this area.

1:46:2.370 --> 1:46:18.880

Sophie Moiese Room

Site conditions remain relatively unchanged, unchanged from the time of approval and the surrounding area is experiencing increased development, but these changes in the Y area, including the Waller Rd realignment, have been interested, anticipated and planned for the last 10 years.

1:46:21.40 --> 1:46:30.0

Sophie Moiese Room

So this is the current phasing plan and this is the proposed the only change being the updated dates.

1:46:33.920 --> 1:46:43.390

Sophie Moiese Room

And then today, we just proposed the recommendation of approving the extension for all phases to June 30th, 2026.

1:46:43.800 --> 1:46:50.640

Sophie Moiese Room

And then I do believe we have on cpal Yep representation from image to data answer any questions?

1:46:52.250 --> 1:46:53.200

Sophie Moiese Room

Thanks, Glenn.

1:46:53.270 --> 1:46:54.380

Sophie Moiese Room

Paul, do you wanna speak to this?

1:46:55.620 --> 1:46:57.190

Paul T. Forsting

I'll just say that I'm here today.

1:46:57.200 --> 1:47:3.890

Paul T. Forsting

Paul Forsting from my main corporation, senior planner to help answer any questions or comments might come up.

1:47:4.300 --> 1:47:4.620

Paul T. Forsting

Thank you.

1:47:5.40 --> 1:47:5.400

Sophie Moiese Room

Thank you.

1:47:7.390 --> 1:47:8.260

Sophie Moiese Room

You guys have any questions?

1:47:12.830 --> 1:47:14.230

Juanita Vero (Guest)

No, I don't have any questions.

1:47:16.580 --> 1:47:19.20

Sophie Moiese Room

I'm glad to see housing going in at the Y Paul.

1:47:21.300 --> 1:47:24.240

Juanita Vero (Guest)

I moved to approve the phasing plan extension.

1:47:24.250 --> 1:47:31.640

Juanita Vero (Guest)

Exciting the phase one, two and three for the final plots of the submittal deadline to June 30th, 2026.

1:47:34.340 --> 1:47:34.650

Sophie Moiese Room

I'll.

1:47:31.850 --> 1:47:36.180

Juanita Vero (Guest)

Ohh forgot public comment, so sorry OK.

1:47:34.660 --> 1:47:37.540

Sophie Moiese Room

I'll do that after you get all second.

1:47:37.770 --> 1:47:38.690

Sophie Moiese Room

Any public comment?

1:47:40.530 --> 1:47:40.940

Sophie Moiese Room

OK.

1:47:40.990 --> 1:47:41.530

Sophie Moiese Room

All in favor?

1:47:42.470 --> 1:47:42.880

Sophie Moiese Room

Aye.

1:47:43.460 --> 1:47:43.840

Juanita Vero (Guest)

I.

1:47:43.990 --> 1:47:44.640

Sophie Moiese Room

Thanks, Paul.

1:47:44.650 --> 1:47:45.460

Sophie Moiese Room

Good luck getting this done.

1:47:48.890 --> 1:47:49.860

Sophie Moiese Room

And let the record.

1:47:49.910 --> 1:47:53.20

Sophie Moiese Room

Note that local government is not delaying this.

1:47:53.30 --> 1:47:55.20

Sophie Moiese Room

This was a request for this come before us.

1:47:55.110 --> 1:47:58.380

Sophie Moiese Room

I didn't want to say that because I know Paul's gonna get aggravated at me if I could.

1:47:58.390 --> 1:48:1.580

Sophie Moiese Room

I always say that, but I was channeling the inner thank you.

1:48:1.640 --> 1:48:2.260

Sophie Moiese Room

Thank you.

1:48:3.170 --> 1:48:3.690

Sophie Moiese Room

All right.

1:48:4.130 --> 1:48:5.600

Sophie Moiese Room

I believe we're done.

1:48:5.670 --> 1:48:6.270

Sophie Moiese Room

Thanks everybody.