

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, JULY 27, 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
John Hart, Civil County Attorney, County Attorney's Office
Bailey Minnich, Planner, Planning, Development and Sustainability
Karen Baldridge, Property Records Specialist, Clerk and Recorder's Office
Matt Heimel, Planner, Planning, Development and Sustainability
Samuel Scott, Recording Director, Clerk and Recorders' Office

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:11]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:27]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:42]*
[None]
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 1:45]*
6. **CURRENT CLAIMS LIST** *[Time stamp – 3:58]*
Claims received as of July 06, 2023 to July 18, 2023 by the Commissioners' Office total \$4,487,116.37

7. HEARINGS

- a. **Missoula Rural Fire District Annexation** *[Time stamp – 11:47]*
Karen Baldrige, Property Records Specialist, Clerk and Recorder's Office

Commissioner Strohmaier made the motion that the Board of County Commissioners of Missoula County hereby adopt the Resolution to approve the Missoula Rural Fire District Petition for Annexation as presented.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Resolution 2023- 056 Book:1091 Page:601]

- b. **Resolution- Intent to Adopt the Final Clearwater River Flood Insurance Rate Map** *[Time stamp – 13:36]*
Matt Heimel, Planner, Planning, Development and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the Resolution of Intent to amend the final flood hazard determinations for the Clearwater River and a revised Flood insurance policy study report.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Resolution 2023-053 Book:1091 Page: 603]

- c. **West Pointe Subdivision Condition Amendment** *[Time stamp – 48:42]*
Bailey Minnich, Planner, Planning, Development and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the West Pointe Subdivision condition and the Landscape Plan Amendment as written.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Letter sent electronically from BCC to Circle H Investments]

- d. **Peterson Industrial Park Utility Easement Petition** *[Time stamp –1:14:00]*
Samuel Scott, Assistant Recording Director, Clerk and Recorder's Office

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners approve the petition to vacate the Peterson Industrial Park utility easement.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Resolution 2023-060 Book: 1091 Page: 602]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 3:17 p.m.

BCC Public Meeting July 27, 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 --> 0:0:5.890

Sophie Moiese Room

Good afternoon, everybody, and welcome to our public meeting for Thursday, July 27th.

0:0:6.640 --> 0:0:7.820

Sophie Moiese Room

Would you please join me in the pledge?

0:0:11.410 --> 0:0:23.50

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, indivisible, with liberty and justice for all.

0:0:27.20 --> 0:0:32.890

Sophie Moiese Room

Missoula County would like to acknowledge that this event takes place in the Aboriginal territories of the Salish and Kalispell.

0:0:32.900 --> 0:0:36.930

Sophie Moiese Room

People do we have any public announcements?

0:0:42.150 --> 0:0:42.860

Sophie Moiese Room

Hello everyone.

0:0:42.870 --> 0:0:48.960

Sophie Moiese Room

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

0:0:49.150 --> 0:0:57.580

Sophie Moiese Room

If you are joining us in person, we'll have closed captioning on all the screens here in the Sophie Louise room, and we also have assisted listening devices available.

0:0:57.810 --> 0:1:1.20

Sophie Moiese Room

Please come to me if you would like one and we will get one for you.

0:1:1.330 --> 0:1:5.830

Sophie Moiese Room

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

0:1:5.840 --> 0:1:8.640

Sophie Moiese Room

This helps with the accuracy of the closed captioning.

0:1:9.100 --> 0:1:13.940

Sophie Moiese Room

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

0:1:13.950 --> 0:1:17.360

Sophie Moiese Room

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

0:1:17.450 --> 0:1:20.800

Sophie Moiese Room

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

0:1:20.930 --> 0:1:24.500

Sophie Moiese Room

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

0:1:24.510 --> 0:1:28.570

Sophie Moiese Room

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

0:1:28.650 --> 0:1:29.320

Sophie Moiese Room

Thank you.

0:1:30.50 --> 0:1:39.240

Sophie Moiese Room

I have one other public announcement that is just that I have to race off at 2:45, but two Commissioners makes a quorum, so you'll be in good hands without me.

0:1:39.410 --> 0:1:41.310

Sophie Moiese Room

But that's where I'm going in 245.

0:1:43.120 --> 0:1:45.750

Sophie Moiese Room

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

0:1:45.760 --> 0:1:47.50

Sophie Moiese Room

And Travis, this would be you.

0:1:47.240 --> 0:1:49.30

Sophie Moiese Room

Yeah. Hi.

0:1:51.170 --> 0:1:55.920

Sophie Moiese Room

Just reiterating the need for all hands on deck approach to the drug crisis.

0:1:56.800 --> 0:1:58.240

Sophie Moiese Room

So earlier today there was a stabbing.

0:1:58.250 --> 0:2:1.740

Sophie Moiese Room

I don't know if you're into drugs, but they're stabbing by where the Johnson St Shelter will be.

0:2:3.200 --> 0:2:5.850

Sophie Moiese Room

That follows a stabbing reported on earlier this week.

0:2:6.140 --> 0:2:9.350

Sophie Moiese Room

Now I'm hearing about a hanging in the jail without a couple days ago.

0:2:9.840 --> 0:2:24.130

Sophie Moiese Room

There seems to be a lack of information, a lack of public awareness about the serious drug crisis, the organized criminal element that's within our homeless community, the threat posed to people live in the Kamillions trail as they're reporting to me cannabis laced with fentanyl.

0:2:24.510 --> 0:2:30.180

Sophie Moiese Room

I potentially know the individual who's doing it, but it doesn't seem to be enough information for law enforcement to act.

0:2:30.340 --> 0:2:34.420

Sophie Moiese Room

So Travis is your microphone on Lord?

0:2:34.690 --> 0:2:35.340

Sophie Moiese Room

Thank you.

0:2:35.510 --> 0:2:36.870

Sophie Moiese Room

Do I need to say all of that again?

0:2:37.990 --> 0:2:41.510

Sophie Moiese Room

Only what you want to Travis Material Missoula resident out of breath.

0:2:42.160 --> 0:2:42.440

4599ef17-68f9-4c51-879c-0ad0fb6a9fe7

Turn.

0:2:41.520 --> 0:2:49.800

Sophie Moiese Room

Because I biked very fast, obeying all traffic laws to get here, to report that a drug crisis continues to happen, there was a stabbing earlier today.

0:2:49.810 --> 0:2:55.40

Sophie Moiese Room

This is within the city limits, but my concern is with jurisdictions.

0:2:55.50 --> 0:3:0.190

Sophie Moiese Room

The lack of information sharing dead bodies that continue to wonder how they got dead overdoses.

0:3:0.200 --> 0:3:3.700

Sophie Moiese Room

I continue to wonder if they're actually happening to the degree that's being told to me.

0:3:3.770 --> 0:3:5.200

Sophie Moiese Room

Cannabis laced with fentanyl?

0:3:5.290 --> 0:3:6.520

Sophie Moiese Room

Noncompliant sex offender?

0:3:6.530 --> 0:3:7.610

Sophie Moiese Room

Who commits multiple crimes?

0:3:8.160 --> 0:3:12.790

Sophie Moiese Room

But somehow still lives unmolested himself in a green tent beneath the Russell Bridge.

0:3:13.620 --> 0:3:15.690

Sophie Moiese Room

I am worried for my own children's sake.

0:3:15.740 --> 0:3:23.330

Sophie Moiese Room

I am worried for our community sake, for people that have houses for people that don't have houses that are crisis is not being taken seriously.

0:3:23.640 --> 0:3:28.800

Sophie Moiese Room

The city of Missoula wanted to spend, and I think they did spend \$107,000 on a lobbyist.

0:3:29.580 --> 0:3:30.770

Sophie Moiese Room

Unnecessary.

0:3:30.880 --> 0:3:32.570

Sophie Moiese Room

These priorities are screwed up.

0:3:32.660 --> 0:3:35.20

Sophie Moiese Room

Uh, we need all hands on deck for the drug crisis.

0:3:35.30 --> 0:3:36.590

Sophie Moiese Room

We don't need to be paying a lobbyist.

0:3:36.780 --> 0:3:37.290

Sophie Moiese Room

Who?

0:3:37.380 --> 0:3:43.730

Sophie Moiese Room

The rest of the state in Montana won't listen to anyways to go talk about whatever housing deregulations are gonna be figured out.

0:3:43.840 --> 0:3:44.690

Sophie Moiese Room

Drug crisis.

0:3:44.860 --> 0:3:48.610

Sophie Moiese Room

That is the problem, that is the risk to economic development.

0:3:48.780 --> 0:3:54.910

Sophie Moiese Room

Tourists don't like to be stabbed by knives or they don't like to stand on hypodermic needles while they're floating the river.

0:3:55.80 --> 0:3:55.560

Sophie Moiese Room

Thank you.

0:3:58.950 --> 0:4:1.440

Sophie Moiese Room

OK, our current claims list claim.

0:4:1.750 --> 0:4:3.360

Sophie Moiese Room

Ohh, I'm sorry. Totally.

0:4:3.370 --> 0:4:4.510

Sophie Moiese Room

Please, Sir, sorry about that.

0:4:7.700 --> 0:4:8.60

Sophie Moiese Room

I see.

0:4:9.330 --> 0:4:9.740

Sophie Moiese Room

Well, I'm here.

0:4:10.840 --> 0:4:11.430

Sophie Moiese Room

No.

0:4:11.540 --> 0:4:12.770

Sophie Moiese Room

Yeah, hit the little button.

0:4:12.780 --> 0:4:13.210

Sophie Moiese Room

Got the green?

0:4:13.220 --> 0:4:13.930

Sophie Moiese Room

You got a green light?

0:4:15.390 --> 0:4:18.850

Sophie Moiese Room

Maybe just make sure you're microphone is close to your.

0:4:20.770 --> 0:4:21.200

Sophie Moiese Room

There we go.

0:4:22.520 --> 0:4:22.890

Sophie Moiese Room

OK.

0:4:22.900 --> 0:4:24.70

Sophie Moiese Room

Mike Harrison's my name.

0:4:24.80 --> 0:4:27.480

Sophie Moiese Room

Name I have two grievances today.

0:4:28.980 --> 0:4:38.20

Sophie Moiese Room

1A Touch on is the Sharon fishing access parking on the shoulder of the road out there still.

0:4:38.790 --> 0:4:41.820

Sophie Moiese Room

Uh, I've spoke with Rasmussen.

0:4:41.830 --> 0:4:52.20

Sophie Moiese Room

I've spoke with LinkedIn, I I've spoke with Kenny White about it today and according to them they all have a.

0:4:54.580 --> 0:4:58.90

Sophie Moiese Room

I forget the word, the authority to say yes or no.

0:4:58.100 --> 0:4:59.420

Sophie Moiese Room

We're gonna tow these people.

0:5:0.340 --> 0:5:15.70

Sophie Moiese Room

And I spoke with Juanita last week to some extent about it, and it seems to me if a as taxpayers, we're gonna pay for signage.

0:5:16.880 --> 0:5:24.630

Sophie Moiese Room

I know the county doesn't get any part of the toll bill, but the sheriff can be out there writing tickets.

0:5:24.640 --> 0:5:28.810

Sophie Moiese Room

I forget the Sergeant I spoke with last week, late at night.

0:5:28.820 --> 0:5:37.310

Sophie Moiese Room

About 11:00 o'clock for zone two, he told me that the far end juniper, he doesn't mess with because it doesn't hurt anybody.

0:5:37.320 --> 0:5:49.690

Sophie Moiese Room

It's so far removed, so why are we paying this taxpayers to pay for this signage and uh, I've my folks live on Marshall Grade.

0:5:49.700 --> 0:5:59.150

Sophie Moiese Room

I grew up there and it it's just a a nasty mess if there's a lot of money spent to build a new parking area.

0:5:59.420 --> 0:6:0.710

Sophie Moiese Room

I called yesterday.

0:6:0.720 --> 0:6:6.390

Sophie Moiese Room

I've wore dispatch out with this because I called yesterday a brand new one ton truck.

0:6:6.400 --> 0:6:16.350

Sophie Moiese Room

Temporary plates with the trailer parked right next to it, brand new Toyota SUV parked right next to a nose and nobody goes and does nothing.

0:6:16.560 --> 0:6:24.110

Sophie Moiese Room

And Kenny White told me today that the Commissioners wanna have a soft hand because you guys wanna get reelected.

0:6:25.80 --> 0:6:33.490

Sophie Moiese Room

And he told me that the Commissioners have no say over the Sheriff Department and I didn't want to get into it with him about that.

0:6:33.620 --> 0:6:37.470

Sophie Moiese Room

I have meeting with the sheriff next Monday at 11:00 o'clock.

0:6:37.480 --> 0:6:45.630

Sophie Moiese Room

If any of you would like to attend, and that brings my next grievance, my next grievance started when TJ McDermott was sheriff.

0:6:45.670 --> 0:7:4.720

Sophie Moiese Room

He started letting the deputies move to Valley County and at that time I had a friend who was a deputy on the Sheriff's Department and I was started complaining why the deputies, they have no authority in Ravalli County.

0:7:4.730 --> 0:7:15.510

Sophie Moiese Room

I spoke with the Ravalli County undersheriff on 72423 this week, or, yes, this week, he said.

0:7:15.630 --> 0:7:29.280

Sophie Moiese Room

Unless there's mutual aid where they're on shift or mutual aid going South, or unless the they're coming to work and there's big rack or something, you know, they'll kind of mitigate till we're valley gets there.

0:7:29.370 --> 0:7:37.480

Sophie Moiese Room

He told me that they have had trouble in the past with Missoula County deputies abusing the law enforcement privileges in Ravalli County.

0:7:37.870 --> 0:7:42.560

Sophie Moiese Room

He did explain to me that once you go through the Academy, you have the right.

0:7:43.670 --> 0:7:46.680

Sophie Moiese Room

It was a long enforcement anywhere in the state of Montana.

0:7:48.110 --> 0:7:49.220

Sophie Moiese Room

Uh, what?

0:7:49.230 --> 0:7:54.170

Sophie Moiese Room

My complaint is is supposedly with TJ.

0:7:54.180 --> 0:8:8.980

Sophie Moiese Room

He allowed them to move 30 miles radius from the courthouse, and I have a map and a anyway, I don't want to know where the cops live because I don't want to be accused of stalking a police officer to find an address.

0:8:9.30 --> 0:8:10.150

Sophie Moiese Room

And all of that.

0:8:10.290 --> 0:8:26.80

Sophie Moiese Room

But what my deal is here one I was told when TJ was in that I was ***** people off and to knock it off or I wouldn't like to outcome.

0:8:26.90 --> 0:8:30.160

Sophie Moiese Room

So I'm gonna make a public record that I don't wanna be harassed over this.

0:8:31.120 --> 0:8:36.650

Sophie Moiese Room

If a deputy comes on shift, he gets in his car.

0:8:37.160 --> 0:8:45.310

Sophie Moiese Room

If they were allowed to drive their cars home and Missoula County as soon as they got in their car, they were on shift.

0:8:46.440 --> 0:8:58.440

Sophie Moiese Room

When they're out of Ravalli County, if they go on shift in, they have no authority until they hit that county line legally and technically to the letter of the law.

0:8:58.450 --> 0:9:3.250

Sophie Moiese Room

It's theft of public funds because we as taxpayers pay for that.

0:9:3.640 --> 0:9:9.840

Sophie Moiese Room

And I'm addressing these issues because I'm an upset taxpayer now.

0:9:9.850 --> 0:9:23.760

Sophie Moiese Room

My taxes just doubled and as county residents, we have an entity within our county that can provide to the coffers of this county.

0:9:23.930 --> 0:9:25.520

Sophie Moiese Room

Yes, it might be minimal.

0:9:25.530 --> 0:9:26.80

Sophie Moiese Room

Ticket.

0:9:26.90 --> 0:9:35.980

Sophie Moiese Room

It might be minimal funding, but over a large and when you start taking that these patrol cars don't get good gas mileage.

0:9:36.110 --> 0:9:47.250

Sophie Moiese Room

They the tires on them are expensive because they're high mile per hour rated tire, so all of that stuff adds up over a year's time.

0:9:47.360 --> 0:9:58.110

Sophie Moiese Room

And I've talked to the auditor across the street about it, and I just, uh, you know, another thing I'd beat my head against Wall.

0:9:58.200 --> 0:10:2.770

Sophie Moiese Room

I have 8 vehicles registered in this county and I'm proud of my vehicle.

0:10:2.780 --> 0:10:14.540

Sophie Moiese Room

Some of them got a dent in every corner and some of them I take a lot of pride in where you have these people, they got big wide tires, no Fender flares, no mud flaps.

0:10:15.230 --> 0:10:29.650

Sophie Moiese Room

If I had my a semi at the time, DOT would have been all over me about that, but it's an \$85 ticket for mud flaps and it's an \$85 ticket from no mud or for Fender flares.

0:10:30.350 --> 0:10:35.470

Sophie Moiese Room

The Highway Patrol has changed their white form from 500 to \$1000.

0:10:35.530 --> 0:10:38.660

Sophie Moiese Room

I carry full coverage insurance, 0 liability.

0:10:38.670 --> 0:10:51.250

Sophie Moiese Room

It doesn't cost me anything for glass when I get a rock chip, but now I have to go to small claims court to get that person to pay for that glass because I don't feel that my insurance company should be taken care of.

0:10:51.260 --> 0:10:54.350

Sophie Moiese Room

That and the sheriff and the city.

0:10:55.110 --> 0:10:59.830

Sophie Moiese Room

A police they all say we got bigger and better things to do.

0:11:0.280 --> 0:11:2.340

Sophie Moiese Room

So that's my two cents.

0:11:2.390 --> 0:11:6.100

Sophie Moiese Room

And Mr Strohmeyer knows how to contact me.

0:11:6.110 --> 0:11:18.60

Sophie Moiese Room

If you have any more questions regarding anything I've had to say today, so and you're welcome to go to the meeting with me, with the sheriff on Monday.

0:11:18.750 --> 0:11:19.520

Sophie Moiese Room

So thanks.

0:11:19.570 --> 0:11:20.0

Sophie Moiese Room

Thank you.

0:11:27.400 --> 0:11:28.890

Sophie Moiese Room

Any other public comment?

0:11:31.610 --> 0:11:39.200

Sophie Moiese Room

OK, our current claims list claims received as of July 6th, 2023 to July 18, 2023 by the Commissioner's Office total four million \$487,116.37.

0:11:39.210 --> 0:11:47.620

Sophie Moiese Room

Office total four million \$487,116.37 we have 4 hearings today.

0:11:47.890 --> 0:11:57.340

Sophie Moiese Room

The first one is around the Missoula Rural Fire District, a Missoula Rural fire district annexation, and Karen Baldrige from our property records.

0:11:58.80 --> 0:11:59.370

Sophie Moiese Room

We'll talk to us about it.

0:12:5.480 --> 0:12:6.130

Sophie Moiese Room

OK.

0:12:6.600 --> 0:12:7.470

Sophie Moiese Room

Good afternoon.

0:12:7.480 --> 0:12:18.550

Sophie Moiese Room

I'm Karen Baldrige, property records specialist with the Missoula County Clerk and Recorder, a petition to annex land into the Missoula Rural Fire District has been submitted to the clerk and recorder.

0:12:19.20 --> 0:12:39.710

Sophie Moiese Room

The property proposed to be annexed is legally described as Parcel 10A of Certificate of Survey 3714, located in the West half of the southeast quarter of Section 4 Township, 13 N, range 20 W Physical address of the property is 4195.

0:12:39.720 --> 0:12:59.0

Sophie Moiese Room

Snowdrift Lane in Missoula, the petition has been signed by the property owners, who represent at least 40% of the acreage and 40% of the taxable value of the property to be annexed and the annexation has been approved by the board of trustees for the Missoula Rural Fire District.

0:12:59.190 --> 0:13:5.40

Sophie Moiese Room

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

0:13:5.750 --> 0:13:10.100

Sophie Moiese Room

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

0:13:13.20 --> 0:13:19.330

Sophie Moiese Room

The questions is there anyone here and he want anyone like to speak on this?

0:13:24.230 --> 0:13:28.330

Sophie Moiese Room

I would move that we approve the petition for annexation.

0:13:29.520 --> 0:13:31.490

Sophie Moiese Room

Second, all in favor.

0:13:32.200 --> 0:13:33.610

Sophie Moiese Room

Aye, thanks, Karen.

0:13:33.760 --> 0:13:34.140

Sophie Moiese Room

Thank you.

0:13:36.120 --> 0:13:42.660

Sophie Moiese Room

Alright, Matt Hymel's going to talk to us about a resolution of intent to adopt the final Clearwater River flood insurance rate map.

0:13:52.750 --> 0:13:53.890

Sophie Moiese Room

Good afternoon, commissioners.

0:13:53.900 --> 0:14:6.600

Sophie Moiese Room

I'm Matt Hymel with the Department of Planning, Development and sustainability of a planner and floodplain administrator, and I'll load up a presentation here about our floodplain mapping project on the new computer.

0:14:6.960 --> 0:14:8.100

Sophie Moiese Room

Nice new computer.

0:14:8.110 --> 0:14:8.200

Sophie Moiese Room

Yes.

0:14:10.460 --> 0:14:11.540

Sophie Moiese Room

Oh, I need to share, right?

0:14:13.750 --> 0:14:14.20

Sophie Moiese Room

Right here.

0:14:25.760 --> 0:14:26.180

Sophie Moiese Room

There we go.

0:14:29.880 --> 0:14:30.230

Sophie Moiese Room

OK.

0:14:30.240 --> 0:14:44.280

Sophie Moiese Room

So today is a scheduled public hearing on a resolution of intent to amend the floodplain regulations and the reason we are proposing these amendments is to adopt A final flood hazard determination for the Clearwater River floodplain.

0:14:46.100 --> 0:14:54.90

Sophie Moiese Room

These amendments, as I'll go over later and just want to emphasize a few times early, limited to updating our reference to a flood insurance study.

0:14:54.220 --> 0:15:0.160

Sophie Moiese Room

So for anybody wondering, we're not updating amendments at this time that reflect changed building standards for, for example.

0:15:1.490 --> 0:15:8.700

Sophie Moiese Room

So in this presentation, I'll, I'll provide some background about floodplain risk mapping, flood insurance rate maps.

0:15:9.110 --> 0:15:24.880

Sophie Moiese Room

I'll give some history about Missoula County floodplain mapping and give some information about the Clearwater River flood study and then explain what this final flood hazard determination is, what the implications are for Missoula counties participation in the National Flood Insurance program.

0:15:25.70 --> 0:15:29.970

Sophie Moiese Room

And then I'll present a motion on the screen for consideration at the end.

0:15:34.100 --> 0:15:34.570

Sophie Moiese Room

So the.

0:15:35.560 --> 0:15:38.550

Sophie Moiese Room

General purpose of floodplain mapping is to help identify the risk.

0:15:38.880 --> 0:15:48.290

Sophie Moiese Room

Keep people out of harm's way and reduce flood damage to buildings, the states, counties, cities, towns and FEMA all work together to identify and reduce flood risks.

0:15:48.760 --> 0:16:9.770

Sophie Moiese Room

While we do the best we can to map areas at risk of flooding, using the best available information at the time and we don't map every kind of flood or every flood in every location, but we map certain 100 year flood events, but a better way to think of that is that we map areas that have a 1% chance of flooding to a certain extent in any given year.

0:16:11.80 --> 0:16:15.600

Sophie Moiese Room

And these maps are not going to show every 100 year vent.

0:16:15.610 --> 0:16:16.410

Sophie Moiese Room

Uh, perfectly.

0:16:16.420 --> 0:16:28.340

Sophie Moiese Room

There could be localized conditions that can influence the dynamics of a flooding in a specific location, which highlights why it's so important to have continuous updates to our floodplain maps.

0:16:30.970 --> 0:16:44.640

Sophie Moiese Room

So the kind of map we use for regular regulatory purposes and flood insurance evaluation and a hazard determinations as a flood insurance rate map or firm and these identify and communicate areas of flood risk.

0:16:44.770 --> 0:16:54.860

Sophie Moiese Room

They're used by developers, the public property owners, emergency managers and different cities and counties throughout the country where they do participate in the NF IP.

0:16:56.520 --> 0:17:2.310

Sophie Moiese Room

Other used for various building standards as they're enforced through our floodplain regulations.

0:17:2.560 --> 0:17:11.920

Sophie Moiese Room

We also reference floodplain maps when we look at subdivisions, zoning or any kind of sanitation review in proximity to a waterway.

0:17:13.990 --> 0:17:31.240

Sophie Moiese Room

And in exchange for regulating and reviewing these maps, Missoula County, as a participating community in the National Flood Insurance Program, has federally backed flood insurance coverage of available to county residents and property owners.

0:17:33.240 --> 0:17:44.990

Sophie Moiese Room

And these maps are also used by insurance agents to determine flood insurance premiums through risk rating analysis and by mortgage companies to determine if a home they're financing has a risk of being flooded.

0:17:47.110 --> 0:17:58.510

Sophie Moiese Room

So again, maps need to be periodically updated to reflect the best available data at the time, and if there's been change in an area, both in terms of the development pattern and or the hydraulic patterns.

0:18:1.940 --> 0:18:7.160

Sophie Moiese Room

So Missoula County has had floodplain maps since 1974, and at that time they were a different kind of map.

0:18:7.170 --> 0:18:11.250

Sophie Moiese Room

They were either flood hazard, flood boundary, floodway boundary maps.

0:18:11.500 --> 0:18:15.10

Sophie Moiese Room

Are they gone through some different changes over the years?

0:18:15.520 --> 0:18:22.590

Sophie Moiese Room

The last large update we had countywide, it was in 2015 and at that time we moved into digital flood insurance rate maps.

0:18:22.920 --> 0:18:28.610

Sophie Moiese Room

But a key part of that update was that we took the older paper maps and converted them to a.

0:18:30.570 --> 0:18:46.280

Sophie Moiese Room

Electronic format with no new flood study, so the topic for today is the Clearwater River floodplain and the Clearwater River floodplain for the current update was based on data collected in 1977 on the screen here.

0:18:46.290 --> 0:19:1.330

Sophie Moiese Room

The Clearwater area shows 1983, which would be the effective date for that flood insurance study, but Needless to say, it's pretty out of date and warrants the update that we're looking at for final uh and inclusion into our floodplain regs.

0:19:7.780 --> 0:19:11.680

Sophie Moiese Room

So the Clearwater River floodplain study has been going on for some time.

0:19:12.130 --> 0:19:18.920

Sophie Moiese Room

Back in 2012, the effort started with Lidar arc collection with Watershed Sciences.

0:19:19.270 --> 0:19:52.340

Sophie Moiese Room

Lidar is light detection and ranging, so that's a remote sensing method to get a better topographic picture of the Earth's surface using a pulse lasers from an from a aircraft to get highly detailed data and then all the hydraulic the yeah, the hydrology analysis was completed by the Montana Department of Natural Resources and Conservation in 2017 and in the most general sense, that was an analyzing how much water would be anticipated to come down the river during a 100 year flood event.

0:19:52.510 --> 0:20:4.540

Sophie Moiese Room

And that was largely done using a stream gauge data, then between 2018 and 2019, Michael Baker International was contracted by DNRC to complete the hydraulic analysis.

0:20:4.750 --> 0:20:33.720

Sophie Moiese Room

And in that part of the the study, the hydrology information was that input into a floodplain model software to determine where that water will go, how it will get there and essentially how it will behave with various factors during a specific flood event and through those analysis, we obtained preliminary flood insurance rate maps in 2021 that reflected updated flood, fringe and floodway boundaries in addition to the 500 year floodplain.

0:20:35.770 --> 0:20:41.240

Sophie Moiese Room

Those preliminary maps were and available as of 2021 and 2022.

0:20:41.730 --> 0:20:55.700

Sophie Moiese Room

Preliminary flood insurance rate maps were adopted as best available data for regulatory use by the county and all along we've had an interactive map made available and we could access that today.

0:20:55.710 --> 0:20:58.40

Sophie Moiese Room

There are any specific areas that we'd like to see?

0:20:58.90 --> 0:21:4.480

Sophie Moiese Room

We also have access to all of the final floodplain docs, such as the flood insurance rate map and the flood insurance study.

0:21:8.940 --> 0:21:24.440

Sophie Moiese Room

So in to summarize, the main changes for for properties, there's a total of 222 parcels that are affected by the update to the Clearwater flood insurance rate map and some of these were already in the floodplain.

0:21:24.450 --> 0:21:43.560

Sophie Moiese Room

So specifically, 180 parcels remain in the special Flood Hazard area and 22 parcels were brought into the special Flood Hazard area and based on information from Dean Arc when this was reviewed as best available data, no structures were brought into the floodway, which is good news.

0:21:44.850 --> 0:21:47.950

Sophie Moiese Room

Just looking at the map, there's twenty other parcels then, right?

0:21:49.10 --> 0:21:49.850

Sophie Moiese Room

Did I do that wrong?

0:21:52.620 --> 0:21:58.170

Sophie Moiese Room

So 20 based on our GIS, how many was 222 right now?

0:21:58.570 --> 0:22:2.200

Sophie Moiese Room

Right, I thought 100 and 8022 joined.

0:22:4.680 --> 0:22:12.170

Sophie Moiese Room

But it was 222 right now used to be 180 and 22 joined, so there's another 20 that came from somewhere.

0:22:13.810 --> 0:22:20.540

Sophie Moiese Room

You're right, those could be a parcels that are in a shaded X or 500 year floodplain, or only zone.

0:22:21.90 --> 0:22:29.120

Sophie Moiese Room

I will have to get clarification for you on this, because I'm going off of information that we had for magis analysis that was run and I put that into my notes.

0:22:29.130 --> 0:22:34.80

Sophie Moiese Room

But what I have is 180 remaining in the Sfha 22 moved in.

0:22:34.90 --> 0:22:37.620

Sophie Moiese Room

But I did mention 222 which does not seem to add up yet.

0:22:39.820 --> 0:22:52.930

Sophie Moiese Room

Yeah, I my my suspicion is those maybe parcels you can see in the top as a kind of a yellowish color which is pretty hard to see, but those could be 500 year floodplain parcels that would not be considered special flood hazard area.

0:22:53.250 --> 0:23:1.60

Sophie Moiese Room

So I think we do have a second public hearing on August 28th and I'll be sure to have a really clear picture of those numbers for the structures of that at that time as well.

0:23:4.410 --> 0:23:5.750

Sophie Moiese Room

Good math. OK.

0:23:12.680 --> 0:23:13.330

Sophie Moiese Room

Yeah.

0:23:13.440 --> 0:23:19.900

Sophie Moiese Room

So I'll speak generally about our floodplain rags and and how those work, since that is the topic for our amendments at this time.

0:23:20.260 --> 0:23:21.830

Sophie Moiese Room

And these are very general notes.

0:23:21.880 --> 0:23:32.190

Sophie Moiese Room

There's a lot of nuance that we'd be happy to talk with about anyone at any time, but in General, Missoula County has floodplain regulations that regulate new development in the 100 floodplain.

0:23:32.540 --> 0:23:40.400

Sophie Moiese Room

We also potentially regulate areas and shaded X flood zone if they are below a certain elevation threshold.

0:23:41.290 --> 0:24:14.780

Sophie Moiese Room

Floodplain permits are required for new construction and modification for existing structures in the regulatory floodplain, and when someone is interested in building a new house or an alteration to their house, new residential construction must be elevated to feet above the flood elevation and there are flood proofing requirements for commercial construction and also if there is any improvement that's valued over 50% of a market value, that's considered a structural or, excuse me, a substantial improvement and that can require the full structure to be brought into compliance.

0:24:14.790 --> 0:24:19.400

Sophie Moiese Room

So there are many nuances in the floodplain regulation.

0:24:19.410 --> 0:24:24.780

Sophie Moiese Room

So, bottom line, it's always a great idea for someone to contact the planning Office to to get a full understanding.

0:24:28.330 --> 0:24:35.470

Sophie Moiese Room

And also these floodplain maps have a direct role in determining flood insurance requirements and flood insurance rates.

0:24:35.850 --> 0:24:51.740

Sophie Moiese Room

So in some very general terms of a structures and a high risk zone, the lender may require a purchase of a flood insurance, and if a property is in the special Hazard Area, flood insurance is a mandatory requirement for any kind of federally backed mortgage.

0:24:54.40 --> 0:24:55.860

Sophie Moiese Room

Give a structures in a lower risk zone.

0:24:55.870 --> 0:25:0.260

Sophie Moiese Room

Flood insurance may not be mandatory, but it can be recommended.

0:25:0.270 --> 0:25:5.580

Sophie Moiese Room

However, a lender can require flood insurance at any time for any reason at their discretion.

0:25:10.700 --> 0:25:16.830

Sophie Moiese Room

Matt uh, so would a lower risk zone be like within the 500 year floodplain?

0:25:16.840 --> 0:25:18.930

Sophie Moiese Room

What would be an example of that correct.

0:25:18.940 --> 0:25:19.110

Sophie Moiese Room

Yeah.

0:25:19.120 --> 0:25:22.700

Sophie Moiese Room

And an example of a lower risk zone is either shaded X floodplain.

0:25:22.710 --> 0:25:39.640

Sophie Moiese Room

That might have some shallow inundation during 100 year flood or the 500 year floodplain, or in a French

area that might not be necessarily mapped as floodplain per FEMA, but the lender or mortgage company might have information to show that it's at risk.

0:25:39.650 --> 0:25:42.210

Sophie Moiese Room

So again, it's one of things that comes down to their discretion.

0:25:42.610 --> 0:25:42.980

Sophie Moiese Room

OK.

0:25:42.990 --> 0:25:43.340

Sophie Moiese Room

Thank you.

0:25:47.470 --> 0:25:53.30

Sophie Moiese Room

And as the last note of flood insurance is also available to renders for for contents coverage.

0:25:56.980 --> 0:26:11.130

Sophie Moiese Room

So the main impetus for having these hearings at this time and adopting a mammoth of the floodplain regulations and a specific time frame, is based on a final flood hazard determination letter that Missoula County received from FEMA last April.

0:26:11.970 --> 0:26:22.360

Sophie Moiese Room

And according to that flood hazard determination, the updated flood insurance study and flood insurance rate maps for the Clearwater River will be effective on October 5th of this year.

0:26:22.960 --> 0:26:37.120

Sophie Moiese Room

That means that as of October 5th, not only are the maps of effective for regulatory use, which we have already adopted, but also for any kind of insurance ratings or for determinations by a lender for insurance requirements.

0:26:38.790 --> 0:26:46.880

Sophie Moiese Room

There was a 90 day statutory appeal period before the finalization of the flood Hazard analysis.

0:26:47.370 --> 0:26:55.630

Sophie Moiese Room

FEMA did not receive any appeals or submittals regarding the Clearwater River map products during that on appeal period.

0:26:55.640 --> 0:27:20.720

Sophie Moiese Room

So the appeal period elapsed and there were no changes from the preliminary firm to the final firm and as a last note, just to make sure it's absolutely clear, as a condition of continued eligibility in the National Flood Insurance program, Missoula County must adopt floodplain regulations that meet minimum federal and state standards with reference to the updated flood insurance study.

0:27:21.20 --> 0:27:28.770

Sophie Moiese Room

And that goes back to kind of the foundation of the National Flood Insurance Program, which is that the federal government provides the floodplain maps and flood hazard.

0:27:30.760 --> 0:27:35.110

Sophie Moiese Room

And then the community, in turn enforces to to those floodplain maps.

0:27:35.120 --> 0:27:40.70

Sophie Moiese Room

And then flood insurance and disaster aid can be made available to the community.

0:27:44.50 --> 0:27:54.260

Sophie Moiese Room

So the amendments that were considering to the floodplain regulations are fairly straightforward and largely have to do with dates and references to the flood insurance study.

0:27:54.880 --> 0:27:59.300

Sophie Moiese Room

We have various references to the adoption date, which is tentatively scheduled for August 28th.

0:27:59.310 --> 0:28:0.560

Sophie Moiese Room

That's our second public hearing.

0:28:1.450 --> 0:28:17.170

Sophie Moiese Room

Updates to a couple of pages that directly reference the flood insurance study date of October 5th, 2023, and also removing a section that referenced the preliminary flood insurance rate maps because they will not be preliminary as of October 5th.

0:28:17.220 --> 0:28:24.630

Sophie Moiese Room

They will be final and again, no changes to development or construction standards with this round of updates to the floodplain regulations.

0:28:28.200 --> 0:28:30.910

Sophie Moiese Room

So that concludes the presentation information.

0:28:30.920 --> 0:28:31.650

Sophie Moiese Room

I have.

0:28:31.660 --> 0:28:39.280

Sophie Moiese Room

I'm happy to take any questions about the the firm, the FIS or our floodplain program as as a whole.

0:28:39.290 --> 0:28:43.40

Sophie Moiese Room

And I also have a motion that can be brought up as well. Thanks.

0:28:46.30 --> 0:28:47.740

Sophie Moiese Room

You bring up a motion here.

0:28:53.700 --> 0:28:55.310

Sophie Moiese Room

No, because what was it?

0:28:56.250 --> 0:28:57.600

Sophie Moiese Room

We don't have a choice in this matter.

0:28:58.750 --> 0:29:1.420

Sophie Moiese Room

I moved to approve Ohh.

0:29:1.430 --> 0:29:3.160

Sophie Moiese Room

Do we have public comment on this?

0:29:3.650 --> 0:29:3.990

Sophie Moiese Room

Thank you.

0:29:8.420 --> 0:29:9.430

Sophie Moiese Room

I move to OOP.

0:29:9.440 --> 0:29:12.420

Sophie Moiese Room

There is, yeah, alright, #16.

0:29:15.510 --> 0:29:15.850

Sophie Moiese Room

Please.

0:29:15.790 --> 0:29:20.820

William Ingalsbe

Yes, my name is William Inglesby, and I'm a property owner on the Clearwater River.

0:29:22.590 --> 0:29:26.70

William Ingalsbe

I'm somewhat dismayed to learn about this.

0:29:28.500 --> 0:29:33.780

William Ingalsbe

Study and also the uh proposal to amend the floodplain plan.

0:29:34.970 --> 0:29:42.210

William Ingalsbe

First off, I live about a mile South of the outlet from City Lake on the Clearwater River.

0:29:43.250 --> 0:29:47.90

William Ingalsbe

My property is on a high Bank of the Clearwater River.

0:29:48.270 --> 0:29:51.830

William Ingalsbe

Uh, it's probably 15 or 20 feet above the river.

0:29:53.170 --> 0:30:11.200

William Ingalsbe

It would take, in my opinion, the rainfall of 40 days and 40 nights for my property to experience any flooding of the Clearwater, and this is the course the first I've heard that I'm going to be.

0:30:11.290 --> 0:30:14.760

William Ingalsbe

Apparently included in this floodplain.

0:30:18.410 --> 0:30:19.440

William Ingalsbe

Regulations.

0:30:20.30 --> 0:30:36.680

William Ingalsbe

One consequence, as obviously a flood insurance, which probably will end up costing me thousands of dollars, and in my view will be used by the federal government to subsidize flood repair damage.

0:30:37.230 --> 0:30:49.170

William Ingalsbe

Done a long places like the Mississippi River, which seems to flood every year and wipe out people who build their property or structures right on the banks of the river.

0:30:50.680 --> 0:30:59.270

William Ingalsbe

I think it's extremely unfair that I have to subsidize that circumstance, and again, I don't.

0:30:59.640 --> 0:31:8.610

William Ingalsbe

Umm uh, the gentleman said that the appeal period for the FEMA map has expired.

0:31:9.80 --> 0:31:17.590

William Ingalsbe

I never got any notice from FEMA or the county or anybody else that of this period of appeal.

0:31:17.600 --> 0:31:23.30

William Ingalsbe

And of course, I'm not sure there was any public notice of it.

0:31:23.800 --> 0:31:34.270

William Ingalsbe

Probably the design to people keep people from a appealing it, but I for one pot protest strenuously being included in this proposal.

0:31:34.750 --> 0:31:42.20

William Ingalsbe

Uh, it's unnecessary in my circumstance, and I've been living on the Clearwater for 17 years.

0:31:42.170 --> 0:31:42.780

William Ingalsbe

Of course not.

0:31:42.790 --> 0:31:54.670

William Ingalsbe

The requisite 500 or 100 years, but I've never seen the Clearwater flood to any extent causing any property damage.

0:31:54.960 --> 0:32:6.250

William Ingalsbe

And again, obviously the Clearwater River at this location is buffeted by a lake, a city lake and above that Lake Inez.

0:32:6.600 --> 0:32:12.150

William Ingalsbe

So I just think that this is extremely unfair.

0:32:17.180 --> 0:32:17.760

Sophie Moiese Room

Please.

0:32:18.590 --> 0:32:24.890

Sophie Moiese Room

And Cheryl, I don't know if you can work with someone to try to get our audio system working.

0:32:24.900 --> 0:32:39.10

Sophie Moiese Room

We we're just hearing it through year computer over there not not through the room, but anyway we were we were able to read the comments on the screen here question Matt.

0:32:39.20 --> 0:32:44.530

Sophie Moiese Room

So is there any in a case like this, unless an individual has a?

0:32:45.440 --> 0:32:45.840

Sophie Moiese Room

Umm.

0:32:46.140 --> 0:32:48.70

Sophie Moiese Room

Presumably a mortgage is.

0:32:48.80 --> 0:33:5.200

Sophie Moiese Room

Is there any requirement that you have to have uh flood insurance if if you own your property outright or not in any sort of a lending arrangement that would require you to have insurance?

0:33:5.210 --> 0:33:10.700

Sophie Moiese Room

And I don't know what the situation is of the individual who's speaking here, but there's no.

0:33:12.400 --> 0:33:15.610

Sophie Moiese Room

I'll just phrases question is there a mandate that you must have insurance?

0:33:16.90 --> 0:33:19.690

Sophie Moiese Room

As far as I know, it's only only if you have a mortgage, right?

0:33:19.740 --> 0:33:22.710

Sophie Moiese Room

So William, wouldn't you know this property outright?

0:33:22.720 --> 0:33:23.230

Sophie Moiese Room

So.

0:33:23.280 --> 0:33:30.360

Sophie Moiese Room

So William, if you're still there and listening, are you in a situation where you own your property outright without a mortgage?

0:33:35.930 --> 0:33:37.110

Sophie Moiese Room

And you're muted, muted.

0:33:42.130 --> 0:33:42.610

Sophie Moiese Room

There you go.

0:33:41.930 --> 0:33:54.960

William Ingalsbe

Yes, I own my property outright, but I'm in in the process of contemplating expanding my structure and building a garage workshop on the property.

0:33:55.810 --> 0:33:57.890

William Ingalsbe

I might have to finance that.

0:33:58.890 --> 0:33:59.100

Sophie Moiese Room

So.

0:33:58.350 --> 0:34:3.850

William Ingalsbe

And of course, that would entail the mandatory flood insurance.

0:34:4.870 --> 0:34:13.140

William Ingalsbe

Uh beyond that, these regulations were, if I make any improvement to my property that's deemed to be substantial, I'm going to have to.

0:34:13.390 --> 0:34:13.900

William Ingalsbe

I don't know.

0:34:13.910 --> 0:34:20.440

William Ingalsbe

Raise my entire cabin 2 feet to prevent the the floodwaters creeping up.

0:34:20.450 --> 0:34:24.160

William Ingalsbe

This 20 foot elevation to flood my property.

0:34:25.700 --> 0:34:28.20

Sophie Moiese Room

So, William, I'm going to try something out here.

0:34:28.30 --> 0:34:29.610

Sophie Moiese Room

Maybe Matt can help with this.

0:34:30.140 --> 0:34:36.230

Sophie Moiese Room

You said your home is built on a high bank and it would take a biblical reigns.

0:34:36.240 --> 0:34:40.350

Sophie Moiese Room

Find interpreted you correctly to cause a flood, which I understand right.

0:34:40.360 --> 0:34:50.140

Sophie Moiese Room

You could challenge the elevations, you could say actually my house is high enough that I'm out of the floodplain and and that.

0:34:53.440 --> 0:34:54.190

Sophie Moiese Room

Which entity?

0:34:54.200 --> 0:34:55.250

Sophie Moiese Room

Which entity did this?

0:34:55.260 --> 0:34:58.30

Sophie Moiese Room

Is this who, who, who did the light?

0:34:58.40 --> 0:35:3.60

Sophie Moiese Room

Our man, the Lidar again, was a not the contractor.

0:35:3.70 --> 0:35:3.840

Sophie Moiese Room

But who paid for it?

0:35:4.920 --> 0:35:11.490

Sophie Moiese Room

Believe Missoula County and with with the NRC, with I think it's a DNRC thing, it's not a, it's not a county wide thing.

0:35:11.580 --> 0:35:11.980

Sophie Moiese Room

OK.

0:35:12.30 --> 0:35:13.340

Sophie Moiese Room

Well, I'm pretty positive.

0:35:13.350 --> 0:35:13.770

Sophie Moiese Room

We don't.

0:35:13.780 --> 0:35:14.410

Sophie Moiese Room

We don't do that.

0:35:14.420 --> 0:35:15.850

Sophie Moiese Room

I'm pretty sure it's DNRC.

0:35:15.960 --> 0:35:19.70

Sophie Moiese Room

So Jamie might know the answer.

0:35:20.80 --> 0:35:30.800

Sophie Moiese Room

Ah, I think he could challenge DNRC and say you got the elevations wrong and my my house is actually out of the floodplain and I don't know that he would be correct or he would be incorrect.

0:35:30.880 --> 0:35:33.740

Sophie Moiese Room

But I do think he would have the opportunity to do that or has it?

0:35:33.780 --> 0:35:35.580

Sophie Moiese Room

Has that ship sailed, though?

0:35:35.620 --> 0:35:38.440

Sophie Moiese Room

So the OR be doing biblical references.

0:35:38.920 --> 0:35:39.530

Sophie Moiese Room

OK.

0:35:40.300 --> 0:35:48.90

Sophie Moiese Room

The the appeal period is is over for this, so wouldn't be a matter of contesting the technical data from it and just a point of clarification.

0:35:48.140 --> 0:36:2.270

Sophie Moiese Room

Reason I said that Missoula County paid was just I had notes from DNC a few years ago, say Missoula County contracted, so perhaps the financing worked out differently in a way that that I'm personally not aware of different things like William needs to appeal his specific project.

0:36:2.440 --> 0:36:3.100

Sophie Moiese Room

Yes.

0:36:3.320 --> 0:36:7.580

Sophie Moiese Room

Appealing like this, the whole map is right, right, right.

0:36:7.590 --> 0:36:9.530

Sophie Moiese Room

And and and that that ship has sailed.

0:36:10.500 --> 0:36:16.500

Sophie Moiese Room

So the the remedy at this time, because these maps will be final on October 5th?

0:36:17.240 --> 0:36:19.530

Sophie Moiese Room

Umm, I tried looking in our property.

0:36:19.540 --> 0:36:23.470

Sophie Moiese Room

Information for Williams property didn't come up with.

0:36:23.480 --> 0:36:26.570

Sophie Moiese Room

It would be good to have the address, but there's a lot of nuance here.

0:36:27.640 --> 0:36:33.550

Sophie Moiese Room

You may have received the letter because the property was affected, so it might not be that the House itself, we just have to look at the map.

0:36:33.800 --> 0:36:39.90

Sophie Moiese Room

However, once the flood maps are effective, William can work with a surveyor.

0:36:39.360 --> 0:36:48.100

Sophie Moiese Room

There are options for letters of map change with FEMA to remove either portion of the property or a structure from the special Flood Hazard area.

0:36:48.110 --> 0:36:48.420

Sophie Moiese Room

Yeah.

0:36:48.430 --> 0:36:52.360

Sophie Moiese Room

So could we say that just to be see if this statement is correct?

0:36:52.370 --> 0:37:16.480

Sophie Moiese Room

Is it possible that Williams property is affected but not his home, that he may own property on this high bank but he may own property all the way down to the level of the of the river and the piece right next to the river could very well be in the floodplain, so his properties affected, but his home is not actually affected because his home is up higher or or where he wants to do his expansion.

0:37:16.550 --> 0:37:20.240

Sophie Moiese Room

Is it possible to say the property but not the entirety of the property?

0:37:20.720 --> 0:37:22.270

Sophie Moiese Room

Yes, that that could be the case.

0:37:22.330 --> 0:37:26.80

Sophie Moiese Room

We would just need to see where where it is and and what the full circumstances.

0:37:27.130 --> 0:37:41.340

Sophie Moiese Room

And when you say we, Missoula County, does that work or well if I if I know the address or geocode or

tax ID, we can look at it in the floodplain maps and and we can work with William so that he has a full understanding of the situation.

0:37:41.350 --> 0:37:42.850

Sophie Moiese Room

So it may be the case that is.

0:37:42.90 --> 0:37:46.780

William Ingalsbe

The address the address is 227 W peace maker court.

0:37:48.170 --> 0:37:53.80

William Ingalsbe

It's lot 196, but uh the Commissioner is correct.

0:37:53.150 --> 0:38:4.310

William Ingalsbe

My property extends out to the center of the Clearwater, but that's at the low portion of the of the property.

0:38:4.320 --> 0:38:27.650

William Ingalsbe

The property goes up the bank in my cabin is on the top of the High Bank, so I guess my property underneath the river would be exposed to a a biblical flood, but I don't think my there's any chance that my actual physical structure would ever be.

0:38:30.540 --> 0:38:31.870

Sophie Moiese Room

I have it on that OK.

0:38:27.720 --> 0:38:45.170

William Ingalsbe

Thing and what's disappointing is, you know, now I'm told that this this determination is set in stone and it's going to happen October 5, 2023, and I've had no chance to appeal.

0:38:47.650 --> 0:38:48.330

Sophie Moiese Room

The floodway.

0:38:49.600 --> 0:38:51.700

William Ingalsbe

That's, uh, appears to be the the correct.

0:38:52.800 --> 0:39:1.700

Sophie Moiese Room

So so when we're looking at an image of your property right now and the the edge of it along the river is indeed in the floodway.

0:39:2.940 --> 0:39:17.230

Sophie Moiese Room

But it looks like 4/5 of the property is not in the floodplain or in the floodway, and it very won't be may be the case that you're home and area of potential expansion is also in that same area, in which case this it it isn't going to affect you.

0:39:17.640 --> 0:39:24.50

Sophie Moiese Room

In fact, it looks like with absolute certainty the structure depicted on the map is is high and dry.

0:39:24.380 --> 0:39:32.870

Sophie Moiese Room

It's not in the floodplain for the flight, so unless you decide to build something on the chunk of property that's in the floodplain, you will be alright.

0:39:33.900 --> 0:39:34.250

William Ingalsbe

OK.

0:39:34.260 --> 0:39:43.630

William Ingalsbe

Well, that's that's very comforting, because where whoever had that cursor there was approximate location of my cabin.

0:39:43.920 --> 0:39:48.550

William Ingalsbe

And again, it's on the top of this high bank right there.

0:39:46.670 --> 0:39:51.510

Sophie Moiese Room

The image we're looking at the top of the High Bank is out of the floodway and the floodplain.

0:39:53.100 --> 0:39:57.940

William Ingalsbe

OK, so that means I'm not subject to the new regular building.

0:40:0.430 --> 0:40:1.530

William Ingalsbe

Regulations and.

0:40:1.490 --> 0:40:8.770

Sophie Moiese Room

As long as you don't decide to build something in the floodplain or floodway, your current building is not not in the not in the area we're talking about.

0:40:9.270 --> 0:40:11.200

William Ingalsbe

OK, I withdraw my protest.

0:40:12.420 --> 0:40:12.670

Sophie Moiese Room

Yeah.

0:40:12.680 --> 0:40:15.500

Sophie Moiese Room

Thanks for for calling and I'm glad we could clear it up.

0:40:16.10 --> 0:40:16.470

William Ingalsbe

Thank you.

0:40:19.750 --> 0:40:21.380

Sophie Moiese Room

We aim to please here. Missoula County.

0:40:21.730 --> 0:40:23.50

Sophie Moiese Room

Thank you for getting that up.

0:40:23.60 --> 0:40:23.560

Sophie Moiese Room

Thanks Matt.

0:40:27.640 --> 0:40:27.770

Sophie Moiese Room

You.

0:40:31.590 --> 0:40:34.400

Sophie Moiese Room

It's just, it's just this room, OK?

0:40:35.420 --> 0:40:35.790

Sophie Moiese Room

It's OK.

0:40:42.220 --> 0:40:44.830

Sophie Moiese Room

Thanks for helping with that explanation Matt Sue Ostertag.

0:40:47.60 --> 0:40:47.420

Sophie Moiese Room

OK.

0:40:46.990 --> 0:40:47.730

Ostertag, Sue

Hi everyone.

0:40:49.410 --> 0:40:51.520

Ostertag, Sue

Thank you for President.

0:40:51.530 --> 0:40:53.880

Ostertag, Sue

Prevent providing this information.

0:40:53.990 --> 0:40:59.130

Ostertag, Sue

I'm curious now that we saw that lot shown on the map.

0:40:59.140 --> 0:41:8.70

Ostertag, Sue

If you could also show the property that I lease from DNRC at 2781 Highway 83 N.

0:41:17.530 --> 0:41:18.110

Sophie Moiese Room

We're working on it.

0:41:28.850 --> 0:41:30.120

Sophie Moiese Room

Have an opportunity to share the screen.

0:41:32.680 --> 0:41:33.350

Sophie Moiese Room

World of teams.

0:41:40.290 --> 0:41:40.670

Sophie Moiese Room

He's in.

0:41:46.690 --> 0:41:48.580

Ostertag, Sue

So is that circle the house?

0:41:52.320 --> 0:41:52.830

Ostertag, Sue

We have a.

0:41:51.880 --> 0:41:53.470

Sophie Moiese Room

Uh, we have a question.

0:41:53.540 --> 0:41:54.190

Sophie Moiese Room

The circle.

0:41:54.200 --> 0:41:54.470

Sophie Moiese Room

Her.

0:41:54.480 --> 0:42:1.570

Sophie Moiese Room

Her structure this the circle is the is for the address point in our GIS.

0:42:1.660 --> 0:42:3.690

Sophie Moiese Room

It's there's a little bit of transparency.

0:42:3.940 --> 0:42:7.470

Sophie Moiese Room

You can see this the structure just north of it.

0:42:7.480 --> 0:42:12.900

Sophie Moiese Room

My my cursor is over a structure that sure does look like the entirety of the property is either in floodplain or floodway.

0:42:14.260 --> 0:42:14.990

Sophie Moiese Room

That is correct.

0:42:15.0 --> 0:42:24.240

Sophie Moiese Room

The entire properties within the the special flood, unlike Williams property where a portion was in floodplain floodway, but the rest of it was not.

0:42:27.760 --> 0:42:28.240

Ostertag, Sue

Very good.

0:42:28.250 --> 0:42:28.560

Ostertag, Sue

Thank you.

0:42:34.390 --> 0:42:34.510

Sophie Moiese Room

OK.

0:42:36.660 --> 0:42:37.930

Sophie Moiese Room

We have any other questions?

0:42:41.230 --> 0:42:42.190

Sophie Moiese Room

Please come on up, Sir.

0:42:45.310 --> 0:42:46.780

Sophie Moiese Room

And Ohh come on up.

0:42:46.790 --> 0:42:49.340

Sophie Moiese Room

You have to speak into the microphone and make make sure it's on.

0:42:49.350 --> 0:42:50.690

Sophie Moiese Room

You get a little green light at the base.

0:42:51.840 --> 0:43:19.940

Sophie Moiese Room

All right, pre Fernando is my name and we have a cab in up at 1702 Snowmass Drive and the so the new map designation shows that the cabin the 100 year floodplain ease on and elevated basis but it's the the structure is within that designated area.

0:43:21.20 --> 0:43:26.760

Sophie Moiese Room

So if I'm my question is, we've been thinking about remodeling this cabin.

0:43:26.770 --> 0:43:33.570

Sophie Moiese Room

This was built in 1960 as long as if I heard Matt correctly.

0:43:34.0 --> 0:43:42.140

Sophie Moiese Room

If it's elevated to feet, there's the possibility that it can be remodeled.

0:43:42.150 --> 0:43:43.400

Sophie Moiese Room

Is that what I heard or?

0:43:46.480 --> 0:43:58.690

Sophie Moiese Room

I'm not putting you on the spot for building regulations, but just a general question and and if I understand this correctly, it's not 2 feet above the height that it is right now it's two feet above above the floodplain.

0:43:58.700 --> 0:44:0.880

Sophie Moiese Room

So it it really depends on the elevation.

0:44:0.890 --> 0:44:7.280

Sophie Moiese Room

It could be that the elevation literally of the earth where your cabin is is 7 feet underneath water.

0:44:7.290 --> 0:44:13.160

Sophie Moiese Room

If there was 100 year floodplain, which means you'd have to elevate it 9 feet and not just two feet from where it is.

0:44:13.170 --> 0:44:18.340

Sophie Moiese Room

So elevations are exactly where the cabin is.

0:44:18.450 --> 0:44:22.300

Sophie Moiese Room

And as Dave pointed out, this is a matter of financing too.

0:44:22.310 --> 0:44:25.460

Sophie Moiese Room

If you own your cabinet outright, it's 100% yours.

0:44:25.910 --> 0:44:27.590

Sophie Moiese Room

It's up to you what you wanna do.

0:44:27.650 --> 0:44:31.170

Sophie Moiese Room

If the bank owns part of it, then you have to get flood insurance.

0:44:31.180 --> 0:44:31.500

Sophie Moiese Room

Yeah.

0:44:31.570 --> 0:44:33.40

Sophie Moiese Room

No, I understand that part of it.

0:44:33.50 --> 0:44:33.880

Sophie Moiese Room

I'm a banker.

0:44:33.950 --> 0:44:34.880

Sophie Moiese Room

I'm sorry, Sir.

0:44:35.230 --> 0:44:36.860

Sophie Moiese Room

So I stand corrected.

0:44:37.570 --> 0:44:41.550

Sophie Moiese Room

So yeah, we own the property outright and you can do whatever you want.

0:44:41.560 --> 0:44:42.620

Sophie Moiese Room

Yeah, exactly.

0:44:42.630 --> 0:44:44.270

Sophie Moiese Room

So yeah, in fact, within reason.

0:44:45.440 --> 0:44:47.300

Sophie Moiese Room

No, no, no, no. Bailey.

0:44:47.310 --> 0:44:49.490

Sophie Moiese Room

Bailey has a Bailey has something to say?

0:44:49.920 --> 0:44:51.820

Sophie Moiese Room

I was watching like within reason.

0:44:51.830 --> 0:44:52.660

Sophie Moiese Room

I'm like, wait, wait.

0:44:52.670 --> 0:44:54.210

Sophie Moiese Room

He's still needs a floodplain permit.

0:44:54.220 --> 0:44:55.170

Sophie Moiese Room

No, that's all I was.

0:44:55.180 --> 0:44:57.540

Sophie Moiese Room

It's on the record that Josh slot.

0:44:57.650 --> 0:45:1.610

Sophie Moiese Room

Says that have anything you want painted fuchsia go for it.

0:45:1.860 --> 0:45:3.520

Sophie Moiese Room

So so explain what?

0:45:3.530 --> 0:45:5.300

Sophie Moiese Room

What the floodplain permit would mean?

0:45:5.730 --> 0:45:6.620

Sophie Moiese Room

I'll let that do it.

0:45:6.630 --> 0:45:7.840

Sophie Moiese Room

I was just making it.

0:45:7.850 --> 0:45:12.750

Sophie Moiese Room

So what could pre do if he wants to do some remodeling on his cabin?

0:45:14.260 --> 0:45:14.520

Sophie Moiese Room

Sure.

0:45:14.530 --> 0:45:15.630

Sophie Moiese Room

That's a great question.

0:45:15.640 --> 0:45:26.370

Sophie Moiese Room

So so first of all, the properties in flood fringe area zone, AE, floodplains, so we can permit a residential structure or alteration to a residential structure.

0:45:26.950 --> 0:45:38.880

Sophie Moiese Room

There's going to be structural alteration that all the points before were right on any new floor area would need to be elevated 2 feet above the base flood elevation addition to all the mechanical, electrical it.

0:45:39.310 --> 0:45:40.800

Sophie Moiese Room

And you said any new?

0:45:41.110 --> 0:45:41.540

Sophie Moiese Room

Yeah.

0:45:41.550 --> 0:45:44.480

Sophie Moiese Room

So a alteration area.

0:45:45.150 --> 0:45:47.300

Sophie Moiese Room

Now let's say that there's not going to be.

0:45:47.310 --> 0:45:54.50

Sophie Moiese Room

I don't know the full details, but for example someone may choose to do an interior remodel, but not a new structural expansion.

0:45:56.60 --> 0:46:14.310

Sophie Moiese Room

We would still look at the value of that of that work, because over a 10 year period, if there was work or improvement to the structure that exceeds 50% of the market value or that 10 years, then the entire structure would need to be brought into compliance with the floodplain standard.

0:46:14.320 --> 0:46:28.450

Sophie Moiese Room

So, bottom line, there are a lot of nuances that that go into it, but the overall answer is yes, work can be done in the floodplain, provided it meets our certain standards that are intended to mitigate the risk of being in a flood zone.

0:46:29.570 --> 0:46:29.770

Sophie Moiese Room

Right.

0:46:31.40 --> 0:46:31.730

Sophie Moiese Room

Thank you.

0:46:31.960 --> 0:46:32.890

Sophie Moiese Room

Good luck 3.

0:46:32.940 --> 0:46:33.320

Sophie Moiese Room

Thank you.

0:46:34.860 --> 0:46:36.950

Sophie Moiese Room

I'm going to leave you on more capable hands.

0:46:38.500 --> 0:46:39.110

Sophie Moiese Room

Good luck.

0:46:39.380 --> 0:46:41.870

Sophie Moiese Room

OK, go for it.

0:46:43.700 --> 0:46:44.40

Sophie Moiese Room

Have you?

0:46:45.380 --> 0:46:49.950

Sophie Moiese Room

Is there any other public comment either online or in the room?

0:46:53.500 --> 0:46:54.270

Sophie Moiese Room

OK.

0:46:54.280 --> 0:46:57.70

Sophie Moiese Room

Thanks for everyone who did participate.

0:46:57.80 --> 0:46:59.890

Sophie Moiese Room

Will close the public hearing at that.

0:46:59.900 --> 0:47:2.660

Sophie Moiese Room

Do you wanna pull up the motion again? Yes.

0:47:7.430 --> 0:47:8.260

Sophie Moiese Room

Oh, sorry.

0:47:10.730 --> 0:47:24.330

Sophie Moiese Room

I've moved to approve the resolution of intent to amend the Missoula County Floodplain Regulations adopting final flood hazard determinations for the Clearwater River second that any further discussion see none.

0:47:24.340 --> 0:47:25.0

Sophie Moiese Room

All in favor?

0:47:25.140 --> 0:47:26.670

Sophie Moiese Room

Aye, aye, Matt.

0:47:26.680 --> 0:47:29.180

Sophie Moiese Room

So when will ohh there it is next steps.

0:47:32.340 --> 0:47:34.230

Sophie Moiese Room

Additional 30 days for public comment.

0:47:34.240 --> 0:47:47.110

Sophie Moiese Room

Public hearing on final resolution will be on August 28th, presumably at 2:00 PM in this very room and uh, there is the effective date.

0:47:48.590 --> 0:47:49.260

Sophie Moiese Room

OK.

0:47:49.560 --> 0:47:50.270

Sophie Moiese Room

Thank you, Matt.

0:47:50.280 --> 0:47:50.620

Sophie Moiese Room

Alright.

0:47:50.870 --> 0:47:51.470

Sophie Moiese Room

Thanks Matt.

0:47:54.840 --> 0:47:57.480

Sophie Moiese Room

Commissioners, can I say one thing, yes, the done with this.

0:47:57.570 --> 0:48:12.530

Sophie Moiese Room

I I don't pretend to know very much about the floodplain, but as Matt pointed out, almost all of it comes to us directly from the state and federal government, and we don't have much choice.

0:48:12.540 --> 0:48:21.940

Sophie Moiese Room

And so, you know our regulations, you, you listen to Matt make that explanation about, you know, the 50% / 10 years and you think, gosh, man, how did Missoula County come up with that?

0:48:21.950 --> 0:48:23.70

Sophie Moiese Room

Well, we didn't come up with it.

0:48:23.380 --> 0:48:30.180

Sophie Moiese Room

It's, you know, it's been it's been sent to us from above and it's our job to implement it.

0:48:31.190 --> 0:48:32.500

Sophie Moiese Room

Thanks for saying that.

0:48:32.510 --> 0:48:38.430

Sophie Moiese Room

That's just part of the program and that was our very own deputy County Attorney, John Hart.

0:48:38.440 --> 0:48:38.980

Sophie Moiese Room

Thank you, John.

0:48:40.960 --> 0:48:41.950

Sophie Moiese Room

All right.

0:48:42.100 --> 0:48:46.90

Sophie Moiese Room

We will move into our third public hearing.

0:48:46.100 --> 0:48:48.830

Sophie Moiese Room

This is on the West Point Subdivision condition amendment.

0:48:49.280 --> 0:48:50.380

Sophie Moiese Room

Thank you folks for joining.

0:48:52.60 --> 0:48:54.460

Sophie Moiese Room

And we have a staff report from Bailey.

0:48:57.490 --> 0:49:1.780

Sophie Moiese Room

OK, I was just waiting for my screen to pop up here one second.

0:49:4.80 --> 0:49:4.320

Sophie Moiese Room

OK.

0:49:9.510 --> 0:49:10.360

Sophie Moiese Room

OK.

0:49:10.410 --> 0:49:11.900

Sophie Moiese Room

Good afternoon, commissioners.

0:49:12.90 --> 0:49:13.720

Sophie Moiese Room

For the record, my name is big Lemanek.

0:49:13.730 --> 0:49:16.930

Sophie Moiese Room

I'm a planner with the planning, development and Sustainability department.

0:49:17.930 --> 0:49:26.250

Sophie Moiese Room

I'm here to talk about the West Point Subdivision conditions, CC and R's, which is the conditions, covenants and restrictions.

0:49:27.670 --> 0:49:34.350

Sophie Moiese Room

And their trail and landscape plan amendment the property.

0:49:34.360 --> 0:49:34.570

Sophie Moiese Room

OK.

0:49:34.580 --> 0:49:37.910

Sophie Moiese Room

OK, the property is right here.

0:49:38.120 --> 0:49:44.90

Sophie Moiese Room

This is the whole subdivision, so this part here was part of the subdivision that had been platted already.

0:49:44.100 --> 0:49:48.70

Sophie Moiese Room

I'll get into that, but it's basically near the corner of Butler Creek Rd.

0:49:48.80 --> 0:49:51.910

Sophie Moiese Room

And Goodman Lane, just on the other side of Hwy 90.

0:49:54.680 --> 0:50:5.860

Sophie Moiese Room

So some background of the project, it was the subdivision was originally approved back in May of 2001, subject to 32 conditions of approval.

0:50:6.240 --> 0:50:9.270

Sophie Moiese Room

Two conditions were added at a later date.

0:50:9.820 --> 0:50:11.990

Sophie Moiese Room

I think I had 2009, but that might be a typo.

0:50:12.0 --> 0:50:14.610

Sophie Moiese Room

It might have been 2006 and 2016.

0:50:14.760 --> 0:50:17.170

Sophie Moiese Room

It's for 240 lots.

0:50:17.180 --> 0:50:21.490

Sophie Moiese Room

Total residential lots on 72 will over 72 acres.

0:50:22.500 --> 0:50:27.360

Sophie Moiese Room

It was approved as a Phase Subdivision phase one, as I mentioned had been filed.

0:50:27.370 --> 0:50:50.30

Sophie Moiese Room

It was filed in 2004 and Phases 2 and three were combined into what was then called phase four in 2018 and phase four actually is comprised of four sub phases that they split out into kind of smaller pieces, so phases four and five with all those sub phases have a final plat submittal deadline of June of 2024.

0:50:50.660 --> 0:50:59.640

Sophie Moiese Room

There have been multiple too many to list numbers of plat adjustments, condition amendments, phasing, plan modifications over the years.

0:51:0.10 --> 0:51:9.20

Sophie Moiese Room

The last one came to the Commissioners here in December of 2021 and that was kind of the impetus for this trail and landscape plan.

0:51:9.30 --> 0:51:15.100

Sophie Moiese Room

We knew at that time that this was going to need to be amended and so they've been in the works doing that since then.

0:51:19.110 --> 0:51:35.700

Sophie Moiese Room

So as I mentioned, the applicant is requesting to amend portions of their CC and R's which are their private covenants and part of those CC and R's have different exhibits and that's part of what they're requesting to amend or those specific exhibits.

0:51:36.370 --> 0:51:42.440

Sophie Moiese Room

There's six conditions of approval that need to be amended and then ultimately the trail and landscape plan.

0:51:42.450 --> 0:51:47.520

Sophie Moiese Room

That was approved for the subdivision and that was done in in 2006.

0:51:48.250 --> 0:51:54.950

Sophie Moiese Room

And so part of that is there modifying locations and some of the amounts of some of the different trail types.

0:51:55.860 --> 0:52:6.890

Sophie Moiese Room

Overall, the total amount of trails would be reduced from 6598 linear feet to 5734.

0:52:7.520 --> 0:52:10.750

Sophie Moiese Room

Of those totals, there's multiple different class types.

0:52:10.760 --> 0:52:13.560

Sophie Moiese Room

Class one are really kind of the core.

0:52:13.570 --> 0:52:19.210

Sophie Moiese Room

What we would what I say we, but it's really parks and trails and open lands that kind of gave me these definitions.

0:52:19.920 --> 0:52:22.30

Sophie Moiese Room

But core trails are class one.

0:52:22.40 --> 0:52:28.10

Sophie Moiese Room

Those are what people you're 8 foot wide, paved, really nice, big, big trails.

0:52:28.700 --> 0:52:35.930

Sophie Moiese Room

Class 2 tend to be more like connector trails that can be about 5 feet wide, can be gravel, can be paved.

0:52:36.260 --> 0:52:45.490

Sophie Moiese Room

They're kind of the middle, middle Rd trails and then the class three are kind of the low impact and those are about 3 feet wide, more gravel kind of smaller connector trails.

0:52:46.810 --> 0:52:53.180

Sophie Moiese Room

Additionally, there proposing to amend some of the locations of the picnic tables.

0:52:53.270 --> 0:53:1.760

Sophie Moiese Room

Some of the play structure, location, rest area benches and put those in some more places conducive to the topography.

0:53:2.650 --> 0:53:9.80

Sophie Moiese Room

The change to the trail plan will require revisions to what they call the management plan for restoration of the draw.

0:53:9.90 --> 0:53:23.60

Sophie Moiese Room

That's really their riparian area plan, and that's including the removal of some trails within the steeper portion of the riparian area and putting in some more native trees and shrubs into their planting schedule.

0:53:33.640 --> 0:53:33.930

Sophie Moiese Room

Let's see.

0:53:35.290 --> 0:53:39.260

Sophie Moiese Room

So this is a screenshot and I I know it's kind of blurry to read.

0:53:39.270 --> 0:53:50.320

Sophie Moiese Room

It was the best I could kind of get at the scale, but umm and generally here the kind of the three different types, this blue here is really that class one trail. That core trail.

0:53:50.330 --> 0:54:3.170

Sophie Moiese Room

What I was describing, the things that are in yellow here are the Class 2 trails and then the green are the class 3 or those low impact trails.

0:54:3.880 --> 0:54:16.720

Sophie Moiese Room

The majority of the trail amendments are in response to the naturally steep topography of the development, and these amendments will take advantage of the more accessible areas and, as I mentioned, protecting the riparian space.

0:54:16.900 --> 0:54:35.480

Sophie Moiese Room

This kind of green area here is that riparian draw that they have the restoration plan for the trail systems will also create better connectivity by creating loop system and eliminate some of the trails that did not connect to the system wide development.

0:54:37.410 --> 0:54:38.20

Sophie Moiese Room

Uh.

0:54:38.170 --> 0:54:49.880

Sophie Moiese Room

In places where there are no proposed trails, they are proposing sidewalk connections along the street to provide more suitable and safer connections to that larger trail system.

0:54:53.650 --> 0:54:54.390

Sophie Moiese Room

Let's see here.

0:54:56.210 --> 0:54:59.420

Sophie Moiese Room

I might just leave this slide up just because it's a little nicer to see.

0:54:59.670 --> 0:55:15.490

Sophie Moiese Room

Umm so the originally when the subdivision was proposed in 2001 and approved the the required trail system was installed or was proposed instead of installing sidewalks within the within the internal subdivision Rd.

0:55:15.810 --> 0:55:20.900

Sophie Moiese Room

The trails were originally proposed to be flat, 5 feet wide within 20 foot easements.

0:55:22.20 --> 0:55:39.370

Sophie Moiese Room

Umm, there was a 2006 revision to this trail plan that added some curbed curbside sidewalks in lieu of removing some of a class one trail, and that was part of a modified condition #16 in 2006.

0:55:39.510 --> 0:55:43.70

Sophie Moiese Room

This I guess I'll go to the next slide here too.

0:55:43.800 --> 0:55:47.430

Sophie Moiese Room

So this I'm now I'm going to kind of talk about the condition amendments.

0:55:48.100 --> 0:55:53.610

Sophie Moiese Room

So there are six affected conditions of approval that are being that need to be amended.

0:55:53.620 --> 0:56:10.840

Sophie Moiese Room

If the trail plan is proposed or is approved, so there are some minor changes to conditions 1022 and 24 and then some major changes to conditions 14 and 16 and then completely deleting condition 32 and I'm going to kind of explain those here in a second.

0:56:11.400 --> 0:56:20.690

Sophie Moiese Room

Umm so as I mentioned, the revision in 2006 to the trail plan added a modified condition 16.

0:56:20.840 --> 0:56:24.170

Sophie Moiese Room

That's the condition that they're proposing to change at this time.

0:56:24.480 --> 0:56:38.230

Sophie Moiese Room

Most of the language that was added in 2006 would be removed, and that's because a lot of what what was in that condition is being put into the actual trail plan.

0:56:38.730 --> 0:56:53.220

Sophie Moiese Room

And so they're inserting a new sentence, requiring all improvements to be installed prior to filing of the Phase 4A final plat, the next phase that would be coming in the changes to condition 14.

0:56:53.630 --> 0:57:7.280

Sophie Moiese Room

That ones really specific to specific widths and grade requirements for different sections of the trail, and those basically don't become pertinent if this new trail adoption or trail plan amendment is proposed.

0:57:8.720 --> 0:57:9.530

Sophie Moiese Room

Umm.

0:57:9.790 --> 0:57:10.110

Sophie Moiese Room

Let's see.

0:57:11.310 --> 0:57:11.720

Sophie Moiese Room

Umm.

0:57:12.330 --> 0:57:30.150

Sophie Moiese Room

10 is related to grading and drainage plans for the subdivision, and they're just proposing to insert language that this condition be met prior to every final plat approval of each phase rather than just phase one, because phase one already been planted and then deleting condition.

0:57:30.920 --> 0:57:39.440

Sophie Moiese Room

Ohh sorry I missed condition 22 would be updating the date for the right perian plan to the current what's being adopted, proposed and adopted today.

0:57:41.120 --> 0:57:47.860

Sophie Moiese Room

Condition 24 is just replacing some wordage between phase one and Phase 4A and then condition 32.

0:57:47.870 --> 0:57:49.790

Sophie Moiese Room

The one that's proposing to be deleted.

0:57:50.280 --> 0:58:2.610

Sophie Moiese Room

That one was for some stairways, stairs that were proposed between a couple of the phases, but that would actually they're proposing to get rid of those stairs.

0:58:2.620 --> 0:58:6.290

Sophie Moiese Room

And so that condition basically it would become a trail instead of stairs.

0:58:6.300 --> 0:58:9.550

Sophie Moiese Room

So that condition becomes not pertinent anymore.

0:58:11.220 --> 0:58:25.490

Sophie Moiese Room

The just so everybody knows the proposed condition amendments do not modify the location of any of the required Parkland or common areas, as they're already common areas and as such they continue to count to the overall Parkland.

0:58:25.540 --> 0:58:30.270

Sophie Moiese Room

So while they're moving some of the park structures, it's still nothing's changing.

0:58:30.280 --> 0:58:31.170

Sophie Moiese Room

It was common area.

0:58:31.240 --> 0:58:34.0

Sophie Moiese Room

Staying common area and things are moving in that sense.

0:58:36.980 --> 0:58:44.830

Sophie Moiese Room

So this project is kind of unique because we're actually reviewing it under two different sections of our Regulation subdivision regulations.

0:58:45.70 --> 0:59:4.200

Sophie Moiese Room

One is the adjustments to preliminary plats and related documents, which is for the portion of the subdivision that hasn't been final platted yet, so phases four and five and those sub phases, and then also the section in Chapter 6 on adjustments to filed plats and related.

0:59:4.210 --> 0:59:30.760

Sophie Moiese Room

Because phase one, as I mentioned, has been final platted already, the criteria is actually the same for both, but there are it's technically 2 sections and what we're reviewing is that the amendments are minor in nature with compared to the entire subdivision, they won't reduce any safeguards or protections, they won't be creating any new impact or increasing any previously recognized impact.

0:59:30.850 --> 0:59:35.390

Sophie Moiese Room

And they're consistent with the findings of fact and conclusions adopted by the original subdivision.

0:59:38.720 --> 0:59:41.290

Sophie Moiese Room

So we did notice advisory agencies.

0:59:41.300 --> 0:59:42.690

Sophie Moiese Room

I only had one comment.

0:59:42.700 --> 0:59:48.570

Sophie Moiese Room

It came in from our own Parks Department and basically sorry, my watch is going off.

0:59:48.580 --> 0:59:48.890

Sophie Moiese Room

Yeah.

0:59:49.360 --> 0:59:56.950

Sophie Moiese Room

Umm, they commented that the updated trail plan appears to provide a higher level of connectivity compared to the original.

0:59:57.700 --> 1:0:18.600

Sophie Moiese Room

They did support the tread width for the Class 3 trails being set at three feet as that adds a heightened assurance for accessibility and mitigates concerns over long term maintenance with weeds and things growing in and shrinking that that those trails down and then they recommended that the playground be designed and installed by a certified playground professional.

1:0:19.480 --> 1:0:28.540

Sophie Moiese Room

And I will note that the consultants and the the property owners have been working with the county and with the Parks Trails Department well before this.

1:0:28.630 --> 1:0:30.400

Sophie Moiese Room

This request for agency comment.

1:0:30.410 --> 1:0:36.900

Sophie Moiese Room

This was really the formal comment, but they've been working with the county over the last year to kind of get to this this point.

1:0:38.120 --> 1:0:40.970

Sophie Moiese Room

So we did do a legal notice in the paper.

1:0:41.220 --> 1:0:45.430

Sophie Moiese Room

We posted the project on Missoula County Voice adjacent property owner.

1:0:45.440 --> 1:0:51.510

Sophie Moiese Room

Notifications are not required for condition amendments, but I did get one comment in support.

1:0:51.520 --> 1:0:54.650

Sophie Moiese Room

Actually I just sent it to Robin and Jamie over there.

1:0:54.840 --> 1:1:2.110

Sophie Moiese Room

It came in at like 1:45 today, so the the BCC admin staff just forwarded it to us and it wasn't support.

1:1:2.120 --> 1:1:3.850

Sophie Moiese Room

It's quite a long comment.

1:1:3.860 --> 1:1:10.750

Sophie Moiese Room

It's really a really nice comment in support of the trails and the connectivity and seeing it for their their subdivision.

1:1:12.660 --> 1:1:30.70

Sophie Moiese Room

Umm, so that's it for my presentation are we are recommending approval obviously I do have a motion, but I know Robin with WGM does have a presentation and so I would like to hand it over to her unless you have any comments for questions for me at this moment, none at this moment.

1:1:30.120 --> 1:1:35.900

Sophie Moiese Room

So come on up to the microphone and introduce yourself, Robin.

1:1:38.580 --> 1:1:39.390

Sophie Moiese Room

We got green.

1:1:39.400 --> 1:1:40.190

Sophie Moiese Room

Can you hear me OK?

1:1:40.200 --> 1:1:40.420

Sophie Moiese Room

Yeah.

1:1:40.430 --> 1:1:40.910

Sophie Moiese Room

OK.

1:1:41.220 --> 1:1:43.410

Sophie Moiese Room

I I'm Robin spear with WGM group.

1:1:43.420 --> 1:1:53.310

Sophie Moiese Room

I'm the senior landscape architect and part of the team that helped redevelop the trails plan and I'm here with Jamie Erbacher, our senior planner and I believe Ryan Salisbury is on.

1:1:53.840 --> 1:1:56.680

Sophie Moiese Room

He was online also, if we have any questions, first civil.

1:1:58.30 --> 1:1:59.980

Sophie Moiese Room

I'm gonna this kind of repeats.

1:1:59.990 --> 1:2:1.290

Sophie Moiese Room

What Bailey just said?

1:2:1.300 --> 1:2:10.470

Sophie Moiese Room

But if you wanna flip to the first slide, we'll look at context again and again, it's just north of Hwy.

1:2:10.480 --> 1:2:12.750

Sophie Moiese Room

90 and north of Goodman Lane.

1:2:12.760 --> 1:2:24.410

Sophie Moiese Room

I don't know if you're familiar with Circle age, but we're right just South of Circle H and the the structures you see right now are the current phase one housing that has been developed.

1:2:27.570 --> 1:2:28.20

Sophie Moiese Room

OK.

1:2:28.30 --> 1:2:45.420

Sophie Moiese Room

So Bailey kind of gave you an overview of the history of the project, but I'll pick up on 2021 where they had a revision to the subdivision agreement for phase one approved on November 16th or I'm sorry, I think again in December.

1:2:46.650 --> 1:2:58.400

Sophie Moiese Room

They're written on November, revised on November, approved in December, but it laid out an agreement with a cost estimate for the phase one improvements at 149,677.

1:2:58.600 --> 1:3:6.580

Sophie Moiese Room

And just for reference, our current cost estimate now for phase one is 100 and 53579.

1:3:6.770 --> 1:3:11.190

Sophie Moiese Room

So we're just slightly above what the initial agreement cost was.

1:3:13.120 --> 1:3:14.670

Sophie Moiese Room

So we're really fortunate enough.

1:3:14.680 --> 1:3:28.820

Sophie Moiese Room

Usually we don't have an existing community when we start developing our trails and our park plans, so it was really nice to be able to reach out to parks and reach out to the community and have a collaborative effort in this redesign.

1:3:30.40 --> 1:3:32.710

Sophie Moiese Room

So we started off in February of last year.

1:3:32.720 --> 1:3:47.560

Sophie Moiese Room

We kicked it off with the county just to review the existing plan and some of the key feedback points we got during that meeting and that really Bailey, you were in that meeting also concerns of accessibility along trails and the playgrounds.

1:3:48.690 --> 1:3:54.480

Sophie Moiese Room

Because this This site is very the topography is very challenging, it's very steep in certain areas.

1:3:54.490 --> 1:4:0.40

Sophie Moiese Room

We want to make sure that a majority or a good part of the trail is accessible.

1:4:0.210 --> 1:4:19.720

Sophie Moiese Room

We look at, you know, age groups between 8:00 and 80 when we are designing, so if it's feasible for both we we consider it successful review, review the connections between the phases and looked at where the issues were looked at current grading plans and what has been done on the site.

1:4:20.920 --> 1:4:30.430

Sophie Moiese Room

We looked at cost offsets and balances and then we looked at our outreach strategy and the approval of developing a steering committee.

1:4:30.720 --> 1:4:33.740

Sophie Moiese Room

We just lost and we just lost.

1:4:33.800 --> 1:4:41.190

Sophie Moiese Room

Ohh OK, so we kicked off the neighborhood outreach in March with a neighborhood meeting.

1:4:41.200 --> 1:4:47.280

Sophie Moiese Room

We met on site and we walked through through the development as much as we could.

1:4:47.290 --> 1:5:5.460

Sophie Moiese Room

There was snow on the ground so we couldn't get to everything, but the key feedback points we got from that discussion in that walk was the neighborhood really wanted continuous trail loop system with benches and improved connectivity, particularly on the north side of the property.

1:5:6.20 --> 1:5:11.600

Sophie Moiese Room

And initially, the agreement had exercise equipment and there was exercise equipment in the plan.

1:5:12.90 --> 1:5:20.670

Sophie Moiese Room

But from feedback we got that nobody wanted the exercise equipment and they'd rather switch over and put that money towards the trail system.

1:5:21.620 --> 1:5:44.730

Sophie Moiese Room

There was park equipment in the original, but it was spread out and again it was mainly concentrated on the South side of the property and we thought distributing that between all the phases would be a better option for safety and accessibility maintenance and HOA liability came up so we can address that later.

1:5:45.160 --> 1:5:50.120

Sophie Moiese Room

But that was definitely a concern as we were developing what type of park equipment to go in there.

1:5:51.10 --> 1:5:54.930

Sophie Moiese Room

Again, more trails in the Northern development section of the development.

1:5:55.500 --> 1:6:6.10

Sophie Moiese Room

That's where majority of the people walk their dogs, so they wanted to see more connectivity up north and then again a concern of some of the areas they notice were were wet.

1:6:6.20 --> 1:6:8.30

Sophie Moiese Room

But I believe I don't know if Andrew's on online.

1:6:8.100 --> 1:6:11.840

Sophie Moiese Room

Online that has been addressed now, particularly in the Phase One park.

1:6:13.120 --> 1:6:15.230

Sophie Moiese Room

So we followed that up with a survey.

1:6:15.500 --> 1:6:17.270

Sophie Moiese Room

We had 63 responses.

1:6:17.280 --> 1:6:18.230

Sophie Moiese Room

Great responses.

1:6:18.240 --> 1:6:29.20

Sophie Moiese Room

So again, the main focus was walking, running and hiking was the preferred activity for the neighbor, neighborhood trails and playground were preferred amenities.

1:6:30.390 --> 1:6:31.380

Sophie Moiese Room

No fitness stations.

1:6:31.390 --> 1:6:32.940

Sophie Moiese Room

Again, that was reiterated.

1:6:33.10 --> 1:6:39.450

Sophie Moiese Room

And then looking at maintenance costs and liability were a big concern for the improvements, particularly the playground.

1:6:41.450 --> 1:6:51.420

Sophie Moiese Room

We met again with, with parks and trails in April to go over a draft plan that was developed from the feedback.

1:6:51.570 --> 1:6:53.60

Sophie Moiese Room

Got more feedback from then.

1:6:53.70 --> 1:6:58.760

Sophie Moiese Room

We looked at increasing the two foot wide class 3 to a 3 foot wide which we did.

1:6:59.530 --> 1:7:4.430

Sophie Moiese Room

We talked about playground safety and locations of the playgrounds.

1:7:5.360 --> 1:7:17.250

Sophie Moiese Room

Uh, we move some of the Class 2 trail that was north of the road South, so it wasn't right behind some of the future foray lots for A and 4C lots.

1:7:18.60 --> 1:7:25.940

Sophie Moiese Room

We recognize that topography was limiting, so not everything could be 88 accessible and we talked about the riparian restoration and management.

1:7:27.200 --> 1:7:33.890

Sophie Moiese Room

So from there we had a stakeholder meeting where we kind of honed in on specific elements that we're going to be in the playground.

1:7:34.400 --> 1:7:56.190

Sophie Moiese Room

Again, they wanted a natural feel to the playground, not a real prescriptive equipment in there, kind of going back to the feel of the topography, the feel of the development, UM, minimizing liability and really like the climbing activities that we, we proposed, we had another survey just to back that up.

1:7:56.640 --> 1:8:0.290

Sophie Moiese Room

We wanted to look at uhm, what elements?

1:8:0.300 --> 1:8:2.390

Sophie Moiese Room

Everybody really wanted out of we.

1:8:2.400 --> 1:8:5.330

Sophie Moiese Room

We honed that down into specific three specific ones.

1:8:6.320 --> 1:8:12.450

Sophie Moiese Room

They picked wood and recycled benches again to go to match that natural feel out there.

1:8:12.460 --> 1:8:15.890

Sophie Moiese Room

And with square picnic tables, so great feedback.

1:8:15.900 --> 1:8:21.230

Sophie Moiese Room

Lots of input, but it was nice to have them pick out specifically what they would like to see in the development.

1:8:22.40 --> 1:8:27.410

Sophie Moiese Room

Then in December, we followed up with the final plan during the HOA meeting.

1:8:28.100 --> 1:8:30.710

Sophie Moiese Room

Andrew reviewed the maintenance cost that we developed.

1:8:30.720 --> 1:8:38.800

Sophie Moiese Room

We reviewed the schedule of the improvements and they just a breakdown between the approved and the proposed cost.

1:8:39.750 --> 1:8:47.440

Sophie Moiese Room

So we depending on the results today and if we get approved, they are literally ready to start this month or next month.

1:8:47.450 --> 1:8:50.360

Sophie Moiese Room

So they're excited and and he's ready to get going.

1:8:54.100 --> 1:9:1.870

Sophie Moiese Room

So just to kind of reiterate what was in the existing plan and I'll have Bailey kind of flip through this, I know the plans hard to read.

1:9:1.880 --> 1:9:12.350

Sophie Moiese Room

So I have some arrows to help us out, so some of the key concerns trails we're located in areas behind the homes and in future drainage areas.

1:9:13.870 --> 1:9:19.480

Sophie Moiese Room

They can flip there, there and there a minimal access to the northern portion.

1:9:19.490 --> 1:9:20.550

Sophie Moiese Room

So we increased that.

1:9:21.950 --> 1:9:24.940

Sophie Moiese Room

Ohh that was the main trail access to the north.

1:9:25.590 --> 1:9:35.490

Sophie Moiese Room

Trails were located in steeper riparian areas that I know is a concern for restoration and protection, and then play the play in fitness.

1:9:35.500 --> 1:9:38.390

Sophie Moiese Room

Elements were kind of place randomly all over the place.

1:9:38.400 --> 1:9:44.940

Sophie Moiese Room

So uh, you'll see in the next plan that we've consolidated those and made it made it safer and easier to access.

1:9:46.750 --> 1:9:52.250

Sophie Moiese Room

So this is the proposed trail and riparian master plan that Bailey just presented.

1:9:52.780 --> 1:9:59.770

Sophie Moiese Room

So what we've changed, we kept the Class 1 route from MacArthur, Drive down the good and lane, and that's class one.

1:9:59.780 --> 1:10:3.450

Sophie Moiese Room

That'll be at 8 foot wide trail asphalt trail.

1:10:4.220 --> 1:10:10.60

Sophie Moiese Room

We've condensed the park amenities into three areas for easier access between all the phases.

1:10:11.520 --> 1:10:21.820

Sophie Moiese Room

Uh, we have more protection now in the riparian area, so we can try and enhance that more protect and restore what's there.

1:10:23.130 --> 1:10:31.640

Sophie Moiese Room

Uh, we have an expansion of the Class 3 trails up in the north for better connectivity, as requested by the the neighbors.

1:10:31.870 --> 1:10:38.20

Sophie Moiese Room

We have a continuous and the next the blue dashes the whole trail system.

1:10:38.30 --> 1:10:47.30

Sophie Moiese Room

So you can kind of see how it connects throughout the all the phasing and then we did increase the Class 3 trail width from 2 feet to three feet wide.

1:10:49.820 --> 1:10:51.130

Sophie Moiese Room

And now there are some site photos.

1:10:51.140 --> 1:10:55.350

Sophie Moiese Room

So you can kind of get an idea of the topography of the site.

1:10:56.260 --> 1:11:12.730

Sophie Moiese Room

The lower right is the first park to go in that is your phase one park area and from feedback from the neighbors they really this is one of the few places that is flat enough to put a lawn area and all the kids go there right now to play soccer, play ball.

1:11:12.740 --> 1:11:15.450

Sophie Moiese Room

So they really wanted to keep that open as much as possible.

1:11:16.910 --> 1:11:38.220

Sophie Moiese Room

And to address parks comments in their letter, the next slide, umm, we we've detailed out the Phase 4A park as you can see on the right, the phase one park that you're concerned about is really we didn't have current topo and the lawn area and there was an issue with it being wet that I think was a broken irrigation pipe.

1:11:38.230 --> 1:11:40.860

Sophie Moiese Room

So that's been fixed, but that's going to be a field fit.

1:11:40.970 --> 1:11:53.960

Sophie Moiese Room

And again, we'll go back to the neighborhood and see where they wanna put the benches and picnic

tables because there was a request for a place where everybody could gather and have a BBQ or come together and have an event.

1:11:54.390 --> 1:11:57.220

Sophie Moiese Room

There was one request from the family.

1:11:57.230 --> 1:11:59.300

Sophie Moiese Room

That's right, that has a lot right on the corner.

1:11:59.310 --> 1:12:0.840

Sophie Moiese Room

Not to put it too close to theirs.

1:12:1.630 --> 1:12:5.770

Sophie Moiese Room

So we feel it would be more appropriate to get everyone together and see what what felt best there.

1:12:8.420 --> 1:12:15.820

Sophie Moiese Room

So and then we did have in lieu of the fitness equipment, we decided to put educational signs that kind of tell the history.

1:12:16.790 --> 1:12:20.640

Sophie Moiese Room

Uh, of the site and look at some of the wildlife.

1:12:20.710 --> 1:12:22.550

Sophie Moiese Room

Look at some of the vegetation that's out there.

1:12:23.450 --> 1:12:38.840

Sophie Moiese Room

So we've developed just some some ideas where there as I get 2 ideas for those elements just to make it and you know reduce maintenance costs and make it feasible to replace it pretty quickly.

1:12:39.350 --> 1:12:47.0

Sophie Moiese Room

And then our graphic designer in House intern developed the graphics to the right that we could utilize.

1:12:47.10 --> 1:12:50.800

Sophie Moiese Room

That's just kind of a a standard we could utilize to.

1:12:51.230 --> 1:12:54.30

Sophie Moiese Room

There's a river through the property, and yeah.

1:12:55.940 --> 1:13:1.910

Sophie Moiese Room

So it'd be interesting to see what wildlife is coming through right now and what they're seeing and kind of describe that in more detail.

1:13:3.950 --> 1:13:4.980

Sophie Moiese Room

But we're really excited.

1:13:4.990 --> 1:13:9.270

Sophie Moiese Room

We're ready to get going and I think the neighbors are excited to have have the trails come in.

1:13:10.770 --> 1:13:11.860

Sophie Moiese Room

OK.

1:13:12.370 --> 1:13:14.720

Sophie Moiese Room

Thank you for the thorough presentations.

1:13:14.730 --> 1:13:17.110

Sophie Moiese Room

Robin and Bailey ally.

1:13:17.120 --> 1:13:19.700

Sophie Moiese Room

Anything else or wanna queue up the motion?

1:13:19.790 --> 1:13:21.0

Sophie Moiese Room

No, I can definitely do that.

1:13:21.10 --> 1:13:26.110

Sophie Moiese Room

And then I guess just ask if any public comment online, yes, we will.

1:13:26.160 --> 1:13:28.350

Sophie Moiese Room

Is there anyone left in the room?

1:13:28.360 --> 1:13:28.730

Sophie Moiese Room

Who?

1:13:28.740 --> 1:13:31.0

Sophie Moiese Room

Uh would like to comment on this or anyone online.

1:13:36.540 --> 1:13:38.290

Sophie Moiese Room

Ryan, anything you wanna add?

1:13:39.540 --> 1:13:40.850

Ryan Salisbury

No, I don't think so.

1:13:39.890 --> 1:13:41.90

Sophie Moiese Room

No, I don't think so.

1:13:40.860 --> 1:13:41.680

Ryan Salisbury

Robin covered it.

1:13:41.690 --> 1:13:42.540

Ryan Salisbury

Thank you, commissioners.

1:13:43.690 --> 1:13:44.80

Sophie Moiese Room

OK.

1:13:44.190 --> 1:13:44.570

Sophie Moiese Room

Thank you.

1:13:45.600 --> 1:13:47.970

Sophie Moiese Room

Alright, scene, no public comment.

1:13:47.980 --> 1:13:49.450

Sophie Moiese Room

I would entertain a motion.

1:13:49.820 --> 1:13:52.570

Sophie Moiese Room

Yeah, I moved to approve the West Point Subdivision condition.

1:13:52.580 --> 1:14:2.660

Sophie Moiese Room

CC, RCC and Rs and trail landscape plan amendment based on the findings of fact and conclusions of law in the staff report and subject to the master conditions of approval as modified.

1:14:3.620 --> 1:14:7.160

Sophie Moiese Room

Second, any further discussion seeing none all in favor.

1:14:8.110 --> 1:14:8.440

Sophie Moiese Room

Hi.

1:14:8.510 --> 1:14:15.140

Sophie Moiese Room

Hi, thank you so much and thanks WGM for your presentation.

1:14:15.150 --> 1:14:24.800

Sophie Moiese Room

Now one thing that I would just like to convey to you guys as kudos and also if any other folks in the development community are out there.

1:14:24.810 --> 1:14:46.820

Sophie Moiese Room

I love photos, so the photos that you used, not just the aerial, but actual photos that show the yeah areas of of the subdivision or landscape under consideration or super helpful, especially since we can't always get out there in the aerials are of limited value to get a sense of the topography.

1:14:46.830 --> 1:14:49.990

Sophie Moiese Room

So thank you for that, OK.

1:14:52.230 --> 1:15:1.40

Sophie Moiese Room

Our 4th and final public hearing today is the Peterson Industrial Park utility easement petition.

1:15:3.870 --> 1:15:5.780

Sophie Moiese Room

Good afternoon, commissioners.

1:15:5.790 --> 1:15:7.450

Sophie Moiese Room

Sam Scott with the clerk and records office.

1:15:9.190 --> 1:15:25.850

Sophie Moiese Room

Today I have a little bit of an atypical petition from those that you usually see from our office and it is a petition to vacate a public utility easement, the public utility easement is 20 feet wide and encumbers lots three and four of Petersen Industrial Park.

1:15:28.110 --> 1:15:38.880

Sophie Moiese Room

Shown right here on the exhibit submitted with the petition, the petition was signed by the land owners and easement releases were submitted by four or five.

1:15:38.890 --> 1:15:42.580

Sophie Moiese Room

I can't remember potential beneficiaries of the easement.

1:15:42.770 --> 1:15:54.220

Sophie Moiese Room

There has also been submitted, along with the petition to new electrical easements, and that would be filed along with the resolution abandoning that were vacating this easement.

1:15:54.230 --> 1:16:3.700

Sophie Moiese Room

If approved, the notice of this hearing was posted in Missoulia twice, as well as mailed to the land owners and those potential beneficiaries.

1:16:3.710 --> 1:16:8.100

Sophie Moiese Room

We haven't received any comments and it's presented to you for your decision.

1:16:8.110 --> 1:16:19.960

Sophie Moiese Room

We don't have a specific process for this type of petitions that we're using somewhat of an amended Rd Rd vacation petition process, but I know Jamie is here.

1:16:19.970 --> 1:16:23.0

Sophie Moiese Room

If there's any questions, but that's all I've got.

1:16:23.990 --> 1:16:24.700

Sophie Moiese Room

OK.

1:16:24.710 --> 1:16:25.200

Sophie Moiese Room

Thanks Sam.

1:16:27.580 --> 1:16:29.750

Sophie Moiese Room

Anything you'd like to add, Jamie?

1:16:31.530 --> 1:16:34.900

Sophie Moiese Room

OK, Jamie Erbacher says that Sam covered it.

1:16:34.950 --> 1:16:43.670

Sophie Moiese Room

So any questions when Neeta no any public comment from anyone in the Sophie Moe's room in the Missoula County Courthouse or online?

1:16:46.790 --> 1:16:50.860

Sophie Moiese Room

And this is not in the floodplain.

1:16:50.990 --> 1:16:51.760

Sophie Moiese Room

So there we go.

1:16:52.490 --> 1:16:54.880

Sophie Moiese Room

Uh, OK, we'll close the public hearing on that.

1:16:54.890 --> 1:17:0.720

Sophie Moiese Room

I would entertain a motion I move to approve the petition to vacate Peterson Industrial Park utility easement.

1:17:1.50 --> 1:17:3.980

Sophie Moiese Room

I'll second that any further discussion on the motion seeing none.

1:17:3.990 --> 1:17:4.640

Sophie Moiese Room

All in favor?

1:17:4.730 --> 1:17:5.170

Sophie Moiese Room

Aye, aye.

1:17:6.90 --> 1:17:8.310

Sophie Moiese Room

Is there any other business to come before the Commission today?

1:17:9.490 --> 1:17:10.200

Sophie Moiese Room

See none.

1:17:10.210 --> 1:17:11.260

Sophie Moiese Room

We will be adjourned.

1:17:11.270 --> 1:17:11.960

Sophie Moiese Room

Thanks everyone.