

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, OCTOBER 26, 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
Flanna McLarty, Land and Economic Development Specialist, Land and Economics
John Hart, Civil County Attorney, County Attorney's Office
Rachel Manning, Planning, Development, and Sustainability Administrative Assistant
Kali Becher, Open Lands Project Manager, Parks, Trails, and Open Lands
Emily Brock, Director, Land and Economics

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:07]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:23]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:32]*
 - a. Closed Captioning
 - b. Native American Heritage Month Proclamation
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 9:11]*
6. **CURRENT CLAIMS LIST** *[Time stamp – 10:47]*
Claims received as of September 26, 2023 to October 18, 202 by the Commissioners' Office total \$7,201,136.22.

7. HEARINGS

- a. WYE 2 Targeted Economic Development Plan** *[Time stamp – 11:10]*
Emily Brock, Director, Economic and Land Development

Commissioner Vero made the motion that the Board of County Commissioners of Missoula County open the public hearing and consider adopting the WYE 2 Targeted Economic Development Plan.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Continued to November 09, 2023 Public Meeting]

- b. Jette Farm- Grass Valley Open Space Bond Resolution** *[Time stamp – 29:22]*
Kali Becher, Open Lands Project Manager, Parks, Trails, and Open Lands

Commissioner Vero made the motion that [the Missoula Board of County Commissioners] approve the expenditure of 34,007.00 of the counties money of the 2006 Open Space Bond for the Jette Farm Grass Valley.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Resolution 2023-085 Book: 1094 Page: 973/ Amended Book: 1095 Page:603]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 2:47 p.m.

BCC Public Meeting October 26, 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 --> 0:0:2.170

Sophie Moiese Room

All right, public announcements.

0:0:2.240 --> 0:0:3.700

Sophie Moiese Room

Cheryl has one on closed captioning.

0:0:19.750 --> 0:0:20.480

Sophie Moiese Room

Hello everyone.

0:0:20.490 --> 0:0:37.260

Sophie Moiese Room

If you are joining us for this meeting virtually today, instructions for turning on closed captioning or on your screen if you're joining us in person, we'll have closed captioning on all the screens here in the soapy Louise room, and we will ask the all speakers today, Please remember to speak slowly and clearly during the meeting.

0:0:37.270 --> 0:0:40.40

Sophie Moiese Room

This helps with the accuracy of the closed captioning.

0:0:40.330 --> 0:0:44.840

Sophie Moiese Room

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

0:0:44.850 --> 0:0:47.690

Sophie Moiese Room

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

0:0:47.930 --> 0:0:50.820

Sophie Moiese Room

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

0:0:50.890 --> 0:0:54.690

Sophie Moiese Room

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

0:0:54.700 --> 0:0:57.540

Sophie Moiese Room

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

0:0:57.950 --> 0:1:0.920

Sophie Moiese Room

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

0:1:0.930 --> 0:1:1.350

Sophie Moiese Room

Thank you.

0:1:2.540 --> 0:1:6.730

Sophie Moiese Room

Day before we begin, do we have any public comment on items not on the agenda?

0:1:7.160 --> 0:1:7.620

Sophie Moiese Room

Hey, Jarvis.

0:1:9.520 --> 0:1:10.490

Sophie Moiese Room

Hello.

0:1:10.500 --> 0:1:24.110

Sophie Moiese Room

Travis Mateer, uh, 23 year resident on if any of you follow my blog, you may know that I'm a traveling man, that I've traveled many thousands of miles around this country's going to places like Pittsburgh, PA, where a man named Sean Stevenson was born.

0:1:24.120 --> 0:1:24.690

Sophie Moiese Room

Was born.

0:1:25.80 --> 0:1:26.470

Sophie Moiese Room

I got to meet his family.

0:1:26.560 --> 0:1:37.590

Sophie Moiese Room

This is the man that was taken off life support by the Sheriff's Office before his family got a chance to say goodbye after he was assaulted on January 3rd, 2020, inside the Poverello Center where I used to work.

0:1:37.820 --> 0:1:53.960

Sophie Moiese Room

So one of the things that I wanted to talk about is my My walking tour that I'm excited to to try and start launching this Sunday at 3:00 PM and I'm gonna have all kinds of books as sort of visual aids to do this educational, hopefully entertaining tour around downtown Missoula.

0:1:54.30 --> 0:1:55.280

Sophie Moiese Room

I didn't bring all of the books.

0:1:55.290 --> 0:2:1.820

Sophie Moiese Room

I really wanted to bring Kirsten Paps, thriving through Chaos Book, because that's one of them that I have, and it's gonna be real funny the way I use that one.

0:2:1.990 --> 0:2:6.100

Sophie Moiese Room

This one is a Northwest books, so this is from 1933.

0:2:6.110 --> 0:2:7.580

Sophie Moiese Room

This is from agg, Miriam.

0:2:7.970 --> 0:2:13.680

Sophie Moiese Room

He arrived in Missoula a while ago, and it was by where the exes are used to be.

0:2:13.690 --> 0:2:14.250

Sophie Moiese Room

A fountain?

0:2:14.260 --> 0:2:14.890

Sophie Moiese Room

That's pretty cool.

0:2:14.900 --> 0:2:15.840

Sophie Moiese Room

I found that out recently.

0:2:16.120 --> 0:2:18.850

Sophie Moiese Room

I consider this an early effort in narrative control.

0:2:19.0 --> 0:2:22.150

Sophie Moiese Room

Picking the books in the region that then would become sort of the cannon.

0:2:22.860 --> 0:2:32.630

Sophie Moiese Room

I also want to sort of acknowledge that I lack the ability to always define my own sort of character and reputation when I'm not the Missoula current and I'm not the Missoulain.

0:2:32.840 --> 0:2:42.870

Sophie Moiese Room

I can't necessarily push back when I'm being defined as as a somewhat disruptive dialogue intentions, engaging and hate speech according to the the Missoulain.

0:2:43.460 --> 0:2:46.190

Sophie Moiese Room

And so it's gonna be interesting as I become more and more famous.

0:2:46.200 --> 0:2:56.270

Sophie Moiese Room

I talked to City Council on Wednesday, realizing that my fame keeps me from probably being able to litigate in the way that I really wanted to because I'm a limited public figure and I think that's really cool.

0:2:56.280 --> 0:3:3.950

Sophie Moiese Room

So I'm gonna use my fame as I continue to email Washington, Wall Street Journal reporters, the literary agent of John Krakauer.

0:3:4.240 --> 0:3:8.910

Sophie Moiese Room

Now I'm almost done, because in my travels it's amazing the things that have happened.

0:3:8.920 --> 0:3:9.850

Sophie Moiese Room

I met some guy.

0:3:9.860 --> 0:3:11.800

Sophie Moiese Room

He's a trained writer in Northern California.

0:3:12.90 --> 0:3:19.0

Sophie Moiese Room

He has warrants out of Missoula, and he confirmed stuff I I suspected about some of our our people and then the Sheriff's Office.

0:3:19.10 --> 0:3:21.170

Sophie Moiese Room

So you know, it's just, it's fascinating.

0:3:21.350 --> 0:3:32.860

Sophie Moiese Room

The things that I'm learning on a day to day basis about power and how it's executed in a little places like Missoula, Mt and so I'm excited to continue educating people about what's happening because my kids continue growing up here and I don't think it's safe for them.

0:3:33.170 --> 0:3:33.870

Sophie Moiese Room

Thanks guys.

0:3:34.720 --> 0:3:35.180

Sophie Moiese Room

Thanks, Travis.

0:3:36.710 --> 0:3:38.0

Sophie Moiese Room

Any other public comment?

0:3:41.100 --> 0:3:41.770

Sophie Moiese Room

Anybody online?

0:3:44.240 --> 0:3:44.570

Sophie Moiese Room

Great.

0:3:44.580 --> 0:3:46.710

Sophie Moiese Room

OK, today we have two hearings.

0:3:46.720 --> 0:3:50.760

Sophie Moiese Room

The first one is about the Y2 targeted economic development plan and Emily.

0:3:53.240 --> 0:3:53.900

Sophie Moiese Room

Ship thanks.

0:3:56.250 --> 0:4:4.860

Sophie Moiese Room

Our current claims list claims received of as of September 26th, 2023 to October 18th, 2023 by the Commissioner's Office total seven million 200 and \$136.22 OK two hearings today.

0:4:4.870 --> 0:4:9.920

Sophie Moiese Room

100 and \$136.22, OK, two hearings today.

0:4:10.10 --> 0:4:13.630

Sophie Moiese Room

Our first one on the Y2 Ted from Emily.

0:4:15.0 --> 0:4:16.720

Sophie Moiese Room

Hello, my name is Emily Brock.

0:4:16.730 --> 0:4:20.110

Sophie Moiese Room

I'm the director of land and economic development for Missoula County.

0:4:21.180 --> 0:4:22.220

Sophie Moiese Room

Umm I also.

0:4:24.130 --> 0:4:40.80

Sophie Moiese Room

Staff, the Missoula Development Authority, which has recommended that this board of County Commissioners established another targeted economic development district at the Y to foster growth location and Rentech Growth.

0:4:40.90 --> 0:4:55.670

Sophie Moiese Room

Location and retention of secondary value added economic development projects and to further the development authorities mission to promote, stimulate, develop and advance the general welfare, commerce, economic development and prosperity of the citizens of Missoula.

0:4:56.660 --> 0:5:2.230

Sophie Moiese Room

So I'm gonna give a quick intro and then I'm gonna let Brad talk about his.

0:5:3.160 --> 0:5:5.80

Sophie Moiese Room

Brett Archibald is here from Butte.

0:5:5.520 --> 0:5:14.290

Sophie Moiese Room

He's helping us put together the district, but the Ted designation enables us to address infrastructure deficiencies and impeding industrial growth.

0:5:14.300 --> 0:5:31.300

Sophie Moiese Room

So the creation of this Ted will enable us to fund infrastructure such as sewer, water, transportation, life safety services and workforce housing to support value added enterprises that will improve the economic well being of the area.

0:5:31.810 --> 0:5:41.320

Sophie Moiese Room

So the why I think most of you know where the why is but this this Ted would encompass approximately 3200 acres.

0:5:41.690 --> 0:5:49.780

Sophie Moiese Room

It's generally located from the intersections of I-90, US 93 and US Hwy.

0:5:49.790 --> 0:5:57.430

Sophie Moiese Room

10 W of the city, so to create a Ted the steps are I'll walk you through really quick.

0:5:57.490 --> 0:5:58.570

Sophie Moiese Room

If they're, I'll be short.

0:5:59.70 --> 0:5:59.430

Sophie Moiese Room

Umm.

0:5:59.910 --> 0:6:10.780

Sophie Moiese Room

First, we conduct a review of infrastructure deficiencies and then adopt A resolution of necessity for the area which the county commissioners did at their August 24th public meeting.

0:6:11.390 --> 0:6:15.670

Sophie Moiese Room

The types of infrastructure that were identified as deficient were transferred.

0:6:15.680 --> 0:6:17.740

Sophie Moiese Room

Station water, wastewater workforce.

0:6:17.750 --> 0:6:18.900

Sophie Moiese Room

Housing storm. Water.

0:6:18.910 --> 0:6:21.880

Sophie Moiese Room

Broadband, Fire Protection and life safety.

0:6:22.280 --> 0:6:33.410

Sophie Moiese Room

So the next step was to develop and submit a comprehensive development plan, which is the very high level document that discusses the types of infrastructure that would be eligible for TIF.

0:6:33.420 --> 0:6:39.210

Sophie Moiese Room

And sets forward I'm golden strategies that the county can undertake to address these deficiencies.

0:6:40.250 --> 0:6:46.620

Sophie Moiese Room

Umm it also links the Ted importantly to the overall vision for the county as defined in our growth policy.

0:6:47.770 --> 0:7:2.280

Sophie Moiese Room

So then today or sorry, on October 26th the Planning board reviewed the comprehensive development plan and affirmed its conformance, including the area zoning with the Missoula County Growth Policy.

0:7:2.530 --> 0:7:7.680

Sophie Moiese Room

So the step today is to open the public hearing and hold the first reading of an ordinance creating the Ted.

0:7:8.680 --> 0:7:15.290

Sophie Moiese Room

The ordinance is in your board packet and then on November 9th, we're hoping that you will close the hearing and adopt the ordinance.

0:7:15.860 --> 0:7:20.70

Sophie Moiese Room

We've had a number of public notifications for these meetings.

0:7:21.120 --> 0:7:32.330

Sophie Moiese Room

What I'm hoping on the 9th is that I'll compile all of the public comments and give a report out to you guys on the comments that we've received and you know, hopefully folks will will also time in.

0:7:33.560 --> 0:7:45.620

Sophie Moiese Room

We've worked really hard with the taxing jurisdictions we met with them starting on July 12th and this includes French Town school district, the Rural Fire District, Desmet School and.

0:7:47.790 --> 0:7:48.940

Sophie Moiese Room

Holgate elementary.

0:7:48.950 --> 0:7:55.20

Sophie Moiese Room

And then we met with them again on September 1st and then again on September 28th with the county commissioners.

0:7:55.570 --> 0:8:8.150

Sophie Moiese Room

We also, our consultants also had follow up conversations with them and we did make changes to the draft to address some of their needs for infrastructure.

0:8:8.870 --> 0:8:25.660

Sophie Moiese Room

We met with large land owners and potential developers in the area on September 12th, we attended the West Valley Community Council meeting on October 12th and there is a page on Mozilla County Voice which is our online engagement platform.

0:8:26.40 --> 0:8:27.770

Sophie Moiese Room

Notice was published in the million.

0:8:29.380 --> 0:8:42.50

Sophie Moiese Room

On October 7th, 14th and 21st for this meeting and the letter went out to all land owners within the project area notifying them of the planning board meetings and the Commissioner meetings.

0:8:42.260 --> 0:8:43.890

Sophie Moiese Room

So this is Brad Archibald.

0:8:44.80 --> 0:8:44.730

Sophie Moiese Room

Brad is here.

0:8:44.740 --> 0:8:48.50

Sophie Moiese Room

He's going to do a presentation about, you know what?

0:8:48.60 --> 0:8:51.820

Sophie Moiese Room

What is in the comprehensive development plan and?

0:8:54.820 --> 0:8:55.450

Sophie Moiese Room

Yeah.

0:8:55.520 --> 0:8:56.430

Sophie Moiese Room

Welcome, Brad.

0:8:56.920 --> 0:8:58.470

Sophie Moiese Room

Well, thank you for driving, Brad.

0:8:58.480 --> 0:8:59.130

Sophie Moiese Room

You over.

0:8:59.280 --> 0:9:0.690

Sophie Moiese Room

Did you draw from Butte today?

0:9:0.830 --> 0:9:2.850

Sophie Moiese Room

That's really not too bright.

0:9:3.110 --> 0:9:5.90

Sophie Moiese Room

Ohh, it's really really kind of you.

0:9:5.600 --> 0:9:8.780

Sophie Moiese Room

Thank you, Commissioner or Chair of Slotnick and Commissioners.

0:9:8.790 --> 0:9:11.550

Sophie Moiese Room

Thank you very much for the opportunity to be here, Emily.

0:9:11.560 --> 0:9:13.350

Sophie Moiese Room

Thank you for that introduction.

0:9:14.240 --> 0:9:18.170

Sophie Moiese Room

That was very thorough and and and very accurate.

0:9:18.400 --> 0:9:22.290

Sophie Moiese Room

So I must say a lot of what you're going to hear.

0:9:22.300 --> 0:9:30.340

Sophie Moiese Room

I'm going to go over briefly because I think it will be repetitive but but of course, please interrupt me if you have any questions as I'm going in.

0:9:30.350 --> 0:9:40.100

Sophie Moiese Room

Will you know we've talked about this some before for the public sake, I will probably repeat some things you've heard already, but here we go.

0:9:41.170 --> 0:9:43.460

Sophie Moiese Room

So if we could advance the slide please.

0:9:45.430 --> 0:9:46.220

Sophie Moiese Room

Get I'm sorry.

0:9:46.230 --> 0:9:48.980

Sophie Moiese Room

My name is Brad Archibaldo with pioneer technical services.

0:9:48.990 --> 0:9:50.700

Sophie Moiese Room

I'm an engineer and project manager.

0:9:51.570 --> 0:9:52.920

Sophie Moiese Room

I live in Butte.

0:9:53.90 --> 0:10:0.80

Sophie Moiese Room

Been working on this project with Emily and Flana and you all since May of this year and I'm glad.

0:10:0.90 --> 0:10:0.810

Sophie Moiese Room

Very glad to be here.

0:10:2.160 --> 0:10:3.530

Sophie Moiese Room

So what is the purpose of the Ted?

0:10:4.290 --> 0:10:6.570

Sophie Moiese Room

Oh, presentation overview.

0:10:6.580 --> 0:10:8.190

Sophie Moiese Room

Sorry, what are we gonna hate?

0:10:8.340 --> 0:10:21.910

Sophie Moiese Room

Talk about, first of all, go through the purpose of having the Ted talk about the process that we need to go through as required by the Montana code and some of the public engagement which Emily has already covered very well.

0:10:22.700 --> 0:10:25.770

Sophie Moiese Room

Show you talk about the comprehensive.

0:10:25.780 --> 0:10:33.470

Sophie Moiese Room

Plan itself show you the boundary that we arrived at quickly summarize the infrastructure deficiencies that were identified.

0:10:33.540 --> 0:10:46.160

Sophie Moiese Room

Talk about that process to make sure that the zoning and land use of growth policy, where are aligned with this plan and then talk about goals and strategies that we identified in the plan.

0:10:46.350 --> 0:10:50.670

Sophie Moiese Room

And then talk about administration of the district, should you approve it going forward?

0:10:53.200 --> 0:10:54.750

Sophie Moiese Room

So what is our purpose?

0:10:55.200 --> 0:11:14.590

Sophie Moiese Room

As Emily alluded to this, this Ted development of this Ted gives the county means through the tax increment financing to fund the public infrastructure mostly horizontal infrastructure is what people think of that is needed to allow this area to be developed to meet its land use.

0:11:14.600 --> 0:11:24.780

Sophie Moiese Room

Its designated uses identified in your land use plans, so this is the way to fund the development of this site.

0:11:24.880 --> 0:11:31.830

Sophie Moiese Room

The public portion of this site so as to allow it to be developed and used the way the citizens of this this county want it to be.

0:11:34.240 --> 0:11:35.250

Sophie Moiese Room

Next slide please.

0:11:37.280 --> 0:11:46.30

Sophie Moiese Room

Milestones and Emily did a nice job already of summarizing those you can see on the we are here slide.

0:11:46.120 --> 0:11:51.50

Sophie Moiese Room

We are at the point in the process where we need to get an ordinance passed.

0:11:51.800 --> 0:11:58.310

Sophie Moiese Room

Per the code, it because it has tax tax involves the tax code, the taxing of the citizens.

0:11:58.320 --> 0:12:0.590

Sophie Moiese Room

We must have an ordinance from this body.

0:12:0.960 --> 0:12:10.940

Sophie Moiese Room

We had the Planning board review and recommend we had the development agency review and it recommend we have engaged with the taxing jurisdictions.

0:12:10.950 --> 0:12:22.400

Sophie Moiese Room

We have notified the public we've had involvement with the public and that has influenced what is in this plan to to a large extent and I'll point out some of those things here in a moment.

0:12:22.730 --> 0:12:30.940

Sophie Moiese Room

But we are at that part, that stage in the process, as Emily said, would need to have a second reading and close it.

0:12:30.950 --> 0:12:37.260

Sophie Moiese Room

We must do that if we're gonna make 2023 our base year, which was our goal when we started on this.

0:12:37.590 --> 0:12:44.940

Sophie Moiese Room

We have to have that all completed by November 31st at the very November 30th.

0:12:44.950 --> 0:12:56.60

Sophie Moiese Room

There isn't November 31st at the very latest to have it be effective this year, because the ordinance must become effective before December 31st of this year.

0:12:58.570 --> 0:12:59.830

Sophie Moiese Room

Any questions on that process?

0:13:2.840 --> 0:13:3.550

Sophie Moiese Room

OK.

0:13:3.860 --> 0:13:8.870

Sophie Moiese Room

So there next you can see the map of the area that was identified.

0:13:10.600 --> 0:13:14.590

Sophie Moiese Room

As Emily said, it was right there at the intersection of 93 and 90.

0:13:15.20 --> 0:13:17.270

Sophie Moiese Room

It goes into all four quadrants.

0:13:17.280 --> 0:13:21.300

Sophie Moiese Room

From there, all four you know, north all points of the compass.

0:13:21.540 --> 0:13:25.990

Sophie Moiese Room

From there it does surround but not include the existing.

0:13:26.0 --> 0:13:26.750

Sophie Moiese Room

Why Ted?

0:13:27.20 --> 0:13:29.720

Sophie Moiese Room

That was established in 2020 in that vicinity.

0:13:31.200 --> 0:13:44.970

Sophie Moiese Room

That boundary is pretty darn close to the same boundary that is being looked at for infrastructure

planning by your planning department right now, and there are consultants, WGM Group and the rest of their team.

0:13:46.140 --> 0:13:48.730

Sophie Moiese Room

They helped a lot with the development of this plan.

0:13:48.740 --> 0:13:55.870

Sophie Moiese Room

This high level plan to help us identify infrastructure deficiencies and address and determine the areas that needed to be addressed.

0:13:55.960 --> 0:14:7.410

Sophie Moiese Room

We modified that boundary a little bit from what they're looking at to make sure we only included areas that were aligned with the zoning and the growth policy in Missoula County.

0:14:7.420 --> 0:14:16.490

Sophie Moiese Room

There's a small area on the South end that is excluded because there was a conflict there and I don't want to bore you with those details, but if you want just to go into it, we can.

0:14:18.970 --> 0:14:20.90

Sophie Moiese Room

Next slide please, flana.

0:14:22.10 --> 0:14:23.320

Sophie Moiese Room

A public engagement?

0:14:23.370 --> 0:14:25.180

Sophie Moiese Room

I'm not gonna go through bullet by bullet.

0:14:25.390 --> 0:15:7.130

Sophie Moiese Room

Where I think Emily did that, but I will tell you that some meaningful changes to the comprehensive development plan came out of that, particularly we added a focus on emergency services and fire of services and made sure that we added into our high level plan recognizing the need to continue to plan for what those services are going to need to be in the future and figure out ways and that we could try to help fund those should this board decide that's the best use of the funds in the future to help them meet their the needs to provide adequate fire safety in that area.

0:15:7.280 --> 0:15:9.490

Sophie Moiese Room

Specifically, they pointed out the need.

0:15:9.500 --> 0:15:16.710

Sophie Moiese Room

If this is developed the way it's intended, the French town fire Department pointed out the need for a ladder truck and probably a new fire station.

0:15:17.80 --> 0:15:24.620

Sophie Moiese Room

Now, we're not saying in our plan that this whole that the TIF, the Ted and the TIF from that should pay for all of that.

0:15:25.0 --> 0:15:29.550

Sophie Moiese Room

But the TIF from this Ted could contribute to that to some extent.

0:15:29.620 --> 0:15:34.630

Sophie Moiese Room

To the extent that it serves the area within this Ted, does that make sense?

0:15:36.120 --> 0:15:51.300

Sophie Moiese Room

And and one other thing that was added based on public comment and our meetings with some of these stakeholders was the ability for the for the school districts to use Ted Money for their planning.

0:15:51.530 --> 0:15:56.970

Sophie Moiese Room

We heard that they struggle with planning for the future.

0:15:56.980 --> 0:16:2.700

Sophie Moiese Room

They're school administrators, not county planners, and so we did.

0:16:2.760 --> 0:16:10.880

Sophie Moiese Room

We did add add that ability to this comprehensive development plan, which has never been in one one before.

0:16:12.170 --> 0:16:13.0

Sophie Moiese Room

That's exactly right.

0:16:13.10 --> 0:16:15.400

Sophie Moiese Room

Thank you very much Emily for that.

0:16:15.550 --> 0:16:30.720

Sophie Moiese Room

And the another thing related to the schools that we heard very clearly from those administrators, they were very concerned about the safety of of future residents of future students and how they're gonna get from these areas to the school.

0:16:30.730 --> 0:16:46.260

Sophie Moiese Room

So we made sure we added in there wherever it was appropriate to, to mention the possibility to help support development planning, design and development of safe routes to get kids to and from schools safely when when they're there.

0:16:47.300 --> 0:16:50.370

Sophie Moiese Room

So to the comprehensive development plan itself.

0:16:51.800 --> 0:17:1.100

Sophie Moiese Room

Umm, the document that is attached to your ordinance, it has an introduction of course and a background about the vicinity.

0:17:1.210 --> 0:17:8.560

Sophie Moiese Room

What the goals are of actually establishing a Ted, it goes through the infrastructure deficiencies that were identified in the area.

0:17:9.330 --> 0:17:16.960

Sophie Moiese Room

It goes through a pretty rigorous process and explanation of how it does align with the with the zoning and the growth policy.

0:17:17.310 --> 0:17:18.680

Sophie Moiese Room

I don't want to belabor that here.

0:17:18.690 --> 0:17:45.370

Sophie Moiese Room

You're planning board's been through that and made made the finding that it that it does in fact do do that and as recommended to you that you pass this as a result, it identifies goals and strategies which I'll get into here in a moment and then talks about specific activities that the Ted staff will implement will take out to try to achieve those goals and strategies and then administration of the Ted itself.

0:17:45.460 --> 0:17:47.110

Sophie Moiese Room

Itself, it has a very short section too.

0:17:47.120 --> 0:18:1.710

Sophie Moiese Room

On future amendments, things change and and if you need to amend this plan, you have the ability to amend this plan and we we we already are planning to amend it to incorporate the infrastructure plan that the planning Department is is doing.

0:18:3.70 --> 0:18:3.570

Sophie Moiese Room

Thank you, Emily.

0:18:5.520 --> 0:18:9.100

Sophie Moiese Room

So, infrastructure deficiencies, Emilia's spoken to it already.

0:18:9.110 --> 0:18:33.340

Sophie Moiese Room

So I don't feel I need to repeat all of those things, though, unless there's questions, we'll just move on to the next to the next slide, the next two slides are really just to show you the land use designations and the next one is the zoning within their that shows that it is in large part already zoned for commercial use or industrial use.

0:18:33.590 --> 0:18:49.350

Sophie Moiese Room

There are also areas that are zoned for a residential or planned for residential different types of residential with the intent of developing those in a way that would be defined as workforce housing.

0:18:50.40 --> 0:18:55.730

Sophie Moiese Room

That's why those areas not normally would one think of those being included in a Ted.

0:18:56.240 --> 0:19:1.330

Sophie Moiese Room

But in this situation, because the changes in the law allow it and we wanna take opportunity.

0:19:1.680 --> 0:19:10.70

Sophie Moiese Room

So the opportunity to meet some of the needs of the community, that's why they are within this boundary and within this test.

0:19:13.380 --> 0:19:28.230

Sophie Moiese Room

So and after going through that process and defining goals, these are the four high level goals that we identified within the within the comprehensive plan, promote economic development and support of secondary value added industry.

0:19:28.240 --> 0:19:29.470

Sophie Moiese Room

That's why you do a Ted.

0:19:29.530 --> 0:19:31.900

Sophie Moiese Room

It's going to be a goal of the Ted and that is one of our goals.

0:19:32.870 --> 0:19:36.260

Sophie Moiese Room

Invest in the efficient delivery of public infrastructure.

0:19:36.330 --> 0:19:41.980

Sophie Moiese Room

We've got a lot of planned development up there, some for industrial, some for commercials, some for residential.

0:19:42.190 --> 0:19:47.440

Sophie Moiese Room

Let's think about this overall and deliver this infrastructure as cost effectively as possible.

0:19:47.670 --> 0:19:52.80

Sophie Moiese Room

That's where it dovetails with the infrastructure planning process that the planning department is working on.

0:19:52.900 --> 0:19:58.610

Sophie Moiese Room

Umm, we specifically identified as a goal to support the development of attainable workforce housing.

0:19:58.870 --> 0:20:0.850

Sophie Moiese Room

We have a definition of workforce.

0:20:0.860 --> 0:20:12.430

Sophie Moiese Room

We have workforce housing identified as infrastructure in the state code and for the last legislature we now have a definition of attainable or, as I would say it, affordable workforce housing.

0:20:12.860 --> 0:20:25.660

Sophie Moiese Room

And we want to this plan is set up to allow us to invest in that and we want to enhance public safety services in the area and that came out of those discussions with the taxing process with the fire departments.

0:20:25.890 --> 0:20:41.580

Sophie Moiese Room

There is a real need to enhance that in the vicinity, so the next few slides get into some details and I don't know that it's proper with the time here to go into all of those strategies and excuse me, that's my insulin pump.

0:20:43.660 --> 0:20:46.720

Sophie Moiese Room

Still be somethings amiss but we're good.

0:20:51.30 --> 0:20:52.600

Sophie Moiese Room

It's sitting there not doing any exercise.

0:20:55.210 --> 0:21:3.540

Sophie Moiese Room

Uh, but you'll see in the strategies here the theme is planning for all the things that we need to do.

0:21:3.550 --> 0:21:8.590

Sophie Moiese Room

We need to have another step within this process with more detailed planning for the individual.

0:21:9.410 --> 0:21:12.420

Sophie Moiese Room

Umm, things that we want to develop in the area.

0:21:12.470 --> 0:21:14.980

Sophie Moiese Room

So you'll see that thing through all of these strategies.

0:21:14.990 --> 0:21:23.40

Sophie Moiese Room

Another theme that you will see is public private partnerships and you will see identifying and leveraging other funding sources.

0:21:23.270 --> 0:21:27.220

Sophie Moiese Room

We can use TIF dollars as matches for grants.

0:21:27.340 --> 0:21:35.890

Sophie Moiese Room

We can use it as As for a lot of things to try to leverage other funding sources, and we need to continue to work.

0:21:35.900 --> 0:21:41.460

Sophie Moiese Room

That's a never ending process to identify those funding sources to do this as cost effectively as we possibly can.

0:21:44.880 --> 0:21:52.100

Sophie Moiese Room

Go ahead and toggle through the next couple if you don't mind flana unless there are any specific questions anyone has.

0:21:54.440 --> 0:21:56.490

Sophie Moiese Room

And one question maybe this is for Emily.

0:21:56.500 --> 0:21:56.680

Sophie Moiese Room

What?

0:21:56.690 --> 0:21:58.90

Sophie Moiese Room

What was the vote at the planning board?

0:21:58.160 --> 0:21:58.610

Sophie Moiese Room

Do you remember?

0:22:0.20 --> 0:22:0.860

Sophie Moiese Room

It was unanimous.

0:22:1.60 --> 0:22:1.630

Sophie Moiese Room

Great. Thanks.

0:22:4.620 --> 0:22:6.630

Sophie Moiese Room

So this is the.

0:22:6.680 --> 0:22:8.570

Sophie Moiese Room

This is the buck stops slide.

0:22:8.780 --> 0:22:11.630

Sophie Moiese Room

Who administers the the Ted?

0:22:11.640 --> 0:22:15.830

Sophie Moiese Room

There's been an in the state you may have heard of at the last legislature.

0:22:16.560 --> 0:22:34.940

Sophie Moiese Room

A lot of testimony against tax increment financing by some people and there is a perception among some that these entities are autonomous and can just go do what they want to do without any real oversight, which is not true.

0:22:35.480 --> 0:22:47.430

Sophie Moiese Room

They are overseen and the buck stops with you, with the County Commission, they are required to each year to a work plan and a budget and that needs to be approved by you.

0:22:47.480 --> 0:22:55.730

Sophie Moiese Room

You need to and that's why you have an economic development authority and that's why you have county staff to make sure that they are doing things appropriate.

0:22:55.860 --> 0:22:59.590

Sophie Moiese Room

But the final sign off each is with the County Commission.

0:22:59.650 --> 0:23:2.130

Sophie Moiese Room

So that's, that's the message in this particular slide.

0:23:4.870 --> 0:23:5.470

Sophie Moiese Room

And what?

0:23:5.590 --> 0:23:7.140

Sophie Moiese Room

That's all I have today.

0:23:7.510 --> 0:23:8.530

Sophie Moiese Room

Any any questions?

0:23:12.600 --> 0:23:13.250

Sophie Moiese Room

And we're good.

0:23:13.260 --> 0:23:13.530

Sophie Moiese Room

Thank.

0:23:13.540 --> 0:23:16.530

Sophie Moiese Room

Thanks a lot for coming your way over that, Dave.

0:23:16.540 --> 0:23:17.270

Sophie Moiese Room

Do you have any questions?

0:23:20.430 --> 0:23:21.290

David Strohmaier

No, I'm good.

0:23:21.300 --> 0:23:22.210

David Strohmaier

That was pretty thorough.

0:23:22.220 --> 0:23:22.510

David Strohmaier

Thank you.

0:23:29.250 --> 0:23:30.160

Sophie Moiese Room

Not saying so, I think.

0:23:31.670 --> 0:23:32.630

Sophie Moiese Room

Uh, he thought it was pretty.

0:23:34.870 --> 0:23:37.370

Sophie Moiese Room

Add super thorough.

0:23:37.380 --> 0:23:45.150

Sophie Moiese Room

We've talked about this a bunch, so none of this is a real surprise, but it's great to see you in a professional stamp on it that where we were headed is actually in the right direction.

0:23:45.160 --> 0:23:49.890

Sophie Moiese Room

So really appreciate that and another month well.

0:23:53.20 --> 0:23:57.750

Sophie Moiese Room

Sorry, so the next so we'll we'll have to to open that.

0:23:57.760 --> 0:23:59.50

Sophie Moiese Room

We have to do the reading.

0:23:59.60 --> 0:23:59.410

Sophie Moiese Room

I don't know.

0:24:0.830 --> 0:24:5.910

Sophie Moiese Room

For county attorney's gonna make us actually read the ordinance into the record.

0:24:6.270 --> 0:24:6.730

Sophie Moiese Room

Thank you.

0:24:7.590 --> 0:24:8.160

Sophie Moiese Room

It's in the.

0:24:8.620 --> 0:24:9.580

Sophie Moiese Room

It's in the board packet.

0:24:9.590 --> 0:24:11.20

Sophie Moiese Room

Yeah. Yeah.

0:24:11.310 --> 0:24:12.0

Sophie Moiese Room

Yep.

0:24:12.50 --> 0:24:34.750

Sophie Moiese Room

So the ordinance has been published on the agenda and we'll hold the hearing open till November 9th and you can make a decision then if and I will report out on the public engagement and comments that we have, if you choose to, you can keep it open potentially a little bit longer, but depending on quorums and stuff and going into the holidays, that's a risky thing to do.

0:24:34.760 --> 0:24:37.180

Sophie Moiese Room

So that's the plan, but we do need the motion.

0:24:39.870 --> 0:24:42.420

Sophie Moiese Room

You are preparing ah.

0:24:47.500 --> 0:24:48.90

David Strohmaier

You you know that.

0:24:45.530 --> 0:24:51.270

Sophie Moiese Room

Dave, it, can you do the adopt the recommended motion just so that we can make sure we check all the boxes.

0:24:53.260 --> 0:24:55.750

Sophie Moiese Room

OK, I am reading from this one.

0:24:55.760 --> 0:24:56.230

Sophie Moiese Room

OK.

0:24:56.310 --> 0:24:58.490

Sophie Moiese Room

I move to open the public hearing.

0:25:1.570 --> 0:25:2.200

David Strohmaier

Hold for you.

0:25:20.630 --> 0:25:21.50

David Strohmaier

2nd.

0:24:58.840 --> 0:25:24.500

Sophie Moiese Room

Excuse me and hold first reading of an ordinance of the board of County Commissioners in Missoula County, Montana, creating why 2 targeted Economic Development district in support of value added economic development projects pursuant to Title 7, Chapter 15, Parts 42 and 43 of the Montana Code Annotated 43 is the best store where like 42.

0:25:27.580 --> 0:25:28.540

David Strohmaier

I will second that motion.

0:25:29.650 --> 0:25:30.960

Sophie Moiese Room

I read his load, he said.

0:25:30.970 --> 0:25:32.590

Sophie Moiese Room

I second that motion and.

0:25:32.630 --> 0:25:32.840

Sophie Moiese Room

Yeah.

0:25:34.590 --> 0:25:34.960

Sophie Moiese Room

OK.

0:25:34.970 --> 0:25:35.680

Sophie Moiese Room

All in favor?

0:25:36.820 --> 0:25:37.290

David Strohmaier

I.

0:25:36.230 --> 0:25:38.310

Sophie Moiese Room

Aye, aye, Dave.

0:25:38.320 --> 0:25:38.860

Sophie Moiese Room

ID as well.

0:25:41.520 --> 0:25:41.870

Sophie Moiese Room

Alright.

0:25:41.940 --> 0:25:42.850

Sophie Moiese Room

Thanks Emily.

0:25:40.990 --> 0:25:43.190

David Strohmaier

Am I not coming through on the microphone?

0:25:42.860 --> 0:25:43.610

Sophie Moiese Room

Thanks ton.

0:25:43.980 --> 0:25:45.690

Sophie Moiese Room

We're headed to Butte shortly, so.

0:25:48.40 --> 0:25:53.600

Sophie Moiese Room

See on the highway result the good to know for an energy conference tomorrow.

0:25:55.140 --> 0:25:55.790

Sophie Moiese Room

Thanks.

0:25:55.840 --> 0:25:56.70

Sophie Moiese Room

Yeah.

0:25:56.80 --> 0:25:56.700

Sophie Moiese Room

Thanks planet.

0:25:57.820 --> 0:26:6.690

Sophie Moiese Room

So our next hearing and Callie, well, if to us about the jetty Jetty farm in Grass Valley open Space Bond project.

0:26:7.220 --> 0:26:7.650

Sophie Moiese Room

Great.

0:26:7.660 --> 0:26:8.190

Sophie Moiese Room

Thank you.

0:26:8.200 --> 0:26:9.230

Sophie Moiese Room

This on. Yeah.

0:26:9.680 --> 0:26:12.490

Sophie Moiese Room

Hi, Kaylee Becker, I'm with Missoula County.

0:26:12.500 --> 0:26:26.30

Sophie Moiese Room

As the Open Lands Project manager, so the hearing today is for request to extend 2006 open space bond funding toward a conservation easement that would be held by 5 Valleys Land Trust.

0:26:26.160 --> 0:26:34.20

Sophie Moiese Room

I am going to hand it over to Ben Harran, who's here with five valleys Land Trust to give a presentation on the project and I'll follow that with a staff report.

0:26:34.930 --> 0:26:35.370

Sophie Moiese Room

Thank you.

0:26:45.110 --> 0:26:46.260

Sophie Moiese Room

Thank you for that.

0:26:46.360 --> 0:26:49.780

Sophie Moiese Room

Is this is this on closer, hold it.

0:26:52.460 --> 0:26:52.760

Sophie Moiese Room

Thanks.

0:26:53.960 --> 0:26:54.990

Sophie Moiese Room

Thank you, Kelly.

0:26:55.140 --> 0:26:58.690

Sophie Moiese Room

Thank you, Chairman Sladek and members of the County Commission.

0:26:59.750 --> 0:27:1.640

Sophie Moiese Room

Umm, my name is Ben Horan.

0:27:1.650 --> 0:27:8.510

Sophie Moiese Room

I'm here from 5 valleys Land Trust with a brief presentation on the proposed jetty Farm, Grass Valley conservation easement.

0:27:10.900 --> 0:27:11.480

Sophie Moiese Room

Umm.

0:27:13.600 --> 0:27:21.320

Sophie Moiese Room

For situation of the property and the project background, we are looking at about 122 acres in the grass valley near Frenchtown.

0:27:21.330 --> 0:27:26.830

Sophie Moiese Room

You can see on the screen that it's demonstrated there to the West of Missoula, just southwest of the airport.

0:27:26.940 --> 0:27:30.260

Sophie Moiese Room

There, this is a property with historic tradition of agricultural use.

0:27:30.270 --> 0:27:47.390

Sophie Moiese Room

Since the late 1800s and it continues to remain an egg production through leases with the neighboring land owners, Umm worth mentioning here is the family does currently own a conservation easement with Bitterroot Land Trust in Stevensville and is donating this easement to ensure that the property is conserved?

0:27:50.560 --> 0:28:0.470

Sophie Moiese Room

Looking again here we see that the properties within one mile of two different conservation easements, those are displayed here in the class hatching and that's the next next slide.

0:28:2.820 --> 0:28:3.310

Sophie Moiese Room

There it is.

0:28:3.320 --> 0:28:9.470

Sophie Moiese Room

Within that one mile radius we see within a mile is the Clark Fork River State land and two conservation easements.

0:28:9.850 --> 0:28:15.880

Sophie Moiese Room

And it's also very near other conservation easements, National Forest and other elements of protected and public land.

0:28:16.570 --> 0:28:18.890

Sophie Moiese Room

UM, it's also if we move to the next slide.

0:28:21.550 --> 0:28:25.460

Sophie Moiese Room

In see it's displayed as the Green Star and the northwest corner of this map.

0:28:25.530 --> 0:28:35.440

Sophie Moiese Room

It was identified as an open space cornerstone area and the 2019 post plan and it's right on the boundary of the Missoula and the French town Hudson County planning areas.

0:28:39.510 --> 0:28:41.860

Sophie Moiese Room

The conservation values and affect the are diverse.

0:28:41.870 --> 0:28:47.760

Sophie Moiese Room

We see that there are significant natural habitat for plants, Fish and Wildlife, wetlands and riparian habitats.

0:28:48.210 --> 0:28:51.540

Sophie Moiese Room

Open space lands to continue traditional agricultural practices.

0:28:51.810 --> 0:28:53.900

Sophie Moiese Room

Scenic views and historic working landscapes.

0:28:56.460 --> 0:28:59.620

Sophie Moiese Room

We see here a smooth map in the natural resource conservation service.

0:29:0.120 --> 0:29:9.30

Sophie Moiese Room

Umm this prep includes both lower elevation alluvial soils as well as Clay Hills bench, which is served by the Grass Valley Frenchtown Ditch and also runs through the property.

0:29:9.820 --> 0:29:18.360

Sophie Moiese Room

2/3 of the property are farmland of local importance or prime cropland if irrigated, and again, most of the party is irrigated through shares in the ditch company.

0:29:18.370 --> 0:29:25.250

Sophie Moiese Room

There the property is currently used to raise alfalfa and grass hay and is at least to the neighbors.

0:29:25.260 --> 0:29:34.460

Sophie Moiese Room

To do so, a conservation needs and this will help ensure that the highest and best use of the property pains agricultural, whether by future, the landowner or through continued use of leases.

0:29:34.880 --> 0:29:35.270

Sophie Moiese Room

Umm.

0:29:35.700 --> 0:29:43.350

Sophie Moiese Room

Limited weeds and invasive species are documented on the property, primarily along the ditches, and those are occasionally treated by the Dutch company.

0:29:47.380 --> 0:29:54.310

Sophie Moiese Room

The wildlife and habitat van value what we see is that this is located in the Clark Fork River Grass Valley.

0:29:54.320 --> 0:29:56.410

Sophie Moiese Room

Important bird areas identified by 5 valleys.

0:29:56.420 --> 0:30:16.830

Sophie Moiese Room

Audubon Society, the Montana Natural Heritage Program, has identified 10 species of concern and three potential species of concern as utilizing the property, and in June 2023, Bird survey by the Audubon Society identified 48 different bird species on this and the adjoining property in 2016.

0:30:17.500 --> 0:30:32.330

Sophie Moiese Room

This was identified as an important bird Bird area of continental importance due to the Lewis's woodpecker populations and this property in particular would specifically high quality habitat for short eared hour owl as well as seasonal referring habit had along the irrigation canals.

0:30:32.440 --> 0:30:35.70

Sophie Moiese Room

There's a shorter your towel for the record.

0:30:38.460 --> 0:30:38.990

Sophie Moiese Room

Umm.

0:30:39.760 --> 0:30:43.300

Sophie Moiese Room

The scenic value of the property can probably not be understated.

0:30:43.840 --> 0:30:46.870

Sophie Moiese Room

Umm, it is located adjacent to Mullen Rd.

0:30:46.880 --> 0:30:49.410

Sophie Moiese Room

In an area of particularly high development pressure these days.

0:30:52.20 --> 0:30:55.900

Sophie Moiese Room

The conservation easement itself move on to the next slide there.

0:30:59.290 --> 0:31:8.600

Sophie Moiese Room

Allows for no splits of the property and only allows for replacement of existing structures within the building envelope near Mullen Road and the current buildings.

0:31:8.610 --> 0:31:14.240

Sophie Moiese Room

You see the building envelope there on the western corner of the property and the cross hatching?

0:31:14.820 --> 0:31:15.360

Sophie Moiese Room

Umm.

0:31:16.360 --> 0:31:21.770

Sophie Moiese Room

Allows for no splits and no commercial activities beyond agricultural recreational uses.

0:31:22.500 --> 0:31:26.210

Sophie Moiese Room

Broadly speaking, this is a A.

0:31:29.300 --> 0:31:31.660

Sophie Moiese Room

A very I guess, normal conservation.

0:31:31.670 --> 0:31:32.530

Sophie Moiese Room

He's been, as is.

0:31:32.540 --> 0:31:34.490

Sophie Moiese Room

Is as much as that is, a is a.

0:31:34.500 --> 0:31:36.690

Sophie Moiese Room

Is a concept and it tracks very closely with our.

0:31:36.700 --> 0:31:37.980

Sophie Moiese Room

With our conservation, he's been template.

0:31:41.240 --> 0:31:48.970

Sophie Moiese Room

Looking at the budget here on the next slide, we see once again that the CE value is fully donated in order to conserve the property in perpetuity.

0:31:49.600 --> 0:31:56.230

Sophie Moiese Room

Umm, we mentioned earlier that the landowner does have a different conservation easement with Bitterroot Land Trust in Stevensville.

0:31:56.810 --> 0:32:12.910

Sophie Moiese Room

In that case, he, umm or they paid transaction costs out of pocket to ensure the property was protected and shared, that they're not in a position to do that on this on this easement, which is why we're here asking for county funding of transaction costs and facilitation support.

0:32:13.40 --> 0:32:14.280

Sophie Moiese Room

Ben, just a quick question.

0:32:14.290 --> 0:32:15.890

Sophie Moiese Room

Do you have a sense of the value of the easement?

0:32:15.900 --> 0:32:26.210

Sophie Moiese Room

If it wasn't donated, we don't because that it was umm, it completely donated these men and the land owner indicated they're not pursuing a a tax deduction.

0:32:26.220 --> 0:32:26.820

Sophie Moiese Room

There's no appraisal.

0:32:32.100 --> 0:32:43.70

Sophie Moiese Room

Can you do like I I range I mean I guess I'm I'm biased because I see that this was a very big gift and I just for the greater public record don't want it to be skipped over as that they donated these went.

0:32:43.80 --> 0:32:43.590

Sophie Moiese Room

That's awesome.

0:32:43.600 --> 0:32:51.130

Sophie Moiese Room

But we're talking about a very large sum of money, given where this land is, and it's development value that this was a tremendous act of generosity.

0:32:51.500 --> 0:32:54.350

Sophie Moiese Room

I think it's fair to say that it's a tremendous act of generosity.

0:32:54.360 --> 0:32:56.790

Sophie Moiese Room

That's perfect I would.

0:32:58.340 --> 0:33:3.280

Sophie Moiese Room

Hesitate to opine on the value of the property as I'm not that makes good sense.

0:33:3.360 --> 0:33:3.940

Sophie Moiese Room

Yeah, yeah.

0:33:8.390 --> 0:33:24.940

Sophie Moiese Room

In this case, the open space bond ask covers most transaction costs, including a portion of the facilitation process and additional cost of that or additional facilitation costs are supported by 5 hours Land Trust as well as \$5 Audubon Society UM.

0:33:25.890 --> 0:33:34.410

Sophie Moiese Room

With that said, that is the culmination of the presentation, but I'm delighted to answer questions if if you have any, sure.

0:33:34.500 --> 0:33:45.170

Sophie Moiese Room

So I know with some easements and some land owners it takes a really long time and there's families involved in and estate planning and legacy and it's a it's a huge, huge deal.

0:33:47.700 --> 0:33:52.350

Sophie Moiese Room

Did you all have to spend that type of time or would this come more from the family or what?

0:33:52.360 --> 0:34:14.150

Sophie Moiese Room

What was five valley sort of long term, what spy value sort of long term past like with this project 5 allies asked with this area is is long running we've pursued or investigated or had conversations with with a number of land owners adjacent to this property and in the Grass Valley area about conservation outcomes for their properties.

0:34:14.720 --> 0:34:26.570

Sophie Moiese Room

The land owner in this case, reach out to five valleys with a strong enthusiasm for making sure that the property is conserved and perpetuity, and with that is the primary goal and focus.

0:34:26.730 --> 0:34:27.560

Sophie Moiese Room

That's a big deal too.

0:34:28.290 --> 0:34:28.560

Sophie Moiese Room

Yeah.

0:34:28.610 --> 0:34:29.230

Sophie Moiese Room

Thank you. Yeah.

0:34:32.810 --> 0:34:33.960

Sophie Moiese Room

It's about the how.

0:34:33.970 --> 0:34:36.750

Sophie Moiese Room

How long did this take?

0:34:37.120 --> 0:34:39.520

Sophie Moiese Room

But when the when the initial umm.

0:34:39.790 --> 0:34:41.120

Sophie Moiese Room

Contact when was that made?

0:34:41.250 --> 0:34:48.840

Sophie Moiese Room

This process for this conversation is a has been approximately a year pretty darn quick.

0:34:48.850 --> 0:34:51.380

Sophie Moiese Room

It is, which is fast in the easement world.

0:34:51.490 --> 0:34:53.410

Sophie Moiese Room

It is lightning fast and easement world.

0:34:53.420 --> 0:34:54.560

Sophie Moiese Room

That's correct.

0:34:54.630 --> 0:35:7.610

Sophie Moiese Room

One you know one thing that makes this project relatively umm, I guess I would say smooth is that the land owners generosity in donating the value of the easement.

0:35:7.680 --> 0:35:21.330

Sophie Moiese Room

One of the things that we see can make projects take a longer time is when we need to source funding to purchase the conservation easement, which is something that is standard and regular and and expected in a lot of cases.

0:35:22.10 --> 0:35:26.840

Sophie Moiese Room

In this case, again going to that outstanding generosity of the land owner, we were able to move relatively quickly.

0:35:27.290 --> 0:35:31.390

Sophie Moiese Room

Yeah, I think that's a really important point that you're alluding to earlier.

0:35:31.400 --> 0:35:34.720

Sophie Moiese Room

When we said this is just a regular conservation easement, absolutely.

0:35:34.840 --> 0:35:44.450

Sophie Moiese Room

What makes this special is that donated feature of it that that's very, very unusual, and without the I'm just going to go out on a limb and say without the.

0:35:46.620 --> 0:35:50.490

Sophie Moiese Room

Tax benefits associated with easements that are sold.

0:35:50.860 --> 0:36:2.670

Sophie Moiese Room

I believe our easement program generally would be a sliver of what it actually is, and that's not to say lots of people don't share the values of the jetty family, but it's rare that someone has those values.

0:36:2.970 --> 0:36:8.970

Sophie Moiese Room

So internalized and and feels them so powerfully that they're willing and able to donate an easement.

0:36:8.980 --> 0:36:14.190

Sophie Moiese Room

That that's really, really unusual and they have no concerns, totally enthusiastic about this.

0:36:14.260 --> 0:36:26.170

Sophie Moiese Room

My only concern not about this project but about generally, is that we begin to imagine, well, every agricultural easement or every open, every easement related to habitat should should be like this.

0:36:26.300 --> 0:36:27.770

Sophie Moiese Room

That jeez, we saw this happen.

0:36:27.780 --> 0:36:31.250

Sophie Moiese Room

Why can't everybody be like the jetty family and that this is a Unicorn thing?

0:36:31.330 --> 0:36:32.190

Sophie Moiese Room

This isn't if.

0:36:32.200 --> 0:36:35.570

Sophie Moiese Room

If this became the standard, we wouldn't have much in the world of easements.

0:36:35.580 --> 0:36:47.760

Sophie Moiese Room

This is very special, absolutely, and I appreciate you saying that and I expected in the not too distant future, we'll have the opportunity to to talk at more length about easements, where there is a purchase component. Thanks.

0:36:56.780 --> 0:36:57.510

Sophie Moiese Room

Thanks a lot, Ben.

0:36:57.780 --> 0:36:58.250

Sophie Moiese Room

Thanks, Ben.

0:37:1.180 --> 0:37:2.590

Sophie Moiese Room

Hey, thank you, Ben.

0:37:3.460 --> 0:37:8.970

Sophie Moiese Room

So I just want to follow up with a brief staff report to go over some of the kind of more public process.

0:38:20.170 --> 0:38:20.600

Sophie Moiese Room

OK.

0:38:20.610 --> 0:38:21.10

Sophie Moiese Room

Is that better?

0:38:28.20 --> 0:38:28.610

David Strohmaier

Yes.

0:38:23.360 --> 0:38:28.610

Sophie Moiese Room

Dave, can you, can you hear Kaylee now, or can anyone hear Kaylee?

0:38:28.620 --> 0:38:29.250

David Strohmaier

Can you hear?

0:38:29.260 --> 0:38:29.960

David Strohmaier

Can you hear me?

0:38:28.620 --> 0:38:31.420

Sophie Moiese Room

Now, hopefully somebody can.

0:38:37.560 --> 0:38:38.270

Karen Hughes

We can hear you now.

0:38:39.550 --> 0:38:40.300

Sophie Moiese Room

Wonderful.

0:38:40.510 --> 0:38:41.300

Sophie Moiese Room

Thank you.

0:38:41.590 --> 0:38:43.80

Sophie Moiese Room

So I'm going to start over.

0:38:43.90 --> 0:38:43.740

Sophie Moiese Room

Bear with me.

0:38:44.590 --> 0:38:57.620

Sophie Moiese Room

I'm just going to go over a brief staff report of some of the public process pieces that have preceded this hearing, so all open space bond projects are vetted through the counties open Land Citizen Advisory Committee.

0:38:57.850 --> 0:39:7.470

Sophie Moiese Room

They completed a site visit on August 29th with the landowner at the property, as well as a report with the representative from 5 Valleys Land Trust.

0:39:7.690 --> 0:39:17.570

Sophie Moiese Room

And then they met on September 14th and all voted unanimously to approve expenditure of a \$34,000 thirty \$4007.00 for this project.

0:39:18.320 --> 0:39:36.720

Sophie Moiese Room

As Ben mentioned, it's a donated conservation easement on approximately 122 acres and it is within the open space cornerstone as established by the Missoula Urban Area Open Space Plan, which is as everyone will remember, a plan that was jointly adopted by the city and the county.

0:39:37.800 --> 0:39:50.90

Sophie Moiese Room

It meets multiple purposes of the open space bond, including protecting working farms, ranches and forests, managing for growth, providing open space and scenic landscapes, and protecting wildlife habitat.

0:39:50.880 --> 0:40:12.800

Sophie Moiese Room

I will finish with the staff recommendation that we are recommending that this project be funded for up to \$34,007.00 and that would cover 100% of the transaction costs and 26% of eligible 5 Valleys Land Trust project staff time for a total which would comprise a total amount of \$6000 for that staff time.

0:40:13.310 --> 0:40:15.420

Sophie Moiese Room

I'm happy to answer any questions as well.

0:40:15.490 --> 0:40:16.930

Sophie Moiese Room

If you have any, thank you.

0:40:21.780 --> 0:40:26.290

Sophie Moiese Room

This is such a modest ask for such a giant project, it's hard to like.

0:40:27.100 --> 0:40:29.20

Sophie Moiese Room

Why wouldn't anybody do backflips for this?

0:40:29.30 --> 0:40:34.340

Sophie Moiese Room

So yeah, if you see me not asking hard questions, that's why it's not like it wasn't paying attention.

0:40:37.690 --> 0:40:48.880

Sophie Moiese Room

Trying to figure out how to get to enable chat for stromyer, but I \$34,000 I mean this is yeah, Mike said.

0:40:48.890 --> 0:40:52.800

Sophie Moiese Room

My only concern is that we're setting the bar impossibly high for any other project.

0:40:53.290 --> 0:40:53.920

Sophie Moiese Room

OK.

0:40:53.990 --> 0:40:55.60

Sophie Moiese Room

And we recognize that.

0:40:55.70 --> 0:41:2.190

Sophie Moiese Room

I just want to make sure that we'll see recognizes that five values recognizes that we don't paint ourselves into a corner.

0:41:2.200 --> 0:41:8.80

Sophie Moiese Room

Where we can't do anymore conservation projects unless they come donated, whether it's for recreation or habitat or for agriculture.

0:41:10.230 --> 0:41:11.640

Sophie Moiese Room

That I'm ready for it.

0:41:11.650 --> 0:41:12.130

Sophie Moiese Room

Thank you.

0:41:12.140 --> 0:41:12.960

Sophie Moiese Room

We're excited.

0:41:12.970 --> 0:41:14.560

Sophie Moiese Room

We want more projects again.

0:41:15.390 --> 0:41:15.680

Sophie Moiese Room

Yeah.

0:41:15.690 --> 0:41:16.970

Sophie Moiese Room

We wanna spend this money.

0:41:17.110 --> 0:41:21.870

Sophie Moiese Room

We want them to get projects done and we're fine if they're just ponies and not unicorns.

0:41:21.980 --> 0:41:23.0

Sophie Moiese Room

Yeah.

0:41:23.540 --> 0:41:24.430

Sophie Moiese Room

Who's a horse person?

0:41:26.40 --> 0:41:30.60

Sophie Moiese Room

Ohgi, we're gonna wait for Dave version, but.

0:41:33.140 --> 0:41:33.770

Sophie Moiese Room

Thank you.

0:41:33.900 --> 0:41:35.190

Sophie Moiese Room

Any public comment on this?

0:41:35.540 --> 0:41:36.30

Sophie Moiese Room

Ohh yeah.

0:41:36.40 --> 0:41:36.570

Sophie Moiese Room

There we go.

0:41:36.580 --> 0:41:37.200

Sophie Moiese Room

Sorry, man.

0:41:37.940 --> 0:41:39.210

Sophie Moiese Room

You you've been so patient.

0:41:39.320 --> 0:41:40.570

Sophie Moiese Room

I'm used to standing in line.

0:41:42.320 --> 0:41:49.100

Sophie Moiese Room

Ron Slater SHLADERI am a member of the Missoula County Opryland Citizen Advisory Committee.

0:41:49.910 --> 0:41:50.510

Sophie Moiese Room

It's Kaylee said.

0:41:50.520 --> 0:42:1.460

Sophie Moiese Room

We did that do a site visit on this August 29th and we did see a beautiful piece of agricultural land out there that's now slowly getting surrounded by development.

0:42:2.320 --> 0:42:9.270

Sophie Moiese Room

We did discuss this at our at our board meeting on September the 14th with very little opposition to the easement.

0:42:9.810 --> 0:42:31.840

Sophie Moiese Room

Therefore, Missoula County Open Land Citizen Advisory Committee recommends that the county authorized expenditure of up to \$34,007.00 in 2006 open space bond funds for donated conservation easement on 122 acres of land owned by Donna Ray Thompson, also known as a Jetty Farm.

0:42:31.850 --> 0:42:33.950

Sophie Moiese Room

Grass Valley open Space Bond project.

0:42:35.60 --> 0:42:35.470

Sophie Moiese Room

Thank you.

0:42:35.540 --> 0:42:35.960

Sophie Moiese Room

Thank you.

0:42:39.660 --> 0:42:41.970

Sophie Moiese Room

Cameo would you like to speak on this?

0:42:42.840 --> 0:42:43.630

Cameo Flood

Yes, thank you.

0:42:43.910 --> 0:42:45.340

Cameo Flood

Umm, I was.

0:42:51.480 --> 0:42:52.500

Sophie Moiese Room

It's in the chat, yeah.

0:42:45.850 --> 0:42:57.780

Cameo Flood

I don't know if you can answer questions, so I'll just register my comment, which is I'm wondering uh, since since the UM easement has a value.

0:42:57.640 --> 0:42:58.10

Sophie Moiese Room

Cameo.

0:42:58.20 --> 0:42:58.890

Sophie Moiese Room

Keep keep typing.

0:43:0.210 --> 0:43:0.510

Cameo Flood

No.

0:42:58.900 --> 0:43:0.560

Sophie Moiese Room

We'll answer your question when you're done typing.

0:43:14.390 --> 0:43:17.890

Sophie Moiese Room

The I don't get it now.

0:43:17.900 --> 0:43:18.490

Sophie Moiese Room

I've lost her.

0:43:20.130 --> 0:43:24.310

Sophie Moiese Room

Umm, I can't see her question on the scroll.

0:43:24.20 --> 0:43:26.690

Karen Hughes

So so when she's talking, it's picking up.

0:43:26.700 --> 0:43:27.250

Karen Hughes

Can you hear me?

0:43:27.260 --> 0:43:27.940

Karen Hughes

This is Karen Hughes.

0:43:28.390 --> 0:43:28.980

Sophie Moiese Room

Hey guys.

0:43:28.990 --> 0:43:30.140

Sophie Moiese Room

Thanks so much, Karen.

0:43:30.70 --> 0:43:44.10

Karen Hughes

So when both Dave and cameo we're talking, it's picking up their contribution in the chat or in the in the text when she stopped talking, it stopped typing.

0:43:44.20 --> 0:43:45.940

Karen Hughes

But I can hear them when they talk.

0:43:45.650 --> 0:43:46.30

Sophie Moiese Room

OK.

0:43:46.840 --> 0:43:48.290

Karen Hughes

You can't, it appears.

0:43:48.340 --> 0:43:50.420

Sophie Moiese Room

Can can you restate what cameo said?

0:43:50.900 --> 0:43:52.410

Karen Hughes

Well, she stopped talking.

0:43:55.790 --> 0:43:56.390

Cameo Flood

OK so.

0:43:52.420 --> 0:43:56.630

Karen Hughes

And then and then no, I can't so cameo.

0:43:56.20 --> 0:43:57.140

Sophie Moiese Room

And play a game of telephone.

0:43:56.640 --> 0:44:1.560

Karen Hughes

If you say it, it will pick it up in the in the chat and they can read it.

0:44:3.200 --> 0:44:4.150

Sophie Moiese Room

Actually, it's not the chat.

0:44:4.160 --> 0:44:5.150

Sophie Moiese Room

It's kind of like the.

0:44:5.450 --> 0:44:6.450

Sophie Moiese Room

It's like closed captioning.

0:44:2.440 --> 0:44:6.790

Cameo Flood

OK, so I was wondering, that's just weird.

0:44:8.200 --> 0:44:8.970

Cameo Flood

It's the close guy.

0:44:9.290 --> 0:44:10.340

Karen Hughes

It's the closed captioning.

0:44:11.90 --> 0:44:11.290

Sophie Moiese Room

Yeah.

0:44:9.460 --> 0:44:13.220

Cameo Flood

I was wondering, OK, since I'll try this again.

0:44:13.470 --> 0:44:14.180

Sophie Moiese Room

Oh, here she goes.

0:44:14.30 --> 0:44:26.140

Cameo Flood

Umm, since the easement has a value, I was wondering how much property tax value is going to be foregone by the easement.

0:44:26.230 --> 0:44:35.690

Cameo Flood

In other words, is the county going to collect less money in property taxes off of this property once the easement is enforced?

0:44:35.240 --> 0:44:35.870

Sophie Moiese Room

Can I answer this?

0:44:38.590 --> 0:44:39.0

Sophie Moiese Room

Cameo.

0:44:40.920 --> 0:44:41.270

Cameo Flood

Great.

0:44:41.280 --> 0:44:41.600

Cameo Flood

Thank you.

0:44:39.10 --> 0:44:46.760

Sophie Moiese Room

I'd like to answer this so since this land is agricultural, it's been taxed as agriculture land, which is a very, very low tax.

0:44:46.950 --> 0:44:47.670

Sophie Moiese Room

So the.

0:44:48.660 --> 0:44:53.890

Sophie Moiese Room

Ah, the fact that there's gonna be an easement on this land doesn't won't change its value.

0:44:54.160 --> 0:45:2.570

Sophie Moiese Room

The change in value would only occur if this was land that wasn't farmed and was very was developable, and then the easement was put on it.

0:45:2.670 --> 0:45:7.640

Sophie Moiese Room

So in just putting an easement on Agland isn't going to change its value for tax purposes.

0:45:7.850 --> 0:45:11.800

Sophie Moiese Room

And then I think she was concerned about the value of properties neighboring it.

0:45:13.470 --> 0:45:27.170

Sophie Moiese Room

I think this may increase the value of neighbor of neighboring process properties, but that stress on the May and that's because typically houses that overlook open beautiful open space are worth more than the same house overlooking other houses.

0:45:27.380 --> 0:45:32.660

Sophie Moiese Room

But again, that's just a May and can I add lead to that too?

0:45:32.730 --> 0:45:40.760

Sophie Moiese Room

It's also important to note that conservation easements I, or state law, cannot change the taxable value of the property.

0:45:40.850 --> 0:45:47.110

Sophie Moiese Room

So it may impact how much a property sells for, but it can't change the amount that it is taxed.

0:45:48.710 --> 0:45:49.460

Sophie Moiese Room

Didn't know that.

0:45:49.470 --> 0:45:50.40

Sophie Moiese Room

Thank you.

0:45:50.330 --> 0:45:50.800

Sophie Moiese Room

Good thing.

0:45:50.810 --> 0:45:51.270

Sophie Moiese Room

Who knew?

0:45:51.280 --> 0:45:51.970

Sophie Moiese Room

Appreciate that.

0:45:52.30 --> 0:45:53.400

Sophie Moiese Room

Yep, cameo.

0:45:53.410 --> 0:45:54.360

Sophie Moiese Room

Does that answer your question?

0:45:56.70 --> 0:45:58.300

Cameo Flood

Yes, thanks very much for the answers.

0:45:58.390 --> 0:45:59.50

Cameo Flood

I appreciate that.

0:46:1.810 --> 0:46:2.980

Sophie Moiese Room

Thank you for asking cameo.

0:46:4.860 --> 0:46:5.490

Sophie Moiese Room

Technology.

0:46:5.500 --> 0:46:6.410

Sophie Moiese Room

Thanks for hanging in there.

0:46:21.80 --> 0:46:21.410

Sophie Moiese Room

There's.

0:46:21.420 --> 0:46:22.570

Sophie Moiese Room

Is there something in the chat?

0:46:22.580 --> 0:46:24.50

Sophie Moiese Room

I see a a red dot there.

0:46:29.330 --> 0:46:30.230

Sophie Moiese Room

OK, OK.

0:46:35.790 --> 0:46:48.600

Sophie Moiese Room

OK, I move that the board approved the expenditure of \$34,000, thirty \$4007.00 of the counties portion of the 2006 open Space bond funds for the Jetty farm grass.

0:46:49.540 --> 0:46:49.900

Sophie Moiese Room

Umm.

0:46:50.100 --> 0:46:52.90

Sophie Moiese Room

Grass Valley open Space Bond project.

0:46:55.870 --> 0:46:56.520

Sophie Moiese Room

No, dear.

0:46:57.290 --> 0:46:57.770

Sophie Moiese Room

Great.

0:46:57.780 --> 0:46:58.760

Sophie Moiese Room

Dave seconded.

0:46:59.210 --> 0:47:0.570

Sophie Moiese Room

Alright, any public comment?

0:47:3.20 --> 0:47:3.320

Sophie Moiese Room

OK.

0:47:3.330 --> 0:47:4.50

Sophie Moiese Room

All in favor?

0:47:4.120 --> 0:47:5.110

Sophie Moiese Room

Aye.

0:47:5.160 --> 0:47:5.590

David Strohmaier

I.

0:47:5.540 --> 0:47:7.30

Sophie Moiese Room

Thanks for bearing with us on the technology.

0:47:7.40 --> 0:47:13.450

Sophie Moiese Room

Apologies for that and so kind of you thinking about the future to do this amensia gift.

0:47:13.520 --> 0:47:13.800

Sophie Moiese Room

Thank you.

0:47:16.360 --> 0:47:17.840

Sophie Moiese Room

Dave, you're unmuted now.

0:47:17.850 --> 0:47:19.110

Sophie Moiese Room

If you wanna add something.

0:47:20.940 --> 0:47:21.660

David Strohmaier

Can you hear me?

0:47:24.750 --> 0:47:25.230

Sophie Moiese Room

Can't hear you.

0:47:26.980 --> 0:47:27.850

Sophie Moiese Room

Closed captioning.

0:47:28.380 --> 0:47:29.740

Sophie Moiese Room

You know we can't hear you still.

0:47:33.910 --> 0:47:34.350

Sophie Moiese Room

Yes.

0:47:34.360 --> 0:47:37.470

Sophie Moiese Room

All right, everybody, go do something else.

0:47:37.660 --> 0:47:38.280

Sophie Moiese Room

Thanks everyone.