

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, NOVEMBER 09, 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
Emily Brock, Director, Land and Economic Development
Tim Worley, Senior Planner, Planning, Development, and Sustainability
Flanna McLarty, Specialist, Land and Economic Development
John Hart, Civil County Attorney, County Attorney's Office
Zach Jones, Planner, Planning, Development, and Sustainability
Samuel Scott, Assistant Recording Director, Clerk and Records' Office

1. **CALL TO ORDER** *[Time stamp – 0:01]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:05]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:29]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:38]*
 - a. Closed Captioning
 - b. Operation Green Light Proclamation
 - c. John Engen Local Government Building Proclamation
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 6:13]*

6. CURRENT CLAIMS LIST *[Time stamp – 06:18]*

Claims received as of October 24, 2023 to October 30, 2023 by the Commissioners' Office total \$1,832,518.95.

7. HEARINGS

a. Ordinance- Wye 2 Targeted Economic Development District Plan *[Time stamp – 06:34]*

Emily Brock, Director, Land and Economic Development

Commissioner Strohmaier made the motion that the Board of County Commissioners of Missoula County hereby adopt Ordinance 2023-03 creating WYE 2 Targeted Economic Development District and adopt a comprehensive development plan as presented by staff.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Resolution 2023-089 Ordinance 2023-03 Book: 1095 Page: 253]

b. Seeley Lake Refuse District Annexation

[Time stamp – 29:22]

Samuel Scott, Assistant Recording Director, Clerk and Recorder's Office

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the annex the property into Seeley Lake Refuse District as presented by staff.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Resolution 2023-088. Book: 1095 Page: 254]

c. Porch Tower Subdivision

[Time stamp – 45:80]

Zach Jones, Planner, Planning, Development, and Sustainability

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners approve the Porch Tower Minor Subdivision based on the findings of fact and conclusions of the law and the staff report and subject to the recommended conditions of approval.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Letter 2023-201 was electronically sent to Tamara Ross on November 27, 2023]

d. Ranch Club Subdivision Phasing Plan Extension

[Time stamp – 1:11:17]

Zach Jones, Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the Ranch Club Phasing Plan Extension, extending the deadlines for each phase extension respectively to future dates subject to the master conditions of approval.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Letter 2023-203 was electronically sent to Chris Wasaia on December 07, 2023]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 3:23 p.m.

BCC Public Meeting, November 09, 2023 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting on the county's YouTube channel: <https://www.youtube.com/c/missoulacounty> or contact the commissioners' office to obtain a copy.

Dialogue in the transcription attributed to "Sophie Moiese Room" is for all speakers that attended the meeting in person. Attendees that participated virtually are labeled individually.

0:0:0.0 --> 0:0:0.680

Sophie Moiese Room

All right.

0:0:1.0 --> 0:0:5.550

Sophie Moiese Room

Welcome everybody to our public meeting for Thursday, November 9th.

0:0:5.860 --> 0:0:6.970

Sophie Moiese Room

Would you please join me in the pledge?

0:0:11.100 --> 0:0:21.770

Sophie Moiese Room

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

0:0:29.680 --> 0:0:35.570

Sophie Moiese Room

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

0:0:38.30 --> 0:0:41.360

Sophie Moiese Room

We have 123 public announcements.

0:0:41.370 --> 0:0:44.260

Sophie Moiese Room

Do we have any other public announcements that anyone would like to make?

0:0:45.240 --> 0:0:48.630

Sophie Moiese Room

Mattie has an announcement that he needs to make Matt go ahead.

0:0:50.790 --> 0:0:51.610

Matt Heimel

Yes, thank you.

0:0:51.680 --> 0:0:52.430

Matt Heimel

Good afternoon, Matt.

0:0:52.780 --> 0:1:0.360

Matt Heibel

With my development and sustainability, we had a published public notice of a public hearing today for floodplain regulation update.

0:1:1.40 --> 0:1:5.190

Matt Heibel

However, we're still working on that with PM DNRC, so they hearing is cancelled.

0:1:5.230 --> 0:1:10.570

Matt Heibel

I just wanted to make this announcement in case anyone was here for that meeting.

0:1:11.0 --> 0:1:18.20

Matt Heibel

We will have public notice posted and the hearing rescheduled once we're ready to move with that, and Missoula County voice will also be updated.

0:1:19.350 --> 0:1:19.820

Sophie Moiese Room

Thanks Matt.

0:1:20.410 --> 0:1:20.750

Matt Heibel

Thank you.

0:1:25.720 --> 0:1:27.940

Sophie Moiese Room

Where do you want to talk about closed captioning?

0:1:28.130 --> 0:1:28.520

Sophie Moiese Room

Very good.

0:1:30.690 --> 0:1:36.490

Sophie Moiese Room

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

0:1:41.320 --> 0:1:41.600

Sophie Moiese Room

Great.

0:1:42.990 --> 0:1:43.600

Sophie Moiese Room

There we go.

0:1:43.670 --> 0:1:44.520

Sophie Moiese Room

OK, here we go.

0:1:44.610 --> 0:1:47.50

Sophie Moiese Room

We have a couple proclamations.

0:1:47.910 --> 0:1:48.770

Sophie Moiese Room

You know there it is.

0:1:49.160 --> 0:1:52.160

Sophie Moiese Room

Tag teams is green.

0:1:52.170 --> 0:1:53.100

Sophie Moiese Room

Light is first.

0:1:59.600 --> 0:1:59.950

Sophie Moiese Room

OK.

0:1:59.960 --> 0:2:13.770

Sophie Moiese Room

Whereas the residents of Missoula County have respect, admiration, gratitude for all citizens who have served in the armed forces and the contributions and sacrifices veterans have made in service to their country, and communities are significant and commendable.

0:2:13.950 --> 0:2:20.650

Sophie Moiese Room

And Montana is home to approximately 85,000 veterans, about 8000 of which live within Missoula County.

0:2:20.890 --> 0:2:33.850

Sophie Moiese Room

Missoula County seeks to honor the veterans who have placed themselves in harm's way in service to their country, and veterans continue to serve our community in the American Legion, veterans, foreign wars, religious groups, civil service and other community organizations.

0:2:33.860 --> 0:2:44.800

Sophie Moiese Room

And approximately 200,000 service members transition to civilian communities annually and there will be a 20% increase in the number of service members transitioning to civilian life in the near future.

0:2:44.970 --> 0:3:14.950

Sophie Moiese Room

And studies indicate that 44 to 72% of service members experience high levels of stress during transition from military to civilian life and active military service members transitioning from the military service are at high risk for suicide during their first year after military service and the National Association of Counties encourages all counties, parishes, and Burroughs to recognize Operation green light for veterans, and Missoula County appreciates the sacrifices of our United States military personnel and wishes to grant them specific recognition.

0:3:15.440 --> 0:3:29.490

Sophie Moiese Room

Now, therefore, we the Missoula board of County Commissioners in the state of Montana do hereby proclaim November 11th, 2023 as a time to honor the service and sacrifice of our citizens and uniformed transitioning from active service.

0:3:29.860 --> 0:3:43.790

Sophie Moiese Room

Be it further resolved that in observance of Operation Green Light, Missoula County encourages its residents to honor all those who made immeasurable sacrifices to preserve freedom by displaying a green light in a window of their home or business data this day.

0:3:45.240 --> 0:3:49.90

Sophie Moiese Room

So this 9th day of November 2023. Thanks.

0:3:52.100 --> 0:4:12.330

Sophie Moiese Room

Alright, we have a second proclamation, which we actually premiered on Monday in what was the Missoula Federal Building, but is now the John Angan local government building, whereas John Engen served the city of Missoula as its 50th mayor from January 2006 until August 2022.

0:4:12.900 --> 0:4:14.600

Sophie Moiese Room

With unwavering dedication.

0:4:15.590 --> 0:4:44.550

Sophie Moiese Room

And whereas mirroring and lived in Missoula his entire life and loved Missoula and its people and dogs, with his entire spirit and being and where is Mayor Engen led Missoula through a years long effort to gain ownership of its water system and collaborated with Missoula County leaders to Shepherd Missoula through the COVID-19 pandemic and many of his projects and initiatives will continue to shape Missoula for better for decades to come.

0:4:44.900 --> 0:4:57.850

Sophie Moiese Room

And whereas Mayoring and believe deeply that all Missoula residents should have opportunities to thrive by making happy and safe lives for themselves and their families, doing meaningful work and following their dreams.

0:4:58.360 --> 0:5:11.850

Sophie Moiese Room

And whereas Mayor Engen understood that a thriving downtown benefits the entire community, and whereas easy to access City and county services, we're a cornerstone of Marianne's public service ethic.

0:5:12.650 --> 0:5:35.760

Sophie Moiese Room

And whereas Mayor Engen believed that a strong and collaborative relationship between the leaders of Missoula County and the city of Missoula is of great public benefit, and whereas Mayor Engen and the board of County Commissioners saw the value, utility and beauty of revitalizing the historic federal building and worked for a decade to save and repurpose it for public use.

0:5:36.110 --> 0:6:2.240

Sophie Moiese Room

And whereas Mayor Ingan was grateful for the equally persistent efforts of his friend and colleague, Senator John Tester in the transfer of the building to local Missoula, governments now therefore be it resolved we Missoula Mayor Jordan Hess and Missoula County Commissioners Josh Slotnick, Juanita

Vero, and Dave Strohmeyer, hereby proclaim that the name of the Missoula Federal Building shall be from this day forward.

0:6:2.450 --> 0:6:8.240

Sophie Moiese Room

The John Engen Local government building dated this 6th day of November 2023.

0:6:8.990 --> 0:6:10.840

Sophie Moiese Room

Thanks, both you guys are great.

0:6:13.0 --> 0:6:16.190

Sophie Moiese Room

Gate, we have any public comment on any item not on the agenda?

0:6:18.770 --> 0:6:28.160

Sophie Moiese Room

Alright, our current claims list claims received as of October 24th, 2023 to October 30th, 2023 by the Commissioner's Office total one million \$832,518.95 we have 4 hearings today.

0:6:28.170 --> 0:6:34.0

Sophie Moiese Room

\$832,518.95 we have 4 hearings today.

0:6:34.10 --> 0:6:46.190

Sophie Moiese Room

We're going to juggle the three published agenda a little bit, and we're gonna do the ordinance related to why 2 targeted economic Development District plan first.

0:6:46.560 --> 0:6:49.120

Sophie Moiese Room

That will be followed by the Seeley Lake refuse district.

0:6:50.720 --> 0:6:50.960

Sophie Moiese Room

Emily.

0:6:58.520 --> 0:6:59.170

Sophie Moiese Room

Thank you.

0:6:59.260 --> 0:7:15.230

Sophie Moiese Room

We are here today because the Missoula Development Authority recommended that the board of County Commissioners establish another targeted economic development district at the Y to foster growth, location and retention of secondary value added economic development projects.

0:7:16.0 --> 0:7:22.970

Sophie Moiese Room

The Ted designation enables local governments to address infrastructure deficiencies that are impeding industrial growth.

0:7:23.540 --> 0:7:38.260

Sophie Moiese Room

The creation of the Y2 Ted will enable Missoula County 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 Missoula.

0:7:38.690 --> 0:7:46.900

Sophie Moiese Room

So in accordance with state law, the first step was to conduct a review of infrastructure deficiency, which we did, and the Commission adopted on August 24th.

0:7:47.510 --> 0:7:58.700

Sophie Moiese Room

The next step was to develop and submit a comprehensive development plan, which is a high level document that discusses the types of infrastructure projects that are eligible for tax increment financing and sets forth a goal.

0:7:58.710 --> 0:8:4.830

Sophie Moiese Room

A series of goals and strategies that Mozilla County can undertake to address these deficiencies.

0:8:6.270 --> 0:8:14.660

Sophie Moiese Room

On October 17th, the Missoula Consolidated Planning Board reviewed the plan and unanimously affirmed conformance, including area zoning with the growth policy.

0:8:15.70 --> 0:8:27.100

Sophie Moiese Room

This hearing was open on October 26th, which included the first reading and the step today is to hold a second reading, close the hearing and adopt the Ordinance and Comprehensive Development Plan.

0:8:27.330 --> 0:8:40.970

Sophie Moiese Room

And so very, very briefly, I am going to provide you guys with a little presentation on some of the public comment we got since the hearing opened or before the hearing opened, there's only about 3 slides.

0:8:40.980 --> 0:8:42.60

Sophie Moiese Room

So it'll be very quick.

0:8:43.280 --> 0:8:49.530

Sophie Moiese Room

Umm for public engagement, we went through the declaration of infrastructure deficiency.

0:8:49.540 --> 0:8:52.350

Sophie Moiese Room

We met with taxing jurisdictions 4 times.

0:8:52.620 --> 0:8:56.680

Sophie Moiese Room

We had a meeting with large land owners and developers on September 12th.

0:8:57.300 --> 0:9:1.690

Sophie Moiese Room

We did send a letter to all the taxing jurisdictions, property owners and interested parties.

0:9:1.700 --> 0:9:5.830

Sophie Moiese Room

On September 29th, we went to the West Valley Community Council.

0:9:5.890 --> 0:9:14.130

Sophie Moiese Room

On October 12th, we did put notice in the Missoulian 4 times, and there isn't any engagement page on Mozilla County voice.

0:9:14.920 --> 0:9:25.150

Sophie Moiese Room

Most people agree that the Y is the best place for growth, that the area needs better infrastructure, and that the Ted is a good tool to use to encourage and manage growth.

0:9:25.620 --> 0:9:34.210

Sophie Moiese Room

Other specific comments we got were focus inward growth is more desirable within city limits.

0:9:34.440 --> 0:9:36.580

Sophie Moiese Room

The area shouldn't grow because it's not urban.

0:9:37.260 --> 0:9:39.200

Sophie Moiese Room

Umm, it should remain rural.

0:9:40.10 --> 0:9:43.760

Sophie Moiese Room

Umm, revenue should remain with the taxing jurisdictions.

0:9:44.350 --> 0:9:46.800

Sophie Moiese Room

Please ensure that schools aren't caught off guard by growth.

0:9:47.190 --> 0:9:49.620

Sophie Moiese Room

Please acknowledge Lative native land and history.

0:9:49.990 --> 0:9:52.100

Sophie Moiese Room

Please preserve riparian habitats.

0:9:52.290 --> 0:9:54.190

Sophie Moiese Room

Please ensure safe routes to schools.

0:9:55.40 --> 0:9:56.990

Sophie Moiese Room

Umm, please address stormwater.

0:9:57.880 --> 0:10:0.360

Sophie Moiese Room

Some of the area is not infrastructure deficient.

0:10:1.90 --> 0:10:5.770

Sophie Moiese Room

Umm, can Ted funding be used for maintenance, maintenance of existing roads?

0:10:5.780 --> 0:10:9.760

Sophie Moiese Room

We answered that question and how old Ted impact property owners within the district.

0:10:9.770 --> 0:10:17.820

Sophie Moiese Room

We answered that question and of course there was lots of impact on input on the why infrastructure plan, which is being conducted by the planning department.

0:10:18.410 --> 0:10:19.760

Sophie Moiese Room

Happy to answer any.

0:10:20.10 --> 0:10:24.100

Sophie Moiese Room

We did address all of these comments directly with the people that we engage with.

0:10:24.550 --> 0:10:36.900

Sophie Moiese Room

I'm happy to go into them if you have questions, but we definitely spent a lot of time with folks and overall people are pretty interested in seeing this, seeing us implement our growth policy at the Y.

0:10:37.800 --> 0:10:38.930

Sophie Moiese Room

So this is the area.

0:10:39.360 --> 0:10:55.230

Sophie Moiese Room

As a reminder, the blue and the motion today is to close the public hearing and adopt an ordinance creating the Y2 targeted Economic development district and adopt A comprehensive plan with tax increment financing provision for the Y2 targeted Economic Development district.

0:10:55.900 --> 0:10:56.670

Sophie Moiese Room

That's all I got.

0:10:56.960 --> 0:10:57.640

Sophie Moiese Room

It's short and sweet.

0:11:1.730 --> 0:11:2.60

Sophie Moiese Room

Thanks.

0:11:3.490 --> 0:11:5.340

Sophie Moiese Room

Umm, so we have any public comment.

0:11:5.350 --> 0:11:6.400

Sophie Moiese Room

You're welcome to come on up.

0:11:6.410 --> 0:11:10.190

Sophie Moiese Room

And just it should just come on up and say your name and and ask away.

0:11:11.720 --> 0:11:12.610

Sophie Moiese Room

You gotta push that.

0:11:12.620 --> 0:11:14.130

Sophie Moiese Room

Make the like the green light go on.

0:11:14.980 --> 0:11:15.310

Sophie Moiese Room

No.

0:11:15.340 --> 0:11:15.690

Sophie Moiese Room

OK.

0:11:15.700 --> 0:11:16.630

Sophie Moiese Room

Hi, I'm Stacy.

0:11:17.180 --> 0:11:19.10

Sophie Moiese Room

Where were all those questions addressed?

0:11:19.20 --> 0:11:22.950

Sophie Moiese Room

Where they addressed at the other meetings that were had, because this is the first one we were able to attend.

0:11:23.20 --> 0:11:29.460

Sophie Moiese Room

Yes, they were address that all the other meetings and mostly at the West Valley Community Council and on the Missoula County Voice engagement site.

0:11:29.500 --> 0:11:31.630

Sophie Moiese Room

But if you have any specific questions, feel free to ask.

0:11:31.890 --> 0:11:34.470

Sophie Moiese Room

Ohh do do you have anything?

0:11:34.940 --> 0:11:35.150

Sophie Moiese Room

No.

0:11:35.480 --> 0:11:37.630

Sophie Moiese Room

And if you in mind say soon and saying your last name.

0:11:37.670 --> 0:11:38.680

Sophie Moiese Room

Ohh Stacy herobrine.

0:11:38.880 --> 0:11:39.290

Sophie Moiese Room

Thank you.

0:11:39.300 --> 0:11:39.750

Sophie Moiese Room

Yeah, sorry.

0:11:39.760 --> 0:11:40.840

Sophie Moiese Room

I live out in the way I guess.

0:11:42.190 --> 0:11:44.830

Sophie Moiese Room

What are the specific developments that you wanna do?

0:11:44.840 --> 0:11:46.450

Sophie Moiese Room

What are the taxes gonna be?

0:11:46.520 --> 0:11:47.30

Sophie Moiese Room

Are you?

0:11:47.560 --> 0:11:51.310

Sophie Moiese Room

Do you wanna make everything urban and take away our rural area?

0:11:51.360 --> 0:12:5.230

Sophie Moiese Room

I just so we're implementing the growth policy for the why depending on where you live in the why the plan in our in the growth policy is for the why to be an area of significant dense development.

0:12:5.240 --> 0:12:9.190

Sophie Moiese Room

Yes, maybe that might be helpful with the visual map.

0:12:9.200 --> 0:12:9.580

Sophie Moiese Room

Yeah.

0:12:9.590 --> 0:12:10.10

Sophie Moiese Room

Yeah.

0:12:10.20 --> 0:12:11.200

Sophie Moiese Room

I'm sorry I couldn't see that map.

0:12:11.210 --> 0:12:12.370

Sophie Moiese Room

I'm absolutely pleased.

0:12:12.380 --> 0:12:17.380

Sophie Moiese Room

So so one thing I think to keep in mind and maybe Amy, Emily will hit on this.

0:12:18.190 --> 0:12:26.200

Sophie Moiese Room

Nothing that we're contemplating or discussing here today changes plans relative to density that are on the books right now.

0:12:26.210 --> 0:12:35.360

Sophie Moiese Room

So we went through a planning process a number of years ago to basically set the the vision and and policy for growth in this area.

0:12:35.370 --> 0:12:35.700

Sophie Moiese Room

So.

0:12:35.750 --> 0:12:41.140

Sophie Moiese Room

So that's that could happen right now and this area has been zoned.

0:12:41.150 --> 0:12:47.70

Sophie Moiese Room

So there's zoning that determines what level of density, what type of growth can occur.

0:12:47.180 --> 0:12:50.660

Sophie Moiese Room

This is something a little different, and maybe Emily, you can.

0:12:51.150 --> 0:12:54.150

Sophie Moiese Room

Uh, sharpen the point on what this does.

0:12:55.800 --> 0:13:15.760

Sophie Moiese Room

Umm, so this is a tool to implement that vision that Commissioner Strohmeier was just talking about for density in that area and what it does is it make sure that all of the new taxes that come in from growth in that area stay in that area.

0:13:15.810 --> 0:13:16.720

Sophie Moiese Room

So they're funded.

0:13:16.730 --> 0:13:22.10

Sophie Moiese Room

They're funneled back at back into the why for infrastructure, OK?

0:13:23.460 --> 0:13:31.800

Sophie Moiese Room

So it doesn't impact your taxes, it only impacts the fact that they go back into your area.

0:13:32.900 --> 0:13:33.370

Sophie Moiese Room

Alright.

0:13:33.750 --> 0:13:37.100

Sophie Moiese Room

And then I know we're like where we live is considered a G3.

0:13:37.820 --> 0:13:48.600

Sophie Moiese Room

So is are you like, the agriculture will say AG area and with the little farming part and it will grow around it or sorry I didn't see the map very well.

0:13:48.670 --> 0:13:49.600

Sophie Moiese Room

I guess is what I'm saying.

0:13:50.90 --> 0:13:55.780

Sophie Moiese Room

I I can't answer that because I don't know which part of where where exactly you live.

0:13:55.790 --> 0:13:57.560

Sophie Moiese Room

This does not change zoning.

0:13:57.650 --> 0:14:1.240

Sophie Moiese Room

OK, so this does not change zoning, zoning changes.

0:14:1.250 --> 0:14:4.130

Sophie Moiese Room

It will not be part of this process, OK.

0:14:9.420 --> 0:14:11.550

Sophie Moiese Room

So no, the zoning is not changing.

0:14:11.600 --> 0:14:13.260

Sophie Moiese Room

OK, as part of this, OK.

0:14:13.780 --> 0:14:23.70

Sophie Moiese Room

Like this you the maps and and this is laid out a lot better on Missoula County voice, right, the Yeah document website for you.

0:14:23.80 --> 0:14:23.710

Sophie Moiese Room

Yeah.

0:14:23.720 --> 0:14:27.10

Sophie Moiese Room

Yeah, sorry, Missoula County, voice.com, OK.

0:14:27.60 --> 0:14:38.630

Sophie Moiese Room

And then you can just click on this and there's a whole package that will good maps, good links to and and answers to the questions that we ran through super fast.

0:14:38.640 --> 0:14:41.800

Sophie Moiese Room

And then I'm gonna just reiterate what these guys said.

0:14:41.810 --> 0:14:42.930

Sophie Moiese Room

They both said it really well.

0:14:42.940 --> 0:14:51.780

Sophie Moiese Room

I just want to kind of tie it up in a bowl little bit the planning for this area is was done a long time ago, some of it a couple years ago, some of it a few years before that.

0:14:52.530 --> 0:15:1.420

Sophie Moiese Room

What we're doing today is creating a tool so we can reinvest the taxes from the area right back into the area, specifically to build infrastructure.

0:15:1.490 --> 0:15:7.580

Sophie Moiese Room

So things like sewer water and road grid that's gonna happen more quickly because of this tool.

0:15:7.950 --> 0:15:14.440

Sophie Moiese Room

But as Dave said, the plan was made a long time ago that this area was gonna be built out to pretty high density.

0:15:15.400 --> 0:15:19.110

Sophie Moiese Room

And what we're talking about now could take 20 to 40 years to happen.

0:15:19.330 --> 0:15:19.710

Sophie Moiese Room

OK.

0:15:19.720 --> 0:15:23.490

Sophie Moiese Room

So you guys can have a beautiful little Oasis out there.

0:15:23.640 --> 0:15:25.410

Sophie Moiese Room

It'll probably be that way for quite a while.

0:15:25.480 --> 0:15:26.670

Sophie Moiese Room

OK, alright.

0:15:26.680 --> 0:15:27.220

Sophie Moiese Room

Thank you.

0:15:27.280 --> 0:15:28.600

Sophie Moiese Room

Please and so.

0:15:31.10 --> 0:15:50.690

Sophie Moiese Room

Just just to further what Josh said a little bit, so and I think Emily said it also, if you're property currently is zoned agriculture or I don't know what what your zoning classification is it, I'm sorry, what was that egg three, it stays the same not this doesn't change that one bit.

0:15:50.700 --> 0:15:52.730

Sophie Moiese Room

So the zoning's already done.

0:15:52.810 --> 0:15:57.470

Sophie Moiese Room

OK, this is the creation of an economic tool to hasten the construction of infrastructure.

0:15:57.680 --> 0:15:58.360

Sophie Moiese Room

That's gonna happen.

0:15:58.370 --> 0:15:58.630

Sophie Moiese Room

OK.

0:15:58.740 --> 0:15:59.120

Sophie Moiese Room

All right.

0:15:59.130 --> 0:15:59.590

Sophie Moiese Room

Thank you.

0:15:59.690 --> 0:15:59.870

Sophie Moiese Room

Yeah.

0:15:59.880 --> 0:16:00.540

Sophie Moiese Room

Thanks for coming.

0:16:04.420 --> 0:16:08.290

Sophie Moiese Room

And feel free to reach out if you have questions after you look at that.

0:16:10.140 --> 0:16:13.160

Sophie Moiese Room

Hi I am her significant other.

0:16:13.170 --> 0:16:14.910

Sophie Moiese Room

We live together resident of the why?

0:16:14.920 --> 0:16:16.310

Sophie Moiese Room

My name is Timothy Schmechel.

0:16:16.320 --> 0:16:18.170

Sophie Moiese Room

I'm also a small business owner.

0:16:18.340 --> 0:16:19.420

Sophie Moiese Room

I own a gym.

0:16:19.760 --> 0:16:26.560

Sophie Moiese Room

Not quite in the why area, but very close to that area, so it's near the airport near Desmet Elementary School.

0:16:26.780 --> 0:16:35.660

Sophie Moiese Room

So the what I'm hearing is a little bit vague, so I'm just like curious about when we say economic development, what are we talking about?

0:16:35.670 --> 0:16:38.120

Sophie Moiese Room

We talking about Amazon warehouses?

0:16:38.130 --> 0:16:39.730

Sophie Moiese Room

Are we talking about apartment buildings?

0:16:39.740 --> 0:16:40.0

Sophie Moiese Room

Are we?

0:16:40.50 --> 0:16:40.500

Sophie Moiese Room

You know it.

0:16:40.510 --> 0:16:43.20

Sophie Moiese Room

It it's not very specific.

0:16:43.30 --> 0:16:44.0

Sophie Moiese Room

Is there anything you can go to?

0:16:44.10 --> 0:17:8.250

Sophie Moiese Room

Is go into as far as specifics on what is going to be occurring and how far they're pushing it, because we also have the the possibilities of like depending on the level of what you specifically use the word industrial as far as industrial developments, how much are we worried about like industrial pollutants being as a lot of people in that area are on well and also have septic.

0:17:8.260 --> 0:17:24.550

Sophie Moiese Room

So is this something in the future where people are going to have to be converting to a city sewer water system where we're going to have to be tied into like a city sewer concept or we're going to have to be tied into like city water and no longer able to use our wells etcetera, etcetera?

0:17:24.560 --> 0:17:38.520

Sophie Moiese Room

How much do we need to be concerned about environmental pollutants and how much do we need to worry about, you know, apartment buildings or residential things going up versus, you know, another concrete manufacturing plan or et cetera, right?

0:17:38.530 --> 0:17:39.850

Sophie Moiese Room

Those are specifics you can go into.

0:17:39.860 --> 0:17:40.740

Sophie Moiese Room

Those are great questions.

0:17:40.750 --> 0:17:42.530

Sophie Moiese Room

I'm gonna try a few and then you should.

0:17:42.580 --> 0:17:49.790

Sophie Moiese Room

Emily's the expert on this little bit, but the piece I wanted to mention when you said sewer or septic, right now we're doing an infrastructure.

0:17:49.800 --> 0:17:50.560

Sophie Moiese Room

Infrastructure.

0:17:51.570 --> 0:17:52.620

Sophie Moiese Room

Why infrastructure plan?

0:17:52.630 --> 0:17:53.800

Sophie Moiese Room

Why infrastructure plan?

0:17:53.810 --> 0:18:13.380

Sophie Moiese Room

So we're looking first at what are the deficiencies out there, deficiencies mean where is where, where could there be a road where there isn't, where is their septic, where there could be sewer, what would it take infrastructure wise to have more industry where industry is zoned for more housing, where housing is appropriately zoned for, what would the infrastructure be to facilitate that?

0:18:13.590 --> 0:18:15.880

Sophie Moiese Room

So we're not even done with that yet.

0:18:15.890 --> 0:18:18.140

Sophie Moiese Room

So what we'll do that we'll learn what needs to be done.

0:18:18.150 --> 0:18:20.540

Sophie Moiese Room

Then we got to figure out how to make it happen.

0:18:20.730 --> 0:18:23.120

Sophie Moiese Room

So it'll it'll be a little while.

0:18:23.130 --> 0:18:24.760

Sophie Moiese Room

It is a bit vague right now.

0:18:24.830 --> 0:18:30.290

Sophie Moiese Room

I'm going to imagine at some point any new construction out there is going to be on sewer.

0:18:30.480 --> 0:18:31.940

Sophie Moiese Room

Don't think it's going to be part of the city?

0:18:33.330 --> 0:18:34.460

Sophie Moiese Room

Not totally sure yet.

0:18:34.470 --> 0:18:42.580

Sophie Moiese Room

We'll learn when we when we finish this infrastructure plan as to is it gonna be warehouses or industrial or residential?

0:18:42.590 --> 0:18:47.440

Sophie Moiese Room

All that's according to zoning, and we could get you a map with the zoning on it.

0:18:47.450 --> 0:18:54.60

Sophie Moiese Room

You could see which areas are zoned for which, and that's where those activities will be concentrated within those specific spaces.

0:18:55.430 --> 0:18:56.840

Sophie Moiese Room

That that helps.

0:18:57.610 --> 0:19:17.620

Sophie Moiese Room

So right now, the comprehensive development plan is really high level and it includes anything and everything that is infrastructure related as kind of a catch all because we're just starting the process as we go further down the process, we'll start to identify preferred alternatives.

0:19:18.280 --> 0:19:30.310

Sophie Moiese Room

But yes, I think it, I think it is fair to say that in the future, not tomorrow, probably not even in five years, but the why will be we'll have a public water system and a public sewer system.

0:19:31.80 --> 0:19:31.570

Sophie Moiese Room

Probably.

0:19:31.580 --> 0:19:34.450

Sophie Moiese Room

Maybe not city sewer, that is, that is one of our goals.

0:19:37.660 --> 0:19:37.920

Sophie Moiese Room

OK.

0:19:38.20 --> 0:19:38.830

Sophie Moiese Room

Is that it?

0:19:38.900 --> 0:19:54.10

Sophie Moiese Room

At that point, it seems like when it if this is approved, it just kind of like excuse me if this is approved, it just kind of like this is the last chance for any kind of public inquiry or public dissent to anything going on in there.

0:19:54.20 --> 0:19:59.710

Sophie Moiese Room

And it just, you know, there's a couple meetings that, you know, 2:00 o'clock in the afternoon and people are at work.

0:19:59.720 --> 0:20:7.110

Sophie Moiese Room

There's not very, I don't know if that's by design or not, but it doesn't seem like a lot of people are attend these kind of things because everybody's at work.

0:20:7.120 --> 0:20:8.590

Sophie Moiese Room

People got children to take care of.

0:20:8.600 --> 0:20:17.980

Sophie Moiese Room

This is not something that people have time to engage in, and by the time that they find out about it, it's because they're building in his aunt and Amazon across the street.

0:20:18.60 --> 0:20:28.700

Sophie Moiese Room

You know, it's like, so how much going forward will there be any chance for the public to have any voice or any say in what's going to be going on in these future developments?

0:20:29.210 --> 0:20:36.870

Sophie Moiese Room

Absolutely the why infrastructure planning process, we'll do, they'll be community engagement with that, which is where we actually select.

0:20:37.710 --> 0:20:50.870

Sophie Moiese Room

Preferred alternatives for infrastructure in the area and on that website that we just handed to to your partner that, umm, is where you can learn more about about that.

0:20:50.880 --> 0:20:55.290

Sophie Moiese Room

This is absolutely not the last time that even this is this is this is the beginning.

0:20:55.580 --> 0:20:55.840

Sophie Moiese Room

OK.

0:20:55.850 --> 0:20:59.970

Sophie Moiese Room

So and what we're talking about now is infrastructure, roads, sewer, water.

0:21:0.240 --> 0:21:3.730

Sophie Moiese Room

Let's say somebody wants to build a store, or they're gonna do a subdivision.

0:21:3.880 --> 0:21:11.90

Sophie Moiese Room

There's gonna be a whole set of hearings just on that one single subdivision with plenty of opportunity to speak about that subdivision.

0:21:11.220 --> 0:21:21.260

Sophie Moiese Room

If somebody like Amazon buys one little piece of land and they want to build something on it, they go through a building permit process, but unless they're doing a subdivision, they're not going to right?

0:21:21.270 --> 0:21:28.20

Sophie Moiese Room

That's not a process for that, because as we as I've looked now, being that the area where in which is just past.

0:21:28.780 --> 0:21:30.20

Sophie Moiese Room

I am.

0:21:30.890 --> 0:21:31.240

Sophie Moiese Room

Let's see.

0:21:31.250 --> 0:21:35.520

Sophie Moiese Room

It would be West of Uh Deschamps Road near Uh Moccasin Road.

0:21:35.700 --> 0:21:45.120

Sophie Moiese Room

And it's like, as we said, zoned AG3, which the parcels are five acres and they're not allowed at this point with the zoning being as it is as it is.

0:21:45.370 --> 0:21:46.730

Sophie Moiese Room

Uh uh.

0:21:46.740 --> 0:21:51.490

Sophie Moiese Room

Agg 3 they're not allowed to make it smaller than five acres, so is that.

0:21:51.540 --> 0:21:56.170

Sophie Moiese Room

That's something that again that you said that would have to be, yeah, that's we're not messing with zoning.

0:21:56.180 --> 0:21:58.680

Sophie Moiese Room

That zoning is, as is. OK.

0:21:58.690 --> 0:22:0.250

Sophie Moiese Room

Yeah, that zoning is as is for now.

0:22:0.260 --> 0:22:3.640

Sophie Moiese Room

But zoning can change, and it would go through a different process.

0:22:3.950 --> 0:22:6.300

Sophie Moiese Room

That's that you would be able to weigh in on.

0:22:6.770 --> 0:22:7.120

Sophie Moiese Room

OK.

0:22:7.470 --> 0:22:8.120

Sophie Moiese Room

And you'll get a.

0:22:8.130 --> 0:22:14.170

Sophie Moiese Room

You'll if that happens, there will be a notice literally on the street in front of your house, like in your neighborhood.

0:22:14.180 --> 0:22:19.70

Sophie Moiese Room

We did our zoning code, so there are no plans to redo that zone and then updated for 50 years.

0:22:19.140 --> 0:22:21.10

Sophie Moiese Room

So it's zoning solid.

0:22:21.20 --> 0:22:22.150

Sophie Moiese Room

Let me this is not in there.

0:22:22.450 --> 0:22:22.810

Sophie Moiese Room

Yeah.

0:22:22.820 --> 0:22:29.10

Sophie Moiese Room

So there are some AG lands that are holding that are spots that are holding the land.

0:22:29.20 --> 0:22:32.340

Sophie Moiese Room

So that when it does develop, it is developed densely.

0:22:32.680 --> 0:22:34.510

Sophie Moiese Room

I don't know where.

0:22:34.560 --> 0:22:38.260

Sophie Moiese Room

I don't know which ones they are, or if that is your where you are.

0:22:38.440 --> 0:22:44.870

Sophie Moiese Room

There are some egglands at the why that are planned to be rezoned at some future date 10 or 15 years down the road.

0:22:46.870 --> 0:22:49.960

Sophie Moiese Room

OK, that's the the separate process separate process.

0:22:49.970 --> 0:22:53.560

Sophie Moiese Room

I just want to be clear that zoning, zoning changes, that's not what we're doing today.

0:22:53.630 --> 0:22:58.200

Sophie Moiese Room

So we're more focused on, I mean being it, there is a lot of dirt roads and things like that.

0:22:58.210 --> 0:23:3.580

Sophie Moiese Room

And recently we've seen we had no understanding why, but Deschamps Rd was already paved.

0:23:3.590 --> 0:23:10.700

Sophie Moiese Room

Like very smooth black asphalt with lines and then they tart and graveled it for some reason which is beyond my understanding.

0:23:10.840 --> 0:23:20.670

Sophie Moiese Room

No pit lines painted on as I don't know if that's just finish out money in the budget for the year, but it seemed like an unnecessary concept or an unnecessary project, but some of the other roads are dirt.

0:23:20.680 --> 0:23:23.870

Sophie Moiese Room

Roads were talking about like paving or sidewalks and things like that.

0:23:23.880 --> 0:23:31.970

Sophie Moiese Room

That's not really the issue, I don't think with most of the residents there, if I can not that I can speak for everybody in the area, but I don't think people have a lot of problem with that.

0:23:31.980 --> 0:23:35.600

Sophie Moiese Room

There are a lot of every time winter comes around, we refer to it as pothole season.

0:23:35.610 --> 0:23:40.820

Sophie Moiese Room

Yeah, that expansion of the ice and everything starts putting potholes in the in the in the dense mud.

0:23:40.830 --> 0:23:42.110

Sophie Moiese Room

So that's not really an issue.

0:23:42.120 --> 0:24:9.290

Sophie Moiese Room

I think more of what people are concerned with is like losing their ability to, you know, see the mountains or things like that, that are the river being right there, the ability to be independent on their own well and and having to be forced into some sort of like city annexation of county lands like, is that is that something like as far as like, there's no no plan for city annexation, where would there that hasn't been part of any discussion at all.

0:24:9.660 --> 0:24:9.990

Sophie Moiese Room

Yeah.

0:24:10.0 --> 0:24:19.80

Sophie Moiese Room

And actually, you can't annex an area when there's a TIF district, so it would be probably at least 25 years until this area could be annexed legally.

0:24:19.630 --> 0:24:26.270

Sophie Moiese Room

And even then, there's there's criteria where the city cannot just come out and grab you and force annexation.

0:24:26.280 --> 0:24:31.220

Sophie Moiese Room

There's if your holy surrounded, or if you asked beyond.

0:24:31.330 --> 0:24:40.800

Sophie Moiese Room

If you as a property owner, want to be on city sewer and as a condition of doing that you have to be annexed, that that's something different.

0:24:40.810 --> 0:24:49.500

Sophie Moiese Room

But I don't think you need to worry about the city, just kind of long arm or the city of Missoula reaching out and and annexing you against your will.

0:24:50.620 --> 0:24:54.390

Sophie Moiese Room

And we have somebody online who I know who needs to speak for 2:30.

0:24:54.400 --> 0:24:55.80

Sophie Moiese Room

I appreciate it.

0:24:55.90 --> 0:24:56.100

Sophie Moiese Room

Thanks a lot for coming today.

0:24:56.110 --> 0:24:56.550

Sophie Moiese Room

Thank you.

0:25:0.590 --> 0:25:1.690

Sophie Moiese Room

Grant is that you out there?

0:25:4.100 --> 0:25:4.570

Grant Kier

It is.

0:25:4.580 --> 0:25:5.630

Grant Kier

Can you see and hear me OK?

0:25:6.320 --> 0:25:7.50

Sophie Moiese Room

Yes, grab.

0:25:7.60 --> 0:25:7.790

Sophie Moiese Room

There's a red light.

0:25:7.800 --> 0:25:7.940

Sophie Moiese Room

Stop.

0:25:8.470 --> 0:25:10.530

Sophie Moiese Room

OK, that's the joke.

0:25:10.110 --> 0:25:14.960

Grant Kier

But I do have a very happy young boy in front of my car in his yard screaming.

0:25:15.390 --> 0:25:16.190

Sophie Moiese Room

I was just a joke.

0:25:14.970 --> 0:25:17.820

Grant Kier

So if there's background noise, please no, don't be alarmed.

0:25:17.870 --> 0:25:18.390

Grant Kier

I'm parked.

0:25:19.60 --> 0:25:19.900

Sophie Moiese Room

I know, I know.

0:25:21.700 --> 0:25:25.620

Grant Kier

This is grant here, President and CEO of the Missoula Economic Partnership.

0:25:27.140 --> 0:25:29.170

Grant Kier

Thanks and I apologize, I have another meeting here.

0:25:29.180 --> 0:25:31.710

Grant Kier

I need to go into so I appreciate a chance to talk.

0:25:31.840 --> 0:25:38.980

Grant Kier

I just wanna express on behalf of the Missoula Economic Partnership, our support for this next phase of the process and to move forward today.

0:25:40.480 --> 0:25:48.350

Grant Kier

This is, I think, the city and county and especially the county have taken a lot of pride in recent years for making plans and executing them.

0:25:48.710 --> 0:26:1.450

Grant Kier

You know, a lot of investment time and effort and public input went into the growth policy and the zoning process to identify places where we can accommodate building houses that people can afford to live in.

0:26:1.580 --> 0:26:25.560

Grant Kier

In Missoula County, which is getting harder and harder to do and we know first hand that a lot of our businesses in town and in the area are struggling to find places where they can continue to grow and continue to do business in our Community, we engaged in on our own planning process in 2022 to complete a comprehensive economic development strategy for the county.

0:26:26.190 --> 0:26:45.890

Grant Kier

And in that, a lot of support was expressed for the outcomes that were envisioned in the zoning and

planning process for the Y, and we believe that the Ted designation is a powerful tool for enabling the implementation of those plans and we strongly encourage you to continue to move forward. Thanks.

0:26:46.480 --> 0:26:48.870

Sophie Moiese Room

Thanks a lot, grant, Jason.

0:26:51.980 --> 0:26:54.550

Jason Suchecki

Hey, thanks to you guys, hear me.

0:26:55.420 --> 0:26:55.740

Sophie Moiese Room

Yes, Sir.

0:26:57.110 --> 0:26:57.590

Jason Suchecki

All right.

0:26:57.600 --> 0:27:0.430

Jason Suchecki

Well, I want to echo what Grant had to say.

0:27:0.770 --> 0:27:3.510

Jason Suchecki

We I represent a SJF ventures.

0:27:3.520 --> 0:27:27.740

Jason Suchecki

We do have a 100 acres in the inside this Y2 Ted and we've been working on developing and trying to develop land so we can build more houses in the area and expansion of the infrastructure, water, anything we can do with the with public assistance would greatly help out.

0:27:27.790 --> 0:27:55.570

Jason Suchecki

And us as a business owners, entrepreneurs, developers, and I know as a real estate agent as well, we have a high demand for folks looking for this type of housing and we're trying to provide with the escalated costs that have got come along with the with the infrastructure prices, anything that that we can do together to help alleviate some of that.

0:27:56.440 --> 0:28:6.70

Jason Suchecki

I think his said I a big benefit to the area and the community as a whole and so I I I appreciate you guys getting this far and we fully support it.

0:28:7.400 --> 0:28:7.780

Sophie Moiese Room

Thank you.

0:28:10.890 --> 0:28:11.150

Sophie Moiese Room

Sure.

0:28:11.160 --> 0:28:12.180

Sophie Moiese Room

They're there other folks.

0:28:14.710 --> 0:28:15.10

Sophie Moiese Room

Bonnie.

0:28:18.670 --> 0:28:19.350

Bonnie Buckingham (Guest)

Hi there.

0:28:20.110 --> 0:28:21.540

Bonnie Buckingham (Guest)

My name is Bonnie Buckingham.

0:28:21.550 --> 0:29:12.30

Bonnie Buckingham (Guest)

I'm the director of the Community Food and Agriculture Coalition and I am joining today in support of the Y2 Ted proposal, the Community Food and AD coalition has been working on behalf of the protection of agricultural lands across the Missoula Valley for many, many years, and during that time we have consistently seen the growth of homes and developments rather quickly replacing what had previously been vibrant farmland in agriculture is an important part of our history and our current economy and culture here in the Missoula Valley and in all of our planning and growth plans, the need to enhance and support agriculture is clearly stated, value and it is reflected in the newly adopted zoning codes as well as the growth policy that was adopted back in 2016.

0:29:12.700 --> 0:29:19.600

Bonnie Buckingham (Guest)

And also Montana's our Montana State Constitution requires that we protect, enhance and develop agriculture.

0:29:19.660 --> 0:29:20.60

Bonnie Buckingham (Guest)

OK.

0:29:20.670 --> 0:29:29.60

Bonnie Buckingham (Guest)

But we also know that there's quite an urgent need for housing for our growing population, most specifically workforce and affordable housing.

0:29:29.270 --> 0:30:9.240

Bonnie Buckingham (Guest)

And by creating the Y2 Ted we I feel we can support both of these needs in our community by focusing more housing infrastructure in an area already slated for great greater development and the soils not as productive for agriculture in that area, we can provide both housing and the protection of critical agricultural soils in areas where they each are the most suitable, the Community Food and Agriculture coalition are just the county to continue to seek ways to protect and conserve our most precious and vital agricultural soils, and we really can't replace what is paved over for development.

0:30:9.250 --> 0:30:16.140

Bonnie Buckingham (Guest)

So focusing housing away from those areas containing our best soils is one way of mitigating that loss.

0:30:16.210 --> 0:30:19.630

Bonnie Buckingham (Guest)

So we support the way two Ted and urge your support as well.

0:30:19.910 --> 0:30:20.270

Bonnie Buckingham (Guest)

Thank you.

0:30:20.920 --> 0:30:21.380

Sophie Moiese Room

Thanks, Bonnie.

0:30:26.150 --> 0:30:27.830

Sophie Moiese Room

There are other online hands up.

0:30:30.690 --> 0:30:32.160

Sophie Moiese Room

Were there any comments that came in?

0:30:34.640 --> 0:30:36.250

Sophie Moiese Room

There was one letter you posted it right.

0:30:40.0 --> 0:30:42.890

Sophie Moiese Room

Do you guys have any questions or anything else OK.

0:30:45.830 --> 0:30:46.440

Sophie Moiese Room

All right.

0:30:46.490 --> 0:30:46.940

Sophie Moiese Room

Uh.

0:30:46.950 --> 0:30:55.80

Sophie Moiese Room

Happy to make a motion here and I don't know if it's showing my age, but I every time I say why two tad,

I wanna say, why 2K?

0:30:55.510 --> 0:30:56.890

Sophie Moiese Room

So it's really hard.

0:30:59.400 --> 0:30:59.670

Sophie Moiese Room

Good.

0:30:59.960 --> 0:31:5.170

Sophie Moiese Room

The apocalypse did not come at that point in time, so it's just missed it by here.

0:31:5.180 --> 0:31:19.720

Sophie Moiese Room

So I moved that we adopt an ordinance creating the why 2 targeted Economic Development District and adopt A comprehensive development plan with a tax increment financing provision for the Y2 targeted Economic Development district.

0:31:20.890 --> 0:31:24.720

Sophie Moiese Room

Second, it do we have any public comment on this that we have not yet heard?

0:31:26.600 --> 0:31:26.930

Sophie Moiese Room

OK.

0:31:26.940 --> 0:31:27.630

Sophie Moiese Room

All in favor?

0:31:28.80 --> 0:31:28.830

Sophie Moiese Room

Aye.

0:31:28.980 --> 0:31:30.350

Sophie Moiese Room

Great work, Emily and planner.

0:31:31.280 --> 0:31:31.620

Sophie Moiese Room

Thank you.

0:31:31.630 --> 0:31:31.940

Sophie Moiese Room

Thank you.

0:31:34.20 --> 0:31:35.480

Sophie Moiese Room

Thanks everyone for everybody.

0:31:35.490 --> 0:31:36.390

Sophie Moiese Room

Thanks for coming down.

0:31:36.810 --> 0:31:39.420

Sophie Moiese Room

And if you guys need any info, please don't hesitate to reach out.

0:31:39.430 --> 0:31:40.30

Sophie Moiese Room

We'll call you.

0:31:40.40 --> 0:31:41.490

Sophie Moiese Room

Send you an email whatever you like.

0:31:41.560 --> 0:31:48.50

Sophie Moiese Room

Yeah, I'm happy that I was just going to say I'll give you my email and you can reach out and I can walk you through some of it if you if you want.

0:31:51.50 --> 0:31:52.60

Sophie Moiese Room

OK, Sam.

0:31:59.520 --> 0:32:2.0

Sophie Moiese Room

Sam Scott with the clerk and recorders office.

0:32:2.460 --> 0:32:3.510

Sophie Moiese Room

John, I don't actually know.

0:32:3.520 --> 0:32:5.990

Sophie Moiese Room

Do you wanna start with their spiel or you want me to?

0:32:6.280 --> 0:32:16.150

Sophie Moiese Room

OK, so our office received a request to annex and property in the local item as well county into the Seeley Lake Refuse District.

0:32:16.160 --> 0:32:18.530

Sophie Moiese Room

The petition has been signed by all property owners.

0:32:19.80 --> 0:32:25.600

Sophie Moiese Room

It's described as lot 13 of riverwatch phase two, located at 1960 Riverwatch Trail in Sealy.

0:32:26.670 --> 0:32:34.320

Sophie Moiese Room

We've kind of as Journal discussed, there's a not quite a a great process outlined in statute for annexations into a refuse district like this.

0:32:34.330 --> 0:32:43.440

Sophie Moiese Room

We've followed followed a modified fire annexation petition process and there is no board to approve this petition like there is for a fire district.

0:32:43.450 --> 0:32:45.310

Sophie Moiese Room

So there's the three of you?

0:32:46.10 --> 0:32:56.880

Sophie Moiese Room

Umm, but both property owners have signed the petition and can Meyer, with Public Works, has worked with them to to make sure that this is all good with public works.

0:32:56.890 --> 0:32:58.550

Sophie Moiese Room

So they've been noticed.

0:32:59.210 --> 0:33:2.620

Sophie Moiese Room

UM and it's presented to you for your your decision.

0:33:3.450 --> 0:33:3.860

Sophie Moiese Room

Thanks Sam.

0:33:7.790 --> 0:33:12.550

Sophie Moiese Room

As have any I don't know once anything. Yeah.

0:33:20.140 --> 0:33:29.990

Sophie Moiese Room

The rare request to be annexed into this district that we've we've gotten some requests to be pulled out of the district, but to a garbage burning district.

0:33:33.590 --> 0:33:35.910

Sophie Moiese Room

So the ceiling Lake Refuge district is.

0:33:37.960 --> 0:33:47.570

Sophie Moiese Room

Is one of the unique boards that we have in Missoula County along with the Lolo Mosquito District Board.

0:33:47.620 --> 0:33:55.520

Sophie Moiese Room

The City Lake Cemetery Board and the Florence Carlton Cemetery Board what makes them unique?

0:33:57.220 --> 0:34:2.270

Sophie Moiese Room

Is that they all existed prior to July 1st of 2009.

0:34:2.820 --> 0:34:9.870

Sophie Moiese Room

They were all created the refuge district, for instance, was created by the board of County Commissioners in 1974.

0:34:10.310 --> 0:34:11.710

Sophie Moiese Room

It's been around for a long time.

0:34:12.630 --> 0:34:17.30

Sophie Moiese Room

Umm the Florence called Carlton Cemetery District, even longer than that.

0:34:17.40 --> 0:34:18.230

Sophie Moiese Room

Yeah, that I refused.

0:34:18.550 --> 0:34:20.120

Sophie Moiese Room

These are these are old.

0:34:20.130 --> 0:34:23.540

Sophie Moiese Room

These are old districts, but then what?

0:34:23.550 --> 0:34:24.300

Sophie Moiese Room

The legislature.

0:34:24.310 --> 0:34:28.210

Sophie Moiese Room

Did in 2009 was and and I think it.

0:34:28.220 --> 0:34:40.70

Sophie Moiese Room

I think there I I wasn't paying attention in 2009, but I think the goal was to take a bunch of disparate statutes.

0:34:40.480 --> 0:34:57.730

Sophie Moiese Room

I mean, there was a set of statutes about creating a cemetery district and mosquito, district and television district and a refuge district, and they each had their own little statutory scheme, and each one was a little different than the other one.

0:34:58.0 --> 0:35:22.590

Sophie Moiese Room

And what the legislature, I think rightly, was trying to do in 2009 is say, you know, we need to have one set of statutes governs how you create uh, these districts, how you empower them, how you operate them, how you dissolve them, how you change them and all that and that's what the legislature did in 2009.

0:35:22.650 --> 0:35:39.120

Sophie Moiese Room

And so if you wanted to create the West Valley Refuge District, for instance, or the Potomac Refuge District, today, you would follow the this set of statutes that the legislature passed in 2009.

0:35:41.610 --> 0:36:8.40

Sophie Moiese Room

Part of that statutory change was what we call a savings clause, and it said that if you are one of these districts that are in existence and effective today on July 1st, 2009, you will continue to operate under your standalone disparate set of uh uh statutes.

0:36:9.50 --> 0:36:23.500

Sophie Moiese Room

If an Intel, one of two things happens, you either change the method of assessing people within that district for the cost of running the district, or secondly, you change the district boundaries.

0:36:24.290 --> 0:36:31.100

Sophie Moiese Room

But in, but if you don't do one of those two things, you you you operate under the old set of statues.

0:36:31.110 --> 0:36:32.820

Sophie Moiese Room

It's 1974. Forever.

0:36:33.10 --> 0:36:35.860

Sophie Moiese Room

It's 1974 forever, however.

0:36:38.80 --> 0:36:56.120

Sophie Moiese Room

They also, as part of passing this legislation in 2009, they repealed each one of these old sets of of

statues because they figured we don't want anybody to use these going forward because you'll use our new special district statute.

0:36:56.130 --> 0:37:3.270

Sophie Moiese Room

So they repealed these other sets of statues, including the Refuge district statutes, those.

0:37:3.280 --> 0:37:18.980

Sophie Moiese Room

So if you open up the the code and you go to Title 7, Chapter 13, Part 2 it will, it will say well Refuge District, solid waste management districts and everything is repealed.

0:37:19.260 --> 0:37:26.690

Sophie Moiese Room

So how can they operate under statutes that no longer exist anywhere in MCA that I don't have an answer?

0:37:26.700 --> 0:37:31.470

Sophie Moiese Room

No, I don't have an answer for you, but here's I. I got it.

0:37:31.470 --> 0:37:33.80

Sophie Moiese Room

I gotta finish the story. Oh, sorry.

0:37:33.120 --> 0:37:35.580

Sophie Moiese Room

So this is the this is the case.

0:37:36.10 --> 0:37:47.400

Sophie Moiese Room

I mean I I think the thinking was well, you know, they're gonna either change their, their their their way of assessing or they're gonna tweak the boundaries of the district over time.

0:37:47.410 --> 0:37:56.840

Sophie Moiese Room

And one of those two things is gonna happen such that they'll come a day when these legacy districts never have to follow the statutes again.

0:37:57.70 --> 0:37:59.530

Sophie Moiese Room

These and and so it's OK that we're repealing them.

0:37:59.940 --> 0:38:2.830

Sophie Moiese Room

You could still go back and find them if you need them.

0:38:3.740 --> 0:38:4.140

Sophie Moiese Room

Whatever.

0:38:5.220 --> 0:38:13.520

Sophie Moiese Room

Then, in 2019, the legislature changed its mind.

0:38:13.530 --> 0:38:27.240

Sophie Moiese Room

So, 10 years later, they came back and they said, AH, we we no, we have a different idea, legacy districts that were in effect on July 1st of 2009 will follow those old statutes forever.

0:38:27.910 --> 0:38:30.510

Sophie Moiese Room

OK, 1874 forever nine.

0:38:30.520 --> 0:38:32.950

Sophie Moiese Room

They unreveal the repeal?

0:38:33.230 --> 0:38:33.830

Sophie Moiese Room

No.

0:38:34.70 --> 0:38:44.370

Sophie Moiese Room

So the Seeley Lake Refuge District is operating under a set of statutes that have been repealed since 2009, and they will follow those forever it.

0:38:44.380 --> 0:38:44.690

Sophie Moiese Room

I'm.

0:38:44.700 --> 0:38:53.670

Sophie Moiese Room

I mean, unless the legislature changes its mind or they expand or change their assessment, no, no, those things are that that got tossed that got tossed in 2019 too.

0:38:54.740 --> 0:39:18.250

Sophie Moiese Room

So yes, this would I mean today would otherwise have been the opportunity to say up the See Lake Refuge District is now gonna operate under these new statutes, expanded the boundaries and we would have looked at the new statutes and it would have told us how to annex this property in because the the new statutes far clearer, it's more comprehensive.

0:39:18.580 --> 0:39:33.230

Sophie Moiese Room

But we have to go back to the old set of statutes, which is very vague, and it says that the board of County Commissioners can change the boundaries of the the refuge districts if they find that it's in the best interest of the public.

0:39:33.550 --> 0:39:36.440

Sophie Moiese Room

And there's still a notice in protest.

0:39:36.450 --> 0:39:37.0

Sophie Moiese Room

Period.

0:39:37.330 --> 0:39:38.520

Sophie Moiese Room

But think about it.

0:39:38.890 --> 0:39:43.680

Sophie Moiese Room

One prot we're dealing with one property that wants to come into the district.

0:39:44.810 --> 0:39:50.940

Sophie Moiese Room

That would be the only property that could protest that, or at least have a, you know, a valid protest.

0:39:50.950 --> 0:39:51.340

Sophie Moiese Room

Somebody.

0:39:51.450 --> 0:39:55.280

Sophie Moiese Room

I don't know why one of their neighbors would say no, don't let them in the refuge.

0:39:55.990 --> 0:39:57.20

Sophie Moiese Room

We don't want that to happen.

0:39:57.150 --> 0:40:16.240

Sophie Moiese Room

So in I mean it's just kind of it's very much like the fire the fire did that that's why in talking with Kim Meyer and talking with Sam Scott, we thought well, let's just follow a process that's similar to letting people into rural fire districts and they'll petition in will follow that same process.

0:40:16.250 --> 0:40:23.780

Sophie Moiese Room

We'll have a public hearing and you guys will determine as as a the in the best, best interests of the citizens of Missoula County.

0:40:24.990 --> 0:40:25.900

Sophie Moiese Room

Sorry about that.

0:40:26.250 --> 0:40:27.650

Sophie Moiese Room

That, that's, that's that's.

0:40:27.720 --> 0:40:32.960

Sophie Moiese Room

Yeah, but I keep you guys are gonna tell this story again in the future because it's kind of bizarre.

0:40:33.970 --> 0:40:35.280

Sophie Moiese Room

Yeah, it's kinda bizarre.

0:40:35.430 --> 0:40:36.200

Sophie Moiese Room

Yeah, that's a.

0:40:36.450 --> 0:40:38.710

Sophie Moiese Room

That's a nail biter, so.

0:40:40.390 --> 0:40:40.610

Sophie Moiese Room

Yeah.

0:40:41.500 --> 0:40:47.830

Sophie Moiese Room

So had this person had this property owner not come before us to petition into the district?

0:40:47.840 --> 0:40:53.760

Sophie Moiese Room

I've never dropped off any any refuse at this district before.

0:40:53.770 --> 0:40:58.380

Sophie Moiese Room

Uh, so is there someone there checking to see if you're part of the district?

0:40:58.390 --> 0:41:5.880

Sophie Moiese Room

So there's staff there, there and it's and it's closed at those hours of the day that it's not staffed.

0:41:5.890 --> 0:41:6.260

Sophie Moiese Room

So.

0:41:6.450 --> 0:41:10.0

Sophie Moiese Room

So the advantage of being in the district is you can bring your trash there and drop it off.

0:41:10.10 --> 0:41:14.180

Sophie Moiese Room

Otherwise you'd have to pay or you can drop it off, but you gotta pay, OK?

0:41:17.960 --> 0:41:24.490

Sophie Moiese Room

I think I forgot to tell Kimar about the hearing today because I was curious to.

0:41:24.500 --> 0:41:39.480

Sophie Moiese Room

I mean, I I think she has a sense that there will this will not be the last property that we see in the near future wanting to petition into the refugees or and I can't explain why it's a good deal right now to why didn't.

0:41:39.490 --> 0:41:41.990

Sophie Moiese Room

Why did the neighbors have to Sam ask some insight?

0:41:42.0 --> 0:41:42.730

Sophie Moiese Room

Not much.

0:41:42.740 --> 0:41:45.700

Sophie Moiese Room

I was just gonna say when we talked with Kim, she did.

0:41:46.730 --> 0:42:3.980

Sophie Moiese Room

She had thought about the fact that this would be on their assessment for next year and she was

working out how in the meantime they could utilize the Refuse District even though they wouldn't technically have been assessed for it until next fall at this point and so not as of January 1st, would they have been paying into the district?

0:42:3.990 --> 0:42:6.660

Sophie Moiese Room

So she was working out the specifics there.

0:42:7.190 --> 0:42:8.530

Sophie Moiese Room

Why does the neighbor have to?

0:42:10.760 --> 0:42:16.210

Sophie Moiese Room

Allow or approve of another neighbor being in the district?

0:42:16.220 --> 0:42:17.130

Sophie Moiese Room

I don't understand.

0:42:17.140 --> 0:42:18.230

Sophie Moiese Room

I don't think they have to.

0:42:18.760 --> 0:42:24.810

Sophie Moiese Room

I mean, a neighbor could cut today's the day for to to protest this annexation.

0:42:24.820 --> 0:42:29.650

Sophie Moiese Room

Is there we're expanding the district exactly, but I don't think I, Commissioner Vero.

0:42:29.660 --> 0:42:30.750

Sophie Moiese Room

I don't think anybody.

0:42:31.220 --> 0:42:38.510

Sophie Moiese Room

Well, I do not anticipate ever having a neighbor come and protest.

0:42:39.30 --> 0:42:39.890

Sophie Moiese Room

I'm somebody.

0:42:39.900 --> 0:42:51.650

Sophie Moiese Room

I mean, I I don't anticipate ever having a property that's within the district coming to this meeting and saying don't let that property into the refuge district.

0:42:51.660 --> 0:42:51.870

Sophie Moiese Room

Me.

0:42:51.880 --> 0:42:52.570

Sophie Moiese Room

Could you imagine?

0:42:52.580 --> 0:42:53.630

Sophie Moiese Room

It would just make something up.

0:42:53.640 --> 0:42:56.390

Sophie Moiese Room

There's gonna be a factory of some type.

0:42:56.740 --> 0:43:1.930

Sophie Moiese Room

It's just one thing, but they're gonna make a tremendous amount of garbage and they want to be in the district.

0:43:2.0 --> 0:43:5.950

Sophie Moiese Room

Maybe Kim would say, oh, we we don't we we can't accommodate you.

0:43:5.960 --> 0:43:17.220

Sophie Moiese Room

You're you're producing too much garbage or other neighbors would be fearful that if they let this new factory in, they wouldn't have space for their garbage or rates would go up because they'd have to buy six more dumpsters or something.

0:43:17.470 --> 0:43:18.600

Sophie Moiese Room

Maybe you mentioned, but who?

0:43:18.610 --> 0:43:23.40

Sophie Moiese Room

Who can who can put forward a valid protest?

0:43:24.610 --> 0:43:26.630

Sophie Moiese Room

Uh, in anyone in the district?

0:43:26.750 --> 0:43:31.300

Sophie Moiese Room

Well, that's is I I thought about that at 30 seconds ago.

0:43:31.370 --> 0:43:32.620

Sophie Moiese Room

I don't think anybody can.

0:43:32.630 --> 0:43:33.500

Sophie Moiese Room

We have and nobody can.

0:43:33.510 --> 0:43:40.580

Sophie Moiese Room

I don't think anybody but the property that is petitioning to be annexed and could make a valid protest.

0:43:40.650 --> 0:43:50.960

Sophie Moiese Room

But of course this is a public hearing, so anybody can come to the public hearing that would be bizarre to both petition and protest at the same time that I can guarantee you is never gonna happen.

0:43:50.970 --> 0:43:54.170

Sophie Moiese Room

Yeah, that you have anything to add?

0:43:54.830 --> 0:43:55.840

Sophie Moiese Room

No, wait.

0:43:55.850 --> 0:43:56.840

Sophie Moiese Room

Waiting patiently.

0:43:56.850 --> 0:44:0.420

Sophie Moiese Room

Ohh it's a new it's a new process but I don't.

0:44:0.430 --> 0:44:18.610

Sophie Moiese Room

It won't be the last one and and there might be a twist in the future to one of the often applied to see like the only other thing I'd add is like a fire petition, the board of trustees and the Fire District has evaluated the property to make sure that they can serve it appropriately.

0:44:18.790 --> 0:44:26.860

Sophie Moiese Room

So Kim is essentially doing the equivalent of that as through her process as she handles the petition, works with the land owner.

0:44:26.910 --> 0:44:30.120

Sophie Moiese Room

So, OK, OK.

0:44:30.160 --> 0:44:31.50

Sophie Moiese Room

Thanks for the history lesson.

0:44:31.270 --> 0:44:31.760

Sophie Moiese Room

That was it.

0:44:31.770 --> 0:44:33.100

Sophie Moiese Room

That would actually was really interesting.

0:44:34.750 --> 0:44:42.130

Sophie Moiese Room

I moved to request that the board approve to annex property into C League Refuse District as presented.

0:44:43.290 --> 0:44:46.220

Sophie Moiese Room

Second, I wonder if there's anyone out there who might want to comment.

0:44:46.590 --> 0:44:48.40

Sophie Moiese Room

Any public comment on this?

0:44:52.60 --> 0:44:52.420

Sophie Moiese Room

OK.

0:44:53.220 --> 0:44:53.990

Sophie Moiese Room

All in favor?

0:44:54.160 --> 0:44:55.90

Sophie Moiese Room

Aye, aye.

0:44:55.540 --> 0:44:56.360

Sophie Moiese Room

Thanks John.

0:44:56.540 --> 0:44:57.770

Sophie Moiese Room

That was Thanksgiving.

0:44:58.660 --> 0:44:59.10

Sophie Moiese Room

Yeah.

0:44:59.80 --> 0:44:59.580

Sophie Moiese Room

Thanks Sam.

0:45:0.60 --> 0:45:0.400

Sophie Moiese Room

Thank you.

0:45:0.770 --> 0:45:4.70

Sophie Moiese Room

Zach, you have two two subdivisions for us.

0:45:7.920 --> 0:45:8.770

Sophie Moiese Room

That is correct.

0:45:8.780 --> 0:45:12.140

Sophie Moiese Room

So first I'll be starting with the porch tower minor subdivision.

0:45:24.480 --> 0:45:27.120

Sophie Moiese Room

Because I'm on camera takes me off.

0:45:59.0 --> 0:46:1.70

Sophie Moiese Room

OK, trying to get this to.

0:46:16.150 --> 0:46:16.420

Sophie Moiese Room

Help.

0:47:0.220 --> 0:47:1.260

Sophie Moiese Room

We knew what you're mad, though.

0:47:2.990 --> 0:47:5.230

Sophie Moiese Room

Close to the Blackfoot Clearwater game range.

0:47:5.240 --> 0:47:11.460

Sophie Moiese Room

Stuff you everyone's gonna think where you just turned to Seeley Lake into a sanctuary city.

0:47:11.710 --> 0:47:13.270

Sophie Moiese Room

She wearing OK?

0:47:13.840 --> 0:47:16.720

Sophie Moiese Room

The refugees are coming to Sealy because of you, John.

0:47:18.560 --> 0:47:20.30

Sophie Moiese Room

The refugees are coming.

0:47:20.580 --> 0:47:23.40

Sophie Moiese Room

It's that's a good Pathfinder story.

0:47:24.630 --> 0:47:26.930

Sophie Moiese Room

See you later became a sanctuary city.

0:47:28.530 --> 0:47:28.980

Sophie Moiese Room

Thanks.

0:47:29.220 --> 0:47:29.410

Sophie Moiese Room

Yeah.

0:47:31.90 --> 0:47:32.160

Sophie Moiese Room

No, it was fine.

0:47:32.350 --> 0:47:35.680

Sophie Moiese Room

I was actually super interesting, yes.

0:47:42.200 --> 0:47:42.350

Sophie Moiese Room

Yeah.

0:47:46.260 --> 0:47:51.150

Sophie Moiese Room

Just imagine there's lots of things around local government and state government because of time.

0:47:51.480 --> 0:47:56.190

Sophie Moiese Room

That one supersedes the other, but there's vestigial things, and they're kind of chipping on each other.

0:47:56.900 --> 0:47:57.620

Sophie Moiese Room

Just goes on.

0:48:13.140 --> 0:48:15.470

Sophie Moiese Room

Were you ever able to open that FAQ thing?

0:48:16.60 --> 0:48:17.30

Sophie Moiese Room

Could I sent it at the?

0:48:17.80 --> 0:48:19.490

Sophie Moiese Room

I sent it as a regular old fashioned attachment.

0:48:20.150 --> 0:48:22.730

Sophie Moiese Room

One reason like I don't have not the not the embedded one.

0:48:22.740 --> 0:48:23.830

Sophie Moiese Room

That's like have access.

0:48:23.840 --> 0:48:25.470

Sophie Moiese Room

I sent it like I'm just like a normal.

0:48:25.700 --> 0:48:29.90

Sophie Moiese Room

And look, I just send it like a super traditional.

0:48:29.100 --> 0:48:30.170

Sophie Moiese Room

Anybody who could?

0:48:30.180 --> 0:48:32.720

Sophie Moiese Room

OK, check the dance.

0:48:50.90 --> 0:48:52.310

Sophie Moiese Room

This as I sent it to you, OK?

0:48:52.580 --> 0:48:53.230

Sophie Moiese Room

And did some.

0:48:53.420 --> 0:48:54.910

Sophie Moiese Room

It was that the one that I responded to.

0:48:54.960 --> 0:48:57.190

Sophie Moiese Room

I don't think so, because this one you don't need access.

0:48:57.200 --> 0:48:57.410

Sophie Moiese Room

OK.

0:48:57.420 --> 0:48:59.830

Sophie Moiese Room

It's just like I should like a normal attachment.

0:49:2.190 --> 0:49:4.420

Sophie Moiese Room

I could resend it, but it would be sending the same thing.

0:49:4.550 --> 0:49:6.560

Sophie Moiese Room

It's the one that says hope this works better.

0:49:6.570 --> 0:49:7.0

Sophie Moiese Room

OK.

0:49:7.50 --> 0:49:8.610

Sophie Moiese Room

I yeah, I'm sure it will.

0:49:18.300 --> 0:49:18.580

Sophie Moiese Room

Yeah.

0:49:18.590 --> 0:49:19.780

Sophie Moiese Room

When Dave, which ones?

0:49:20.340 --> 0:49:20.950

Sophie Moiese Room

My FAQ.

0:49:22.830 --> 0:49:34.860

Sophie Moiese Room

Of the message I've heard and the one that is the first option I sent, access was denied, so I sent it again and the where I'd say let's hope this works better.

0:51:3.840 --> 0:51:6.50

Sophie Moiese Room

OK, I can go ahead and get started now.

0:51:6.740 --> 0:51:12.90

Sophie Moiese Room

Umm, Cheryl, I'll just let you know if I need the slides changed.

0:51:59.120 --> 0:51:59.470

Sophie Moiese Room

OK.

0:51:59.480 --> 0:52:0.700

Sophie Moiese Room

I think we're ready to go.

0:52:4.590 --> 0:52:7.170

Sophie Moiese Room

So could you go to the first one again the title.

0:52:10.10 --> 0:52:10.580

Sophie Moiese Room

Yep.

0:52:10.650 --> 0:52:14.950

Sophie Moiese Room

OK, so this is the porch tower minor subdivision.

0:52:15.410 --> 0:52:19.120

Sophie Moiese Room

It's located at 2322 Tower Drive.

0:52:19.430 --> 0:52:24.580

Sophie Moiese Room

The applicant is Brian Porch and there he is represented by Image Corporation.

0:52:24.950 --> 0:52:33.550

Sophie Moiese Room

I believe to Mayor Ross and Joe Dennert are joining us remotely today from my Meg and I'm Zach Jones, Planner with planning, development and sustainability.

0:52:38.70 --> 0:52:42.20

Sophie Moiese Room

So looking a little bit at where the subdivision is located.

0:52:42.860 --> 0:52:55.850

Sophie Moiese Room

Umm, you can see it on the corner of Tower St and 3rd St it's highlighted in the green and black which you might not be able to see very well up there, but next time will be closer.

0:52:57.540 --> 0:53:0.220

Sophie Moiese Room

If you want to go in the next slide.

0:53:0.610 --> 0:53:4.810

Sophie Moiese Room

So Yep, so I think you should be able to see it a little better there.

0:53:8.180 --> 0:53:12.810

Sophie Moiese Room

So you have Big Sky High School, a couple of blocks to the east.

0:53:12.820 --> 0:53:14.240

Sophie Moiese Room

In fact, about one block to the east.

0:53:15.50 --> 0:53:23.830

Sophie Moiese Room

UM Fort Missoula is just to the South, across S Avenue and Missoula County, Big Sky Park is about two blocks to the north.

0:53:25.970 --> 0:53:28.750

Sophie Moiese Room

And is in the target range neighborhood.

0:53:31.110 --> 0:53:32.690

Sophie Moiese Room

Could you go to the next slide please?

0:53:35.300 --> 0:53:36.370

Sophie Moiese Room

So the proposal.

0:53:41.200 --> 0:53:47.670

Sophie Moiese Room

Umm, so this subdivision request would create two residential lots from one existing lot.

0:53:47.760 --> 0:53:56.20

Sophie Moiese Room

Like I said before, it's located at the intersection of Tower St in South Ave and the existing parcel is about 0.97 acres.

0:53:56.200 --> 0:54:11.610

Sophie Moiese Room

So ordinarily, to create 2 zoning compliant half acre parcels, which is what the a .5 minimum acres zoning designation requires, the parent parcel would need to be one full acre.

0:54:12.10 --> 0:54:23.450

Sophie Moiese Room

So to rectify this situation, the applicant applied for and was approved for a minor waiver to allow for a greater than normal density of two dwelling units per acre.

0:54:23.460 --> 0:54:32.880

Sophie Moiese Room

So because one of the lots will be a little smaller in an acre, the density would be higher and a minor waiver allows for this to be approved.

0:54:39.20 --> 0:54:40.710

Sophie Moiese Room

And there are.

0:54:41.140 --> 0:54:58.300

Sophie Moiese Room

Uh, the applicant is not requesting any variances and both of the lots will have their approach on to Tower St and the approved minor waiver that I mentioned before was also, I believe approved in July or June or July of this year.

0:55:2.650 --> 0:55:13.230

Sophie Moiese Room

And there is also no Parkland dedication required for minor subdivisions and planning, development and sustainability staff will be recommending approval.

0:55:14.330 --> 0:55:15.620

Sophie Moiese Room

Could you go to the next slide?

0:55:15.630 --> 0:55:16.60

Sophie Moiese Room

Thank you.

0:55:16.150 --> 0:55:21.220

Sophie Moiese Room

So getting into the review criteria and factors that we look at for subdivisions.

0:55:22.840 --> 0:55:23.150

Sophie Moiese Room

Umm.

0:55:23.160 --> 0:55:25.580

Sophie Moiese Room

1st is the zoning and growth policy.

0:55:27.410 --> 0:55:31.700

Sophie Moiese Room

Could you actually go ahead one slide 1st and then we'll have to go back here.

0:55:31.790 --> 0:55:35.500

Sophie Moiese Room

So this is the existing zoning in the area.

0:55:35.550 --> 0:55:48.50

Sophie Moiese Room

So the yellow color there is Rs .5, which is rural residential and small agriculture with a half acre minimum, and this proposal would be compliant with that.

0:55:48.380 --> 0:56:4.540

Sophie Moiese Room

And then surrounding, you actually have city of Missoula Land at Fort Missoula just to the South there and also Big Scott High School is within the city and then a little bit of resource and open land and then civic and employment center to the north and northeast there too.

0:56:6.320 --> 0:56:8.450

Sophie Moiese Room

And then could you go one more slide again?

0:56:10.450 --> 0:56:16.990

Sophie Moiese Room

So the land use designation from the growth policy is rural residential and small agriculture.

0:56:19.340 --> 0:56:30.530

Sophie Moiese Room

And it is also within the target range neighborhood plan area, which designates a a residential at 2 dwelling units per acre.

0:56:32.90 --> 0:56:38.0

Sophie Moiese Room

So it is also compliant with that and could you go back to the review criteria slide?

0:56:44.260 --> 0:56:56.100

Sophie Moiese Room

So getting into the impacts to agriculture and there's no agricultural production currently occurring on the site and we found no impacts to existing agriculture or agricultural water facilities.

0:56:59.500 --> 0:57:6.190

Sophie Moiese Room

Access to both of lots will be from Tower St and there will be no new roads associated with the subdivision.

0:57:6.440 --> 0:57:15.850

Sophie Moiese Room

And right now there is a driveway that accesses the southern lot or the current lot, which will be the southern lot from South Ave.

0:57:16.110 --> 0:57:22.200

Sophie Moiese Room

So this will be deconstructed and grass landscaping will be planted by the applicant.

0:57:24.400 --> 0:57:39.980

Sophie Moiese Room

And there is no pedestrian facility requirements due to being a minor subdivision with no on site roads except they are required to waive the right to protest and RSI D, which could be used for infrastructure improvements in the future.

0:57:42.140 --> 0:57:52.290

Sophie Moiese Room

So into water and sanitation, both of lots will include a newly drilled well and the DNRC predetermination letter was included in the application.

0:57:53.0 --> 0:57:57.400

Sophie Moiese Room

There's also no evidence of groundwater within 15 feet of the surface on the property.

0:57:58.240 --> 0:58:5.810

Sophie Moiese Room

Umm, they are installing 2 new septic systems which will meet county wastewater treatment and MDQ standards.

0:58:6.0 --> 0:58:10.320

Sophie Moiese Room

And both those permits have been approved by the Environmental Health Department already.

0:58:11.950 --> 0:58:20.690

Sophie Moiese Room

And as I mentioned before, there's no Parkland dedication required for minor subdivisions, and we found no adverse impacts to schools requiring mitigation.

0:58:23.400 --> 0:58:37.560

Sophie Moiese Room

So for fire departments, impacts on the proposed water supply for fire suppression is a hydrant which is located within 1000 feet of the subdivision meeting.

0:58:37.570 --> 0:58:38.850

Sophie Moiese Room

The fire code requirements.

0:58:41.120 --> 0:58:45.180

Sophie Moiese Room

And there is a low fire hazard risk for the property as well.

0:58:47.780 --> 0:58:50.450

Sophie Moiese Room

And getting into the natural environment.

0:58:51.240 --> 0:58:53.250

Sophie Moiese Room

So these criteria are still relevant.

0:58:53.260 --> 0:59:1.630

Sophie Moiese Room

However, it's important to note that this is a very impacted site in a residential neighborhood, and there isn't.

0:59:1.720 --> 0:59:8.870

Sophie Moiese Room

There's expected to be minimal impact to the natural environment, so there's no floodplain or steep slopes on the property.

0:59:9.280 --> 0:59:20.860

Sophie Moiese Room

And there the proposed covenants did include the fish, Wildlife and parks living with wildlife recommendations, which include things like uh trash disposal and.

0:59:22.870 --> 0:59:25.290

Sophie Moiese Room

Yeah, wildlife safe stuff.

0:59:31.420 --> 0:59:33.240

Sophie Moiese Room

And then could you skip a couple?

0:59:36.100 --> 0:59:38.670

Sophie Moiese Room

One more and one more.

0:59:47.670 --> 0:59:53.370

Sophie Moiese Room

So this is the proposed preliminary plat for the subdivision you can see.

0:59:55.820 --> 0:59:57.710

Sophie Moiese Room

Think Cheryl's going to make it bigger?

0:59:59.600 --> 1:0:0.120

Sophie Moiese Room

Great.

1:0:0.440 --> 1:0:0.990

Sophie Moiese Room

Thank you.

1:0:1.320 --> 1:0:4.40

Sophie Moiese Room

Umm you can see the proposed layout for the two lots.

1:0:7.130 --> 1:0:13.140

Sophie Moiese Room

One will be 0.51 acres, one will be 0.46 acres.

1:0:15.160 --> 1:0:19.990

Sophie Moiese Room

And the West, you have the tower St where both lots will be accessed from.

1:0:20.140 --> 1:0:22.480

Sophie Moiese Room

And there's a road easement specified there.

1:0:23.160 --> 1:0:34.750

Sophie Moiese Room

Umm, it's also important to note that there's a 1 foot no access strip on the southern property boundary, which is to eliminate the access from South Ave.

1:0:35.280 --> 1:0:39.770

Sophie Moiese Room

There will be improvements occurring to South Ave in the future.

1:0:40.260 --> 1:0:42.640

Sophie Moiese Room

That timeline is kind of currently unknown, but.

1:0:44.840 --> 1:0:55.510

Sophie Moiese Room

The city and County Public Works wanted to recommend getting rid of that driveway in anticipation of those improvements.

1:0:55.520 --> 1:0:59.80

Sophie Moiese Room

So the no access strip helps to accomplish that.

1:1:3.390 --> 1:1:5.90

Sophie Moiese Room

And could you go another slide down?

1:1:6.510 --> 1:1:11.360

Sophie Moiese Room

So we received some agency comments.

1:1:11.370 --> 1:1:18.150

Sophie Moiese Room

We did not see any a public comments from the Missoula County Voice or APO Letters.

1:1:19.720 --> 1:1:20.330

Sophie Moiese Room

So the.

1:1:22.690 --> 1:1:31.680

Sophie Moiese Room

Umm it when this was insufficiency, review, our floodplain administrator commented to provide clarification on depth to groundwater.

1:1:32.190 --> 1:1:39.350

Sophie Moiese Room

Like I said before, that has been clarified and there is no groundwater within 15 feet that was found.

1:1:41.320 --> 1:1:49.460

Sophie Moiese Room

The Missoula Rural Fire Department identified that there was an incorrect distance to a fire station, which was also clarified and corrected.

1:1:53.940 --> 1:2:3.730

Sophie Moiese Room

And the Missoula County Survey Office recommended changing the name from the Porch subdivision, which was the original proposal, because there's already a porch addition.

1:2:3.740 --> 1:2:5.640

Sophie Moiese Room

So that is why I just called Porch Tower.

1:2:7.450 --> 1:2:10.830

Sophie Moiese Room

By because it is right next to Tower St.

1:2:16.80 --> 1:2:17.510

Sophie Moiese Room

Would you go one slide?

1:2:20.510 --> 1:2:20.810

Sophie Moiese Room

Thanks.

1:2:20.820 --> 1:2:36.780

Sophie Moiese Room

And then like I kind of mentioned before, we got comments from the City of Missoula Public Works and Mobility engineering about the planned S Avenue improvements, and they recommended removal of that driveway and adding the 1 foot no access strip.

1:2:38.710 --> 1:2:41.560

Sophie Moiese Room

And Missoula County Public Works supports that as well.

1:2:42.280 --> 1:2:46.660

Sophie Moiese Room

And then the city public works and mobility on the MPO.

1:2:47.760 --> 1:2:53.790

Sophie Moiese Room

Metropolitan Planning Organization just said to ensure sufficient right of way for those improvements.

1:2:56.980 --> 1:3:7.890

Sophie Moiese Room

Go one more so a recommendation is approval of the subdivision subject to the conditions of approval which can be found in the staff report.

1:3:8.180 --> 1:3:13.40

Sophie Moiese Room

Most importantly to know it is that one foot, no access strip on South Ave.

1:3:15.250 --> 1:3:19.290

Sophie Moiese Room

And I have the recommendation recommended motion here.

1:3:20.120 --> 1:3:24.630

Sophie Moiese Room

He's like this is minor or why?

1:3:24.640 --> 1:3:25.380

Sophie Moiese Room

Why is that?

1:3:26.210 --> 1:3:28.600

Sophie Moiese Room

Umm, why are the boundary lines the way they are?

1:3:28.610 --> 1:3:29.860

Sophie Moiese Room

If it's like the funny jog.

1:3:33.370 --> 1:3:36.90

Sophie Moiese Room

Cheryl, could you go back to the plat map just so we see what?

1:3:41.700 --> 1:3:42.170

Sophie Moiese Room

Area.

1:3:42.410 --> 1:3:42.990

Sophie Moiese Room

Yeah, yeah.

1:3:46.980 --> 1:3:53.540

Sophie Moiese Room

Umm, I feel like that is due to something with the sanitation system, but I think if the.

1:3:55.160 --> 1:3:57.980

Sophie Moiese Room

The applicants representative is on.

1:3:57.990 --> 1:3:59.850

Sophie Moiese Room

They might be able to clarify that better than me.

1:4:8.810 --> 1:4:9.720

Sophie Moiese Room

They were on before.

1:4:9.730 --> 1:4:10.620

Sophie Moiese Room

At least that's OK.

1:4:10.630 --> 1:4:11.900

Sophie Moiese Room

It's not important.

1:4:12.10 --> 1:4:14.720

Sophie Moiese Room

You guys have just curious, though.

1:4:15.630 --> 1:4:17.390

Sophie Moiese Room

Oh, there's tomorrow.

1:4:18.720 --> 1:4:19.510

Sophie Moiese Room

Tamara. Sorry.

1:4:19.870 --> 1:4:20.560

Sophie Moiese Room

Yes.

1:4:18.510 --> 1:4:21.100

Tamara R. Ross

Am I allowed to take a stab?

1:4:21.440 --> 1:4:22.80

Sophie Moiese Room

Yeah, please.

1:4:21.150 --> 1:4:22.740

Tamara R. Ross

OK, sure thing.

1:4:23.110 --> 1:4:27.360

Tamara R. Ross

So the lot lines or somewhat are on somewhat atypical.

1:4:28.70 --> 1:4:48.960

Tamara R. Ross

Umm Zach had mentioned the minor waiver earlier in his proposal, so it's kind of two part it's kind of to better meet the minimum zoning requirements for the half acre, but also as you kind of said it does guide the sewer and well existing and near facility issues.

1:4:48.970 --> 1:4:55.330

Tamara R. Ross

So we kind of resulted in that jog in the upper northern portion of the southern lot.

1:5:0.510 --> 1:5:8.350

Tamara R. Ross

So we are as close as possible to the to the half acre, which was kind of has more weight than what the septic and wells did.

1:5:53.790 --> 1:5:54.730

Sophie Moiese Room

Tamara, are you still there?

1:5:55.670 --> 1:5:55.830

Tamara R. Ross

Yes.

1:5:56.40 --> 1:5:59.570

Sophie Moiese Room

Sorry, with that, maybe lost teams were back.

1:6:2.480 --> 1:6:2.810

Sophie Moiese Room

Lost.

1:6:0.920 --> 1:6:3.120

Tamara R. Ross

Umm did you guys catch?

1:6:2.820 --> 1:6:3.680

Sophie Moiese Room

You have lot lines.

1:6:4.260 --> 1:6:4.650

Tamara R. Ross

Oh.

1:6:4.650 --> 1:6:5.370

Tamara R. Ross

OK.

1:6:5.500 --> 1:6:13.630

Tamara R. Ross

Umm, so the primary reason for the somewhat atypical lot line is the minor waiver is Zach had mentioned earlier.

1:6:13.820 --> 1:6:28.120

Tamara R. Ross

So we can get closest to the half acre zoning requirement, but he also did mention water and septic did play play into that but primarily to get as close as possible to the .5 acre.

1:6:29.620 --> 1:6:29.930

Sophie Moiese Room

Great.

1:6:31.0 --> 1:6:31.920

Sophie Moiese Room

Thank you. Thanks.

1:6:36.570 --> 1:6:37.260

Sophie Moiese Room

Thanks Zach.

1:6:37.410 --> 1:6:43.290

Sophie Moiese Room

So did the camera or Mr Porch have anything they'd like to say?

1:6:45.340 --> 1:6:46.130

Tamara R. Ross

Perfect.

1:6:46.840 --> 1:6:47.550

Tamara R. Ross

Sorry about that.

1:6:47.560 --> 1:6:50.510

Tamara R. Ross

I suppose just to kind of get the name on record.

1:6:50.520 --> 1:6:51.450

Tamara R. Ross

I'm Tamara Ross.

1:6:51.460 --> 1:6:53.710

Tamara R. Ross

I'm here to represent Mr Porch.

1:6:53.800 --> 1:6:56.410

Tamara R. Ross

I am Elaine, who's technician with imag.

1:6:57.60 --> 1:6:59.550

Tamara R. Ross

Of course we have Joe Dennert here with me.

1:6:59.560 --> 1:7:1.270

Tamara R. Ross

He is also a land use planner.

1:7:1.820 --> 1:7:4.620

Tamara R. Ross

He's here to help guide discussions or any questions.

1:7:6.90 --> 1:7:15.150

Tamara R. Ross

Umm, I suppose I would like to thank Zach for his staff report and the county staff helping us get this far in our proposal.

1:7:15.160 --> 1:7:16.200

Tamara R. Ross

We're very happy to be here.

1:7:17.640 --> 1:7:27.290

Tamara R. Ross

I will provide just a brief overview of I think the main topics were covered, especially the the lot line or the atypical lot line that you saw there.

1:7:28.280 --> 1:7:31.950

Tamara R. Ross

But as Derek said, both homes are existing on both lots.

1:7:32.820 --> 1:7:38.630

Tamara R. Ross

The northern lot is currently the home is currently under construction, but nearly complete.

1:7:39.260 --> 1:7:51.940

Tamara R. Ross

The certificate of occupancy is anticipated in January, so the main proposal, but the main reason for this division is kind of to separate the taxes between the two lots.

1:7:52.660 --> 1:8:2.610

Tamara R. Ross

Mr Porch will occupy the northern lot that also did mention that wastewater systems and the wells are existing and permitted.

1:8:2.830 --> 1:8:9.60

Tamara R. Ross

Final MDEQ review will occur, of course, if this proposal were to be approved.

1:8:11.100 --> 1:8:21.920

Tamara R. Ross

And then I suppose moving on to the other point or condition that Zach had mentioned with the and no access strip.

1:8:22.0 --> 1:8:36.330

Tamara R. Ross

So there is existing access on the northern lot and the southern lot, the southern lot does have access off of South Ave West and Tower St but as he mentioned access from Tower St will be abandoned or excuse me.

1:8:37.570 --> 1:8:47.190

Tamara R. Ross

True, I need to make sure I set that right South Ave will be abandoned and that no access strip will be applied as a condition of approval in the covenants.

1:8:47.920 --> 1:8:59.910

Tamara R. Ross

If the proposal were to be approved and kind of just leaning into that a little bit further, this was recommended by the public works and mobility department like Zach had mentioned.

1:9:0.260 --> 1:9:6.570

Tamara R. Ross

I believe it's part of the safe streets and roads grant that may have been recently approved.

1:9:7.260 --> 1:9:9.950

Tamara R. Ross

Maybe a month ago or gone before the board?

1:9:9.960 --> 1:9:10.680

Tamara R. Ross

Maybe a month ago.

1:9:11.530 --> 1:9:28.10

Tamara R. Ross

So the applicant is more than happy to support that and will re landscape which sack did also mention, and I believe that's kind of what I wanted to touch on and I don't hear Joe chiming in.

1:9:28.20 --> 1:9:30.290

Tamara R. Ross

If I said anything incorrect or OK.

1:9:30.350 --> 1:9:30.900

Tamara R. Ross

Thanks Joe.

1:9:32.270 --> 1:9:33.680

Tamara R. Ross

So I suppose with that.

1:9:33.790 --> 1:9:43.0

Tamara R. Ross

Thank you for lending me your ear and I hope that we're here to help guide the discussion if needed and answer any further questions.

1:9:43.100 --> 1:9:43.450

Tamara R. Ross

Means.

1:9:44.380 --> 1:9:45.270

Sophie Moiese Room

Thanks a lot man.

1:9:49.120 --> 1:9:51.790

Sophie Moiese Room

Anybody have any questions or anyone else like to speak on this?

1:9:57.860 --> 1:10:0.170

Sophie Moiese Room

Uh, OK.

1:10:0.440 --> 1:10:0.680

Sophie Moiese Room

Yeah.

1:10:0.690 --> 1:10:1.330

Sophie Moiese Room

Thanks everyone.

1:10:1.340 --> 1:10:3.660

Sophie Moiese Room

Could you queue up the motion again?

1:10:12.740 --> 1:10:23.100

Sophie Moiese Room

I moved to approve the porch tower minor subdivision based on the findings of fact and conclusions of law and the staff report and subject to the recommended conditions of approval. Second.

1:10:25.170 --> 1:10:25.940

Sophie Moiese Room

Any public comment?

1:10:27.760 --> 1:10:28.90

Sophie Moiese Room

OK.

1:10:28.100 --> 1:10:28.890

Sophie Moiese Room

All in favor?

1:10:29.460 --> 1:10:31.830

Sophie Moiese Room

Aye, thanks, Zach.

1:10:31.900 --> 1:10:32.530

Sophie Moiese Room

Thanks Tamara.

1:10:32.540 --> 1:10:32.850

Sophie Moiese Room

You did.

1:10:32.860 --> 1:10:33.870

Sophie Moiese Room

You guys both did great.

1:10:34.220 --> 1:10:34.940

Tamara R. Ross

Thank you so much.

1:10:34.200 --> 1:10:35.260

Sophie Moiese Room

Good job to you too, Joe.

1:10:36.690 --> 1:10:38.50

Joe M. Dehnert

Thanks, commissioners. Bye.

1:10:37.830 --> 1:10:38.650

Tamara R. Ross

We'll see you next time.

1:10:38.270 --> 1:10:39.90

Sophie Moiese Room

That see you next time.

1:10:41.160 --> 1:10:42.340

Sophie Moiese Room

Up onto ranch club.

1:11:17.990 --> 1:11:22.700

Sophie Moiese Room

OK, so this is the Ranch Club subdivision phasing plan extension request.

1:11:24.880 --> 1:11:33.530

Sophie Moiese Room

And the location is the Ranch club subdivision, which is north of Mullen Road, and you'll see some maps of it in a second here.

1:11:33.660 --> 1:11:36.770

Sophie Moiese Room

The applicant is Branch Club Investments, LLC.

1:11:37.80 --> 1:11:39.970

Sophie Moiese Room

They're represented by Chris Waza.

1:11:40.240 --> 1:11:48.260

Sophie Moiese Room

Sorry if I'm saying that wrong from Genesis Engineering and I'm again Zach Jones from planning development and sustainability.

1:11:57.600 --> 1:12:5.330

Sophie Moiese Room

So showing here is the phasing plan extension map with the already approved phases on here.

1:12:5.340 --> 1:12:36.930

Sophie Moiese Room

So currently 678989 B already approved an existing and mostly built out and then 10 and 11 are what we are looking at today for extension Phase 10 is where a second access Rd from Mullen Rd would be and then 11 is kind of independent and not connected to Mullen Road and Mullen Rd would be to the South here where you can see my cursor.

1:12:49.0 --> 1:12:52.770

Sophie Moiese Room

So this is kind of a zoomed out view where the subdivision is located.

1:12:53.440 --> 1:12:56.700

Sophie Moiese Room

The airport is to the north and east.

1:12:58.370 --> 1:13:1.700

Sophie Moiese Room

Mullen Rd is going along here.

1:13:2.130 --> 1:13:8.970

Sophie Moiese Room

You can't see it on this map, but reserve St would be off the screen over there.

1:13:11.200 --> 1:13:14.530

Sophie Moiese Room

And this red color is actually, uh.

1:13:14.540 --> 1:13:31.510

Sophie Moiese Room

Signifies that it is within the city boundaries, so this is a kind of interesting circumstance where the county is the ones approving this request, despite it being in the city because the subdivision was originally approved by the county before it was annexed into the city.

1:13:32.300 --> 1:13:37.950

Sophie Moiese Room

And this the red part also shows the boundary of where the subdivision is.

1:13:37.960 --> 1:13:38.700

Sophie Moiese Room

Pretty nicely too.

1:13:45.490 --> 1:14:0.760

Sophie Moiese Room

This is just a more zoomed in view and as you can see as I mentioned before, there isn't access Rd to Mullen Rd over here on the East, but Phase 10 would be over here and would access small inroad.

1:14:2.750 --> 1:14:6.720

Sophie Moiese Room

Yeah, it seems to be getting a little leggier as I go on.

1:14:9.300 --> 1:14:14.110

Sophie Moiese Room

So yeah, as you can see where my cursor is, that's where that access Rd would be.

1:14:23.200 --> 1:14:47.260

Sophie Moiese Room

So getting into some background for the subdivision Ranch club, which was formerly known as Phantom Hills Estates, was first approved in May 2003 by Missoula County, and there has been 4 phasing plan amendments and extensions which have been approved in 2007, 2009, 2014 and 2017, most recently.

1:14:49.220 --> 1:15:2.480

Sophie Moiese Room

And currently phases 10 and 11 expire at the end of this year on December 31st and the Missoula County Subdivision regulations allow for extensions of at least one year and no more than three years.

1:15:11.400 --> 1:15:19.420

Sophie Moiese Room

So the applicant originally was requesting A3 year extension for phases 10 and 11, which would have moved the deadline for both.

1:15:19.430 --> 1:15:23.880

Sophie Moiese Room

So the end of 2026, the deadline to file the final plat.

1:15:25.690 --> 1:15:42.420

Sophie Moiese Room

However, when we put out the request for agency comment, we received comment from the Missoula City Public Works and city fire departments about some fire code requirements, which is the need for that second access Rd which I've mentioned before.

1:15:42.690 --> 1:16:1.120

Sophie Moiese Room

So currently the whole subdivision is only accessed by one Rd ranch Club Rd, which is more at the western end of the subdivision off of Mullen Road, and it's pretty far to get from like the phase nine.

1:16:1.180 --> 1:16:22.150

Sophie Moiese Room

The further E parts all the way back to Mullen Road, and earlier this year there was a residential structure fire, which created an obstruction due to the firefighting, emergency activities and residents that live beyond where that fire was couldn't access their homes or leave as well.

1:16:22.360 --> 1:16:31.750

Sophie Moiese Room

So and if there was any further emergency that also would have created an issue and would have caused an obstruction to the firefighting activities.

1:16:31.760 --> 1:16:33.920

Sophie Moiese Room

So not a great situation.

1:16:36.680 --> 1:16:56.880

Sophie Moiese Room

So in order to fix this issue, originally staff was considering recommending a condition where there would be an emergency access Rd constructed by the end of 2024, and then the phases 10 and 11 would still be 3 year extensions.

1:16:58.950 --> 1:17:17.0

Sophie Moiese Room

However, the applicant expressed their concerns about constructing this emergency access Rd and we ended up deciding just to recommend a one year extension for Phase 10 and then sticking with a 3 year extension for Phase 11.

1:17:17.970 --> 1:17:30.230

Sophie Moiese Room

To my understanding, it would have been kind of cost prohibitive and would be like constructing 2 roads so they would rather just construct the the full road one time.

1:17:38.680 --> 1:17:44.910

Sophie Moiese Room

So with that background, UM, we are recommending approval of the.

1:17:46.400 --> 1:18:5.660

Sophie Moiese Room

Extension which would be extending the Phase ten final plat submittal deadline to the end of next year, December 31st, 2024 and then the phase eleven final plat submittal deadline to December 31st 2026 and that would be subject to the updated master conditions of approval as well.

1:18:7.30 --> 1:18:10.260

Sophie Moiese Room

So that is what I have for the presentation.

1:18:10.690 --> 1:18:16.240

Sophie Moiese Room

The applicants, representative Chris, is here as well and I can answer questions.

1:18:30.930 --> 1:18:32.310

Sophie Moiese Room

Hi, good afternoon.

1:18:32.400 --> 1:18:38.840

Sophie Moiese Room

Chris Wassia Genesis engineering Kirby Christians is I a Christian is also I think online too.

1:18:39.860 --> 1:18:40.200

Sophie Moiese Room

Umm.

1:18:40.850 --> 1:18:47.780

Sophie Moiese Room

First, I wanted to thank Tim and Zach for doing a great job of meeting with us multiple times and trying to find a solution to this.

1:18:49.70 --> 1:18:59.540

Sophie Moiese Room

They also did, I think, a more than adequate job of a staff report and so I'll be real brief and just say basically, we're here to answer any questions that you may have.

1:18:59.710 --> 1:19:5.820

Sophie Moiese Room

The extension allows us or helps us be able to solve this problem without the extension.

1:19:5.830 --> 1:19:8.890

Sophie Moiese Room

I'm not sure how we get that secondary access in in a timely fashion.

1:19:9.590 --> 1:19:32.100

Sophie Moiese Room

UM, our, our our original plan was cut a little short and we definitely will be under a time constraint to try to get the infrastructure in in a year because there is fairly deep sewer water and storm water mains that need to be installed in that street and the soils out there are fairly problematic need to be moisture conditioned and they they're.

1:19:34.130 --> 1:19:35.380

Sophie Moiese Room

They've been to challenge over the years.

1:19:35.390 --> 1:19:35.970

Sophie Moiese Room

Let's put it that way.

1:19:36.590 --> 1:19:39.420

Sophie Moiese Room

Umm, so can you explain that a bit?

1:19:39.490 --> 1:19:39.920

Sophie Moiese Room

Sure.

1:19:39.930 --> 1:19:40.720

Sophie Moiese Room

It's so it's a.

1:19:41.610 --> 1:19:48.40

Sophie Moiese Room

It's a sediment that's an expansive clay with layers of sand because it's like bed Missoula that settled.

1:19:48.90 --> 1:19:53.30

Sophie Moiese Room

And so you have water that can run in between certain layers and then not between others.

1:19:53.40 --> 1:19:55.630

Sophie Moiese Room

And then we disturb that and you create blockages.

1:19:56.940 --> 1:20:9.570

Sophie Moiese Room

It it seals itself quite well to we're just there's no infiltration and so we have to moisture condition that soil and we end up bringing in tractors and discs and a certain water size.

1:20:9.580 --> 1:20:14.710

Sophie Moiese Room

Mr It sounds funny, but it it it actually is has worked where we apply it.

1:20:14.720 --> 1:20:15.830

Sophie Moiese Room

It works really quite well.

1:20:16.420 --> 1:20:26.480

Sophie Moiese Room

We have to get that moisture content up to almost 22% in that soil, and the only way to do that is with a certain mist size and the disking of the soils with tractors.

1:20:26.970 --> 1:20:30.380

Sophie Moiese Room

Then, once it's moisture conditioned to that level, we can haul it in.

1:20:30.710 --> 1:20:37.800

Sophie Moiese Room

We almost make that actually a farm off to the side, haul it back over to where we need it and recompact it with compactive efforts.

1:20:38.30 --> 1:20:42.560

Sophie Moiese Room

So it takes about three times more effort than your typical to get it right.

1:20:43.550 --> 1:20:44.910

Sophie Moiese Room

So, and that's part of the challenge.

1:20:44.920 --> 1:21:3.40

Sophie Moiese Room

And so trying to get that done in a year, we'd love to have two years, but we also think that we can track, try to crash our schedule and maybe get utilities in and have a partial Rd that is all weather surface to meet the conditions that that Steve Reichert with the city had.

1:21:3.370 --> 1:21:8.10

Sophie Moiese Room

Our goal is to obviously not have what happened earlier this year happened again, UM.

1:21:8.80 --> 1:21:12.760

Sophie Moiese Room

And with that, I guess I would, I would open it up for any questions that you might have of Kirby or myself.

1:21:14.530 --> 1:21:20.470

Sophie Moiese Room

I just appreciate that explanation because I don't think I had known that difficulty or that complexity.

1:21:20.480 --> 1:21:21.360

Sophie Moiese Room

I haven't heard that either.

1:21:28.180 --> 1:21:29.350

Sophie Moiese Room

You guys are good with the year.

1:21:29.360 --> 1:21:29.570

Sophie Moiese Room

We'll.

1:21:29.580 --> 1:21:34.180

Sophie Moiese Room

We'll cross our fingers and we'll revisit this in a year if need be.

1:21:40.770 --> 1:21:41.130

Sophie Moiese Room

OK.

1:21:42.920 --> 1:21:46.70

Sophie Moiese Room

I move to or is there a proper correctly?

1:21:46.80 --> 1:21:47.450

Sophie Moiese Room

Oh yeah, sorry that comment.

1:21:51.390 --> 1:21:51.650

Sophie Moiese Room

OK.

1:21:52.460 --> 1:22:0.140

Sophie Moiese Room

I move to approve the phasing plan extension, extending the Phase ten final plat submittal deadline to December 31st, 2024.

1:22:0.580 --> 1:22:7.950

Sophie Moiese Room

In the phase eleven final plat submittal deadline to December 31st 2026, subject to the master conditions of approval.

1:22:8.280 --> 1:22:14.890

Sophie Moiese Room

Second, it did have do we ballpark just how much that emergency Rd would cost?

1:22:14.900 --> 1:22:15.380

Sophie Moiese Room

I know it was.

1:22:17.500 --> 1:22:17.660

Sophie Moiese Room

Like.

1:22:19.340 --> 1:22:24.470

Sophie Moiese Room

Just just so conceptually like we know we do not have any figures or anything for that.

1:22:28.140 --> 1:22:44.180

Sophie Moiese Room

Again, Chris Wassia Genesis engineering, we've looked at it and it is actually a timing issue too because of this, the exercise I explained to you to get this material back in trying to have an open Rd while we're doing that is somewhat problematic as well.

1:22:44.180 --> 1:23:5.320

Sophie Moiese Room

And so doing it in one shot is the best solution for us and and I think in general being efficient cost wise, we were estimating umm most of the the material we try to save some of the rock but you know that's all you can save and it costs almost as much to handle it two or three times as it is in the value of the rock.

1:23:5.330 --> 1:23:15.270

Sophie Moiese Room

So it really isn't the savings it's we were seeing it upwards of 300 to \$400,000 depending on going rates at that point in time.

1:23:15.280 --> 1:23:15.810

Sophie Moiese Room

And so it was.

1:23:16.80 --> 1:23:16.930

Sophie Moiese Room

It's expensive.

1:23:16.940 --> 1:23:17.640

Sophie Moiese Room

There's no doubt.

1:23:18.590 --> 1:23:19.80

Sophie Moiese Room

Thank you.

1:23:19.90 --> 1:23:24.790

Sophie Moiese Room

That just that helps and I guess I didn't give Kirby the opportunity.

1:23:24.800 --> 1:23:32.320

Sophie Moiese Room

I figured he would have raised his hand if he wanted to jump in, but if Kirby had anything to say, I wanted to give him the opportunity.

1:23:35.390 --> 1:23:36.400

Kirby Christian

I I'm fine.

1:23:36.650 --> 1:23:40.410

Kirby Christian

I I was just listening and you guys have presented it well, so I appreciate it.

1:23:41.680 --> 1:23:42.730

Sophie Moiese Room

OK, so we have a motion.

1:23:41.890 --> 1:23:42.830

Kirby Christian

Take you to the Commission.

1:23:42.840 --> 1:23:44.90

Kirby Christian

I'm sorry I couldn't be there in person.

1:23:44.920 --> 1:23:45.630

Sophie Moiese Room

No problem.

1:23:45.980 --> 1:23:46.610

Sophie Moiese Room

I have a motion.

1:23:46.620 --> 1:23:47.410

Sophie Moiese Room

We have a second.

1:23:47.420 --> 1:23:49.340

Sophie Moiese Room

I'll do one more call for any public comment.

1:23:50.380 --> 1:23:50.850

Sophie Moiese Room

OK.

1:23:50.940 --> 1:23:51.650

Sophie Moiese Room

All in favor?

1:23:52.0 --> 1:23:54.360

Sophie Moiese Room

Aye. Thanks, everybody.

1:23:54.370 --> 1:23:56.890

Sophie Moiese Room

Thank you exactly.

1:23:59.630 --> 1:24:0.100

Sophie Moiese Room

Like we're done.