

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



Thursday, January 11, 2024 – 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 David Strohmaier
Commissioner Juanita Vero

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office
Matt Heimel, Planner/Floodplain Administrator, Planning, Development, and Sus
John Hart, Deputy County Civil Attorney, County Attorney's Office
Lisa Frost, Property Records Specialist, Clerk and Records' Office

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:07]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:23]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:46]*
 - a. Closed Captioning
 - b. Proclamation: Martin Luther King, Jr. Day
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 3:38]*
6. **CURRENT CLAIMS LIST** *[Time stamp – 03:47]*
Claims received as of December 26, 2023 to January 03, 2024 by the Commissioners' Office total \$926,917.64.
7. **HEARINGS**
 - a. **Resolution: Missoula Rural Fire Petition for Annexation** *[Time stamp – 03:57]*
Lisa Frost, Property Records Specialist, Clerk and Records' Office

Commissioner Vero made the motion that the Board of County Commissioners of Missoula County hereby adopt the Resolution for Annexation of the parcel of land located in Missoula County as described in the staff report.

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

[Resolution 2024-010 Book: 1096 Page: 914]

- b. Resolution: Intent to Amend Missoula County Floodplain Hazard Management Regulations

[Time stamp – 07:20]

Matt Heimel, Planner/Floodplain Administrator, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the Resolution to consider amending the Missoula County Floodplain Hazard Management Regulations.

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

[Resolution 2024-009. Book: 1096 Page: 918]

8. **OTHER BUSINESS** *[Time stamp 1:20:00]*

[None]

9. **ADJOURN**

Chair Strohmaier – Called the meeting to adjourn at 3:20 p.m.

BCC Public Meeting January 11, 2024 – 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 --> 0:0:6.280

Sophie Moiese Room

I would like to welcome you to our Thursday, January 11th public meeting of the Missoula Board of County Commissioners.

0:0:6.290 --> 0:0:7.510

Sophie Moiese Room

I'll call this meeting to order.

0:0:7.520 --> 0:0:8.910

Sophie Moiese Room

Please join me in the Pledge of Allegiance.

0:0:16.240 --> 0:0:23.310

Sophie Moiese Room

The Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

0:0:26.970 --> 0:0:33.890

Sophie Moiese Room

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

0:0:35.430 --> 0:0:37.580

Sophie Moiese Room

We have a couple public announcements today.

0:0:37.590 --> 0:0:43.320

Sophie Moiese Room

First, Cheryl, would you like to give any instructions to folks participating today?

0:0:46.360 --> 0:0:54.50

Sophie Moiese Room

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

0:0:54.260 --> 0:1:3.190

Sophie Moiese Room

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

0:1:3.200 --> 0:1:5.990

Sophie Moiese Room

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

0:1:6.340 --> 0:1:10.410

Sophie Moiese Room

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

0:1:10.420 --> 0:1:12.930

Sophie Moiese Room

This helps with the accuracy of the closed captioning.

0:1:13.220 --> 0:1:17.910

Sophie Moiese Room

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

0:1:17.920 --> 0:1:24.490

Sophie Moiese Room

If you'd like to speak, we ask that you raise, use the raise hand feature if you are at Microsoft Teams, this is the small hand button.

0:1:24.540 --> 0:1:27.910

Sophie Moiese Room

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

0:1:28.180 --> 0:1:31.50

Sophie Moiese Room

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

0:1:31.60 --> 0:1:31.500

Sophie Moiese Room

Thank you.

0:1:33.460 --> 0:1:34.230

Sophie Moiese Room

Thank you.

0:1:34.240 --> 0:1:41.530

Sophie Moiese Room

And the uh listening assisted listening devices were last tested in 1986.

0:1:41.540 --> 0:1:42.170

Sophie Moiese Room

Is that right?

0:1:42.320 --> 0:1:43.330

Sophie Moiese Room

No, just joking.

0:1:43.500 --> 0:1:44.30

Sophie Moiese Room

No, no.

0:1:44.40 --> 0:1:45.0

Sophie Moiese Room

We got new ones, OK?

0:1:45.10 --> 0:1:45.900

Sophie Moiese Room

They they should be working.

0:1:47.240 --> 0:1:47.870

Sophie Moiese Room

That's alright.

0:1:47.880 --> 0:1:52.390

Sophie Moiese Room

We have one proclamation today recognizing Martin Luther King Junior day.

0:1:52.400 --> 0:1:54.770

Sophie Moiese Room

Commissioner Vera, would you like to read this book?

0:1:54.820 --> 0:1:55.560

Sophie Moiese Room

Happy to you.

0:1:57.530 --> 0:2:5.260

Sophie Moiese Room

Whereas activists and civil rights leader Doctor Martin Luther King Junior, whose birth we celebrate on the third Monday of January, was a third person in U.S.

0:2:5.270 --> 0:2:20.740

Sophie Moiese Room

History to be recognized by a federal holiday, and whereas through his courage and powerful message of hope and nonviolence, he devoted his life to addressing injustice, racism, and fear with peaceful protests, unity and understanding, moving millions of Americans to enact profound social changes.

0:2:21.130 --> 0:2:32.430

Sophie Moiese Room

And whereas he endured imprisonment and university in the former verbal and physical attacks, threats, arrest and ultimately was assassinated in an effort to diminish his great dream of freedom and equality for all people.

0:2:32.800 --> 0:2:43.10

Sophie Moiese Room

And whereas our nation remembers Dr King's commitment to the principles of this nation, which he championed through his unyielding faith and justice, unwavering belief in freedom and equality for all.

0:2:43.310 --> 0:3:7.540

Sophie Moiese Room

And whereas Missoula County and the City of Missoula strive to be welcoming and inclusive communities where we continue to deepen our understanding and practice of providing equal equal dignity, respect, and opportunity for all who live and visit here and whereas Doctor King's legacy and writings, it's just that we are ultimately measured not by where we stand in moments of comfort and convenience, but by what we take on during times of challenge and controversy.

0:3:8.150 --> 0:3:24.260

Sophie Moiese Room

Now, therefore, in honor of Doctor Martin Luther King Junior, we, the Missoula Board of County

Commissioners and Mayor Excuse me, and Mayor Andrea Davis, do hereby recognize January 15th, 2024 as Martin Luther King Junior Day and invite all citizens to consider this quote of Doctor King's Life.

0:3:24.320 --> 0:3:25.10

Sophie Moiese Room

Things life.

0:3:25.260 --> 0:3:26.230

Sophie Moiese Room

Excuse me.

0:3:26.300 --> 0:3:31.610

Sophie Moiese Room

This quote of Doctor King's Life's most persistent and urgent question is what are you doing for others?

0:3:34.500 --> 0:3:35.430

Sophie Moiese Room

Thank you for that.

0:3:38.0 --> 0:3:41.100

Sophie Moiese Room

Is there any public comment on items not on today's agenda?

0:3:42.530 --> 0:3:46.980

Sophie Moiese Room

And if you're online, please use the raise hand function if you're in the room.

0:3:46.990 --> 0:3:48.80

Sophie Moiese Room

Come on up to the microphone.

0:3:50.410 --> 0:3:53.290

Sophie Moiese Room

Any comment on items not on today's agenda?

0:3:55.80 --> 0:3:55.400

Sophie Moiese Room

OK.

0:3:57.170 --> 0:4:7.280

Sophie Moiese Room

See none our current claims list is and this would be claims received as of December 26th 2023 through January 3rd, 2024 by the Commissioner's Office.

0:4:7.290 --> 0:4:20.390

Sophie Moiese Room

4 by the Commissioner's Office, total \$926,917.64, if you want to drill down into what those claims are more precisely, go to the agenda and you can click on the link to see what those all amount to.

0:4:20.400 --> 0:4:26.20

Sophie Moiese Room

Agenda and you can click on the link to see what those all amount to. Uh.

0:4:26.30 --> 0:4:30.370

Sophie Moiese Room

I also just an introductory note before we get going on our public hearings today.

0:4:31.710 --> 0:4:33.120

Sophie Moiese Room

I am Dave strohmeier.

0:4:33.130 --> 0:4:43.980

Sophie Moiese Room

You might be see me sitting in the the position of the chair today and that's because, uh, a tradition of the Missoula County commissioners is to rotate the chair position every year.

0:4:44.330 --> 0:4:46.870

Sophie Moiese Room

Commissioner Slotnick was the chair last year.

0:4:46.910 --> 0:4:52.330

Sophie Moiese Room

I will serve as the chair this year unless there's some radical coup, de tat.

0:4:52.770 --> 0:4:58.500

Sophie Moiese Room

Commissioner Vera will serve as chair next year, so we have two public hearings today.

0:4:58.830 --> 0:5:4.140

Sophie Moiese Room

The first is related to a petition for annexation into the Missoula Rural Fire District.

0:5:4.360 --> 0:5:7.420

Sophie Moiese Room

We have, we do have someone here to present this to us.

0:5:13.590 --> 0:5:17.110

Sophie Moiese Room

Hi, I'm Lisa Frost with the Mozilla clerk and recorders office.

0:5:18.510 --> 0:5:18.870

Sophie Moiese Room

Umm.

0:5:20.230 --> 0:5:26.300

Sophie Moiese Room

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

0:5:26.570 --> 0:5:37.440

Sophie Moiese Room

The property proposed to be annexed is legally described as the east half of the West half of the northeast quarter and the east half of the northeast quarter of section 24.

0:5:37.450 --> 0:5:45.940

Sophie Moiese Room

Township, 12 N Range 19 W the physical address of the property is 10250.

0:5:45.950 --> 0:5:47.340

Sophie Moiese Room

Bear Run Creek Rd.

0:5:47.350 --> 0:5:56.840

Sophie Moiese Room

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

0:5:56.970 --> 0:5:57.660

Sophie Moiese Room

A notice.

0:5:58.210 --> 0:6:4.680

Sophie Moiese Room

Excuse me of hearing has been published twice in the million and all property owners have been notified of this hearing.

0:6:4.690 --> 0:6:8.140

Sophie Moiese Room

This petition is now presented to the board for your decision.

0:6:8.830 --> 0:6:12.980

Sophie Moiese Room

Lisa, I think ours says 10260 bear run.

0:6:16.760 --> 0:6:17.10

Sophie Moiese Room

I see.

0:6:24.190 --> 0:6:24.330

Sophie Moiese Room

Yeah.

0:6:25.600 --> 0:6:29.730

Sophie Moiese Room

Yes, you're correct 10260 OK, maybe we can correct that.

0:6:29.740 --> 0:6:37.270

Sophie Moiese Room

And then yeah, RCA, which is which stands for the request for Commission action, is the petitioner here.

0:6:37.700 --> 0:6:41.980

Sophie Moiese Room

Would you like to come up and say anything about this highly controversial item today?

0:6:44.660 --> 0:6:49.990

Sophie Moiese Room

It's the next me that is, that is a phrase I rarely hear in this in this room.

0:6:50.0 --> 0:6:56.110

Sophie Moiese Room

So maybe with the fire district petitions is different, but OK, this is a public hearing.

0:6:56.120 --> 0:6:59.660

Sophie Moiese Room

Is there anyone in the room or online who would like to speak to this?

0:7:1.430 --> 0:7:3.700

Sophie Moiese Room

OK, seeing none, we will close the public hearing.

0:7:3.790 --> 0:7:4.620

Sophie Moiese Room

Any questions?

0:7:4.630 --> 0:7:5.40

Sophie Moiese Room

Nope.

0:7:5.50 --> 0:7:9.650

Sophie Moiese Room

I moved to approve the Missoula Rural Fire District petition.

0:7:9.800 --> 0:7:13.100

Sophie Moiese Room

I will second that any further discussion, seeing none.

0:7:13.110 --> 0:7:13.740

Sophie Moiese Room

All in favor?

0:7:13.800 --> 0:7:15.450

Sophie Moiese Room

Aye, that is unanimous.

0:7:17.150 --> 0:7:18.560

Sophie Moiese Room

Annexation complete.

0:7:18.750 --> 0:7:19.190

Sophie Moiese Room

Thank you.

0:7:20.260 --> 0:7:20.870

Sophie Moiese Room

You bet.

0:7:20.960 --> 0:7:21.510

Sophie Moiese Room

Thank you.

0:7:21.520 --> 0:7:22.700

Sophie Moiese Room

Thank you for joining.

0:7:22.710 --> 0:7:23.50

Sophie Moiese Room

Yeah.

0:7:23.60 --> 0:7:25.650

Sophie Moiese Room

Drive safely on this snowy day, OK?

0:7:28.30 --> 0:7:30.980

Sophie Moiese Room

We will roll right into our second public hearing today.

0:7:30.990 --> 0:7:40.390

Sophie Moiese Room

This is on a resolution of intent to amend the Missoula County Floodplain Hazard Management Regulations and Matt Hymel is here with us with the staff report.

0:7:42.80 --> 0:7:43.250

Sophie Moiese Room

Good afternoon, commissioners.

0:7:43.260 --> 0:7:54.550

Sophie Moiese Room

I'm Matt, Dymola planner and floodplain administrator with planning, development and Sustainability department for Missoula County and just a moment I'll bring up a PowerPoint that we have.

0:8:7.370 --> 0:8:15.620

Sophie Moiese Room

OK, so as you said, this is about a resolution of intent to amend the floodplain Hazard Management regulations, which I'll refer to as floodplain regulations.

0:8:15.630 --> 0:8:22.660

Sophie Moiese Room

And in short, I'm going to touch on some very general key points through my presentation.

0:8:22.670 --> 0:8:26.220

Sophie Moiese Room

However, if at any times you'd like some more detail, please feel free to just ask.

0:8:26.970 --> 0:8:31.520

Sophie Moiese Room

So first I'll give a broad overview of the National Flood Insurance program.

0:8:32.110 --> 0:8:35.980

Sophie Moiese Room

I'll talk about the purpose of amending the floodplain regulations.

0:8:35.990 --> 0:8:36.200

Sophie Moiese Room

Why?

0:8:36.210 --> 0:8:38.800

Sophie Moiese Room

Why this action is being considered at this time?

0:8:39.270 --> 0:8:42.740

Sophie Moiese Room

I'll give a little bit of a summary of the process to get here.

0:8:42.990 --> 0:8:44.940

Sophie Moiese Room

I'll speak about the resolution of intent.

0:8:45.450 --> 0:8:58.0

Sophie Moiese Room

I'll give an overview of proposed amendments and I'll present some conclusions and recommended motion and after a motion is considered, I do have one last slide about the next steps in our process.

0:9:1.900 --> 0:9:30.710

Sophie Moiese Room

So the National Flood Insurance Program, or NFIP for short, makes federally backed flood insurance

available in communities that agree to adopt and enforce floodplain management regulations to reduce future flood damage, flood insurance and funding for other projects such as mitigation and recovery, is made available by the federal government and then the participating communities are charged with ensuring that development in regulatory floodplains is in accordance with federal, state, and local laws as a participating community in the NF IP.

0:9:31.0 --> 0:9:46.710

Sophie Moiese Room

Missoula County is required to demonstrate that we have adopted a floodplain management set of regulations that meet those minimum state and federal standards or with any higher regulatory standards that we found to be locally appropriate.

0:9:48.500 --> 0:9:57.980

Sophie Moiese Room

So FEMA, the Federal Emergency Management Agency, will prepare floodplain maps and determine specific flood hazard areas with with applicable flood insurance studies.

0:9:59.380 --> 0:10:12.910

Sophie Moiese Room

The community will then use those maps and data as available as the basis for regulating new developments or alterations in that regulated flood hazard area and as part of his working relationship between the county, the state and FEMA.

0:10:13.280 --> 0:10:18.570

Sophie Moiese Room

Every building in a participating community may be covered by a flood insurance policy.

0:10:18.660 --> 0:10:21.740

Sophie Moiese Room

Even buildings that are not actually located within the mapped floodplain.

0:10:22.660 --> 0:10:26.90

Sophie Moiese Room

And Missoula County has had flood hazard management regulations.

0:10:26.980 --> 0:10:50.730

Sophie Moiese Room

Uh, since 1975, those regulations have been updated about 12 times since then to update standards or implement new floodplain maps, and the purpose of our floodplain regulations is to promote public health, safety and general welfare to minimize flood losses in areas subject to flooding and to promote wise use of the floodplain.

0:10:51.200 --> 0:11:1.170

Sophie Moiese Room

Additional regulatory standards for development and building materials that go beyond those minimum NFIP state requirements or state requirements.

0:11:1.600 --> 0:11:15.550

Sophie Moiese Room

They're actually encouraged by FEMA at to provide a greater, uhm, protection of public health, safety and higher regulatory standards also help reduce countywide flood insurance rates through the community rating system.

0:11:19.820 --> 0:11:22.750

Sophie Moiese Room

So why are we updating these?

0:11:22.790 --> 0:11:24.680

Sophie Moiese Room

Rip these regulations as well.

0:11:25.610 --> 0:11:44.890

Sophie Moiese Room

The Federal Emergency Management Agency and the Montana Department of Natural Resources and Conservation, or DNRC, are requiring that Missoula County update the regs, umm and the catalyst for requiring these updates was actually finalization of floodplain mapping for the Clearwater River and update a map.

0:11:44.900 --> 0:12:9.990

Sophie Moiese Room

So the Clearwater River, where finalized in October 5th of 2023, and this gets back to a major underpinning of the NF IP that I said that where FEMA publishes maps and the Community must demonstrate that the regulations are compliant and it turns out that uh state model regulations and federal code and the floodplain were having updated.

0:12:10.30 --> 0:12:10.930

Sophie Moiese Room

So we need to catch up.

0:12:12.850 --> 0:12:34.140

Sophie Moiese Room

And of the DNRC authorized A2 phase approach to having our regulations updated, the first phase was already considered a last summer and was finalized on August 28th, 2023 when the regulations were amended to reference an updated Clearwater River flood insurance study and flood insurance rate map.

0:12:34.250 --> 0:12:36.830

Sophie Moiese Room

Nothing else changed other than that reference to updated maps.

0:12:37.700 --> 0:12:46.980

Sophie Moiese Room

Uh, now we're in the 2nd and final phase, which is actually to update our current regulations per the model or ordinance and updated federal code.

0:12:47.840 --> 0:12:52.860

Sophie Moiese Room

Uh, so that we come into updated Arkham compliance.

0:12:54.520 --> 0:13:9.680

Sophie Moiese Room

And the counties implemented floodplain regulations with a very specific format and organizational layout for several decades, and part of what we're doing is really reformatting the regs to align with the model layout.

0:13:10.640 --> 0:13:19.480

Sophie Moiese Room

Uh, and that's necessary to ensure that we're fully compliant according to the state and it also helps facilitate any assistance that that we need.

0:13:19.490 --> 0:13:25.210

Sophie Moiese Room

So if we have a flood event and we need assistance responding to substantial damage claims or.

0:13:25.280 --> 0:13:37.240

Sophie Moiese Room

You're up permitting then any external staff such as DRC staff will be familiar with with the layout they'll know, for example, that the flood fringe standards are in Chapter 10 instead of having to learn our layout.

0:13:37.250 --> 0:13:43.510

Sophie Moiese Room

So we'll actually be in in accordance with the way most, if not all, of the state of Montana is using.

0:13:45.640 --> 0:13:46.950

Sophie Moiese Room

Pics that was so why?

0:13:46.960 --> 0:13:49.30

Sophie Moiese Room

Why were we out of?

0:13:49.40 --> 0:13:51.790

Sophie Moiese Room

Why did we have our own system for so long?

0:13:52.420 --> 0:14:0.810

Sophie Moiese Room

It the format that we have I believe may actually have been of much, much older state layout that was changed.

0:14:0.860 --> 0:14:10.200

Sophie Moiese Room

And I think over the years, Missoula County had adopted some stricter higher standards because we have many concerns about public health and safety.

0:14:10.210 --> 0:14:34.80

Sophie Moiese Room

We really wanted to encourage building techniques that minimize water displacement, minimize the cumulative impacts, so rather than undergo a full rewrite like we had to over the last few months, each time the older layout was revised, I think it just got to the point where we were diverging so much in layout that DNRC felt like it needed.

0:14:34.90 --> 0:14:37.130

Sophie Moiese Room

It needed to be kind of in the same format.

0:14:38.130 --> 0:14:43.720

Sophie Moiese Room

Part of that also has to do with the amount of time that state staff and federal staff would have would have to take.

0:14:44.330 --> 0:14:51.820

Sophie Moiese Room

Something that was explained to me was that if we go through one of these cycles, we verify compliance with the state model.

0:14:52.230 --> 0:14:53.860

Sophie Moiese Room

There's a policy with FEMA.

0:14:53.870 --> 0:15:5.690

Sophie Moiese Room

From what was explained to me that if a community is not in alignment with the layout of a model that the state has, then the federal staff has to do their own checks.

0:15:5.700 --> 0:15:16.670

Sophie Moiese Room

So it increases the amount of time, whereas in the future I think it will just be the state if we're actually in their model, because then they'll have already verified that we're compliant.

0:15:16.680 --> 0:15:24.540

Sophie Moiese Room

Aside from any other higher standards that we have already compliant, aside from any higher standards that this Community has.

0:15:24.620 --> 0:15:24.890

Sophie Moiese Room

Yeah.

0:15:24.960 --> 0:15:52.140

Sophie Moiese Room

And when I say, aside from higher standards, what what what I mean is that will be completely in alignment with the state model as a minimum and the Missoula County has higher standards such as, umm, such as elevating residential structures on a STEM Wall Foundation instead of elevating on fill or how we only allow rip wrapping on riverbanks in very extreme circumstances and generally prohibit new rip rap or new levies.

0:15:53.500 --> 0:15:57.10

Sophie Moiese Room

The the those are high, it's not because we're being precious.

0:15:57.20 --> 0:16:3.310

Sophie Moiese Room

It's because we have a really unique geography, high, high hydrology here in Missoula County.

0:16:5.550 --> 0:16:9.0

Sophie Moiese Room

Well, I could I bet it could also be that it would benefit.

0:16:9.770 --> 0:16:10.620

Sophie Moiese Room

My guess is we're not.

0:16:11.870 --> 0:16:13.290

Sophie Moiese Room

I'm thinking we're not that unique.

0:16:13.300 --> 0:16:20.840

Sophie Moiese Room

It's just that we've recognized that some of these heightened requirements are are beneficial and necessary.

0:16:21.370 --> 0:16:22.700

Sophie Moiese Room

That's my speculation.

0:16:22.770 --> 0:16:23.160

Sophie Moiese Room

OK.

0:16:23.350 --> 0:16:23.860

Sophie Moiese Room

Yep, and.

0:16:23.870 --> 0:16:27.890

Sophie Moiese Room

And we we have a section later about those standards and how they.

0:16:30.0 --> 0:16:30.450

Sophie Moiese Room

Compare.

0:16:30.460 --> 0:16:38.710

Sophie Moiese Room

Although I don't think I'll that is as well as that those extra standards for bank stabilization have been in place, I believe since the year 2000.

0:16:38.790 --> 0:16:50.150

Sophie Moiese Room

And like you said, one of the policies that was recognized was the need to preserve natural functions of the floodplain, natural functions of that river system so that it can have the full caring capacity and a flood.

0:16:50.740 --> 0:16:56.320

Sophie Moiese Room

Rather than try to armor certain areas and push that velocity, push that depth, push those impacts further downstream.

0:16:59.640 --> 0:17:2.190

Sophie Moiese Room

And the other, Matt, isn't it?

0:17:2.320 --> 0:17:16.30

Sophie Moiese Room

Isn't it also true that some of our higher standards help us maintain our very high or highest insurance rating and thus keeping premiums to to a minimum for property owners?

0:17:16.700 --> 0:17:18.980

Sophie Moiese Room

And that was deputy County Attorney John Hart.

0:17:20.70 --> 0:17:22.480

Sophie Moiese Room

It's that's exactly right up.

0:17:22.490 --> 0:17:22.980

Sophie Moiese Room

We got.

0:17:22.990 --> 0:17:23.800

Sophie Moiese Room

We got recognized.

0:17:23.810 --> 0:17:29.160

Sophie Moiese Room

That's one advantage of having higher standards as we get recognized for those through the Community rating system.

0:17:29.510 --> 0:17:36.20

Sophie Moiese Room

And as such, we accumulate different points for different kinds of activities, whether they be higher building standards or more public outreach.

0:17:36.450 --> 0:17:45.50

Sophie Moiese Room

Right now, we're sitting at a Class 7, which equates to a 15% reduction in flood insurance premiums for all policyholders in Missoula County.

0:17:47.460 --> 0:17:51.720

Sophie Moiese Room

Thank you, Deputy County Attorney for that tasty nugget.

0:17:52.520 --> 0:17:55.500

Sophie Moiese Room

I'm sure that that was coming up in Matt's album eventually.

0:17:58.440 --> 0:17:58.680

Sophie Moiese Room

Right.

0:17:59.470 --> 0:17:59.750

Sophie Moiese Room

OK.

0:17:59.760 --> 0:18:2.440

Sophie Moiese Room

So just a few notes about the process.

0:18:2.450 --> 0:18:10.820

Sophie Moiese Room

We had many, many drafting and review meetings between DNRC County and FEMA staff that ended up with the draft.

0:18:10.830 --> 0:18:11.340

Sophie Moiese Room

We have.

0:18:11.350 --> 0:18:13.420

Sophie Moiese Room

That was then published.

0:18:13.430 --> 0:18:16.150

Sophie Moiese Room

We had 15 day public notice prior to this meeting.

0:18:17.60 --> 0:18:19.610

Sophie Moiese Room

Uh, we had posted that and uh, the Missoulain.

0:18:19.620 --> 0:18:23.430

Sophie Moiese Room

We also sent an email with a notice memo to different agencies.

0:18:23.770 --> 0:18:26.270

Sophie Moiese Room

Uh deep developers and interested parties.

0:18:26.340 --> 0:18:27.850

Sophie Moiese Room

Roughly 85 in total.

0:18:28.540 --> 0:18:36.90

Sophie Moiese Room

And we also posted all the project information, including all of the applicable documents on Missoula County voice, our public engagement website.

0:18:36.980 --> 0:18:40.470

Sophie Moiese Room

So we're at the resolution of intent, public hearing January 11th.

0:18:40.960 --> 0:18:49.730

Sophie Moiese Room

I, if adopted, we'll have a 30 day public comment period and a couple of public review sessions that I'll speak about.

0:18:50.490 --> 0:18:58.160

Sophie Moiese Room

Uhm, ultimately, with a February 22nd public hearing about a resolution to adopt the these amendments.

0:19:3.700 --> 0:19:8.770

Sophie Moiese Room

So we'd like to generally describe how this resolution of intent works.

0:19:8.780 --> 0:19:20.450

Sophie Moiese Room

So it is really meant to accomplish 3 aspects, 1 implement the state Model Ordinance 2 comply with federal code, and three, clarify existing policies and procedures.

0:19:20.460 --> 0:19:25.230

Sophie Moiese Room

So for the most part, existing county regulations are stricter than the state model.

0:19:26.530 --> 0:19:32.270

Sophie Moiese Room

But in our review, we found that there are some new significant changes from the state based on federal code, which I'll explain a bit later.

0:19:33.580 --> 0:19:38.30

Sophie Moiese Room

Uh, so the state model or, yeah, the state model code.

0:19:38.560 --> 0:19:52.680

Sophie Moiese Room

Like I said, we're completely reforming, reformatting the regulations to be in alignment with the model which was last updated in 2022, and this will make the format in Missoula County consistent with almost every other community in the state.

0:19:53.580 --> 0:20:2.50

Sophie Moiese Room

It also adds numerous text elements to definitions, policies, procedures and development standards, some of which are new to Missoula County or reinforce.

0:20:2.60 --> 0:20:15.680

Sophie Moiese Room

Existing policies are the code of Federal Regulations specifically for the NF IP parts 596065 and 70 has a some definitions and development standards that need need it to be updated.

0:20:16.870 --> 0:20:24.260

Sophie Moiese Room

A few examples were clarifying crawl space and subgrade crawlspace definitions and narrow.

0:20:24.620 --> 0:20:51.860

Sophie Moiese Room

Excuse me narrowing the types of maintenance activities that can be conducted without a permit, which I'll speak to a bit later and also the new lowest floor elevation requirements that also speak to updates for complying with federal code predominantly come from a FEMA publication called Bulletin P-2140 that will also be available on our website.

0:20:53.940 --> 0:20:58.990

Sophie Moiese Room

And then the third part existing or clarifying existing policies and procedures.

0:20:59.0 --> 0:21:12.190

Sophie Moiese Room

So most of the information in Missoula Counties, higher regulatory standards remain the same, such as those stem wall elevation requirements and strict riverbank armoring policies.

0:21:13.40 --> 0:21:24.780

Sophie Moiese Room

Those have been transferred into the Model Ordinance format, so wherever there is a chapter or section say about residential of a home standards, we pulled in our stricter standards.

0:21:26.660 --> 0:21:32.490

Sophie Moiese Room

So we're not rescinding or reducing any of the stringency of those existing higher standards.

0:21:32.860 --> 0:21:43.120

Sophie Moiese Room

Some have slightly changed, such as information about maintenance, because we might have had some provisions that could have been interpreted as allowing certain activities without a permit.

0:21:45.580 --> 0:21:56.920

Sophie Moiese Room

There are some additions that I'll explain that are being reduced, proposed by staff per DNRC and FEMA recommendations, and those are to clarify existing higher standards based on current practice.

0:21:56.930 --> 0:22:11.240

Sophie Moiese Room

So a couple of examples and I'll highlight these later too are when having some more explanation about when a shaded X flood zone is regulated, or how compensatory storage is required.

0:22:16.180 --> 0:22:22.750

Sophie Moiese Room

So I'll move on into a overview of our proposed amendments, a few notes.

0:22:23.160 --> 0:22:28.170

Sophie Moiese Room

The attachments for this agenda item include a staff report and amended trapped regulations.

0:22:28.180 --> 0:22:38.40

Sophie Moiese Room

The staff report actually includes a detailed summary of changes for each chapter and one version of the amended draft regulations includes markups of the change text.

0:22:38.950 --> 0:22:51.920

Sophie Moiese Room

Uh, the attached draft amended regulations contain the complete markup changes and in this presentation I'm highlighting some select key points for a summary.

0:22:52.450 --> 0:22:55.540

Sophie Moiese Room

I'm not in this presentation going to touch on every single change.

0:22:55.550 --> 0:23:05.10

Sophie Moiese Room

However, if they're again, there's any questions, just stop me and I'll go over those.

0:23:3.720 --> 0:23:10.490

Sophie Moiese Room

So I'm going to go chapter by chapter or section by by section and just touch on a few.

0:23:10.540 --> 0:23:19.520

Sophie Moiese Room

Key points, so section one of the new format will state title, purpose, authority and general provisions.

0:23:20.480 --> 0:23:33.460

Sophie Moiese Room

This really is just sites laws and the enabling legislation for having local floodplain regulations and one key change in here is an addition from the state.

0:23:33.620 --> 0:23:45.430

Sophie Moiese Room

It's in alignment with existing practice, but we're saying, you know replacement including like for like replacements of obstruction that floodplain, do you require compliance with the regulations?

0:23:47.390 --> 0:24:5.260

Sophie Moiese Room

In the in Section 2 for definitions, the model or ordinance adds new definitions and modify some others to meet NF IP basic definitions and that really ensures that our use of terminology is consistent with methods and standards that are intended to prevent adverse impacts of floodplain development.

0:24:8.680 --> 0:24:9.810

Sophie Moiese Room

Section 3.

0:24:9.860 --> 0:24:17.440

Sophie Moiese Room

Forms and fees that really just described several documents that we process and those will now be actually written in the regs.

0:24:19.930 --> 0:24:32.360

Sophie Moiese Room

Uh, Section 4 describes the regulated flood hazard areas and this actually has some more substantive changes in the draft, and this section really gets into details on interpreting the regulatory floodplain boundary.

0:24:32.640 --> 0:24:36.340

Sophie Moiese Room

The way that we interpret the floodplain boundary is not changing.

0:24:36.570 --> 0:24:45.900

Sophie Moiese Room

It's just we have more clarifying text that's in alignment with the with the state model and actually some that are in alignment with our policy, existing procedures.

0:24:47.650 --> 0:24:49.60

Sophie Moiese Room

So few key points.

0:24:49.120 --> 0:24:57.210

Sophie Moiese Room

One the maps are a visual guide, so when we look at a floodplain map, it's a visual guide of flood hazard areas.

0:24:57.220 --> 0:25:3.90

Sophie Moiese Room

However, we regulate the floodplain based on where the base flood elevation intersects the natural ground.

0:25:6.280 --> 0:25:11.650

Sophie Moiese Room

Our regulations will now describe the processes for some different letters of map change.

0:25:11.660 --> 0:25:33.900

Sophie Moiese Room

If they're either for insurance purposes or for the purpose of actually revising a flood map panel, whether there be a letter of map Amendment, letter of map revision, conditional letter, et cetera, UH-1

key change that's been initiated by staff is about the shaded X floodplain, and Missoula County regulates the shaded X flood zone.

0:25:35.220 --> 0:25:35.540

Sophie Moiese Room

Umm.

0:25:36.600 --> 0:25:41.180

Sophie Moiese Room

And we're adding new tax to clarify that based on 2 common circumstances.

0:25:41.190 --> 0:25:46.290

Sophie Moiese Room

So for our regulatory use, the shaded X floodplain is an area of moderate flood hazard.

0:25:46.520 --> 0:25:50.80

Sophie Moiese Room

It's usually the area between the limits of the 100 year and the 500 year flood.

0:25:50.860 --> 0:26:1.650

Sophie Moiese Room

It is also used to designate base floodplains of lesser hazard, such as an area protected by a levy from the 100 year flood, or areas with shallow flooding during a base flood.

0:26:1.720 --> 0:26:12.910

Sophie Moiese Room

With an average depth less than one foot or a drainage area less than one square mile, that's the base NF IP term for for shaded X floodplain.

0:26:13.420 --> 0:26:25.260

Sophie Moiese Room

So we have two clarifications, the first of which is addressing the areas with no base flood elevation, such as an area with sheet flow zones most commonly seen in the South Hills area off of Lower Miller Creek.

0:26:26.150 --> 0:26:31.100

Sophie Moiese Room

And the text in the regulation sounds very technical.

0:26:31.110 --> 0:26:51.100

Sophie Moiese Room

However, essentially what we're going to be saying is we look at a JSON grade, we might not require permit in all circumstances because some areas might be either artifacts or older HUD mapping for sheet flow hazards or some areas might actually be just higher elevation than known flood paths and we don't need a permit.

0:26:51.110 --> 0:27:4.590

Sophie Moiese Room

Right now, the regulations just include shaded X as part of the regulatory floodplain, and it puts some people in complicated situations when maybe we can just look at the terrain and make a decision based on that.

0:27:5.670 --> 0:27:21.670

Sophie Moiese Room

The second clarification addresses riverine floodplains, where base flood elevations are established like

Zone AE, and essentially what we're saying is that if a property is above base flood elevation in the shaded floodplain, we may exempt them from requiring a floodplain permit.

0:27:29.590 --> 0:27:32.860

Sophie Moiese Room

A few key points on sections 5 through 8.

0:27:33.230 --> 0:27:38.520

Sophie Moiese Room

Uh Section 5 describes uses allowed without a permit within the regulated flood Hazard area.

0:27:39.410 --> 0:27:44.250

Sophie Moiese Room

Dean Arc and FEMA are requiring some changes that more narrowly define how.

0:27:46.100 --> 0:28:2.430

Sophie Moiese Room

Some uses, particularly open space uses can be allowed in the floodplain without a permit, and they can only be allowed without a permit if they don't require a no rise certification for the floodway, or if they don't have otherwise any potential for significant adverse impacts.

0:28:3.920 --> 0:28:15.180

Sophie Moiese Room

Emma was also requiring changes to maintenance provisions, and in both the model and county regulations to tighten up certain uses that previously could be considered a lot without a permit.

0:28:17.950 --> 0:28:23.530

Sophie Moiese Room

In Section 6, where we go over prohibited uses, activities and structures within the regulated flood Hazard area.

0:28:25.910 --> 0:28:31.700

Sophie Moiese Room

We, per DNRC recommendation have more explanation as to the operation of mechanized vehicles.

0:28:32.90 --> 0:28:41.760

Sophie Moiese Room

Right now, our regulations prohibit the use of all mechanized vehicles on a riverbank wherever we may permit some activities on a riverbank that need the use.

0:28:41.810 --> 0:28:43.640

Sophie Moiese Room

And we do actually approve some of those.

0:28:43.650 --> 0:28:48.730

Sophie Moiese Room

So it's really just saying there prohibited, unless otherwise allowed by permit.

0:28:49.880 --> 0:29:1.40

Sophie Moiese Room

And we're also clarifying some access standards right now, residential use is prohibited if it has access that subject to certain depth and velocity in a flood.

0:29:1.50 --> 0:29:6.690

Sophie Moiese Room

And we're clarifying that that's only for access, that is directly attributable to a deep development.

0:29:6.700 --> 0:29:10.50

Sophie Moiese Room

We're not going to look at maybe the Interstate miles away for a certain.

0:29:13.250 --> 0:29:13.550

Sophie Moiese Room

Permit.

0:29:16.660 --> 0:29:18.190

Sophie Moiese Room

Uh, Section 7?

0:29:18.360 --> 0:29:23.790

Sophie Moiese Room

Not many significant changes there were just describing operating procedures for floodplain permit review.

0:29:24.80 --> 0:29:34.410

Sophie Moiese Room

One note that I'll highlight here that applies to various sections of the regulations is that Dean RC is recommending it's not a requirement.

0:29:34.420 --> 0:29:48.920

Sophie Moiese Room

It's a recommendation from Dean RC that all review times, whether they be permit review times, appeal review times or variance application review times that those be increased from 60 days to 180 days.

0:29:49.250 --> 0:29:54.10

Sophie Moiese Room

And the reason for that is producing RC it will provide.

0:29:55.980 --> 0:30:6.390

Sophie Moiese Room

Additional time for any engineering analysis as as needed from from the state without otherwise without otherwise compromising the counties time frame.

0:30:6.930 --> 0:30:12.510

Sophie Moiese Room

If that is adopted, it does not mean that we're going to extend these project timelines out.

0:30:12.520 --> 0:30:25.300

Sophie Moiese Room

We're not going to slow down permit reviews just because the timeline changes are our goal will be to maintain as short of a time frame as practical as we can to make sure that the permits are reviewed against the regulations.

0:30:25.310 --> 0:30:28.340

Sophie Moiese Room

We don't want to stretch these out, not just because the time goes up.

0:30:28.590 --> 0:30:37.440

Sophie Moiese Room

So if you get required materials back in 60 days, in other words, you're not going to sit on it for another.

0:30:38.370 --> 0:30:40.930

Sophie Moiese Room

Aye, 55 days before you crack it open.

0:30:42.930 --> 0:30:43.700

Sophie Moiese Room

Right. We're.

0:30:43.770 --> 0:30:45.380

Sophie Moiese Room

Yeah, we will review them.

0:30:45.450 --> 0:30:52.510

Sophie Moiese Room

You know, as as they come in as time permits, as our priorities allow us to based on all the other applications that that we have.

0:30:52.690 --> 0:31:1.460

Sophie Moiese Room

If yeah, if the review timelines go from 60 to 180 days, it doesn't mean we're going to wait, you know, over 100 days to actually get get started.

0:31:1.470 --> 0:31:3.430

Sophie Moiese Room

That's not good practice.

0:31:3.480 --> 0:31:26.520

Sophie Moiese Room

It's just this is really to allow for extreme circumstances when there's a very complicated project that needs time and that way we don't run into a situation and another thing to DNC highlighted was some communities might experience staff turnover with the floodplain administrator, and they don't want to force the community to then have to be sitting on a strange timeline issue in case needed.

0:31:27.740 --> 0:31:30.510

Sophie Moiese Room

But this doesn't practically mean we're actually going to then just just wait.

0:31:32.690 --> 0:31:33.120

Sophie Moiese Room

Thanks.

0:31:33.530 --> 0:31:33.700

Sophie Moiese Room

Sure.

0:31:35.410 --> 0:31:38.260

Sophie Moiese Room

And then a Section 8 application evaluation.

0:31:38.370 --> 0:31:46.150

Sophie Moiese Room

So Missoula County has a higher standards and our review criteria, we look at a number of factors that are not in the state model.

0:31:46.160 --> 0:31:48.710

Sophie Moiese Room

So we actually just carry those over into the model.

0:31:48.720 --> 0:31:52.550

Sophie Moiese Room

So that's why some viewers might see many changes in that in that section.

0:31:52.620 --> 0:31:57.200

Sophie Moiese Room

It's really just us carrying over our current review criteria, which are not changing.

0:32:2.560 --> 0:32:12.20

Sophie Moiese Room

OK, so for the next short while, I'll talk about sections 9 and 10 and these are actually where we look at the development standards.

0:32:12.210 --> 0:32:17.570

Sophie Moiese Room

So section 9 uh is for development requirements in the floodway.

0:32:17.860 --> 0:32:31.200

Sophie Moiese Room

The floodway, being the flood zone that must remain clear of obstruction to permit the passage of all base flood water without having any rise in in that flood depth.

0:32:32.200 --> 0:32:37.430

Sophie Moiese Room

It's also the most hazardous flood zone where we would expect the greatest depth and velocity of of floodwater.

0:32:37.580 --> 0:32:40.570

Sophie Moiese Room

So standards for development in the floodway are extremely strict.

0:32:42.830 --> 0:32:54.580

Sophie Moiese Room

So there are numerous changes in the floodway section being required by DNC and FEMA, and these primarily clarify or reinforce policies and procedures that we already have to really just add.

0:32:54.590 --> 0:33:7.100

Sophie Moiese Room

More you text and explanation to ensure there is no adverse impact of development in the floodway and that we have all necessary engineering certifications for for projects in in the floodway.

0:33:9.60 --> 0:33:32.910

Sophie Moiese Room

One helpful addition actually for our floodway chapter will be clarifying that there's an option for minimal or qualitative encroachment analysis and encroachment analysis is intended to demonstrate that a project has or that a project will have and in fact, no rise with floodwater that it will not cause any rise in the flood depths that have been established for for the floodway.

0:33:33.620 --> 0:33:57.280

Sophie Moiese Room

However, some projects, such as replacing a fence or adding material in response to a erosion event to

Jason to a highway, sometimes these are really a return to pre existing conditions and they weren't just a qualitative analysis and we do have those in some permits that we review and approve, but it's not written.

0:33:57.620 --> 0:33:59.900

Sophie Moiese Room

And so now we actually have that in in our code.

0:34:2.210 --> 0:34:9.800

Sophie Moiese Room

And as we discussed earlier, all of Missoula County strict higher standards for bank stabilization have been transferred into the model format.

0:34:10.900 --> 0:34:19.810

Sophie Moiese Room

There are no changes to our strict policies regarding bank stabilization and levies, but I will point out there is there are new standards for stream bank restoration.

0:34:20.340 --> 0:34:27.770

Sophie Moiese Room

We did add text to the stream Bank restoration section to make sure that there are no conflicts with restoration projects.

0:34:27.780 --> 0:34:36.320

Sophie Moiese Room

For example, if a restoration project is actually going to have bank stabilization, then it has to otherwise comply with our bank stabilization section.

0:34:42.180 --> 0:34:50.420

Sophie Moiese Room

Uh, Section 10 is development requirements in the flood fringe or the regulated flood Hazard area with no floodway.

0:34:50.500 --> 0:34:55.840

Sophie Moiese Room

And when I say regulated flood hazard area with no floodway, that's sounds a little confusing.

0:34:55.850 --> 0:35:4.400

Sophie Moiese Room

But what that means is you either have flood fringe which is like zone AE floodplain, or the flood hazard with no floodway can be either.

0:35:4.410 --> 0:35:15.530

Sophie Moiese Room

Maybe an AE that doesn't have a necessary flooded with it, or the zone a approximate floodplain where we haven't had the base flood lol elevations established through a study.

0:35:16.630 --> 0:35:16.810

Sophie Moiese Room

Yeah.

0:35:18.640 --> 0:35:19.10

Sophie Moiese Room

Do you?

0:35:19.20 --> 0:35:23.390

Sophie Moiese Room

Do you example that like we can visualize like an of that?

0:35:23.640 --> 0:35:37.180

Sophie Moiese Room

Sure, I can pull up the OR you don't have to, or yeah, or just do you know of a place that this so Butler, Creek and Laval Creeks upstream of the Interstate are zone a that are approximate floodplains.

0:35:39.230 --> 0:35:46.370

Sophie Moiese Room

The only zone AE without a floodway that I can think of right now is the lower lowest stretch of Miller Creek.

0:35:47.740 --> 0:35:55.190

Sophie Moiese Room

Lolo Creek, most of it upstream of the immediate Lolo area, is a zone, a approximate floodplain as as well.

0:35:55.660 --> 0:35:56.730

Sophie Moiese Room

OK, that that helps.

0:35:56.740 --> 0:35:57.120

Sophie Moiese Room

Thank you.

0:35:57.130 --> 0:36:4.580

Sophie Moiese Room

We have to look at the visualizing it, OK, if it helps, we can pull up the map as well and I can show show some of those in.

0:36:5.220 --> 0:36:5.680

Sophie Moiese Room

Yeah.

0:36:5.690 --> 0:36:7.110

Sophie Moiese Room

Why don't you go ahead and pull it up?

0:36:7.120 --> 0:36:7.840

Sophie Moiese Room

Uh, I'm.

0:36:7.850 --> 0:36:11.970

Sophie Moiese Room

I'm recording barely following along on some of this so.

0:36:19.440 --> 0:36:23.30

Sophie Moiese Room

Ohh I don't have a particular address.

0:36:23.40 --> 0:36:23.240

Sophie Moiese Room

Let me.

0:36:27.920 --> 0:36:29.200

Sophie Moiese Room

I'm actually switching over right now.

0:36:40.750 --> 0:36:42.530

Sophie Moiese Room

So for anyone watching along, this is our.

0:36:44.870 --> 0:37:3.180

Sophie Moiese Room

Interactive floodplain map Viewer this provides a great wealth of information about floodplain that designations, and right now I'm showing an area upstream of Lolo, and so you can see Lolo has a detailed study from its confluence with the Bitterroot River.

0:37:4.890 --> 0:37:16.860

Sophie Moiese Room

Then after a certain portion, it becomes this blue color and what that means is that the detailed study by FEMA ended at this point, and this is an approximate base flood depth.

0:37:16.870 --> 0:37:28.990

Sophie Moiese Room

So we don't actually have detailed study information for zone a floodplain, it's zone a, just an approximate extent of a base flood depth.

0:37:29.0 --> 0:37:41.670

Sophie Moiese Room

So currently for any permit applications for zone a floodplain, we do require that an engineer conduct a hydraulic analysis if there are any elevation requirements that need to be met.

0:37:42.980 --> 0:37:57.720

Sophie Moiese Room

Who created the umm our did the mapping for the approximate zone a the approximate zone A is mapped by by FEMA or two is mapped by FEMA. OK.

0:38:1.260 --> 0:38:4.850

Sophie Moiese Room

Yeah, ideally new maps will not have zone a floodplain.

0:38:4.860 --> 0:38:7.570

Sophie Moiese Room

It's they're trying to correct as time goes by.

0:38:7.580 --> 0:38:18.690

Sophie Moiese Room

I'm also planning to Miller Creek and here is an example where you can see the Clark Fork River or I'm sorry, the Bitterroot River.

0:38:18.700 --> 0:38:22.870

Sophie Moiese Room

Excuse me, is on the left hand side of the screen and.

0:38:24.680 --> 0:38:31.470

Sophie Moiese Room

Directly upstream of its confluence has only this pink color on our mapping, which corresponds to a zone AE.

0:38:31.820 --> 0:38:34.530

Sophie Moiese Room

Note how the just upstream of it.

0:38:34.580 --> 0:38:45.590

Sophie Moiese Room

We have mapped floodway, however in that lower portion there is no designated floodway, so it is possible that we might require an encroachment analysis because the floodway has not been mapped.

0:38:45.860 --> 0:38:58.570

Sophie Moiese Room

So what that means is that the cumulative impact of development in that flood fringe area that the floodplain has not been determined, so the limit of encroachment will be half a foot.

0:39:2.830 --> 0:39:3.160

Sophie Moiese Room

OK.

0:39:3.170 --> 0:39:3.740

Sophie Moiese Room

Thank you.

0:39:3.790 --> 0:39:6.210

Sophie Moiese Room

OK, this is really helpful.

0:39:6.220 --> 0:39:6.910

Sophie Moiese Room

I needed the maps.

0:39:6.920 --> 0:39:7.240

Sophie Moiese Room

Thank you.

0:39:9.470 --> 0:39:9.630

Sophie Moiese Room

Sure.

0:39:17.720 --> 0:39:18.160

Sophie Moiese Room

OK so.

0:39:20.460 --> 0:39:21.950

Sophie Moiese Room

Well, add full screen.

0:39:26.570 --> 0:39:28.100

Sophie Moiese Room

So this has the section.

0:39:28.110 --> 0:39:29.700

Sophie Moiese Room

Section 10 has the most changes.

0:39:30.170 --> 0:39:37.840

Sophie Moiese Room

Uh, they are largely required by DNC and FEMA to reinforce protection against adverse impacts and promote public health and safety.

0:39:38.740 --> 0:39:40.350

Sophie Moiese Room

Uh, just a few key points.

0:39:41.400 --> 0:39:41.760

Sophie Moiese Room

Umm.

0:39:42.20 --> 0:40:3.210

Sophie Moiese Room

Wet and dry flood proofing standards are being consolidated with these updates, so in the current regulations wet and dry flood proofing standards are pretty scattered and so wet flood proofing means that there are building construction methods that actually allow floodwater to enter a an enclosure of a structure.

0:40:3.420 --> 0:40:22.220

Sophie Moiese Room

However, the floodwater is designed to automatically enter and exit, and the and the building materials were largely resistant to significant damage, although those, you know, we there are standards that these need to meet and engineering certification requirements, dry flood proofing is just the opposite.

0:40:22.230 --> 0:40:26.90

Sophie Moiese Room

It's it's designed to resist infiltration of water and and the structure.

0:40:27.10 --> 0:40:30.840

Sophie Moiese Room

Residential enclosures cannot be dry, floodproofed and dry.

0:40:30.850 --> 0:40:37.910

Sophie Moiese Room

Flood proofing has a very high bar where we do need to have an engineering flood proofing certificate.

0:40:41.750 --> 0:40:46.460

Sophie Moiese Room

I'd also our fill standards are being consolidated and updated.

0:40:46.540 --> 0:40:48.650

Sophie Moiese Room

Please excuse the typo that says updating.

0:40:50.870 --> 0:41:1.240

Sophie Moiese Room

So similar to flood proofing standards, are standards for the addition of fill in the flood hazard area are a little scattered, so we're putting those in one section and alignment with the model standards.

0:41:3.410 --> 0:41:11.20

Sophie Moiese Room

One clarifying note, one of our higher standards is the provision for compensatory storage.

0:41:11.750 --> 0:41:29.320

Sophie Moiese Room

And what that means is that for Phil brought into the flood fringe that might otherwise displace more

water, we can require there to be flood storage excavated on on a property to mitigate that that impact to mitigate that possible increase in flood depths.

0:41:30.130 --> 0:41:41.510

Sophie Moiese Room

However, it might not be appropriate in all circumstances, so compensatory storage may be appropriate in an area that is flatter, maybe with lower velocity of a floodwater.

0:41:41.840 --> 0:41:45.980

Sophie Moiese Room

However, there can be some areas that are more narrowly constricted.

0:41:45.990 --> 0:41:53.670

Sophie Moiese Room

The water is faster, higher velocity, and in effect it'll just be a whole that gets filled in faster.

0:41:53.680 --> 0:41:55.770

Sophie Moiese Room

So some areas we we may require.

0:41:55.780 --> 0:42:4.590

Sophie Moiese Room

So that's why in our draft regs, we say on compensatory storage will be required for all fill when deemed necessary pursuant to certain factors that we have listed.

0:42:8.100 --> 0:42:15.270

Sophie Moiese Room

So the most significant changes that we're going to see to our floodplain regulations will be in section 10.4.

0:42:15.280 --> 0:42:23.60

Sophie Moiese Room

And primarily this is the subsections for elevating agricultural and accessory structures.

0:42:24.530 --> 0:42:50.990

Sophie Moiese Room

So the lowest floor for any structure, we'll need to be elevated 2 feet above the base flood at elevation or adequately try flood proofed and this is a significant change for agricultural and accessory structures because our current regulations allow those structures to be built at existing grade, they can be elevated, but we currently allow them at existing grade, which might actually be below that base flood.

0:42:53.380 --> 0:43:3.620

Sophie Moiese Room

There will be some limited exception exemptions that are available, and I use the phrase a limited exemption because it does not outright exempt them from elevating at all.

0:43:4.540 --> 0:43:10.120

Sophie Moiese Room

So an agricultural structure may be exempt from the two foot requirements.

0:43:10.520 --> 0:43:10.860

Sophie Moiese Room

Uh.

0:43:10.870 --> 0:43:27.740

Sophie Moiese Room

If they're elevated to the base flood elevation with dry flood proofing and a small accessory structure may be elevated with wet flood proofing to the base flood and also next accessory structure must be accessory to a principal use.

0:43:28.710 --> 0:43:34.840

Sophie Moiese Room

So what that means is just building a detached garage or a shop on a structure in the floodplain.

0:43:34.850 --> 0:43:44.160

Sophie Moiese Room

If there is not already in existing principal, use like a House, we will have to treat that garage or shop as the principal structure and meet those those standards.

0:43:45.990 --> 0:43:48.890

Sophie Moiese Room

Uh, if it would help, I could go over some some examples.

0:43:48.900 --> 0:43:50.570

Sophie Moiese Room

Yeah, a few examples would be good.

0:43:50.580 --> 0:43:55.960

Sophie Moiese Room

And and that is by virtue of what FEMA is requiring, correct, absolutely.

0:43:55.970 --> 0:43:58.920

Sophie Moiese Room

So these are required by FEMA.

0:43:59.300 --> 0:44:7.910

Sophie Moiese Room

This is a standard that was put into the National Flood Insurance program in July of 2020, updated in August of 2021.

0:44:8.660 --> 0:44:18.50

Sophie Moiese Room

So now that we have the final Clearwater River floodplain maps and are requiring to demonstrate compliance with federal minimum standards, we now have to update this standard.

0:44:19.210 --> 0:44:26.470

Sophie Moiese Room

So this is something that's being handed to Missoula County by the federal government via the NRC.

0:44:27.380 --> 0:44:27.890

Sophie Moiese Room

OK.

0:44:28.100 --> 0:44:28.470

Sophie Moiese Room

Yeah.

0:44:28.480 --> 0:44:28.750

Sophie Moiese Room

Thanks.

0:44:28.760 --> 0:44:30.740

Sophie Moiese Room

Just wanna be clear on what is or is not.

0:44:32.390 --> 0:44:37.160

Sophie Moiese Room

A heightened requirement of Missoula County, and this is not in that category.

0:44:37.170 --> 0:44:40.70

Sophie Moiese Room

This is something that's mandated of us to do.

0:44:41.0 --> 0:44:47.80

Sophie Moiese Room

Yeah, I do wanna clarify the the two foot requirement is a state higher standard.

0:44:47.520 --> 0:44:51.680

Sophie Moiese Room

So in Montana, the lowest flow requirement is 2 feet above BFE.

0:44:51.940 --> 0:44:56.810

Sophie Moiese Room

The minimum federal requirement is just to elevate the lowest floor to the base flood elevation.

0:44:57.130 --> 0:45:1.930

Sophie Moiese Room

That's why we're able to have this exemption in certain circumstances.

0:45:2.220 --> 0:45:4.970

Sophie Moiese Room

That at least goes to the minimum federal level.

0:45:6.970 --> 0:45:7.680

Sophie Moiese Room

Thanks, model.

0:45:7.750 --> 0:45:10.780

Sophie Moiese Room

Yeah, if you have any examples that you can show, that would be great.

0:45:11.710 --> 0:45:11.980

Sophie Moiese Room

Sure.

0:45:11.990 --> 0:45:24.160

Sophie Moiese Room

So a key point for thinking about different buildings or structures that need to be elevated is thinking of structures in just the context of when we call it a structure in the National Flood Insurance program.

0:45:24.170 --> 0:45:49.610

Sophie Moiese Room

So some things that we might think of a structure in zoning or building code for example, like a pole barn with no walls isn't necessarily structure in the NF IP because for regulatory purposes in the floodplain we're thinking of lowest floor for structures when there are two or more rigid walls and a fully secured roof to the floor doesn't matter.

0:45:49.820 --> 0:45:50.750

Sophie Moiese Room

It could is there.

0:45:50.760 --> 0:45:52.460

Sophie Moiese Room

Is it necessary for our floor to be there or not?

0:45:53.520 --> 0:45:53.770

Sophie Moiese Room

Umm.

0:45:53.780 --> 0:46:0.770

Sophie Moiese Room

If it's, if it's an open side of structure, or if it's not considered a structure because it doesn't have two or more walls and it's not a fully secured roof.

0:46:0.980 --> 0:46:3.340

Sophie Moiese Room

We're not so much looking at elevating the lowest floor.

0:46:3.940 --> 0:46:13.130

Sophie Moiese Room

Umm, there are general development standards that it must adhere to, such as being adequately anchored, having a minimal impact.

0:46:13.540 --> 0:46:15.910

Sophie Moiese Room

So as far as you know.

0:46:18.0 --> 0:46:29.850

Sophie Moiese Room

Materials in there, if it's being, you know if the surface of an open side of pole barn, which just to be fill, we still need the fill to be properly elevated the the the film doesn't need to be elevated, it needs to be compacted.

0:46:30.60 --> 0:46:30.890

Sophie Moiese Room

Got OK.

0:46:30.940 --> 0:46:31.430

Sophie Moiese Room

Thanks.

0:46:32.140 --> 0:46:34.630

Sophie Moiese Room

So we'll go over some examples.

0:46:34.640 --> 0:46:42.390

Sophie Moiese Room

So first that open sided pole barn because it doesn't have if as long as it's fully open sided, it doesn't have the walls.

0:46:43.240 --> 0:46:47.170

Sophie Moiese Room

Uh, then it won't be a structure for for this purpose.

0:46:47.180 --> 0:46:56.790

Sophie Moiese Room

And it does not need to be elevated, but like I was saying on there are based development standards like adequate anchoring to prevent floatation collapse or lateral movements.

0:47:0.360 --> 0:47:0.870

Sophie Moiese Room

Uh.

0:47:1.450 --> 0:47:5.870

Sophie Moiese Room

Another example could be maybe a hay storage building with two or more walls.

0:47:6.380 --> 0:47:8.230

Sophie Moiese Room

Well, it has two or more rigid walls.

0:47:8.240 --> 0:47:18.990

Sophie Moiese Room

If it has a fully secured roof, this could be considered an agricultural structure and it needs to meet the new elevation requirements that are being required by FEMA and DNRC.

0:47:20.870 --> 0:47:37.700

Sophie Moiese Room

It may qualify for an exemptions if it an exemption, if it's generally small size, represents a minimal investment and is really solely agricultural use, in which case then it only needs to be elevated to the base flood elevation with dry flood proofing.

0:47:38.590 --> 0:47:41.890

Sophie Moiese Room

What's the definition of a fully secured roof?

0:47:44.520 --> 0:47:46.790

Sophie Moiese Room

That is a good question.

0:47:46.800 --> 0:47:52.310

Sophie Moiese Room

I don't have an immediate answer, but I think it would be one that's not immediately able instructed.

0:47:52.320 --> 0:47:53.770

Sophie Moiese Room

I don't know, OK.

0:47:55.740 --> 0:47:56.790

Sophie Moiese Room

That's all right. Don't.

0:47:57.0 --> 0:47:57.450

Sophie Moiese Room

Yeah, it's.

0:47:57.460 --> 0:48:5.730

Sophie Moiese Room

It's a term from Fema's Tech Technical Bulletin that that we're drawing from, but I can have a better answer with illustrations for our next public hearings on thank you.

0:48:5.800 --> 0:48:5.970

Sophie Moiese Room

Yeah.

0:48:7.200 --> 0:48:7.540

Sophie Moiese Room

Uh.

0:48:7.550 --> 0:48:11.620

Sophie Moiese Room

Another example that we we talked about was is maybe a tool shed or a chicken coop.

0:48:12.270 --> 0:48:16.940

Sophie Moiese Room

Umm these I I think we need to look at case by case.

0:48:16.950 --> 0:48:26.510

Sophie Moiese Room

If they're walled and roofed, I mean then on a strict look and on on a strict interpretation it's a structure it needs to meet the elevation where requirements what we're talking about tool sheds and chicken coops.

0:48:27.10 --> 0:48:36.340

Sophie Moiese Room

Bees might have these might be so minor in nature and have so little prospect for adverse impacts that I think we can look at these on a case by case basis.

0:48:36.350 --> 0:48:47.570

Sophie Moiese Room

I would want to consult with with with DNRC if, if, if, if we get one, but on a very strict look it's walled and roofed it may be considered a structure for purpose of applying this lowest floor.

0:48:50.540 --> 0:48:52.310

Sophie Moiese Room

Umm, a detached garage.

0:48:53.160 --> 0:48:57.250

Sophie Moiese Room

So a detached garage is currently allowed by Missoula County.

0:48:58.20 --> 0:49:5.150

Sophie Moiese Room

One option that there's a few options someone could use, but one option is to build it at existing grade which may be below BFE with flood vents.

0:49:5.570 --> 0:49:11.180

Sophie Moiese Room

Well, VMI and DNRC are requiring Missoula County to change that standard to be stricter.

0:49:12.10 --> 0:49:13.900

Sophie Moiese Room

The new requirement will be elevating.

0:49:13.910 --> 0:49:17.880

Sophie Moiese Room

Like I said, the lowest floor 2 feet above the base flood at elevation.

0:49:19.950 --> 0:49:20.990

Sophie Moiese Room

With dry flood proofing.

0:49:22.430 --> 0:49:30.860

Sophie Moiese Room

Accessory structures will have an exemption available if they are small and nature typically no larger than a one story.

0:49:30.870 --> 0:49:37.600

Sophie Moiese Room

Two car garage provided it is elevated to the base flood elevation with wet flood proofing.

0:49:41.920 --> 0:49:45.890

Sophie Moiese Room

Since I mentioned garages, I should mention a garage that is attached.

0:49:46.20 --> 0:49:51.880

Sophie Moiese Room

So if a garage is attached to the house, so it's not an external structure, it's part of the house.

0:49:52.510 --> 0:49:52.970

Sophie Moiese Room

Umm.

0:49:53.500 --> 0:49:59.10

Sophie Moiese Room

Then we still see it as part of the overall residential structure and that is an existing standard.

0:49:59.480 --> 0:50:1.190

Sophie Moiese Room

That's not something that that's changing.

0:50:1.200 --> 0:50:11.390

Sophie Moiese Room

So someone with an attached garage where it's just a door going out of their main house that still needs to be elevated like we would need to see a residential structure on a STEM Wall Foundation.

0:50:17.860 --> 0:50:33.730

Sophie Moiese Room

And I think I alluded to it earlier, but I wanna be really clear again that when we talk about accessory structures in floodplain management of an agricultural structure can be a principle use and a principal structure in a property.

0:50:34.160 --> 0:50:47.20

Sophie Moiese Room

However, an accessory structure is different under floodplain management and accessory structure needs to be incidental, and some and subordinate to an existing principal or primary use.

0:50:47.440 --> 0:51:10.890

Sophie Moiese Room

So that means if someone has vacant land in the floodplain and they want to construct just a shop or a storage building, if there isn't already a house, we're going to have to treat it like a house and have it be constructed to the residential building requirements A based on the written policies that are being required by FEMA and DNRC.

0:51:22.50 --> 0:51:31.220

Sophie Moiese Room

And UM, additional sections in the draft, emergencies variances, administrative appeals enforcement and penalties have no significant changes.

0:51:31.230 --> 0:51:49.520

Sophie Moiese Room

There are some minor text changes about policies and procedures, but these don't really represent a change in how we process such requests other than any timeline that I mentioned earlier about changing 60 days to 180 days, which is a recommendation from DRC.

0:51:54.240 --> 0:52:0.120

Sophie Moiese Room

So I do have a recommended conclusions and it recommended motion umm.

0:52:0.740 --> 0:52:9.560

Sophie Moiese Room

However, at this time, if there's any other information or standards that uh Commissioners, you'd like me to recap or expand on, I'd be happy to do so.

0:52:13.70 --> 0:52:13.620

Sophie Moiese Room

Thank you.

0:52:13.690 --> 0:52:15.450

Sophie Moiese Room

Well, should we take some public comment?

0:52:16.990 --> 0:52:32.50

Sophie Moiese Room

Willis is on the edge of his seat, so unless there's anything you want is is this the the point that we are, uh, pausing slightly, or is there more that you want to resent Matt uh, that before we get to the motion, this concludes the details.

0:52:32.60 --> 0:52:32.990

Sophie Moiese Room

OK, that I have.

0:52:33.100 --> 0:52:37.130

Sophie Moiese Room

All right, let's open up the public hearing and let's begin in the Sophie noise room.

0:52:37.140 --> 0:52:38.830

Sophie Moiese Room

Mr Curry, did you have anything you want to share?

0:52:43.220 --> 0:52:45.530

Sophie Moiese Room

OK, we'll see if there are a few comments.

0:52:45.540 --> 0:52:47.150

Sophie Moiese Room

If not, you might be the few.

0:52:47.160 --> 0:52:48.50

Sophie Moiese Room

Let's go online.

0:52:48.60 --> 0:52:49.950

Sophie Moiese Room

Anyone out there joining us?

0:52:50.0 --> 0:52:50.680

Sophie Moiese Room

Virtually.

0:52:50.690 --> 0:52:53.760

Sophie Moiese Room

Who would like to comment on this item?

0:52:56.480 --> 0:52:57.680

Sophie Moiese Room

Raise your hand please.

0:53:2.420 --> 0:53:3.130

Sophie Moiese Room

Currently not.

0:53:3.140 --> 0:53:4.630

Sophie Moiese Room

You are the few, Mr Curdy.

0:53:4.640 --> 0:53:5.40

Sophie Moiese Room

Come on up.

0:53:10.440 --> 0:53:21.230

Sophie Moiese Room

Thank you, Commissioners and Commissioner Strohmeyer and Commissioner Burrell for this opportunity to comment on the proposed changes to our floodplain regulations.

0:53:21.580 --> 0:53:22.690

Sophie Moiese Room

For the record, I am Willis.

0:53:22.700 --> 0:53:26.970

Sophie Moiese Room

Security represent Senate District 49, which begins at low.

0:53:26.980 --> 0:53:28.830

Sophie Moiese Room

Low pass goes down.

0:53:28.920 --> 0:53:34.460

Sophie Moiese Room

All includes all the lower Canyon, low, low Blue Mountain area, big flat.

0:53:36.590 --> 0:53:44.280

Sophie Moiese Room

Target range, Orchard Homes, Fort Missoula at the area of Mullen Rd.

0:53:44.290 --> 0:53:49.130

Sophie Moiese Room

From generally Grant Creek on the South side of Malden Rd, including.

0:53:51.330 --> 0:54:3.900

Sophie Moiese Room

The South side of corner ranch and the Big Flat, petty Crick and the South side of the Clark Fork River from Big Flat down to the mouth of Petty Creek or beyond.

0:54:3.990 --> 0:54:8.710

Sophie Moiese Room

It Crick up to the Mineral county line so.

0:54:12.10 --> 0:54:23.630

Sophie Moiese Room

As per my the Senate district, I represent obviously a good share of of the number of homes and dwellings.

0:54:23.640 --> 0:54:34.510

Sophie Moiese Room

The like that are included in or potentially affected by this change in the floodplain regulations exist within or adjacent to my Senate district.

0:54:35.60 --> 0:54:55.240

Sophie Moiese Room

I've had a lot of conversations and concerns from citizens about the changes and regulations and and I guess to the point of frustration about some of the regulations that now come into play after these homes.

0:54:55.350 --> 0:55:14.80

Sophie Moiese Room

These people had residences for literally decades and now see significant changes to the value of their home and to the fact that they would have to to purchase flood insurance for the homes.

0:55:14.730 --> 0:55:31.90

Sophie Moiese Room

Being myself a resident who has lived adjacent to the Clark Fork River for the last 42 years in the big flat, the river generally runs outside my property and my wife and I are property.

0:55:31.100 --> 0:55:37.330

Sophie Moiese Room

But during high water, there's a strong likelihood that it will flow into my property.

0:55:37.340 --> 0:55:40.730

Sophie Moiese Room

I've had replace fences number of years.

0:55:41.40 --> 0:55:51.610

Sophie Moiese Room

Those are basically inconsequential, but I have a lot of experience for the past 42 years living along the Clark Fork River now that said and.

0:55:53.580 --> 0:56:4.990

Sophie Moiese Room

Commissioner Strohmeier and Vero, you and I have had a number of conversations and meetings concerning one of our problem areas being the tower.

0:56:6.540 --> 0:56:27.90

Sophie Moiese Room

Street care wall and channel Dr areas we have met with Army Corps of Engineers trying to find a way to ameliorate or remove homes that fall within that consistent floodplain area.

0:56:28.90 --> 0:56:41.740

Sophie Moiese Room

Besides that, very few if not any, maybe along lower Crick, a little bit of these areas that are going to be impacted by the new rules have not seen flooding, OK.

0:56:42.180 --> 0:57:0.80

Sophie Moiese Room

And I understand that the recent events on the Yellowstone River, the Clark Fork, Yellowstone sent, maybe a new standard of about what can happen to our streams and rivers with changing climates.

0:57:0.750 --> 0:57:1.570

Sophie Moiese Room

Can impact?

0:57:3.360 --> 0:57:7.470

Sophie Moiese Room

These neighborhoods, but these neighborhoods have been here for a long time.

0:57:7.800 --> 0:57:12.40

Sophie Moiese Room

And again, I would really encourage that.

0:57:14.370 --> 0:57:22.290

Sophie Moiese Room

Mr Hymel and the Commissioners take a really hard look at these regulations before their adoption.

0:57:22.400 --> 0:57:35.930

Sophie Moiese Room

I know, I realize that FEMA plays a very big role here to me as a state senator represent representative for the last 9 to 10 years.

0:57:36.420 --> 0:57:48.450

Sophie Moiese Room

I am somewhat taken aback by the two feet of state standard for base floodplain or base base flood elevation.

0:57:49.80 --> 0:58:3.120

Sophie Moiese Room

When properties are added within that floodplain area, that is going to request, that has prompted me to ask DNRC and how these regulations were put into place.

0:58:3.390 --> 0:58:14.310

Sophie Moiese Room

And Mr Reimel, if you, if the Commissioners would be so accommodating, I would like to ask Mr Hymel that question at this point, if he, if you wouldn't mind.

0:58:15.350 --> 0:58:15.800

Sophie Moiese Room

Sure.

0:58:15.810 --> 0:58:17.190

Sophie Moiese Room

Matt, do you have anything to add there?

0:58:18.860 --> 0:58:23.610

Sophie Moiese Room

Yes, just a clarify is the question when exactly that came into the state.

0:58:24.610 --> 0:58:31.800

Sophie Moiese Room

And at this time, I don't know when the state of Montana adopted the higher standard for the 2 foot freeboard.

0:58:32.280 --> 0:58:37.190

Sophie Moiese Room

Uh, I'd be happy to maybe look into that at this time.

0:58:37.200 --> 0:58:42.510

Sophie Moiese Room

I don't have the answer today as to what year that was implemented into the administrative rules of Montana.

0:58:42.960 --> 0:59:3.290

Sophie Moiese Room

I will add that off freeboard is a or additional free board is a common higher regulatory standard in the United States addressed to or intended to address possible error in the base flood elevation that in some cases water may be higher than anticipated in any flood insurance study.

0:59:3.660 --> 0:59:17.250

Sophie Moiese Room

It can also account, of course, for additional margin of elevational safety so that any sensitive building components, utilities, mechanical equipment are properly elevated above that water surface.

0:59:17.530 --> 0:59:19.240

Sophie Moiese Room

So we can look into that Willis.

0:59:19.250 --> 0:59:45.260

Sophie Moiese Room

As far as a little bit of the history of how that and when that came to be, and I appreciate that and I will ask the same of, I wanna confirm the same from DNRC not I know you will will give me the straight answer but there are in many cases some stories behind what DNRC has done that maybe is not apparent in state rules and regulations.

0:59:46.720 --> 1:0:13.650

Sophie Moiese Room

Again, personally it kind of amazes me, even after 10 years or nine years as a state legislator, representative and one who sits on a committee which has oversight on DNRC again, it just astounds me when we I run into new data, new information that, umm, I've not encountered during my tenure as a state representative and Senator.

1:0:14.120 --> 1:0:30.160

Sophie Moiese Room

But anyway, back to the main point here, I just this is this change is going to have a major impact on a lot of homes in this area, especially in the lower area and somewhat along.

1:0:32.620 --> 1:0:50.540

Sophie Moiese Room

The Orchard Homes area and even into the big flat area, so again I appreciate your time and listen to my considerations, my questions and and I hope you'll take into serious considerations what's what is happening on the ground.

1:0:50.950 --> 1:0:51.660

Sophie Moiese Room

Thank you, Willis.

1:0:51.670 --> 1:0:52.740

Sophie Moiese Room

Just one question for you.

1:0:52.750 --> 1:1:7.810

Sophie Moiese Room

So of what you've heard from your constituents or or that you've thought about personally, are there, whether it's the mapping piece or the other aspects of the regulations and changes being made?

1:1:9.680 --> 1:1:11.410

Sophie Moiese Room

What do you have?

1:1:11.420 --> 1:1:20.70

Sophie Moiese Room

Any specific concerns and I'm I'm looking specifically for those areas where we have discretion as opposed to if FEMA is requiring a change.

1:1:20.840 --> 1:1:25.510

Sophie Moiese Room

It's kind of like that's what's been handed to us and I'm not sure that we can do much in that case.

1:1:26.360 --> 1:1:28.830

Sophie Moiese Room

So thank you for the question.

1:1:28.840 --> 1:1:44.380

Sophie Moiese Room

So the area that comes to mind to me mostly is the area in Lolo around Red Fox Drive the Lakes, an area that has been included, I mean and and again.

1:1:46.600 --> 1:1:55.450

Sophie Moiese Room

Along the Clark Fork River in the corner ranch area now that said my home is outside of the proposed boundary.

1:1:55.500 --> 1:2:1.240

Sophie Moiese Room

OK, it runs down through my property and for me I could.

1:2:1.300 --> 1:2:3.200

Sophie Moiese Room

I could, you know, I can handle that.

1:2:3.430 --> 1:2:16.110

Sophie Moiese Room

But there are other homes where we have like, for example, a cul-de-sac where one half one side of the cul-de-sac is in the in the floodplain, and the other half the cul-de-sac it's not.

1:2:16.730 --> 1:2:21.100

Sophie Moiese Room

And generally you look at it to me is the same elevation.

1:2:21.110 --> 1:2:24.80

Sophie Moiese Room

Now I know Lidar does not lie.

1:2:24.190 --> 1:2:37.920

Sophie Moiese Room

OK, it's pretty accurate standard, but again, it's those situations where you know I'm wondering it kind of mystifies why, you know where you take a look at it and looks like it's the same elevation.

1:2:38.310 --> 1:2:47.330

Sophie Moiese Room

One part of a subdivision or cola SAC is in, and now there's out, so you know it's a couple of those, you know, items, you know.

1:2:47.340 --> 1:2:53.170

Sophie Moiese Room

So so while we're on that not to keep you standing more than you have to there Willis.

1:2:53.180 --> 1:3:3.120

Sophie Moiese Room

But Matt, could you speak to the to the mapping piece, which seems to be mainly of course you brought up the the two foot as a guide.

1:3:3.300 --> 1:3:4.190

Sophie Moiese Room

Well, no.

1:3:4.200 --> 1:3:5.370

Sophie Moiese Room

So Matt, could you describe?

1:3:7.960 --> 1:3:42.700

Sophie Moiese Room

How it is that and just where we are process wise with the new mapping because the there's much of what you presented today has less to do with mapping per se and more to do with the regulations of what can happen within a flood zone or or floodway with the examples that Willis brought up has has that ship sailed so to speak in terms of areas in, in the floodplain or floodway or not and just where does that stand sure?

1:3:42.710 --> 1:3:43.10

Sophie Moiese Room

Thanks.

1:3:43.20 --> 1:3:50.310

Sophie Moiese Room

So we currently have draft map data provided by DNRC for the Clark Fork River.

1:3:50.320 --> 1:3:51.710

Sophie Moiese Room

The Bitter river and Rock Creek.

1:3:52.140 --> 1:3:54.950

Sophie Moiese Room

That data isn't a draft stage.

1:3:55.400 --> 1:4:2.230

Sophie Moiese Room

We do not have preliminary flood insurance rate maps, nor do we have a preliminary flood insurance study.

1:4:2.580 --> 1:4:10.180

Sophie Moiese Room

I would expect those would clarify some nuance and in areas there will also be an appeal period through that.

1:4:10.230 --> 1:4:13.860

Sophie Moiese Room

That's its own very distinct process.

1:4:14.610 --> 1:4:20.720

Sophie Moiese Room

Uh, these regulation updates are really catching up to state and federal standards.

1:4:20.930 --> 1:4:35.140

Sophie Moiese Room

Umm, although I fully recognize and acknowledge that there is a map update process, that there are a lot of questions and concerns about that map update is not the basis for any of these changes.

1:4:35.150 --> 1:4:38.250

Sophie Moiese Room

It's actually the one map update is just the Clearwater River.

1:4:40.290 --> 1:4:49.50

Sophie Moiese Room

On the subject of the map update, we did have public open houses about that map update and October of.

1:4:51.120 --> 1:4:51.390

Sophie Moiese Room

Yeah.

1:4:51.400 --> 1:5:2.710

Sophie Moiese Room

Last October, about 2022, actually October of 2022, it's been over a year since we had that an engagement and I realized there are still a lot of questions about that.

1:5:3.810 --> 1:5:9.80

Sophie Moiese Room

And I think that that, that's a conversation that I want to engage in with, with, with the public.

1:5:9.310 --> 1:5:17.810

Sophie Moiese Room

However, I just want to say, say again that it's not the subject for for this set of regulations with questions about.

1:5:19.230 --> 1:5:27.510

Sophie Moiese Room

And I was trying to follow along with what with some of the points questions about where there might be one end of a cul de SAC and draft maps that are subject to change.

1:5:27.520 --> 1:5:37.470

Sophie Moiese Room

And one part of a draft map that that is out on even though the LIDAR is based on one foot contours in some areas may look like they're the same elevation.

1:5:37.980 --> 1:5:42.290

Sophie Moiese Room

Sometimes these, well, all of the time are flood insurance.

1:5:42.380 --> 1:5:46.230

Sophie Moiese Room

Study data is based on base flood elevations that are calculated to the 10th of a foot.

1:5:47.110 --> 1:5:52.480

Sophie Moiese Room

Sometimes the actual hydraulic analysis goes to 100th of a foot and then gets gets rounded.

1:5:52.750 --> 1:5:59.420

Sophie Moiese Room

So there are a lot of nuances there, and also like I said a few times the word draft it is key.

1:5:59.430 --> 1:6:6.770

Sophie Moiese Room

These are really draft datasets and tended to get the general uh picture out there.

1:6:6.860 --> 1:6:7.210

Sophie Moiese Room

So.

1:6:7.220 --> 1:6:13.360

Sophie Moiese Room

So I guess more to the point as since it is in some cases we're talking about draft maps.

1:6:14.350 --> 1:6:33.710

Sophie Moiese Room

If, if, for instance hypothetically some of the areas that Senator Curdy is mentioning would be within the draft maps, what's the process by which a member of the public property owner might want to appeal that or or contest what's in the draft form?

1:6:35.320 --> 1:6:35.580

Sophie Moiese Room

Sure.

1:6:35.590 --> 1:6:51.550

Sophie Moiese Room

So when we receive preliminary map products from FEMA, we'll have more public engagement and open

house after that time, after ample public notice, we will there will be a statutory appeal period through FEMA.

1:6:51.840 --> 1:6:54.940

Sophie Moiese Room

I believe it last for 90 days and.

1:6:57.360 --> 1:6:58.170

Sophie Moiese Room

There will be.

1:6:58.240 --> 1:7:2.890

Sophie Moiese Room

This will be very solidified as we get into the process forever.

1:7:2.900 --> 1:7:7.910

Sophie Moiese Room

My general understanding of how that works is that we will have that through that appeal process.

1:7:8.0 --> 1:7:23.520

Sophie Moiese Room

People can submit information to FEMA and and appeal of that information will need to get to the scientific merit of the data of the revised map products that are issued as preliminary rate maps by FEMA.

1:7:24.270 --> 1:7:30.780

Sophie Moiese Room

Those typically need to have some sort of surveying or engineering work to demonstrate why it is in incorrect.

1:7:31.690 --> 1:7:50.370

Sophie Moiese Room

A property owner or an interested party can comment on those maps and if they don't have certain information that FEMA will need for them to officially, for for FEMA to officially consider it as a appeal, it will be taken as a comment and appeal or a comment can.

1:7:50.680 --> 1:7:58.760

Sophie Moiese Room

Those may be considered by FEMA and effect that the process the individuals I believe, work through the county through to, to FEMA.

1:7:59.50 --> 1:8:18.450

Sophie Moiese Room

However, get back to the question before the ship has not sailed OK with the draft mapping, we're still really in very early stages, although I'm a lot of time has has really because I think there is some you know the the FEMA review, it is ongoing and we don't have those preliminary maps maps yet.

1:8:18.680 --> 1:8:23.160

Sophie Moiese Room

So then what are folks that the Senator Curtis talking about?

1:8:23.170 --> 1:8:27.830

Sophie Moiese Room

Those concerned homeowners, what are they supposed to do right now?

1:8:30.890 --> 1:8:34.680

Sophie Moiese Room

Right now my recommendation would be to monitor the process closely.

1:8:34.740 --> 1:8:45.470

Sophie Moiese Room

Keep in touch with the County Planning Office or the OR the city floodplain office if if they're in the city to monitor those, look up the maps.

1:8:47.690 --> 1:9:0.380

Sophie Moiese Room

Keep track of that and information, because in in some cases, although might come as a really surprising news to some people in in the floodplain, it really is based on better elevation data and better modeling of the flood as as we know it.

1:9:0.510 --> 1:9:7.720

Sophie Moiese Room

So some cases we do get a better idea of a possible flood risks, again based on on draft data.

1:9:7.730 --> 1:9:23.260

Sophie Moiese Room

So really, encourage people to keep an eye on it and get in touch with us and also look into flood insurance and possible retrofitting of their structures as as appropriate to the take home message though the mapping is separate from what we are contemplating here today.

1:9:23.310 --> 1:9:25.280

Sophie Moiese Room

The floodplain regulations, though, right?

1:9:25.370 --> 1:9:27.680

Sophie Moiese Room

John Hart, you've been wanting to jump in here.

1:9:27.930 --> 1:9:28.510

Sophie Moiese Room

Let me.

1:9:33.60 --> 1:9:36.140

Sophie Moiese Room

Could you put that on your on the micro microphone?

1:9:37.0 --> 1:9:56.10

Sophie Moiese Room

I dropped link into the chats and Missoula granite floodplain maps updates from the DNC montana.gov website and on the main page it has a draft map viewer that you can click on and it says it's a comparison with the existing FEMA maps.

1:9:56.220 --> 1:9:58.920

Sophie Moiese Room

And what is the proposal of the new ones?

1:9:58.930 --> 1:10:1.40

Sophie Moiese Room

First John Hart, then I back to you.

1:10:1.50 --> 1:10:3.100

Sophie Moiese Room

Willis, I just want to get crystal clear.

1:10:3.650 --> 1:10:15.0

Sophie Moiese Room

What it is we're contemplating today, how that differs from the the mapping FEMA mapping piece and how folks comment or appeal that and and just so that everyone is on the same page.

1:10:15.10 --> 1:10:17.160

Sophie Moiese Room

John Hart, thank you, commissioners.

1:10:17.170 --> 1:10:19.990

Sophie Moiese Room

Yeah, this is John Hart with the county attorney's office.

1:10:20.0 --> 1:10:20.410

Sophie Moiese Room

Office.

1:10:21.260 --> 1:10:25.580

Sophie Moiese Room

Matt, I I just have some questions in the public may too.

1:10:27.160 --> 1:10:33.570

Sophie Moiese Room

Do the regulations that you've just introduced to the public today do these regulations?

1:10:33.720 --> 1:10:41.760

Sophie Moiese Room

Add any property to the regulatory floodplain that are not already in the regulatory floodplain at this time.

1:10:43.470 --> 1:10:43.870

Sophie Moiese Room

Thank you.

1:10:43.880 --> 1:10:50.860

Sophie Moiese Room

No, these these regulations do not change any floodplain boundaries or add or remove any properties.

1:10:50.870 --> 1:10:53.640

Sophie Moiese Room

These are solely development standards.

1:10:54.190 --> 1:10:59.360

Sophie Moiese Room

Earlier I did mention about standard or a section about interpretation of the boundaries.

1:10:59.810 --> 1:11:21.820

Sophie Moiese Room

Those changes are largely clarifying existing policies and procedures, but again, these regulations for consideration through the hearing today and on February 22nd, 2024, do not correspond to upcoming any upcoming map changes or nor do they add properties to the floodplain.

1:11:21.930 --> 1:11:23.140

Sophie Moiese Room

OK, that's important.

1:11:23.750 --> 1:11:24.240

Sophie Moiese Room

Willis.

1:11:27.160 --> 1:11:28.610

Sophie Moiese Room

So thank you.

1:11:28.620 --> 1:11:35.620

Sophie Moiese Room

You know, I I'm sorry if I stepped out ahead on this, but I mean I'm.

1:11:35.690 --> 1:11:40.320

Sophie Moiese Room

I'm just responding to the questions and concerns that I'm getting from my constituents.

1:11:40.670 --> 1:11:41.380

Sophie Moiese Room

OK.

1:11:42.290 --> 1:11:45.150

Sophie Moiese Room

Yeah, and I I appreciate that, senator.

1:11:45.990 --> 1:12:5.130

Sophie Moiese Room

And and I don't want to discourage people from engaging in these very preliminary draft maps that that, that, you know, the public's been able to see but and and obviously the I know the Commission want to hear people's thoughts about them as does Matt Hymel and others.

1:12:5.140 --> 1:12:5.510

Sophie Moiese Room

And others.

1:12:6.390 --> 1:12:9.770

Sophie Moiese Room

But I mean, they're they, as I understand it, and I'm somewhat ignorant.

1:12:9.970 --> 1:12:24.620

Sophie Moiese Room

Umm well, some would argue very ignorant, but they these haven't really even been introduced in the sense that they're ripe for public comment, and that that's not going to happen for some time in the future.

1:12:24.710 --> 1:12:24.940

Sophie Moiese Room

Is.

1:12:24.950 --> 1:12:26.10

Sophie Moiese Room

Is that right, Matt?

1:12:27.350 --> 1:12:27.830

Sophie Moiese Room

That's correct.

1:12:28.870 --> 1:12:35.280

Sophie Moiese Room

And so just so the public has a sense of of time frames here.

1:12:35.390 --> 1:12:44.710

Sophie Moiese Room

Any best guess on when they might be rolled out to the public and which case then there would be a more formal process to comment on the maps?

1:12:47.110 --> 1:12:50.370

Sophie Moiese Room

Commissioners, I I really wish I could give a best guess.

1:12:50.380 --> 1:12:56.530

Sophie Moiese Room

My my last best guess was sometime in early spring of 2023 and that has come and gone.

1:12:56.540 --> 1:13:1.910

Sophie Moiese Room

So we we really don't have any idea when we're going to have preliminary product.

1:13:1.920 --> 1:13:9.330

Sophie Moiese Room

I I asked routinely for that information and we, umm, I don't have a good update for for the time frame.

1:13:9.340 --> 1:13:19.390

Sophie Moiese Room

I think the city is working through some levy procedures with FEMA, but until we receive preliminary flood insurance rate maps, I just don't know.

1:13:21.570 --> 1:13:25.680

Sophie Moiese Room

And we recognize that is not a satisfying response, not a satisfying.

1:13:26.140 --> 1:13:28.100

Sophie Moiese Room

So John, did you have something?

1:13:28.110 --> 1:13:28.240

Sophie Moiese Room

No.

1:13:28.250 --> 1:13:35.600

Sophie Moiese Room

Well, I I'm just curious is are the map the draft maps for the Clark Fork Bitterroot and Rock Creek?

1:13:35.610 --> 1:13:39.300

Sophie Moiese Room

Are those for the entirety of those water bodies in Missoula County?

1:13:39.310 --> 1:13:40.890

Sophie Moiese Room

Or are they just for certain reaches?

1:13:43.30 --> 1:13:43.600

Sophie Moiese Room

Uh, they are.

1:13:43.610 --> 1:13:49.740

Sophie Moiese Room

The my understanding is the entire reaches as they are within Missoula counties jurisdiction.

1:13:50.30 --> 1:13:51.730

Sophie Moiese Room

OK. Umm.

1:13:54.650 --> 1:13:55.610

Sophie Moiese Room

Can I ask you something else?

1:13:55.620 --> 1:14:0.230

Sophie Moiese Room

And I I have back while John's thinking back to you, Willis.

1:14:0.720 --> 1:14:7.310

Sophie Moiese Room

So again, thank you for the time and you know and again I I apologize if I stepped out ahead.

1:14:7.320 --> 1:14:33.310

Sophie Moiese Room

But you know, I again, people hear about floodplain of rules changes and the first consideration is OK or we go back words as tie into where we were when you know I attended the Lolo presentation and and and you know it was it was a very interesting experience.

1:14:33.610 --> 1:14:37.810

Sophie Moiese Room

The one thing I'd like to add one more thing concerning the appeal process.

1:14:38.330 --> 1:15:4.460

Sophie Moiese Room

So when my wife and I purchased the property, our property in the big flat in 19 in 42 years ago, we were told what the elevation of our house was at that point and when we purchased because I was both of us are really concerned about, you know, being in the floodplain out floodplain the like when he purchased the property, we were told what the elevation was.

1:15:4.710 --> 1:15:11.620

Sophie Moiese Room

FEMA came to us and said you are in the floodplain and you need to buy flood insurance.

1:15:12.110 --> 1:15:20.960

Sophie Moiese Room

It took us going to a surveyor and challenging FEMA, which was a long took years, to get us out of the floodplain.

1:15:22.80 --> 1:15:35.290

Sophie Moiese Room

So again, I don't know if things have changed in terms of Fema's response to request about being in or out, but I can tell you from our experience, it was not a pleasant experience.

1:15:35.580 --> 1:15:37.740

Sophie Moiese Room

And again, thank you for the opportunity to speak today.

1:15:38.430 --> 1:15:40.760

Sophie Moiese Room

I'm and I appreciate your efforts.

1:15:40.830 --> 1:15:41.460

Sophie Moiese Room

Thank you.

1:15:41.690 --> 1:15:42.280

Sophie Moiese Room

Thank you, senator.

1:15:45.230 --> 1:15:47.710

Sophie Moiese Room

Any other public comment from folks online?

1:15:51.530 --> 1:15:52.620

Sophie Moiese Room

OK.

1:15:52.630 --> 1:15:54.230

Sophie Moiese Room

Any other questions when needed?

1:15:55.590 --> 1:16:1.50

Sophie Moiese Room

So I guess back to you, Matt, to wrap this up for the day.

1:16:15.920 --> 1:16:19.80

Sophie Moiese Room

I I was just trying to and I I don't.

1:16:19.90 --> 1:16:22.240

Sophie Moiese Room

I was asking Matt if he knew of an example of another.

1:16:23.680 --> 1:16:35.740

Sophie Moiese Room

Mapping process that FEMA did in Missoula County and how long it took between the draft maps and the preliminary insurance maps.

1:16:36.60 --> 1:16:46.700

Sophie Moiese Room

But he doesn't have I I was wondering if we remember how long that was for the Clearwater River or the Swan River, or define it out.

1:16:46.760 --> 1:16:47.170

Sophie Moiese Room

You know it.

1:16:47.180 --> 1:16:55.970

Sophie Moiese Room

It takes an agonized, agonizingly long period of time, and it's it's frustrating for us at a local level because, I mean, this is what happens.

1:16:56.60 --> 1:17:5.370

Sophie Moiese Room

Senator Kearney and his constituents, you know, they, they they see the map, this draft map and they're ready to, you know, talk about it.

1:17:5.380 --> 1:17:6.610

Sophie Moiese Room

And then they they're told.

1:17:6.620 --> 1:17:9.890

Sophie Moiese Room

Well, you gotta wait for years and that's frustrating.

1:17:10.120 --> 1:17:10.980

Sophie Moiese Room

Matt, would it be?

1:17:12.700 --> 1:17:17.750

Sophie Moiese Room

I recognize you've had some, perhaps some communications with with FEMA.

1:17:17.760 --> 1:17:23.180

Sophie Moiese Room

What would it help if a letter drafted from the the board of County Commissioners, the FEMA?

1:17:24.690 --> 1:17:26.220

Sophie Moiese Room

Well, what would that helped it?

1:17:26.230 --> 1:17:29.810

Sophie Moiese Room

It try to at least get some rough sense.

1:17:29.820 --> 1:17:31.410

Sophie Moiese Room

Are we talking another two years?

1:17:31.420 --> 1:17:33.100

Sophie Moiese Room

5 gonna be round filed.

1:17:35.650 --> 1:17:42.680

Sophie Moiese Room

I mean, I I I don't know that our our voice will bring that much weight, but it certainly would not hurt.

1:17:44.380 --> 1:17:52.200

Sophie Moiese Room

I I think it it would help to umm hopefully get at least a clear explanation as to the process because there's a lot that happens.

1:17:52.210 --> 1:18:10.200

Sophie Moiese Room

Umm, behind the scenes I believe on an analyzing that data to make sure every part is vetted and proper

before it's put in a preliminary map form, and perhaps explaining the the great deal of public interest we have in the process and our concern over possible flood insurance concerns and development standards.

1:18:10.210 --> 1:18:14.990

Sophie Moiese Room

And it could show that there is a really good interest in part from the public to warrant that kind of question.

1:18:15.190 --> 1:18:18.720

Sophie Moiese Room

Is that something perhaps you could help us draft, perhaps?

1:18:18.770 --> 1:18:20.80

Sophie Moiese Room

OK, excellent.

1:18:20.90 --> 1:18:20.600

Sophie Moiese Room

I like.

1:18:20.610 --> 1:18:21.280

Sophie Moiese Room

I like that answer.

1:18:22.410 --> 1:18:33.200

Sophie Moiese Room

So back to you Matt, to bring us to the point of emotion for today and anything else next steps wise you want to present, I can bring us to a motion.

1:18:44.820 --> 1:18:45.120

Sophie Moiese Room

Uh.

1:18:50.640 --> 1:18:51.390

Sophie Moiese Room

Thank you.

1:18:52.60 --> 1:19:7.430

Sophie Moiese Room

I moved to approve the resolution of intent to amend the Missoula County Floodplain Hazard Management regulations implementing the State Model Ordinance complying with federal code and clarifying existing policies and procedures based on findings of fact and conclusions of law as presented by staff.

1:19:8.30 --> 1:19:12.70

Sophie Moiese Room

Second, any further discussion on the motion seeing none.

1:19:12.80 --> 1:19:12.770

Sophie Moiese Room

All in favor?

1:19:13.140 --> 1:19:15.200

Sophie Moiese Room

Aye, next steps.

1:19:17.530 --> 1:19:23.480

Sophie Moiese Room

OK, we will have a documents including the resolution and draft regulations available for inspection at our office.

1:19:24.500 --> 1:19:29.370

Sophie Moiese Room

Uh, we do have the next public hearing on February 22nd of this.

1:19:29.680 --> 1:19:41.120

Sophie Moiese Room

This year, of course, we will have some public review sessions Tuesday, January 23rd, from 6:00 to 7:30 PM and Wednesday, January 31st, 9:00 to 10:30 AM.

1:19:41.310 --> 1:19:43.480

Sophie Moiese Room

That's where anyone can join on Microsoft.

1:19:43.490 --> 1:19:53.260

Sophie Moiese Room

Teams really encourage that and ask we could get into very specific details, even talk about particular projects or areas to look at how these regulations work.

1:19:54.170 --> 1:19:56.220

Sophie Moiese Room

Anyone can contact me for a link to that?

1:19:56.230 --> 1:20:9.230

Sophie Moiese Room

My contact information is at the bottom or visit the Missoula County Voice page that also has a teams link in addition to a lot of information about this process, including some frequently asked questions and access to these documents.

1:20:11.90 --> 1:20:14.90

Sophie Moiese Room

In case anyone is listening but cannot see the screen.

1:20:14.770 --> 1:20:26.770

Sophie Moiese Room

Umm I can be contacted directly at 406-258-3799 or send an email to you floodplain at missoulacounty dot US for any information about floodplain or this process.

1:20:29.840 --> 1:20:30.590

Sophie Moiese Room

Thanks, Matt.

1:20:30.780 --> 1:20:34.220

Sophie Moiese Room

Appreciate the in-depth presented presentation today and.

1:20:35.870 --> 1:20:40.0

Sophie Moiese Room

Yeah, it was a for a floodplain presentation.

1:20:40.10 --> 1:20:45.230

Sophie Moiese Room

I only needed 112 ounce cup of caffeinated drinks, so that's that's good.

1:20:45.290 --> 1:20:45.660

Sophie Moiese Room

Good.

1:20:45.670 --> 1:20:46.670

Sophie Moiese Room

Kept me on the edge of my seat.

1:20:49.320 --> 1:20:50.50

Sophie Moiese Room

All right.

1:20:50.300 --> 1:20:55.330

Sophie Moiese Room

Any other business to come before the Commission today, seeing none, will be adjourned.

1:20:55.830 --> 1:20:56.250

Sophie Moiese Room

Thank you.

1:20:56.260 --> 1:20:56.640

Sophie Moiese Room

Thank you.