

Missoula Board of County Commissioners

# PUBLIC MEETING MINUTES COVER SHEET



Thursday, February 08, 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:**

Commissioner Josh Slotnick, Acting Chair  
Commissioner Juanita Vero

**Staff Present:**

Cheryl Hartman, Administrative Assistant, Commissioners' Office  
Zach Jones, Planner, Planning, Development, and Sustainability  
Tim Worley, Senior Planner, Planning, Development, and Sustainability  
John Hart, Civil Deputy County Attorney, Attorneys' Office

1. **CALL TO ORDER** [Time stamp – 0:01]
2. **PLEDGE OF ALLEGIANCE** [Time stamp – 0:08]
3. **LAND ACKNOWLEDGEMENT** [Time stamp – 0:13]  
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** [Time stamp – 0:21]
  - a. Closed Captioning
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** [Time stamp – 1:32]
6. **CURRENT CLAIMS LIST** [Time stamp – 01:42]  
Claims received as of January 22, 2024 to January 30, 2024 by the Commissioners' Office total \$5,172,905.28.
7. **HEARINGS**
  - a. **Lot 1 Garrard Lots Plat Adjustment** [Time stamp – 02:26]  
Tim Worley, Senior Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Board of County Commissioners of Missoula County hereby approve the Lot 1 Garrard Lots Plat Adjustment, based on the findings of fact in the staff summary, and subject to the recommended conditions of approval.

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

**[Letter 2024-062 was sent to Eli & Associates in c/o Marias Hale on February 29, 2024]**

**Nelson Minor Subdivision** *[Time stamp – 09:50]*

Zach Jones, Planner, Planning, Development, and Sustainability

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

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

**[Letter 2024-061 was sent to IMEG in c/o Tamara Ross electronically on February 28, 2024]**

**8. OTHER BUSINESS** *[Time stamp – 23:20]*

[None]

**9. ADJOURN**

**(Acting) Chair Slotnick – Called the meeting to adjourn at 2:24 p.m.**

## BCC Public Meeting February 08, 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 --> 0:0:8.90

Juanita Vero

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

0:0:7.270 --> 0:0:8.680

Josh Slotnick

Everything that's wrong.

0:0:9.950 --> 0:0:10.630

Josh Slotnick

Thanks everybody.

0:0:16.830 --> 0:0:17.480

Sophie Moiese Room

They don't work.

0:0:13.460 --> 0:0:19.210

Josh Slotnick

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

0:0:20.970 --> 0:0:21.660

Josh Slotnick

Right, sharyl.

0:0:21.670 --> 0:0:23.290

Josh Slotnick

I believe you have a public announcement.

0:0:24.160 --> 0:0:24.420

Sophie Moiese Room

OK.

0:0:24.430 --> 0:0:25.220

Sophie Moiese Room

Tim, I just sent it to you.

0:0:27.430 --> 0:0:28.510

Sophie Moiese Room

Very gives 2 seconds.

0:0:39.340 --> 0:0:45.950

Sophie Moiese Room

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

0:0:46.140 --> 0:0:56.950

Sophie Moiese Room

If you're joining us in person, we'll have closed captioning on all the screens here in the Sophie Louise room, there will be an opportunity to speak during the meeting for public comment virtually and in person.

0:0:57.240 --> 0:1:0.690

Sophie Moiese Room

We asked that all speakers today speak slowly and clearly.

0:1:0.760 --> 0:1:3.890

Sophie Moiese Room

This had helps with the accuracy of the closed captioning.

0:1:4.120 --> 0:1:12.410

Sophie Moiese Room

If you're in Microsoft Teams, you'll if you would like to speak when discussion has been open for public comment, we ask that you use the raise hand feature.

0:1:12.920 --> 0:1:14.500

Sophie Moiese Room

This is a small hand button.

0:1:14.640 --> 0:1:18.530

Sophie Moiese Room

If you call in in on the phone, we need, you need to hit star 5 to raise your hand.

0:1:18.540 --> 0:1:21.780

Sophie Moiese Room

Once called upon, you'll heat need to hit star 6 to unmute.

0:1:22.820 --> 0:1:28.50

Sophie Moiese Room

We also have assisted listening devices if you need one, please find me during the meeting and I can get one for you.

0:1:28.160 --> 0:1:28.620

Sophie Moiese Room

Thank you.

0:1:30.90 --> 0:1:30.600

Josh Slotnick

Thanks Cheryl.

0:1:32.770 --> 0:1:35.990

Josh Slotnick

Why do we have any public comment on items not on the agenda?

0:1:42.230 --> 0:1:58.410

Josh Slotnick

OK, our current claims list claims received as of January 22, 2024 to January 30th, 2024 by the Commissioner's Office total five million \$172,905.28.

0:1:59.390 --> 0:2:1.580

Josh Slotnick

OK, today we have two public hearings.

0:2:2.30 --> 0:2:5.210

Josh Slotnick

The first one will be presented by Tim Worley.

0:2:24.870 --> 0:2:25.380

Sophie Moiese Room

Thank you.

0:2:26.50 --> 0:2:31.560

Sophie Moiese Room

For the record, Tim Worley, with planning, development and sustainability, and this is a plat adjustment request.

0:2:31.570 --> 0:2:44.10

Sophie Moiese Room

It's the guard lots lot 1 plat adjustment and this is uh, Marius Hale of Eli and associates representing the Laurie L Kurth Revocable Trust.

0:2:45.740 --> 0:2:47.930

Sophie Moiese Room

The request is to delete a no build zone.

0:2:50.280 --> 0:2:57.80

Sophie Moiese Room

The property is located West of the French town town site on the South side of Mullen Rd.

0:3:2.350 --> 0:3:8.920

Sophie Moiese Room

This is a photo looking to the South southwest, showing the lot in question, which is Lot 1 of Girard lots.

0:3:9.510 --> 0:3:19.200

Sophie Moiese Room

There is a no build zone that impacts this property that actually impacts the western portion of the existing home, which was built in 2006.

0:3:20.610 --> 0:3:35.510

Sophie Moiese Room

If we go back to the time before that home was built, this was a gravel excavation, thus the requirement for the no build zone, which carved out a small area for construction of homes.

0:3:36.200 --> 0:3:43.570

Sophie Moiese Room

There's a second no build and no improvement zone further South, which contains floodplain and riparian vegetation.

0:3:45.790 --> 0:3:59.100

Sophie Moiese Room

This is an existing conditions graphic showing the no build zone in question on the northern end of the property and the single family residence, and you can see that a portion of the home is actually within the no build zone.

0:4:1.810 --> 0:4:6.690

Sophie Moiese Room

And the request is to make this hatched restriction area go away.

0:4:9.990 --> 0:4:24.150

Sophie Moiese Room

This is a visual looking really to the Northeast, there's only very small areas that remain over 25% slope and there are really kind of micro topographic features like this trenched area here.

0:4:25.310 --> 0:4:27.220

Sophie Moiese Room

Nothing that's really a public safety issue.

0:4:29.350 --> 0:4:35.250

Sophie Moiese Room

So we reviewed this request against our filed plat adjustment criteria.

0:4:36.990 --> 0:4:52.350

Sophie Moiese Room

Finding that changes were of a minor nature, that they were consistent with the regulations and the safeguards and the regulations, and that essentially this deletion of the no build zone will have no impact on this subdivision.

0:4:54.340 --> 0:5:3.650

Sophie Moiese Room

The no build zone going away should be consistent with the growth policy we found and with the findings of fact from from the original subdivision.

0:5:4.900 --> 0:5:8.210

Sophie Moiese Room

This shouldn't trigger other changes that are similar.

0:5:8.220 --> 0:5:10.20

Sophie Moiese Room

That's the incremental criterion.

0:5:12.200 --> 0:5:14.670

Sophie Moiese Room

Changes have occurred to the subdivided area.

0:5:14.680 --> 0:5:24.180

Sophie Moiese Room

It's nearly a 20 year old situation with lots of change in the area and we didn't find that there were any economic change.

0:5:24.190 --> 0:5:25.570

Sophie Moiese Room

Is driving this request.

0:5:27.770 --> 0:5:31.600

Sophie Moiese Room

There are a couple of recommended conditions and I'll just summarize what they are.

0:5:31.930 --> 0:5:48.0

Sophie Moiese Room

There'll be a need for new exhibits to be produced that will be recorded to update the No build zone category, so a licensed surveyor is required to do that and that needs to happen within 60 calendar days of the approval.

0:5:48.10 --> 0:5:55.120

Sophie Moiese Room

Should this be approved and Commissioners, there's your motion, we recommend approval of this plat adjustment.

0:5:57.90 --> 0:5:57.530

Josh Slotnick

Thanks Tim.

0:5:59.530 --> 0:6:3.690

Josh Slotnick

Do we have any developers representative or owner like to speak?

0:6:7.240 --> 0:6:9.630

Eli & Associates

Hi, I'm Brian, still with Elena associates.

0:6:9.750 --> 0:6:11.950

Eli & Associates

I'm here with Laurie Kerth.

0:6:12.0 --> 0:6:16.780

Eli & Associates

I don't really think we have anything to add, but we can answer any questions if there are any.

0:6:17.960 --> 0:6:18.390

Josh Slotnick

Great.

0:6:18.470 --> 0:6:19.80

Josh Slotnick

Thank you very much.

0:6:20.830 --> 0:6:21.950

Josh Slotnick

Why do you have any questions?

0:6:22.950 --> 0:6:23.940

Juanita Vero

No, not really.

0:6:23.950 --> 0:6:34.130

Juanita Vero

Well, other than I mean for all the homes that were in this area, it is, is this an issue or or how how do we uh yeah.

0:6:34.200 --> 0:6:42.250

Juanita Vero

I guess our other do other neighbors in this area in this former gravel pit have these issues that have to be cleaned up as well.

0:6:42.260 --> 0:6:44.60

Juanita Vero

Or is this just this one?

0:6:45.970 --> 0:6:49.330

Sophie Moiese Room

To my knowledge, this is a unique situation.

0:6:49.770 --> 0:6:53.160

Sophie Moiese Room

I can't remember honestly if I took this through review.

0:6:53.170 --> 0:6:54.800

Sophie Moiese Room

Originally it was 2006.

0:6:54.810 --> 0:6:56.840

Sophie Moiese Room

I I was involved with it to some extent.

0:6:56.850 --> 0:7:1.400

Sophie Moiese Room

I think I took that grainy photo looking to the northeast.

0:7:2.90 --> 0:7:5.20

Sophie Moiese Room

This is very a very site specific issue.

0:7:5.30 --> 0:7:9.950

Sophie Moiese Room

I don't think there's any other situation that's really like it in the French town area that I'm aware of.

0:7:11.270 --> 0:7:11.800

Juanita Vero

Right.

0:7:11.810 --> 0:7:20.810

Juanita Vero

No, I knew it probably wasn't in the French town area, but I just didn't know if in that there are these other buildings are or other residences are in that the former gravel pit but.

0:7:21.740 --> 0:7:22.690

Sophie Moiese Room

Yeah, that's a good question.

0:7:22.700 --> 0:7:24.210

Sophie Moiese Room

I don't know on lot 2.

0:7:24.220 --> 0:7:24.650

Sophie Moiese Room

I've never.

0:7:24.660 --> 0:7:30.190

Sophie Moiese Room

I've not heard anything from the lot 2 owners as to whether there's an issue over there.

0:7:30.200 --> 0:7:32.590

Sophie Moiese Room

I I I've just not heard anything.

0:7:32.600 --> 0:7:36.870

Sophie Moiese Room

This was an on this particular situation is kind of ongoing.

0:7:37.360 --> 0:7:41.490

Sophie Moiese Room

I know at one point there was a request to change.

0:7:42.40 --> 0:7:47.940

Sophie Moiese Room

There was a I think there was a condition of approval that required this driveway to be a single.

0:7:49.960 --> 0:8:8.500

Sophie Moiese Room

Access point out onto Mullen Rd, which is shown in in this photo here and there was a request at some point several years ago to to delete that restriction so that folks could have individual driveway accesses on to Mullin and that was denied by the county commissioners at that time.

0:8:9.640 --> 0:8:13.230

Sophie Moiese Room

But otherwise I haven't heard anything about lot 2 having any issues.

0:8:15.680 --> 0:8:15.930

Josh Slotnick

OK.

0:8:15.280 --> 0:8:16.140

Juanita Vero

OK. Thanks.

0:8:17.40 --> 0:8:17.510

Josh Slotnick

Thanks, Tim.

0:8:18.890 --> 0:8:19.340

Josh Slotnick

OK.

0:8:19.390 --> 0:8:19.800

Josh Slotnick

Do we have any?

0:8:18.960 --> 0:8:19.970

Juanita Vero

Uh, I'd move.

0:8:20.810 --> 0:8:21.790

Juanita Vero

Ohh sorry, go ahead.

0:8:20.640 --> 0:8:22.910

Josh Slotnick

Oh, I was just gonna listen.

0:8:22.920 --> 0:8:24.790

Josh Slotnick

See if anybody any public comment on this.

0:8:28.770 --> 0:8:29.230

Josh Slotnick

Alright.

0:8:29.930 --> 0:8:33.530

Juanita Vero

I moved to approve the lot 1 guard.

0:8:33.590 --> 0:8:35.980

Juanita Vero

I am I pronouncing that correctly guard with a hard G?

0:8:36.920 --> 0:8:37.570

Sophie Moiese Room

That guard.

0:8:37.920 --> 0:8:38.870

Juanita Vero

Garrard lots.

0:8:38.880 --> 0:8:44.930

Juanita Vero

Plat adjustment based on the findings of facts and the staff summary and subject to the recommended conditions of approval.

0:8:45.900 --> 0:8:49.110

Josh Slotnick

Alright, I'll second that and once again call for any public comment.

0:8:52.250 --> 0:8:53.710

Josh Slotnick

OK, seeing none, all in favor?

0:8:55.480 --> 0:8:55.930

Juanita Vero

I.

0:8:55.730 --> 0:8:57.450

Josh Slotnick

Alright, great.

0:8:58.130 --> 0:8:58.750

Josh Slotnick

Thanks folks.

0:8:59.730 --> 0:9:0.190

Eli & Associates

Thank you.

0:8:59.730 --> 0:9:0.270

Juanita Vero

Thanks everyone.

0:9:2.690 --> 0:9:3.100

Josh Slotnick

OK.

0:9:3.110 --> 0:9:8.620

Josh Slotnick

Our next hearing, it was on the Nelson Minor subdivision and Zach Jones will present.

0:9:52.460 --> 0:10:0.390

Sophie Moiese Room

OK, this is the Nelson minor subdivision which is located at 2450 Highway 10 E in Clinton.

0:10:0.840 --> 0:10:9.220

Sophie Moiese Room

The applicant is Paul Nelson, represented by I, Meg, and for the record, I am Zach Jones, Planner with planning, development and sustainability.

0:10:16.860 --> 0:10:21.310

Sophie Moiese Room

This is where the subdivision is located and surrounded by this red outline here.

0:10:21.900 --> 0:10:40.390

Sophie Moiese Room

Like I said, in Clinton, the I-90 interchange for Clinton is right here and it is surrounded by some residential uh development to the I guess Northwest and then a big agricultural property to the southeast.

0:10:40.720 --> 0:10:52.150

Sophie Moiese Room

And then open space and the mountains to the northeast and the Clark Fork River is a little more than half a mile away to the southwest.

0:10:58.580 --> 0:11:4.850

Sophie Moiese Room

The proposal is for a minor subdivision of two lots, so two lot split.

0:11:5.60 --> 0:11:9.360

Sophie Moiese Room

One lot will be commercial and one residential.

0:11:10.590 --> 0:11:21.300

Sophie Moiese Room

Both of the structures and uses on these lots are actually already in existence on the property, and it's located near the interchange.

0:11:21.750 --> 0:11:25.380

Sophie Moiese Room

The existing parcel that is there is approximately 5 acres.

0:11:26.10 --> 0:11:53.810

Sophie Moiese Room

They're not requesting any variances and both lots will have approaches onto an on site Rd with the subdivision which will be accessed from Hwy 10 and because it is a minor subdivision in, not in the urban area, there's no Parkland, dedication or non motorized facilities required and the property is also unzoned and we will be recommending approval.

0:12:1.10 --> 0:12:8.460

Sophie Moiese Room

OI will talk a little bit about each of the review criteria which are listed on this slide.

0:12:8.520 --> 0:12:8.950

Sophie Moiese Room

Good.

0:12:10.380 --> 0:12:16.870

Sophie Moiese Room

So first on zoning and growth policy, like I mentioned before, the property is unzoned.

0:12:16.880 --> 0:12:37.910

Sophie Moiese Room

So they don't have anything to mention as far as zoning umm for growth policy at the applicable land use designation is from the 2002 regional plan, which recommends residential up to density of two dwellings per acre.

0:12:38.180 --> 0:12:45.840

Sophie Moiese Room

And it is within the Clinton activity circle, which is this big brown orange colored circle here.

0:12:57.120 --> 0:12:59.70

Sophie Moiese Room

You know, back to that slide.

0:13:4.740 --> 0:13:13.200

Sophie Moiese Room

So this the proposal is in compliance with the Missoula County Growth policy and regional land use guide from 2002.

0:13:15.440 --> 0:13:17.220

Sophie Moiese Room

Umm, for impacts to agriculture?

0:13:18.930 --> 0:13:29.280

Sophie Moiese Room

So there is no agricultural land that exists on the parcel currently and the property hasn't been in agricultural production since at least 1972.

0:13:29.970 --> 0:13:35.650

Sophie Moiese Room

Like I mentioned before, the property to the Southeast is used for agriculture and its irrigated agriculture.

0:13:36.450 --> 0:13:52.470

Sophie Moiese Room

Umm, the Nelson subdivision will continue to use an existing well that is already on the property as the water supply for both of the lots and the covenants include information about living adjacent to agricultural operations.

0:13:54.670 --> 0:14:1.170

Sophie Moiese Room

Overall, we found no impacts to existing agriculture or agricultural water user facilities.

0:14:4.720 --> 0:14:40.280

Sophie Moiese Room

For access and roads, so the subdivision will be served by Hwy 10 E which I mentioned earlier, which will the on site Rd for the subdivision will branch off of Hwy 10 and access lots one and two via shared private access and utility easement and the proposed Rd will be gravel with the right of way width of 40 feet and the gravel roadway width of 18 feet which meets the umm Mozilla County Subdivision regulations requirements.

0:14:43.290 --> 0:14:53.610

Sophie Moiese Room

For pedestrian facilities, they are not proposing any non motorized facilities and they are not required with the subdivision.

0:14:58.60 --> 0:14:59.570

Sophie Moiese Room

For water and sanitation.

0:15:1.470 --> 0:15:14.920

Sophie Moiese Room

And like I kind of mentioned earlier with the in the agriculture section, there is currently an existing individual well located on proposed lat two which I'll get to the what the preliminary plat and lot layout looks like in a minute.

0:15:15.280 --> 0:15:28.100

Sophie Moiese Room

And this well is proposed to be shared and provide water for both of the proposed lots, and there is already an existing permitted and approved septic system on LOT 2.

0:15:28.350 --> 0:15:39.570

Sophie Moiese Room

And another system has been approved and is under construction on proposed lat one UM as of the time of subdivision application it may be completed already.

0:15:42.580 --> 0:16:5.640

Sophie Moiese Room

For Parks and Recreation, they're not required or proposing to dedicate any Parkland, common area, or cash in lieu of park dedication for the subdivision for schools, there is little impact expected to the established school districts, as no new residences are being planned with this proposed subdivision.

0:16:6.410 --> 0:16:12.400

Sophie Moiese Room

The existing residence is already there and there.

0:16:12.890 --> 0:16:18.100

Sophie Moiese Room

It's not anticipated that anything new will come up as a result of the subdivision, but.

0:16:19.930 --> 0:16:34.870

Sophie Moiese Room

It can be anticipated that the subdivision will align with the average trend of contributing a maximum of about 1/2 of a child to the annual growth of children under 18 in this area.

0:16:38.350 --> 0:16:40.880

Sophie Moiese Room

And for the fire department.

0:16:40.890 --> 0:16:53.450

Sophie Moiese Room

So the property is in the Clinton Rural Fire District and is only about 2/10 of a mile by Rd away from the nearest fire station at 2300 Highway 10 East.

0:16:53.460 --> 0:16:54.870

Sophie Moiese Room

So it was very close to.

0:16:57.70 --> 0:17:0.400

Sophie Moiese Room

Emergency service providers for fire.

0:17:4.780 --> 0:17:8.620

Sophie Moiese Room

And the fire hazard assessment that was completed for the subdivision.

0:17:11.600 --> 0:17:24.530

Sophie Moiese Room

Showed a low fire hazard ranking and in the covenants there is language that requires a residential fire sprinklers for any new residential construction.

0:17:26.940 --> 0:17:30.310

Sophie Moiese Room

And that is required in the covenants.

0:17:34.0 --> 0:17:38.430

Sophie Moiese Room

And then to the effects on the natural environment.

0:17:38.780 --> 0:17:44.710

Sophie Moiese Room

So the subdivision does not contain any slopes that are over 25% or greater.

0:17:45.280 --> 0:17:53.280

Sophie Moiese Room

It is not adjacent to public lands and also know historical or cultural resources have been identified with the subdivision.

0:17:54.570 --> 0:17:56.0

Sophie Moiese Room

As far as wildlife go.

0:17:58.80 --> 0:18:3.40

Sophie Moiese Room

There are some wildlife that may utilize all or a portion of the property.

0:18:4.990 --> 0:18:12.990

Sophie Moiese Room

It's not really, I guess wildlife habitat for maybe any of these species, but they may pass through that.

0:18:13.350 --> 0:18:41.150

Sophie Moiese Room

May include bald Eagles, woodpeckers, the cassens Finch, great blue Heron, northern goshawk, flammulated owl,

Fisher Canada lynx, white tailed deer, mule deer and pheasants, and the living with wildlife recommendations have been included in the covenants, which are usually recommended by fish, wildlife and parks in subdivisions that are kind of in the in areas where they're maybe wildlife.

0:18:41.160 --> 0:18:44.850

Sophie Moiese Room

Present umm for weed management.

0:18:44.900 --> 0:18:57.410

Sophie Moiese Room

A revegetation plan and weed management plan for the subdivision have been included and uh, we have a condition recommended condition that requires them to be attached to the covenants.

0:19:3.430 --> 0:19:35.230

Sophie Moiese Room

And this kind of falls into earlier categories, but as far as utility easements, there is a 40 foot wide private access and utility easement and another 20 foot wide utility easement on LOT 2, which I'm going to bring up the preliminary plat, which might be really hard to see without zooming in, but the existing lot is this whole thing here.

0:19:35.240 --> 0:19:37.140

Sophie Moiese Room

It is like I said before.

0:19:48.300 --> 0:19:49.930

Sophie Moiese Room

I forgot how many acres I said it would be.

0:19:52.780 --> 0:19:53.820

Sophie Moiese Room

About five acres.

0:19:53.980 --> 0:20:0.350

Sophie Moiese Room

So a lot 1 is the more southern lot and Lot 2 is this lot.

0:20:0.360 --> 0:20:9.650

Sophie Moiese Room

The on site Rd will be on the Northwestern property line and this is Hwy 10 E Here.

0:20:21.90 --> 0:20:39.940

Sophie Moiese Room

And for public comment umm we sent adjacent property owners their letters on January 17th and the project was posted on the County Voice website and we have not received any public comments for agency comments received during sufficiency review.

0:20:40.400 --> 0:21:2.940

Sophie Moiese Room

The only one that we got was from the the MPO, and they just said to ensure a sufficient right away for a future multi use path adjacent Hwy 10 per the parks trails and open Lands master plan and that a 60 foot right away may be sufficient which is actually what exists on Hwy 10 E right now.

0:21:12.600 --> 0:21:21.0

Sophie Moiese Room

So with that, we are recommending approval of the application subject to the conditions of approval in the staff report.

0:21:21.320 --> 0:21:27.880

Sophie Moiese Room

And I have a recommended motion on the screen and I'm available to take questions now.

0:21:28.570 --> 0:21:28.930

Josh Slotnick

Awesome.

0:21:28.940 --> 0:21:29.970

Josh Slotnick

Thank you so much, Zach.

0:21:29.980 --> 0:21:31.0

Josh Slotnick

That was super thorough.

0:21:31.670 --> 0:21:36.380

Josh Slotnick

Do we have the property owner or developers representative and they like to speak to this?

0:21:39.730 --> 0:21:40.270

Sophie Moiese Room

Hi everybody.

0:21:40.280 --> 0:21:40.780

Sophie Moiese Room

Can you hear me?

0:21:41.900 --> 0:21:42.20

Josh Slotnick

Yes.

0:21:40.790 --> 0:21:44.470

Sophie Moiese Room

OK, this is Danny bruiser with imeg.

0:21:49.910 --> 0:21:50.730

Josh Slotnick

But that's hard.

0:21:44.680 --> 0:21:50.740

Sophie Moiese Room

Tamara Ross, my colleague and I, just came down to say hi and everyone's virtual today, so that's alright.

0:21:51.470 --> 0:21:56.80

Sophie Moiese Room

Umm, I just want to thank Zach and staff for facilitating the review.

0:21:57.110 --> 0:22:3.450

Sophie Moiese Room

We don't really have anything else to add, but if you have any specific questions that staff need us for, happy to answer them.

0:22:3.460 --> 0:22:4.50

Sophie Moiese Room

Thank you very much.

0:22:5.500 --> 0:22:6.440

Josh Slotnick

Thanks for coming by, Danny.

0:22:9.380 --> 0:22:11.420

Juanita Vero

I don't have any questions.

0:22:11.490 --> 0:22:11.690

Juanita Vero

This.

0:22:13.210 --> 0:22:13.670

Josh Slotnick

Alright.

0:22:13.60 --> 0:22:21.270

Juanita Vero

Yep, Zach, super thorough and yes, it's uh, it's nice when it's a simple, straightforward minor subdivision.

0:22:21.340 --> 0:22:22.260

Juanita Vero

So thanks everyone.

0:22:24.60 --> 0:22:24.490

Juanita Vero

I.

0:22:22.60 --> 0:22:24.920

Josh Slotnick

And alright, uh, good.

0:22:25.220 --> 0:22:26.280

Josh Slotnick

Do we have any public comment?

0:22:30.270 --> 0:22:30.860

Josh Slotnick

OK, what?

0:22:31.530 --> 0:22:39.720

Juanita Vero

OK, I moved to approve the Nelson Minor subdivision based on the findings of fact and conclusions of law and the staff report and subject to their recommended conditions of approval.

0:22:41.70 --> 0:22:44.90

Josh Slotnick

Alright, I'll second that and again one more time.

0:22:44.100 --> 0:22:45.760

Josh Slotnick

Ask for any public comment.

0:22:49.410 --> 0:22:49.800

Josh Slotnick

OK.

0:22:51.50 --> 0:22:51.500

Juanita Vero

I.

0:22:49.810 --> 0:22:52.90

Josh Slotnick

All in favor, right.

0:22:52.860 --> 0:22:53.370

Josh Slotnick

Great.

0:22:53.440 --> 0:22:54.50

Josh Slotnick

Thanks, Zach.

0:22:54.60 --> 0:22:54.590

Josh Slotnick

Thanks, Danny.

0:22:54.600 --> 0:22:55.220

Josh Slotnick

Thanks everybody.

0:22:56.140 --> 0:22:56.480

Juanita Vero

Thanks.

0:23:2.780 --> 0:23:5.350

Josh Slotnick

OK, unless I miss something, I believe we are done.

0:23:8.800 --> 0:23:9.210

Sophie Moiese Room

We're good.

0:23:7.630 --> 0:23:9.520

Juanita Vero

OK, have a great afternoon, everyone.

0:23:10.50 --> 0:23:10.430

Josh Slotnick

Right.

0:23:10.430 --> 0:23:11.120

Josh Slotnick

See you everybody.

0:23:11.250 --> 0:23:11.590

Josh Slotnick

Thank you.