

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, MARCH 07, 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 Josh Slotnick

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office

John Hart, Civil Deputy Attorney, County Attorneys' Office

Jennie Dixon, Planner, Planning, Development, and Sustainability

Laura Collins, Planner, Planning, Development, and Sustainability

Shane Stack, Director, Public Works

1. **CALL TO ORDER** *[Time stamp – 0:02]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:05]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:44]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:54]*
 - a. Closed Captioning
 - b. Proclamation: March for Meals
 - c. Proclamation: Women's History Month
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp – 22:54]*
6. **CURRENT CLAIMS LIST** *[Time stamp – 23:10]*
Claims received as of February 14, 2024 to February 27, 2024 by the Commissioners' Office total \$2,688,870.11.

7. HEARINGS

- a. **Iverson Slocum Lane Aggregation and Ag Covenant Lifting** [Time stamp – 23:40]
Jennie Dixon, Planner, Planning, Development, and Sustainability

Commissioner Slotnick made the motion that the Missoula Board of County Commissioners approve the resolution and the request to aggregate parcels in the staff report and to lift the agricultural covenant as presented in the exemption application affidavit as presented by staff.

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

[Resolution 2024-021 Book:1098 Page:165]

[Letter 2024-071 electronically sent to Jeremy Garland on March 12, 2024]

- b. **Sirmon Family Transfer**

Laura Collins, Planner, Planning, Development, and Sustainability
[Time stamp – 31:35]

Commissioner Slotnick made the motion that the Missoula Board of County Commissioners approve the request by Robin Sermon to utilize the Family transfer exemption to create and transfer one parcel as presented in the subdivision exemption affidavit as presented by staff.

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

[Letter 2024-076 sent to Robyn Sirmon March 22, 2024]

- c. **Resolution of Intent Creating an RSID for the Rowan Street Improvements** [Time stamp – 37:31]

John Hart, Civil Deputy Attorney, Attorneys' Office

Commissioner Slotnick made the motion that the Missoula Board of County Commissioners to sign the resolution of intent to create a rural special improvement district for improvements to Rowan St as presented by staff in all staff reports.

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

[Resolution 2024-020 Book:1098 Page:109]

8. **OTHER BUSINESS** [Time stamp – 51:51]
[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 2:51 p.m.

BCC Public Meeting March 07, 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 --> 0:0:5.410

Sophie Moiese Room

Welcome to today's March 7th meeting of the Missoula Board of County Commissioners.

0:0:5.420 --> 0:0:10.900

Sophie Moiese Room

Our public meeting and to begin with, please stand and join me in the Pledge of Allegiance.

0:0:13.430 --> 0:0:26.150

Sophie Moiese Room

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

0:0:32.390 --> 0:0:43.760

Sophie Moiese Room

So I am Commissioner Dave Strohmeyer for those of you who don't know me, I'm joined by Commissioner Josh Slotnick, Commissioner Anita Vero is unable to make it. Today.

0:0:44.0 --> 0:0:53.160

Sophie Moiese Room

We begin with the land acknowledgement, recognizing that this event today takes place in the Aboriginal territories of the Salish and Kalispell people.

0:0:54.390 --> 0:0:59.380

Sophie Moiese Room

Cheryl, would you be so kind as to share some opening logistics for us?

0:1:2.660 --> 0:1:3.810

Sophie Moiese Room

Well, hello everyone.

0:1:3.820 --> 0:1:20.330

Sophie Moiese Room

If you are joining us for this meeting virtually today, instructions for turning on closed captioning or on your screen if you're joining us in person, we'll have closed captioning on all the screens here in the Sophie Louise room, there will be opportunity to speak during the meeting for public comment virtually and in person.

0:1:20.600 --> 0:1:22.930

Sophie Moiese Room

We ask that all speakers today speak slowly.

0:1:22.940 --> 0:1:25.950

Sophie Moiese Room

Clearly this helps with the accuracy of the closed captioning.

0:1:26.240 --> 0:1:31.990

Sophie Moiese Room

If you're on Microsoft Teams, you'll like to speak when discussion has been open for a public comment.

0:1:32.0 --> 0:1:33.390

Sophie Moiese Room

We ask that you use the Rand.

0:1:33.480 --> 0:1:34.910

Sophie Moiese Room

They're raise hand feature.

0:1:35.260 --> 0:1:36.730

Sophie Moiese Room

This is the small hand button.

0:1:36.740 --> 0:1:40.210

Sophie Moiese Room

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

0:1:40.420 --> 0:1:42.710

Sophie Moiese Room

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

0:1:43.140 --> 0:1:45.750

Sophie Moiese Room

Excuse me, hit star 6 to unmute.

0:1:45.860 --> 0:1:50.610

Sophie Moiese Room

We also have assisted listening devices if anyone needs one, please find me during the meeting.

0:1:50.680 --> 0:1:51.290

Sophie Moiese Room

Thank you.

0:1:51.300 --> 0:1:51.990

Sophie Moiese Room

Back to you, Dave.

0:1:53.280 --> 0:1:54.40

Sophie Moiese Room

Alright.

0:1:54.100 --> 0:1:55.830

Sophie Moiese Room

Thank you, Cheryl.

0:1:56.300 --> 0:1:59.670

Sophie Moiese Room

We have two proclamations today.

0:1:59.730 --> 0:2:1.910

Sophie Moiese Room

The first is March for meals.

0:2:3.310 --> 0:2:4.550

Sophie Moiese Room

Josh, would you like to do that one?

0:2:7.30 --> 0:2:9.140

Sophie Moiese Room

OK, I will read this proclamation.

0:2:9.450 --> 0:2:17.300

Sophie Moiese Room

Whereas the Meals on Wheels program at Missoula Aging Services is a valuable resource to older adults in Missoula County.

0:2:17.310 --> 0:2:27.860

Sophie Moiese Room

And whereas in the past year in Missoula County, more than 120 Meals on Wheels volunteer Drivers delivered 1001 thousand 10.

0:2:27.870 --> 0:2:34.800

Sophie Moiese Room

Sorry, 125,462 meals to 772 homebound individuals.

0:2:35.230 --> 0:2:54.910

Sophie Moiese Room

Community launch sites served 34,920 meals to 793 clients, and whereas volunteer drivers for Meals on Wheels are the backbone of this program through their dedication to bring not only hot, nutritious meals to clients, but also caring, concern and attention to their welfare.

0:2:55.60 --> 0:3:24.380

Sophie Moiese Room

And whereas Missoula aging services counts on these volunteers and the support of the community to serve the growing numbers of older residents who need this service to remain in their homes, and whereas we wish to raise awareness and support for Meals on Wheels in Missoula and surrounding areas now, therefore, we the Missoula board of County Commissioners and the Mayor of the city Missouri of Missoula do hereby proclaim the month of March 2024 as March for Meals Month in Missoula, Mt.

0:3:24.390 --> 0:3:29.120

Sophie Moiese Room

Missoula, Mt and we invite citizens to thank the caring volunteer drivers.

0:3:29.130 --> 0:3:39.250

Sophie Moiese Room

Recognize the value of this service to homebound elders and adults with disabilities, and encourage citizens to volunteer as Meals on Wheels drivers so elderly may remain in their homes.

0:3:40.790 --> 0:3:41.380

Sophie Moiese Room

Thank you.

0:3:41.390 --> 0:3:46.510

Sophie Moiese Room

Is there anyone who would like to comment on this proclamation or March for Meals month?

0:3:47.830 --> 0:3:48.710

Sophie Moiese Room

All right.

0:3:48.930 --> 0:3:51.700

Sophie Moiese Room

We will move on to our second proclamation today.

0:3:51.710 --> 0:3:54.390

Sophie Moiese Room

This is in recognition of women's History Month.

0:3:55.250 --> 0:4:6.530

Sophie Moiese Room

Whereas American women of every race, class and ethnic background have made historic contributions to the growth and strength of the United States and countless recorded and unrecorded ways.

0:4:7.320 --> 0:4:49.510

Sophie Moiese Room

And whereas American women have played and continue to play critical economic, cultural, and social roles in every sphere of life in the United States by constituting a significant portion of the labor force working inside and outside of the home, and whereas American women continue to complete the majority of uncompensated domestic work, and whereas American women have played a unique role throughout history by providing the majority of the volunteer labor force of the United States, and whereas American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in the United States, and where?

0:4:49.810 --> 0:4:58.230

Sophie Moiese Room

American women of every race, class and ethnic background served as early leaders in the forefront of every major progressive social change movement.

0:4:59.70 --> 0:5:24.630

Sophie Moiese Room

And whereas American women have served our country courageously in the military and whereas American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, and the civil rights movement, and other movements, especially the peace movement, all of which create a more fair and just society for all.

0:5:25.730 --> 0:5:32.760

Sophie Moiese Room

And whereas a Montana woman, Jeannette Rankin, was the first woman elected to the United States House of Representatives.

0:5:33.250 --> 0:5:41.500

Sophie Moiese Room

And whereas the Missoula, whereas Missoula County became the first in the United States to vote for an all female issue 19.

0:5:45.550 --> 0:5:52.260

Sophie Moiese Room

An all female Commission in 1985, when Barbara Evans, Marianne Dusseau, and Janet Stevens served on the board.

0:5:52.730 --> 0:6:4.840

Sophie Moiese Room

And whereas despite these many contributions, the role of American women in history has been consistently overlooked, undervalued and omitted in the literature, teaching and study of American history.

0:6:5.390 --> 0:6:34.190

Sophie Moiese Room

Now, therefore we the Missoula board of County Commissioners and Andrea Davis, Mayor of the City of Missoula, do hereby recognize the month of March 2024 as Women's History Month and invite all citizens to observe this month and to celebrate International Women's Day on March 8th, 2024 with program ceremonies and activities and to visit www.womenshistorymonth.gov and Montana women's history.org.

0:6:34.200 --> 0:6:44.170

Sophie Moiese Room

To learn more about the vital contribution of women to the country and states history, and this is signed by the board of County Commissioners and Mayor Andrea Davis.

0:6:46.620 --> 0:6:49.590

Sophie Moiese Room

Is there any public comment on items not on the agenda?

0:6:50.40 --> 0:6:52.770

Sophie Moiese Room

And this is come on up and this is the opportunity.

0:6:52.780 --> 0:7:3.270

Sophie Moiese Room

If there's anything that's not otherwise on the agenda, preferably within the jurisdiction of Missoula County, we cannot help you on on some matters.

0:7:3.280 --> 0:7:5.590

Sophie Moiese Room

But if it's within our jurisdiction, please come on up.

0:7:5.600 --> 0:7:8.530

Sophie Moiese Room

As you have welcome Richard.

0:7:14.570 --> 0:7:20.60

Sophie Moiese Room

Ohh yeah, if you could hit the button that there we go this is just like being on People's Court.

0:7:20.70 --> 0:7:21.280

Sophie Moiese Room

I'm super into it.

0:7:22.70 --> 0:7:25.890

Sophie Moiese Room

I am no not guilty.

0:7:27.200 --> 0:7:29.190

Sophie Moiese Room

I am a hostile witness, Sir.

0:7:29.800 --> 0:7:33.780

Sophie Moiese Room

I am here to ensure that I'm following.

0:7:35.160 --> 0:7:47.160

Sophie Moiese Room

A respectful, correct course of action by coming here first to ask uh the Commissioners for assistance in clearing up.

0:7:47.410 --> 0:7:49.700

Sophie Moiese Room

I wouldn't call it a Gray area.

0:7:49.710 --> 0:7:53.670

Sophie Moiese Room

More of a tope I think, would be a better color choice.

0:7:55.190 --> 0:8:14.160

Sophie Moiese Room

We had a fantastic community conversation in East Missoula two weeks ago and it was very eye opening and I was heartened to see my demographic as showed up.

0:8:15.90 --> 0:8:18.840

Sophie Moiese Room

I'm very, you know, used to the East Missoula Community Council.

0:8:18.850 --> 0:8:20.100

Sophie Moiese Room

I served on that.

0:8:20.810 --> 0:8:23.120

Sophie Moiese Room

It's a different vibe than.

0:8:25.10 --> 0:8:30.60

Sophie Moiese Room

The young kids that moved in to make it a bedroom community in the last 20 years.

0:8:30.490 --> 0:8:44.100

Sophie Moiese Room

But uh, at that event, I'm gonna blame this on you guys for having them and the the woman who spoke to us about emergency preparedness really freaked us out.

0:8:44.570 --> 0:8:56.100

Sophie Moiese Room

And it dovetailed with something that we have been concerned about quite a bit, which is the difference between a neighborhood and the community.

0:8:56.990 --> 0:9:0.280

Sophie Moiese Room

Uh E Missoula is in a tope area.

0:9:2.300 --> 0:9:12.180

Sophie Moiese Room

Community is built with schools and churches and stores and civic engagement and getting to know your neighbor.

0:9:12.370 --> 0:9:33.860

Sophie Moiese Room

I can tell you an East Missoula without anything other than Ollies and the Reno, if there were to be a disaster of any kind, the communicating with our neighbors would be next to impossible because we don't know who they are and.

0:9:36.200 --> 0:9:47.680

Sophie Moiese Room

It certainly isn't because if there's a sprawl, it's because there are no central locations for neighbors to meet neighbors and engage with neighbors.

0:9:48.900 --> 0:9:53.50

Sophie Moiese Room

And UM, you know, that is something.

0:9:53.60 --> 0:9:59.420

Sophie Moiese Room

Hopefully that will be resolved someday, but what I think is of.

0:10:1.660 --> 0:10:11.960

Sophie Moiese Room

Immediacy would be a conversation we did have was representation, and we've had this conversation before.

0:10:13.720 --> 0:10:27.0

Sophie Moiese Room

You know you represent E Missoula, but when it comes to things like utilities and it comes to a voting on certain things.

0:10:28.580 --> 0:10:48.110

Sophie Moiese Room

We do not have a vessel or a channel to do so, and I would very much like to attend the next City Council meeting and be on the agenda as opposed to not on the agenda because I'll dress better this game.

0:10:48.850 --> 0:10:49.680

Sophie Moiese Room

Umm, uh.

0:10:50.570 --> 0:10:56.420

Sophie Moiese Room

I honestly, I'm afraid if I do try to speak at a City Council meeting, they will say you're not a resident.

0:10:56.480 --> 0:10:57.70

Sophie Moiese Room

Sit down.

0:10:57.880 --> 0:11:8.500

Sophie Moiese Room

In this case, the City Council and the mayor, our utility company, we don't vote for them at all.

0:11:8.590 --> 0:11:10.590

Sophie Moiese Room

We have no say at all.

0:11:11.420 --> 0:11:13.450

Sophie Moiese Room

They sat water rates.

0:11:13.460 --> 0:11:15.550

Sophie Moiese Room

They side projects.

0:11:15.560 --> 0:11:24.530

Sophie Moiese Room

They decide all sorts of things, and as a utility company, I'm sorry to say it, but the city of Missoula sucks.

0:11:27.50 --> 0:11:49.500

Sophie Moiese Room

What I would like to discuss at that City Council meeting is divesting the mayor's office and any upper city administration from Missoula Water and making it an autonomous position within the Missoula City government that can't be swayed by conflict of interest or.

0:11:51.970 --> 0:11:54.750

Sophie Moiese Room

Can also accept input from the customers.

0:11:56.70 --> 0:11:57.0

Sophie Moiese Room

A.

0:11:57.450 --> 0:12:7.920

Sophie Moiese Room

This is just kind of a a a thing that I think is going to become a real big issue as we become more tope future.

0:12:8.870 --> 0:12:14.420

Sophie Moiese Room

One of the things that we did discuss at the Community conversation where.

0:12:17.170 --> 0:12:31.250

Sophie Moiese Room

Not having a voice on things that do get voted on, such as Marshall Mountain, such as yeah, the Sharon fishing access, those kinds of things.

0:12:33.350 --> 0:12:41.340

Sophie Moiese Room

We entrust you to make great decisions for us, but when Marshall Mountain is purchased.

0:12:43.120 --> 0:12:57.840

Sophie Moiese Room

People need to drive through E Missoula to get there, and if we had had a Council person that represented us, I think that Council person probably would have said no.

0:12:58.510 --> 0:13:0.280

Sophie Moiese Room

Not until you fix Hwy.

0:13:0.290 --> 0:13:12.130

Sophie Moiese Room

200 and putting the cart before the horse in this case with the Canyon River developments and the new development that is coming off of Summers.

0:13:14.60 --> 0:13:17.790

Sophie Moiese Room

Somehow they got annexed into the city.

0:13:18.240 --> 0:13:20.650

Sophie Moiese Room

Whatever is clever, we hate them.

0:13:20.660 --> 0:13:22.20

Sophie Moiese Room

They're EE Missoula.

0:13:22.30 --> 0:13:22.920

Sophie Moiese Room

They're bougie.

0:13:22.930 --> 0:13:34.80

Sophie Moiese Room

Where E Missoula, we keep it real, but there is a have and a have not in East Missoula and the haves seemed to be the ones that live on golf courses.

0:13:35.170 --> 0:13:49.720

Sophie Moiese Room

So what I would like to discuss at the City Council meeting is a clarification of who represents us and if there isn't someone who represents us, what do we do to go about?

0:13:52.260 --> 0:14:18.10

Sophie Moiese Room

Having a voice and a vote that these people will be going to Marshall Mountain are using our roads and I'm sure you know the statistics of the fatalities on Hwy 200 right well and and I would absolutely encourage you to speak to the City Council and then they will not kick you out if I'm pretty certain of that but that you can.

0:14:18.80 --> 0:14:31.600

Sophie Moiese Room

But it would be even sweeter, Dave, if I could possibly put on the agenda with the grace and the auspices of the County Commissioner saying this is something that is worth discussing.

0:14:32.330 --> 0:14:34.960

Sophie Moiese Room

Yeah, we have no control over the city.

0:14:34.970 --> 0:14:36.240

Sophie Moiese Room

Council's agenda.

0:14:36.300 --> 0:14:36.580

Sophie Moiese Room

Right.

0:14:36.590 --> 0:14:39.680

Sophie Moiese Room

And that's kind of an issue and and well.

0:14:40.100 --> 0:14:45.260

Sophie Moiese Room

And so I'll just say a couple things and yeah, absolutely appear before the City Council.

0:14:45.270 --> 0:14:56.300

Sophie Moiese Room

Even better than that or equal to that would be seen if you could get on the agenda of one of their committee meetings, and that was denied.

0:14:56.510 --> 0:14:57.20

Sophie Moiese Room

OK.

0:14:57.30 --> 0:15:8.140

Sophie Moiese Room

Well, then started public comment with the the full Council, I will say you are speaking to the right folks because we are the ones who made the decision about Marshall Mountain and it trust me, we love Marshall Mountains.

0:15:8.150 --> 0:15:22.960

Sophie Moiese Room

It's great, but fixing the highway has been a priority for 25 years and you know again, coming back to what Bill's community and neighborhoods, these people that are coming to recreate.

0:15:26.370 --> 0:15:32.20

Sophie Moiese Room

It's not like they're going to stop in East Missoula and purchase a Gatorade because we don't have such things.

0:15:33.600 --> 0:15:40.70

Sophie Moiese Room

We have a stunning lack of social services and your health department.

0:15:40.160 --> 0:15:56.910

Sophie Moiese Room

We're also participants in that event and the fact that Smart 911 is something that 90% of my neighbors know nothing about, and we live between Mount Jumbo and Mount Sentinel.

0:15:56.920 --> 0:15:57.870

Sophie Moiese Room

So if there is a fire.

0:16:0.320 --> 0:16:11.770

Sophie Moiese Room

So you know, I can blame the emergency preparedness lady for freaking us all out, but we want to know who our neighbors are or we're gonna do a phone tree like little house on the Prairie or whatever.

0:16:12.300 --> 0:16:13.770

Sophie Moiese Room

But it's not.

0:16:15.820 --> 0:16:26.280

Sophie Moiese Room

Until there is some clear delineation of who do you speak to if you are a county resident paying for municipal services.

0:16:28.140 --> 0:16:34.100

Sophie Moiese Room

And we don't have a a separation.

0:16:34.590 --> 0:16:38.200

Sophie Moiese Room

We're beholden to people we don't vote for.

0:16:38.690 --> 0:16:49.370

Sophie Moiese Room

We're beholden to people we, you know, it's they don't represent us and you know, God bless, though, is that for I love her, right.

0:16:49.870 --> 0:16:53.680

Sophie Moiese Room

But if she's the person that's discussing the future of Hwy.

0:16:53.690 --> 0:16:57.240

Sophie Moiese Room

200 she's not our senator.

0:16:58.420 --> 0:17:0.10

Sophie Moiese Room

You're going to have to move on, Richard.

0:17:0.20 --> 0:17:2.430

Sophie Moiese Room

But yeah, point well taken.

0:17:2.880 --> 0:17:5.10

Sophie Moiese Room

And we said what's that?

0:17:5.80 --> 0:17:6.390

Sophie Moiese Room

Is it it is.

0:17:6.760 --> 0:17:26.150

Sophie Moiese Room

I don't know that there's anything that can be done to change the scenario you're suggesting in terms of representation on a for a different jurisdiction that, but if we're in a tope area, is it possible to have one of the council seats include the top area?

0:17:26.200 --> 0:17:26.580

Sophie Moiese Room

No.

0:17:26.590 --> 0:17:27.430

Sophie Moiese Room

And they're pervan.

0:17:27.440 --> 0:17:29.630

Sophie Moiese Room

No, there's not that chance.

0:17:29.640 --> 0:17:42.860

Sophie Moiese Room

But what I can say is that we not infrequently meet with the mayor and can have a discussion about what you're describing in terms of is there some other work around to?

0:17:44.640 --> 0:17:46.410

Sophie Moiese Room

Have your voice in the mix.

0:17:46.500 --> 0:17:47.40

Sophie Moiese Room

I don't know.

0:17:47.610 --> 0:17:48.830

Sophie Moiese Room

Uh, uh.

0:17:48.920 --> 0:17:50.600

Sophie Moiese Room

It's a conversation we can have.

0:17:50.610 --> 0:17:54.230

Sophie Moiese Room

It's a conversation you should absolutely bring before the City Council.

0:17:54.700 --> 0:18:7.100

Sophie Moiese Room

Josh has something intelligent to say that maybe I guess you know, going back to the original point I spectrum, right, that's the utility.

0:18:7.490 --> 0:18:12.870

Sophie Moiese Room

We don't vote for spectrum, and if they suck at their jobs, we fire them.

0:18:13.870 --> 0:18:21.530

Sophie Moiese Room

OK, so if you look at the mast head on the website of Missoula Water, the CEO is Andrea Davis.

0:18:23.490 --> 0:18:24.690

Sophie Moiese Room

Fair enough, Josh.

0:18:24.700 --> 0:18:25.450

Sophie Moiese Room

Yeah, so.

0:18:27.450 --> 0:18:39.680

Sophie Moiese Room

I don't know for sure, but I'm wondering if there's somebody who works for Andrea whose job it is to be the director of the Water department and I'm just and is again, I don't know the answer to this, but I wonder, do they have a?

0:18:39.690 --> 0:18:42.460

Sophie Moiese Room

Does that organization does that entity have its own?

0:18:42.550 --> 0:18:43.760

Sophie Moiese Room

Have an Advisory Board?

0:18:43.770 --> 0:18:45.0

Sophie Moiese Room

No, they do not.

0:18:45.50 --> 0:18:54.770

Sophie Moiese Room

And that is why E Missoula we overpaid \$200,000 in our sewer Sid because somebody wasn't paying attention.

0:18:55.730 --> 0:18:58.910

Sophie Moiese Room

Like, that's not exactly a Clarion call of uh.

0:18:58.920 --> 0:19:5.540

Sophie Moiese Room

Trust so, because we're neither here nor there, we're not part of the city.

0:19:5.550 --> 0:19:13.200

Sophie Moiese Room

We're not a hamlet which is super cute, where just kind of in existence.

0:19:13.210 --> 0:19:29.820

Sophie Moiese Room

Yeah, but at the same time, there are people who managed to, uh, pass certain things and get to be annexed into the city, even though they're further into E Missoula than E Missoula themselves.

0:19:30.390 --> 0:19:34.80

Sophie Moiese Room

If we were annexed into the city, there would be no tope.

0:19:34.570 --> 0:19:36.160

Sophie Moiese Room

It would be black and white, right?

0:19:36.610 --> 0:19:45.580

Sophie Moiese Room

But if I get a municipal misdemeanor for touching my curb box and I don't live in the city, that's a problem.

0:19:45.900 --> 0:19:47.80

Sophie Moiese Room

And here at People's Court.

0:19:48.160 --> 0:19:50.430

Sophie Moiese Room

I you know, it's Judge Wapner or Judge Judy.

0:19:50.810 --> 0:19:53.540

Sophie Moiese Room

So Richard, we, we do have to move on.

0:19:53.550 --> 0:19:55.720

Sophie Moiese Room

But thanks. Thanks for.

0:19:55.850 --> 0:20:1.320

Sophie Moiese Room

So you're recommendation is to just go and roll the dice and hope that they that we can.

0:20:1.330 --> 0:20:2.180

Sophie Moiese Room

Definitely we can.

0:20:2.190 --> 0:20:3.980

Sophie Moiese Room

We'll definitely talk with Andrea too.

0:20:3.990 --> 0:20:4.560

Sophie Moiese Room

There should.

0:20:4.570 --> 0:20:6.320

Sophie Moiese Room

There should be some mechanism.

0:20:6.470 --> 0:20:8.980

Sophie Moiese Room

If there isn't, they should create one for people.

0:20:9.30 --> 0:20:16.640

Sophie Moiese Room

They're received water services that don't have that access and would like to go to the City Council meeting with the same concern as I.

0:20:17.30 --> 0:20:25.300

Sophie Moiese Room

But we fear that without being on the agenda, we will not have the time to discuss birth control.

0:20:25.310 --> 0:20:27.810

Sophie Moiese Room

Leave me, having served once on the City Council.

0:20:28.670 --> 0:20:40.160

Sophie Moiese Room

I you can go into the wee hours of of the night if you line up 3 minute increments of folks providing testimony so they they will not shut that down.

0:20:40.200 --> 0:20:45.200

Sophie Moiese Room

I'm I'm pretty sure that has not changed, but the the better and more effective thing.

0:20:45.510 --> 0:20:46.900

Sophie Moiese Room

Well, I won't say it's more effective.

0:20:46.910 --> 0:20:56.230

Sophie Moiese Room

One thing that we can promise to do is when we meet with Andrea Davis, next is to bring up these concerns and if it's, if I can get a word in here, I think you're right.

0:20:57.50 --> 0:21:3.280

Sophie Moiese Room

You should have access to some decision makers around your water company and there should be some mechanism.

0:21:3.430 --> 0:21:7.740

Sophie Moiese Room

And if they don't have one, I think they should create one and we can cause. It's not just you.

0:21:7.750 --> 0:21:11.510

Sophie Moiese Room

There's probably other folks, too, that get city water but aren't in the city.

0:21:11.690 --> 0:21:14.500

Sophie Moiese Room

It's such a mechanism should exist, right?

0:21:15.180 --> 0:21:18.820

Sophie Moiese Room

So I guess sorry.

0:21:18.830 --> 0:21:26.200

Sophie Moiese Room

Uh, but not an agenda item or just comment on just if items not on the public agenda.

0:21:27.280 --> 0:21:28.500

Sophie Moiese Room

Yeah, you will not.

0:21:28.510 --> 0:21:38.210

Sophie Moiese Room

You will, I guarantee you will not get on the agenda unless a City Council member puts you on the agenda who govern our water.

0:21:38.270 --> 0:21:39.160

Sophie Moiese Room

Yes, OK.

0:21:39.170 --> 0:21:41.30

Sophie Moiese Room

That is the catch 22 year in.

0:21:41.40 --> 0:21:59.120

Sophie Moiese Room

So I would say again, it's in order to cut through any of the bureaucratic impediments, show up and offer non agenda public comment like you are today and and you never know they might offer some grace and I give you more than 3 minutes.

0:21:59.130 --> 0:22:8.780

Sophie Moiese Room

So Richard, on the on the highway, if I if I remember right and Shane can help me out, I think did we reach out to MDT about a speed study on that section of highway?

0:22:13.130 --> 0:22:13.620

Sophie Moiese Room

Well and.

0:22:17.760 --> 0:22:18.20

Sophie Moiese Room

OK.

0:22:27.90 --> 0:22:27.800

Sophie Moiese Room

Yeah, they are.

0:22:27.810 --> 0:22:30.640

Sophie Moiese Room

So yeah, they that that is correct.

0:22:30.650 --> 0:22:30.830

Sophie Moiese Room

Yeah.

0:22:30.840 --> 0:22:34.250

Sophie Moiese Room

And there's a 20 to \$30 million grant.

0:22:34.260 --> 0:22:40.270

Sophie Moiese Room

Ask in the works to address the very things that you're completely change that exactly, and so it's.

0:22:40.280 --> 0:22:42.270

Sophie Moiese Room

It's not like we're just sitting on our thumbs.

0:22:42.280 --> 0:22:44.630

Sophie Moiese Room

So you're doing nothing, so not accuse you of that.

0:22:44.640 --> 0:22:51.890

Sophie Moiese Room

I would just ask for a seat at the table to make decisions that affect a neighborhood and a community.

0:22:52.20 --> 0:22:52.720

Sophie Moiese Room

Thanks, Richard.

0:22:52.780 --> 0:22:52.970

Sophie Moiese Room

Yeah.

0:22:52.980 --> 0:22:54.10

Sophie Moiese Room

Yes, thank you.

0:22:54.560 --> 0:22:57.670

Sophie Moiese Room

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

0:22:57.820 --> 0:22:58.680

Sophie Moiese Room

Anyone online?

0:23:1.650 --> 0:23:19.660

Sophie Moiese Room

OK, seeing none, our current claims list and this would be claims as of February 14th through February 27, 2024, claims received by the Commissioner's Office total two million \$688,870.11.

0:23:20.250 --> 0:23:32.560

Sophie Moiese Room

We have three public hearings today for each of these will begin with a staff report, then have an opportunity, if appropriate, for either the applicant or applicants representative to say a few words.

0:23:33.530 --> 0:23:39.440

Sophie Moiese Room

We'll open it up for public comment and then the Commission will deliberate and take action.

0:23:40.10 --> 0:23:48.850

Sophie Moiese Room

So our first public hearing is on the Iverson Slocum Lane aggregation and agricultural covenant lifting.

0:23:51.10 --> 0:23:51.840

Sophie Moiese Room

OK.

0:23:51.950 --> 0:23:52.550

Sophie Moiese Room

Thank you, Jenny.

0:23:53.590 --> 0:24:9.700

Sophie Moiese Room

Umm, this is not going to be nearly as entertaining as Richard, but this is a request from Dennis and Charlotte Iverson to lift an agricultural covenant through by which mean through the means of an aggregation.

0:24:10.110 --> 0:24:17.500

Sophie Moiese Room

And let me just say, Cheryl, sorry for the record, this is Jenny Dixon with planning development and sustainability.

0:24:19.40 --> 0:24:33.570

Sophie Moiese Room

Umm uh, this comes to you as a hearing because you we are a party as as a county we are a party to the covenant that was established in 1991 when they first placed the Covenant on the property.

0:24:34.910 --> 0:24:36.710

Sophie Moiese Room

The general location is.

0:24:36.720 --> 0:24:40.660

Sophie Moiese Room

You can see here on the vicinity map is along Hwy 200.

0:24:40.670 --> 0:24:42.670

Sophie Moiese Room

It's about midway between.

0:24:44.880 --> 0:24:49.210

Sophie Moiese Room

Bonner, W Riverside and the highway 83.

0:24:49.660 --> 0:24:58.590

Sophie Moiese Room

Turn off and of course, on the South side of the highway, accessed by Potomac Road to Swanson Lane and then to Slocum Lane.

0:25:0.690 --> 0:25:1.960

Sophie Moiese Room

The property is.

0:25:2.660 --> 0:25:7.350

Sophie Moiese Room

Umm unzoned, the growth policy calls for open and resource.

0:25:7.360 --> 0:25:11.570

Sophie Moiese Room

It is not in the floodplain, and as I said, the access is off of Hwy.

0:25:11.580 --> 0:25:24.220

Sophie Moiese Room

200 and this is the property that has the agricultural comment on it that they are asking to remove state law, and Missoula County Subdivision regulations allow for removal of an ad covenant.

0:25:24.270 --> 0:25:42.150

Sophie Moiese Room

If you can restore the original lot lines, which is not always the case, but fortunately for the applicant that is the case for this ad covenant, which was which was first established in 1991, the property owners are still the same and.

0:25:44.580 --> 0:26:6.250

Sophie Moiese Room

Are asking to essentially remove this lot lot line that goes across the middle which defines this four acre tract which is unbuilt on as the Ag tract and then the six acre tract, which as I understand it right now, does not have a home on it, although it has an address, it is it right now a shop and a garage.

0:26:6.540 --> 0:26:14.670

Sophie Moiese Room

And I I'm thinking there may also be a septic system on that property or if not there I believe there are plans for it.

0:26:14.960 --> 0:26:24.860

Sophie Moiese Room

And the reason for the request is that with all of the things going on on the six acre tract, there really wasn't enough room or or proper placement for the home.

0:26:24.870 --> 0:26:28.20

Sophie Moiese Room

And they're looking to create the 10 acre tract for their daughter.

0:26:28.550 --> 0:26:42.120

Sophie Moiese Room

As I understand it, also Dennis and Charlotte live adjacent at 32200 Slocomb Lane, so there's the added bonus of having your children live close to you. Umm.

0:26:44.440 --> 0:26:59.490

Sophie Moiese Room

The end result then, if the exemption is approved, it would be a single tract that resembles what was done it through 2971 Cos 2971 here A10 acre tract.

0:27:0.330 --> 0:27:15.180

Sophie Moiese Room

So so as I've described the history was this tract was created through occasional sale in 1983 as that 10 acre tract in 1991, the Iversons as well as Cochran.

0:27:15.190 --> 0:27:27.420

Sophie Moiese Room

I think Mr Cochran created this age tract and I'm not aware of it being used for AG or what the purpose of that was and the applicant may be able to address that.

0:27:27.490 --> 0:27:41.430

Sophie Moiese Room

If you have questions about that today, Umm, and here as I've described the what's going on on the property and ultimately the request to combine that and in doing so.

0:27:43.180 --> 0:27:49.550

Sophie Moiese Room

In your packet there is a draft resolution that would be recorded that would lift the app ad covenant.

0:27:49.560 --> 0:27:53.610

Sophie Moiese Room

If you approve that today and then the applicant would file a new survey.

0:27:55.580 --> 0:28:21.310

Sophie Moiese Room

Concurrently or after that covenant is filed to record the new 10 acre tract, we did not find any evidence of evasion at all, even one item where we did answer with a bold response, which can be an indication of evasion is has the claimant engaged in prior exempt transactions involving the original tract.

0:28:21.360 --> 0:28:27.70

Sophie Moiese Room

Yes, 32 years ago to create an AG exemption that they're now undoing.

0:28:27.140 --> 0:28:30.970

Sophie Moiese Room

So we would not consider that as an indication of evasion.

0:28:30.980 --> 0:28:40.310

Sophie Moiese Room

And so I have before you the recommended motion of approval with no conditions and recording the lifting of the ad covenant.

0:28:41.140 --> 0:28:41.730

Sophie Moiese Room

Thank you.

0:28:41.740 --> 0:28:44.440

Sophie Moiese Room

With the applicant, I like to speak to this.

0:28:47.350 --> 0:28:48.660

Sophie Moiese Room

I do have one question.

0:28:48.770 --> 0:28:49.360

Sophie Moiese Room

Yeah.

0:28:49.590 --> 0:28:50.230

Sophie Moiese Room

Welcome, Denny.

0:28:52.380 --> 0:28:54.10

Sophie Moiese Room

Looks like the microphone is still on.

0:28:54.20 --> 0:28:56.870

Sophie Moiese Room

Yeah, going back in history a little bit.

0:28:56.880 --> 0:28:57.450

Sophie Moiese Room

What?

0:28:57.760 --> 0:29:0.730

Sophie Moiese Room

What was the reason for the egg exemption in the 1st place?

0:29:1.200 --> 0:29:1.810

Sophie Moiese Room

Is this on?

0:29:2.0 --> 0:29:2.830

Sophie Moiese Room

It is on, yeah.

0:29:4.100 --> 0:29:4.700

Sophie Moiese Room

Further record.

0:29:4.710 --> 0:29:5.90

Sophie Moiese Room

I'm Danny.

0:29:5.100 --> 0:29:5.490

Sophie Moiese Room

I everson.

0:29:5.500 --> 0:29:6.650

Sophie Moiese Room

Dennis Iverson from Potomac.

0:29:7.30 --> 0:29:13.540

Sophie Moiese Room

Umm so this this was all part of a 20 acre tract of the old Ployhar ranch.

0:29:14.330 --> 0:29:23.700

Sophie Moiese Room

My wife and I purchased 5 acres of that 20 acre tract with a home already on it, and we had a neighbor directly to the north of us, John Corcoran.

0:29:24.80 --> 0:29:27.200

Sophie Moiese Room

Who also had a 5 acre tract with home and a shop on it.

0:29:27.610 --> 0:29:32.980

Sophie Moiese Room

Then there's 10 acres came up for sale next to us, and so we bought it together.

0:29:33.650 --> 0:29:39.210

Sophie Moiese Room

He needed six acres to get a little bit more of the higher ground for a, you know, a shop and so forth.

0:29:39.400 --> 0:29:42.50

Sophie Moiese Room

So I said, yeah, you take the six acres, we'll we'll take four.

0:29:42.60 --> 0:29:43.330

Sophie Moiese Room

And so that's how it was split.

0:29:43.500 --> 0:29:48.590

Sophie Moiese Room

So we used our four acres just as cow pasture.

0:29:48.680 --> 0:29:53.40

Sophie Moiese Room

You know, we'd put some heffers in there once in a while or bowls or whatever for the ranch.

0:29:53.690 --> 0:30:5.220

Sophie Moiese Room

Umm, but then our kids came back and so and ohh then Mr Cork and passed away and we had first right of refusal on the six acres with the shop.

0:30:5.270 --> 0:30:9.170

Sophie Moiese Room

So we purchased that, but the kids have come back.

0:30:10.530 --> 0:30:16.130

Sophie Moiese Room

Both their daughters and their families, and our younger daughter and and her family would like to build a home there.

0:30:16.140 --> 0:30:19.200

Sophie Moiese Room

And there's because the shops already there.

0:30:19.450 --> 0:30:27.620

Sophie Moiese Room

There's, there's not a lot of room for a home, and so the the home would be right on the edge of the the four and six acre track.

0:30:27.630 --> 0:30:40.660

Sophie Moiese Room

So the rest of the four acre tract will probably be we will remain in pasture, but it umm just like as as it has been uh, but that's the reason for what we're doing in a nutshell.

0:30:40.830 --> 0:30:41.550

Sophie Moiese Room

So, OK.

0:30:42.450 --> 0:30:43.330

Sophie Moiese Room

Any questions, Josh?

0:30:44.340 --> 0:30:44.810

Sophie Moiese Room

Thank you.

0:30:44.880 --> 0:30:45.870

Sophie Moiese Room

Alright, thank you.

0:30:46.20 --> 0:30:47.310

Sophie Moiese Room

This is a public hearing.

0:30:47.320 --> 0:30:52.790

Sophie Moiese Room

Is there any public comment on this proposed egg covenant lifting?

0:30:55.500 --> 0:30:57.830

Sophie Moiese Room

OK, see none.

0:30:57.900 --> 0:31:23.570

Sophie Moiese Room

And I would move that the request by Dennis and Charlotte Iverson to aggregate parcels one and two Cos number 3999 and to lift the agricultural covenant from Parcel 1C OS number 399 be approved as presented in the exemption application affidavit, and that the lifting of the agricultural covenant be recorded at the Missoula County Clerk and recorder as shown in the attached resolution.

0:31:23.950 --> 0:31:24.950

Sophie Moiese Room

I'll second the motion.

0:31:24.960 --> 0:31:27.240

Sophie Moiese Room

Any further discussion, seeing none.

0:31:27.250 --> 0:31:27.610

Sophie Moiese Room

All in favor?

0:31:28.130 --> 0:31:28.650

Sophie Moiese Room

Aye, aye.

0:31:29.380 --> 0:31:30.860

Sophie Moiese Room

Thanks for coming in and good luck.

0:31:31.850 --> 0:31:32.740

Sophie Moiese Room

Alright, thank you.

0:31:35.270 --> 0:31:40.780

Sophie Moiese Room

Our second public hearing is the I'm not sure if I'm pronouncing this correctly.

0:31:40.790 --> 0:31:41.970

Sophie Moiese Room

Is it the sermon?

0:31:44.940 --> 0:31:46.70

Sophie Moiese Room

Sermon family transfer.

0:31:46.80 --> 0:31:46.970

Sophie Moiese Room

That is correct.

0:31:47.10 --> 0:31:47.600

Sophie Moiese Room

OK, Laura.

0:31:49.380 --> 0:31:49.790

Sophie Moiese Room

Aye.

0:31:54.660 --> 0:31:56.440

Sophie Moiese Room

And again, we'll begin with the staff report.

0:31:56.450 --> 0:32:1.410

Sophie Moiese Room

We'll have some questions for the applicant in this case with a family transfer.

0:32:1.420 --> 0:32:4.510

Sophie Moiese Room

Open it up for public comment and then have Commissioner discussion.

0:32:10.530 --> 0:32:11.660

Sophie Moiese Room

Thank you, commissioners.

0:32:11.670 --> 0:32:17.80

Sophie Moiese Room

For the record, my name is Laura Collins Planner, one with planning, development and sustainability.

0:32:17.530 --> 0:32:23.840

Sophie Moiese Room

Today I'm presenting a request for a family transfer subdivision exemption by Robin Sermon.

0:32:26.850 --> 0:32:34.400

Sophie Moiese Room

Here just the location of the request near the Miller Creek area at 3199 Lorraine Dr.

0:32:39.410 --> 0:32:45.930

Sophie Moiese Room

This is the current conditions of the lot, so approximately 10.3 acres with one residential development.

0:32:51.720 --> 0:33:3.670

Sophie Moiese Room

So the applicant proposes to transfer one new 3.5 acre tract or, excuse me, retain that 3.5 acre tract and transfer the 6.8 acre tract.

0:33:8.860 --> 0:33:14.90

Sophie Moiese Room

The property is zoned rural residential small egg, which has a.

0:33:15.700 --> 0:33:17.810

Sophie Moiese Room

Density of 1 dwelling unit per acre.

0:33:19.370 --> 0:33:22.790

Sophie Moiese Room

The proposed lots will be 3.5 and 6.8 acres.

0:33:29.920 --> 0:33:33.180

Sophie Moiese Room

This is the proposed layout of the transfer.

0:33:35.600 --> 0:33:39.440

Sophie Moiese Room

So lot 2A having 3.5 and lot 2B was 6.8.

0:33:43.530 --> 0:33:45.600

Sophie Moiese Room

We requested agency comments.

0:33:45.690 --> 0:33:47.850

Sophie Moiese Room

We received one for Missoula Public Health.

0:33:51.0 --> 0:33:56.930

Sophie Moiese Room

Just simply that the transfer will require state sanitation review or site applicable exemptions.

0:33:59.830 --> 0:34:4.780

Sophie Moiese Room

This request was reviewed for the general evasion criteria and rebuttable presumptions.

0:34:5.130 --> 0:34:8.40

Sophie Moiese Room

Only one evasion criteria is triggered.

0:34:8.450 --> 0:34:14.870

Sophie Moiese Room

The original tract was transferred within the past two years, but no rebuttable presumptions were triggered.

0:34:18.50 --> 0:34:24.180

Sophie Moiese Room

So staff did not find that there appeared to be an attempt to evade subdivision review.

0:34:24.190 --> 0:34:26.220

Sophie Moiese Room

And the claimants request for family transfer.

0:34:32.290 --> 0:34:38.870

Sophie Moiese Room

Is the applicant here and could you come on up to the microphone and we have a few questions for you.

0:34:41.140 --> 0:34:44.780

Sophie Moiese Room

Alright, Robin, just make sure that light is green and state your name for the record.

0:34:47.150 --> 0:34:48.860

Sophie Moiese Room

Uh, yeah, maybe.

0:34:48.870 --> 0:34:50.360

Sophie Moiese Room

Come just a little closer to the microphone.

0:34:50.370 --> 0:34:51.40

Sophie Moiese Room

There we go.

0:34:51.170 --> 0:34:52.230

Sophie Moiese Room

Better Yep.

0:34:52.270 --> 0:34:52.960

Sophie Moiese Room

OK, Robin.

0:34:52.970 --> 0:34:53.640

Sophie Moiese Room

Thank you.

0:34:53.950 --> 0:34:57.700

Sophie Moiese Room

Robin, did you buy the property with the intent of dividing it?

0:34:57.770 --> 0:34:58.40

Sophie Moiese Room

No.

0:34:59.590 --> 0:35:4.460

Sophie Moiese Room

Do you or your transferee intend to transfer the property within the next year?

0:35:4.550 --> 0:35:5.380

Sophie Moiese Room

No.

0:35:6.110 --> 0:35:10.160

Sophie Moiese Room

Have you talked to anyone at the county about going through subdivision review?

0:35:11.650 --> 0:35:14.200

Sophie Moiese Room

And will the property be developed?

0:35:14.350 --> 0:35:15.200

Sophie Moiese Room

That's the plan.

0:35:16.650 --> 0:35:20.480

Sophie Moiese Room

Will the recipient of the property be residing on the property?

0:35:20.570 --> 0:35:21.0

Sophie Moiese Room

Yes.

0:35:21.50 --> 0:35:21.270

Sophie Moiese Room

OK.

0:35:21.280 --> 0:35:21.570

Sophie Moiese Room

Thank you.

0:35:24.260 --> 0:35:26.400

Sophie Moiese Room

Right, Commissioners, here is the recommended motion.

0:35:28.70 --> 0:35:33.180

Sophie Moiese Room

OK, while you were up here robbing a question for you.

0:35:34.910 --> 0:35:38.780

Sophie Moiese Room

How old is the recipient of the property? 23?

0:35:38.990 --> 0:35:41.480

Sophie Moiese Room

OK, newly married. OK.

0:35:43.920 --> 0:35:45.470

Sophie Moiese Room

John yes, John, a question.

0:35:45.480 --> 0:35:53.260

Sophie Moiese Room

This is me just looking for being curious and not I should know the answer, but I'm sorry what is warranty deed.

0:35:54.860 --> 0:35:55.240

Sophie Moiese Room

Uh.

0:35:55.250 --> 0:36:1.640

Sophie Moiese Room

A warranty deed is a type of instrument of conveying real property.

0:36:2.90 --> 0:36:6.960

Sophie Moiese Room

It's generally considered the highest level of deed.

0:36:6.970 --> 0:36:9.830

Sophie Moiese Room

It's probably what you got when you bought your home.

0:36:10.80 --> 0:36:10.530

Sophie Moiese Room

OK.

0:36:11.160 --> 0:36:26.250

Sophie Moiese Room

And it's called warranty deed because the seller is warrant making certain warranties about the property that you wouldn't get in another, lesser form of deed like a quick claim deed.

0:36:26.260 --> 0:36:26.450

Sophie Moiese Room

OK.

0:36:26.460 --> 0:36:31.270

Sophie Moiese Room

For instance, is considered the the sort of the least substantial deed.

0:36:31.740 --> 0:36:40.600

Sophie Moiese Room

Essentially, with a quick claim deed, the property owner is saying I'm just giving you whatever interest I have in this property and I'm making you any promises at all.

0:36:40.950 --> 0:36:50.910

Sophie Moiese Room

Well, the warranty deed, you're making certain a binding commitments that you have, uh, about the land that you're selling.

0:36:51.400 --> 0:36:51.950

Sophie Moiese Room

Thank you.

0:36:52.40 --> 0:36:52.640

Sophie Moiese Room

Yeah.

0:36:52.760 --> 0:36:56.30

Sophie Moiese Room

So you bought this in 2022, correct?

0:36:56.220 --> 0:36:57.40

Sophie Moiese Room

Alright, thanks.

0:36:57.50 --> 0:36:57.260

Sophie Moiese Room

Mm-hmm.

0:36:58.400 --> 0:36:58.990

Sophie Moiese Room

Thanks Robin.

0:36:59.0 --> 0:37:0.470

Sophie Moiese Room

I don't have any other questions for you.

0:37:0.720 --> 0:37:2.230

Sophie Moiese Room

This is a public hearing also.

0:37:2.240 --> 0:37:6.470

Sophie Moiese Room

Is there any public comment on this proposed family transfer from folks online or in the room?

0:37:8.490 --> 0:37:11.260

Sophie Moiese Room

See, none will close the public hearing about emotion.

0:37:11.810 --> 0:37:21.200

Sophie Moiese Room

I move to approve the request by Robin Sermon to utilize the Family transfer exemption to create and transfer one parcel as presented in the subdivision exemption affidavit.

0:37:21.510 --> 0:37:24.100

Sophie Moiese Room

Second, any further discussion seeing none?

0:37:24.110 --> 0:37:24.800

Sophie Moiese Room

All in favor?

0:37:24.870 --> 0:37:25.320

Sophie Moiese Room

Aye.

0:37:25.650 --> 0:37:27.600

Sophie Moiese Room

All right, good luck with your transfer.

0:37:31.550 --> 0:37:40.610

Sophie Moiese Room

And our third and final public hearing today is a resolution of intent creating an Rs ID for the Rowan St improvements.

0:37:42.50 --> 0:37:44.300

Sophie Moiese Room

John Hart, it looks like this is yours.

0:37:44.470 --> 0:37:44.980

Sophie Moiese Room

I'm gonna.

0:37:44.990 --> 0:37:50.870

Sophie Moiese Room

I'm gonna kick things off, but first I had something that I wanted to share with Richard.

0:37:51.630 --> 0:37:52.90

Sophie Moiese Room

Umm.

0:37:52.440 --> 0:37:56.610

Sophie Moiese Room

Richard, there's a there's another option to solve your problem.

0:37:57.730 --> 0:38:8.100

Sophie Moiese Room

You could get a petition circulated in East Missoula within some, you know, defined geographic boundary.

0:38:8.590 --> 0:38:11.120

Sophie Moiese Room

Take it around and get a third of the people to sign it.

0:38:11.650 --> 0:38:23.70

Sophie Moiese Room

Third of the registered electors, you don't even have to get the property owners necessarily, and the city would have to put that annexation petition on the ballot.

0:38:24.990 --> 0:38:25.280

Sophie Moiese Room

Well.

0:38:33.160 --> 0:38:33.340

Sophie Moiese Room

Yeah.

0:38:35.790 --> 0:38:41.150

Sophie Moiese Room

The added bonus of of taking that petition around your neighborhood.

0:38:41.160 --> 0:38:43.230

Sophie Moiese Room

It's you meet all of your neighbors too.

0:38:44.720 --> 0:38:45.290

Sophie Moiese Room

You alright?

0:38:45.300 --> 0:38:46.260

Sophie Moiese Room

Alright, alright.

0:38:46.750 --> 0:38:53.770

Sophie Moiese Room

Anyway, you can take the director of our office of Emergency Management along also, and we can kill multiple birds with one stone.

0:38:54.20 --> 0:38:58.710

Sophie Moiese Room

No thanks to Deputy County Attorney John Hart for that advice.

0:38:59.870 --> 0:39:4.810

Sophie Moiese Room

What I have substantively here, Commissioners, is.

0:39:7.350 --> 0:39:18.390

Sophie Moiese Room

A resolution of intent to create an Rs ID for improvements to uh Rowan, St and.

0:39:20.390 --> 0:39:28.650

Sophie Moiese Room

Cheryl has a visual aid that she's gonna pull up to get us oriented to where Rowan Street is, which is kind of South county.

0:39:30.460 --> 0:39:32.110

Sophie Moiese Room

There you see Hwy.

0:39:32.120 --> 0:39:38.340

Sophie Moiese Room

93 to the to the east, and this is South of Lolo.

0:39:39.270 --> 0:39:51.130

Sophie Moiese Room

So the the neighbors out here got a petition put together that was signed by more than 50% of the property owners in the proposed uh proposed district.

0:39:51.220 --> 0:40:5.400

Sophie Moiese Room

That petition was verified by the clerk and Records office and and now we've prepared at least the the we've prepared to take the first step to create this Rs.

0:40:5.410 --> 0:40:16.250

Sophie Moiese Room

ID you might recall it is a nine step process under Montana law and this is the first step which is a resolution of intention to create this.

0:40:18.620 --> 0:40:21.970

Sophie Moiese Room

As proposed, the total cost of the improvements.

0:40:24.30 --> 0:40:31.380

Sophie Moiese Room

In our \$573,998.18.

0:40:33.210 --> 0:40:33.610

Sophie Moiese Room

And.

0:40:35.870 --> 0:40:39.0

Sophie Moiese Room

The petitioners are proposing to.

0:40:41.270 --> 0:41:12.920

Sophie Moiese Room

Finance or pay over the course of 10 years, \$234,000 of that amount, which leaves \$339,998.18, which will come in the form of an in kind contribution from Missoula County by way of the Public works department that is going to do the work, hopefully later this spring or summer, and that that will be a donation of Labor and equipment.

0:41:12.980 --> 0:41:17.760

Sophie Moiese Room

And so the the residents out here are paying for.

0:41:18.520 --> 0:41:18.780

Sophie Moiese Room

Umm.

0:41:20.940 --> 0:41:35.910

Sophie Moiese Room

Materials and other incidental costs related to to the construction the as part of the packet today you have a draft of the resolution of intention.

0:41:35.920 --> 0:41:37.630

Sophie Moiese Room

It has three exhibits.

0:41:38.140 --> 0:41:51.10

Sophie Moiese Room

Exhibit A is a map showing all 125 properties that the residents propose to include in this Rs ID.

0:41:52.480 --> 0:41:54.320

Sophie Moiese Room

It also includes an.

0:41:56.830 --> 0:42:1.110

Sophie Moiese Room

It also includes a more detailed list.

0:42:1.940 --> 0:42:22.190

Sophie Moiese Room

Exhibit B is more detailed list of each property, including a legal description and showing that their their share, their 125th share of that \$234,000 is approximately \$1872.

0:42:22.540 --> 0:42:34.300

Sophie Moiese Room

These residents have proposed just spreading the cost of the improvements equally amongst all 125 properties, and that again is \$1872 they're proposing to.

0:42:40.790 --> 0:42:46.20

Sophie Moiese Room

Pay for that and assessments on their property tax bill over the course of 10 years.

0:42:49.310 --> 0:42:49.640

Sophie Moiese Room

And.

0:42:52.400 --> 0:43:33.0

Sophie Moiese Room

If you pass this resolution of intention today, the next thing that will happen is the clerk and recorder will publish notice of this resolution in the Missoulian on March 16th and March 23rd, and the clerk and Recorders Office will also send a copy of the resolution and all three exhibits, and I should add, Exhibit C the third exhibit is a detailed breakdown of the costs and how and how the the the amount of \$1872 per property is calculated.

0:43:33.350 --> 0:43:42.220

Sophie Moiese Room

That packet gets mailed to every single property owner and there is a period then where property owners can.

0:43:44.240 --> 0:44:6.730

Sophie Moiese Room

Submit written protest to the county and or come to the next hearing, which is April 25th and protest uh for whatever reason why they don't feel like this RFID is equitable or why they shouldn't be included or you know whatever.

0:44:6.740 --> 0:44:8.670

Sophie Moiese Room

However, they want a lodge, a protest.

0:44:8.940 --> 0:44:26.530

Sophie Moiese Room

So on April 25th would be the day where then you county commissioners consider all the written and public protests that you hear at that meeting and decide whether or not to adopt A resolution establishing the RSID.

0:44:27.460 --> 0:44:32.410

Sophie Moiese Room

And that would be the the publishing notice is the second step.

0:44:34.300 --> 0:44:34.620

Sophie Moiese Room

Uh.

0:44:35.80 --> 0:44:44.480

Sophie Moiese Room

The protest period is the third step and the hearing on April 5th, 25th is the 4th step in creating this Rs ID.

0:44:45.750 --> 0:44:47.700

Sophie Moiese Room

That's what I have to say about this.

0:44:47.710 --> 0:44:59.740

Sophie Moiese Room

I know that I know that Shane Stack is here to talk about some of the specifics of the of the road construction project, public works timeline and ability to do this project.

0:44:59.930 --> 0:45:10.220

Sophie Moiese Room

And there's also an individual from the from the property Property Owners Committee, who's here ready, willing and able to answer some questions if you have them.

0:45:10.510 --> 0:45:11.120

Sophie Moiese Room

Thank you.

0:45:11.710 --> 0:45:13.800

Sophie Moiese Room

Thanks John.

0:45:13.910 --> 0:45:21.370

Sophie Moiese Room

Shane, do you wanna describe a little bit more the specifics of what will happen out there and Jane, a little history like how, how did this come to be sure.

0:45:21.380 --> 0:45:21.570

Sophie Moiese Room

Yeah.

0:45:23.670 --> 0:46:2.40

Sophie Moiese Room

So Ruins Street is a non maintained a County Road and I think the the folks that live in the area wanted to improvements and and I'll I'll let our our guest also talk about maybe some of the history as well but you know one of the benefits of of improving this roadway is also maintenance and once this roadways improved Missoula County then would take on that particular location of roadway for for future maintenance and in the perpetuity I think the benefit for the the locals is that they're essentially just paying for materials and and you know.

0:46:2.120 --> 0:46:16.310

Sophie Moiese Room

One of the things that probably isn't covered in in John's numbers is the fact that Missoula County is going to receive 28,000 cubic yards of of 1,000,000 from the Highway 93 project.

0:46:16.320 --> 0:46:25.890

Sophie Moiese Room

And you know, we'll probably we'll stockpile that material and low low will be able to haul that in in lieu of placing a Bates based down.

0:46:25.900 --> 0:46:29.630

Sophie Moiese Room

We'll save some money right there, just using that material.

0:46:29.640 --> 0:46:55.190

Sophie Moiese Room

So I think the price will probably be lower and their final assessment will be based on, I'm assuming John, their final assessment is going to be based on the actual cost, not on the rough estimates today, correct this, this \$1872 is an amount if you adopt this resolution it in the future cannot exceed this amount, but it can definitely be less.

0:46:55.580 --> 0:47:9.220

Sophie Moiese Room

I should note though, if it turns out that the actual cost is still \$1872, the assessment will be slightly higher than that because they will have to pay whatever.

0:47:9.230 --> 0:47:15.410

Sophie Moiese Room

Uh interest rate is on on that financing and we won't know what that interest rate is.

0:47:15.420 --> 0:47:27.900

Sophie Moiese Room

So we won't know the exact amount of the assessments until until the finance Department is able to secure a municipal bonds and and sell those.

0:47:29.840 --> 0:47:44.870

Sophie Moiese Room

I think the other thing that you know the, the the pricing on on the work to just to keep in mind is you know our estimates of the the 215,000 was based on \$68 a ton for asphalt, which was last year's pricing that potentially goes up.

0:47:44.880 --> 0:47:53.110

Sophie Moiese Room

So I don't know, there may be a higher cost, but I think the overall cost potentially comes down with the with the millings availability.

0:47:53.120 --> 0:47:55.150

Sophie Moiese Room

So anyway, schedule.

0:47:57.230 --> 0:48:0.260

Sophie Moiese Room

There's an irrigation ditch that's on the project.

0:48:0.630 --> 0:48:2.600

Sophie Moiese Room

The sooner the better for that piece.

0:48:2.610 --> 0:48:3.520

Sophie Moiese Room

Will wanna you know?

0:48:3.530 --> 0:48:5.500

Sophie Moiese Room

Try to get that in as soon as we can.

0:48:5.730 --> 0:48:10.0

Sophie Moiese Room

If we don't make that, there's we could still haul in a bunch of material.

0:48:10.110 --> 0:48:14.640

Sophie Moiese Room

We just wouldn't be able to dig to get that pipe in until the fall.

0:48:15.410 --> 0:48:18.770

Sophie Moiese Room

So I I see this project probably being finished.

0:48:19.400 --> 0:48:26.780

Sophie Moiese Room

UM, very late fall or potentially next next summer and then we would asset at the end of the day.

0:48:26.790 --> 0:48:30.170

Sophie Moiese Room

I mean, we're probably gonna assess them not this year, but then the following year anyway.

0:48:31.240 --> 0:48:35.350

Sophie Moiese Room

So any any questions, just how did this come to be?

0:48:35.480 --> 0:48:38.890

Sophie Moiese Room

Did did you go to the neighbors and the neighbors come to you?

0:48:38.900 --> 0:48:49.950

Sophie Moiese Room

How they came to us and and asked if there are ways that that could be paved and maintained, and the rsid was that option and and we had done it on 29th and north and we give him that example.

0:48:49.960 --> 0:48:56.630

Sophie Moiese Room

And so far I think working with that group, they've been pretty positive with the the opportunity.

0:48:56.800 --> 0:48:59.380

Sophie Moiese Room

So I was at 29th and N last night.

0:48:59.430 --> 0:49:1.590

Sophie Moiese Room

Actually that is so nice.

0:49:3.530 --> 0:49:6.320

Sophie Moiese Room

Well, let's get it straight from the horse's mouth.

0:49:6.370 --> 0:49:6.800

Sophie Moiese Room

Coming.

0:49:6.810 --> 0:49:7.990

Sophie Moiese Room

Come on up and and.

0:49:10.220 --> 0:49:14.690

Sophie Moiese Room

State your name for the record and let us know that some of the back story here.

0:49:15.630 --> 0:49:17.280

Sophie Moiese Room

Uh, I'm David boring.

0:49:17.350 --> 0:49:19.480

Sophie Moiese Room

I was on the RFID committee.

0:49:20.370 --> 0:49:33.560

Sophie Moiese Room

It's not really evident maybe from this map, but Rowan is the only access for all these lots, so there are not other ways to get into the neighborhood.

0:49:33.650 --> 0:49:35.780

Sophie Moiese Room

I've lived there since 1995.

0:49:36.110 --> 0:49:37.840

Sophie Moiese Room

What we've struggled with Rowan.

0:49:37.850 --> 0:49:49.890

Sophie Moiese Room

Rhode Potholing we spend right now, we spend \$38,000 a year and road maintenance and we tried to pave it years ago.

0:49:49.900 --> 0:49:56.290

Sophie Moiese Room

But you know, we have no equity, so this is just a fantastic opportunity.

0:49:56.660 --> 0:50:3.540

Sophie Moiese Room

We thought for the homeowners ohm, I think it's gonna aid and maintainability and safety.

0:50:4.150 --> 0:50:5.550

Sophie Moiese Room

The thing gets all potholed.

0:50:5.560 --> 0:50:20.590

Sophie Moiese Room

A lot of people like to walk on Rowan Road and when cars are trying to dodge potholes and people are trying to dodge potholes walking, it's it can get dicey and it's been my experience part of that row and road is quite sloped.

0:50:20.860 --> 0:50:28.240

Sophie Moiese Room

We have a paved driveway and once the sun can get down and hit that asphalt, we have a lot of icing conditions.

0:50:28.690 --> 0:50:39.450

Sophie Moiese Room

It improves the safety because it actually the ice will come off of it to where just frozen dirt it it can hold the ice and make it very, very slick.

0:50:40.160 --> 0:50:42.630

Sophie Moiese Room

So we're pretty excited about it.

0:50:42.680 --> 0:50:45.550

Sophie Moiese Room

If we can get it through, great.

0:50:45.560 --> 0:50:45.920

Sophie Moiese Room

Thank you.

0:50:47.720 --> 0:50:48.210

Sophie Moiese Room

I'll go ahead.

0:50:48.220 --> 0:50:48.490

Sophie Moiese Room

Go ahead.

0:50:48.500 --> 0:50:50.10

Sophie Moiese Room

What's the protest threshold?

0:50:54.40 --> 0:50:58.280

Sophie Moiese Room

If there was 50% or more, you can't move forward.

0:51:1.300 --> 0:51:3.100

Sophie Moiese Room

Sam, I'm assuming you're here for this.

0:51:3.110 --> 0:51:5.230

Sophie Moiese Room

Did you have anything OK.

0:51:8.300 --> 0:51:8.740

Sophie Moiese Room

Alright.

0:51:8.760 --> 0:51:11.260

Sophie Moiese Room

Is there any public comment on this resolution of intention?

0:51:14.210 --> 0:51:16.360

Sophie Moiese Room

The first of a multi step process.

0:51:16.870 --> 0:51:17.640

Sophie Moiese Room

Out of motion.

0:51:17.750 --> 0:51:18.30

Sophie Moiese Room

Ready.

0:51:18.70 --> 0:51:19.60

Sophie Moiese Room

Absolutely.

0:51:19.250 --> 0:51:27.880

Sophie Moiese Room

I would move that the board sign a resolution of intention to create a special a rural special Improvement District for improvements to Roan St second.

0:51:27.970 --> 0:51:30.900

Sophie Moiese Room

Any further discussion on the motion seeing none.

0:51:30.910 --> 0:51:31.500

Sophie Moiese Room

All in favor?

0:51:31.890 --> 0:51:32.760

Sophie Moiese Room

Aye.

0:51:33.350 --> 0:51:34.680

Sophie Moiese Room

All right, let it begin.

0:51:34.690 --> 0:51:36.940

Sophie Moiese Room

Thanks Dave, for joining us today on this.

0:51:37.280 --> 0:51:37.970

Sophie Moiese Room

Thanks for you guys.

0:51:37.980 --> 0:51:39.200

Sophie Moiese Room

Work on the rsid, too.

0:51:39.770 --> 0:51:40.990

Sophie Moiese Room

I remember these are complicated.

0:51:43.770 --> 0:51:44.430

Sophie Moiese Room

Thanks Sam.

0:51:44.470 --> 0:51:45.110

Sophie Moiese Room

Thank you, Sam.

0:51:45.120 --> 0:51:46.470

Sophie Moiese Room

It's a big benefit to the neighborhood.

0:51:47.430 --> 0:51:49.310

Sophie Moiese Room

Anything else to come before the Commission today?

0:51:51.570 --> 0:51:53.890

Sophie Moiese Room

Alright, seeing none, we will be adjourned.