

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, MARCH 28, 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
Commissioner Juanita Vero

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office
Christina Dewar, Administrative Assistant, Commissioners' Office
John Hart, Civil Deputy Attorney, County Attorneys' Office
Laura Collins, Planner, Planning, Development, and Sustainability
Zach Jones, Planner, Planning, Development, and Sustainability

1. **CALL TO ORDER** [Time stamp – 0:01]
2. **PLEDGE OF ALLEGIANCE** [Time stamp – 0:07]
3. **LAND ACKNOWLEDGEMENT** [Time stamp – 0:28]
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** [Time stamp – 0:32]
 - a. Closed Captioning
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** [Time stamp – 2:15]
6. **CURRENT CLAIMS LIST** [Time stamp – 02:16]
Claims received as of March 05, 2024 to March 18, 2024 by the Commissioners' Office total \$2,937,472.36.
7. **HEARINGS**
 - a. Butler Creek Trail Project

Jackson Lee, Project Specialist, Parks, Trails, and Open Lands
[Time stamp – 02:35]

Commissioner Vero made the motion that the Board of County Commissioners of Missoula County hereby approve the expenditure of up to 76,000 and \$11.00 of the 2014 county parks and trails bond funds for design and construction services associated with the Butler Creek Trail.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Resolution 2024-057 Book: 1098 Page: 831]

b. Willowbrook Meadows Phasing Plan Extension

Zach Jones, Planner, Planning, Development, and Sustainability
[Time stamp – 15:36]

Commissioner Slotnick made the motion that the Missoula Board of County Commissioner approve the Phasing Plan extension, extending the phase final plat submittal deadlines subject to the master conditions of approval.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Letter 2024-099 sent to WGM Group in c/o Jamie Erbacher on April 17, 2024]

c. Running W Ranch Phasing Plan Extension [Time stamp – 31:16]

Laura Collins, Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the Running W Ranch Missoula Meadowlands Subdivision Phasing Plan extension, extending the phase final plat submittal deadlines subject to the master conditions of approval.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Letter 2024-095 sent to WGM Group in c/o Jamie Erbacher on April 10, 2024]

d. Westpointe Phasing Plan Extension [Time stamp – 38:12]

Laura Collins, Planner, Planning, Development, and Sustainability

Commissioner Slotnick made the motion that the Missoula Board of County Commissioners approve the Westpointe Subdivision Phasing Plan extension, extending the phase final plat submittal deadlines subject to the master conditions of approval.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Letter 2024-094 sent to WGM Group in c/o Jamie Erbacher on April 10, 2024]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Strohmaier – Called the meeting to adjourn at 2:38 p.m.

BCC Public Meeting March 28, 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 --> 0:0:0.450

Sophie Moiese Room

Alright.

0:0:0.460 --> 0:0:1.330

Sophie Moiese Room

Welcome, everyone.

0:0:1.340 --> 0:0:7.830

Sophie Moiese Room

I'd like to call us to order for our public meeting of the Mozilla Board of County Commissioners on this Thursday, March 28th.

0:0:7.840 --> 0:0:9.540

Sophie Moiese Room

Please stand and join me in the Pledge of Allegiance.

0:0:11.870 --> 0:0:23.390

Sophie Moiese Room

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

0:0:28.290 --> 0:0:35.310

Sophie Moiese Room

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

0:0:36.320 --> 0:0:39.140

Sophie Moiese Room

Cheryl, you have some public announcements to share with us.

0:0:46.110 --> 0:0:58.940

Sophie Moiese Room

Hello everyone, if you're joining us for this meeting virtually today and start instructions for turning on closed captioning or on your screen if you are joining us in person, we'll have closed captioning on all the screens here in the soapie movies room.

0:0:59.190 --> 0:1:3.960

Sophie Moiese Room

There will be opportunity to speak during the meeting for public comment virtually and in person.

0:1:4.190 --> 0:1:7.30

Sophie Moiese Room

We ask that all speakers today speak slowly and clearly.

0:1:7.40 --> 0:1:9.680

Sophie Moiese Room

This helps with the accuracy of closed captioning.

0:1:9.950 --> 0:1:16.990

Sophie Moiese Room

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

0:1:17.280 --> 0:1:19.130

Sophie Moiese Room

This is the small hand button.

0:1:19.340 --> 0:1:22.890

Sophie Moiese Room

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

0:1:22.900 --> 0:1:29.310

Sophie Moiese Room

Once called upon, you'll need to hear it star 6 to unmute if you have any questions, please find me during the meeting and let me know.

0:1:29.320 --> 0:1:29.790

Sophie Moiese Room

Thank you.

0:1:31.610 --> 0:1:33.240

Sophie Moiese Room

Back to the thank you, Cheryl.

0:1:33.250 --> 0:1:37.420

Sophie Moiese Room

So we have a number of agenda items and public hearings later on.

0:1:37.790 --> 0:1:43.300

Sophie Moiese Room

And if you're here to speak or testify on those, please hold your comments until that time.

0:1:43.310 --> 0:2:0.830

Sophie Moiese Room

But now is the opportunity if folks in the Sophie Moe's room or online have any public comment on anything not on the agenda, please come forth to the podium or a raise your hand on Microsoft Teams and we will get you queued up in the order in which you raise your hand.

0:2:1.570 --> 0:2:4.170

Sophie Moiese Room

Any public comment on items not on the agenda?

0:2:6.180 --> 0:2:23.120

Sophie Moiese Room

Seeing none are claims of the county Commissioners office received as of March 5th, 2024 through March 18th, 2024, total two million \$937,472.36 we have four public hearings today.

0:2:23.130 --> 0:2:35.390

Sophie Moiese Room

Each of these will begin with the staff report, followed by an opportunity for the applicant or applicants representative to say a few words, followed by public comment, and then the Commission will deliberate and take action.

0:2:35.400 --> 0:2:43.180

Sophie Moiese Room

Our first public hearing, which I will open is on the Butler Creek Trail project and Jackson Lee will provide us a staff report.

0:2:43.440 --> 0:2:45.390

Sophie Moiese Room

Jackson, I thank you.

0:2:45.520 --> 0:2:47.230

Sophie Moiese Room

Good afternoon, commissioners.

0:2:47.520 --> 0:2:51.410

Sophie Moiese Room

I'm here today on to give a staff report on the Butler Creek Trail.

0:2:51.420 --> 0:2:54.250

Sophie Moiese Room

Phase One trails bond application.

0:2:54.420 --> 0:3:0.620

Sophie Moiese Room

We also have in the room here members of the parks and Trails Advisory Board, as well as representatives from the Butler.

0:3:0.810 --> 0:3:1.710

Sophie Moiese Room

Big trail association.

0:3:11.800 --> 0:3:18.110

Sophie Moiese Room

So to start us off, as I mentioned, this is for phase one of a Butler Creek Trail project.

0:3:18.120 --> 0:3:24.690

Sophie Moiese Room

The applicant is Butler Creek Trail Association, Butler Creek Trail Association was founded in 2020.

0:3:24.940 --> 0:3:32.40

Sophie Moiese Room

The purpose and goal of the Butler Creek Trail Association is to extend a trail about 2 miles up Butler Creek Rd.

0:3:32.590 --> 0:3:47.780

Sophie Moiese Room

Jason to the roadway, which is a roadway that has very limited and narrow shoulders, but is seeing an uptick in local use, recreation use as well as opportunities here for safe route to school extension to Desmet School.

0:3:48.960 --> 0:4:3.870

Sophie Moiese Room

We also have potential through this project to enhance parks and neighborhood connectivity and phase one is limited to 1/3 of a mile of new trail construction and I'll go over the specifications on that in a moment here.

0:4:4.180 --> 0:4:11.710

Sophie Moiese Room

The requested trails bond amount is \$76,011.00, which is 36% of the total project cost.

0:4:12.40 --> 0:4:26.350

Sophie Moiese Room

The remaining 64% of the project cost comes from 2 grant sources that Butler Trails Association has secured, which is Montana State Trail Stewardship Fund, as well as the Recreational Trails Program Fund.

0:4:27.720 --> 0:4:31.770

Sophie Moiese Room

So for site location here, wait till it loads.

0:4:33.240 --> 0:4:57.130

Sophie Moiese Room

So this is looking S generally from the West Point Subdivision, the dashed gold line is the proposed alignment of Butler Creek Trail phase one, and we highlighted some of the key local benefits and attributes of the Phase One trail development, which is the connectivity to the school as well as extension of connectivity to teams or counties.

0:4:57.140 --> 0:5:15.370

Sophie Moiese Room

Castrol Park and then it generally also is immediately adjacent to the development park, which has a network of trails as well as industrial and commercial uses, and the Trails Association and their Level 2 application had letters of support from the school as well as businesses within the Development park.

0:5:17.140 --> 0:5:27.340

Sophie Moiese Room

And I should know also West Point Subdivision, which comes up often recently as it currently is being developed and has its own parking trails, amenities as well.

0:5:33.0 --> 0:5:36.110

Sophie Moiese Room

So why trail construction along Butler Creek Rd?

0:5:36.560 --> 0:5:50.190

Sophie Moiese Room

One reference point that comes to mind is Missoula County's pathways and trails Master plan from 2022, and this trail was identified as a tier one priority for local connectivity, connectivity and improvements.

0:5:50.200 --> 0:5:56.450

Sophie Moiese Room

It's scored high within two categories, activity and resiliency, as well as positive public feedback.

0:5:56.800 --> 0:6:1.470

Sophie Moiese Room

As I mentioned earlier, it serves an area with limited pedestrian infrastructure along a roadway.

0:6:1.480 --> 0:6:18.890

Sophie Moiese Room

That scenario and limited line of sight we've found through staff review as well as parks and Trails Advisory Board review that this phase one would be an opportunity to enhance neighborhood connectivity, extend a safe route to school and connects to Missoula County Parkland.

0:6:19.160 --> 0:6:49.540

Sophie Moiese Room

It's also part of a trails bond best practice which is trying to amplify what is \$3 million of funding out of the 2014 trails bond with state or federal sources to stretch that funding with these trail and I spent projects and that also goes into the long term vision of this which BCA is committed to continuing with after phase one which is looking for additional funding sources for the continuation of the trail 2 miles up the road.

0:6:53.600 --> 0:7:4.550

Sophie Moiese Room

So project specifications for phase one, there's an existing sidewalk that right now terminates at the end of good and lane, or its intersection with Butler Creek Rd.

0:7:4.860 --> 0:7:18.30

Sophie Moiese Room

So the southern portion would be to extend that off that sidewalk to a point just north of Angus Lane and that would be concrete curb and gutter with a 6 foot trail width.

0:7:18.240 --> 0:7:22.990

Sophie Moiese Room

And then from Angus Lane, we would follow the West side of Butler Creek Rd.

0:7:23.0 --> 0:7:30.380

Sophie Moiese Room

Until it reaches McArthur Drive, which is also where the West Point Subdivision intersects with Butler Creek Rd.

0:7:31.590 --> 0:7:34.120

Sophie Moiese Room

The design was put together by WGM.

0:7:34.130 --> 0:7:40.40

Sophie Moiese Room

It's in final design draft, final design stage and throughout the process of fundraising.

0:7:40.50 --> 0:7:54.120

Sophie Moiese Room

Over the last three years now, B CTA has also continued to involve Mozilla County, both public works and parks trails and open lands during design consultation, so that final design has input from both of our departments.

0:7:54.930 --> 0:8:1.210

Sophie Moiese Room

Once constructed, the new trail infrastructure would be incorporated into Missoula County system for routine maintenance.

0:8:4.280 --> 0:8:20.500

Sophie Moiese Room

So project budget and timeline, the urgency of the funding request now comes through the external funding, so the Trail Stewardship award and the Recreational Trails Program award are set to expire at the end of this year.

0:8:20.810 --> 0:8:30.160

Sophie Moiese Room

Late fall of 2024 and this trails bond program request would be matched for those secured a word awards through those two funding sources.

0:8:31.580 --> 0:8:45.610

Sophie Moiese Room

Total project cost is just over \$200,000 and \$76,011.00 for trails bond program, which is 36% of the total project cost.

0:8:45.760 --> 0:8:57.890

Sophie Moiese Room

As far as timeline, depending on Commissioner decision today, if approved, WGM would move forward with finalizing any remaining design as well as right away.

0:8:57.960 --> 0:9:9.190

Sophie Moiese Room

Conversations are ongoing with the county surveyors office in this area and then permitting and bidding would be other deliverables within spring and early summer and then going into summer.

0:9:9.200 --> 0:9:18.270

Sophie Moiese Room

Early fall would be phase one trail construction and then late fall 2024 is the award closeout for trail stewardship and recreation trails.

0:9:20.170 --> 0:9:22.710

Sophie Moiese Room

As with any trails, bond application.

0:9:22.820 --> 0:9:23.370

Sophie Moiese Room

Uh.

0:9:23.380 --> 0:9:30.690

Sophie Moiese Room

A good deal of process occurs at the parks and Trails Advisory Board level, and so the parks and Trails Advisory Board reviewed and scored.

0:9:30.840 --> 0:9:36.230

Sophie Moiese Room

The Level 2 application that was submitted by the Butler Creek Trail Association back in January.

0:9:36.560 --> 0:9:39.360

Sophie Moiese Room

Overall, the application scored 89 out of 100.

0:9:40.310 --> 0:9:52.690

Sophie Moiese Room

Some of the comments received from the Parks Board were the opportunity to enhance and have safe local connections both within the neighborhood connection to the school as well as to Parkland.

0:9:53.540 --> 0:10:14.490

Sophie Moiese Room

They also saw the expansion potential, too, from a recreation standpoint, the value of of phase one is limited, but paired with phase two, if there was successful construction further down the road, there's they see both local recreation value, but likely folks within the missile value would also use that trail for recreation.

0:10:15.360 --> 0:10:25.790

Sophie Moiese Room

And then as mentioned, there's an urgency with the external grant funding set to expire level of design already having draft finals designs was a positive element for the Parks board.

0:10:25.980 --> 0:10:45.300

Sophie Moiese Room

And then also just to trail socation engagement and their support from the surrounding community along Butler Creek with all that said out of that January public meeting, the parks and Trails Advisory Board recommended approval of trails bond funding towards the Butler Creek Trail Phase one project.

0:10:46.510 --> 0:10:51.960

Sophie Moiese Room

And so with that, I would like to turn it over to a couple folks to speak on behalf of the project.

0:10:51.970 --> 0:10:55.650

Sophie Moiese Room

So we can start with the applicant Travis, and then we'll go to the Parks board.

0:10:57.550 --> 0:10:57.870

Sophie Moiese Room

Thank you.

0:11:2.790 --> 0:11:8.900

Sophie Moiese Room

And and and I I think you may need to hit the button at the base of the microphone.

0:11:8.910 --> 0:11:9.620

Sophie Moiese Room

There we go.

0:11:9.660 --> 0:11:10.360

Sophie Moiese Room

Turn screen.

0:11:10.470 --> 0:11:10.610

Sophie Moiese Room

Yeah.

0:11:11.710 --> 0:11:12.840

Sophie Moiese Room

Thanks for having me.

0:11:12.850 --> 0:11:13.640

Sophie Moiese Room

I'm Jackson.

0:11:13.650 --> 0:11:15.320

Sophie Moiese Room

I really appreciate the presentation.

0:11:15.670 --> 0:11:21.680

Sophie Moiese Room

I'm just a I wanna mention two additional points on the purpose and need.

0:11:22.70 --> 0:11:24.90

Sophie Moiese Room

We saw the picture of West Point.

0:11:26.550 --> 0:11:30.720

Sophie Moiese Room

They're currently a little over 50 units that have been developed there.

0:11:30.990 --> 0:11:39.620

Sophie Moiese Room

Of the 240 that are planned, so there's increasing development that's that's going on in, in the area.

0:11:39.950 --> 0:11:42.560

Sophie Moiese Room

And if you could state your name for the record, that would be great.

0:11:42.570 --> 0:11:43.140

Sophie Moiese Room

Sorry.

0:11:43.210 --> 0:11:43.760

Sophie Moiese Room

Yes.

0:11:43.920 --> 0:11:48.290

Sophie Moiese Room

Hi, I'm Travis Greenwalt Butler Creek Trail association.

0:11:48.300 --> 0:11:48.960

Sophie Moiese Room

Thank you.

0:11:49.90 --> 0:11:52.970

Sophie Moiese Room

And I'm representing board of directors.

0:11:52.980 --> 0:11:56.370

Sophie Moiese Room

There's five of us on on the board.

0:11:58.550 --> 0:11:58.900

Sophie Moiese Room

I'm.

0:11:58.950 --> 0:12:1.830

Sophie Moiese Room

I'm just the the pretty face that they send out to talk to people.

0:12:3.620 --> 0:12:9.0

Sophie Moiese Room

The other, the other point I wanted to mention is this original.

0:12:9.90 --> 0:12:16.500

Sophie Moiese Room

The original idea for this shared use path was from Paul and Maggie Hanson and Hanson Ranch.

0:12:16.510 --> 0:12:16.650

Sophie Moiese Room

There.

0:12:17.690 --> 0:12:23.740

Sophie Moiese Room

Uh, based on the increasing use of the road for for recreation and the safety concerns.

0:12:24.180 --> 0:12:35.660

Sophie Moiese Room

And they were the the first ones to sort of present this idea to the their neighbors, and that that was the formation of Butler Creek Trail Association.

0:12:35.670 --> 0:12:37.0

Sophie Moiese Room

So umm.

0:12:37.270 --> 0:12:39.880

Sophie Moiese Room

And with that, I'll I'll turn it over.

0:12:40.30 --> 0:12:43.780

Sophie Moiese Room

Thanks so much for your time and and I'm happy to answer any other questions you may have.

0:12:43.830 --> 0:12:44.550

Sophie Moiese Room

Josh, do you have?

0:12:44.740 --> 0:12:45.850

Sophie Moiese Room

To say nice to see you, Travis.

0:12:45.860 --> 0:12:46.120

Sophie Moiese Room

Yeah.

0:12:46.130 --> 0:12:47.120

Sophie Moiese Room

Good to see you, Josh.

0:12:47.130 --> 0:12:47.560

Sophie Moiese Room

Thanks.

0:12:47.560 --> 0:12:48.410

Sophie Moiese Room

Thank you.

0:12:50.630 --> 0:12:51.60

Sophie Moiese Room

Gentlemen.

0:12:54.760 --> 0:12:55.50

Sophie Moiese Room

Mr.

0:12:55.60 --> 0:12:55.670

Sophie Moiese Room

Chairman.

0:12:55.940 --> 0:12:57.230

Sophie Moiese Room

Commissioners, I'm Jeff.

0:12:57.240 --> 0:13:6.290

Sophie Moiese Room

Coke, chairman of the Missoula County Parks and Trails Advisory Board, so we've been looking at this for a few months and.

0:13:7.780 --> 0:13:11.110

Sophie Moiese Room

Just to make sure, we look at it carefully, we created a subcommittee.

0:13:11.500 --> 0:13:16.990

Sophie Moiese Room

They went through the whole process of looking at everything, asking questions.

0:13:17.400 --> 0:13:39.700

Sophie Moiese Room

Then, as Travis mentioned, we went to the full committee and had a presentation from Mr Greenwald and some

others, and then a third meeting we scored the the project and in all of those I would say we looked at it pretty darn thoroughly and everything did meet with our agreement and we do recommend that you pass.

0:13:41.730 --> 0:13:42.250

Sophie Moiese Room

Thank you, Jeff.

0:13:45.360 --> 0:13:51.230

Sophie Moiese Room

Anyone else in the audience here in the Sophie Moise room like to comment on this or online?

0:13:58.30 --> 0:13:59.400

Sophie Moiese Room

The time would be right.

0:13:59.460 --> 0:14:1.860

Sophie Moiese Room

Apparently there's no public additional public comments.

0:14:1.870 --> 0:14:4.310

Sophie Moiese Room

So, Josh, questions from the Commission really questions.

0:14:4.320 --> 0:14:24.290

Sophie Moiese Room

Just comment, I want to say thanks to Jackson for doing such a great job and I wanna commend the Butler Creek Trail Association for coming to us with this ask with having secured 70 odd percent or 60 plus percent of the funding from other sources, which makes for a super strong ASK and is a testimony to your House ability to get grants and raise money and generally be on it.

0:14:24.340 --> 0:14:24.940

Sophie Moiese Room

So good job.

0:14:26.850 --> 0:14:27.580

Sophie Moiese Room

Thank you.

0:14:28.130 --> 0:14:30.160

Sophie Moiese Room

Any other questions, comments.

0:14:32.400 --> 0:14:35.230

Sophie Moiese Room

I guess I would just echo Joshi's comments also.

0:14:35.240 --> 0:14:40.30

Sophie Moiese Room

Thanks for all of the hard work that's gone into this over a number of years.

0:14:40.40 --> 0:14:47.840

Sophie Moiese Room

Many years, actually, and this is exactly how the trail bond dollars are intended to be used.

0:14:47.850 --> 0:14:52.920

Sophie Moiese Room

And this is how it's supposed to work, so it's good to see these dollars get deployed on the ground.

0:14:54.370 --> 0:14:55.690

Sophie Moiese Room

And I would entertain a motion.

0:14:56.310 --> 0:14:58.300

Sophie Moiese Room

I will be happy to make that motion.

0:15:0.20 --> 0:15:12.500

Sophie Moiese Room

I move that the board approved the expenditure of up to 76,000 and \$11.00 of the 2014 county parks and trails bond funds for design and construction services associated with the Butler Creek Trail phase one.

0:15:13.570 --> 0:15:17.500

Sophie Moiese Room

I'll second that any further discussion on the motion seeing none.

0:15:17.510 --> 0:15:18.160

Sophie Moiese Room

All in favor?

0:15:18.550 --> 0:15:19.500

Sophie Moiese Room

Aye aye.

0:15:19.850 --> 0:15:21.320

Sophie Moiese Room

Go forth and build trail.

0:15:21.330 --> 0:15:24.270

Sophie Moiese Room

Yeah, we're fully entertained.

0:15:24.280 --> 0:15:26.580

Sophie Moiese Room

Thank you. Thanks.

0:15:28.810 --> 0:15:36.390

Sophie Moiese Room

All right, from trails to phasing plans, we've got it all here today, folks.

0:15:36.400 --> 0:15:39.900

Sophie Moiese Room

So Willowbrook Meadows phasing plan extension.

0:15:39.910 --> 0:15:44.80

Sophie Moiese Room

This will be brought to us momentarily by Zach Jones.

0:16:35.580 --> 0:16:36.370

Sophie Moiese Room

OK.

0:16:36.580 --> 0:16:37.690

Sophie Moiese Room

Good afternoon.

0:16:37.700 --> 0:16:47.450

Sophie Moiese Room

This is the Willowbrook Meadows subdivision phasing plan extension request, and the subdivision is located in Lolo.

0:16:48.20 --> 0:16:59.240

Sophie Moiese Room

Applicant is Willowbrook Holdings LLC and WGM is representing them with Jamie Erbacher joining us today, and I'm Zach Jones with planning, development and sustainability.

0:17:8.980 --> 0:17:13.30

Sophie Moiese Room

So the subdivision, as I said, is located in low, low.

0:17:14.910 --> 0:17:18.80

Sophie Moiese Room

This is phase six right here.

0:17:18.130 --> 0:17:19.540

Sophie Moiese Room

This is phase A.

0:17:19.600 --> 0:17:32.620

Sophie Moiese Room

The two phases that are being proposed for extension kind of the if you wanna call it the Town Center of low low is located over here at the intersection of Glacier Drive and Hwy.

0:17:32.630 --> 0:17:52.560

Sophie Moiese Room

93 and to get to the subdivision, you have to come in on Glacier Drive, then go north on Lakeside Drive and it is located within Citizen Zoning District 41 A, which is this red color that encompasses the subdivision and other area to the north and east as well.

0:17:59.160 --> 0:18:10.600

Sophie Moiese Room

So this is the phasing plan map like I mentioned before, this request is for phases A, which is this very big single lot right here.

0:18:10.610 --> 0:18:27.970

Sophie Moiese Room

And then phase six, which is 6 lots on Gulf Drive, one of the roads in the subdivision phase, a used to be a lot 34 and it was created as a remainder lot when the subdivision was first approved.

0:18:27.980 --> 0:18:36.780

Sophie Moiese Room

And then in 2017, it was actually turned into its own phase through a A plan amendment.

0:18:48.970 --> 0:18:49.660

Sophie Moiese Room

It's a little laggy.

0:18:52.440 --> 0:18:57.170

Sophie Moiese Room

So the subdivision was originally approved in January of 2004.

0:18:57.720 --> 0:19:2.810

Sophie Moiese Room

Since then, there have been several phasing plan amendments and extensions.

0:19:4.100 --> 0:19:22.610

Sophie Moiese Room

In 2005, seven, 8-9, 2011, 2015 and 2017 and the expiration for these phases for phase A was actually at the end of last year and phase six expires at the end of this year.

0:19:22.960 --> 0:19:41.420

Sophie Moiese Room

We actually had this application in before the end of last year, which is why it's still being considered for phase a even though it's already expired and the county subdivision regulations allow for extensions from one to three years and the applicants are requesting 3 year extensions.

0:19:42.490 --> 0:19:43.660

Sophie Moiese Room

We're both the phases.

0:19:45.510 --> 0:19:54.520

Sophie Moiese Room

There's an six which would move their deadlines to December 31st, 2026 and 2027 for phase A and six respectively.

0:19:56.130 --> 0:20:7.190

Sophie Moiese Room

And like I mentioned before, uh, phase A, which was formerly lot 34 was created as a phase out of the remainder lot in the 2017 phasing plan.

0:20:7.200 --> 0:20:14.300

Sophie Moiese Room

Amendment and extension request and it is required to be filed before phase six maybe filed.

0:20:23.0 --> 0:20:29.630

Sophie Moiese Room

So this is the map that shows the presence of floodplain on the property.

0:20:30.100 --> 0:20:41.600

Sophie Moiese Room

As you can see, phase A is almost entirely in the regulatory floodplain, and then the rest of the subdivision currently is mostly not in umm.

0:20:41.690 --> 0:20:45.910

Sophie Moiese Room

There has been some elevation certificates for some of the properties there.

0:20:48.250 --> 0:20:48.710

Sophie Moiese Room

However.

0:20:52.870 --> 0:20:58.380

Sophie Moiese Room

That is actually proposed to change with the upcoming MAP updates.

0:20:58.390 --> 0:21:3.880

Sophie Moiese Room

This is currently draft map data that is being shown, but the blue is where the.

0:21:5.340 --> 0:21:18.750

Sophie Moiese Room

Regulatory floodplain will be located when the the update is adopted, so the entirety of the subdivision will be included if and when that is adopted.

0:21:20.740 --> 0:21:22.930

Sophie Moiese Room

Sorry exact or bad.

0:21:22.940 --> 0:21:24.230

Sophie Moiese Room

Maybe what was the when?

0:21:24.240 --> 0:21:27.900

Sophie Moiese Room

Did you say that the maps were gonna be adopted in 2027?

0:21:31.750 --> 0:21:33.660

Sophie Moiese Room

Matt, come on up.

0:21:33.730 --> 0:21:38.320

Sophie Moiese Room

I will defer to Matt for that is Matt Hamill, County floodplain administrator.

0:21:38.730 --> 0:21:39.20

Sophie Moiese Room

Yeah.

0:21:39.30 --> 0:21:47.840

Sophie Moiese Room

So we could expect a preliminary floodplain maps, maybe next fall or later, and then potentially final adoption by FEMA 202627 or or after.

0:21:47.850 --> 0:21:58.940

Sophie Moiese Room

And as Zach said, the designations we have right now are based on draft data, the elevations or the flood of elevations between the existing natural ground are are very close.

0:22:0.120 --> 0:22:5.10

Sophie Moiese Room

Uh, so as far as flood depths go, when we look at the draft mapping.

0:22:5.460 --> 0:22:5.790

Sophie Moiese Room

Uh.

0:22:5.800 --> 0:22:12.350

Sophie Moiese Room

Projected flood depths for phase six are anywhere from zero to 1/2 of a foot, according to a few miss drafted.

0:22:12.360 --> 0:22:13.490

Sophie Moiese Room

And again, it's draft data.

0:22:13.540 --> 0:22:24.280

Sophie Moiese Room

We'll have more rounds of femus quality review and then following a preliminary data released, we'll know more about the floodplain map on the property. Thanks.

0:22:24.290 --> 0:22:25.750

Sophie Moiese Room

Sorry about implications there and.

0:22:27.830 --> 0:22:28.260

Sophie Moiese Room

Thanks Matt.

0:22:35.480 --> 0:22:55.730

Sophie Moiese Room

As Matt mentioned, with the draft map update on the entire sub, June would be added to the Bitterroot River floodplain, and that would require any new development to go through floodplain permitting, as well as purchase flood insurance per FEMA regulations.

0:22:56.970 --> 0:23:5.810

Sophie Moiese Room

And there are also would be flood hazard determinations documenting the potential for inundation of property structures and ingress and egress.

0:23:10.980 --> 0:23:11.940

Sophie Moiese Room

And in the.

0:23:14.520 --> 0:23:33.610

Sophie Moiese Room

Other agency comment I received was from Kyle Crapser at Environmental Health just stating that the project will be served by city sewer and water, which is correct and will require a municipal facilities exclusion which would be filed with the final plat.

0:23:34.220 --> 0:23:41.680

Sophie Moiese Room

The city sewer and water here is the Lolo Rsid, sewer and water district.

0:23:46.720 --> 0:23:48.610

Sophie Moiese Room

And that is all I have for the staff report.

0:23:48.620 --> 0:23:59.330

Sophie Moiese Room

I do have a recommended motion up, but the applicants representative is here and I believe is available and I'm available to answer questions as well.

0:23:59.500 --> 0:24:0.80

Sophie Moiese Room

Thanks Zach.

0:24:0.90 --> 0:24:3.160

Sophie Moiese Room

With the applicant or applicants representative like to say anything, Jamie.

0:24:6.180 --> 0:24:9.180

Sophie Moiese Room

Thank you, Commissioners Jamie Erbacher with WGM group for the record.

0:24:10.910 --> 0:24:20.380

Sophie Moiese Room

So this subdivision was approved quite a while ago and as part of that it did go through a letter of map revision based on Phil.

0:24:20.430 --> 0:24:32.800

Sophie Moiese Room

And so they brought fill in to essentially build up this property and then also a condition of that is that they have to obtain elevation certificates for any homes that are on the property.

0:24:32.810 --> 0:24:45.860

Sophie Moiese Room

So when Zach was showing the one slide there of the current floodplain with all the elevation certificates just kind of going to show that, yes, that is happening and that these structures are being built above the base flood elevation.

0:24:49.560 --> 0:25:2.50

Sophie Moiese Room

It's a unique situation where we are seeing that this subdivision was built Gotta Loma looked there were required to and then with the preliminary maps they are showing within the floodplain.

0:25:2.60 --> 0:25:12.410

Sophie Moiese Room

And so I wanna say thank you to Matt Hymel for helping not only WGM but also our client kind of walked through what that means for the future of Willowbrook.

0:25:12.420 --> 0:25:34.60

Sophie Moiese Room

And so just for future reference, we are going to be, umm, going back and reviewing our elevation certificates, comparing it to the natural ground and then potentially either doing an appeal through FEMA or providing comments so that they will take that into consideration and remove these properties if they can from the floodplain.

0:25:34.490 --> 0:26:7.950

Sophie Moiese Room

So just kind of a little bit of background there and then excuse me regarding phase A, maybe just for a little bit of clarity going forward and be happy to condition with this as well that Phase age just has to be filed prior to phase six since phase six is the only remaining phase left and so maybe we just kind of fix our order on our umm exhibit here that we provide that shows that phase A is actually prior to phase six so that there's not any confusion.

0:26:8.750 --> 0:26:17.550

Sophie Moiese Room

Umm, a little more history there 2017 there was that amendment that required lot 34 to be part of the subdivision.

0:26:18.490 --> 0:26:31.320

Sophie Moiese Room

2017 WGM tried to remove that phase from the subdivision or that lot from the subdivision, but because it was less than 160 acres in size, it's required by statute to be within the subdivision.

0:26:31.750 --> 0:26:33.680

Sophie Moiese Room

So certainly we recognize that.

0:26:33.730 --> 0:26:40.160

Sophie Moiese Room

And do you plan on intending to file phase A and file that prior to phase six?

0:26:43.540 --> 0:26:45.810

Sophie Moiese Room

With that, I've opened any other questions you may have.

0:26:47.430 --> 0:26:48.80

Sophie Moiese Room

OK.

0:26:48.150 --> 0:26:48.980

Sophie Moiese Room

Thanks, Jamie.

0:26:49.20 --> 0:26:49.320

Sophie Moiese Room

Thank you.

0:26:53.40 --> 0:26:57.220

Sophie Moiese Room

Zach is a question on one of those earlier graphics you had up here, there look like.

0:26:59.240 --> 0:27:0.130

Sophie Moiese Room

Yeah, that one.

0:27:0.640 --> 0:27:4.380

Sophie Moiese Room

What is the little icon of what appears to be a barn floating?

0:27:7.450 --> 0:27:11.370

Sophie Moiese Room

These little things I think I will have to dark or something.

0:27:13.570 --> 0:27:16.670

Sophie Moiese Room

I'll have to ask Matt about that, Matt.

0:27:21.50 --> 0:27:22.80

Sophie Moiese Room

Not not the email.

0:27:22.90 --> 0:27:25.560

Sophie Moiese Room

Again, what exactly is the question?

0:27:25.570 --> 0:27:27.530

Sophie Moiese Room

Again, it looks like Noah's Ark.

0:27:28.350 --> 0:27:33.680

Sophie Moiese Room

It's little things over the little diamond the the barn floating in the water.

0:27:33.760 --> 0:27:44.740

Sophie Moiese Room

So as part of the community raining system, we put a lot of information out there for the for the public to access about flood hazard, that icon would actually take you if you were in the website to the letter of map revision based on Phil.

0:27:44.750 --> 0:27:51.310

Sophie Moiese Room

That was done for the subdivision in 2005, so that was the the process that brought the subdivision out of the floodplain.

0:27:51.320 --> 0:27:52.710

Sophie Moiese Room

So it's a link to a document.

0:27:52.820 --> 0:27:53.870

Sophie Moiese Room

It's an interesting icon.

0:27:56.50 --> 0:27:56.940

Sophie Moiese Room

We're working on it.

0:27:56.990 --> 0:27:57.720

Sophie Moiese Room

OK.

0:27:57.730 --> 0:28:0.780

Sophie Moiese Room

Thanks, that's extremely intuitive.

0:28:0.790 --> 0:28:1.580

Sophie Moiese Room

So, OK.

0:28:1.590 --> 0:28:2.200

Sophie Moiese Room

Thanks, Matt.

0:28:2.370 --> 0:28:3.990

Sophie Moiese Room

Any public comment?

0:28:4.0 --> 0:28:8.570

Sophie Moiese Room

Any other public comment on this proposed phasing plan extension?

0:28:10.260 --> 0:28:10.680

Sophie Moiese Room

OK.

0:28:10.690 --> 0:28:12.220

Sophie Moiese Room

See none other additional questions.

0:28:12.230 --> 0:28:12.910

Sophie Moiese Room

Yeah. Thanks.

0:28:14.200 --> 0:28:26.560

Sophie Moiese Room

Right, Tammy, so these the the Willowbrook, Willowbrook folks appear to be serial extensionists, yes, what's what's what's going on there?

0:28:27.150 --> 0:28:28.10

Sophie Moiese Room

So Perry Ashby.

0:28:28.20 --> 0:28:40.940

Sophie Moiese Room

He's the developer of this subdivision and he's pretty good about watching the market and not putting lots on the market prior finalizing lots prior to there being successful times within the market.

0:28:41.50 --> 0:28:47.500

Sophie Moiese Room

If you could so not anything on the county, it's definitely something that the developer is just say it again louder.

0:28:47.720 --> 0:28:48.470

Sophie Moiese Room

So what is?

0:28:48.480 --> 0:28:50.40

Sophie Moiese Room

What is your point, Josh?

0:28:50.50 --> 0:28:54.350

Sophie Moiese Room

Just to refrain, I wanna keep saying thank you for pointing that out.

0:28:54.360 --> 0:28:54.760

Sophie Moiese Room

Thank you.

0:28:54.770 --> 0:28:55.170

Sophie Moiese Room

Thanks.

0:28:55.500 --> 0:28:59.100

Sophie Moiese Room

Other questions or a motion, so that's thing.

0:28:59.380 --> 0:29:3.770

Sophie Moiese Room

So Jamie mentioned an ordering that would make a little more sense.

0:29:3.960 --> 0:29:7.180

Sophie Moiese Room

A and six is that reflected in how we have things right now.

0:29:8.790 --> 0:29:9.380

Sophie Moiese Room

Uh, yes.

0:29:9.390 --> 0:29:18.90

Sophie Moiese Room

The motion is reflecting that the deadline for a would be the end of 2026, and phase six would be the end of 2027.

0:29:18.100 --> 0:29:19.420

Sophie Moiese Room

So that's reflected in motion.

0:29:19.430 --> 0:29:19.940

Sophie Moiese Room

I thank you.

0:29:19.950 --> 0:29:24.120

Sophie Moiese Room

Jamie was referring to the phasing plan map from earlier.

0:29:24.430 --> 0:29:26.140

Sophie Moiese Room

OK, it will fix that.

0:29:26.650 --> 0:29:28.900

Sophie Moiese Room

When I say we, you'll fix that or has.

0:29:31.500 --> 0:29:33.110

Sophie Moiese Room

Do you mean the phasing plan?

0:29:33.120 --> 0:29:34.90

Sophie Moiese Room

Map, whatever.

0:29:34.100 --> 0:29:37.600

Sophie Moiese Room

Jamie was referencing passive 10, so it will be fixed.

0:29:38.810 --> 0:29:45.900

Sophie Moiese Room

So I think what you're referring to is just the the order of these in like the key in the key.

0:29:45.910 --> 0:29:46.560

Sophie Moiese Room

OK, OK.

0:29:52.30 --> 0:30:2.510

Sophie Moiese Room

I'm I am OK with it because I think it still shows the deadlines that are there currently, but I'm OK with that too.

0:30:3.820 --> 0:30:4.120

Sophie Moiese Room

Great.

0:30:4.810 --> 0:30:6.610

Sophie Moiese Room

Is John Hart OK with it?

0:30:7.150 --> 0:30:10.50

Sophie Moiese Room

OK, OK, I've got a motion.

0:30:11.270 --> 0:30:26.480

Sophie Moiese Room

I would move to approve the phasing plan extension, extending the phase a final plat submittal deadline to December 31, 2026 and the phase six final plat submittal deadline to December 31, 2027 subject to the master conditions of approval.

0:30:27.110 --> 0:30:30.660

Sophie Moiese Room

Second, any further discussion on the motion seeing none.

0:30:30.710 --> 0:30:31.290

Sophie Moiese Room

All in favor?

0:30:31.720 --> 0:30:32.690

Sophie Moiese Room

Aye, aye.

0:30:32.740 --> 0:30:33.410

Sophie Moiese Room

OK.

0:30:34.140 --> 0:30:35.710

Sophie Moiese Room

Thank you for that.

0:30:35.800 --> 0:30:40.300

Sophie Moiese Room

Next, the running W Ranch Phasing plan extension, Laura.

0:30:45.630 --> 0:30:47.460

Sophie Moiese Room

OK, let me share my screen.

0:31:14.580 --> 0:31:15.930

Sophie Moiese Room

Good afternoon everyone.

0:31:16.20 --> 0:31:26.280

Sophie Moiese Room

For the record, Laura Collins, Planning development Sustainability, this is the running W Ranch pending name change to Missoula Meadowlands phasing plan extension.

0:31:28.480 --> 0:31:36.20

Sophie Moiese Room

This request is brought by track 2C, OS 6492 LLC and represented by WGM Group.

0:31:39.270 --> 0:31:43.290

Sophie Moiese Room

It's located here, UM, northeast of the Y.

0:31:46.820 --> 0:31:48.280

Sophie Moiese Room

And justice off of 93.

0:31:51.920 --> 0:31:52.830

Sophie Moiese Room

A little bit closer.

0:31:56.620 --> 0:31:58.690

Sophie Moiese Room

And the zoning map for more context.

0:32:4.360 --> 0:32:15.470

Sophie Moiese Room

And so this is a request to extend the final plat submittal deadline for eight of the subdivision phases, which are currently due to expire May 31st of 2024.

0:32:15.480 --> 0:32:16.550

Sophie Moiese Room

So here coming up pretty soon.

0:32:18.70 --> 0:32:20.60

Sophie Moiese Room

So here is the existing.

0:32:23.120 --> 0:32:24.280

Sophie Moiese Room

And then proposed.

0:32:26.260 --> 0:32:44.140

Sophie Moiese Room

Everything as is, umm, the request is to extend phase three one year, so new deadline may 31st 2025 and the remaining phases 4 through 11 the maximum three years to May 31st 2027.

0:32:46.900 --> 0:32:53.580

Sophie Moiese Room

Umm, some more background running was first approved in 2005 with 12 phases.

0:32:54.710 --> 0:33:0.380

Sophie Moiese Room

Phases one and both sub phases of phase two, two and 2A have been filed.

0:33:0.530 --> 0:33:1.750

Sophie Moiese Room

So 3 phases so far.

0:33:4.220 --> 0:33:9.430

Sophie Moiese Room

This one has also had a few Accenture requests, as well as some amendments.

0:33:10.100 --> 0:33:20.480

Sophie Moiese Room

The most recent you would have seen last November and they amended their covenants for density and housing to align with the underlying zoning.

0:33:21.320 --> 0:33:22.130

Sophie Moiese Room

Umm.

0:33:22.350 --> 0:33:24.460

Sophie Moiese Room

As I showed in a few slides back.

0:33:27.990 --> 0:33:34.660

Sophie Moiese Room

So they're needing to file still Phase 3 to 11, which again the deadline is coming up.

0:33:35.860 --> 0:33:39.410

Sophie Moiese Room

Phase three is requiring significant infrastructure.

0:33:39.420 --> 0:33:42.10

Sophie Moiese Room

They are needing to finish Meadowlands.

0:33:42.20 --> 0:33:47.90

Sophie Moiese Room

Drive which will add connection to cartage road and thereby Hwy 93.

0:33:49.210 --> 0:33:54.30

Sophie Moiese Room

And that will serve the future phases as well as the existing phases.

0:33:58.360 --> 0:34:9.570

Sophie Moiese Room

So according to the Missoula County Subdivision Regulations, major subdivisions must be recorded within 21 years of the effective date of the revised Subdivision regulations.

0:34:9.860 --> 0:34:11.330

Sophie Moiese Room

So that was 2016.

0:34:15.540 --> 0:34:26.930

Sophie Moiese Room

Applicants are allowed to request extensions of one or up to three years, so phase three there is requested for one year and the remaining phases are requested for a three year extension.

0:34:34.790 --> 0:34:36.770

Sophie Moiese Room

We did receive one agency, comment.

0:34:37.150 --> 0:34:45.980

Sophie Moiese Room

Umm Missoula County floodplain administrator recommended reviewing potential changes to the project. UM.

0:34:47.920 --> 0:34:57.350

Sophie Moiese Room

And just touching base with water quality and public works due to groundwater issues in the surrounding area, there is a approved drainage plan.

0:34:57.600 --> 0:35:3.210

Sophie Moiese Room

There is wetland detention area and an engineered base into the east side of Hwy.

0:35:3.220 --> 0:35:5.580

Sophie Moiese Room

93 to address these issues.

0:35:9.840 --> 0:35:12.350

Sophie Moiese Room

And I have a proposed motion here.

0:35:12.480 --> 0:35:16.450

Sophie Moiese Room

I'm here for questions and I think the representatives will have some more details for you.

0:35:18.520 --> 0:35:19.400

Sophie Moiese Room

Thank you for that.

0:35:19.460 --> 0:35:22.100

Sophie Moiese Room

Does the applicant or applicants representative wanna say anything?

0:35:23.250 --> 0:35:24.390

Sophie Moiese Room

Welcome back, Jamie.

0:35:26.110 --> 0:35:26.880

Sophie Moiese Room

I'll start us out.

0:35:26.890 --> 0:35:28.940

Sophie Moiese Room

I do think that we also have Andrew Reagan on the.

0:35:30.760 --> 0:35:33.830

Sophie Moiese Room

Teams so we can go to him next if we don't mind.

0:35:34.380 --> 0:35:36.90

Sophie Moiese Room

But Jamie Erbacher with WGM group.

0:35:38.0 --> 0:35:47.30

Sophie Moiese Room

Actually, excuse me, Andrews, with the next project getting them confused, but so we're running W Missoula Meadowlands again subdivision.

0:35:47.40 --> 0:35:50.380

Sophie Moiese Room

That was preliminary approved quite a while ago.

0:35:50.430 --> 0:35:52.280

Sophie Moiese Room

A little background here.

0:35:52.490 --> 0:35:58.60

Sophie Moiese Room

The Williams family originally developed this subdivision and received preliminary plat approval.

0:35:58.390 --> 0:36:1.400

Sophie Moiese Room

Since then, the subdivision has been purchased by someone else.

0:36:1.470 --> 0:36:4.980

Sophie Moiese Room

Those entitlements carry through to the new owner, Umm.

0:36:5.540 --> 0:36:17.80

Sophie Moiese Room

The new owners are currently working on the infrastructure improvements for phase three with the intent to file phase three probably mid to late summer.

0:36:17.90 --> 0:36:24.230

Sophie Moiese Room

I would imagine and after that then they will continue on with the next phases of the subdivision.

0:36:25.610 --> 0:36:34.240

Sophie Moiese Room

They do have some townhome type style housing units that they are looking at for phase three of the subdivision.

0:36:34.250 --> 0:36:38.300

Sophie Moiese Room

So adding some housing stock to the supply out here at the Y.

0:36:39.490 --> 0:36:40.20

Sophie Moiese Room

Thank you.

0:36:40.510 --> 0:36:51.70

Sophie Moiese Room

How many extensions 3 year extensions can be granted up until that date, the that Laura had 202037 OK Yep.

0:36:52.840 --> 0:36:53.290

Sophie Moiese Room

Alright.

0:36:53.300 --> 0:36:53.820

Sophie Moiese Room

Thanks Jamie.

0:36:54.950 --> 0:36:59.70

Sophie Moiese Room

Any public comment on this proposed extension?

0:37:1.650 --> 0:37:2.860

Sophie Moiese Room

Any other questions?

0:37:2.930 --> 0:37:8.990

Sophie Moiese Room

No, I move that the board approved the running W Ranch Phasing plan extension.

0:37:9.960 --> 0:37:15.770

Sophie Moiese Room

I'll second that any further discussion seeing that all in favor, aye.

0:37:15.820 --> 0:37:18.910

Sophie Moiese Room

And I'm sorry I didn't read the proposed motion on the screen.

0:37:18.920 --> 0:37:20.20

Sophie Moiese Room

Is that do we need?

0:37:22.490 --> 0:37:23.500

Sophie Moiese Room

I'll just do that over.

0:37:24.230 --> 0:37:38.900

Sophie Moiese Room

I moved to approve the running W Ranch Missoula Meadowlands Subdivision phasing Plan extension, extending Phase 3 to May 31st, 2025, and phases 4 through 11 to May 31st, 2027273727.

0:37:40.40 --> 0:37:40.550

Sophie Moiese Room

Thank you.

0:37:40.560 --> 0:37:42.870

Sophie Moiese Room

OK, I'll second that.

0:37:43.40 --> 0:37:43.430

Sophie Moiese Room

OK.

0:37:43.440 --> 0:37:44.50

Sophie Moiese Room

All in favor?

0:37:44.420 --> 0:37:45.160

Sophie Moiese Room

Aye. OK.

0:37:48.240 --> 0:37:48.980

Sophie Moiese Room

Thank you for that.

0:37:50.610 --> 0:37:52.390

Sophie Moiese Room

With the bonus duel over.

0:37:52.400 --> 0:38:2.0

Sophie Moiese Room

Even so, we are belt and suspenders on that one, so our third and final phasing plan extension proposal is related to the West Point.

0:38:2.50 --> 0:38:3.720

Sophie Moiese Room

So they're gonna have a really nice trail.

0:38:4.290 --> 0:38:5.380

Sophie Moiese Room

Yes, they will.

0:38:5.650 --> 0:38:8.830

Sophie Moiese Room

You might recognize this map from the first item.

0:38:10.440 --> 0:38:11.590

Sophie Moiese Room

Thanks, Laura.

0:38:12.740 --> 0:38:19.580

Sophie Moiese Room

Uh will be related to the request as well, so this is the West Point Subdivision phasing plan extension request.

0:38:19.590 --> 0:38:22.750

Sophie Moiese Room

Again and more Collins, with planning development sustainability.

0:38:23.460 --> 0:38:29.730

Sophie Moiese Room

This request is brought by the applicant Circle H Investments, also represented by WGM Group.

0:38:32.880 --> 0:38:37.410

Sophie Moiese Room

So here is West Point located off of Butler Creek Rd.

0:38:37.420 --> 0:38:38.680

Sophie Moiese Room

And Northampton Lane.

0:38:41.670 --> 0:38:49.840

Sophie Moiese Room

The subdivision was approved May 23rd, 2001 and has excuse me.

0:38:54.70 --> 0:38:55.20

Sophie Moiese Room

Get what was.

0:38:59.980 --> 0:39:1.50

Sophie Moiese Room

I'll come back to that.

0:39:1.120 --> 0:39:2.400

Sophie Moiese Room

Here's the zoning map.

0:39:5.420 --> 0:39:7.760

Sophie Moiese Room

Yep, Grant Creek off tonight.

0:39:10.600 --> 0:39:10.780

Sophie Moiese Room

OK.

0:39:12.470 --> 0:39:23.570

Sophie Moiese Room

So they've also had a few extension requests, and the most recent amendment was also last year to their trails plan.

0:39:28.290 --> 0:39:33.790

Sophie Moiese Room

Here's the code citation again for subdivision filing extension requests.

0:39:37.260 --> 0:39:46.330

Sophie Moiese Room

So they are requesting extension to complete important infrastructure including water and their trail and landscape plan, which they've been working on.

0:39:46.620 --> 0:39:52.970

Sophie Moiese Room

They are requesting the maximum three year extension for the phases remaining to be filed.

0:39:53.500 --> 0:39:56.790

Sophie Moiese Room

The current deadline is June 20th of this year.

0:39:56.800 --> 0:40:1.640

Sophie Moiese Room

And they're requesting the full three year extension to June 20th, 2027.

0:40:3.970 --> 0:40:5.0

Sophie Moiese Room

Here is the existing.

0:40:7.880 --> 0:40:14.400

Sophie Moiese Room

Phase four is broken into four sub phases and phase five, and those still need to be filed.

0:40:17.330 --> 0:40:20.450

Sophie Moiese Room

And the proposed the same with new dates.

0:40:24.910 --> 0:40:27.740

Sophie Moiese Room

And a little bit more about the trail plan revision.

0:40:28.280 --> 0:40:43.790

Sophie Moiese Room

Umm, so the trail plan was overhauled after much consideration with the neighbors and the applicant they are making it more connected, more accessible and protecting some riparian areas with that.

0:40:43.860 --> 0:40:44.190

Sophie Moiese Room

That.

0:40:48.920 --> 0:40:53.980

Sophie Moiese Room

With this, again I am recommending approval and we will be here for questions.

0:40:55.780 --> 0:40:56.290

Sophie Moiese Room

Thank you.

0:40:56.300 --> 0:41:7.950

Sophie Moiese Room

The applicant or applicants representative like to say anything and is there any sort of antitrust issue involved with WGM monopolization of the retention of extensions?

0:41:8.10 --> 0:41:9.580

Sophie Moiese Room

Yes, Jamie.

0:41:9.890 --> 0:41:10.760

Sophie Moiese Room

Thank you, Deb.

0:41:10.800 --> 0:41:12.530

Sophie Moiese Room

Jamie Erbacher with WGM group.

0:41:13.190 --> 0:41:19.630

Sophie Moiese Room

Andrew Wiggin is on the line as well and we'll probably provide comment again on older subdivision.

0:41:20.290 --> 0:41:23.280

Sophie Moiese Room

UM, lot of history with this one.

0:41:23.550 --> 0:41:30.340

Sophie Moiese Room

Prior developers it had gone to auction Circulation Investments LLC picked it up a few years ago.

0:41:30.530 --> 0:41:44.400

Sophie Moiese Room

They did the last phasing plan extension and modification, which created the four subphases within phase four, and with that also the update to the landscape and trail plan as well.

0:41:45.110 --> 0:42:0.910

Sophie Moiese Room

Over the past few years, they have been working with the homeowners association to come to an agreeable point on that landscape and trail plan, including benches and stairs and actual locations of improvements as well.

0:42:1.40 --> 0:42:2.360

Sophie Moiese Room

And so that did take some time.

0:42:4.300 --> 0:42:26.20

Sophie Moiese Room

Additionally, they are working on water up for this area and so all of that together has just taken some time and so therefore we are needing another extension for this subdivision and depending on the market and the number of lots still that have preliminary plat approval, there is potential that they will come back in the future.

0:42:27.400 --> 0:42:27.890

Sophie Moiese Room

Thanks.

0:42:27.900 --> 0:42:31.160

Sophie Moiese Room

And uh, so you mentioned your client is online, yes?

0:42:33.910 --> 0:42:34.990

Sophie Moiese Room

Would you like to say anything?

0:42:35.240 --> 0:42:37.310

60d2a579-3ea6-4521-bbec-b251c738e4fa

Yeah. Yes.

0:42:37.320 --> 0:42:37.950

60d2a579-3ea6-4521-bbec-b251c738e4fa

Can you hear me?

0:42:37.960 --> 0:42:39.750

60d2a579-3ea6-4521-bbec-b251c738e4fa

This is Andrew with Butler Creek development.

0:42:40.780 --> 0:42:41.670

Sophie Moiese Room

Yeah, we can hear you.

0:42:41.680 --> 0:42:42.810

Sophie Moiese Room

Go ahead, Andrew, welcome.

0:42:44.290 --> 0:42:44.850

60d2a579-3ea6-4521-bbec-b251c738e4fa

Ohh great.

0:42:44.860 --> 0:42:45.640

60d2a579-3ea6-4521-bbec-b251c738e4fa

Thank you.

0:42:45.710 --> 0:42:51.420

60d2a579-3ea6-4521-bbec-b251c738e4fa

I having some technology issues I didn't know if I was gonna be able to connect or not, but happy that you guys can hear me.

0:42:51.570 --> 0:42:55.840

60d2a579-3ea6-4521-bbec-b251c738e4fa

Uh, just wanted to say just on the developer side of things.

0:42:55.850 --> 0:43:12.930

60d2a579-3ea6-4521-bbec-b251c738e4fa

We are appreciative of the ability to file an extension and with the anticipation that we get approved here in the next couple minutes, but just wanted to thank everybody for reviewing and allowing us the opportunity to continue with the subdivision.

0:43:12.940 --> 0:43:28.210

60d2a579-3ea6-4521-bbec-b251c738e4fa

We've we've got a little bit of ways to go, but we've been very proud of the involvement with the HOA and WJM Group and the County Board of Commissioners up to this point with allowing us to continue with this project.

0:43:28.220 --> 0:43:28.960

60d2a579-3ea6-4521-bbec-b251c738e4fa

So thank you.

0:43:30.30 --> 0:43:30.760

Sophie Moiese Room

Thanks, Andrew.

0:43:30.810 --> 0:43:36.570

Sophie Moiese Room

Is there anyone online who would like to comment on the proposed West Point Phasing Plan extension?

0:43:39.50 --> 0:43:39.430

Sophie Moiese Room

See you.

0:43:39.440 --> 0:43:41.730

Sophie Moiese Room

Not any questions motion.

0:43:44.150 --> 0:43:44.310

Sophie Moiese Room

Yes.

0:43:46.780 --> 0:43:47.200

Sophie Moiese Room

There we go.

0:43:48.480 --> 0:43:58.890

Sophie Moiese Room

I moved to approve the West Point Subdivision phasing plan extension, extending all phase for sub phases and phase five final plat submittal deadlines to June 20, 2027.

0:43:59.260 --> 0:44:2.0

Sophie Moiese Room

Second, any further discussion seeing none?

0:44:2.10 --> 0:44:2.610

Sophie Moiese Room

All in favor?

0:44:2.900 --> 0:44:3.530

Sophie Moiese Room

Aye, aye.

0:44:3.940 --> 0:44:5.860

Sophie Moiese Room

Any other business to come before the Commission today?

0:44:6.990 --> 0:44:7.520

Sophie Moiese Room

See none.

0:44:7.530 --> 0:44:9.780

Sophie Moiese Room

We'll be adjourned. Wow.

0:44:11.960 --> 0:44:12.250

Sophie Moiese Room

I was.