



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



Missoula County
Planning, Development & Sustainability
(406) 258-4657

City of Missoula
Community Planning, Development & Innovation
(406) 552-6630

Date: June 4, 2024, 6:00 p.m.

Location: Missoula County Courthouse, Sophie Moiese Room (in person) or TEAMS (virtually)

Members in Attendance: Derek Kanwischer (City Appt), Dave Loomis (County Appt), Peter Bensen (County Appt), Rick Hall (County Appt), Josh Schroeder (Conservation District), Lynn Davis (City Appt), Tung Pham (Mayor), Shane Morrissey (City Appt), and Sean McCoy (County Appt)

Members Absent:

I. CALL TO ORDER [Time stamp – 0:19]

Sean McCoy called the meeting to order at 6:01 p.m.

II. ROLL CALL [Time stamp – 0:24]

Analeshia Rodriguez called the roll. All regular members were in attendance.

III. APPROVAL OF MINUTES [Time stamp – 2:07]

Derek Kanwischer moved, and Dave Loomis seconded approval of the May 21, 2024, minutes as written. The motion passed by unanimous voice vote.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 3:14]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 5:05]

No staff announcements.

VI. PUBLIC HEARINGS

- A. Matt Heimel, Planner III/ Floodplain Administrator, Planning, Development & Sustainability
Request for variance from lakeshore side property line setbacks for construction of a new floating dock on Lindbergh Lake **[Time stamp – 5:14]**

STAFF PRESENTATION

Matt Heimel, a Planner and Floodplain Administrator with Missoula County, presented a request from David McCrane with McCrane Family LLC for a variance from the Missoula County Shoreline Regulations. The subject property, located at 7012 Lindbergh Lake Road,

has approximately 24 feet of frontage on Lindbergh Lake. The applicant is requesting to construct a new floating dock within the side property setback. Section F of the regulations requires new shoreline facilities to be in the middle of the property ownership or at least 20 feet from each side property line. The applicant is proposing to build the dock in the approximate center of the lake frontage, approximately 10.5 feet from either side property line.

Matt began the presentation with an overview of the Shoreline Administration program. It's stated the primary goal of these Shoreline regulations is to maintain and protect the beneficial attributes of shorelines, applying to Lindbergh Lake. An overview of the Shoreline Protection Zone was given and specified that activities within this zone are regulated to ensure they do not have significant adverse impacts on water quality, wildlife habitat, and other environmental factors.

The current property predates current zoning and shoreline regulations and has only 24 feet of shoreline frontage, while regulations require a 20-foot setback from side property lines for dock facilities. The applicant's proposed dock and gravel path meet all other general specifications and are compliant with the regulations, but it's noted the setback requirement cannot be met due to the narrow frontage. A public comment stating objection to the variance was received and suggested boundary line adjustments as a solution for the project. It was referenced the staff report did have one recommended condition of approval to ensure the construction substantially complies with the design and the dock is suitably anchored to avoid drift.

See PowerPoint presentation slides.

PUBLIC COMMENT

No public comment

RECCOMENDED MOTION

Tung Pham made the motion to approve the request, and Josh Schroeder seconded the motion:

THAT the request for a variance from the setback requirements in the Missoula County Shoreline Regulations to allow a new floating dock within side property setbacks be APPROVED, subject to the recommended condition of approval.

Recommended Condition:

1. The widest point of dock elements must not extend beyond the subject property side boundaries adjacent to the lake.

Clarifying questions from Board members centered around the nonconformity of the property lot. David McCrane, the applicant, addressed the concern about the docks impact on neighboring properties and explained the family's preference to not share a common dock due to potential property ownership changes in the future. Board members discussed whether the requirement of a 310 Permit for the project was needed, with staff clarifying it

was not required for Lindbergh Lake. Potential lot line adjustments were also addressed. Questions were raised about the construction and anchoring method of the dock. The logistics of how the floating dock will be secured, along with storage, was discussed due to limited shoreline space. The potential negative impact on neighbor's property values due to the requested variance was highlighted among the discussion of board members. They acknowledged potential ways to mitigate any adverse impacts on the shoreline and lake, such as repositioning the dock to the southern edge of the property line. Matt stated there was consideration given to environmental factors and compliance with regulations regarding the dock construction and materials. The dock size and shape are noted as another issue for the board with approving the proposal. McCrane clarified the design serves as a safety issue. Improper surveying was addressed in regard to the property shoreline frontage. Clarification was sought on the site plans dimension of the dock being predominantly within the setback area. The discussion concluded with board members having concerns for the neighboring properties and emphasized the variance at hand is for the property's right to a dock while deferring to staff's recommendation.

VOTE

With no further discussion, the board voted by roll call, and the motion passed.

AYES (5): Derek Kanwischer, Tung Pham, Josh Schroeder, Peter Bensen, Sean McCoy

NAYS (3): Lynn Davis, Shane Morrissey, Rick Hall

ABSTAINED (1): Dave Loomis

B. Lauren Stevens, Senior Planner, City of Missoula **[Time stamp – 1:11:30]**
High Park Views 13-Lot Major Subdivision

STAFF PRESENTATION

Lauren Stevens, a senior planner, with the City of Missoula, presented a request from IMEG Corp., on behalf of Rebecca Donnelly, for a 13-lot major subdivision of 9.49 acres located north of High Park on Landon's Way. The presentation outlined the four requested variances to the City Subdivision Regulations and a motion to approve, conditionally approve, or deny the preliminary plat application.

The High Park View subdivision plan proposes the creation of 13 residential lots, with 12 accessing off Landon's Way and one remaining lot via a shared driveway easement connected to Simons Drive. Landon's Way, classified as a low-density urban local street, is set to meet specific design standards, including a 7-foot curbside sidewalk, curb and gutter, and a parking lane within a 60-foot right of way.

The subject property falls within the 500-year floodplain, which carries no regulatory requirements. The proposal includes both city-owned parkland and a privately owned

common area. The designated parkland exceeds the required amount, with the applicant proposing a dedication of 0.83 acres. Furthermore, a 1.78-acre common area is proposed. This common area is subject to a blanket public pedestrian access easement, facilitating potential future trail connections to provide access. Additionally, there's a proposal for a variable-width pedestrian access and utility easement, featuring a gravel hiker trail. This proposal aims to minimize disturbance to the hillside and mature trees while meeting trail design standards.

Lauren provided an overview of the subdivision review criteria. These criteria highlighted the current zoning would align with the City Growth Policy. It's noted that the property is within the Wildland Urban Interface (WUI) and will require a special Improvement District waiver for a potential second access route. Steep slopes on the property will be designated as No-Build Zones, and precautions will be taken to address potential groundwater issues during construction.

An outline of the four proposed variance requests were given. These included the proposed extension of Landon's Way as a cul-de-sac (600 feet long), the requirement of Lot 13 accessing Symons Drive through a shared driveway easement on adjacent property. Variance three proposed the extension of Landon's Way to exceed the 480 feet maximum block length due to property width and no-build areas. The fourth variance included the requirement to dedicate right-of-way for Symons Drive. Lastly, staff's recommended motions were the Planning Board recommend City Council approve the four variance requests and High Park Views preliminary plat application, subject to 28 recommended conditions.

See PowerPoint presentation slides.

PUBLIC COMMENT

Neighboring residents voiced concerns about increased traffic and safety. They also highlighted the lack of a buffer zone between the subdivision and the High Park natural area. The subdivision's design and requested variances being impractical due to the area's topography are stated as another concern. It's suggested the reason behind the variance requests are financial gained, as addressing the steep grades might reduce the number of lots and effect the profitability of the project.

On resident expressed their general support of the project but opposed the connection to Simon Drive. They argued the steep slope and drainage issues make it unsuitable for development and should remain a wildlife habitat. Comments were in favor of the proposed open spaces and trails in the northwest corner. Highlighted issues included insufficient space for the planned number of homes and vehicles, and the impracticality of the narrow streets for large construction vehicles. The development lacking adequate parking and potential future financial costs on existing residents concluded public comment.

RECCOMENDED MOTION

Peter Bensen made the motion to approve the request, and Rick Hall seconded the motion:

Recommend City Council approve the variance request from Article 3, Section 3 020.3.G, Section 3-020.5.A, and Sections 3-020.5.B(3) and B(4) of the City Subdivision

Regulations to allow the extension of Landon's Way to be in the form of a cul-de-sac, providing only one access route to lots within the Wildland-Urban Interface (WUI).

The Board opened discussion with Danny Oberweiser of IMEG. Oberweiser identified slopes as a challenge for the project due to regulations prohibiting development on slopes greater than 25%. This limitation led to the current design of a cul-de-sac. Pedestrian connectivity was highlighted as a main asset for the project. It's noted a traffic study was conducted for the proposal and confirmed that no prominent travel impacts to current residents was expected. The applicant, Rebecca Donnelly, acknowledged the challenges of the development and her commitment to design the project that respected the existing landscape and community. There were questions asked about sufficient parking space on Simons Drive due to the proposed trailhead. Lauren provided context on streets with cul-de-sacs that had similar deviations of exceeding the standard recommended length in the neighborhood. Board members had follow-up questions on the No-Build Zone, and if other properties with existing infrastructure fall within these regulated zones of over 25% slope. Dave DeGrandpre, Planning Supervisor, with the City of Missoula also added that it was a common practice in the state of Montana for subdivision regulations to address lands over 25% in grade as not buildable.

Board members addressed the concern of whether the proposed single cul-de-sac would provide sufficient access for the community. Tracy Freshour, of Public Works, clarified for the Board that the project met fire code requirements, particularly regarding through lots. More clarity was sought on the emergency service access and the WUI regulations.

The difficulties related to topography affecting access and concerns about the feasibility of certain elements for the project was mentioned. Lauren provided insight into a regulation concerning the access route for subdivisions within the WUI. Board members stated a different approach by addressing public comment concerns first and looking at how the project is in alignment with the Growth Policy. Tracy Freshour addressed the issue of steep slopes and drainage concerns. Staff clarified for board members that the existing conditions will remain, regardless of additional traffic. There was a follow up question with the practicality of waving improvement rights and how the access to the road would be managed if it needs to connect to other roads in the future. DeGrandpre acknowledged that while the subdivision regulations require certain waivers, the feasibility of future road connections is less clear.

The discussion concluded with the board emphasizing public safety and travel concerns for the project, along with infrastructure issues. They acknowledged that while the city is meeting legal expectations, there is a dilemma in balancing development and safety concerns. Overall, they expressed their support for the variance, given that the proposal meets the requirements and proposed issues with sufficiency.

VOTE

With no further discussion, the board voted by roll call, and the motion passed unanimously.

AYES (9): Lynn Davis, Derek Kanwischer, Tung Pham, Josh Schroeder, Rick Hall, Peter Bensen, Dave Loomis, Shane Morrissey, Sean McCoy

NAYS (0):

RECCOMENDED MOTION

Dave Loomis made the motion to approve the request, and Shane Morrissey, Peter Bensen seconded the motion:

Approve the variance request from Article 3, Section 3-020.4(D) requiring that a street connection must be provided to any existing or approved public street abutting the subdivision to allow for no new street connection to Simons Drive.

Approve the variance request from Article 3, Section 3-030.2.A(2) of the City Subdivision Regulations establishing a maximum block length of 480 feet in urban-suburban subdivisions to allow the block to include the entire extension of Landon's Way.

Approve the variance request from Article 3, Section 3-020 Table .2A, Section 3-020.15.D.1, and Section 3-020.15.D.2.a of the City Subdivision Regulations to allow Simons Drive to deviate from the design standards for a Low Density Urban Local Street, including the minimum right-of-way width, landscaped boulevard, and 7-foot sidewalk clear space.

VOTE

With no further discussion, the board voted by roll call, and the motion passed unanimously.

AYES (9): Lynn Davis, Derek Kanwischer, Tung Pham, Josh Schroeder, Rick Hall, Peter Bensen, Dave Loomis, Shane Morrissey, Sean McCoy

NAYS (0):

SUBDIVISION MOTION

Peter Bensen made the motion to approve the request, and Derek Kanwischer seconded the motion:

Recommend City Council approve the High Park Views Subdivision preliminary plat application, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in this staff report.

Board members opened discussion and expressed that they shared concerns with public comment about the feasibility of developing Lot 13. They noted whether it should be included in the development of the project but confirmed their support for the recommended motion.

VOTE

With no further discussion, the board voted by roll call, and the motion passed unanimously.

AYES (9): Lynn Davis, Derek Kanwischer, Tung Pham, Josh Schroeder, Rick Hall, Peter Bensen, Dave Loomis, Shane Morrissey, Sean McCoy

NAYS (0):

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS [Time stamp – 2:50:56]

Ian Varley, a planner with the Missoula County Department of Planning, Development, and Sustainability, introduced a five-year review of the Missoula Land Use Element. A summary of the review factors for the five-year plan were given, and the 9 key factors were highlighted. The discussion addressed the issues of urban growth and annexation by the city, particularly in rapidly developing areas. They stressed the importance of acknowledging growth areas within the county's jurisdiction. Significant trends in land use, particularly focused on commercial and industrial trends from 2019, were summarized. The review highlighted the importance of coordination between the county and the city for planning efforts. It's noted zoning updates and policy shifts have aimed to preserve agricultural and natural areas while encouraging appropriate development in designated zones. The review focused on stakeholder input regarding changes in values over the past five years, particularly focusing on six key values that were given. Staff emphasized timelines and amendments as part of the review criteria. They highlighted the questions of incorporating new information and addressing emerging issues to ensure the plan remains effective. The discussion also considered expanding the plan to include areas currently excluded from the land use designations. The new legal framework of SB 382 and how it can affect affecting housing development was mentioned. Concerns were raised about the potential impact of legal cases like the Broadwater Court case on land use regulations.

See PowerPoint presentation slides.

VIII. COMMITTEE REPORTS

There were no committee reports.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No old business was reported.

XI. COMMENTS FROM BOARD MEMBERS [Time stamp – 3:46:30]

It was clarified to board members to take actions for motions they may want to recommend to staff, and to voice any uncertainties they have regarding the process if needed.

XII. ADJOURNMENT [Time stamp – 3:48:10]

The meeting was adjourned at 9:52 p.m.

Missoula Consolidated Planning Board June 4, 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 at this link:

<https://missoulacomt.portal.civicclerk.com/event/8890/media>

Missoula Consolidated Planning Board- June 4, 2024-Meeting Recording

Tonight's Missoula Consolidated Planning Board meeting for Tuesday, June 4th, 2024, at 6:01 PM.

0:41:58.590 --> 0:42:4.370

Analeshia Rodriguez

And can we get a roll call please roll call Lynn Davis?

0:42:10.480 --> 0:42:12.110

Analeshia Rodriguez

Then is absent.

0:42:12.380 --> 0:42:13.750

Analeshia Rodriguez

No, actually she's here.

0:42:15.950 --> 0:42:16.130

Analeshia Rodriguez

But.

0:42:18.270 --> 0:42:21.900

Analeshia Rodriguez

She had two screens, and she's muted at the moment.

0:42:28.30 --> 0:42:33.450

Analeshia Rodriguez

Once you move on and we'll see if she comes back up there, it can, we're sure.

0:42:35.380 --> 0:42:35.620

Analeshia Rodriguez

Here.

0:42:37.360 --> 0:42:38.120

Analeshia Rodriguez

Shane Morrissey.

0:42:54.930 --> 0:42:55.990

Analeshia Rodriguez

Could you hear that, Shane?

0:42:59.230 --> 0:43:0.0

Shane Morrissey

I did hear me.

0:43:0.10 --> 0:43:0.600

Shane Morrissey

Can you guys hear me?

0:43:1.180 --> 0:43:1.970

Analeshia Rodriguez

OK, now we can.

0:43:2.590 --> 0:43:2.920

Shane Morrissey

OK.

0:43:2.990 --> 0:43:3.430

Shane Morrissey

Yeah. Sorry.

0:43:4.710 --> 0:43:6.780

Analeshia Rodriguez

Tune farm here.

0:43:8.150 --> 0:43:10.630

Analeshia Rodriguez

Josh Raider here.

0:43:11.640 --> 0:43:17.390

Analeshia Rodriguez

Dave Loomis, you're Peter Benson here, recall.

0:43:18.580 --> 0:43:18.800

Rick Hall

Here.

0:43:20.330 --> 0:43:23.670

Analeshia Rodriguez

Sean McCoy here. Mr.

0:43:23.680 --> 0:43:27.990

Analeshia Rodriguez

Chair, we have eight regular members in attendance.

0:43:28.40 --> 0:43:29.70

Analeshia Rodriguez

We have quorum.

0:43:29.500 --> 0:43:29.830

Analeshia Rodriguez

Great.

0:43:29.840 --> 0:43:30.340

Analeshia Rodriguez

Thank you.

0:43:34.780 --> 0:43:35.490

Analeshia Rodriguez

OK.

0:43:35.500 --> 0:43:42.470

Analeshia Rodriguez

That brings us to approval of the Minutes from May 21st, 2024.

0:43:43.0 --> 0:43:45.990

Analeshia Rodriguez

Anybody need anything?

0:43:46.0 --> 0:43:47.110

Analeshia Rodriguez

Any corrections?

0:43:47.120 --> 0:43:47.320

Analeshia Rodriguez

Any.

0:43:48.480 --> 0:43:49.390

Analeshia Rodriguez

Anything.

0:43:49.440 --> 0:43:50.670

Analeshia Rodriguez

Anybody knows anything?

0:43:50.740 --> 0:43:53.550

Analeshia Rodriguez

Ideally, everybody got a chance to at least look through them.

0:43:53.560 --> 0:43:56.460

Analeshia Rodriguez

That was a little a little longer hearing for sure.

0:43:57.810 --> 0:43:59.220

Analeshia Rodriguez

Alright, not seeing any.

0:43:59.270 --> 0:44:1.830

Analeshia Rodriguez

We I would entertain a motion.

0:44:6.770 --> 0:44:7.570

Analeshia Rodriguez

Motion to approve.

0:44:12.220 --> 0:44:14.300

Analeshia Rodriguez

Motion made by Derek.

0:44:14.420 --> 0:44:16.530

Analeshia Rodriguez

Is there a second, second?

0:44:16.720 --> 0:44:17.940

Analeshia Rodriguez

Second by Dave?

0:44:21.40 --> 0:44:23.130

Analeshia Rodriguez

And we'll just do an up and down vote.

0:44:23.220 --> 0:44:30.550

Analeshia Rodriguez

And so all those in favor of approving the minutes from May 21st, 2024, say aye aye.

0:44:30.400 --> 0:44:30.730

Shane Morrissey

I.

0:44:31.100 --> 0:44:31.310

Rick Hall

Hi.

0:44:32.180 --> 0:44:32.500

Lynn Davis

OK.

0:44:32.650 --> 0:44:34.880

Analeshia Rodriguez

All those opposed any abstentions?

0:44:37.350 --> 0:44:37.840

Analeshia Rodriguez

Nails.

0:44:40.810 --> 0:44:42.20

Analeshia Rodriguez

Motion carries unanimously.

0:44:47.80 --> 0:44:51.540

Analeshia Rodriguez

OK, next thing on our agenda for this evening is public comment.

0:44:53.580 --> 0:44:56.710

Analeshia Rodriguez

On anything not on tonight's agenda.

0:44:57.720 --> 0:45:23.460

Analeshia Rodriguez

So if you would like to make a public comment on anything outside of our two hearings that we have here tonight or the presentation later after that, you're welcome to do that at this time and we'll go ahead and put up instructions for anybody joining us in the outside of this room that needs to call in separately from what you're watching on.

0:45:24.930 --> 0:45:46.230

Analeshia Rodriguez

And if you only have audio, you can call into 4062724824 the phone conference ID is 127489322# press star 5 to raise and lower your hand in order to be recognized for public comment, and star 6 to mute and unmute yourself.

0:45:49.110 --> 0:45:51.880

Analeshia Rodriguez

And we'll take a minute to see if anybody.

0:45:52.390 --> 0:45:53.740

Analeshia Rodriguez

I don't see anybody in house.

0:45:55.290 --> 0:45:55.500

Analeshia Rodriguez

Yeah.

0:45:55.510 --> 0:45:56.430

Analeshia Rodriguez

Yeah, just.

0:46:23.560 --> 0:46:23.950

Analeshia Rodriguez

OK.

0:46:23.960 --> 0:46:25.310

Analeshia Rodriguez

Are you seeing anybody online?

0:46:25.320 --> 0:46:25.900

Analeshia Rodriguez

I'm not seeing.

0:46:26.120 --> 0:46:29.580

Analeshia Rodriguez

OK, we got a full docket tonight.

0:46:29.590 --> 0:46:34.920

Analeshia Rodriguez

So we'll go ahead and call that enough time for public comment on non agenda items.

0:46:35.410 --> 0:46:43.210

Analeshia Rodriguez

And so I'll close public comment for non agenda items and we don't have any staff announcements.

0:46:43.220 --> 0:46:56.810

Analeshia Rodriguez

I don't believe anything's come up since our afternoon meeting so we can move right into our public hearings, which we are going to start off tonight on Lindbergh Lake Dock.

0:46:58.680 --> 0:47:4.950

Analeshia Rodriguez

Construction set back in variance and we're going to have a presentation from Matt Heimo.

0:47:4.960 --> 0:47:7.410

Analeshia Rodriguez

I should ask you how to pronounce your last name. Hymel.

0:47:7.780 --> 0:47:8.250

Analeshia Rodriguez

Great.

0:47:8.620 --> 0:47:14.440

Analeshia Rodriguez

And Matt is the floodplain with floodplain administration and the county take it away, Matt.

0:47:18.250 --> 0:47:19.40

Analeshia Rodriguez

The podium, yeah.

0:47:45.210 --> 0:47:46.220

Analeshia Rodriguez

Good evening everyone.

0:47:46.230 --> 0:47:46.980

Analeshia Rodriguez

I'm at hymel.

0:47:46.990 --> 0:47:54.860

Analeshia Rodriguez

I'm I'm a planner, and the floodplain administrator for Missoula County Department of Planning, Development and Sustainability, and I will.

0:47:56.420 --> 0:47:57.530

Analeshia Rodriguez

Share my screen.

0:47:57.540 --> 0:47:59.810

Analeshia Rodriguez

I have a presentation about this this item.

0:48:1.680 --> 0:48:12.900

Analeshia Rodriguez

So this is a plug, publicly noticed scheduled public hearing on a variance request from construction standards for a new floating dock at 7012 Lindbergh Lake.

0:48:13.70 --> 0:48:15.930

Analeshia Rodriguez

I'm the staff planner and the applicant is David McCrane.

0:48:17.680 --> 0:48:18.150

Analeshia Rodriguez

Umm.

0:48:22.110 --> 0:48:45.200

Analeshia Rodriguez

OK, so before I go into too many details on this, I just like to talk about the Shoreline Administration program in Missoula County for for a few minutes because Shoreline program is almost all components are administered by staff with administrative review for, for permits and it's pretty rare for project to make its way to the planning board.

0:48:45.210 --> 0:48:48.980

Analeshia Rodriguez

Usually the only time the planning board we'll see a shoreline project is like this.

0:48:48.990 --> 0:49:18.460

Analeshia Rodriguez

A variance or changes to the regulations, for example, and state statute under Lakeshore protection and the aquatic preservation title under 7572 Montana coat and annotated and the Missoula Kind of shoreline regulations do recognize the role of the Consolidated Planning Board and reviewing shoreline projects such as invariance and making a recommendation to the board of County.

0:49:20.370 --> 0:49:51.30

Analeshia Rodriguez

Commissioners who make a decision on the project, and so this slide has a lot of text on it, some of which most of which all of which are actually from the goals purpose intent in the county, Shoreline Regulations and main takeaway here is that the intent of the shoreline regulations is largely to maintain, preserve, restore, protect different beneficial attributes of the shorelines that we have in Missoula County.

0:49:51.40 --> 0:49:59.520

Analeshia Rodriguez

And they applied to lakes that are over 20 acres in area that are not wholly within designated wilderness or tribal boundaries.

0:50:0.700 --> 0:50:11.140

Analeshia Rodriguez

We just so happen to have 23 of such lakes that fit that Bill and Lindbergh Lake is one of them and we have a lovely picture of Holland Lake on the upper right.

0:50:11.200 --> 0:50:15.40

Analeshia Rodriguez

And that's a picture of Lindbergh Lake on the lower lower right.

0:50:20.890 --> 0:50:21.330

Analeshia Rodriguez

There we go.

0:50:23.110 --> 0:50:44.240

Analeshia Rodriguez

So the way that the county administers Shoreline regulations is through the application of what's called the Shoreline Protection zone and the Shoreline Protection Zone is an area

within 20 horizontal V feet of a surveyed mean annual high water elevation and the mean annual high water elevation is a little more involved than just a high water mark.

0:50:44.350 --> 0:50:49.120

Analeshia Rodriguez

That elevation is a surveyed benchmark that goes off of averages over 5 year period.

0:50:49.290 --> 0:50:52.180

Analeshia Rodriguez

That may leave out maybe a exceptional year.

0:50:52.670 --> 0:50:55.890

Analeshia Rodriguez

You know that the last measuring period was 2016 to 2021.

0:50:55.900 --> 0:51:6.490

Analeshia Rodriguez

I do believe it excluded 2018, for example, being a extraordinary high water here, but that that shoreline protection zone.

0:51:6.500 --> 0:51:8.990

Analeshia Rodriguez

Can it follows the typography?

0:51:9.360 --> 0:51:16.380

Analeshia Rodriguez

It there's, you know, the illustration here shows some wetlands and irregularities and in the shoreline, and it largely follows that.

0:51:17.360 --> 0:51:21.320

Analeshia Rodriguez

And so activity within that 20 foot shoreline protection zone is?

0:51:23.640 --> 0:51:27.770

Analeshia Rodriguez

Regulated in accordance with that, with those overall goals that that I listed earlier.

0:51:29.270 --> 0:51:29.750

Analeshia Rodriguez

Umm.

0:51:30.500 --> 0:51:38.630

Analeshia Rodriguez

And the subject for tonight is Lindbergh Lake, and for reference, the mean annual high water elevation is 4331.5 feet.

0:51:38.920 --> 0:51:45.780

Analeshia Rodriguez

In the 1988 N American Vertical Datum from that 2016 to 2021 reporting period, excluding 2018.

0:51:48.320 --> 0:51:55.170

Analeshia Rodriguez

So the kind of stuff that we look at in the shoreline program includes just jumping ahead to the last bullet point.

0:51:55.180 --> 0:52:2.730

Analeshia Rodriguez

You can really think of it as any work that may have a a detrimental or significant impact on the Lake, lake bed or Lakeshore.

0:52:2.880 --> 0:52:23.270

Analeshia Rodriguez

And so we have development standards, guidelines and policies to make sure that those kind of construction activities don't occur in a way that has significant adverse impacts on, for example, water quality, groundwater quality, wildlife habitat I highlighted fixed or floating docks because tonight we are talking about a dock and a setback.

0:52:25.60 --> 0:52:30.270

Analeshia Rodriguez

And as I mentioned earlier, there the shoreline construction permits are mostly the administrative review.

0:52:30.360 --> 0:52:32.210

Analeshia Rodriguez

So here's just an example of a permit.

0:52:32.220 --> 0:52:33.470

Analeshia Rodriguez

It's a fairly straightforward process.

0:52:35.740 --> 0:52:41.790

Analeshia Rodriguez

But tonight it's a little more involved, of course, because we have a variance which I'll speak to starting now.

0:52:41.800 --> 0:52:47.230

Analeshia Rodriguez

So as I said, the planning Board has role as an advisory body in a variance request.

0:52:47.240 --> 0:52:51.710

Analeshia Rodriguez

So before I go into those details, I give a little background about the property we're talking about tonight.

0:52:52.50 --> 0:52:55.680

Analeshia Rodriguez

So we are up at 7012 Lindbergh Lake Rd.

0:52:55.690 --> 0:53:5.490

Analeshia Rodriguez

Here's a broad aerial photograph of Lindbergh Lake itself, and these properties along this northeastern shore of the lake.

0:53:5.530 --> 0:53:8.30

Analeshia Rodriguez

We're mostly platted in the mid 1950s.

0:53:8.40 --> 0:53:10.390

Analeshia Rodriguez

There have been some amendments since then, some boundary line.

0:53:12.70 --> 0:53:17.870

Analeshia Rodriguez

Changes, but these lots predate both the zoning and the shoreline regulations.

0:53:17.880 --> 0:53:22.110

Analeshia Rodriguez

The shoreline regulations of which went into effect about 1997.

0:53:22.710 --> 0:53:25.990

Analeshia Rodriguez

And here's a closer aerial image of the subject property itself.

0:53:26.0 --> 0:53:41.360

Analeshia Rodriguez

It is currently vacant and adjacent properties have a single family residential use also with shoreline facilities including docks and boathouses, which are customarily found with such development on Missoula County Lakes.

0:53:44.150 --> 0:53:53.90

Analeshia Rodriguez

This is a image prepared by professional consultants incorporated for the applicant, showing a the proposed project.

0:53:53.100 --> 0:54:1.780

Analeshia Rodriguez

So the project entails of A1A, proposed Doc seen on the left hand side of the image will be a floating dock with a platform.

0:54:1.930 --> 0:54:17.610

Analeshia Rodriguez

The doc is proposed to meet our general specifications for a doc and a leg being maximum length 40 feet, 600 square foot area for example, and also a proposed 30 inch wide gravel path which is compliant with the regulations that traverses the Shoreline protection zone.

0:54:19.190 --> 0:54:21.740

Analeshia Rodriguez

And here is another image showing the subject property.

0:54:21.750 --> 0:54:43.860

Analeshia Rodriguez

It's lot 24 A in the center and I also have a a image on the right hand side showing that Doc landing in relation to the side property lines and that's where the variance request comes in because DOC facilities have a 20 foot set back requirement from side property lines and this property has approximately 24 feet of frontage.

0:54:44.90 --> 0:54:52.870

Analeshia Rodriguez

Therefore, it cannot meet the side property lines and the applicant has requested a variance from the regulations from the setback pro.

0:54:54.180 --> 0:54:56.130

Analeshia Rodriguez

But yeah, for from just the setbacks.

0:54:56.660 --> 0:54:59.840

Analeshia Rodriguez

Otherwise, the doc and trail are are compliant as proposed.

0:55:2.890 --> 0:55:16.720

Analeshia Rodriguez

Here are some photographs of the property, so this is standing outside of the Shoreline protection zone looking out towards the shore across the lake there's some flagging and stakes on the image near the water.

0:55:16.870 --> 0:55:42.20

Analeshia Rodriguez

And those are delineating the property line and this image is standing that that shore looking southwest or what would be to the left hand side when not the water and that stake in front of us is the property line and it then moves out of diagonal angle to the left hand side and you can kind of see some pink like which I'm trying to highlight with the mouse right there.

0:55:44.930 --> 0:55:50.450

Analeshia Rodriguez

And it's also apparent the other DOC facilities customary to other properties on the lake.

0:55:53.260 --> 0:56:5.320

Analeshia Rodriguez

And this is, umm, looking northeast or to the right hand side on the Lakeshore, the two steaks on the shore are showing that about 24 foot frontage.

0:56:6.540 --> 0:56:12.670

Analeshia Rodriguez

So that is the area the applicant has to work with for a a doc facility on this lake.

0:56:16.510 --> 0:56:27.130

Analeshia Rodriguez

So again, just at a higher level, so the a variance in the shoreline regulations grants relief from requirements, other regulations that will permit construction in a manner that's otherwise prohibited.

0:56:28.600 --> 0:56:36.70

Analeshia Rodriguez

The agenda packet for tonight includes a staff report application and documents for assessing project impacts.

0:56:36.380 --> 0:56:50.450

Analeshia Rodriguez

There's also a comment letter that was received by my office less well this this morning, actually, and that was added to the SharePoint folder and sent out to the board earlier today, which I can go over.

0:56:50.460 --> 0:57:15.860

Analeshia Rodriguez

And if you few minutes here also some of the variance criteria that we look at are compliance with policy criteria for issuance of a permit and these are generally looking for adverse impacts in alignment with the general intent of the regulations I spoke to earlier, whether there are unusual circumstances where strict enforcement of requirements and standard, sorry about the typo would result in undue hardship.

0:57:16.90 --> 0:57:18.420

Analeshia Rodriguez

We look at whether reasonable alternatives exist.

0:57:18.560 --> 0:57:21.0

Analeshia Rodriguez

We should meet these standards, of course.

0:57:21.10 --> 0:57:29.780

Analeshia Rodriguez

Planning board and staff recommendations and whether the grant are the variance results in a threat to public safety, health, welfare or is injurious to other persons or property.

0:57:29.790 --> 0:57:31.570

Analeshia Rodriguez

Apologies, I must have been a rush typing this.

0:57:33.640 --> 0:57:36.170

Analeshia Rodriguez

So wrap up staff reviews again.

0:57:36.180 --> 0:57:39.470

Analeshia Rodriguez

We did receive one public comment saving objection to this proposal.

0:57:39.600 --> 0:57:45.0

Analeshia Rodriguez

It is from the owner of property to the southwest, or Jason to this property citing.

0:57:46.840 --> 0:58:0.810

Analeshia Rodriguez

That the property owner or the applicant also owns adjacent properties and also questioning the possibility of a boundary line relocation to otherwise provide for an area for DOC Construction.

0:58:0.870 --> 0:58:2.390

Analeshia Rodriguez

So that letter is in the packet.

0:58:3.290 --> 0:58:28.300

Analeshia Rodriguez

Umm, there are findings of fact and the staff report, which I can also go into in more more detail if there any questions in that report, there's a recommended conclusion that the request variance from site setbacks meets the applicable criteria and any impacts will be mitigated through compliance with our general standards in the in the regulations we do have one recommended condition of approval like to speak about that for a minute.

0:58:28.310 --> 0:58:38.670

Analeshia Rodriguez

So there was a recommended condition where there is a recommended condition in the staff report speaking about the widest point of elements and reference to the subject property side boundaries.

0:58:39.20 --> 0:58:43.130

Analeshia Rodriguez

And I'm going to backtrack to the dock exhibit to highlight that.

0:58:45.500 --> 0:58:53.810

Analeshia Rodriguez

The reason that condition was written is to make sure that there is not significant drift in the floating dock that would effectively let it migrate in front of another frontage.

0:58:54.430 --> 0:59:4.200

Analeshia Rodriguez

Umm so the idea with that condition was to state that the doc elements essentially need to be in relation to the frontage of the subject property.

0:59:5.180 --> 0:59:16.790

Analeshia Rodriguez

I spoke with the applicant about it this morning and we agreed that as written, it could be subject to future interpretation about how property lines may be extended and into the lake.

0:59:16.920 --> 0:59:23.720

Analeshia Rodriguez

And there wasn't a good way that we thought that we could quickly rewrite that in a way that's in alignment with the regulation.

0:59:23.730 --> 0:59:42.280

Analeshia Rodriguez

So we we agreed to rephrase that condition of approval to really just speak to the intent of why we have a recommended condition and that's that one construction must substantially comply with the design which we saw in the image is actually in alignment with the property and doesn't extend over someone else's front edge.

0:59:42.650 --> 0:59:48.360

Analeshia Rodriguez

And also that the dock must be suitably anchored to avoid drift, and that's really getting at the issue that we want to.

0:59:50.60 --> 0:59:50.490

Analeshia Rodriguez

Not have.

0:59:52.550 --> 1:0:5.890

Analeshia Rodriguez

We may have, you know, you know in a windstorm, for example, some drift with a floating dock cover if it's suitably anchored to prevent that kind of permanent movement, where then it's essentially parked for weeks or or or season without that like anchoring.

1:0:10.10 --> 1:0:13.140

Analeshia Rodriguez

So staff again is recommending approval.

1:0:13.190 --> 1:0:20.100

Analeshia Rodriguez

I can go over any questions about the staff report again and also I do believe the applicant is present today to speak about any questions you may have as well.

1:0:23.100 --> 1:0:23.530

Analeshia Rodriguez

Great.

1:0:23.540 --> 1:0:23.980

Analeshia Rodriguez

Thank you.

1:0:28.340 --> 1:0:32.200

Analeshia Rodriguez

Board members have any like specific clarifying questions.

1:0:33.990 --> 1:0:35.550

Analeshia Rodriguez

They need to have answered Matt.

1:0:35.560 --> 1:0:37.570

Analeshia Rodriguez

While we have Matt here, but anything.

1:0:41.350 --> 1:0:41.870

Analeshia Rodriguez

Go ahead too.

1:0:43.0 --> 1:0:53.260

Analeshia Rodriguez

So I think this is a tricky because it's a non conforming lot and I was just curious if there's a lot of precedent for these types of variances with nonconforming lots.

1:0:55.90 --> 1:0:55.720

Analeshia Rodriguez

That's right.

1:0:56.550 --> 1:0:57.680

Analeshia Rodriguez

The good, good question.

1:0:57.690 --> 1:1:12.790

Analeshia Rodriguez

That it is common to have these non conforming lots in our areas where we have the shoreline break regulations that apply in preparing for this staff, report it to go through our past files and it was difficult to find one.

1:1:12.800 --> 1:1:23.250

Analeshia Rodriguez

That's exactly in alignment with this, because it's just such a I do think it's a case where it is a unusually small amount of frontage.

1:1:23.940 --> 1:1:31.70

Analeshia Rodriguez

Usually what we see is that someone can at least try to meet a standard that we have for a dock being centered while at least meeting one step back.

1:1:31.800 --> 1:1:49.450

Analeshia Rodriguez

So it it is a unusual case in that aspect and again going back the Diamond L Bar Lakeshore tracks for Lindberg Lager platted I think in 1954 and then there was a boundary line relocation in around 2018 on this property that did not significantly alter the frontage on this lot itself.

1:1:49.740 --> 1:1:56.390

Analeshia Rodriguez

So nonconformity has stretched back several decades on this property and some some others.

1:1:59.660 --> 1:2:1.790

Analeshia Rodriguez

OK, I have Lynn and then Josh.

1:2:6.730 --> 1:2:7.360

Lynn Davis

OK.

1:2:7.370 --> 1:2:9.230

Lynn Davis

Umm do you know what the doc was?

1:2:11.0 --> 1:2:15.590

Lynn Davis

Will it basically have be able to have votes on all the sides?

1:2:15.600 --> 1:2:24.310

Lynn Davis

So would then the boats would be over into the neighboring properties, or is there only gonna be boats like in that middle section of the dock?

1:2:25.510 --> 1:2:34.20

Lynn Davis

It looks like you could have maybe three boats on there and then they would be over into the neighboring properties water frontage.

1:2:33.900 --> 1:2:34.270

Analeshia Rodriguez

Sure.

1:2:34.280 --> 1:2:34.410

Analeshia Rodriguez

I'm.

1:2:35.390 --> 1:2:36.240

Analeshia Rodriguez

I don't go.

1:2:36.630 --> 1:2:41.400

Analeshia Rodriguez

No, I my understanding is it's possible for a boat to be on either side or the applicant is present.

1:2:41.410 --> 1:2:44.240

Analeshia Rodriguez

And I can also let him speak to the specifics of the doc.

1:2:44.530 --> 1:2:44.780

Analeshia Rodriguez

Yeah.

1:2:44.790 --> 1:2:48.410

Analeshia Rodriguez

My name is Dave McRae and I am the applicant, so I appreciate everybody coming tonight.

1:2:48.420 --> 1:2:53.580

Analeshia Rodriguez

I thought I better jump up on Matt's got his exhibits up, so I'll let him feel all the hard questions.

1:2:53.590 --> 1:2:55.140

Analeshia Rodriguez

But this one?

1:2:55.350 --> 1:3:4.50

Analeshia Rodriguez

Yeah, the boats, typically we'd have boats or a canoe or something on either side of that, but I think it can be configured with it to stay reasonably out of the way of all the property lines.

1:3:6.220 --> 1:3:24.740

Analeshia Rodriguez

In fact, our plot at planned probably is going to be and looking at what's happening out here is to turn that dock a little bit at an angle so they'll give us more flexibility and it actually faces the the winds that are prevailing coming from up lake, from the mountains that coming down every afternoon that would stabilize the doc more too.

1:3:27.400 --> 1:3:28.470

Analeshia Rodriguez

Does that answer your question? OK.

1:3:30.620 --> 1:3:31.20

Analeshia Rodriguez

I yeah.

1:3:30.220 --> 1:3:31.570

Lynn Davis

Yes, I do.

1:3:31.680 --> 1:3:32.420

Lynn Davis

Have one more question?

1:3:33.180 --> 1:3:33.460

Analeshia Rodriguez

Right.

1:3:33.290 --> 1:3:33.640

Lynn Davis

Umm.

1:3:33.950 --> 1:3:44.480

Lynn Davis

I read somewhere in the materials that it there's a desire to have shared docs, if possible to reduce the number of docs.

1:3:44.490 --> 1:3:45.740

Lynn Davis

I think on the lakefront.

1:3:45.850 --> 1:3:46.900

Lynn Davis

Was that considered?

1:3:48.120 --> 1:3:51.630

Analeshia Rodriguez

Yeah, it was considered in our neighbor, I think Mary.

1:3:52.160 --> 1:3:57.770

Analeshia Rodriguez

She put the she put that point out, but these docs are like mining.

1:3:58.320 --> 1:4:0.890

Analeshia Rodriguez

We own the other lot and #25.

1:4:0.900 --> 1:4:22.270

Analeshia Rodriguez

My wife and I and these this lot is owned by the Family LLC with other members of our family and they don't want to go ahead and impact both properties negatively by putting a common dock in there because I don't know honestly how long we'll keep all of these parcels within our family group if you would.

1:4:23.560 --> 1:4:25.310

Analeshia Rodriguez

So our preference is not to do that.

1:4:28.750 --> 1:4:29.200

Lynn Davis

OK.

1:4:29.350 --> 1:4:29.770

Lynn Davis

Thank you.

1:4:31.720 --> 1:4:32.820

Analeshia Rodriguez

OK, Josh, go ahead.

1:4:33.670 --> 1:4:37.140

Analeshia Rodriguez

That answer your question, I have a quick clarifying question.

1:4:37.560 --> 1:4:38.580

Analeshia Rodriguez

Do property lines.

1:4:38.670 --> 1:4:43.100

Analeshia Rodriguez

They don't extend into the water, do they? Like with.

1:4:43.110 --> 1:4:43.820

Analeshia Rodriguez

Yeah.

1:4:43.870 --> 1:4:44.890

Analeshia Rodriguez

OK, just one.

1:4:47.540 --> 1:4:49.30

Analeshia Rodriguez

Go ahead, Josh.

1:4:49.120 --> 1:4:55.730

Analeshia Rodriguez

One more just curious, is it 310 permit required for this or not on Lindbergh?

1:4:57.0 --> 1:4:58.920

Analeshia Rodriguez

There's no 310 permit required.

1:4:58.930 --> 1:5:3.470

Analeshia Rodriguez

The only governing agency for this kind of project is just Missoula County shoreline.

1:5:3.480 --> 1:5:12.10

Analeshia Rodriguez

Otherwise, for example, other areas like a wetland, there's a whole suite of regulations, 310 and Army Corps meanwhile like that apply.

1:5:12.20 --> 1:5:14.0

Analeshia Rodriguez

But for the shoreline zone, it's just the shoreline, right?

1:5:16.0 --> 1:5:21.400

Analeshia Rodriguez

Just curious what would be the difference between Lindbergh and like the Clearwater River?

1:5:21.410 --> 1:5:22.280

Analeshia Rodriguez

Maybe the salmon lake?

1:5:23.490 --> 1:5:24.380

Analeshia Rodriguez

That's a great question.

1:5:24.390 --> 1:5:33.820

Analeshia Rodriguez

So as far as the lake applicability, you only difference on my end would be the elevation that that is the mean annual high water elevation.

1:5:34.490 --> 1:5:37.940

Analeshia Rodriguez

But then, for example between, Umm Clearwater.

1:5:40.70 --> 1:5:48.930

Analeshia Rodriguez

Between Sealy and Sam and Lee, we have the Clearwater River and that's where we have the Federal Emergency Management Agency mapping of a floodplain.

1:5:49.240 --> 1:5:52.250

Analeshia Rodriguez

So then we have floodplain regulations that apply there.

1:5:58.460 --> 1:5:58.720

Analeshia Rodriguez

So.

1:6:1.20 --> 1:6:2.380

Analeshia Rodriguez

Dave, sorry about that.

1:6:2.510 --> 1:6:6.120

Analeshia Rodriguez

Was that question about Elbow Lake by any chance on the Clearwater?

1:6:6.750 --> 1:6:7.340

Analeshia Rodriguez

OK.

1:6:7.910 --> 1:6:8.180

Analeshia Rodriguez

Yeah.

1:6:8.190 --> 1:6:10.360

Analeshia Rodriguez

I just know three 10s are required on that.

1:6:10.370 --> 1:6:11.710

Analeshia Rodriguez

You know that part of the Clearwater?

1:6:11.720 --> 1:6:17.740

Analeshia Rodriguez

And yeah, that's curious why it wouldn't be here on Lindbergh and has a stable shoreline like this.

1:6:17.830 --> 1:6:18.280

Analeshia Rodriguez

OK.

1:6:18.350 --> 1:6:18.670

Analeshia Rodriguez

Thank you.

1:6:19.940 --> 1:6:20.270

Analeshia Rodriguez

Always.

1:6:20.280 --> 1:6:21.850

Analeshia Rodriguez

I might have misunderstood that that question.

1:6:21.860 --> 1:6:22.620

Analeshia Rodriguez

I know you're asking about.

1:6:24.310 --> 1:6:34.300

Analeshia Rodriguez

Elbow like which I don't think we regulate as a but not elbow, but I think on like the Clearwater River and on the on Salmon Lake.

1:6:34.310 --> 1:6:37.160

Analeshia Rodriguez

I believe three 10s are required, aren't they?

1:6:37.200 --> 1:6:39.830

Analeshia Rodriguez

Or maybe I'm mistaken, but downstream of salmon.

1:6:39.840 --> 1:6:40.600

Analeshia Rodriguez

Yeah. Downstream.

1:6:40.610 --> 1:6:43.210

Analeshia Rodriguez

Yeah, downstream, downstream of of Salmon Lake.

1:6:43.250 --> 1:6:45.140

Analeshia Rodriguez

But on Salmon Lake itself?

1:6:45.690 --> 1:6:47.960

Analeshia Rodriguez

No, no, I missed my knowledge.

1:6:48.10 --> 1:6:48.980

Analeshia Rodriguez

OK, great.

1:6:48.990 --> 1:6:49.540

Analeshia Rodriguez

Yeah, thanks.

1:6:49.550 --> 1:6:52.510

Analeshia Rodriguez

I was just doesn't really pertain, just curiosity.

1:6:52.590 --> 1:6:53.200

Analeshia Rodriguez

Thanks.

1:6:53.270 --> 1:6:56.630

Analeshia Rodriguez

Yeah, we'll bring it back to Lindbergh like ohm.

1:6:57.770 --> 1:6:58.260

Analeshia Rodriguez

OK.

1:6:58.270 --> 1:6:59.710

Analeshia Rodriguez

Any OK there, go ahead.

1:7:1.780 --> 1:7:5.960

Analeshia Rodriguez

Umm, just regards to the application variance application.

1:7:6.370 --> 1:7:22.900

Analeshia Rodriguez

Just wondering about lot line potential adjustments and I'm not sure where the doc sits on like your property and whether the you know the laterals setbacks would could potentially conform if something like that were to happen.

1:7:24.250 --> 1:7:30.720

Analeshia Rodriguez

If I could speak to that one, yeah, we had actually tried that initially to figure out if we could, but on the exhibit, I don't know if you can see it.

1:7:31.210 --> 1:7:35.840

Analeshia Rodriguez

There's an existing dock platform for lot 23 that's really close to that.

1:7:35.850 --> 1:7:40.770

Analeshia Rodriguez

It meets the setbacks, but that would really crowd that dock to move that over there.

1:7:40.780 --> 1:7:45.130

Analeshia Rodriguez

That's really where the doc would have to be so it didn't interfere with the dock to the right of it.

1:7:47.110 --> 1:7:48.220

Analeshia Rodriguez

That's been there for 50 years.

1:7:50.740 --> 1:8:0.450

Analeshia Rodriguez

And that was David McQueen could when you guys switch back, will you say your name just for the record, so that the right it's clear who's speaking please.

1:8:2.130 --> 1:8:11.480

Analeshia Rodriguez

Any other questions from board members for clarification just to OK, we're ready to open it up to public comment.

1:8:11.530 --> 1:8:14.680

Analeshia Rodriguez

And OK, I don't see my missing. Anybody.

1:8:17.300 --> 1:8:17.760

Analeshia Rodriguez

OK.

1:8:19.140 --> 1:8:19.530

Analeshia Rodriguez

All right.

1:8:19.540 --> 1:8:28.210

Analeshia Rodriguez

With that, we will open this up for public comment and we'll put the instructions back up online there again.

1:8:28.500 --> 1:8:29.520

Analeshia Rodriguez

So if there's anybody.

1:8:31.140 --> 1:8:35.870

Analeshia Rodriguez

Joining us online or through MCAT and you need to call in.

1:8:35.940 --> 1:8:56.960

Analeshia Rodriguez

You can do that by calling 4062724824 phone conference ID 127489322# sign, press star 5 to raise and lower your hand to be recognized for public comment and start 6 to mute and unmute yourself.

1:8:59.660 --> 1:9:6.100

Analeshia Rodriguez

And I'm not seeing anybody in house, so we'll just take a minute here, a real minute this time.

1:9:6.760 --> 1:9:9.950

Analeshia Rodriguez

Make sure we don't have anybody trying to join us online.

1:10:12.290 --> 1:10:12.820

Analeshia Rodriguez

OK.

1:10:12.830 --> 1:10:14.350

Analeshia Rodriguez

You see anybody online?

1:10:14.510 --> 1:10:24.60

Analeshia Rodriguez

OK, nobody here in house, so we'll go ahead and close public comment for the Lindbergh Lake Dock construction.

1:10:24.110 --> 1:10:29.420

Analeshia Rodriguez

And with that, we could entertain a motion for our discussion.

1:10:29.510 --> 1:10:31.0

Analeshia Rodriguez

Anybody want to take a stab at it?

1:10:31.10 --> 1:10:31.980

Analeshia Rodriguez

And Matt, could you?

1:10:33.770 --> 1:10:38.610

Analeshia Rodriguez

Join computers again and throw that motion up on the screen please.

1:10:46.530 --> 1:10:48.450

Analeshia Rodriguez

All right, who wants to take a stab at it?

1:10:49.800 --> 1:10:51.130

Analeshia Rodriguez

2 looks like he has a headache.

1:10:54.320 --> 1:11:2.460

Analeshia Rodriguez

I move that the request for the variance from the subset back requirements in the Zilla County Shoreline Regulations to allow a new floating dock within side properties.

1:11:2.470 --> 1:11:6.210

Analeshia Rodriguez

Setbacks are be approved sub to the recommended condition of approval.

1:11:10.120 --> 1:11:14.660

Analeshia Rodriguez

To have a second, I'll second motion made by two, seconded by Josh.

1:11:18.260 --> 1:11:18.810

Analeshia Rodriguez

Alright.

1:11:18.860 --> 1:11:21.200

Analeshia Rodriguez

Anybody wanna lead us off? Thoughts.

1:11:26.590 --> 1:11:26.810

Analeshia Rodriguez

OK.

1:11:32.920 --> 1:11:34.530

Analeshia Rodriguez

I don't think would would.

1:11:34.540 --> 1:11:36.150

Analeshia Rodriguez

They had their shot, I hope.

1:11:36.160 --> 1:11:40.390

Analeshia Rodriguez

If did, did anybody in the audience want to speak to this?

1:11:40.400 --> 1:11:41.550

Analeshia Rodriguez

Did anybody miss that?

1:11:41.560 --> 1:11:44.990

Analeshia Rodriguez

We have public comment before we made the motion, OK?

1:11:45.280 --> 1:11:46.720

Analeshia Rodriguez

We just wanted to double check.

1:11:47.120 --> 1:11:49.190

Analeshia Rodriguez

We like to make sure everybody gets their chance to speak.

1:11:51.520 --> 1:11:52.130

Analeshia Rodriguez

All right.

1:11:52.320 --> 1:11:55.540

Analeshia Rodriguez

Anybody wanna take a stab at thoughts?

1:11:56.630 --> 1:11:57.280

Analeshia Rodriguez

Go ahead, Rick.

1:12:0.590 --> 1:12:5.110

Rick Hall

We didn't really address Mary Reardon's letter that they own adjacent properties.

1:12:6.280 --> 1:12:7.770

Rick Hall

Is that factual or not?

1:12:7.840 --> 1:12:7.960

Rick Hall

Not.

1:12:10.550 --> 1:12:14.900

Rick Hall

I know they can't be forced to build on any property, but just curious.

1:12:17.550 --> 1:12:20.270

Analeshia Rodriguez

Yeah, I was trying to find that on my computer, but I couldn't.

1:12:20.370 --> 1:12:21.720

Analeshia Rodriguez

I'm not sure where it's at here.

1:12:22.440 --> 1:12:22.760

Analeshia Rodriguez

Umm.

1:12:22.900 --> 1:12:28.230

Analeshia Rodriguez

Mary Reardon does own the adjoining parcel #25.

1:12:28.560 --> 1:12:32.930

Analeshia Rodriguez

She acquired that about two years ago, and she's on one side every.

1:12:33.540 --> 1:12:35.100

Analeshia Rodriguez

I think that's to the West side.

1:12:36.200 --> 1:12:37.520

Analeshia Rodriguez

Block 24.

1:12:38.610 --> 1:12:39.210

Analeshia Rodriguez

Go ahead, Dave.

1:12:40.660 --> 1:12:43.190

Analeshia Rodriguez

Well, I I have, sorry.

1:12:40.200 --> 1:12:45.770

Rick Hall

Will she states that she states that that that they the applicant owns three lots adjacent.

1:12:47.310 --> 1:13:3.110

Analeshia Rodriguez

Well, the applicant is the the Crane Family LLC, and they own two out of the three and a half lots there and then myself and my wife, Cindy McCrane owned lot 20, right?

1:13:3.120 --> 1:13:6.60

Analeshia Rodriguez

That's right, 23 in the center of the parcel.

1:13:6.70 --> 1:13:8.360

Analeshia Rodriguez

And we also own lot 70 at the other end of the lake.

1:13:15.580 --> 1:13:16.660

Analeshia Rodriguez

Did you catch all that, Rick?

1:13:18.70 --> 1:13:18.410

Rick Hall

I did.

1:13:19.280 --> 1:13:21.860

Analeshia Rodriguez

OK, Dave, go ahead.

1:13:22.200 --> 1:13:28.920

Analeshia Rodriguez

So my question may be Matt, you can answer this as I'm curious about the actual dot construction.

1:13:29.610 --> 1:13:54.20

Analeshia Rodriguez

First of all, how is it anchored on the land itself and what what methods is that it actual construction method or is at and then further is, is it necessary to extend this doc further out into the lake because it sticks way out there relative to everything else in the area and set up a right right at the shore?

1:13:54.70 --> 1:13:55.560

Analeshia Rodriguez

Small floating dock.

1:13:56.150 --> 1:14:12.30

Analeshia Rodriguez

Next question is, are these docs taken up in the winter time like most people, but I don't know if this is a temporary summer dock or if this is a all season dock for or for anybody who has answers.

1:14:12.40 --> 1:14:15.570

Analeshia Rodriguez

Fine, I can go ahead and speak to that.

1:14:15.580 --> 1:14:29.950

Analeshia Rodriguez

I mean, as far as the dock specific, yeah, I mean I please, could you introduce yourself just for the record, this is David McCrane, the applicant and yeah, the package I think was put in there with August and Saraya from Lockwood Docs and Seeley Lake, that will build it.

1:14:30.280 --> 1:14:35.870

Analeshia Rodriguez

And the specs are in there so it all wouldn't dock the and I met with August here earlier last week.

1:14:36.300 --> 1:14:45.210

Analeshia Rodriguez

The plan is to go ahead and mount the I'm not sure, but the little bit of a deck piece that's fixed to the shoreline that'll be on wooden Piers pounded in.

1:14:45.220 --> 1:14:57.70

Analeshia Rodriguez

I think 4 steaks probably 6 inch diameter hill pound in everything else will be above that and then it will have a ramp like a 10 foot long ramp as the illustration shows down to the floating dock portion.

1:14:58.490 --> 1:14:59.860

Analeshia Rodriguez

Now we went out there and looked at it.

1:14:59.870 --> 1:15:1.800

Analeshia Rodriguez

We think it's at it's adequate depth.

1:15:1.810 --> 1:15:9.850

Analeshia Rodriguez

If we can get that the main dock out that far off for sure, it should be able to get the boats in and out of the the doc without any problem.

1:15:10.240 --> 1:15:24.550

Analeshia Rodriguez

So I think as illustrated, it's pretty much how it'll be impacting the lake as far as the illustrations, I think the survey, because it was done in the winter time now before PC I pulled it in, they were out there in the spring.

1:15:24.900 --> 1:15:32.250

Analeshia Rodriguez

It shows this dock put in place, but you don't see the other docs on the riordans property.

1:15:32.260 --> 1:15:34.70

Analeshia Rodriguez

Just see the deck dock platforms.

1:15:34.200 --> 1:15:36.70

Analeshia Rodriguez

There are floating docks that are in there.

1:15:36.80 --> 1:15:41.70

Analeshia Rodriguez

There are attached with a similar ramp that go down to the floating section in the winter time in October.

1:15:41.80 --> 1:15:48.210

Analeshia Rodriguez

The docs are removed and just taken along the shoreline and tied and secured the trees so they don't block it.

1:15:48.220 --> 1:15:49.740

Analeshia Rodriguez

They'll just get ripped out of there with the ice.

1:15:50.210 --> 1:15:59.870

Analeshia Rodriguez

I should mention that this is on a point and so there's a lot of wind going in that direction from West to east or down through the swan, uh.

1:16:0.430 --> 1:16:10.90

Analeshia Rodriguez

And we all the docs have to be pretty tightly secured or let us get ripped up and they'll end up floating down down the river in the at the break up.

1:16:11.760 --> 1:16:14.680

Analeshia Rodriguez

So the doctors are only in for five months out of the year.

1:16:17.230 --> 1:16:17.660

Analeshia Rodriguez

Further.

1:16:19.450 --> 1:16:29.10

Analeshia Rodriguez

To eat either the the shower itself looks relatively stable, but umm, I can't tell you know, is there better rock?

1:16:29.20 --> 1:16:29.990

Analeshia Rodriguez

They're underneath this.

1:16:30.0 --> 1:16:34.290

Analeshia Rodriguez

Or is this just a typical gravelly rocky shoreline?

1:16:35.340 --> 1:16:42.780

Analeshia Rodriguez

There are boulders that are underneath everywhere and you don't know until you pound the the stakes into the ground or the pilings in.

1:16:44.620 --> 1:16:50.770

Analeshia Rodriguez

Typically what happens and we talked about that yesterday, if we hit one, he'll just run two diagonally instead of 1.

1:16:50.780 --> 1:16:54.650

Analeshia Rodriguez

But the pounder they use will tend to slowly shift those boulders over.

1:16:54.660 --> 1:16:55.880

Analeshia Rodriguez

If you can get almost side of them.

1:16:55.920 --> 1:17:1.880

Analeshia Rodriguez

If not, he'll just run A2 to post down to making thing piling.

1:17:4.860 --> 1:17:5.170

Analeshia Rodriguez

OK.

1:17:5.180 --> 1:17:6.530

Analeshia Rodriguez

I guess just to.

1:17:8.330 --> 1:17:11.520

Analeshia Rodriguez

Planning commissioners here, planning board members.

1:17:12.450 --> 1:17:17.320

Analeshia Rodriguez

I'm I guess I'm concerned about umm this is at a point.

1:17:17.390 --> 1:17:37.960

Analeshia Rodriguez

It's acknowledged that this is a windswept point, a down a down lake winds coming along that shoreline there, and I guess it's been closed out that the opportunity to have an easement on the adjacent property in order to meet the setbacks and not have to get a variance has been met.

1:17:37.970 --> 1:17:38.730

Analeshia Rodriguez

So I just want to.

1:17:40.450 --> 1:17:51.780

Analeshia Rodriguez

Clarify, I'm really I'm personally uncomfortable that that it can't be done a better way, but you've answered whatever questions I have asked, so thank you.

1:17:54.910 --> 1:17:56.0

Analeshia Rodriguez

Thank you, Dave.

1:17:56.790 --> 1:17:57.360

Analeshia Rodriguez

Go ahead, Derek.

1:17:59.520 --> 1:18:3.970

Analeshia Rodriguez

Just to follow up about logistics of how a floating dock works in secured.

1:18:5.270 --> 1:18:8.120

Analeshia Rodriguez

So floating dock, does it actually come?

1:18:8.130 --> 1:18:8.560

Analeshia Rodriguez

It doesn't.

1:18:8.570 --> 1:18:9.850

Analeshia Rodriguez

Doesn't come out of the water.

1:18:11.560 --> 1:18:12.630

Analeshia Rodriguez

This is Dave McClain again.

1:18:12.640 --> 1:18:15.670

Analeshia Rodriguez

No floating dock on Lindbergh typically stays in the water.

1:18:15.680 --> 1:18:16.410

Analeshia Rodriguez

You can't remove and.

1:18:16.420 --> 1:18:23.90

Analeshia Rodriguez

They're all made out of wood and logs, and so they're taking over all on the shoreline and secured so that the ice doesn't drip.

1:18:23.100 --> 1:18:25.190

Analeshia Rodriguez

Pull them away in the winter time with the flows.

1:18:25.420 --> 1:18:40.390

Analeshia Rodriguez

So based on I guess the width that you have or access to the lake that that would have to go right up over the ramp, is that correct because it there doesn't seem to be any other room along the shoreline.

1:18:40.480 --> 1:18:44.910

Analeshia Rodriguez

What typically, as in a lot of these lots at Lindbergh, neighbors, take your doc.

1:18:44.920 --> 1:18:50.730

Analeshia Rodriguez

I mean, we could take this to lots down and have a float down there where it's secured and out of the way off of the point.

1:18:51.320 --> 1:18:54.750

Analeshia Rodriguez

Or we could take the dock anywhere in the lake and stick it aside.

1:18:55.120 --> 1:19:2.730

Analeshia Rodriguez

Usually just work with the other homeowners in the area and it's not uncommon to have one home or have 3 docks on their property during the winter.

1:19:3.80 --> 1:19:17.400

Analeshia Rodriguez

That totally it totally makes sense, but it in the letter for the variance request like it states that there were as efforts made to speak and negotiate with the neighbors about.

1:19:19.340 --> 1:19:19.810

Analeshia Rodriguez

Umm.

1:19:21.840 --> 1:19:34.560

Analeshia Rodriguez

I think like some lot line adjustment you know for for the property and and it Mary to the South or to the West sounds like not in favor and then you have the adjacent property.

1:19:35.480 --> 1:19:37.850

Analeshia Rodriguez

And so I'm just.

1:19:37.860 --> 1:19:51.730

Analeshia Rodriguez

I'm just suggesting that as you stated, if you don't know how long your family or who owns this property or is going to manage this property next to you, you know is going to have this property.

1:19:53.300 --> 1:19:59.680

Analeshia Rodriguez

Maybe we shouldn't just make the assumption that there's friendly neighbors that are gonna take your doc if you don't have any shoreline to put it.

1:20:1.90 --> 1:20:1.900

Analeshia Rodriguez

That's all I'm saying.

1:20:1.940 --> 1:20:2.690

Analeshia Rodriguez

Yeah, this is Dave.

1:20:2.700 --> 1:20:2.940

Analeshia Rodriguez

Right.

1:20:2.950 --> 1:20:5.700

Analeshia Rodriguez

If we're, if we're talking about where the dock goes when it's not connected.

1:20:8.960 --> 1:20:12.90

Analeshia Rodriguez

That's just been common practice for decades up there to give.

1:20:12.100 --> 1:20:13.400

Analeshia Rodriguez

Move it over to the neighbor.

1:20:13.410 --> 1:20:16.30

Analeshia Rodriguez

They usually say fine, you put their dock over on their side.

1:20:16.40 --> 1:20:17.350

Analeshia Rodriguez

It ties offshore.

1:20:17.360 --> 1:20:18.930

Analeshia Rodriguez

It's not on the Shoreline regulation.

1:20:18.940 --> 1:20:24.590

Analeshia Rodriguez

It's on Forest Service water that it goes out there and they just tie it to a couple of trees so it doesn't go away.

1:20:27.530 --> 1:20:37.280

Analeshia Rodriguez

To the question of an E or a lot line adjustment, I I wanna clarify to that Mary Reardon to our I'm gonna say just took my left side.

1:20:37.370 --> 1:20:42.380

Analeshia Rodriguez

She does not want to give us an easement or adjustment or anything on her property.

1:20:42.390 --> 1:20:49.20

Analeshia Rodriguez

She doesn't want the dock over there, the adjoining property and the other side, which the LLC owns.

1:20:50.190 --> 1:21:3.750

Analeshia Rodriguez

I'm a lot line adjustment wouldn't work because there's another doc right over there next to that lot line that's on the 20 foot set back and it would make it very difficult to get boats in and out and would create a navigation hazard to put docs that close together.

1:21:5.380 --> 1:21:8.70

Analeshia Rodriguez

So the lot line doesn't really resolve it.

1:21:8.80 --> 1:21:13.400

Analeshia Rodriguez

The only other option from the counties point of view is to force us to say we can't have a doc.

1:21:13.510 --> 1:21:16.490

Analeshia Rodriguez

We're gonna have to share common docs, and then we're gonna have it.

1:21:16.500 --> 1:21:24.420

Analeshia Rodriguez

Negative impact on two of our properties, which no one really wants, but I think that's the only options that we've got left.

1:21:28.650 --> 1:21:29.530

Analeshia Rodriguez

Go ahead, Josh.

1:21:29.950 --> 1:21:32.300

Analeshia Rodriguez

Yeah, I mean I this is a tricky one.

1:21:32.310 --> 1:21:43.300

Analeshia Rodriguez

I think because you're going to be impacting property values of either the property owner or the adjacent property owner, and I mean the 20 foot set back rule.

1:21:43.790 --> 1:21:46.0

Analeshia Rodriguez

It helps to establish equity, right?

1:21:46.10 --> 1:21:49.900

Analeshia Rodriguez

It's designed to protect property rights and maintain orderly development.

1:21:51.0 --> 1:21:59.70

Analeshia Rodriguez

And so when you request a variance that is going to negatively impact Mary Reardon's property value.

1:21:59.130 --> 1:22:0.870

Analeshia Rodriguez

Likely right.

1:22:0.880 --> 1:22:10.610

Analeshia Rodriguez

Everybody else on the lake mostly has a 20 foot setback for their dock to the adjacent property lines, so I'm I don't know which way I'm gonna go on this one.

1:22:10.670 --> 1:22:12.110

Analeshia Rodriguez

It's it's tough, right?

1:22:12.120 --> 1:22:25.890

Analeshia Rodriguez

It's it's difficult and I can appreciate how yet collectively the, you know, the family owns three lots, but the entities that own those lots have different owners.

1:22:25.900 --> 1:22:28.570

Analeshia Rodriguez

So it's that makes it tough.

1:22:29.530 --> 1:22:41.670

Analeshia Rodriguez

If I could speak to that, I think because there are a lot of generational families that are on Lindbergh and the kids and grandkids, and everybody's trying to figure out how to be secure, this legacy for future generations.

1:22:42.610 --> 1:22:58.240

Analeshia Rodriguez

And in essence, the part that would really kind of gets to me is like because part of our family might own one and the other part of the family owns an adjoining one, if it we were unrelated entities, then that's not even an option.

1:22:58.350 --> 1:23:3.100

Analeshia Rodriguez

But it's because some of the members of both have the same last name.

1:23:3.450 --> 1:23:11.100

Analeshia Rodriguez

Then we'd be penalized because of that, as opposed to having two independent, two independent properties, and that's how it was set up when we purchased the property.

1:23:11.370 --> 1:23:12.420

Analeshia Rodriguez

Yeah, I appreciate that.

1:23:12.430 --> 1:23:18.130

Analeshia Rodriguez

One of the criteria that we have to look at though is whether alternatives exist to help meet the in place standards.

1:23:18.560 --> 1:23:24.700

Analeshia Rodriguez

And so I think that's one of the reasons why we're exploring that alternative, or at least I am.

1:23:24.790 --> 1:23:27.600

Analeshia Rodriguez

Yeah, but I I I appreciate your comment.

1:23:31.670 --> 1:23:32.380

Analeshia Rodriguez

Go ahead, Shane.

1:23:38.240 --> 1:23:43.720

Shane Morrissey

I'm also having a little bit of trouble with this one, but I I guess I do have a couple of questions.

1:23:43.730 --> 1:23:50.990

Shane Morrissey

Umm, so the the I'm understanding this correctly I believe but.

1:23:52.710 --> 1:23:57.540

Shane Morrissey

Uh, the 20 foot set back is to the is not to the center line of the dock, correct?

1:23:57.550 --> 1:24:0.430

Shane Morrissey

It would be to either side of the dock.

1:24:2.300 --> 1:24:3.220

Shane Morrissey

Probably a question for Matt.

1:24:3.550 --> 1:24:4.50

Analeshia Rodriguez

That is correct.

1:24:7.470 --> 1:24:7.670

Shane Morrissey

OK.

1:24:8.390 --> 1:24:9.710

Analeshia Rodriguez

To bad humor, yes.

1:24:9.420 --> 1:24:23.820

Shane Morrissey

And I I guess I'm just wondering if there's a way to mitigate some of this, you know, having a less narrow dock and pushing it as far away from the adjacent property owner as possible.

1:24:24.700 --> 1:24:29.80

Shane Morrissey

The adjacent non related property owner as possible.

1:24:33.340 --> 1:24:42.480

Shane Morrissey

I mean, we seemingly we could get pretty darn close to a 20 foot set back if we put it on the I guess I called the Northern property line.

1:24:47.150 --> 1:24:47.550

Analeshia Rodriguez

OK.

1:24:47.560 --> 1:24:56.50

Analeshia Rodriguez

Are you hearing that, Matt, that's a question slash suggestion, I think you might have to repeat that, Shane.

1:24:57.220 --> 1:24:58.230

Analeshia Rodriguez

This is Matt hymel.

1:24:59.440 --> 1:25:31.410

Analeshia Rodriguez

If the planning board wants to recommend to the board of County Commissioners and additional condition of approval for location of a dock or siding in relation to the set back, that can be a additional motion and I would recommend also incorporating findings of fact in line with the variance review criteria to create that Nexus connection between a finding on an impact and how that recommended condition of approval can mitigate that impact under the guise of the shoreline regulations.

1:25:33.740 --> 1:25:36.840

Analeshia Rodriguez

Do you have thoughts on that suggestion like here in the moment like?

1:25:38.600 --> 1:25:51.670

Analeshia Rodriguez

A few ways that it could be possible is 1 either requiring repositioning the uh landing dock to one other port to one other side of the property.

1:25:52.100 --> 1:25:57.390

Analeshia Rodriguez

However, then there may be an encroachment of DOC elements beyond the water itself.

1:25:57.740 --> 1:26:4.90

Analeshia Rodriguez

So that's already, it's already pretty squeezed in there for lack of better terms because of the narrow width.

1:26:4.780 --> 1:26:23.280

Analeshia Rodriguez

Short of that, another option, maybe a condition of approval that reduces the total area to accommodate for moving the dock and then reducing its its its area so that it's not

effectively then encroaching over the over and what would basically be in front of another properties furnish.

1:26:27.990 --> 1:26:28.680

Analeshia Rodriguez

OK.

1:26:28.690 --> 1:26:29.480

Analeshia Rodriguez

Anything else, Shane?

1:26:30.420 --> 1:26:31.870

Shane Morrissey

It just had one more question.

1:26:31.920 --> 1:26:32.100

Analeshia Rodriguez

Yeah.

1:26:32.240 --> 1:26:35.790

Shane Morrissey

In the aerial photographs, it kind of looked like there was a dock.

1:26:35.800 --> 1:26:41.580

Shane Morrissey

There is this thing exist or has there been a doc there in the past?

1:26:49.490 --> 1:26:51.270

Analeshia Rodriguez

I know that's the should be.

1:26:51.280 --> 1:26:52.640

Analeshia Rodriguez

This is David McCrane calling.

1:26:52.650 --> 1:26:55.580

Analeshia Rodriguez

That's the dock on for 7000.

1:26:55.590 --> 1:27:0.500

Analeshia Rodriguez

Lindbergh these property lines on the cadastro or shifted over probably about 20 feet.

1:27:0.510 --> 1:27:5.700

Analeshia Rodriguez

They don't line up with what's really on the ground, but that dock there is the one I was referring to.

1:27:5.710 --> 1:27:8.920

Analeshia Rodriguez

That's off the adjoining platform on lot 23.

1:27:9.370 --> 1:27:11.260

Analeshia Rodriguez

That doesn't allow us to move it over.

1:27:11.270 --> 1:27:15.940

Analeshia Rodriguez

That bucks been there for 50 years, so we can't really encroach more on that one.

1:27:19.90 --> 1:27:19.310

Shane Morrissey

OK.

1:27:16.550 --> 1:27:23.70

Analeshia Rodriguez

All because it's existing, so that's where the property line adjustment plan doesn't doesn't work.

1:27:25.220 --> 1:27:25.730

Shane Morrissey

Thanks.

1:27:29.280 --> 1:27:30.460

Analeshia Rodriguez

Anybody else, Dave?

1:27:32.840 --> 1:27:36.380

Analeshia Rodriguez

Sorry, I keep asking questions, but Matt, so if this.

1:27:39.930 --> 1:27:50.720

Analeshia Rodriguez

Let's see if we push the the edge of the the dock to the southerly edge, leaving more set back on the north side.

1:27:50.730 --> 1:27:52.810

Analeshia Rodriguez

If I'm reading this correctly, can.

1:27:52.830 --> 1:27:53.100

Analeshia Rodriguez

Words.

1:27:53.100 --> 1:27:53.800

Analeshia Rodriguez

The yeah.

1:27:53.870 --> 1:28:4.660

Analeshia Rodriguez

And the nurse side and push it and basically have no set back on the southerly edge, does that it just to me seems more logical because.

1:28:6.260 --> 1:28:18.470

Analeshia Rodriguez

The the the the adjacent lot to the South is not is not able to compromise and and in a in allowing easement in order to have a better placement over their stock is.

1:28:18.480 --> 1:28:22.340

Analeshia Rodriguez

But since that's not in this game, that's not possible.

1:28:22.800 --> 1:28:30.640

Analeshia Rodriguez

Then I'm just suggesting we move the dock as far South as possible on this properly right on the property line in the variance will be for that.

1:28:34.330 --> 1:28:35.740

Analeshia Rodriguez

This is this is Matt.

1:28:35.740 --> 1:28:36.900

Analeshia Rodriguez
Hymel staff.

1:28:36.910 --> 1:28:38.300

Analeshia Rodriguez
I just wanna declared ya.

1:28:40.200 --> 1:28:45.380

Analeshia Rodriguez
South on the frontage would be to umm let's switch over to the other one.

1:28:50.460 --> 1:28:51.340

Analeshia Rodriguez
Alpha this way?

1:28:52.340 --> 1:28:58.610

Analeshia Rodriguez
Yes, is the question to move the Doc N which would be on the upper portion of the image on the screen.

1:28:58.620 --> 1:29:4.210

Analeshia Rodriguez
I was suggesting to move it S up lake or down South according to the.

1:29:4.520 --> 1:29:5.150

Analeshia Rodriguez
Yeah.

1:29:5.220 --> 1:29:15.380

Analeshia Rodriguez
It's on the southerly property line right here, kind of you're you're in the middle proposing the middle with variances on both sides because you're not able to meet either one.

1:29:16.320 --> 1:29:18.10

Analeshia Rodriguez
So there's a suggestion.

1:29:18.840 --> 1:29:19.190

Analeshia Rodriguez
What?

1:29:19.200 --> 1:29:20.370

Analeshia Rodriguez

What I'm concerned with is.

1:29:22.900 --> 1:29:28.520

Analeshia Rodriguez

I understand there this would might be a negative impact in applicant.

1:29:28.530 --> 1:29:31.400

Analeshia Rodriguez

I'm worried about the negative impact on the lake itself.

1:29:31.410 --> 1:29:38.310

Analeshia Rodriguez

I've seen no yeses or Nos on that issue in terms of a dock that that far out.

1:29:38.320 --> 1:29:43.510

Analeshia Rodriguez

Actually into the water and maybe other existing docs are that way I I see nothing on that.

1:29:43.520 --> 1:29:52.300

Analeshia Rodriguez

So I guess I don't know and and my question has to do is there better placement for this on the southerly edge of this property and that's all?

1:29:54.810 --> 1:29:57.860

Analeshia Rodriguez

OK, let me see if I can clarify this real quick.

1:29:57.990 --> 1:30:5.990

Analeshia Rodriguez

So I believe the southerly property line is the neighbor that does not want to share the easement.

1:30:10.800 --> 1:30:11.720

Analeshia Rodriguez

And the water is.

1:30:13.990 --> 1:30:15.190

Analeshia Rodriguez

OK, alright.

1:30:15.200 --> 1:30:39.650

Analeshia Rodriguez

So he, yes, his his suggestion or thought question is the southerly boundary, does that work in any way or this is Matt Heimel in in a very general sense, like I said earlier, as far as proposing or recommending another condition to the board of County after the County Commission, we can look at findings that there.

1:30:39.660 --> 1:30:57.70

Analeshia Rodriguez

And I just want to clarify that moving the dock to the South will place it in a closer proximity to the owner of property that is objecting to this variance is it is it, is that the intent of this of this question, I just want to make sure that it is.

1:30:57.120 --> 1:30:57.410

Analeshia Rodriguez

Yeah.

1:30:57.450 --> 1:30:57.710

Analeshia Rodriguez

Under.

1:30:57.720 --> 1:31:3.640

Analeshia Rodriguez

Yeah, he's saying he understands that, but it still feels like that might be a better option.

1:31:4.970 --> 1:31:10.610

Analeshia Rodriguez

And if you wanna make that motion or anybody wants to help make that motion, feel free.

1:31:11.950 --> 1:31:12.600

Analeshia Rodriguez

Go ahead.

1:31:13.10 --> 1:31:13.390

Analeshia Rodriguez

Is it?

1:31:13.470 --> 1:31:14.220

Analeshia Rodriguez

I'm sorry, Dave.

1:31:14.230 --> 1:31:15.210

Analeshia Rodriguez

Go ahead, Dave mccrane.

1:31:15.250 --> 1:31:20.780

Analeshia Rodriguez

I I think the doc is from from the maritime aspect or from accessing it.

1:31:20.790 --> 1:31:22.820

Analeshia Rodriguez

It's in a good location where it is.

1:31:23.510 --> 1:31:25.960

Analeshia Rodriguez

I want to keep my relations good with my neighbor.

1:31:25.970 --> 1:31:27.320

Analeshia Rodriguez

I would would do it.

1:31:27.330 --> 1:31:29.500

Analeshia Rodriguez

I don't really want to push it over to her side.

1:31:29.510 --> 1:31:32.130

Analeshia Rodriguez

I'm trying to minimize her visual impact from it.

1:31:34.640 --> 1:31:38.310

Analeshia Rodriguez

So I I I think it actually works really well as it is designed.

1:31:38.680 --> 1:31:48.170

Analeshia Rodriguez

As I mentioned earlier, we may even **** that dock a little bit at a 45 degree angle towards the north to minimize her impact further.

1:31:48.180 --> 1:31:53.990

Analeshia Rodriguez

And it actually is better for the windage and everything else that way, and it's still stays within the boundary if we turn it in a bit of an angle.

1:31:54.0 --> 1:32:1.820

Analeshia Rodriguez

I'm trying to keep peace with the neighbors too, but I think that would be the minimum impact on the homeowners off of the like.

1:32:3.80 --> 1:32:5.70

Analeshia Rodriguez

Did you have something as well, Matt, are your?

1:32:5.120 --> 1:32:6.690

Analeshia Rodriguez

I just want it looked like you wanted to speak.

1:32:6.700 --> 1:32:8.530

Analeshia Rodriguez

So I'm just checking you tell.

1:32:9.200 --> 1:32:28.170

Analeshia Rodriguez

Yes, the Matt, Matt Heimel again, one thing I I would also just like to point out about concerns on materials and impacts to the water quality, just as a general reference to shoreline regulations have standard specifications for all materials that are used and doc construction projects or any construction projects in the Shoreline Protection zone.

1:32:28.490 --> 1:32:34.660

Analeshia Rodriguez

So this doc for example using wood and other umm sources to have it be anchored.

1:32:34.950 --> 1:32:48.240

Analeshia Rodriguez

Those are all also checked during our permit review, which the permit would then be issued after the Commission approved, provided that it does get to that point for a permit and then we would have follow up inspections during and after.

1:32:48.780 --> 1:32:49.130

Analeshia Rodriguez

Uh.

1:32:49.140 --> 1:33:3.390

Analeshia Rodriguez

And installation of that of that DOC or just as a general reference to make sure that we we do also check on those for the at adherence to the standards that are intended to preserve what water quality and we do have findings of fact to that effect.

1:33:5.480 --> 1:33:5.830

Analeshia Rodriguez

Great.

1:33:5.840 --> 1:33:6.290

Analeshia Rodriguez

Thank you.

1:33:6.760 --> 1:33:8.120

Analeshia Rodriguez

Any other thoughts?

1:33:8.130 --> 1:33:9.980

Analeshia Rodriguez

Anybody want to lay their position out?

1:33:10.210 --> 1:33:11.110

Analeshia Rodriguez

Josh, go ahead.

1:33:11.660 --> 1:33:12.250

Analeshia Rodriguez

Yeah, sure.

1:33:12.260 --> 1:33:30.490

Analeshia Rodriguez

I, after hearing the applicants desire to accommodate the neighbor to the South Umm and understanding a little bit better, the difficulty in reconfiguring property boundaries to use the collective shoreline, I intend to support the motion.

1:33:32.950 --> 1:33:33.240

Analeshia Rodriguez

Great.

1:33:33.250 --> 1:33:33.830

Analeshia Rodriguez

Thank you.

1:33:33.880 --> 1:33:35.430

Analeshia Rodriguez

We have Lynn and then Rick.

1:33:40.520 --> 1:33:40.840

Lynn Davis

OK.

1:33:43.480 --> 1:33:47.730

Lynn Davis

What keeps coming up for me is just the size of the dock, and so I'm wondering.

1:33:47.740 --> 1:33:55.40

Lynn Davis

I don't know if we could approved with a condition that it's a straight dock not wider than X.

1:33:55.50 --> 1:33:59.250

Lynn Davis

Whatever is the width of a functional leg single.

1:34:0.990 --> 1:34:2.0

Lynn Davis

Straight dock.

1:34:2.10 --> 1:34:20.350

Lynn Davis

That's not a U shape, sorry for the very descriptive language there, but so that's my thought is I would really lean towards a not approving it just because of the size and how big it is compared to the amount of land that they have on the frontage.

1:34:21.450 --> 1:34:30.870

Lynn Davis

But I believe that it might meet the neighbors desire to not have a big, you know, it might not be as bad for the neighbor if it's a smaller dock.

1:34:33.370 --> 1:34:33.860

Analeshia Rodriguez

OK.

1:34:34.60 --> 1:34:35.980

Analeshia Rodriguez

Is this the scale here?

1:34:35.990 --> 1:34:38.300

Analeshia Rodriguez

In this do we have?

1:34:38.590 --> 1:34:39.760

Analeshia Rodriguez

Is there anything to?

1:34:40.730 --> 1:34:43.530

Analeshia Rodriguez

I believe yes, this is this guy's alright.

1:34:46.230 --> 1:34:46.580

Analeshia Rodriguez

Alright.

1:34:46.590 --> 1:34:47.480

Analeshia Rodriguez

Duly noted.

1:34:48.190 --> 1:34:48.360

Lynn Davis

Thank.

1:34:47.950 --> 1:34:57.220

Analeshia Rodriguez

I I'm not sure if we could put a, can we put a condition, I mean just as can we put a condition on like the size of the dock?

1:34:57.230 --> 1:35:1.60

Analeshia Rodriguez

Is that with in the parameters of or the scope of?

1:35:2.970 --> 1:35:3.710

Analeshia Rodriguez

I don't know. Matt.

1:35:3.720 --> 1:35:4.940

Analeshia Rodriguez

You wanna try and feel that?

1:35:5.310 --> 1:35:6.880

Analeshia Rodriguez

Yeah, Matt Hamill again.

1:35:6.890 --> 1:35:7.640

Analeshia Rodriguez

The staff?

1:35:8.310 --> 1:35:12.800

Analeshia Rodriguez

Yes, the board can recommend a condition related to to size.

1:35:13.720 --> 1:35:20.270

Analeshia Rodriguez

Right now off hand, I don't have a recommended or suggested reduction in that dock area.

1:35:20.620 --> 1:35:44.50

Analeshia Rodriguez

However, it is possible to have a something, uh, in the realm of motion to either direct staff or one in general about every a motion recommended a reduction in size and then between now and the hearing with the board of County Commissioners on July 11th, we can have a recommended.

1:35:46.90 --> 1:35:46.330

Analeshia Rodriguez

Uh.

1:35:46.450 --> 1:35:52.250

Analeshia Rodriguez

Language for that time and the applicant would also have time to review that as as well and provide comment and.

1:35:54.750 --> 1:36:9.160

Analeshia Rodriguez

I also want to point out for the record, whenever we look at changes to a design, there's

always the possibility that that could be seen as new information in the public record that the public did not review previously.

1:36:9.610 --> 1:36:15.980

Analeshia Rodriguez

In this context, it's my opinion that we're really looking at a setback here from the dock.

1:36:15.990 --> 1:36:30.740

Analeshia Rodriguez

Itself, and that if the final DOC design deviates from what we see on the screen here, then it's really in the overall context of potentially mitigating adverse impacts.

1:36:31.370 --> 1:36:31.660

Analeshia Rodriguez

Umm.

1:36:31.670 --> 1:36:37.400

Analeshia Rodriguez

However, depending on how far moves and what changes, then get recommended by the board.

1:36:37.410 --> 1:36:55.360

Analeshia Rodriguez

That's also going to be a part that staff reviews and the time before it goes to the county or to the on board so that we are Cognizant to make sure that we don't go too far and veer off to a design that was not noticed that could potentially need a restart in the public notice.

1:36:56.330 --> 1:36:57.640

Analeshia Rodriguez

OK, clear enough.

1:36:57.650 --> 1:36:58.340

Analeshia Rodriguez

Go ahead, Dave.

1:36:58.550 --> 1:37:3.570

Analeshia Rodriguez

If I made this is David Mccrane again to the question of the U shape doc.

1:37:4.270 --> 1:37:6.280

Analeshia Rodriguez

It's really important to have it.

1:37:6.290 --> 1:37:9.400

Analeshia Rodriguez

You shape dock if you have a ski boat or another boat.

1:37:9.410 --> 1:37:21.880

Analeshia Rodriguez

The problem is is that sometimes they get swamped and I've had neighbors that their boats have leaked and they sunk, but because they were U shaped dock, it keeps the boat above water, doesn't drop into the lake.

1:37:21.890 --> 1:37:22.960

Analeshia Rodriguez

So you shaped ox?

1:37:22.970 --> 1:37:24.330

Analeshia Rodriguez

Really, do serve a function.

1:37:25.660 --> 1:37:30.910

Analeshia Rodriguez

It's a lot better to put a square dock, but it's really for a safety issue and we drink the water of the lake.

1:37:30.980 --> 1:37:36.590

Analeshia Rodriguez

The last thing I want is engine oil or something happening, or somebody's boat swamping and it goes into the lake.

1:37:36.660 --> 1:37:41.200

Analeshia Rodriguez

This design is designed to support the above boat to keep it so it doesn't sync even if it fills with water.

1:37:43.760 --> 1:37:44.80

Analeshia Rodriguez

Great.

1:37:44.90 --> 1:37:45.580

Analeshia Rodriguez

Thanks for that clarification.

1:37:45.590 --> 1:37:46.250

Analeshia Rodriguez

Uh, let's see.

1:37:46.260 --> 1:37:48.730

Analeshia Rodriguez

I have Rick and then Shane, anybody in the house here.

1:37:49.220 --> 1:37:50.770

Analeshia Rodriguez

OK, Rick and then Shane.

1:37:54.180 --> 1:37:57.110

Rick Hall

You know, I'm just gonna sort of play devil's advocate here.

1:37:57.560 --> 1:38:3.230

Rick Hall

I'm you know, the the the lot as it sits.

1:38:6.260 --> 1:38:16.690

Rick Hall

When you purchase a lot like that, looking at it, it's pretty apparent it does not have very much like side of frontage.

1:38:17.570 --> 1:38:21.680

Rick Hall

I kind of feel like we're putting a square peg in a round hole here.

1:38:22.110 --> 1:38:33.310

Rick Hall

I understand the need for the variance, but the design of the lot, you know, it really doesn't lend itself to having a doc originally.

1:38:33.590 --> 1:38:37.850

Rick Hall

You know, I'm that's kind of the issue that I've got.

1:38:39.390 --> 1:38:48.120

Rick Hall

It does encroach on the on the neighbor because that's the purpose of, as somebody else said, that's the purpose of setbacks.

1:38:48.600 --> 1:38:50.650

Rick Hall

So I'm kind of torn on this one.

1:38:52.770 --> 1:38:59.700

Rick Hall

I understand their desire, and I recognize that, but the the lot does not lend itself to that.

1:38:59.710 --> 1:39:5.720

Rick Hall

Thus the need for the variance and I'm not sure if I support it, so I'm still kind of out there.

1:39:8.330 --> 1:39:9.700

Analeshia Rodriguez

This is Dave McRae.

1:39:9.710 --> 1:39:10.790

Analeshia Rodriguez

May I addressed the point.

1:39:10.800 --> 1:39:21.120

Analeshia Rodriguez

I'm sure I understand your point and it's valid, but I to give a little bit of history on this and we purchased the lot and nine years ago it had 100 feet of frontage to it.

1:39:21.410 --> 1:39:24.800

Analeshia Rodriguez

It's because it was surveyed improperly back in the 50s.

1:39:25.230 --> 1:39:27.200

Analeshia Rodriguez

They never ran it all the way out.

1:39:27.210 --> 1:39:38.580

Analeshia Rodriguez

It took us years to work through with the county and getting the lines corrected to finally get to this position, and so this is this is changed that lot line.

1:39:38.590 --> 1:39:42.200

Analeshia Rodriguez

The frontage got a lot shorter over when we had it resurveyed and restaked.

1:39:42.210 --> 1:39:47.420

Analeshia Rodriguez

We had two surveyors out there trying to make all this work, even getting the houses on the right properties.

1:39:47.430 --> 1:39:52.10

Analeshia Rodriguez

It was where two surveyor crews came together and they never really agreed.

1:39:52.20 --> 1:39:53.620

Analeshia Rodriguez

They just kind of left it that way.

1:39:53.870 --> 1:39:57.720

Analeshia Rodriguez

But the lake frontage was 150, a 100 and over 100 feet.

1:39:58.170 --> 1:40:2.30

Analeshia Rodriguez

Five years ago, when we purchased property, it took us that long to get it straightened out.

1:40:2.450 --> 1:40:4.560

Analeshia Rodriguez

And yeah, it ended up.

1:40:7.500 --> 1:40:10.150

Rick Hall

That makes a lot more that makes a lot more sense to me now.

1:40:4.570 --> 1:40:16.620

Analeshia Rodriguez

We've got 22 foot of shoreline with it and the neighbor and the neighbor to the South, Mary, got 78 feet more shoreline on hers when we resurveyed it.

1:40:17.320 --> 1:40:23.380

Analeshia Rodriguez

Uh, but it's been a project, so I appreciate your help and your time.

1:40:24.50 --> 1:40:24.620

Analeshia Rodriguez

Absolutely.

1:40:24.630 --> 1:40:24.970

Analeshia Rodriguez

Go ahead.

1:40:24.980 --> 1:40:26.190

Analeshia Rodriguez

Shane or Rick, are you done?

1:40:26.760 --> 1:40:31.800

Rick Hall

I just wanted we don't have have a map of that original survey or anything like that, right?

1:40:33.670 --> 1:40:34.560

Analeshia Rodriguez

Hold on a SEC.

1:40:34.570 --> 1:40:36.40

Analeshia Rodriguez

I see Matt digging here.

1:40:36.80 --> 1:40:37.820

Analeshia Rodriguez

I have to go back about five years.

1:40:38.130 --> 1:40:38.690

Analeshia Rodriguez

Find something.

1:40:40.340 --> 1:40:43.710

Analeshia Rodriguez

All right, Matt's gonna look well, Matt looking.

1:40:43.720 --> 1:40:44.360

Analeshia Rodriguez

Go ahead, Shane.

1:40:48.200 --> 1:40:48.410

Analeshia Rodriguez

Got.

1:40:48.210 --> 1:40:48.440

Shane Morrissey

I guess.

1:40:50.800 --> 1:40:52.60

Shane Morrissey

Two questions.

1:40:54.310 --> 1:40:56.280

Shane Morrissey

So like, I'm kind of interested in this.

1:40:56.650 --> 1:40:57.360

Shane Morrissey

Ohhh wait for a minute.

1:41:0.740 --> 1:41:4.50

Analeshia Rodriguez

No worries, I can recognize the lots of you.

1:41:5.340 --> 1:41:6.640

Analeshia Rodriguez

Where are we 10?

1:41:8.750 --> 1:41:9.580

Analeshia Rodriguez

No, it's right there.

1:41:9.590 --> 1:41:11.520

Analeshia Rodriguez

I think that #9.

1:41:14.510 --> 1:41:15.880

Analeshia Rodriguez

And then figure out where we are.

1:41:16.510 --> 1:41:18.900

Analeshia Rodriguez

Some point they became, and maybe on a different page.

1:41:23.760 --> 1:41:26.810

Analeshia Rodriguez

Ohh #2 sorry, get rid of this for a moment.

1:41:28.130 --> 1:41:29.780

Analeshia Rodriguez

Is Matt with county staff?

1:41:29.790 --> 1:41:35.190

Analeshia Rodriguez

I just need to stop sharing the screen so I can have more, more real estate available to click.

1:41:35.200 --> 1:41:36.800

Analeshia Rodriguez

Things OK, no worries.

1:41:39.110 --> 1:41:39.460

Analeshia Rodriguez

All right.

1:41:39.470 --> 1:41:40.120

Analeshia Rodriguez

Sorry folks.

1:41:40.130 --> 1:41:40.860

Analeshia Rodriguez

Hang with us.

1:41:41.290 --> 1:41:45.10

Analeshia Rodriguez

We don't see a lot of variance is on the lake, so.

1:41:47.890 --> 1:41:51.920

Analeshia Rodriguez

I know y'all are waiting to get to that subdivision, right?

1:41:53.410 --> 1:41:53.560

Analeshia Rodriguez

Yeah.

1:41:54.10 --> 1:41:54.140

Analeshia Rodriguez

Yeah.

1:41:54.840 --> 1:42:0.720

Analeshia Rodriguez

Yeah, that's the other end parks much further South.

1:42:13.190 --> 1:42:14.820

Analeshia Rodriguez

It's worth the wait if we can find it.

1:42:14.830 --> 1:42:15.400

Analeshia Rodriguez

I think it'll help.

1:42:19.110 --> 1:42:20.980

Analeshia Rodriguez

Yeah, I'm not sure why I'm not seeing the full.

1:42:24.640 --> 1:42:30.70

Analeshia Rodriguez

And you just click on on that and then go back historical probably.

1:42:33.290 --> 1:42:36.850

Analeshia Rodriguez

How often that would be it, and we that's the one we purchased it from the policies.

1:42:41.760 --> 1:42:44.850

Analeshia Rodriguez

Should the exhibit, it's just that I mean.

1:42:47.780 --> 1:42:48.940

Analeshia Rodriguez

I can make short tracks.

1:43:1.230 --> 1:43:9.360

Analeshia Rodriguez

Just for some context, or sometimes a discrepancy between what is named on our property information system between what Department of Revenue has is a legal description.

1:43:10.490 --> 1:43:16.160

Analeshia Rodriguez

So what I'm looking for is Diamond L bar, Second Lakeshore tracks, which are.

1:43:19.570 --> 1:43:21.600

Analeshia Rodriguez

System is not cooperating with me very well.

1:43:26.710 --> 1:43:27.430

Analeshia Rodriguez

It's another page.

1:43:27.440 --> 1:43:31.700

Analeshia Rodriguez

These are further down, like all those owners, as long they got, there's not a next.

1:43:31.710 --> 1:43:32.180

Analeshia Rodriguez

That's it.

1:43:32.430 --> 1:43:32.760

Analeshia Rodriguez

That's it.

1:43:34.60 --> 1:43:35.950

Analeshia Rodriguez

All right, one to eight, one of eight.

1:43:35.960 --> 1:43:38.170

Analeshia Rodriguez

Here one to 88. Ohh.

1:43:40.490 --> 1:43:42.10

Analeshia Rodriguez

Well, I think we can live without that.

1:43:43.680 --> 1:43:49.330

Analeshia Rodriguez

It'd be nice to have a visual representation, but we can definitely move along here, so go ahead and chain.

1:43:50.170 --> 1:44:3.510

Shane Morrissey

So I guess my question to Matt is, so it seems like the thing that you're mentioning on that that's being dimensioned on site plan is the permanent part of the dock.

1:44:4.20 --> 1:44:4.550

Shane Morrissey

Umm.

1:44:5.0 --> 1:44:8.350

Shane Morrissey

And the floating portion of it is not dimensioned.

1:44:8.500 --> 1:44:13.660

Shane Morrissey

That's not considered to be in the set back if you will that generally correct.

1:44:17.430 --> 1:44:18.30

Shane Morrissey

That makes sense.

1:44:20.810 --> 1:44:21.800

Analeshia Rodriguez

It does to me.

1:44:21.870 --> 1:44:22.600

Analeshia Rodriguez

We we were.

1:44:22.740 --> 1:44:23.970

Analeshia Rodriguez

This is Madigan with county staff.

1:44:23.980 --> 1:44:29.670

Analeshia Rodriguez

We refer to docs as subject to the structure, so that would be all all elements of a doc OK.

1:44:30.930 --> 1:44:58.740

Shane Morrissey

So I guess the the 10 1/2 feet that we think that we have, uh, according to that image is uh, depending on the size of the dock that is proposed, I suppose that tenant a half feet is probably not accurate like it it appears like the dog is 25 feet wide give or take.

1:45:2.600 --> 1:45:2.780

Analeshia Rodriguez

Yeah.

1:44:58.790 --> 1:45:4.70

Shane Morrissey

So the 10 1/2 feet is 0 feet.

1:45:4.920 --> 1:45:11.450

Shane Morrissey

That is that correct like you would consider that to be 0 feet or, you know give like making that up but.

1:45:19.200 --> 1:45:19.470

Analeshia Rodriguez

Yes.

1:45:20.0 --> 1:45:21.920

Analeshia Rodriguez

Yeah, that shows all the dimensions there.

1:45:26.140 --> 1:45:27.80

Analeshia Rodriguez

They're working on it here.

1:45:30.590 --> 1:45:35.950

Shane Morrissey

Because my follow-up question was gonna be like if you're actually just only if we're actually only.

1:45:36.20 --> 1:45:42.600

Shane Morrissey

OK, so if you have 22 feet shoreline and we have a 21 foot wide dock, then there is virtually no set back.

1:45:54.90 --> 1:46:0.860

Analeshia Rodriguez

Yeah, the the site plan has this amount again with staff, the site plan we have is 10 1/2 feet from the dock landing.

1:46:2.560 --> 1:46:2.720

Shane Morrissey

Sure.

1:46:0.870 --> 1:46:7.410

Analeshia Rodriguez

It's itself, however, the dock as designed is predominantly within those those set back areas.

1:46:10.0 --> 1:46:13.430

Analeshia Rodriguez

For the variance request is to have as stated in the.

1:46:15.650 --> 1:46:28.210

Analeshia Rodriguez

The whole request that we have that have just the doc essentially holy within probably set back because the frontage give you 20, you should have 220 foot setbacks on the Lakeshore property.

1:46:28.220 --> 1:46:31.750

Analeshia Rodriguez

But we have about 24 feet of frontage and in total.

1:46:33.510 --> 1:46:57.180

Shane Morrissey

Yeah, I mean, I guess what I was getting at earlier is, you know, 10 1/2 feet plus 10 1/2 feet equals roughly, you know your uh, you know, 20 feet that you need for a set back that doesn't really work if we're counting the entire floating portion as a structure that is occupying the space. Umm.

1:46:59.320 --> 1:47:8.920

Shane Morrissey

I mean model, I'm still not exactly sure where I'm going to go with this, but you know this is actually impacting the neighbor to the South and.

1:47:10.950 --> 1:47:17.690

Shane Morrissey

Somewhat significant way in that she had she could build a dock.

1:47:18.610 --> 1:47:25.590

Shane Morrissey

Umm, 20 feet from her property line and not actually be able to park a boat in it.

1:47:27.200 --> 1:47:29.740

Shane Morrissey

Because your dock is there.

1:47:32.720 --> 1:47:33.0

Analeshia Rodriguez

Right.

1:47:34.700 --> 1:47:35.190

Shane Morrissey

Umm.

1:47:35.560 --> 1:47:35.810

Analeshia Rodriguez

Maybe.

1:47:47.390 --> 1:47:47.920

Shane Morrissey

Yes, that's it.

1:47:48.940 --> 1:47:52.190

Analeshia Rodriguez

Is mad again just to make sure was that it was a question for staff.

1:47:52.260 --> 1:47:54.530

Analeshia Rodriguez

I don't know is that a question or a statement?

1:47:54.410 --> 1:47:55.240

Shane Morrissey

It was not a question.

1:47:55.250 --> 1:47:56.60

Shane Morrissey

It was a statement, sorry.

1:47:56.710 --> 1:47:57.10

Analeshia Rodriguez

OK.

1:47:59.490 --> 1:48:0.90

Analeshia Rodriguez

Go ahead, Peter.

1:48:1.410 --> 1:48:6.770

Analeshia Rodriguez

I'm going to support the variance on this and I'd like to request that we vote on it, OK.

1:48:8.660 --> 1:48:9.320

Analeshia Rodriguez

Anything else?

1:48:11.690 --> 1:48:12.440

Analeshia Rodriguez

Go ahead, Dave.

1:48:12.910 --> 1:48:16.920

Analeshia Rodriguez

Yes, I just want to state for the record the reason I was asking these questions.

1:48:16.930 --> 1:48:24.320

Analeshia Rodriguez

I was looking for an alternative that would have a less impact on both the shoreline and the lake itself.

1:48:24.750 --> 1:48:25.110

Analeshia Rodriguez

Thank you.

1:48:29.10 --> 1:48:29.520

Analeshia Rodriguez

Umm.

1:48:29.520 --> 1:48:37.200

Analeshia Rodriguez

And before we go to a vote here, just to clarify my position, you know I this is a tough one.

1:48:39.260 --> 1:48:42.520

Analeshia Rodriguez

There's a lot of good points being raised.

1:48:44.860 --> 1:48:50.270

Analeshia Rodriguez

I'm really unclear on why the whole dock would be measured.

1:48:50.740 --> 1:48:56.290

Analeshia Rodriguez

It seems like that wouldn't be the case, but that's not what you guys are saying.

1:49:0.690 --> 1:49:11.480

Analeshia Rodriguez

I don't know, I'm waffling, but I'm also I, you know, like I like to trust in staff and due diligence and believe in their efforts.

1:49:13.430 --> 1:49:16.520

Analeshia Rodriguez

So I think I'm gonna support this variance in the motion.

1:49:18.350 --> 1:49:26.230

Analeshia Rodriguez

When we get there, but unless anybody else wants to put their position on the record, we'll move to our vote too.

1:49:26.920 --> 1:49:27.630

Analeshia Rodriguez

Yeah.

1:49:27.700 --> 1:49:38.480

Analeshia Rodriguez

I also wanna say I don't feel comfortable to adding anymore conditions of approval here

like at at the end of the day this is whether or not we think that the applicant deserves a doc.

1:49:38.750 --> 1:49:39.240

Analeshia Rodriguez

That's it.

1:49:39.350 --> 1:49:46.600

Analeshia Rodriguez

Like we can, we can quibble about the feed and this and that, but it's like, do we think that this property should have access to a doc?

1:49:47.620 --> 1:49:50.450

Analeshia Rodriguez

Clearly the neighbor doesn't want it because of the view.

1:49:50.500 --> 1:50:2.230

Analeshia Rodriguez

Perhaps I don't know why it doesn't really matter, but if we think that this person clearly there's a long history of this property, property lines changed in some sense, it is the applicant did did the right thing by getting him clarified.

1:50:2.240 --> 1:50:5.460

Analeshia Rodriguez

And actually it was penalized for losing some for some frontage.

1:50:5.470 --> 1:50:17.430

Analeshia Rodriguez

So for me it's do we believe that this property has a right to a dock and if we do, then I defer to staff and staff says they support this variant.

1:50:17.440 --> 1:50:18.260

Analeshia Rodriguez

So I'm going to support it.

1:50:19.690 --> 1:50:19.980

Analeshia Rodriguez

Great.

1:50:19.990 --> 1:50:20.480

Analeshia Rodriguez

Thank you.

1:50:20.730 --> 1:50:21.270

Analeshia Rodriguez

Anybody else?

1:50:23.580 --> 1:50:24.130

Analeshia Rodriguez

Alright.

1:50:24.140 --> 1:50:25.730

Analeshia Rodriguez

And Alicia, can we do a roll call, though?

1:50:25.740 --> 1:50:29.330

Analeshia Rodriguez

Please roll call vote Lynn Davis.

1:50:31.120 --> 1:50:31.650

Lynn Davis

Against.

1:50:34.250 --> 1:50:35.110

Analeshia Rodriguez

Derek kanwisher.

1:50:36.910 --> 1:50:37.90

Analeshia Rodriguez

Yes.

1:50:39.380 --> 1:50:40.230

Analeshia Rodriguez

Shane Morrissey.

1:50:44.670 --> 1:50:44.830

Shane Morrissey

Now.

1:50:47.870 --> 1:50:49.990

Analeshia Rodriguez

Tune farm, yes.

1:50:52.870 --> 1:50:54.500

Analeshia Rodriguez

Josh Schrader, yes.

1:50:56.960 --> 1:50:58.970

Analeshia Rodriguez

They blew MIS yes.

1:51:2.70 --> 1:51:2.740

Analeshia Rodriguez

Peter Benson.

1:51:6.10 --> 1:51:6.480

Analeshia Rodriguez

Recall.

1:51:8.170 --> 1:51:8.460

Rick Hall

No.

1:51:10.740 --> 1:51:12.640

Analeshia Rodriguez

Sean McCoy, hi.

1:51:16.560 --> 1:51:27.860

Analeshia Rodriguez

And the motion passes with five yeses and four notes to clarify knows and what my my vote was a pass and one pass extension.

1:51:34.10 --> 1:51:34.190

Analeshia Rodriguez

So.

1:51:37.660 --> 1:51:38.90

Analeshia Rodriguez

Say again?

1:51:42.0 --> 1:51:46.260

Analeshia Rodriguez

Dave abstained, so we have 5 three vote.

1:51:51.270 --> 1:51:57.100

Analeshia Rodriguez

And the motion passes with that 543 against and one abstention.

1:52:0.490 --> 1:52:1.430

Analeshia Rodriguez

This is Dave McCrane.

1:52:1.440 --> 1:52:5.910

Analeshia Rodriguez

Thank you very much for your time and your valid concerns and your questions.

1:52:5.920 --> 1:52:9.240

Analeshia Rodriguez

I appreciate you spending the time going over this for everyone.

1:52:9.450 --> 1:52:9.790

Analeshia Rodriguez

Thank you.

1:52:10.840 --> 1:52:11.440

Analeshia Rodriguez

You're welcome.

1:52:11.450 --> 1:52:12.750

Analeshia Rodriguez

Thanks for being here as well.

1:52:12.760 --> 1:52:22.400

Analeshia Rodriguez

It always helps when the you know owners are here to answer questions and umm and you know, good luck and with the county and county commissioners.

1:52:24.290 --> 1:52:25.230

Analeshia Rodriguez

Thank you very much again.

1:52:25.320 --> 1:52:25.900

Analeshia Rodriguez

Mm-hmm.

1:52:25.940 --> 1:52:27.170

Analeshia Rodriguez

Thank you, Matt.

1:52:27.280 --> 1:52:29.290

Analeshia Rodriguez

Thank you, Peter, for giving us a shove.

1:52:29.340 --> 1:52:30.40

Analeshia Rodriguez

Appreciate it.

1:52:33.50 --> 1:52:47.190

Analeshia Rodriguez

OK, that closes out the Lindbergh Lake Dock variance and brings us to high Park View 13 lot major subdivision.

1:52:47.460 --> 1:52:49.410

Analeshia Rodriguez

We have Laura Lauren.

1:52:49.420 --> 1:52:52.670

Analeshia Rodriguez

Excuse me, Lauren Stevens, senior planner with the city of Missoula.

1:52:52.680 --> 1:52:53.660

Analeshia Rodriguez

Lauren, please take it away.

1:52:55.660 --> 1:52:55.980

Lauren Stevens

Right.

1:52:55.990 --> 1:52:58.620

Lauren Stevens

Let me get my screen shared here.

1:52:59.80 --> 1:52:59.510

Lauren Stevens

Umm.

1:53:0.600 --> 1:53:1.980

Lauren Stevens

Is that showing up for everyone?

1:53:3.610 --> 1:53:4.300

Analeshia Rodriguez

I see, yes.

1:53:4.910 --> 1:53:5.190

Lauren Stevens

Perfect.

1:53:6.340 --> 1:53:7.250

Lauren Stevens

All right.

1:53:8.420 --> 1:53:9.130

Lauren Stevens

Good evening.

1:53:9.140 --> 1:53:11.710

Lauren Stevens

As Sean mentioned, my name is Lauren Stevens.

1:53:11.720 --> 1:53:22.990

Lauren Stevens

I'm a senior planner with the permits and land use division of Community planning, development and innovation here today to talk about the proposed 13 lot high park views major subdivision.

1:53:24.390 --> 1:53:26.260

Lauren Stevens

Umm, there it is.

1:53:26.270 --> 1:53:46.710

Lauren Stevens

OK, so tonight planning Board will be voting on five motions and the first four are four

requested variances to the City Subdivision regulations and the last motion is to approve conditionally approve or deny the high park views preliminary plat application and all of these motions will then be recommendations to City Council.

1:53:48.960 --> 1:53:53.650

Lauren Stevens

The subject property is located in the South Hills directly north of High Park.

1:53:53.760 --> 1:53:59.400

Lauren Stevens

It is within City Council ward four and the far views Patty Canyon neighborhood Council area.

1:54:1.0 --> 1:54:1.280

Lauren Stevens

Umm.

1:54:1.720 --> 1:54:7.950

Lauren Stevens

Property about Simons Drive to the northeast and has existing vehicular access from Landon's way to the West.

1:54:8.520 --> 1:54:20.130

Lauren Stevens

Landon's way turns into wood buying place before intersecting with Hillview Way, which is an urban collector, and to the north of the subject property is a city of Missoula water utility parcel.

1:54:24.150 --> 1:54:28.400

Lauren Stevens

Umm, so the property is approximately 9 1/2 acres and it's currently vacant.

1:54:28.410 --> 1:54:32.260

Lauren Stevens

So therefore, there's no existing well or septic system on site.

1:54:32.430 --> 1:54:41.340

Lauren Stevens

And although the parcel is privately owned, visitors to High Park have established informal social trails through the property to access the park or adjacent streets.

1:54:41.970 --> 1:54:47.110

Lauren Stevens

There's a mix of grasses and weeds covering the parcel with groups of pine trees throughout.

1:54:48.760 --> 1:55:5.630

Lauren Stevens

And there is a man made pond east of the property that is utilized seasonally for drainage, which has it associated riparian resource area and and while the entire parcel is sloping down to the north, some sections are steeper than others.

1:55:8.350 --> 1:55:13.580

Lauren Stevens

This slope category map shows the areas of the property that fall within specific percent ranges.

1:55:13.910 --> 1:55:28.560

Lauren Stevens

The least steep sections are shown in yellow, which can be up to 14.9% grade and the red portions are 25% or greater slope, which are generally no build or no improvement areas due to the potential for instability.

1:55:31.470 --> 1:55:44.200

Lauren Stevens

This 3D image can be helpful to visualize the parcel and it's surrounding, so the east side of the property slopes down into a natural drainage ravine and then the other two steepest areas.

1:55:44.210 --> 1:55:47.640

Lauren Stevens

As noted from the slope category map are circled on here.

1:55:50.500 --> 1:56:1.830

Lauren Stevens

I just wanted to look closer at a few other existing conditions, so the current cul-de-sac turn around for Landon's way is located partially on the subject property via an easement.

1:56:2.300 --> 1:56:7.520

Lauren Stevens

The project proposal is to extend the cul-de-sac further into the property and provide a new turn around.

1:56:8.770 --> 1:56:10.20

Lauren Stevens

I want the top right.

1:56:10.30 --> 1:56:15.280

Lauren Stevens

I have just a clear image of that existing pond in the bottom right.

1:56:15.290 --> 1:56:26.810

Lauren Stevens

Photo shows the Google Street View from Symons Dr adjacent to the property, you'll notice that there are more diverse types of vegetation growing down around the pond than further up on the hillside.

1:56:32.610 --> 1:56:49.70

Lauren Stevens

Alright, so umm, the high Park View subdivision would create 13 residential lots with 12 accessing off of Landon's way and the remaining lot to be accessed via a shared driveway easement that connects to Simons Dr proposed half St improvements to Symons.

1:56:49.80 --> 1:56:55.520

Lauren Stevens

Drive include a 7 foot curbside sidewalk, curb and gutter and a parking lane within the existing 60 foot right of way.

1:56:57.450 --> 1:57:18.470

Lauren Stevens

And so Landon's way is functionally classified as a low density urban local St, which requires a minimum back of curb of to back of curb width of 35 feet, including seven foot wide parking lanes, 10 foot wide drive lanes, 5 foot wide sidewalks and seven foot wide boulevards within a 70 foot wide right of way.

1:57:18.880 --> 1:57:23.800

Lauren Stevens

And the proposed extension will meet those design standards for the street classification.

1:57:25.170 --> 1:57:33.980

Lauren Stevens

The subject property is entirely within the shaded zone X or 500 year floodplain, which is not regulatory and has no additional requirements.

1:57:34.510 --> 1:57:39.530

Lauren Stevens

And both dedicated city Parkland and a privately owned common area are proposed.

1:57:43.450 --> 1:58:2.370

Lauren Stevens

So the required amount of park land for the subdivision is .55 acres and the applicant per discussion with the Parks and Recreation Department, is proposing a Parkland dedication of 0.83 acres along the eastern side of the property where the existing informal trail connects Symons Drive to High Park.

1:58:2.710 --> 1:58:10.410

Lauren Stevens

The area is steep wooded and includes the riparian resource area and buffer adjacent to the man made pond that straddles the property line.

1:58:11.330 --> 1:58:19.900

Lauren Stevens

This area will become city owned and maintained, but no improvements to the existing social trail or planned in order to preserve the habitat and vegetation there.

1:58:21.420 --> 1:58:29.710

Lauren Stevens

The applicant is also proposing the creation of a 1.78 acre common area to be owned and maintained by the Property Owners Association.

1:58:30.320 --> 1:58:35.950

Lauren Stevens

The common area is located on the northern portion of the subject property and abuts the city owned utility parcel.

1:58:37.20 --> 1:58:52.220

Lauren Stevens

Per discussions with city staff, the applicant is proposing a blanket public pedestrian

access easement over the common area to allow for a potential future trail connection between the city utility lot and the extension of Landon's way to provide additional access up to High Park.

1:58:53.240 --> 1:59:1.500

Lauren Stevens

This trail would be built in the future by the city and not the applicant to better provide nonmotorized connectivity.

1:59:1.580 --> 1:59:2.20

Lauren Stevens

A.

1:59:2.90 --> 1:59:10.240

Lauren Stevens

There is a variable width, pedestrian access and utility easement proposed from the end of the new cul-de-sac down to Symons Drive.

1:59:10.430 --> 1:59:18.930

Lauren Stevens

This easement would contain a gravel hiker trail designed and constructed by the subdivider, and would contain necessary switchbacks for ease of use.

1:59:19.350 --> 1:59:30.550

Lauren Stevens

The existing social trails mentioned before do not meet the trail design standards of parks and rec, and bringing them into compliance would result in the disturbance of significant portions of the hillside and removal of mature trees.

1:59:31.350 --> 1:59:38.700

Lauren Stevens

The proposed hiker trail route and the proposed utilities within that easement will be designed so that the minimum amount of disturbance is required.

1:59:40.580 --> 1:59:49.130

Lauren Stevens

And just for reference, here is the proposed plat showing the lots rights away easements and the no build zones as the shaded areas there.

1:59:52.630 --> 2:0:11.720

Lauren Stevens

So the review criteria for a subdivision includes compliance with the growth policy and zoning code, and identification and mitigation of any potential impacts to agriculture, agriculture, agricultural water, user facilities, local services, the natural environment, wildlife and wildlife habitat and public health and safety.

2:0:12.110 --> 2:0:17.570

Lauren Stevens

And I'll just briefly go through each criterion and give a quick summary of staff's conclusions.

2:0:19.530 --> 2:0:23.940

Lauren Stevens

So the subject property has a future land use designation of residential medium per the arm.

2:0:23.950 --> 2:0:38.200

Lauren Stevens

Missoula 2035 growth policy this designation calls for a density between 3:00 and 11:00 dwelling units per acre and the current relatable Title 20 zoning districts are RT10R8, R 5.4 and RT 5.4.

2:0:39.50 --> 2:0:49.730

Lauren Stevens

As you can see, the majority of this area is within the same land use designation and areas permitting higher densities and a mix of uses are generally located to the north along those major roadways there.

2:0:52.40 --> 2:0:58.330

Lauren Stevens

The property is zoned R 5.4, which has a maximum achievable density of eight dwelling units per acre.

2:0:58.760 --> 2:1:8.140

Lauren Stevens

The permitted residential building types include detached houses and lot line houses, so the the current zoning does comply with the land use designation of the city growth policy.

2:1:11.350 --> 2:1:19.220

Lauren Stevens

Umm, the subject property has not previously been used for agricultural purposes, nor does it contain any agricultural water user facilities.

2:1:19.890 --> 2:1:27.40

Lauren Stevens

The soils inventory noted two different classifications, neither of which are considered prime farmland or prime farmland.

2:1:27.50 --> 2:1:36.760

Lauren Stevens

If you're rugged, there's no existing agricultural operation adjacent to the property either, so no adverse impacts to agriculture or agricultural water.

2:1:36.770 --> 2:1:40.380

Lauren Stevens

User facilities are foreseen as a result of this subdivision.

2:1:42.690 --> 2:1:43.40

Lauren Stevens

Uh.

2:1:43.50 --> 2:1:53.800

Lauren Stevens

Next, subdividers must identify and evaluate the impacts on relevant local services by the proposed subdivision to determine that it can be adequately served by either public or private facilities.

2:1:54.560 --> 2:1:58.370

Lauren Stevens

Uh, I'll propose lots will be connected to city sewer and water.

2:1:58.420 --> 2:2:5.260

Lauren Stevens

Solid waste disposal will be provided by Republic Services and electricity and gas will be provided by northwestern energy.

2:2:6.510 --> 2:2:19.430

Lauren Stevens

The required Parkland dedication will be satisfied through that proposed land donation and the the subdivision will be served by city police and fire, and the installation of 1 new fire hydrant is proposed.

2:2:19.510 --> 2:2:19.860

Lauren Stevens

Closed.

2:2:20.840 --> 2:2:24.470

Lauren Stevens

Umm, this property is within the wildland urban interface.

2:2:24.480 --> 2:2:33.150

Lauren Stevens

Slash intermix area and will require a special Improvement District waiver statement for the potential future construction of a second access route.

2:2:33.840 --> 2:3:0.420

Lauren Stevens

Additionally, subdivisions in the WUI must include protective lot development and building standards in the development covenants at full build out, it's estimated that as many as seven additional school aged children will be added to the Missoula County Public School District, and those children would attend Lewis and Clark Elementary, Washington Middle School and Sentinel High School, and the number of new daily trips.

2:3:0.510 --> 2:3:31.70

Lauren Stevens

Uh vehicle trips generated from this subdivision does not trigger a traffic impact study, but because this property will benefit from the improvements made to Hillview Way completed under the Special Improvement District #549, but are not within the district itself, staff recommend a condition of approval requiring the owners of lots one through 12 to pay impact fees as described in Chapter 15.68 of the Hillview Way uh Special Improvement District Agreement.

2:3:35.160 --> 2:3:46.970

Lauren Stevens

A subdividers required to identify any impacts to resources, such as adjacent public lands, cultural resources, hydrological and soil characteristics, and existing vegetation and wildlife that may be impacted.

2:3:47.540 --> 2:3:54.590

Lauren Stevens

This property is adjacent to the public high park, and we'll provide a new relocated sign and waste receptacle at the trailhead.

2:3:55.160 --> 2:4:0.680

Lauren Stevens

Additionally, new on street parking proposed on Landon's way could be utilized by park visitors.

2:4:2.490 --> 2:4:11.520

Lauren Stevens

There are no natural water bodies on site, but the man made pond does contain a riparian resource area which will have a buffer and be within the proposed Parkland.

2:4:12.600 --> 2:4:20.950

Lauren Stevens

Disturbed portions of the property are to be revegetated per the approved weed management and revegetation plan and approved Blvd landscaping plan.

2:4:22.230 --> 2:4:32.840

Lauren Stevens

The property was identified as being within one square mile of known bald eagle nesting sites, and observations on the parcel include birds such as the varied thrush and Turkey vulture.

2:4:34.320 --> 2:4:44.680

Lauren Stevens

The proposed Parkland dedication on the eastern side is the most heavily wooded and may serve as a potential nesting area and wildlife travel corridor, and that's intended to remain largely undisturbed.

2:4:46.290 --> 2:5:1.520

Lauren Stevens

The Montana Fish, Wildlife and Parks provided agency comment that there has been significant Mountain Lion and bear activity in the vicinity and they recommend that they're living with wildlife recommendations be appended to the development covenants to minimize potential conflicts.

2:5:2.760 --> 2:5:10.890

Lauren Stevens

The properties also located within the bare buffer zone and all garbage will be required to be stored in bear resistant containers or in closures.

2:5:10.900 --> 2:5:19.520

Lauren Stevens

By April of 2025 Umm, there are no existing structures or environmental features of historic value identified on the property.

2:5:22.90 --> 2:5:36.180

Lauren Stevens

Lastly, a subdivider must demonstrate that the proposed subdivision will have no adverse impacts on conditions relating to public health and safety, including natural or man-made hazards, environmental health, emergency services and nuisance land uses.

2:5:37.900 --> 2:5:54.670

Lauren Stevens

Steep slopes in excess of 25% grade which are present on site are required to be designated as no build zones on the face of the plat and while groundwater was not found to be within 15 feet of the surface, the South Hills area generally is known for springs and seeps.

2:5:55.570 --> 2:5:55.830

Lauren Stevens

Uh.

2:5:55.840 --> 2:6:3.500

Lauren Stevens

The geotechnical report submitted indicates that perched groundwater zones may be encountered during excavation and construction work on site.

2:6:4.440 --> 2:6:11.710

Lauren Stevens

Staff recommend a condition of approval requiring that each lot must provide a geotechnical report with any building permit submitted.

2:6:13.640 --> 2:6:21.270

Lauren Stevens

Umm, the subject property does not contain high voltage power lines or high pressure gas lines and is not located within the airport influence area.

2:6:21.800 --> 2:6:33.410

Lauren Stevens

However, it is within the air stagnation zone and the development covenants include mitigation efforts, such as the prohibition of wood burning devices and driveways having to be paved.

2:6:33.990 --> 2:6:49.440

Lauren Stevens

He recommended condition of approval prevents the amendment or deletion of these and other specific elements without written approval of the governing body and the new proposed extension of Landon's way will meet the turning radius requirements of emergency vehicles.

2:6:52.690 --> 2:7:1.170

Lauren Stevens

So the city Subdivision regulations provide criteria for requesting a variance to those regulations when strict compliance would result in undue hardship.

2:7:1.180 --> 2:7:3.250

Lauren Stevens

And is not essential to the public welfare.

2:7:3.860 --> 2:7:17.90

Lauren Stevens

The criteria include that the conditions which the request is based on are unique to the specific property that undue hardship would result due to the due to physical surroundings, parcel shape, or topographical conditions.

2:7:17.500 --> 2:7:34.240

Lauren Stevens

That said, hardship has not been created by the applicant and that the granting of the variance did not cause an increase in public costs, nor result in a threat to public health, safety or welfare, or be injurious to other persons or property, and will not violate the provisions of the zoning Ordinance or growth policy.

2:7:36.380 --> 2:7:54.410

Lauren Stevens

So we've got 4 variants requests tonight and the first variance request is for the proposed extension of Landon's way internal to the subdivision to be in the form of a cul de SAC over 600 feet long, and to be the only access route to lots located within the wildland urban interface.

2:7:55.940 --> 2:8:5.30

Lauren Stevens

The proposed extension will comply with the design standards for a low density urban local St and will blend the new infrastructure with the existing portion to the West.

2:8:5.560 --> 2:8:13.810

Lauren Stevens

The proposed cul-de-sac will provide adequate turning radii for emergency vehicles in order to connect Landon's way down to Symons.

2:8:13.820 --> 2:8:18.540

Lauren Stevens

Drive the road would need to be built across areas with slopes of 25% or greater.

2:8:19.20 --> 2:8:20.950

Lauren Stevens

These areas are no build zones.

2:8:20.960 --> 2:8:31.670

Lauren Stevens

In order to prevent any potential hazards associated with disturbance, construction of a through St would be significantly more expensive and would result in the removal of additional mature trees.

2:8:34.760 --> 2:8:42.490

Lauren Stevens

The second variance request is from the requirement in the regulations to provide a street connection to any public St abutting a subdivision.

2:8:43.40 --> 2:8:51.560

Lauren Stevens

Symons Dr abuts the property, but Lot 13 will technically access through a shared driveway easement on the adjacent property before reaching Simon's Drive.

2:8:52.450 --> 2:9:1.740

Lauren Stevens

The portion of property adjacent to Simon's Drive is steeply sloped and contains mature vegetation and a new street connection would require significant disturbance.

2:9:2.510 --> 2:9:9.390

Lauren Stevens

Additionally, the shared driveway also reduces the number of approaches leading up to an existing sharp curve in the road.

2:9:13.470 --> 2:9:20.100

Lauren Stevens

The third variance request is to the maximum block length of 480 feet for the proposed extension of Landon's way.

2:9:20.530 --> 2:9:42.90

Lauren Stevens

The cul-de-sac length is a function of the width of the property and the location of no build areas, and is proposed to be approximately 600 feet if the strict requirements of the regulations were enforced here, the owner would lose potential proposed residential units due to the shortened block length and there would be developable area east of the block that would not be utilized for housing.

2:9:45.60 --> 2:9:54.430

Lauren Stevens

The 4th variance request is to the design standards for a low density urban local St including the requirement to dedicate right of way for Symons Drive.

2:9:54.820 --> 2:10:1.170

Lauren Stevens

It is currently within a 60 foot wide right of way and the regulations call for 70 feet of right of way.

2:10:1.660 --> 2:10:8.200

Lauren Stevens

The requirement would mean that the applicant needs to dedicate 5 feet of right away on this section of the property.

2:10:8.830 --> 2:10:28.960

Lauren Stevens

Uh, that is, as you can see, a steeper and has that vegetation on it significant cut and fill in additional methods of hillside stabilization would be required to install that infrastructure, and the existing substandard right of way width and steep terrain in the area are not conditions created by the applicant.

2:10:32.880 --> 2:10:46.610

Lauren Stevens

Umm lastly, staff recommended motions are that the Planning board recommend City Council approve the four variance requests and the high park views preliminary plat application subject to the 28 recommended conditions of approval.

2:10:46.900 --> 2:10:50.330

Lauren Stevens

Based on the findings of fact and conclusions of law in the staff report.

2:11:3.200 --> 2:11:3.750

Analeshia Rodriguez

Great.

2:11:3.840 --> 2:11:4.300

Analeshia Rodriguez

Hello Sir.

2:11:5.370 --> 2:11:5.960

Analeshia Rodriguez

Good evening.

2:11:5.970 --> 2:11:6.900

Analeshia Rodriguez

Planning board.

2:11:7.110 --> 2:11:8.240

Analeshia Rodriguez

My name is Daniel Bruiser.

2:11:8.250 --> 2:11:17.270

Analeshia Rodriguez

For the record, I work for iMac core Pier in Missoula at my coworker Tamara here, and also the owner applicant, Rebecca Donnelly's here as well.

2:11:18.40 --> 2:11:18.590

Analeshia Rodriguez

Umm.

2:11:18.920 --> 2:11:21.930

Analeshia Rodriguez

Now, Lauren always does a good job giving you guys all the facts.

2:11:21.940 --> 2:11:23.650

Analeshia Rodriguez

So I'll make this pretty brief.

2:11:23.660 --> 2:11:30.550

Analeshia Rodriguez

I just want to touch on a few things here and kind of give you a timeline of how we got to what you see today.

2:11:31.460 --> 2:11:37.670

Analeshia Rodriguez

You know, Rebecca came to us in the spring of 2022, so a little over two years ago now.

2:11:37.680 --> 2:11:41.380

Analeshia Rodriguez

And she owned this property and just asked the general question.

2:11:41.390 --> 2:11:42.70

Analeshia Rodriguez

You know what?

2:11:42.400 --> 2:11:43.30

Analeshia Rodriguez

What can I do?

2:11:43.40 --> 2:11:45.410

Analeshia Rodriguez

I'm interested in developing this land.

2:11:45.940 --> 2:11:47.170

Analeshia Rodriguez

She's she's a realtor.

2:11:47.180 --> 2:11:50.20

Analeshia Rodriguez

She's a local realtor here and she wants to bring inventory to the market.

2:11:50.830 --> 2:11:53.580

Analeshia Rodriguez

And my response was, well, what do you want to do?

2:11:53.590 --> 2:12:2.820

Analeshia Rodriguez

And she's like, well, I just, you know, it makes sense to meet the neighborhood character and the existing zoning designates us for detached single family houses.

2:12:2.830 --> 2:12:4.30

Analeshia Rodriguez

So that's what she wanted to do.

2:12:4.390 --> 2:12:5.710

Analeshia Rodriguez

And I said, well, that makes sense for me.

2:12:7.370 --> 2:12:20.170

Analeshia Rodriguez

So you know, as a planner engineering firm, the first questions we ask is, you know, growth policy, zoning, legal and physical access, how are we gonna serve it with sewer and water and all that was pretty straightforward.

2:12:20.240 --> 2:12:25.830

Analeshia Rodriguez

You know, truthfully, you know, our 5.4 with 9 1/2 acres allows 76 homes.

2:12:25.890 --> 2:12:29.150

Analeshia Rodriguez

So right off the bat, we knew that this was designated to develop.

2:12:29.490 --> 2:12:31.950

Analeshia Rodriguez

You know what we consider medium density housing?

2:12:33.70 --> 2:12:37.860

Analeshia Rodriguez

We knew there would be limitations and once you get a road network, you never can meet that full threshold of the density.

2:12:37.870 --> 2:12:46.750

Analeshia Rodriguez

So 76 is out of the question, but you know that's why we worked the feasibility study for for Rebecca and you know the first thing we did was.

2:12:48.760 --> 2:12:55.170

Analeshia Rodriguez

Survey the property and credit topo map because we knew slopes would be the biggest limitation of any development here on this hillside Tam.

2:12:55.180 --> 2:13:8.660

Analeshia Rodriguez

Do you mind sharing that Lauren already showed it and she did a good job explaining it, but I just want to reiterate that you know the subdivision regulations, the public works manual does not allow development on slopes greater than 25%.

2:13:8.950 --> 2:13:19.170

Analeshia Rodriguez

So we all know that a great development has multiple access and then through street from one dead end to the next, we ideally would have a connection from Landon's way all the way down to Simon's Road.

2:13:19.180 --> 2:13:23.520

Analeshia Rodriguez

But that red hatched area, you see, makes a connection impossible.

2:13:24.430 --> 2:13:33.310

Analeshia Rodriguez

Not only are you not allowed to develop on the red 25% or greater, the design standards for roads these days are, you know, Max slope is like 8%.

2:13:33.320 --> 2:13:34.890

Analeshia Rodriguez

Sometimes we can go up to 10%.

2:13:35.20 --> 2:13:41.70

Analeshia Rodriguez

There's no way we can get a road down through that greater than 25% and it's quite greater than 25% in that area.

2:13:41.80 --> 2:13:45.600

Analeshia Rodriguez

So that leaves us to, you know, backing into the design that you see today.

2:13:45.610 --> 2:13:46.540

Analeshia Rodriguez

And that's like a dead end.

2:13:46.550 --> 2:13:48.120

Analeshia Rodriguez

It's a cul de SAC now.

2:13:48.130 --> 2:13:51.20

Analeshia Rodriguez

Lauren mentioned the variance request for a dead end.

2:13:51.590 --> 2:13:53.360

Analeshia Rodriguez

The sub regs prohibit dead ends.

2:13:53.370 --> 2:14:6.540

Analeshia Rodriguez

It's pretty clear in the regs, but also it has provisions that say if you do have to have a dead end because of tobacco or topography, you have to meet certain provisions and then a variance request can be granted for said dead end.

2:14:7.710 --> 2:14:17.100

Analeshia Rodriguez

For the most part, we meet all those provisions and one of the main provisions that I really want to highlight because it's we feel a huge asset to this development is the pedestrian connectivity.

2:14:17.110 --> 2:14:23.110

Analeshia Rodriguez

So while we can't get a car from Landon's way down to Simons Drive, we can still get pedestrians.

2:14:23.160 --> 2:14:41.620

Analeshia Rodriguez

So if Tam can go to the next slide, Lauren kind of showed the same exhibit, but I just wanna highlight it again because I really feel like it benefits the neighborhood and the community and it allows for, you know, High Park, which is a great park.

2:14:41.630 --> 2:14:45.620

Analeshia Rodriguez

It's a highlight of this neighborhood to be utilized continue to be utilized.

2:14:45.890 --> 2:14:56.70

Analeshia Rodriguez

So what we're looking at just briefly the the green hatches or city owned property High Park and then the water tower, the yellow is our common area.

2:14:56.80 --> 2:15:8.330

Analeshia Rodriguez

It's going to be used for stormwater mitigation and then we're going to grant the blanket easement so that someday in the future, when the city's ready, they can, they can build that black trail, that black, you know, dash trail that we're showing.

2:15:8.540 --> 2:15:17.290

Analeshia Rodriguez

So we provide all the available space for them to build that when they're ready, and then the blue arrows are just our improved sidewalks along the streets.

2:15:17.300 --> 2:15:29.490

Analeshia Rodriguez

Landon's way the cul-de-sac, and then Simons drive on the north, and then as part of the improvements that are going to be required on the development here, the Red line is going to be a hiker trail per the parks and Recs manual.

2:15:29.740 --> 2:15:35.110

Analeshia Rodriguez

So by the at the from the end of the cul-de-sac down to Simons drive, you know people have used the lized.

2:15:35.120 --> 2:15:39.810

Analeshia Rodriguez

That historically and we want to preserve that and we're going to improve it so that it's even better.

2:15:41.190 --> 2:15:48.180

Analeshia Rodriguez

And then the star you see is where we're going to continue and improve the current access to High Park.

2:15:48.630 --> 2:15:51.460

Analeshia Rodriguez

And we have parking on both sides of the street there.

2:15:51.470 --> 2:15:56.840

Analeshia Rodriguez

And you know, not accounting for parking, that's more in front of the lots right there.

2:15:56.850 --> 2:16:2.380

Analeshia Rodriguez

We're we're still about 18 potential on street parking spaces for people to come up Landon's way.

2:16:2.520 --> 2:16:5.20

Analeshia Rodriguez

Park on the street that won't impede in front of it.

2:16:5.30 --> 2:16:23.790

Analeshia Rodriguez

One of the proposed lots and still have direct access to Hyde Park, so if we've we feel like it's a huge benefit and a huge asset even though we don't have the ideal through Rd connection for traffic and emergency services and everything you want to be able to navigate through the neighborhood efficiently, we can still provide the pedestrian access.

2:16:23.800 --> 2:16:25.70

Analeshia Rodriguez

So umm.

2:16:27.230 --> 2:16:35.180

Analeshia Rodriguez

You know, I wanted to touch on traffic because I think we'll have a pretty significant dialogue around it after public comment here.

2:16:35.450 --> 2:16:41.400

Analeshia Rodriguez

As Lauren mentioned, you know the subdivision regulations have the threshold of 200 average trips per day.

2:16:41.410 --> 2:16:48.310

Analeshia Rodriguez

That's what triggers a traffic impact study, and it's almost identical throughout the entire state.

2:16:48.320 --> 2:16:51.860

Analeshia Rodriguez

All municipalities have about that 200 threshold number.

2:16:52.360 --> 2:16:56.990

Analeshia Rodriguez

It's depicted in different ways and different municipalities, but there's a reason for that.

2:16:57.0 --> 2:17:3.210

Analeshia Rodriguez

And that's because when you have less than 200 trips historically, technically it doesn't really have negative impact.

2:17:3.220 --> 2:17:11.180

Analeshia Rodriguez

You know, it's not significant our proposal, the 12 lots on Landon's way is going to produce 144 average trips per day.

2:17:12.360 --> 2:17:14.990

Analeshia Rodriguez

I'm not a traffic engineer, but I know enough to be dangerous here.

2:17:15.0 --> 2:17:28.930

Analeshia Rodriguez

So what they do is they try to put that in a worst case scenario and they say half of the 144

is going to be in a 2 hour window in the morning when everyone goes to work and the other half is going to be in the evening when everyone's coming back from work.

2:17:29.20 --> 2:17:41.180

Analeshia Rodriguez

So when you do the calculation and you try to put that in kind of layman's terms, what that means is we're adding about one car every 3 1/2 minutes during the worst time of day.

2:17:41.190 --> 2:17:56.280

Analeshia Rodriguez

In the worst case, you know all traffic is coming at the same time a day and you know we hired HDR to do analysis even though it wasn't required for the regulations because of the outcry from the neighborhood because of all the concerns that were written into the city.

2:17:56.670 --> 2:18:8.570

Analeshia Rodriguez

And we just wanted to know for our own well being our own, you know, piece of mind that and and it was confirmed that the level of service at the downstream intersections are not going to be negatively impacted.

2:18:8.770 --> 2:18:17.810

Analeshia Rodriguez

We shouldn't see an increase in queuing at Hillview and you know the existing Rd network can can suffice the anchors.

2:18:17.820 --> 2:18:21.170

Analeshia Rodriguez

I'm just going to quote what they kind of summarize on their HDRS report.

2:18:21.180 --> 2:18:28.830

Analeshia Rodriguez

It says given the street widths and layouts, the level of new traffic is not expected to create any prominent traffic impacts to current users of that street segment.

2:18:29.100 --> 2:18:36.210

Analeshia Rodriguez

Additionally, this matches the existing land use character and intensity as well as the intended use of public streets in that area.

2:18:37.380 --> 2:18:43.940

Analeshia Rodriguez

So we identified a potential negative impact and we feel like it's mitigated because there there isn't one.

2:18:46.200 --> 2:18:47.170

Analeshia Rodriguez

So I'll I'll leave it at that.

2:18:47.180 --> 2:18:48.400

Analeshia Rodriguez

We we'll be available for questions.

2:18:48.410 --> 2:18:51.350

Analeshia Rodriguez

I know they'll probably be a lot of dialogue here, but I'll just leave this with you.

2:18:51.360 --> 2:18:59.830

Analeshia Rodriguez

You know every site that we come forth with, a proposal has its own challenges and this one obviously is no different with its limitations.

2:19:0.700 --> 2:19:14.850

Analeshia Rodriguez

But reviewing it from the lens of the regulations, the existing zoning designation, we believe the project proposes the highest and best use for the land and it substantially complies with all the plans, standards and regulations.

2:19:15.750 --> 2:19:17.250

Analeshia Rodriguez

So we're available questions.

2:19:17.260 --> 2:19:22.950

Analeshia Rodriguez

I think, Rebecca, if you wanna say anything, I'll let her have an opportunity, if you don't mind.

2:19:23.180 --> 2:19:24.70

Analeshia Rodriguez

Yeah, no problem.

2:19:24.80 --> 2:19:24.820

Analeshia Rodriguez

Thank you, Daniel.

2:19:29.100 --> 2:19:30.200

Analeshia Rodriguez

Hi, Rebecca Donnelly.

2:19:31.270 --> 2:19:35.760

Analeshia Rodriguez

Umm, I guess I just want to say I realize development is hard.

2:19:35.770 --> 2:19:41.20

Analeshia Rodriguez

I've lived in Montana my entire life and same with my my whole family.

2:19:41.370 --> 2:19:54.610

Analeshia Rodriguez

I guess I'm not technically in Montana because I was born in California while my mom was travel nursing, but had I been born in Montana, I would have been a fifth generation montanan, so a claim Montana, uh.

2:19:55.420 --> 2:20:4.510

Analeshia Rodriguez

And so with that said, I mean I I it is challenging seeing more people move in here all the time, more space get developed.

2:20:4.560 --> 2:20:29.910

Analeshia Rodriguez

But I really did try hard to design this with Denny's help in a way that would have it would flow with what's there currently and not be, you know, be something that I could be proud of living in Missoula, working in Missoula, Umm, and density, you know, because I don't think that that would have been the highest and best use for this property was not my goal.

2:20:29.920 --> 2:20:32.770

Analeshia Rodriguez

That was really to do something that, you know was nice.

2:20:32.890 --> 2:20:34.950

Analeshia Rodriguez

So that's, that's all I have.

2:20:34.960 --> 2:20:35.580

Analeshia Rodriguez

Thank you.

2:20:36.70 --> 2:20:36.360

Analeshia Rodriguez

Great.

2:20:36.370 --> 2:20:36.800

Analeshia Rodriguez

Thank you.

2:20:36.810 --> 2:20:37.930

Analeshia Rodriguez

Appreciate you being here.

2:20:39.630 --> 2:20:48.210

Analeshia Rodriguez

OK, Planning Board members have any clarifying specific questions for staff or?

2:20:50.220 --> 2:20:54.0

Analeshia Rodriguez

Daniel or no anything.

2:20:54.10 --> 2:20:54.960

Analeshia Rodriguez

Let's see.

2:20:54.970 --> 2:20:57.480

Analeshia Rodriguez

Lynn, I see you got your hand up.

2:20:57.490 --> 2:20:57.790

Analeshia Rodriguez

Go ahead.

2:21:0.440 --> 2:21:5.340

Lynn Davis

I had a question about perking on science Simons Rd.

2:21:5.350 --> 2:21:5.900

Lynn Davis

I think it is.

2:21:5.910 --> 2:21:6.230

Lynn Davis

I don't know.

2:21:8.160 --> 2:21:14.950

Lynn Davis

Because you're going to put the trail head there, is there parking and it looked like there was not really room for parking in the photo I saw.

2:21:19.410 --> 2:21:19.680

Lauren Stevens

Umm.

2:21:18.330 --> 2:21:23.850

Analeshia Rodriguez

Anybody addressed whether there's parking at the end of the trail on Simons?

2:21:24.350 --> 2:21:30.820

Lauren Stevens

There is proposed to be a parking lane there, per the design standards for that Rd classification.

2:21:31.610 --> 2:21:38.0

Lauren Stevens

The actual trail itself kind of crosses into that Parkland area and then comes down to the road.

2:21:38.10 --> 2:21:42.670

Lauren Stevens

So I guess I'm not sure if they've got it fully flushed out at this point.

2:21:42.680 --> 2:21:47.370

Lauren Stevens

Exactly how that's gonna look, but I imagine there's probably gonna be some type of.

2:21:49.400 --> 2:21:51.890

Lauren Stevens

Thing there to let you know that that's where the trail is.

2:21:52.670 --> 2:21:58.470

Lauren Stevens

Not just have it be parked behind something, but Danny, feel free to throw anything else in there.

2:22:0.880 --> 2:22:2.690

Analeshia Rodriguez

He's saying that's a great answer.

2:22:3.480 --> 2:22:5.890

Analeshia Rodriguez

OK, I'm gonna Josh then, Peter.

2:22:8.60 --> 2:22:15.770

Analeshia Rodriguez

I was just curious if there are other streets with Cul de sacs that exceed the recommended or standard length.

2:22:16.760 --> 2:22:22.700

Analeshia Rodriguez

There's a number of them that are nearby Bannock Place, Black Pine Trail Hunter Lane.

2:22:22.710 --> 2:22:29.500

Analeshia Rodriguez

Just wanted to get a feel for whether this is unique or or not in this neighborhood.

2:22:32.990 --> 2:22:36.580

Analeshia Rodriguez

I'll just quickly answer not I don't know if I have a direct answer.

2:22:36.590 --> 2:22:37.960

Analeshia Rodriguez

Daniel Riser for the record.

2:22:38.840 --> 2:22:43.340

Analeshia Rodriguez

You know, I was looking at that today and there's about 8 cul de sacs in the vicinity.

2:22:43.510 --> 2:22:49.770

Analeshia Rodriguez

I don't know if any of them exceed this 600 foot length, but off memory a couple years ago we had a hill.

2:22:51.800 --> 2:23:2.110

Analeshia Rodriguez

Riverview subdivision and I think that was exceeding our 600 foot as well as the maximum block length of 480 and that one was granted.

2:23:2.120 --> 2:23:5.690

Analeshia Rodriguez

It's not in the South Hills, but that one comes to mind.

2:23:5.960 --> 2:23:19.10

Analeshia Rodriguez

It it's funny because the provisions within the subdivision variant, the dead end provisions allow you to, you know, go up to 600 feet, but the block length is only 480.

2:23:19.20 --> 2:23:20.510

Analeshia Rodriguez

So it's a kind of contradiction there.

2:23:21.870 --> 2:23:23.180

Analeshia Rodriguez

That's just a little context.

2:23:23.190 --> 2:23:32.450

Analeshia Rodriguez

I'm not really answering your question directly, Josh, so my apologies, but I do know that there's called Saxo exceed that 600 foot and Hillview comes, Riverview comes to mind.

2:23:33.360 --> 2:23:35.830

Analeshia Rodriguez

It looks like Banic right close.

2:23:35.840 --> 2:23:38.620

Analeshia Rodriguez

There might be fall within that as well.

2:23:37.510 --> 2:23:39.930

Lauren Stevens

I yeah. Yeah.

2:23:39.970 --> 2:23:40.840

Lauren Stevens

Lawrence Stevens here.

2:23:40.850 --> 2:23:44.550

Lauren Stevens

Planner bannocks about 500 Shadow lane.

2:23:44.560 --> 2:23:56.840

Lauren Stevens

Further uphill view exceeds that and then Continental way over on the other side of that ravine is about 2/10 of a mile uh ending in a cul de SAC.

2:23:58.300 --> 2:23:58.630

Analeshia Rodriguez

Great.

2:23:58.640 --> 2:23:59.590

Analeshia Rodriguez

Thank you, Lauren.

2:23:59.880 --> 2:24:0.830

Analeshia Rodriguez

Peter, go ahead, please.

2:24:2.50 --> 2:24:6.760

Analeshia Rodriguez

I'm just curious about the park the the that .83.

2:24:6.770 --> 2:24:13.20

Analeshia Rodriguez

Is that acres of that's designated or given to the Park District?

2:24:13.530 --> 2:24:15.10

Analeshia Rodriguez

Could you elaborate a little on that?

2:24:16.820 --> 2:24:17.770

Lauren Stevens

Uh, yeah.

2:24:17.820 --> 2:24:18.90

Lauren Stevens

Uh.

2:24:18.100 --> 2:24:19.290

Lauren Stevens

Lawrence Stevens here again.

2:24:19.340 --> 2:24:20.910

Lauren Stevens

Uh, it is.

2:24:21.460 --> 2:24:22.520

Lauren Stevens

Yeah, in acres.

2:24:22.530 --> 2:24:33.950

Lauren Stevens

So it's .83 acres there and that was an area that typically that's not something that is, uh, taken in as Parkland just because of those slopes there.

2:24:33.960 --> 2:24:37.950

Lauren Stevens

It's not, you know, usable as like a play field or something like that.

2:24:37.960 --> 2:24:40.0

Lauren Stevens

But the parks and Rec department?

2:24:40.260 --> 2:24:40.600

Lauren Stevens

Umm.

2:24:41.300 --> 2:24:52.10

Lauren Stevens

In discussions with the applicant felt that that habitat area there and kind of preserving that and leaving it undisturbed was more beneficial than, you know, a cache in lieu or something with Parkland.

2:24:52.20 --> 2:25:0.730

Lauren Stevens

So they did support accepting that .83, which is greater than what's actually required here in terms of size.

2:25:5.250 --> 2:25:5.480

Analeshia Rodriguez

Great.

2:25:5.490 --> 2:25:5.810

Analeshia Rodriguez

Thank you.

2:25:5.820 --> 2:25:6.590

Analeshia Rodriguez

You're good, Peter.

2:25:7.0 --> 2:25:18.690

Analeshia Rodriguez

OK, I'm gonna follow that up with the triangle chunk to the north kind of there that is undesignated parklane. What?

2:25:18.980 --> 2:25:22.450

Analeshia Rodriguez

It's not buildable that just gonna be left open.

2:25:22.460 --> 2:25:25.530

Analeshia Rodriguez

Is there a plan idea?

2:25:25.600 --> 2:25:27.410

Analeshia Rodriguez

How come that didn't get added in maybe?

2:25:31.140 --> 2:25:34.150

Analeshia Rodriguez

Dance coming up to Danny or Reiser.

2:25:35.20 --> 2:25:37.550

Analeshia Rodriguez

Just wanna clarify the question.

2:25:37.560 --> 2:25:44.140

Analeshia Rodriguez

Are we talking about lot 13 along Simons or the the Yellow common area?

2:25:45.100 --> 2:25:48.480

Analeshia Rodriguez

Just want to make sure I understand what triangle area you were talking about.

2:25:49.260 --> 2:25:52.910

Analeshia Rodriguez

It's like just it does border Simons.

2:25:53.160 --> 2:25:54.470

Analeshia Rodriguez

There's like a little little.

2:25:54.640 --> 2:25:56.670

Analeshia Rodriguez

It's a triangle that comes out and look.

2:25:56.720 --> 2:25:57.530

Analeshia Rodriguez

Is that a lot?

2:25:57.540 --> 2:26:6.370

Analeshia Rodriguez

It looked like it was part of the slope as well, but let's pull it up just to make sure I follow along and hopefully I can answer your question.

2:26:6.660 --> 2:26:12.590

Analeshia Rodriguez

Tam, do you mind sharing the the pedestrian connection exhibit?

2:26:27.260 --> 2:26:37.110

Analeshia Rodriguez

So we want to first make sure that we're not talking about the yellow common area there on that exhibit or are we talking more to the, there you go right there where your cursor is?

2:26:37.120 --> 2:26:37.270

Analeshia Rodriguez

No.

2:26:37.280 --> 2:26:38.30

Analeshia Rodriguez

OK, good.

2:26:38.100 --> 2:26:40.990

Analeshia Rodriguez

I follow along so that is lot 13.

2:26:41.80 --> 2:26:48.350

Analeshia Rodriguez

OK, it would technically be allowed to, you know, put a house or further develop someday in the future or something.

2:26:48.360 --> 2:26:50.160

Analeshia Rodriguez

Right now, a lot of it is.

2:26:52.60 --> 2:27:0.210

Analeshia Rodriguez

Encompassed by no build areas you know directly off Simons Drive is you know a 20 foot bank too steep to really access.

2:27:0.680 --> 2:27:8.90

Analeshia Rodriguez

And then as you can see there teams now showing the the red encompasses, but there is a flat bench there in the middle.

2:27:8.100 --> 2:27:22.600

Analeshia Rodriguez

So someone could put a house there or you know, someday in the future, if an owner of that lot wanted to try to do like a small town home exemption development or something

that as long as it meets zoning regulations, whatever zoning and the code would allow, someone could develop there.

2:27:22.930 --> 2:27:23.400

Analeshia Rodriguez

OK.

2:27:23.470 --> 2:27:24.880

Analeshia Rodriguez

But it is so that's our lot.

2:27:24.950 --> 2:27:26.660

Analeshia Rodriguez

13 great, thank you.

2:27:26.730 --> 2:27:27.730

Analeshia Rodriguez

That clarifies that.

2:27:29.100 --> 2:27:29.830

Analeshia Rodriguez

OK.

2:27:29.890 --> 2:27:31.550

Analeshia Rodriguez

Derek, did you have some?

2:27:32.600 --> 2:27:34.870

Analeshia Rodriguez

Yeah, it's not the ask about that.

2:27:34.880 --> 2:27:43.710

Analeshia Rodriguez

No build zone is that currently the place where there's a residence with the property owner on Simon's drive.

2:27:48.250 --> 2:27:48.650

Lauren Stevens

Looks like.

2:27:48.20 --> 2:27:49.650

Analeshia Rodriguez

Or in that Cliff proximity.

2:27:49.720 --> 2:27:50.190

Analeshia Rodriguez

Yeah.

2:27:50.200 --> 2:27:53.350

Analeshia Rodriguez

So Tam kinda is highlighting it there with her cursor.

2:27:53.360 --> 2:27:54.370

Analeshia Rodriguez

If you can see that.

2:27:54.380 --> 2:27:56.20

Analeshia Rodriguez

So there's a little box.

2:27:57.900 --> 2:27:59.350

Analeshia Rodriguez

Just to yeah.

2:27:59.360 --> 2:27:59.810

Analeshia Rodriguez

There she goes.

2:27:59.820 --> 2:28:1.110

Analeshia Rodriguez

She's got it circled for you.

2:28:1.120 --> 2:28:6.810

Analeshia Rodriguez

So that's the existing House accessed off Simons, which Rebecca does own.

2:28:7.440 --> 2:28:13.390

Analeshia Rodriguez

But isn't, you know, wants to maintain it doesn't want it to be part of any demolition or future development plans.

2:28:16.170 --> 2:28:22.360

Analeshia Rodriguez

And just as a follow up, I'm sure you don't have it right now, but I'm curious of what.

2:28:24.270 --> 2:28:36.710

Analeshia Rodriguez

Umm, this map would look like if there are no build zones or different topographical gradients was extended beyond just what we're looking at in terms of this proposed property.

2:28:36.840 --> 2:28:37.710

Analeshia Rodriguez

Yeah.

2:28:38.680 --> 2:28:55.970

Analeshia Rodriguez

In general, umm, you know where the existing houses and the water tower it kind of continues the 10 to 14% slope as you kind of see umm on the upper bench where we're proposing the development and the cul-de-sac it, it continues down.

2:28:57.630 --> 2:29:0.280

Analeshia Rodriguez

Is that kind of the area you're asking about it there?

2:29:0.330 --> 2:29:4.910

Analeshia Rodriguez

There's also a natural pond there in between the water tower and the existing house.

2:29:6.910 --> 2:29:7.410

Analeshia Rodriguez

Yeah.

2:29:7.420 --> 2:29:8.320

Analeshia Rodriguez

And that doesn't answer.

2:29:8.330 --> 2:29:32.240

Analeshia Rodriguez

And I'm also curious like there's no build zone in terms of like road infrastructure and existing homes and neighborhoods that are within the region, you know, within the

neighborhood, you know, where has the city County designated that there's no build zone, 25% grade?

2:29:32.290 --> 2:29:47.190

Analeshia Rodriguez

Is that always been in place or I mean I guess more and more of the point my question is, is, are there other properties where there are existing infrastructure within that 25% grade or what was formerly 25% grade?

2:29:48.460 --> 2:29:50.10

Analeshia Rodriguez

Yeah, that that's a good question.

2:29:50.20 --> 2:29:52.850

Analeshia Rodriguez

I'm not sure I could answer with all the confidence.

2:29:52.920 --> 2:29:55.630

Analeshia Rodriguez

I don't know if Lauren wants to try to field that one.

2:29:56.90 --> 2:29:56.940

Lauren Stevens

Yeah.

2:29:57.550 --> 2:30:7.560

Lauren Stevens

So it's my understanding that this regulation came in with our kind of other hillside regulations and zoning around 1999.

2:30:7.570 --> 2:30:16.150

Lauren Stevens

I wanna say, Dave, you might have more background on that, but yeah, I'm not sure if we had any specific threshold.

2:30:17.340 --> 2:30:22.970

Lauren Stevens

Uh at, you know, prior to that 1999 time frame.

2:30:25.930 --> 2:30:26.210

Analeshia Rodriguez

OK.

2:30:25.880 --> 2:30:26.690

Dave DeGrandpre

Yeah, quick comment.

2:30:26.700 --> 2:30:41.150

Dave DeGrandpre

Did degrant for a city of Missoula Development Services, the only thing I can add is it's pretty darn common in the state of Montana for subdivision regulations to address lands over 25% in grade differently to kind of view them as this is kind of a best practice.

2:30:41.160 --> 2:30:47.690

Dave DeGrandpre

It's been around for a long time to be in those areas as quote unquote, not buildable, requiring special consideration.

2:30:50.60 --> 2:30:50.410

Analeshia Rodriguez

Great.

2:30:50.420 --> 2:30:51.30

Analeshia Rodriguez

Thank you, Dave.

2:30:51.40 --> 2:30:52.680

Analeshia Rodriguez

Appreciate that clarification.

2:30:52.690 --> 2:30:59.550

Analeshia Rodriguez

And I think I'm gonna move this on to public comment here and if you have more questions then you can.

2:31:1.440 --> 2:31:3.990

Analeshia Rodriguez

Fire those away when we have our discussions.

2:31:4.0 --> 2:31:20.670

Analeshia Rodriguez

So with that, we are going to move into the public comment portion of this subdivision review and we'll get that instructions up and I will read them for anybody that is joining us on the line and needs to call in separately.

2:31:22.370 --> 2:31:37.960

Analeshia Rodriguez

You can call 4062724824 the phone conference ID is 127489322#, press star 5 to raise your hand to be recognized for public comment.

2:31:37.970 --> 2:31:40.300

Analeshia Rodriguez

Press *5 again to lower your hand.

2:31:40.670 --> 2:31:43.440

Analeshia Rodriguez

Star 6 to mute and unmute yourself.

2:31:43.550 --> 2:32:0.550

Analeshia Rodriguez

And if you do call in on a separate device from what you are watching the meeting on, please mute the device that you are watching the meeting on so that when you speak into your phone, it doesn't revert #8 and cause a feedback between your television and your phone.

2:32:1.140 --> 2:32:6.430

Analeshia Rodriguez

And with that, folks can come up to the podium as they feel comfortable.

2:32:6.830 --> 2:32:13.490

Analeshia Rodriguez

Please try and remember to state your name for the public record and you know if you want to state where you live, that's fine too.

2:32:13.500 --> 2:32:15.470

Analeshia Rodriguez

But the most important thing is is name.

2:32:20.750 --> 2:32:21.260

Analeshia Rodriguez

Yes.

2:32:21.270 --> 2:32:26.920

Analeshia Rodriguez

And then there will be a I'll I'm I can be pretty lenient, but we'll keep an hourglass going.

2:32:26.930 --> 2:32:31.680

Analeshia Rodriguez

Just to give you an idea of the three minute time threshold, there's a 3 minute time threshold.

2:32:31.690 --> 2:32:32.170

Analeshia Rodriguez

Yes, ma'am.

2:32:33.880 --> 2:32:34.210

Analeshia Rodriguez

I'm.

2:32:34.270 --> 2:32:36.370

Analeshia Rodriguez

I'm semi forgiving but you got it.

2:32:36.380 --> 2:32:38.450

Analeshia Rodriguez

We gotta keep it in somewhat.

2:32:39.40 --> 2:32:47.60

Analeshia Rodriguez

My name is Charlotte Hay and I live at 1204 landons way, which is one house away from the cul-de-sac and Landon's way.

2:32:48.50 --> 2:32:57.980

Analeshia Rodriguez

Umm, we have myself, my husband and my neighbors have some pretty significant qualms about this subdivision.

2:32:57.990 --> 2:33:10.20

Analeshia Rodriguez

And I'd say that they fall into the the largest area of concern has to do with traffic and the fact that there's an ingress, but no egress down to Simon's way.

2:33:10.30 --> 2:33:16.780

Analeshia Rodriguez

Miss Donnelly owns the property at 503 Simons and that driveway already accesses.

2:33:17.940 --> 2:33:22.670

Analeshia Rodriguez

That slot 13 and that property already accesses Simons.

2:33:23.260 --> 2:33:36.120

Analeshia Rodriguez

I don't know if any of you have had the opportunity to see this property in person or to walk the property or to drive to the property from Hillview, so we have no left turn lane from Hillview on to Woodbine.

2:33:38.570 --> 2:33:38.890

Analeshia Rodriguez

Umm.

2:33:39.410 --> 2:33:48.980

Analeshia Rodriguez

And as you make, I've written a letter with lots of pictures that were taken in the winter time, but it's not a winter time specific issue.

2:33:49.290 --> 2:33:56.190

Analeshia Rodriguez

When you turn left on to, would bind from Hillview because there is no left turn lane.

2:33:57.280 --> 2:34:0.510

Analeshia Rodriguez

You're there, and curves are coming down.

2:34:0.520 --> 2:34:1.50

Analeshia Rodriguez

Help you?

2:34:1.60 --> 2:34:1.990

Analeshia Rodriguez

They're coming up.

2:34:2.0 --> 2:34:7.650

Analeshia Rodriguez

He'll view and you almost make a U turn to come on to Woodbine.

2:34:8.100 --> 2:34:11.830

Analeshia Rodriguez

There's a public mailbox right there and there have been.

2:34:11.900 --> 2:34:16.110

Analeshia Rodriguez

There are many times when someone is coming downward.

2:34:16.120 --> 2:34:25.830

Analeshia Rodriguez

Mine someone is trying to turn left onto Woodbine and the downhill car has to drive up on the sidewalk in order to make that clearance.

2:34:26.120 --> 2:34:32.420

Analeshia Rodriguez

So in the winter time, essentially we have one lane because of germs on both sides of the street.

2:34:32.510 --> 2:34:41.790

Analeshia Rodriguez

Coming off Hillview and coming up Landon's way so I think we take a lot of exception to the statistic.

2:34:41.800 --> 2:34:43.230

Analeshia Rodriguez

That or the I guess the.

2:34:45.0 --> 2:34:50.920

Analeshia Rodriguez

Comment that there's not going to be a big traffic impact if we look at trips per day at this time.

2:34:51.820 --> 2:35:7.720

Analeshia Rodriguez

Technically, there are 20 trips per day going past our house with this subdivision, there will be 120 trips per day coming past our house based on 10 trips per day for each household.

2:35:7.910 --> 2:35:19.960

Analeshia Rodriguez

That is a significant amount of traffic coming down Landon's way onto Woodbine, which is often A1 lane St and then having to make a left turn onto.

2:35:19.970 --> 2:35:20.880

Analeshia Rodriguez

I mean, I'm sorry.

2:35:20.890 --> 2:35:21.340

Analeshia Rodriguez

Pardon me.

2:35:21.350 --> 2:35:26.290

Analeshia Rodriguez

A right turn on to have you and that is very, very problematic.

2:35:26.370 --> 2:35:32.800

Analeshia Rodriguez

We already have issues with people missing the curve on Hillview.

2:35:33.920 --> 2:35:39.510

Analeshia Rodriguez

Hi centering on the neighbors property that is at the corner of Woodbine in Hillview.

2:35:39.780 --> 2:35:42.370

Analeshia Rodriguez

Because of speeding in that area.

2:35:42.620 --> 2:35:54.900

Analeshia Rodriguez

So it isn't so much traffic and safety issues that are into the street, but at the hillview end of the street there are being problems in terms of accessing our street.

2:35:55.410 --> 2:36:1.940

Analeshia Rodriguez

So that is an issue and I guess.

2:36:3.980 --> 2:36:6.690

Analeshia Rodriguez

I hope you've all had the opportunity to write the two.

2:36:6.740 --> 2:36:12.360

Analeshia Rodriguez

Read the two long letters that I've written about this that include illustrations.

2:36:13.790 --> 2:36:24.130

Analeshia Rodriguez

Another significant concern for us is that there this little spot of open space can be seen across the valley floor and to the South.

2:36:24.140 --> 2:36:27.640

Analeshia Rodriguez

The High Park Conservation Area, which is a wildlife area.

2:36:27.890 --> 2:36:33.160

Analeshia Rodriguez

There's no buffer zone between this subdivision and High park.

2:36:33.250 --> 2:36:48.20

Analeshia Rodriguez

The lots back right up onto the lower trail at the Hyde Park Conservation Area without any kind of buffer to protect any of the wildlife that would remain in the consolation area as opposed to, I mean it's as it is now.

2:36:48.30 --> 2:36:53.220

Analeshia Rodriguez

It's one entire piece of property that is crisscrossed by wildlife trails.

2:36:53.540 --> 2:36:58.690

Analeshia Rodriguez

So if that were divided into lots, there's no buffer zone between.

2:37:0.530 --> 2:37:6.640

Analeshia Rodriguez

The proposed subdivision and the High Park Conservation Area above, which is also a concern.

2:37:7.550 --> 2:37:11.380

Analeshia Rodriguez

Umm can you try and wrap it, wrap it up?

2:37:11.530 --> 2:37:12.640

Analeshia Rodriguez

Can you try and wrap it up?

2:37:12.650 --> 2:37:13.800

Analeshia Rodriguez

Please wrap it up.

2:37:15.560 --> 2:37:24.600

Analeshia Rodriguez

We feel that this it is trying to put a square peg into a round hole.

2:37:24.930 --> 2:37:34.520

Analeshia Rodriguez

There are so many topographical issues about this land and about ingress and egress, no build zones.

2:37:34.530 --> 2:37:49.20

Analeshia Rodriguez

The Parkland is about a 10 foot swath of land that drops off into a goy, so we've lived in our house for about 16 years and have walked that property from one end to the other.

2:37:49.170 --> 2:37:51.870

Analeshia Rodriguez

Many, many, many men hundreds of times.

2:37:53.470 --> 2:37:54.330

Analeshia Rodriguez

And it's just.

2:37:56.10 --> 2:37:56.350

Analeshia Rodriguez

Not.

2:37:58.330 --> 2:38:0.550

Analeshia Rodriguez

Feasible to.

2:38:3.760 --> 2:38:7.270

Analeshia Rodriguez

Offer or or to approve variances.

2:38:7.280 --> 2:38:27.610

Analeshia Rodriguez

The standard for variances should be very, very high, and most of these variances seem to focus on hardships that Mister Donnelly would encounter as opposed to what would happen in our neighborhood if the subdivision were built with only one entrance.

2:38:28.660 --> 2:38:29.520

Analeshia Rodriguez

And that's my comment.

2:38:31.110 --> 2:38:31.440

Analeshia Rodriguez

Great.

2:38:31.450 --> 2:38:32.40

Analeshia Rodriguez

Thank you.

2:38:32.430 --> 2:38:34.110

Analeshia Rodriguez

And just to let everybody know.

2:38:36.430 --> 2:38:51.360

Analeshia Rodriguez

The three minute threshold is pretty standard for most of our City Council and the county commissioners, and I am fairly forgiving as you've just seen, but you can kind of consider this maybe a warm up to getting in front of the county commissioners because they're gonna be strict.

2:38:51.590 --> 2:38:53.460

Analeshia Rodriguez

They they're their boundaries, are very hard.

2:38:53.730 --> 2:38:54.720

Analeshia Rodriguez

OK, alright.

2:38:54.730 --> 2:38:56.880

Analeshia Rodriguez

Please, Sir, state your name and come on up.

2:38:57.70 --> 2:38:59.60

Analeshia Rodriguez

Ohh my name is John Foley.

2:38:59.970 --> 2:39:2.740

Analeshia Rodriguez

I am resident up on land and sway.

2:39:3.680 --> 2:39:4.910

Analeshia Rodriguez

Uh, can you speak?

2:39:4.920 --> 2:39:5.920

Analeshia Rodriguez

Speak into the mic.

2:39:5.960 --> 2:39:9.930

Analeshia Rodriguez

I was born in Butte, Mt, raised in Big Timber Missoula.

2:39:10.240 --> 2:39:11.290

Analeshia Rodriguez

I've lived here all my life.

2:39:11.300 --> 2:39:18.390

Analeshia Rodriguez

Graduated from university in 1981 and I currently have a home that I've worked very hard for up on Landon's way.

2:39:18.840 --> 2:39:33.690

Analeshia Rodriguez

And yes, I am a fifth generation Montana that is concerned about development and I asked that everybody that is here right now on the committee please if you get a chance read because we don't have enough time to go through all of the items.

2:39:34.250 --> 2:39:37.580

Analeshia Rodriguez

The Char listed in her.

2:39:40.20 --> 2:39:41.780

Analeshia Rodriguez

Email to you guys?

2:39:42.330 --> 2:39:42.750

Analeshia Rodriguez

Umm.

2:39:43.130 --> 2:39:48.720

Analeshia Rodriguez

So if you would please take before you make any decisions, read through that she makes some excellent points.

2:39:49.170 --> 2:39:55.80

Analeshia Rodriguez

She hit on some of those and I'll just hit on a couple more real quick since our time is limited.

2:39:55.190 --> 2:39:58.710

Analeshia Rodriguez

And feel free to just tell me when I'm done and and I'll quit.

2:39:58.790 --> 2:39:59.200

Analeshia Rodriguez

OK.

2:39:59.210 --> 2:39:59.720

Analeshia Rodriguez

Thank you.

2:39:59.780 --> 2:40:0.280

Analeshia Rodriguez

Sure.

2:40:0.350 --> 2:40:0.800

Analeshia Rodriguez

Thank you.

2:40:0.810 --> 2:40:5.680

Analeshia Rodriguez

The the Miss Donnelly is asking the city for four variances.

2:40:6.620 --> 2:40:15.210

Analeshia Rodriguez

Didn't streets called effects and certainly loop St St designs and improvements lots and blocks on Simons and Simons Drive.

2:40:15.300 --> 2:40:21.930

Analeshia Rodriguez

In a nutshell, she's asking to construct a major subdivision on a call to SAC with traffic access.

2:40:22.160 --> 2:40:39.20

Analeshia Rodriguez

Slow solely from land his way, with the exception of 1 lot that would be accessed from time and drive the the reoccurring reason behind each variance request is that the steep slope of the property and existing topographical conditions make it impossible to adhere to building code.

2:40:39.170 --> 2:40:51.380

Analeshia Rodriguez

The proposal is the only feasible design and requiring otherwise by enforcing the strict letter of the regulations would present a hardship to the owner due to the topography, so I'm not gonna go into that too much.

2:40:51.390 --> 2:40:52.180

Analeshia Rodriguez

Like I say, it's in there.

2:40:52.190 --> 2:41:2.440

Analeshia Rodriguez

If you would just please read it and consider all the points that you are made, we feel that it's hyperbole to suggest that anything other than the current proposal is impossible.

2:41:4.10 --> 2:41:15.480

Analeshia Rodriguez

After all, this area of South Hills, not S flats for decades the entire South Hills area has been composed of streets that have been built to accommodate varying elevations of grades and land.

2:41:15.910 --> 2:41:32.180

Analeshia Rodriguez

So I have a tendency to I have a tendency to think sometimes that the fact that the engineers are stating that this can't be done because of the steep grades, there's all kinds of houses up behind us on Landon's way that are built on a lot steeper grades than that.

2:41:32.390 --> 2:41:43.330

Analeshia Rodriguez

And in my opinion, the reason they don't want to address the steep grades is because they might lose a couple lots, which in turn would account for a few dollars out of their pocket ohm.

2:41:44.420 --> 2:41:49.10

Analeshia Rodriguez

You know, there's, we'll miss Donnelly bought this property of land.

2:41:49.160 --> 2:41:53.700

Analeshia Rodriguez

She knew that there were slope and access issues and it was going to be costly to develop.

2:41:54.540 --> 2:41:58.210

Analeshia Rodriguez

Tom Boone owned that piece of property and attorney here in town with Boone called.

2:41:58.360 --> 2:42:14.450

Analeshia Rodriguez

They had that property for years and it's all in this document, but Tom couldn't develop it at the time, and he's an attorney because there was no way in or there was only one way in he couldn't get the right to do the access lot.

2:42:14.560 --> 2:42:17.250

Analeshia Rodriguez

And so it seems like excuse me.

2:42:17.580 --> 2:42:21.910

Analeshia Rodriguez

It seems that in every there's a couple other subdivisions who are off the hill view.

2:42:21.920 --> 2:42:27.300

Analeshia Rodriguez

I know you guys are probably familiar with that where you need it access down and you needed access out.

2:42:27.310 --> 2:42:29.520

Analeshia Rodriguez

Not one way in and one way out.

2:42:30.10 --> 2:42:41.290

Analeshia Rodriguez

Wildfire disaster and and and finally because I can't go on too much as we live on that street, we see the traffic right now up and down Landon's wave.

2:42:41.360 --> 2:42:44.30

Analeshia Rodriguez

Would mind the the traffic goes up and down.

2:42:44.40 --> 2:42:45.430

Analeshia Rodriguez

This is gonna add more.

2:42:45.560 --> 2:42:48.920

Analeshia Rodriguez

It narrows down when when Landon's way.

2:42:48.930 --> 2:42:50.50

Analeshia Rodriguez

You're going down laneways.

2:42:50.60 --> 2:42:51.700

Analeshia Rodriguez

It narrows into Woodbine.

2:42:51.710 --> 2:42:56.430

Analeshia Rodriguez

You can barely get by there right now, let alone adding all this traffic.

2:42:56.440 --> 2:42:57.790

Analeshia Rodriguez

They're gonna put on there.

2:42:57.880 --> 2:43:4.330

Analeshia Rodriguez

The only real solution if we have to live with the development and we have to live with taking open space that's up there.

2:43:4.340 --> 2:43:5.210

Analeshia Rodriguez

That's beautiful.

2:43:5.340 --> 2:43:14.30

Analeshia Rodriguez

And Missoula wants to go down that path to continuing to just develop, develop, develop and never taking the time to say, hey enough is enough.

2:43:14.130 --> 2:43:18.540

Analeshia Rodriguez

Let's look at better solutions and better place to develop rather than up on the hill.

2:43:18.550 --> 2:43:23.600

Analeshia Rodriguez

But if we have to live with that, then we need to consider what are you gonna do with all that traffic?

2:43:23.610 --> 2:43:29.210

Analeshia Rodriguez

The the best answer is to put a make the developer come in from Simon's drive.

2:43:30.760 --> 2:43:31.890

Analeshia Rodriguez

Thank you very much.

2:43:31.940 --> 2:43:32.230

Analeshia Rodriguez

OK.

2:43:32.240 --> 2:43:32.860

Analeshia Rodriguez

Thank you, Sir.

2:43:43.400 --> 2:43:44.480

Analeshia Rodriguez

I'm Kent Watson.

2:43:45.70 --> 2:43:48.990

Analeshia Rodriguez

Hi, Dave, Dave and I have known each other for what almost 30 years.

2:43:51.640 --> 2:43:56.320

Analeshia Rodriguez

Kind of odd being in a position of addressing this board is the first time I've addressed this.

2:43:56.330 --> 2:44:2.0

Analeshia Rodriguez

A consolidated planning board I live at 225 Black Pine Trail along with my wife Margaret.

2:44:2.540 --> 2:44:4.150

Analeshia Rodriguez

We bought that house 30 years ago.

2:44:4.160 --> 2:44:5.910

Analeshia Rodriguez

We're right at the end of that cul-de-sac.

2:44:5.920 --> 2:44:13.910

Analeshia Rodriguez

We had joined the the project and I have to say I'm generally OK with the project and the in the 12 lots.

2:44:14.80 --> 2:44:21.640

Analeshia Rodriguez

Obviously we don't have the troubles that I know, Shar and the people living on Landon's way have now and will have when the development goes in.

2:44:22.390 --> 2:44:30.700

Analeshia Rodriguez

But as a landscape architect, I understand how this kind of development works and and I can appreciate the difficulty that they've had to try to develop it.

2:44:30.710 --> 2:44:35.260

Analeshia Rodriguez

I remember approaching Tom years ago about what was he going to do with that property.

2:44:36.110 --> 2:44:44.300

Analeshia Rodriguez

So with that said, I could say I generally approve of the street ext and the 12 lots given the constraints that they have there.

2:44:45.410 --> 2:44:49.920

Analeshia Rodriguez

Uh, I also agree with not having the connection to Simons.

2:44:50.70 --> 2:44:57.560

Analeshia Rodriguez

I I walked that property a lot that E slope down into the drainage is impossible for anything to happen there.

2:44:57.570 --> 2:45:1.120

Analeshia Rodriguez

It should be retained as as habitat and forested area.

2:45:1.350 --> 2:45:14.270

Analeshia Rodriguez

In fact, I would oppose lot 13 because I don't think they can really develop that in such a way that it would honor that wildlife habitat next door as well as providing circulation on Simmons drive.

2:45:16.720 --> 2:45:21.850

Analeshia Rodriguez

I like the idea of the future open space and trail in that northwest corner.

2:45:21.900 --> 2:45:25.650

Analeshia Rodriguez

It's right next to us and I think it's a it's a reasonable thing to have.

2:45:25.660 --> 2:45:33.110

Analeshia Rodriguez

I work with Nathan McLeod from parks on how we can use that access off the end of of black pine.

2:45:33.460 --> 2:45:34.690

Analeshia Rodriguez

A lot of people use that.

2:45:34.700 --> 2:45:43.520

Analeshia Rodriguez

It's a public utility easement and it's a it's a one of those social trails that's referred to in the materials that you got.

2:45:44.60 --> 2:45:45.900

Analeshia Rodriguez

So I really like the idea of having that.

2:45:49.260 --> 2:46:0.180

Analeshia Rodriguez

One thing I would like to point out as a landscape architect, I have graded all kinds of projects over the years and and looking at these drawings and I realize they're preliminary.

2:46:0.480 --> 2:46:26.720

Analeshia Rodriguez

I would suggest to I make that they utilize the services of their own landscape architect as their Williams who could do a really nice greeting plan that would make that the greeting for those lots to really blend with the hillside because the way it looks right now and I understand that the engineers like to use the CAD program that is very geometric and doesn't understand the appropriateness of curves in the natural landscape.

2:46:26.810 --> 2:46:28.920

Analeshia Rodriguez

But that would be something I'd like to see them do.

2:46:29.330 --> 2:46:29.770

Analeshia Rodriguez

Thank you.

2:46:31.480 --> 2:46:31.760

Analeshia Rodriguez

Great.

2:46:31.770 --> 2:46:32.440

Analeshia Rodriguez

Thank you, Sir.

2:46:32.450 --> 2:46:33.330

Analeshia Rodriguez

Appreciate that.

2:46:33.440 --> 2:46:36.830

Analeshia Rodriguez

UM, any any of you seen anybody online?

2:46:37.580 --> 2:46:38.570

Analeshia Rodriguez

Anybody else?

2:46:38.840 --> 2:46:41.830

Analeshia Rodriguez

And while this gentleman is coming up, go ahead.

2:46:41.900 --> 2:46:51.480

Analeshia Rodriguez

Just want to let folks in the audience know that I can't speak for everybody on the board, but I myself I try and read everything that goes with each hearing and presentation.

2:46:53.50 --> 2:46:57.20

Analeshia Rodriguez

To the best of my ability, where all volunteers and I'm a farmer.

2:46:57.30 --> 2:47:0.780

Analeshia Rodriguez

But I've read all the public comments for this hearing for today.

2:47:0.790 --> 2:47:5.420

Analeshia Rodriguez

So just to let you know, we do our very best to read everything that comes comes to us.

2:47:5.930 --> 2:47:11.950

Analeshia Rodriguez

So as love to be repetitious, my name is Don Kinney 415 lyndons way.

2:47:13.650 --> 2:47:18.840

Analeshia Rodriguez

The problem at hand is the overview is missing.

2:47:18.990 --> 2:47:23.120

Analeshia Rodriguez

You're dealing this question this evening with a specific proposal.

2:47:24.320 --> 2:47:27.550

Analeshia Rodriguez

What is down the hill is a significant problem.

2:47:28.840 --> 2:47:34.340

Analeshia Rodriguez

Thus, I will suggest to you that this project be reconsidered.

2:47:35.350 --> 2:47:39.230

Analeshia Rodriguez

The four items you have before you I feel you should reject.

2:47:41.0 --> 2:47:53.600

Analeshia Rodriguez

It's not in the communities interest to have that many homes that many vehicles on that very narrow landings way approach from below.

2:47:55.210 --> 2:47:57.420

Analeshia Rodriguez

It simply will not work.

2:47:57.490 --> 2:48:7.720

Analeshia Rodriguez

The street is too narrow when we talk about construction, you're talking about huge vehicles and personnel to build these homes.

2:48:8.230 --> 2:48:10.10

Analeshia Rodriguez

The space is not there.

2:48:12.340 --> 2:48:18.120

Analeshia Rodriguez

So I would ask that you ask these fine folk that they back up.

2:48:18.190 --> 2:48:29.100

Analeshia Rodriguez

Think about what they are doing to the community, not just their area, but the entire community and how they can better utilize this land.

2:48:29.730 --> 2:48:30.710

Analeshia Rodriguez

I thank you very much.

2:48:31.570 --> 2:48:31.880

Analeshia Rodriguez

Great.

2:48:31.890 --> 2:48:32.360

Analeshia Rodriguez

Thank you.

2:48:32.710 --> 2:48:36.370

Analeshia Rodriguez

Appreciate you being here today or this evening.

2:48:40.60 --> 2:48:40.550

Analeshia Rodriguez

OK.

2:48:40.560 --> 2:48:45.140

Analeshia Rodriguez

Anybody else wanna come up and please just jump on up there?

2:48:48.380 --> 2:48:49.660

Analeshia Rodriguez

Just state your name for the record.

2:48:49.780 --> 2:48:51.430

Analeshia Rodriguez

My name is Shirley Oliver.

2:48:51.960 --> 2:48:53.160

Analeshia Rodriguez

I am.

2:48:53.680 --> 2:49:15.30

Analeshia Rodriguez

I would like to say that the first meeting that we had was in my garage and we all stated at the time that we desperately needed the road to connect with Simons and for this development to ask for us to acquiesce to this easement is not really fair to us.

2:49:15.40 --> 2:49:19.500

Analeshia Rodriguez

I mean, it's a hardship for her, but it's a hardship for us as well.

2:49:19.840 --> 2:49:26.450

Analeshia Rodriguez

And also I noticed that if I'm reading the diagrams correctly, that there is no parking.

2:49:27.820 --> 2:49:29.330

Analeshia Rodriguez

It's at my I'm.

2:49:29.340 --> 2:49:32.990

Analeshia Rodriguez

I'm sorry, I'm at 1200 so I'm right next to the first health.

2:49:33.0 --> 2:49:37.290

Analeshia Rodriguez

So it will be built, there is no parking designated there.

2:49:37.420 --> 2:49:45.850

Analeshia Rodriguez

So that means that people who come to the park are going to be parking in front of my house, and that's not something that was supposed to happen.

2:49:46.100 --> 2:49:48.360

Analeshia Rodriguez

We were told that there would be parking spaces.

2:49:49.730 --> 2:49:57.810

Analeshia Rodriguez

Umm when Hillview was renovated, we were all charged without our real consent.

2:49:58.490 --> 2:49:59.660

Analeshia Rodriguez

Quite a bit of money.

2:50:0.70 --> 2:50:7.740

Analeshia Rodriguez

My think mine was \$2300 and every you either had to pay it immediately or you had to pay interest.

2:50:7.970 --> 2:50:26.240

Analeshia Rodriguez

I think most of my neighbors paid it right away and I think there was something mentioned in there that these new houses are going to have to pay something toward that, but I'd like to know is there any going to be any surprise assessment for the people who already live there?

2:50:26.330 --> 2:50:28.710

Analeshia Rodriguez

Because he'll view way innovation was a surprise.

2:50:29.740 --> 2:50:30.100

Analeshia Rodriguez

Thanks.

2:50:31.360 --> 2:50:31.920

Analeshia Rodriguez

Sure thing.

2:50:31.930 --> 2:50:32.490

Analeshia Rodriguez

Thank you.

2:50:34.150 --> 2:50:45.850

Analeshia Rodriguez

Umm, we will try and answer questions once we get through public comment, but I've got both of those written down and.

2:50:48.230 --> 2:50:53.990

Analeshia Rodriguez

We will get them addressed once we get all of our public comment done.

2:50:54.160 --> 2:50:56.500

Analeshia Rodriguez

Anybody else want to come up and speak?

2:50:56.800 --> 2:51:1.950

Analeshia Rodriguez

Take one quick note that the the document that I was, can you come to this?

2:51:2.30 --> 2:51:10.260

Analeshia Rodriguez

Still, the podium state your name and do the whole OK John Foley again, I would see here I live at on Landon's way.

2:51:10.460 --> 2:51:15.210

Analeshia Rodriguez

I just want to make the document I was referring to that Shar had written and submitted.

2:51:15.220 --> 2:51:23.130

Analeshia Rodriguez

It was dated Friday, May 24th, and it went to Dave, so if that's the one you're as you're searching some.

2:51:23.140 --> 2:51:26.440

Analeshia Rodriguez

Sorry, you're searching through your documents.

2:51:26.490 --> 2:51:28.140

Analeshia Rodriguez

It was the May 24th one.

2:51:28.250 --> 2:51:28.620

Analeshia Rodriguez

OK.

2:51:28.630 --> 2:51:29.80

Analeshia Rodriguez

Thank you.

2:51:29.150 --> 2:51:29.480

Analeshia Rodriguez

Great.

2:51:29.490 --> 2:51:29.920

Analeshia Rodriguez

Thank you.

2:51:32.460 --> 2:51:33.270

Analeshia Rodriguez

OK.

2:51:33.280 --> 2:51:35.290

Analeshia Rodriguez

Anybody seen anybody online?

2:51:35.820 --> 2:51:39.240

Analeshia Rodriguez

Anybody else in House will give folks a minute.

2:51:39.250 --> 2:51:42.30

Analeshia Rodriguez

Sometimes we need to build up a little courage.

2:52:1.250 --> 2:52:1.820

Analeshia Rodriguez

OK.

2:52:1.870 --> 2:52:2.540

Analeshia Rodriguez

Go ahead, Sir.

2:52:3.110 --> 2:52:4.60

Analeshia Rodriguez

State your name please.

2:52:4.70 --> 2:52:5.630

Analeshia Rodriguez

Request Don Kenny again.

2:52:7.110 --> 2:52:19.860

Analeshia Rodriguez

Would it not be city policy that you have to have egress as well as access to a land so that you can if a forest fire breaks out in these great forests?

2:52:19.870 --> 2:52:25.200

Analeshia Rodriguez

Here you can get outgoing down Simmons way rather than down.

2:52:25.390 --> 2:52:30.400

Analeshia Rodriguez

Landon's wouldn't that be a city responsibility to see that that happens?

2:52:30.680 --> 2:52:31.360

Analeshia Rodriguez

Thank you.

2:52:32.130 --> 2:52:32.570

Analeshia Rodriguez

Thank you.

2:52:36.330 --> 2:52:37.30

Analeshia Rodriguez

OK.

2:52:37.40 --> 2:52:38.890

Analeshia Rodriguez

Any other public comment?

2:52:42.690 --> 2:52:44.860

Analeshia Rodriguez

Alright, not seeing any.

2:52:44.930 --> 2:52:51.950

Analeshia Rodriguez

I'm gonna go ahead and close public comment for this portion of the hearing.

2:52:53.750 --> 2:52:56.430

Analeshia Rodriguez

And we will.

2:52:57.130 --> 2:53:0.140

Analeshia Rodriguez

Let's can we get a motion on the floor?

2:53:0.150 --> 2:53:0.510

Analeshia Rodriguez

Maybe.

2:53:1.710 --> 2:53:4.390

Analeshia Rodriguez

Or do you guys feel like you need some discussion?

2:53:4.750 --> 2:53:6.550

Analeshia Rodriguez

I feel like we should get a motion on the floor.

2:53:8.310 --> 2:53:8.860

Analeshia Rodriguez

Anybody.

2:53:9.160 --> 2:53:12.470

Analeshia Rodriguez

Lauren, could you bring up your slide with the motion, please?

2:53:28.90 --> 2:53:29.300

Analeshia Rodriguez

OK, let's see.

2:53:36.800 --> 2:53:39.960

Analeshia Rodriguez

Do we need to take each of these one at a time?

2:53:42.360 --> 2:53:46.910

Analeshia Rodriguez

Why do I have a memory of there being a a motion that encapsulated all of it?

2:53:46.920 --> 2:53:47.410

Analeshia Rodriguez

Am I?

2:53:47.800 --> 2:53:50.800

Analeshia Rodriguez

Am I misremembering that was there?

2:53:50.970 --> 2:53:55.310

Analeshia Rodriguez

Did you have a kind of a single statement motion, Lauren?

2:53:55.320 --> 2:53:57.100

Analeshia Rodriguez

Or do we need to go through and?

2:53:59.170 --> 2:53:59.790

Analeshia Rodriguez

I do.

2:53:58.800 --> 2:54:2.70

Lauren Stevens

I believe we need to go through all of them.

2:54:2.530 --> 2:54:2.910

Analeshia Rodriguez

OK.

2:54:2.150 --> 2:54:3.160

Lauren Stevens

Is that correct, Dave?

2:54:4.950 --> 2:54:7.440

Dave DeGrandpre

David Bradbury, City, Missoula development services.

2:54:7.450 --> 2:54:16.830

Dave DeGrandpre

I think it would be appropriate and most effective for the City Council if you could go through the the variance request one by one and provide your thoughts and reasoning on your boat.

2:54:17.840 --> 2:54:18.610

Analeshia Rodriguez

OK, great.

2:54:18.620 --> 2:54:19.170

Analeshia Rodriguez

Thanks Dave.

2:54:20.30 --> 2:54:20.510

Analeshia Rodriguez

Uh.

2:54:21.630 --> 2:54:22.210

Analeshia Rodriguez

Alrighty.

2:54:22.270 --> 2:54:28.580

Analeshia Rodriguez

Well, let's take them in order and whoever wants to jump in there and throw out a motion, please do.

2:54:29.930 --> 2:54:30.640

Analeshia Rodriguez

I'll make a motion.

2:54:32.490 --> 2:54:34.560

Analeshia Rodriguez

There's recommended motion on the table.

2:54:35.110 --> 2:55:11.370

Analeshia Rodriguez

With that, we recommend City Council approve the variance request for Article 3 section 3-020 Dash 3.3, Point G, Section 3 DASH 020.5, point A and sections 3 dash, 020.5, point B3, and B4 of the City Subdivision regulations to allow the extension of Landon's way to be in the form of a cul de SAC providing only one access route to lots within the wildland urban interface WUI.

2:55:13.210 --> 2:55:13.530

Analeshia Rodriguez

Great.

2:55:13.540 --> 2:55:14.20

Analeshia Rodriguez

Thank you.

2:55:14.30 --> 2:55:15.60

Analeshia Rodriguez

Motion made by Peter.

2:55:15.70 --> 2:55:15.750

Analeshia Rodriguez

Do we have a second?

2:55:21.90 --> 2:55:22.150

Rick Hall

I'll second it, Rick.

2:55:22.410 --> 2:55:24.480

Analeshia Rodriguez

Seconded by Rick.

2:55:24.590 --> 2:55:25.360

Analeshia Rodriguez

Thank you.

2:55:27.260 --> 2:55:33.120

Analeshia Rodriguez

And just real quick up at the top, I think umm, I'll take a stab at answering the last question.

2:55:33.930 --> 2:55:39.760

Analeshia Rodriguez

Umm, so the answer to your question Sir about the ingress and egress is yes.

2:55:39.770 --> 2:55:56.790

Analeshia Rodriguez

And that is also what is I believe staff correct me if need be were taking out here with the very first variance, the first variance is asking to set that ruling aside so that they can have a cul-de-sac, if I'm not mistaken.

2:55:56.800 --> 2:55:58.890

Analeshia Rodriguez

Again, there, right, everybody.

2:55:58.940 --> 2:55:59.960

Analeshia Rodriguez

OK, alright.

2:56:3.300 --> 2:56:5.170

Analeshia Rodriguez

Hey buddy, you wanna start us off?

2:56:5.180 --> 2:56:6.170

Analeshia Rodriguez

Peter, please go ahead.

2:56:6.180 --> 2:56:8.30

Analeshia Rodriguez

Make a stab at ohh.

2:56:8.40 --> 2:56:12.840

Analeshia Rodriguez

The issue that seems most salient to me is the egress question.

2:56:13.380 --> 2:56:28.160

Analeshia Rodriguez

Umm does this is this lot provided with enough access by the one cul-de-sac uh for the community, and that's what I'm considering.

2:56:28.170 --> 2:56:29.220

Analeshia Rodriguez

That's what I'm thinking about.

2:56:32.0 --> 2:56:32.270

Analeshia Rodriguez

Great.

2:56:32.280 --> 2:56:32.890

Analeshia Rodriguez

Thank you, Peter.

2:56:32.900 --> 2:56:33.400

Analeshia Rodriguez

Go ahead, Dave.

2:56:34.490 --> 2:56:42.560

Analeshia Rodriguez

So I guess my question to the applicants and to us is So what is city public works say about about this?

2:56:42.830 --> 2:56:52.980

Analeshia Rodriguez

For the record, what have they told the applicants and and the citizens there about the the it's a clear issue, but I don't know what the answer is.

2:56:52.990 --> 2:56:54.270

Analeshia Rodriguez

So what is the public works say?

2:57:0.950 --> 2:57:3.270

Analeshia Rodriguez

Lauren, you gotta or Dave.

2:57:2.560 --> 2:57:6.590

Lauren Stevens

Uh, yeah, we've got Tracy fresh hour here from public works.

2:57:6.240 --> 2:57:8.70

Analeshia Rodriguez

Ohh great.

2:57:8.80 --> 2:57:8.940

Analeshia Rodriguez

OK, awesome.

2:57:8.950 --> 2:57:9.980

Analeshia Rodriguez

Tracy, please take it away.

2:57:10.930 --> 2:57:15.290

Traci Freshour

Hi all Missoula City Public Works and mobility Engineering development review.

2:57:16.680 --> 2:57:33.130

Traci Freshour

So we do like through lots for all subdivisions, but fire RECO fire code dictates that if you have more than 32 lots, you have to have a three through lot.

2:57:33.640 --> 2:57:44.240

Traci Freshour

Since this has a through lot before 32 lots, it's not required per fire code, so we support the variance.

2:57:48.540 --> 2:57:49.590

Analeshia Rodriguez

OK, great.

2:57:49.600 --> 2:57:50.180

Analeshia Rodriguez

Thank you for that.

2:57:49.620 --> 2:57:52.420

Traci Freshour

Does that make sense? OK.

2:57:50.960 --> 2:57:52.490

Analeshia Rodriguez

Yes, I think absolutely.

2:57:52.560 --> 2:57:55.70

Analeshia Rodriguez

Do you have anything follow up there? That one?

2:57:55.220 --> 2:57:55.970

Analeshia Rodriguez

OK.

2:57:56.440 --> 2:57:57.230

Analeshia Rodriguez

Anybody else?

2:58:6.10 --> 2:58:7.730

Analeshia Rodriguez

Not at this point in time, no, Sir.

2:58:12.190 --> 2:58:13.230

Analeshia Rodriguez

Go ahead, Derek.

2:58:14.50 --> 2:58:23.420

Analeshia Rodriguez

Yeah, just for the record, I think I'm just gonna stay my concerns about this variance request in terms of access and egress and.

2:58:25.420 --> 2:58:27.570

Analeshia Rodriguez

Umm, it's actually enlightening to hear.

2:58:27.580 --> 2:58:32.650

Analeshia Rodriguez

From what we just heard, who was the representative from public works?

2:58:32.700 --> 2:58:35.200

Analeshia Rodriguez

So just about what?

2:58:36.580 --> 2:58:44.130

Analeshia Rodriguez

You know what is allowed based on emergency services in terms of Wuwei and well then urban interface.

2:58:44.140 --> 2:58:49.110

Analeshia Rodriguez

I'm not sure that that is adequately addressed here.

2:58:49.350 --> 2:59:12.280

Analeshia Rodriguez

I'd be interested in comments from our developers and just about mitigation efforts and how a cul-de-sac that is nonconforming, you know, in this type of area is adequate to address concerns about the wooley and emergency services for like well then fire.

2:59:15.880 --> 2:59:18.110

Analeshia Rodriguez

Dan, do you wanna try Daniel, do you?

2:59:18.120 --> 2:59:18.770

Analeshia Rodriguez

Do you have a preference?

2:59:20.70 --> 2:59:20.420

Analeshia Rodriguez

No.

2:59:20.510 --> 2:59:21.800

Analeshia Rodriguez

OK, no preference.

2:59:22.110 --> 2:59:23.510

Analeshia Rodriguez

I introduced myself as Danny, so.

2:59:25.610 --> 2:59:26.420

Analeshia Rodriguez

I guess I wanna.

2:59:26.430 --> 2:59:28.460

Analeshia Rodriguez

I wanna clarify exactly what you're asking.

2:59:28.470 --> 2:59:32.170

Analeshia Rodriguez

Just the design of the dead end called de SAC.

2:59:33.630 --> 2:59:37.30

Analeshia Rodriguez

While thinking about the wildlife urban interface.

2:59:40.830 --> 2:59:41.330

Analeshia Rodriguez

Yeah, I think.

2:59:43.10 --> 2:59:55.340

Analeshia Rodriguez

Given concerns about normally in a development like this would have access egress to mitigate concerns about getting out in, you know, like dire situations.

2:59:55.670 --> 2:59:57.290

Analeshia Rodriguez

So yeah, yeah.

2:59:59.820 --> 3:0:21.430

Analeshia Rodriguez

I I think to address the the mitigation for emergency services and a dead end situation like this, we make sure that the road meets those fire code standards that Tracy was just

mentioning beyond a through connection of the road and that I think she said 32 or 36 lot threshold.

3:0:21.820 --> 3:0:35.820

Analeshia Rodriguez

We also have the International Fire Code Appendix D which talks about the design of the Clovis stack itself with minimum radiuses, minimum easement widths, all of which we meet, that design standard for.

3:0:35.830 --> 3:0:45.890

Analeshia Rodriguez

So while you know I'm kind of circling back to the subdivision regulations, while it's prohibited, there's provisions that say you can do it if you meet these provisions and we do meet those provisions.

3:0:45.900 --> 3:0:50.620

Analeshia Rodriguez

So in regards to the wildlife urban interface, you know we we don't have a ton of timber.

3:0:50.630 --> 3:0:52.340

Analeshia Rodriguez

So on a wildfire would be a grass fire.

3:0:53.850 --> 3:0:55.340

Analeshia Rodriguez

You know, most of us going to be landscaped.

3:0:55.350 --> 3:1:3.940

Analeshia Rodriguez

We're gonna have 7 foot boulevards and green trees and then the road is pretty significantly wide for two way traffic and parking on both sides.

3:1:4.270 --> 3:1:14.150

Analeshia Rodriguez

So in the event, let's say there there's a burning vehicle in the middle of the road, there should still be adequate space for emergency services to get around it, because we're about 35 feet from back to curb to back to curb.

3:1:14.160 --> 3:1:14.800

Analeshia Rodriguez

That's pretty.

3:1:15.150 --> 3:1:16.80

Analeshia Rodriguez

It's not the most wide.

3:1:16.90 --> 3:1:25.430

Analeshia Rodriguez

It's not Reserve Street, but it's a wider than most local residential streets that we have here in Missoula is as it is now, is that help provide a little context to your question?

3:1:25.540 --> 3:1:25.970

Analeshia Rodriguez

Yeah.

3:1:25.980 --> 3:1:26.390

Analeshia Rodriguez

Thank you.

3:1:26.400 --> 3:1:26.670

Analeshia Rodriguez

Right.

3:1:26.680 --> 3:1:26.970

Analeshia Rodriguez

Thank you.

3:1:29.550 --> 3:1:29.880

Analeshia Rodriguez

Great.

3:1:29.890 --> 3:1:30.450

Analeshia Rodriguez

Go ahead, Shane.

3:1:35.610 --> 3:1:37.850

Shane Morrissey

I mean it, I guess.

3:1:38.760 --> 3:1:44.340

Shane Morrissey

I don't know if I really have a question here, but I I share some of.

3:1:46.300 --> 3:1:50.890

Shane Morrissey

There's concerns here in that I I think there's really two things that play.

3:1:50.940 --> 3:2:5.190

Shane Morrissey

There's the, you know, the the IFC, which you know, mandates that you've gotta turn around of, you know, X radius or a T hammerhead or whatever to turn out service vehicle around.

3:2:5.200 --> 3:2:7.750

Shane Morrissey

But the the Wooley seems.

3:2:10.920 --> 3:2:11.370

Shane Morrissey

Uh.

3:2:11.700 --> 3:2:24.370

Shane Morrissey

More clear in that they really want ingress and egress umm out of those situations like regardless of you know how wide a street is.

3:2:24.480 --> 3:2:32.340

Shane Morrissey

And I think it feels like that's where I'm being hung up here is not necessarily the street design or anything like that.

3:2:34.340 --> 3:2:43.260

Shane Morrissey

It is how it relates to the wooli and I guess that this is the the the variance that I'm having the most trouble with.

3:2:44.110 --> 3:2:50.340

Shane Morrissey

Umm and uh, you know, the IC doesn't necessarily.

3:2:52.520 --> 3:3:7.510

Shane Morrissey

You know dovetail perfectly with the Wooley regulations like the IFC is intended in my mind for you know more Urban Development where a fire truck can just drive in regardless of what.

3:3:9.280 --> 3:3:19.380

Shane Morrissey

Regardless of what's burning around it, and this is the this is two things like we need to have fire truck access both during.

3:3:20.270 --> 3:3:24.460

Shane Morrissey

Umm, you know, house fire and both during a wildfire event.

3:3:24.470 --> 3:3:28.540

Shane Morrissey

And that's that's where the secondary means of egress comes in.

3:3:28.550 --> 3:3:32.240

Shane Morrissey

And I so I'm just having a little bit of trouble with that.

3:3:34.790 --> 3:3:36.300

Shane Morrissey

I think that's a statement, not really a question.

3:3:38.230 --> 3:3:38.930

Analeshia Rodriguez

No, that's perfect.

3:3:40.610 --> 3:3:41.690

Analeshia Rodriguez

Just fine.

3:3:41.700 --> 3:3:42.290

Analeshia Rodriguez

Go ahead, Rick.

3:3:45.630 --> 3:3:51.780

Rick Hall

You know, I think this is kind of similar to what we had before, but it it it last session.

3:3:51.790 --> 3:4:6.160

Rick Hall

But in that this case is the topography that makes the the access both ways and from Simon Simon's, uh, difficult, if not impossible.

3:4:9.10 --> 3:4:17.710

Rick Hall

You know, I I I certainly like the Parkland dedication and the preservation of of and the dedication of trails.

3:4:18.730 --> 3:4:21.670

Rick Hall

Umm, right.

3:4:21.750 --> 3:4:23.480

Rick Hall

It's it's a weird location.

3:4:23.490 --> 3:4:24.140

Rick Hall

I mean it.

3:4:25.900 --> 3:4:34.770

Rick Hall

Those slopes essentially stop that accessed from that One Direction, and I understand that.

3:4:36.120 --> 3:4:40.980

Rick Hall

Uh, with some of the neighbors are saying that it could go through the owners property.

3:4:40.990 --> 3:4:43.840

Rick Hall

That's not what's before us. Umm.

3:4:45.810 --> 3:4:46.680

Rick Hall

Yeah, I'm.

3:4:46.750 --> 3:4:47.250

Rick Hall

I'm kind of.

3:4:49.400 --> 3:4:59.70

Rick Hall

I'm having a little difficulty with it, but I I'm I understand it a little bit better because of the slope on that side of the property.

3:5:1.160 --> 3:5:7.700

Rick Hall

I just don't think it makes it feasible, and I think one of the requirements of a variance is that there aren't other options.

3:5:9.200 --> 3:5:13.120

Rick Hall

So I'm tending the lean towards it, I think.

3:5:16.770 --> 3:5:17.60

Analeshia Rodriguez

Great.

3:5:17.70 --> 3:5:18.240

Analeshia Rodriguez

Thank you, Rick.

3:5:18.370 --> 3:5:21.130

Analeshia Rodriguez

Dave to Grand Prix.

3:5:20.790 --> 3:5:21.150

Dave DeGrandpre

Thank you.

3:5:21.160 --> 3:5:29.240

Dave DeGrandpre

I just wanted to let the board members know, you know, this is addressing Dave Lewis's

comment earlier, requesting input from the public works, public Works, Mobility department.

3:5:29.330 --> 3:5:40.460

Dave DeGrandpre

We wouldn't have brought this forward with the staff recommendation for approval if we didn't have approval from public works mobility as well as emergency responders and city fire department.

3:5:40.470 --> 3:5:42.380

Dave DeGrandpre

So it's just for the board's information.

3:5:44.430 --> 3:5:44.730

Analeshia Rodriguez

Great.

3:5:44.740 --> 3:5:47.100

Analeshia Rodriguez

Thank you, Dave, for that clarification.

3:5:49.600 --> 3:5:51.160

Analeshia Rodriguez

Anybody else go ahead, Derek.

3:5:53.780 --> 3:5:55.530

Analeshia Rodriguez

Appreciate that comment, Dave.

3:5:55.580 --> 3:5:57.970

Analeshia Rodriguez

UM, but I guess I just wanna.

3:5:57.980 --> 3:6:9.760

Analeshia Rodriguez

I don't wanna get hung up on this one variance request, but I too am feeling like this is the one that I have the biggest hang up on and just in terms of process, if this one doesn't, UM, move forward.

3:6:9.770 --> 3:6:17.220

Analeshia Rodriguez

You know, how does that influence, you know, everything like the whole rest of this proposal for the subdivision?

3:6:19.360 --> 3:6:25.890

Analeshia Rodriguez

I guess just for context, I mean, I hear that city has approved this in staff, has been working on it.

3:6:25.900 --> 3:6:26.460

Analeshia Rodriguez

But I mean like.

3:6:29.370 --> 3:6:39.280

Analeshia Rodriguez

I also appreciate the context of former owners of the property and how the neighbors are bringing this to light, that this was owned by other people who wanted to develop it.

3:6:39.290 --> 3:6:53.740

Analeshia Rodriguez

But were not able to because of the restrictions due to topography or the burden of the expenses that would would would require to develop it in a sustainable fashion.

3:6:54.90 --> 3:6:57.960

Analeshia Rodriguez

I know people who have other properties.

3:6:57.970 --> 3:6:59.440

Analeshia Rodriguez

Who can?

3:6:59.450 --> 3:7:0.600

Analeshia Rodriguez

They can't develop them.

3:7:0.610 --> 3:7:3.630

Analeshia Rodriguez

So I mean, I I'm just wondering that.

3:7:6.80 --> 3:7:22.570

Analeshia Rodriguez

It seems like the owner of this property was aware of these restrictions when purchased

and is now trying to, as we've used the moniker couple Times Now, as trying to squit fit that square peg into a round hole.

3:7:22.860 --> 3:7:29.680

Analeshia Rodriguez

And I'm just not sure that the variance request is a way that we should like.

3:7:29.690 --> 3:7:44.450

Analeshia Rodriguez

Is that our tool that we should always use to try and get around these barriers which are set up to, you know, prevent risk and stuff inherent in, you know, building projects that we're we're trying to mitigate?

3:7:46.120 --> 3:7:46.800

Analeshia Rodriguez

That's how I got say.

3:7:48.420 --> 3:7:48.720

Analeshia Rodriguez

Great.

3:7:48.730 --> 3:7:49.50

Analeshia Rodriguez

Thank you.

3:7:49.60 --> 3:7:50.310

Analeshia Rodriguez

Derek, hold on.

3:7:50.320 --> 3:7:53.500

Analeshia Rodriguez

Lauren is here and I saw Tracy.

3:7:53.510 --> 3:7:56.750

Analeshia Rodriguez

You had your hand up as well, Lauren.

3:7:56.760 --> 3:7:57.40

Analeshia Rodriguez

Go ahead.

3:7:58.600 --> 3:7:59.10

Lauren Stevens

Yeah.

3:7:59.20 --> 3:8:11.430

Lauren Stevens

Lawrence Stevens planner just wanted to thought it might be helpful to share the the phrasing of that regulation in the subdivision regs that the variance is referring to.

3:8:11.440 --> 3:8:15.200

Lauren Stevens

So umm, all major subdivisions within the Woo?

3:8:15.330 --> 3:8:22.510

Lauren Stevens

Must have more than one improved access route, unless it's not feasible because of other because of topographic or other constraints.

3:8:22.920 --> 3:8:28.420

Lauren Stevens

And when those multiple routes are not provided, special Improvement District waiver statement is required.

3:8:29.10 --> 3:8:29.510

Lauren Stevens

Umm.

3:8:29.970 --> 3:8:39.10

Lauren Stevens

Essentially saying that future owners can't protest the construction of a second access route in the future, which is a recommended condition of approval for this project.

3:8:43.250 --> 3:8:43.660

Analeshia Rodriguez

Great.

3:8:43.670 --> 3:8:44.700

Analeshia Rodriguez

Thank you, Lauren.

3:8:44.710 --> 3:8:45.800

Analeshia Rodriguez

Dave, did you have something?

3:8:47.850 --> 3:8:49.970

Analeshia Rodriguez

Well, yeah, yes, I did, I think.

3:8:53.780 --> 3:9:0.10

Analeshia Rodriguez

Instead of us going directly to the variances, I I have a different approach.

3:9:0.160 --> 3:9:13.600

Analeshia Rodriguez

I think we've taken it anyways as as A and to try to discuss and answer the questions that the public has brought up here and to me, even though I generally think this fits.

3:9:15.620 --> 3:9:20.310

Analeshia Rodriguez

Fits the growth policy and consistent with the zoning that's applied.

3:9:20.320 --> 3:9:24.950

Analeshia Rodriguez

So it meets standards that we're supposed supposed to apply here.

3:9:25.130 --> 3:9:26.890

Analeshia Rodriguez

A couple of questions came up from Mr.

3:9:26.900 --> 3:9:29.70

Analeshia Rodriguez

Watson, all about two things.

3:9:29.80 --> 3:9:34.170

Analeshia Rodriguez

One is lot is at 13 on the lowest slopes is that a?

3:9:34.180 --> 3:9:40.110

Analeshia Rodriguez

Is it valid to remain in this thing, number one and #2 is the final grading.

3:9:40.200 --> 3:9:49.550

Analeshia Rodriguez

This is all steep slopes here and, and the grading the the answer that we don't have for us is how is this grading going to happen?

3:9:49.560 --> 3:9:56.340

Analeshia Rodriguez

And we're gonna have these big flat areas or are we gonna have a little insert and then houses?

3:9:56.510 --> 3:9:58.240

Analeshia Rodriguez

That's something that's not before us.

3:9:58.250 --> 3:9:59.820

Analeshia Rodriguez

I get that. But.

3:9:59.870 --> 3:10:2.690

Analeshia Rodriguez

So umm, back to the variances.

3:10:2.700 --> 3:10:10.520

Analeshia Rodriguez

I think that this is meant the standards and and that the variance is I I.

3:10:12.770 --> 3:10:16.100

Analeshia Rodriguez

Uh, I hate to say it, but we don't know.

3:10:16.140 --> 3:10:26.300

Analeshia Rodriguez

I I believe we don't have a a choice here that the exceptions have been met here with the wood and the other situations and yet the steep slopes haven't been solved here.

3:10:26.310 --> 3:10:29.40

Analeshia Rodriguez

And so I'm sorry, Dave, the Grand Prix.

3:10:29.50 --> 3:10:37.860

Analeshia Rodriguez

But I I I think we should have a further discussion on the subdivision itself before going to the variance.

3:10:37.870 --> 3:10:40.410

Analeshia Rodriguez

And that's I just want to say that for the record, thank you.

3:10:43.840 --> 3:10:44.210

Analeshia Rodriguez

Great.

3:10:44.220 --> 3:10:45.690

Analeshia Rodriguez

Thank you, Dave Lewis.

3:10:47.570 --> 3:10:48.550

Analeshia Rodriguez

Tracy, please go ahead.

3:10:49.900 --> 3:10:55.190

Traci Freshour

I could address the steep slopes and kind of if you're worried about drainage.

3:10:56.360 --> 3:11:4.430

Traci Freshour

Umm we have required the subdivision to be about 90% on their stormwater infrastructure.

3:11:4.730 --> 3:11:13.430

Traci Freshour

So we have retention ponds set in this area to ensure that there's not going to be any drainage.

3:11:14.100 --> 3:11:38.960

Traci Freshour

The building they do not allow a building does not allow anything over 50%, so the slopes can change during build, but there is a specific requirement I'm all housing is required or all lots are required to retain stormwater on site, and they're also going to be required to connect to the subdivision infrastructure.

3:11:39.80 --> 3:11:42.600

Traci Freshour

So we know that draining is drainage is retained.

3:11:45.230 --> 3:11:51.310

Traci Freshour

We feel pretty confident that we addressed these issues insufficiency.

3:11:53.170 --> 3:11:56.200

Traci Freshour

So if you guys have any specific questions?

3:11:59.770 --> 3:12:0.220

Analeshia Rodriguez

Great.

3:12:0.230 --> 3:12:1.730

Analeshia Rodriguez

Thank you for that. Umm.

3:12:3.510 --> 3:12:6.480

Analeshia Rodriguez

Further information, Tracy, I think that was that was helpful.

3:12:6.560 --> 3:12:8.440

Analeshia Rodriguez

Dave, do you have anything to follow up with on that?

3:12:8.450 --> 3:12:10.440

Analeshia Rodriguez

OK, excuse me.

3:12:13.580 --> 3:12:14.70

Analeshia Rodriguez

Let's see.

3:12:14.80 --> 3:12:15.790

Analeshia Rodriguez

I have Shane and then Lynn.

3:12:21.80 --> 3:12:25.80

Shane Morrissey

Lynn hasn't had a chance to ask a question, so I'll defer to her for a moment.

3:12:25.500 --> 3:12:26.540

Analeshia Rodriguez

OK, go ahead, Lynn.

3:12:28.30 --> 3:12:28.550

Lynn Davis

Thank you.

3:12:30.370 --> 3:12:45.120

Lynn Davis

What comes up for me around this variance is the feeder Rd so that there's no left turn off of a hill view and then it's kind of a backwards turn and the issues brought up from the community about the hazards there.

3:12:45.590 --> 3:12:49.700

Lynn Davis

And I wonder if the planners could respond to that also.

3:12:50.330 --> 3:12:56.420

Lynn Davis

The Woodburn Rd is narrow at Hillview but then it would land and widens up.

3:12:56.430 --> 3:13:3.530

Lynn Davis

So is there any plan to widen so those most roads match so that it can accommodate more traffic?

3:13:4.10 --> 3:13:6.810

Lynn Davis

So just I'd like to hear from the planners about that.

3:13:11.160 --> 3:13:12.70

Lauren Stevens

Yeah, I can.

3:13:12.200 --> 3:13:13.470

Lauren Stevens

Uh try to address that.

3:13:13.480 --> 3:13:17.690

Lauren Stevens

And Tracy, please correct me if you have more information than I do.

3:13:18.160 --> 3:13:26.660

Lauren Stevens

So the the conditions that are referenced there are, you know, existing and they are what they are regardless of the additional traffic being added.

3:13:26.670 --> 3:13:35.0

Lauren Stevens

But understanding those concerns at this project does not have enough traffic to require that impact.

3:13:35.10 --> 3:13:46.840

Lauren Stevens

Study that would then could be utilized to say this intersection or this area is gonna be negatively impacted to the point that you need to mitigate it through some kind of improvements if that makes sense.

3:13:46.850 --> 3:14:7.70

Lauren Stevens

So umm, if anything did come through to to add a left turn lane or to widen the street there, that would be a city project I believe and it would, you know it would require getting the right of way or obtaining right of way from those properties that are right along Woodbine currently to to widen that out.

3:14:7.80 --> 3:14:8.980

Lauren Stevens

So it would be a bit of a process.

3:14:11.870 --> 3:14:19.150

Traci Freshour

And we did pull some crash data from the last few years about Hillview and Woodbine.

3:14:20.560 --> 3:14:33.140

Traci Freshour

There was a crash in 2021 and a crash reported in 2023, and those were considered non junction crashes, so they weren't due to the intersection.

3:14:34.120 --> 3:14:37.820

Traci Freshour

Therefore, we still find it viable.

3:14:41.510 --> 3:14:41.820

Analeshia Rodriguez

Great.

3:14:41.830 --> 3:14:42.660

Analeshia Rodriguez

Thank you, Tracy.

3:14:42.670 --> 3:14:43.290

Analeshia Rodriguez

Go ahead, Shane.

3:14:47.110 --> 3:14:48.680

Shane Morrissey

I'm Lauren.

3:14:48.690 --> 3:14:49.480

Shane Morrissey

Thanks for sharing that.

3:14:51.90 --> 3:14:52.260

Shane Morrissey

Uh, that's slide.

3:14:52.270 --> 3:14:56.370

Shane Morrissey

I did maybe have a practical follow-up question on that.

3:14:58.100 --> 3:15:12.30

Shane Morrissey

So if we're building a cul de SAC and lots, our fully encapsulating the the road that we're building, the wonder what the practical Ness of?

3:15:14.90 --> 3:15:17.60

Shane Morrissey

Waving your improvement rights for a second?

3:15:17.110 --> 3:15:27.10

Shane Morrissey

Ingress egress R umm given that somebody's going to own a lot and maybe a house and that would be.

3:15:29.230 --> 3:15:29.560

Shane Morrissey

How?

3:15:29.570 --> 3:15:30.640

Shane Morrissey

How does that happen?

3:15:30.710 --> 3:15:39.780

Shane Morrissey

Like let's say you know at some point we determined that that needs to be a through St doesn't that need to go through a lot that will be platted under the subdivision?

3:15:41.710 --> 3:15:53.870

Shane Morrissey

And and if and if that was the case, then doesn't that assume that there is a viable path down to the road to the north?

3:15:55.200 --> 3:15:57.120

Shane Morrissey

And shouldn't that be just kind of?

3:15:59.690 --> 3:16:0.440

Shane Morrissey

Platted now.

3:16:2.240 --> 3:16:4.650

Shane Morrissey

Uh, does that make sense?

3:16:7.30 --> 3:16:7.570

Analeshia Rodriguez

It does to me.

3:16:7.190 --> 3:16:9.500

Lauren Stevens

Uh, yeah, definitely.

3:16:9.510 --> 3:16:9.890

Lauren Stevens

Uh.

3:16:9.900 --> 3:16:11.100

Lauren Stevens

Understand what you're saying.

3:16:11.110 --> 3:16:14.420

Lauren Stevens

I know we've seen in some projects.

3:16:14.500 --> 3:16:16.660

Lauren Stevens

Uh, that do have a cul-de-sac.

3:16:16.670 --> 3:16:25.570

Lauren Stevens

We requirements of easements at the end for like potential future connections to other roads that might have been, you know, pretty directly adjacent.

3:16:26.20 --> 3:16:26.460

Lauren Stevens

Umm.

3:16:27.40 --> 3:16:31.240

Lauren Stevens

In this case, there isn't a whole lot to actually connect to, but there is this.

3:16:33.470 --> 3:16:40.70

Lauren Stevens

Existing access and utility easement, potentially that could be an option if if ever needed.

3:16:40.80 --> 3:16:47.310

Lauren Stevens

But umm, I'm not actually sure how realistically that all happens, Dave.

3:16:49.10 --> 3:16:50.20

Dave DeGrandpre

Yeah, it's, it's not.

3:16:50.70 --> 3:16:51.860

Dave DeGrandpre

It's not a real practical situation.

3:16:51.870 --> 3:16:56.130

Dave DeGrandpre

I mean what we're doing, Shane, is we're saying this is what the subdivision regulations require.

3:16:56.140 --> 3:17:5.220

Dave DeGrandpre

They require that waiver of the right to protest, whether it's actually feasible, possible and that sort of thing, I guess is less.

3:17:5.510 --> 3:17:11.970

Dave DeGrandpre

There's definite an answer on that, but there's mechanism there in case an emergency situation comes up.

3:17:11.980 --> 3:17:20.230

Dave DeGrandpre

I mean, it doesn't seem all that likely, frankly, but at least it's a protective measure, although probably not a real strong one.

3:17:25.70 --> 3:17:25.350

Analeshia Rodriguez

Great.

3:17:25.360 --> 3:17:26.250

Analeshia Rodriguez

Thank you, Dave.

3:17:26.330 --> 3:17:27.120

Analeshia Rodriguez

Anything else, Shane?

3:17:32.530 --> 3:17:32.920

Analeshia Rodriguez

All right.

3:17:32.930 --> 3:17:33.630

Analeshia Rodriguez

Here, nothing.

3:17:33.850 --> 3:17:36.990

Analeshia Rodriguez

Uh, let's see if we can address a couple more questions.

3:17:38.800 --> 3:17:45.940

Analeshia Rodriguez

There was a question about parking spaces at the the beginning of this, I guess newer subdivision.

3:17:47.330 --> 3:18:0.860

Analeshia Rodriguez

My understanding from the presentation is that there are spots on both sides where the trails go into the Hill Park spot where 12 did you say 1218 parking spaces?

3:18:1.370 --> 3:18:2.580

Analeshia Rodriguez

UM would be.

3:18:5.160 --> 3:18:6.190

Analeshia Rodriguez

Umm, no worries.

3:18:6.200 --> 3:18:6.860

Analeshia Rodriguez

No worries at all.

3:18:8.380 --> 3:18:11.210

Analeshia Rodriguez

And then assessment on the neighbors.

3:18:11.220 --> 3:18:15.280

Analeshia Rodriguez

As far I I don't think that would be possible.

3:18:17.190 --> 3:18:22.300

Analeshia Rodriguez

You know, unless they redid your sidewalks and hopefully by that time we fixed that whole debacle.

3:18:23.210 --> 3:18:35.460

Analeshia Rodriguez

So I don't think that is an issue either as far as getting some type of assessment for my, I'm sure what sidewalks or roadway maintenance ideally that should just come out of your taxes.

3:18:39.80 --> 3:18:42.990

Analeshia Rodriguez

Anybody got anything before I try and take a stab at this one?

3:18:43.180 --> 3:18:44.480

Analeshia Rodriguez

Ohh Rick, go ahead.

3:18:47.710 --> 3:18:55.400

Rick Hall

Dave asked a question about that lot, 13 that didn't get answered and it looks like it's got a maybe a retention pond on it.

3:18:55.410 --> 3:18:59.310

Rick Hall

I don't see any access to it from the circle.

3:19:0.850 --> 3:19:4.250

Rick Hall

Is is it just a lot used that open lot?

3:19:4.260 --> 3:19:9.160

Rick Hall

That's not going to be developed or you didn't get an answer on that.

3:19:10.920 --> 3:19:13.810

Lauren Stevens

It is going to be a.

3:19:13.860 --> 3:19:19.570

Lauren Stevens

It's a buildable lot that it would access up here through what this shared driveway easement.

3:19:19.580 --> 3:19:20.470

Lauren Stevens

I think I had a better.

3:19:21.310 --> 3:19:21.910

Rick Hall

OK.

3:19:21.750 --> 3:19:24.960

Lauren Stevens

Umm, let me see photo of this somewhere.

3:19:27.90 --> 3:19:27.670

Lauren Stevens

No.

3:19:28.810 --> 3:19:29.520

Lauren Stevens

Yeah, let me.

3:19:36.210 --> 3:19:42.600

Lauren Stevens

So coming up on Sybians drive, this is the driveway to that existing home that's directly adjacent.

3:19:42.610 --> 3:19:50.10

Lauren Stevens

And so there would be an easement granted here for the use and benefit of the owner of lot 13 to be able to access this way.

3:19:50.20 --> 3:19:54.510

Lauren Stevens

So they would add their driveway here to whatever they end up building.

3:19:56.500 --> 3:19:59.20

Lauren Stevens

On whatever portion of the lot there that is billable.

3:20:0.50 --> 3:20:0.820

Rick Hall

OK, got it.

3:20:0.830 --> 3:20:1.150

Rick Hall

Thank you.

3:20:5.310 --> 3:20:6.860

Analeshia Rodriguez

Josh, did you have something I couldn't hear?

3:20:6.870 --> 3:20:7.930

Analeshia Rodriguez

What you said there?

3:20:10.450 --> 3:20:11.330

Analeshia Rodriguez

OK, great.

3:20:12.790 --> 3:20:17.70

Analeshia Rodriguez

Alright, I'll see if I can add some of my own two cents to this.

3:20:17.80 --> 3:20:17.870

Analeshia Rodriguez

Did you have anything?

3:20:17.940 --> 3:20:18.640

Analeshia Rodriguez

No. OK.

3:20:20.880 --> 3:20:40.730

Analeshia Rodriguez

OK, this is a tough one and you know for the folks that are here community members, this is not an unusual thing that we see, right, like I talk about it almost every week like the our need for infrastructure is way behind our, our, our building.

3:20:40.740 --> 3:20:57.840

Analeshia Rodriguez

What we're we're managing to get built, UM and you know, I mean, I'm not sure if there's a subdivision that we've reviewed unless it's in the sip duaine plan out by the airport that is not facing this very similar issue.

3:21:0.750 --> 3:21:1.370

Analeshia Rodriguez

And so.

3:21:3.700 --> 3:21:5.240

Analeshia Rodriguez

I don't know this is hard because.

3:21:9.630 --> 3:21:11.760

Analeshia Rodriguez

And maximina sure how to phrase this.

3:21:12.140 --> 3:21:30.910

Analeshia Rodriguez

Umm, you know, I think Dave is right that when we look at what our responsibility is and what we have to follow with under the law, we're meeting all the expectations and I'm pretty sure most of City Council is going to see it that way as well.

3:21:32.570 --> 3:21:37.770

Analeshia Rodriguez

And I am torn between this egress and down into signing because I'm not.

3:21:39.670 --> 3:21:44.220

Analeshia Rodriguez

Even with my firefighting experience, like, I can see how that would be beneficial.

3:21:45.250 --> 3:21:48.520

Analeshia Rodriguez

But the number of people that it's gonna serve is limited.

3:21:48.530 --> 3:21:51.400

Analeshia Rodriguez

And is it worth putting a road down there?

3:21:51.410 --> 3:21:53.20

Analeshia Rodriguez

That's the thing I keep coming back to.

3:21:53.510 --> 3:22:0.70

Analeshia Rodriguez

Is it worth trying to put a road down that hill and starting to go down that path?

3:22:0.80 --> 3:22:7.200

Analeshia Rodriguez

Which to me reminds me more of you know, other states that build basically everywhere and put roads anywhere.

3:22:8.150 --> 3:22:16.200

Analeshia Rodriguez

Umm, so that's kind of a question that I, you know, like wrestle with like what is our best option for the community?

3:22:16.670 --> 3:22:21.260

Analeshia Rodriguez

Is it to not develop this in any way and not create any housing?

3:22:21.950 --> 3:22:25.560

Analeshia Rodriguez

Is it to build a road down there so that we have our Wooley?

3:22:25.810 --> 3:22:28.800

Analeshia Rodriguez

You know, recommendations met, which I get right.

3:22:28.810 --> 3:22:31.170

Analeshia Rodriguez

This area is very prone to fire.

3:22:32.810 --> 3:22:41.910

Analeshia Rodriguez

However, I would also point out that that that, that goalie is going to be a a huge fire hazard if there's a fire that comes through there.

3:22:42.120 --> 3:22:47.820

Analeshia Rodriguez

There's a lot of fuel that's gonna burn in that area. Umm.

3:22:49.680 --> 3:22:55.20

Analeshia Rodriguez

So you know, just like trying to look at this within our scope.

3:22:55.90 --> 3:22:55.280

Analeshia Rodriguez

And.

3:22:57.640 --> 3:23:29.250

Analeshia Rodriguez

You know the traffic is going to end up heading downhill and this doesn't, you know, the the safety concerns and the traffic concerns and I am starting to build kind of a threshold, right, a bright line, you might say after all, all of these different projects that I have reviewed and have these different infrastructure issues, there are some that we're all facing as a community and then there are some that are larger.

3:23:29.820 --> 3:23:31.830

Analeshia Rodriguez

Last week is a good example of that.

3:23:31.840 --> 3:23:40.740

Analeshia Rodriguez

For me, there were some very poignant overlapping things in some intersections.

3:23:41.90 --> 3:23:44.320

Analeshia Rodriguez

Very busy intersections reserve St being one of them.

3:23:44.330 --> 3:23:44.960

Analeshia Rodriguez

River Rd.

3:23:44.970 --> 3:23:53.730

Analeshia Rodriguez

Coming off of that and then the intersection that this subdivision would be creating within 100 yards of that, that for me was a bright line in public safety.

3:23:54.550 --> 3:23:58.780

Analeshia Rodriguez

Umm, that bright line is a little less apparent for me here.

3:23:58.870 --> 3:24:15.790

Analeshia Rodriguez

UM and more what I am seeing is what we're seeing across most of the city is that we don't have the infrastructure to build the houses that we need to build and the real bottleneck is gonna come down in Hillview, down, further towards the Walmart.

3:24:15.800 --> 3:24:19.350

Analeshia Rodriguez

And that's where we start running into issues.

3:24:20.60 --> 3:24:35.540

Analeshia Rodriguez

So I think I'm leaning towards supporting this variance, looking at what we have been presented and what you know, our guidelines are as far as what we can and cannot do.

3:24:37.520 --> 3:24:45.710

Analeshia Rodriguez

If that is clear in any way, I'm not sure if it is, I don't know if I got to say that quite the way I like.

3:24:46.600 --> 3:24:50.240

Analeshia Rodriguez

Does anybody have anything with all my rambling you guys ready to make a vote?

3:24:51.90 --> 3:24:51.890

Analeshia Rodriguez

I know it's getting late.

3:24:52.610 --> 3:24:53.920

Analeshia Rodriguez

Umm alright.

3:24:53.930 --> 3:24:58.50

Analeshia Rodriguez

Well, let's put this put put our feet to the fire here and we'll take a vote.

3:25:0.750 --> 3:25:1.580

Analeshia Rodriguez

Can we do a roll call?

3:25:1.590 --> 3:25:1.800

Analeshia Rodriguez

Vote.

3:25:1.810 --> 3:25:5.140

Analeshia Rodriguez

Please roll call vote Lynn Davis.

3:25:6.360 --> 3:25:6.520

Lynn Davis

Yes.

3:25:9.20 --> 3:25:10.860

Analeshia Rodriguez

Derek kanwisher, yes.

3:25:13.100 --> 3:25:13.920

Analeshia Rodriguez

Shane Morrissey.

3:25:15.580 --> 3:25:15.700

Shane Morrissey

Yes.

3:25:18.270 --> 3:25:20.540

Analeshia Rodriguez

Tune farm, yes.

3:25:23.40 --> 3:25:24.950

Analeshia Rodriguez

Josh Raider yes.

3:25:27.390 --> 3:25:29.260

Analeshia Rodriguez

Dave Loomis, yes.

3:25:31.290 --> 3:25:32.870

Analeshia Rodriguez

Peter Benson, yes.

3:25:34.680 --> 3:25:35.140

Analeshia Rodriguez

Rick Hall.

3:25:36.690 --> 3:25:36.900

Rick Hall

Yes.

3:25:38.780 --> 3:25:39.280

Analeshia Rodriguez

Sean McCoy.

3:25:42.180 --> 3:25:45.210

Analeshia Rodriguez

Aye, and it is unanimous.

3:25:45.280 --> 3:25:46.30

Analeshia Rodriguez

The motion passes.

3:25:50.750 --> 3:25:51.150

Analeshia Rodriguez

OK.

3:25:53.510 --> 3:25:54.320

Analeshia Rodriguez

Thank you.

3:25:58.490 --> 3:26:3.290

Analeshia Rodriguez

All right, now that brings us to the next variance.

3:26:4.240 --> 3:26:8.20

Analeshia Rodriguez

Would anybody like to take a stab at that motion please?

3:26:13.400 --> 3:26:15.290

Shane Morrissey

I'd be happy to.

3:26:15.580 --> 3:26:25.50

Shane Morrissey

I was wondering, since we've had so much discussion on this, if we could maybe take the next three as one.

3:26:30.210 --> 3:26:36.940

Analeshia Rodriguez

Board members, how do you feel about trying to bundle up the next three and getting that sounds good?

3:26:37.210 --> 3:26:39.320

Analeshia Rodriguez

Head nods from everybody.

3:26:39.370 --> 3:26:39.710

Analeshia Rodriguez

OK.

3:26:40.70 --> 3:26:48.550

Analeshia Rodriguez

Umm, just to make sure we're doing things procedurally, correct, Dave or Lauren, we we just read those individually.

3:26:50.270 --> 3:26:51.780

Analeshia Rodriguez

All at once or.

3:26:56.970 --> 3:26:58.240

Lauren Stevens

I'm Dave.

3:26:58.310 --> 3:27:0.490

Lauren Stevens

Do you have any insight there?

3:27:1.170 --> 3:27:1.540

Dave DeGrandpre

Sure.

3:27:1.550 --> 3:27:4.380

Dave DeGrandpre

I think you know, they're all before you on screen variance.

3:27:4.390 --> 3:27:6.40

Dave DeGrandpre

Request 2-3 and four.

3:27:6.150 --> 3:27:8.440

Dave DeGrandpre

I think you could just move that they could all be.

3:27:8.490 --> 3:27:9.40

Dave DeGrandpre

I don't know.

3:27:9.50 --> 3:27:11.580

Dave DeGrandpre

They need to be read individually.

3:27:11.590 --> 3:27:15.530

Dave DeGrandpre

I think you can cite that there before you in the screening and the staff report.

3:27:18.200 --> 3:27:20.520

Dave DeGrandpre

Unless you want to take them separately, that's up to you.

3:27:21.260 --> 3:27:21.630

Analeshia Rodriguez

OK.

3:27:21.640 --> 3:27:23.330

Analeshia Rodriguez

I think Dave's gonna take a stab at it.

3:27:23.340 --> 3:27:35.620

Analeshia Rodriguez

Yes, I'll make the motion that the City Council approved the variance requests in numbers 2-3 and four, and I recommend we vote yes.

3:27:38.430 --> 3:27:38.920

Shane Morrissey

I'll second.

3:27:38.750 --> 3:27:43.830

Analeshia Rodriguez

Second, you know OK motion made by Dave, seconded by Shane.

3:27:48.140 --> 3:27:51.310

Analeshia Rodriguez

One sectors there's a somebody's jacket here.

3:27:53.310 --> 3:27:54.240

Analeshia Rodriguez

They're still around.

3:27:54.250 --> 3:27:54.600

Analeshia Rodriguez

Yeah.

3:27:54.610 --> 3:27:57.290

Analeshia Rodriguez

OK, they're still stand. Umm.

3:28:2.170 --> 3:28:3.630

Analeshia Rodriguez

No, it's somebody else.

3:28:3.640 --> 3:28:4.170

Analeshia Rodriguez

Yeah.

3:28:4.220 --> 3:28:11.230

Analeshia Rodriguez

OK, it's this gentleman in the backs and before y'all leave, or at least the majority of you.

3:28:11.660 --> 3:28:13.110

Analeshia Rodriguez

Thanks for coming out.

3:28:13.780 --> 3:28:16.230

Analeshia Rodriguez

Make sure you go to the City Council meeting as well.

3:28:17.60 --> 3:28:20.620

Analeshia Rodriguez

Umm, I didn't get the chance to my spill.

3:28:20.630 --> 3:28:21.410

Analeshia Rodriguez

That's alright.

3:28:22.400 --> 3:28:25.370

Analeshia Rodriguez

OK, we've got a motion on the floor.

3:28:27.200 --> 3:28:28.510

Analeshia Rodriguez

I will second the motion.

3:28:28.660 --> 3:28:29.10

Analeshia Rodriguez

Great.

3:28:29.20 --> 3:28:29.610

Analeshia Rodriguez

Thank you.

3:28:29.620 --> 3:28:31.280

Analeshia Rodriguez

Seconded by Shane and Peter.

3:28:32.360 --> 3:28:34.860

Analeshia Rodriguez

And any discussion, anybody.

3:28:38.550 --> 3:28:44.610

Analeshia Rodriguez

We've been, we've discussed out, I think it looks like, OK, I'm seeing nods of heads.

3:28:45.520 --> 3:28:45.990

Analeshia Rodriguez

OK.

3:28:46.60 --> 3:28:47.910

Analeshia Rodriguez

Can we get a roll call vote?

3:28:47.920 --> 3:28:51.950

Analeshia Rodriguez

Please roll call vote Lynn Davis.

3:28:53.120 --> 3:28:53.280

Lynn Davis

Yes.

3:28:55.500 --> 3:28:57.460

Analeshia Rodriguez

Derek kanwisher, yes.

3:28:59.130 --> 3:28:59.930

Analeshia Rodriguez

Shane Morrissey.

3:29:0.960 --> 3:29:1.100

Shane Morrissey

Yes.

3:29:3.170 --> 3:29:4.790

Analeshia Rodriguez

Tune farm, yes.

3:29:6.570 --> 3:29:7.300

Analeshia Rodriguez

Josh Schrader.

3:29:9.600 --> 3:29:10.540

Analeshia Rodriguez

Dave Loomis?

3:29:10.640 --> 3:29:13.50

Analeshia Rodriguez

Yes, Rick hall.

3:29:13.710 --> 3:29:13.850

Rick Hall

Yes.

3:29:15.210 --> 3:29:16.200

Analeshia Rodriguez

Peter Benson?

3:29:16.410 --> 3:29:18.560

Analeshia Rodriguez

Yes, Sean McCoy.

3:29:20.910 --> 3:29:22.340

Analeshia Rodriguez

And it is unanimous.

3:29:22.350 --> 3:29:23.0

Analeshia Rodriguez

The motion passes.

3:29:24.360 --> 3:29:24.700

Analeshia Rodriguez

Great.

3:29:24.710 --> 3:29:25.300

Analeshia Rodriguez

Thank you.

3:29:29.80 --> 3:29:30.0

Analeshia Rodriguez

OK.

3:29:30.60 --> 3:29:31.880

Analeshia Rodriguez

And our last one.

3:29:35.990 --> 3:29:37.950

Analeshia Rodriguez

OK, I'll give a try at this.

3:29:38.990 --> 3:29:50.0

Analeshia Rodriguez

Ohh, recommend to the City Council that they approved the high Park View Subdivision preliminary plat application, subject to the recommendation conditions.

3:29:50.10 --> 3:29:56.820

Analeshia Rodriguez

Recommended conditions of approval based on the findings of fact and conclusions of law in this staff report.

3:29:59.200 --> 3:30:0.690

Analeshia Rodriguez

Great motion made by Peter.

3:30:2.500 --> 3:30:2.980

Shane Morrissey

I'll second.

3:30:0.700 --> 3:30:3.40

Analeshia Rodriguez

Do we have a second second.

3:30:3.770 --> 3:30:6.980

Analeshia Rodriguez

Ohh, I think seconded by Derek.

3:30:7.70 --> 3:30:9.390

Analeshia Rodriguez

Might be just as he's sitting next to me.

3:30:9.400 --> 3:30:10.340

Analeshia Rodriguez

That's all there is.

3:30:10.910 --> 3:30:11.300

Analeshia Rodriguez

OK.

3:30:11.310 --> 3:30:12.80

Analeshia Rodriguez

Seconded by Derek.

3:30:14.210 --> 3:30:16.760

Analeshia Rodriguez

Uh, any discussion?

3:30:16.830 --> 3:30:17.770

Analeshia Rodriguez

Any thoughts?

3:30:18.600 --> 3:30:19.140

Analeshia Rodriguez

Feelings.

3:30:21.860 --> 3:30:23.490

Analeshia Rodriguez

Alright, not seeing.

3:30:23.800 --> 3:30:24.650

Analeshia Rodriguez

Ohh, go ahead Josh.

3:30:25.590 --> 3:30:26.60

Analeshia Rodriguez

Umm.

3:30:26.100 --> 3:30:41.290

Analeshia Rodriguez

I was just going to share for the record that I shared some of the observations, I guess and concerns that Mister Watson shared with us about the viability of of lot 13 and you know, whether that really needed to be in it.

3:30:41.340 --> 3:30:46.990

Analeshia Rodriguez

But that aside, I intend to support the recommended motion.

3:30:49.620 --> 3:30:50.290

Analeshia Rodriguez

Copy that.

3:30:50.300 --> 3:30:52.90

Analeshia Rodriguez

Yeah, agreed.

3:30:52.140 --> 3:30:56.990

Analeshia Rodriguez

I definitely wonder about that as well, but you know that's up to that.

3:30:57.0 --> 3:30:57.940

Analeshia Rodriguez

My suppose?

3:30:58.130 --> 3:30:59.160

Analeshia Rodriguez

Umm.

3:30:59.580 --> 3:31:0.490

Analeshia Rodriguez

Anything else?

3:31:0.500 --> 3:31:1.320

Analeshia Rodriguez

Planning board members.

3:31:3.360 --> 3:31:4.310

Analeshia Rodriguez

OK, how about?

3:31:4.320 --> 3:31:4.970

Analeshia Rodriguez

Uh.

3:31:5.40 --> 3:31:5.370

Analeshia Rodriguez

Vote.

3:31:5.380 --> 3:31:10.350

Analeshia Rodriguez

Please roll call vote, roll call vote when Davis.

3:31:11.270 --> 3:31:11.450

Lynn Davis

Yes.

3:31:13.40 --> 3:31:14.110

Analeshia Rodriguez

Derek kanwisher?

3:31:14.620 --> 3:31:16.930

Analeshia Rodriguez

Yes, Shane Morrissey.

3:31:17.890 --> 3:31:18.20

Shane Morrissey

Yes.

3:31:19.900 --> 3:31:21.850

Analeshia Rodriguez

Tune farm, yes.

3:31:23.440 --> 3:31:24.390

Analeshia Rodriguez

Josh Shrader.

3:31:24.620 --> 3:31:27.620

Analeshia Rodriguez

Yes, Dave Loomis, yes.

3:31:28.910 --> 3:31:29.890

Analeshia Rodriguez

Peter Benson.

3:31:30.90 --> 3:31:32.230

Analeshia Rodriguez

Yes, Rick hall.

3:31:33.80 --> 3:31:33.240

Rick Hall

Yes.

3:31:34.920 --> 3:31:35.420

Analeshia Rodriguez

Sean McCoy.

3:31:36.520 --> 3:31:38.830

Analeshia Rodriguez

Aye, and it is unanimous.

3:31:38.840 --> 3:31:39.530

Analeshia Rodriguez

The motion passes.

3:31:42.160 --> 3:31:42.530

Analeshia Rodriguez

Great.

3:31:42.540 --> 3:31:43.180

Analeshia Rodriguez

Thank you.

3:31:46.970 --> 3:31:47.450

Analeshia Rodriguez

OK.

3:31:51.50 --> 3:31:56.860

Analeshia Rodriguez

Well, I think that closes out our hearings for this evening.

3:31:58.90 --> 3:32:1.70

Analeshia Rodriguez

Thank you, staff and everybody for being here.

3:32:1.640 --> 3:32:5.900

Analeshia Rodriguez

Umm, tomorrow and Dan, appreciate it.

3:32:7.970 --> 3:32:8.470

Analeshia Rodriguez

Sure thing.

3:32:10.900 --> 3:32:15.410

Analeshia Rodriguez

OK, so we got one more line item on our agenda, folks hang with us.

3:32:16.70 --> 3:32:16.410

Analeshia Rodriguez

Umm.

3:32:16.730 --> 3:32:18.340

Analeshia Rodriguez

So we have Ian.

3:32:20.520 --> 3:32:23.110

Analeshia Rodriguez

In var Varley.

3:32:23.120 --> 3:32:24.70

Analeshia Rodriguez

OK, Ian Varley.

3:32:25.800 --> 3:32:31.330

Analeshia Rodriguez

Gonna do a presentation for us on the Missoula land use Element 5 year review.

3:32:31.380 --> 3:32:31.890

Analeshia Rodriguez

Go ahead, Ian.

3:32:34.150 --> 3:32:34.430

Analeshia Rodriguez

All right.

3:32:34.440 --> 3:32:35.40

Analeshia Rodriguez

Thanks everybody.

3:32:35.50 --> 3:32:37.570

Analeshia Rodriguez

Appreciate your time and attention and know it's tough.

3:32:37.580 --> 3:32:40.240

Analeshia Rodriguez

At least long long planning boards.

3:32:40.250 --> 3:32:41.540

Analeshia Rodriguez

Very controversial and very tiring.

3:32:41.550 --> 3:32:42.30

Analeshia Rodriguez

Very taxing.

3:32:42.890 --> 3:32:47.600

Analeshia Rodriguez

Umm, I myself served on planning board for four years in a community in Colorado.

3:32:47.610 --> 3:32:52.210

Analeshia Rodriguez

And so anyway, I appreciate the work that you do here, and thank you for your time and attention.

3:32:55.280 --> 3:32:56.240

Analeshia Rodriguez

Well, let's see here.

3:32:56.300 --> 3:32:58.530

Analeshia Rodriguez

There. So today.

3:32:59.20 --> 3:33:1.380

Analeshia Rodriguez

Umm, I would like to share.

3:33:4.100 --> 3:33:5.820

Analeshia Rodriguez

Screen we can get going here.

3:33:7.380 --> 3:33:7.590

Analeshia Rodriguez

Yeah.

3:33:7.600 --> 3:33:12.130

Analeshia Rodriguez

Do we want to do like a quick break and do a restroom here like yes, Speaking of, yeah, we could do that.

3:33:12.140 --> 3:33:16.450

Analeshia Rodriguez

I was gonna just sneak out, but let's take a little like 5 minute recess, OK?

3:33:16.520 --> 3:33:17.290

Analeshia Rodriguez

Yeah. OK.

3:33:17.350 --> 3:33:18.750

Analeshia Rodriguez

Yeah, I gotta go to the bathroom here.

3:33:18.900 --> 3:33:19.390

Analeshia Rodriguez

Sounds good.

3:33:19.540 --> 3:33:19.880

Analeshia Rodriguez

Thank you.

3:36:10.10 --> 3:36:13.480

Analeshia Rodriguez

OK, well, uh, let let we're gonna resume here.

3:36:15.170 --> 3:36:18.30

Analeshia Rodriguez

Thanks for your patience and indulgent me there everybody.

3:36:19.770 --> 3:36:21.170

Analeshia Rodriguez

No, absolutely no, I won't.

3:36:21.180 --> 3:36:22.740

Analeshia Rodriguez

Well, it's good to be comfortable for this.

3:36:23.510 --> 3:36:25.260

Analeshia Rodriguez

So we are here again.

3:36:25.270 --> 3:36:29.450

Analeshia Rodriguez

My name is Ian Varley and I'm a planner three with Missoula County Department of.

3:36:31.280 --> 3:36:31.650

Analeshia Rodriguez

Planning.

3:36:31.660 --> 3:36:39.90

Analeshia Rodriguez

Development, sustainability and we are here to do the A5 year review of the Missoula Land use element. Umm.

3:36:41.30 --> 3:36:49.760

Analeshia Rodriguez

And umm, I'm kind of hoping that we can do this in a like a very open conversational, you know, kind of style will be thinking about big issues.

3:36:49.770 --> 3:36:54.510

Analeshia Rodriguez

You know, like, you know, kind of what's changing in Missoula County.

3:36:55.360 --> 3:36:56.560

Analeshia Rodriguez

You know, what have we accomplished?

3:36:56.570 --> 3:36:58.90

Analeshia Rodriguez

What have we have we yet to accomplish?

3:36:58.100 --> 3:36:59.390

Analeshia Rodriguez

Are we filling the goals?

3:36:59.610 --> 3:37:5.430

Analeshia Rodriguez

There's lots of elements about this, and so when you guys have thoughts or feelings about things, feel free to interrupt me.

3:37:5.440 --> 3:37:9.10

Analeshia Rodriguez

I'm hoping that we can kind of make this fun and interactive for you.

3:37:9.760 --> 3:37:13.110

Analeshia Rodriguez

So again, this is the congenial event.

3:37:13.200 --> 3:37:13.590

Analeshia Rodriguez

I'm gonna.

3:37:13.600 --> 3:37:18.310

Analeshia Rodriguez

It's a fun opportunity to use the word congenial 5 year review of this plan.

3:37:21.530 --> 3:37:23.0

Analeshia Rodriguez

Alright, what is the land use element?

3:37:23.910 --> 3:37:30.260

Analeshia Rodriguez

The land use element is an addendum to the 2019 addendum to the counties growth policy.

3:37:30.850 --> 3:37:42.700

Analeshia Rodriguez

The County growth policy itself received a 5 year review in 2021, and we're obliged both by the growth policy itself and by state Statute, to review these plans every five years.

3:37:43.110 --> 3:37:44.290

Analeshia Rodriguez

And so here we are.

3:37:44.660 --> 3:37:46.770

Analeshia Rodriguez

Ohm reviewing it?

3:37:46.900 --> 3:37:50.410

Analeshia Rodriguez

Just maybe one day shy of 5X years.

3:37:50.540 --> 3:37:51.290

Analeshia Rodriguez

Exactly.

3:37:51.500 --> 3:37:53.670

Analeshia Rodriguez

So it was dropped on June 6, 2019, so.

3:37:56.890 --> 3:37:57.680

Analeshia Rodriguez

Land use element.

3:37:57.690 --> 3:37:58.220

Analeshia Rodriguez

What is it?

3:37:59.50 --> 3:38:0.540

Analeshia Rodriguez

So it is a set of.

3:38:0.580 --> 3:38:3.340

Analeshia Rodriguez

Of course, it's amendment to the larger of the counties larger growth plan.

3:38:3.550 --> 3:38:19.130

Analeshia Rodriguez

It is a set of goals, policies and strategies, and it is also includes a very important element, which is a land use map, a very detailed land use map that prescribes and envisions what land use uses are are broadly allowed in an area.

3:38:19.140 --> 3:38:20.850

Analeshia Rodriguez

That's sort of like it's a donut, right?

3:38:20.860 --> 3:38:22.790

Analeshia Rodriguez

It's an area around the city of Missoula.

3:38:23.40 --> 3:38:32.460

Analeshia Rodriguez

It encompasses much of the Missoula Valley bottom, so it stretches from a little bit beyond the why South, not quite to Lolo.

3:38:34.540 --> 3:38:43.710

Analeshia Rodriguez

And then to the east, out to, you know, E Missoula, Bonner, Milltown, W, Riverside and it kind of encompasses a number of like areas around here.

3:38:43.720 --> 3:38:47.350

Analeshia Rodriguez

Of course, some fairly heavily densely populated areas target range.

3:38:48.540 --> 3:38:51.700

Analeshia Rodriguez

Orchard Homes also fall into this area.

3:38:51.710 --> 3:38:55.480

Analeshia Rodriguez

That is kind of governed by this amendment to the plan.

3:38:56.770 --> 3:39:0.920

Analeshia Rodriguez

Umm, of course, outside of this area there is the A growth policy.

3:39:0.930 --> 3:39:7.40

Analeshia Rodriguez

It is much less spatially explicit, and there are certain there's sort of different neighborhood plans.

3:39:7.50 --> 3:39:12.360

Analeshia Rodriguez

There's a low, low neighborhood plan that serves as the long range planning document for the load neighborhood.

3:39:12.730 --> 3:39:17.940

Analeshia Rodriguez

There is a Seeley Lake plan that fulfills a similar function.

3:39:18.790 --> 3:39:21.400

Analeshia Rodriguez

Other areas are less they go all way back.

3:39:21.410 --> 3:39:22.800

Analeshia Rodriguez

It's it is really a patchwork.

3:39:22.810 --> 3:39:25.660

Analeshia Rodriguez

Some of the series go all the way back to the 1975 plans.

3:39:25.670 --> 3:39:29.620

Analeshia Rodriguez

If we bought areas like Clinton, there is no neighborhood plan for Clinton.

3:39:29.870 --> 3:39:31.580

Analeshia Rodriguez

If you want land, use guidance.

3:39:31.830 --> 3:39:38.160

Analeshia Rodriguez

If you're moving something through subdivision review, you're reaching back to areas that were identified in 1975.

3:39:43.380 --> 3:39:44.150

Analeshia Rodriguez

Plan your work.

3:39:44.420 --> 3:39:45.210

Analeshia Rodriguez

Work your plan.

3:39:45.670 --> 3:39:47.70

Analeshia Rodriguez

That's what normal Brock said.

3:39:47.820 --> 3:39:49.200

Analeshia Rodriguez

You don't know who Norm back back.

3:39:49.210 --> 3:39:49.550

Analeshia Rodriguez

Back is.

3:39:49.560 --> 3:39:50.230

Analeshia Rodriguez

That's OK.

3:39:50.300 --> 3:39:55.900

Analeshia Rodriguez

Nor is my uncle, and he would trot off this piece of wisdom on a regular basis.

3:39:55.910 --> 3:39:59.900

Analeshia Rodriguez

And if you know we're kind of like, I don't know what to do, plan your work.

3:39:59.970 --> 3:40:0.640

Analeshia Rodriguez

Work the plan.

3:40:0.970 --> 3:40:6.40

Analeshia Rodriguez

And so that's what we did with the land use element again adopted in 2019.

3:40:6.50 --> 3:40:18.10

Analeshia Rodriguez

We've had five years to work this plan and so part of the goal today is to step through the plan and elements of the plan that fall under what's called this review criteria or review factors.

3:40:18.20 --> 3:40:23.950

Analeshia Rodriguez

So we're going to look at those review factors and see what have we accomplished, what have we yet to do, where do we want to take this.

3:40:26.610 --> 3:40:28.120

Analeshia Rodriguez

So here are those review factors.

3:40:28.130 --> 3:40:29.130

Analeshia Rodriguez

There are nine of them.

3:40:31.280 --> 3:40:42.360

Analeshia Rodriguez

Changes to the legal framework changes to existing conditions, projected population and employment trends, land use trends, degree to which goals and objectives have been met.

3:40:42.780 --> 3:40:44.840

Analeshia Rodriguez

Implementation actions completed.

3:40:45.180 --> 3:40:50.710

Analeshia Rodriguez

Stakeholder input suggesting changes, timeline deviations, and specific amendments.

3:40:50.720 --> 3:40:56.850

Analeshia Rodriguez

Improving the plan, so we started nine things that will consider and looking at at our five year review of this plan.

3:40:57.200 --> 3:40:59.760

Analeshia Rodriguez

So I'll go through each one of these review factors.

3:41:0.470 --> 3:41:1.320

Analeshia Rodriguez

Umm.

3:41:1.950 --> 3:41:4.210

Analeshia Rodriguez

Starting with it #1 the legal framework.

3:41:5.770 --> 3:41:12.300

Analeshia Rodriguez

So our first land use map and little county first corner major growth policy was drafted in 1975.

3:41:12.690 --> 3:41:15.540

Analeshia Rodriguez

You can see a picture of that on the right side of the screen.

3:41:15.790 --> 3:41:17.90

Analeshia Rodriguez

It's still a lovely document.

3:41:17.100 --> 3:41:20.940

Analeshia Rodriguez

It's fun to look through and it's certainly kind of an inspiration for planners.

3:41:20.950 --> 3:41:22.270

Analeshia Rodriguez

It was a well, well done.

3:41:22.370 --> 3:41:25.870

Analeshia Rodriguez

Plan the language element itself was approved?

3:41:26.100 --> 3:41:29.310

Analeshia Rodriguez

Umm, under what we call Title 76.

3:41:29.320 --> 3:41:34.850

Analeshia Rodriguez

This is Montana State law 761601 of the Montana Code Annotated and that's the legislation.

3:41:34.860 --> 3:41:57.730

Analeshia Rodriguez

That sort of that allows us to the growth policy legislation, of course we have had changes to our legal framework, right, the month maintaining laws were substantially updated, especially for cities with a passage of SB382 and in 2023, this review doesn't have to comply with SB382.

3:41:59.80 --> 3:42:6.420

Analeshia Rodriguez

And but the county has an option to opt into, you know, kind of this alternate set of planning rules.

3:42:6.500 --> 3:42:9.470

Analeshia Rodriguez

Is embodied under SB382.

3:42:9.580 --> 3:42:11.950

Analeshia Rodriguez

That doesn't mean the title 76 goes away.

3:42:12.200 --> 3:42:21.990

Analeshia Rodriguez

Everything is still very legal and valid, but we have that option to do so and so we'll talk a little bit about that, especially towards when we get towards the end and kind of the next steps.

3:42:26.740 --> 3:42:29.450

Analeshia Rodriguez

Our review factor 2 existing conditions and trends.

3:42:29.460 --> 3:42:40.860

Analeshia Rodriguez

So I've got us a little a table here that looks both at population and employment from Missoula County and for the land use element area itself, right?

3:42:40.870 --> 3:42:53.60

Analeshia Rodriguez

This is just the area this donut around the city and 2019, we had about 117,000 people, 61,000 jobs in Missoula County total.

3:42:53.890 --> 3:43:1.500

Analeshia Rodriguez

If we kind of estimate the kind of back into the population of the landing element area itself, it's about just under 23,000 people.

3:43:2.230 --> 3:43:5.140

Analeshia Rodriguez

This was in 2020, nineteen and 2024.

3:43:5.370 --> 3:43:11.310

Analeshia Rodriguez

We have to do a little bit of estimation here because actually we don't have access to of, you know, census numbers for 2024.

3:43:11.400 --> 3:43:13.420

Analeshia Rodriguez

We don't even have them for 2023.

3:43:13.540 --> 3:43:32.510

Analeshia Rodriguez

We do have them for 2022, so we estimate these things a little bit in guessing that our current population from Azula counties 123,000 are a little more, a little less than 24124 thousand, about 65,739 jobs, and 23,000 people in the in the land use element itself.

3:43:32.820 --> 3:43:34.360

Analeshia Rodriguez

So we can see the difference here.

3:43:34.370 --> 3:43:48.40

Analeshia Rodriguez

This is how much we've grown in the five year period under these difference numbers, about 6700 people, 4500 jobs and only 301 in just the land use element area itself.

3:43:48.160 --> 3:43:50.60

Analeshia Rodriguez

That seems like a very small number, right?

3:43:54.620 --> 3:43:55.610

Analeshia Rodriguez

Right here.

3:43:57.500 --> 3:43:58.70

Analeshia Rodriguez

No, it does.

3:43:58.80 --> 3:43:59.670

Analeshia Rodriguez

It seems really weird and it caught me.

3:43:59.720 --> 3:44:0.830

Analeshia Rodriguez

Yes, it does seem strange.

3:44:0.880 --> 3:44:1.570

Analeshia Rodriguez

Absolutely.

3:44:1.620 --> 3:44:5.100

Analeshia Rodriguez

And there's a couple of reasons why it's strange the large city is that.

3:44:7.130 --> 3:44:14.620

Analeshia Rodriguez

The city has continued to annex and so areas that were in the land use element in 2019 are now in the city and they've gone.

3:44:14.850 --> 3:44:20.180

Analeshia Rodriguez

So the the, the the area has been growing, but when you factor in annexations, it's changed, right?

3:44:20.190 --> 3:44:28.380

Analeshia Rodriguez

So when the CD annexes, it takes places out of the land use element and that sort of the area that we govern there and it goes into the city.

3:44:28.610 --> 3:44:32.430

Analeshia Rodriguez

It's not like people disappear, just the sort of the number looks a little funny there.

3:44:36.250 --> 3:44:36.960

Analeshia Rodriguez

No, it doesn't.

3:44:37.90 --> 3:44:37.370

Analeshia Rodriguez

No.

3:44:37.380 --> 3:44:44.190

Analeshia Rodriguez

Yeah, this is just this is just the counties, the Unincorporated counties, jurisdiction outside of the city.

3:44:49.690 --> 3:44:50.460

Analeshia Rodriguez

Give me back up.

3:44:50.690 --> 3:44:51.370

Analeshia Rodriguez

No, no, you're OK.

3:44:52.390 --> 3:44:52.650

Analeshia Rodriguez

We are.

3:44:54.230 --> 3:44:54.920

Analeshia Rodriguez

I'm sorry.

3:44:55.570 --> 3:44:58.380

Analeshia Rodriguez

So I'm just trying to understand what area we're talking about.

3:44:58.550 --> 3:44:59.0

Analeshia Rodriguez

It's good.

3:44:59.10 --> 3:44:59.360

Analeshia Rodriguez

I'm good.

3:44:59.370 --> 3:44:59.760

Analeshia Rodriguez

I'm sorry.

3:44:59.830 --> 3:45:4.20

Analeshia Rodriguez

So it's everything that's not black and not Gray.

3:45:4.590 --> 3:45:8.0

Analeshia Rodriguez

That's not so anything that has kind of a color.

3:45:8.210 --> 3:45:9.80

Analeshia Rodriguez

It's OK.

3:45:9.480 --> 3:45:9.900

Analeshia Rodriguez

Got it.

3:45:9.910 --> 3:45:14.380

Analeshia Rodriguez

So that white or Gray area is what is excluded from the line.

3:45:14.390 --> 3:45:15.300

Analeshia Rodriguez

That's the city.

3:45:15.370 --> 3:45:15.960

Analeshia Rodriguez

OK.

3:45:15.970 --> 3:45:16.520

Analeshia Rodriguez

Thank you.

3:45:16.570 --> 3:45:16.760

Analeshia Rodriguez

Yep.

3:45:16.770 --> 3:45:22.960

Analeshia Rodriguez

So the ask question to ask of global question, why are we looking at it this way?

3:45:23.530 --> 3:45:24.950

Analeshia Rodriguez

Why don't we include the city?

3:45:26.450 --> 3:45:30.200

Analeshia Rodriguez

Well, because of the jurisdiction here.

3:45:30.210 --> 3:45:38.440

Analeshia Rodriguez

So this is Missoula County, and Missoula County has a different set of land use planning rules than the city does.

3:45:39.290 --> 3:45:46.220

Analeshia Rodriguez

UM, and we're obliged to review our plans every five years and so that doesn't.

3:45:46.230 --> 3:45:48.160

Analeshia Rodriguez

It doesn't include the cities rules.

3:45:48.350 --> 3:45:50.860

Analeshia Rodriguez

Let me try this different ways.

3:45:50.870 --> 3:45:52.530

Analeshia Rodriguez

So we're looking at the 300 people.

3:45:52.960 --> 3:45:53.320

Analeshia Rodriguez

Huh.

3:45:54.0 --> 3:46:13.830

Analeshia Rodriguez

Which is an artifact of how we are dividing this area up, right, and how we're looking at it is, is this the best use of our time of our, of how we're looking at this, these questions, I would argue that it is OK and I'll tell you why, because he's real quick.

3:46:13.840 --> 3:46:22.50

Analeshia Rodriguez

Before long, he still 23,265 people in this area and they deserve a plan and we put a plan for them.

3:46:22.90 --> 3:46:23.830

Analeshia Rodriguez

That's actually a lot of people, right?

3:46:23.840 --> 3:46:32.390

Analeshia Rodriguez

It's not in the scale of Missoula County, right where the what, the second largest county or largest county in the state, about 23,000.

3:46:32.400 --> 3:46:33.950

Analeshia Rodriguez

That's more people than live in Hamilton.

3:46:33.960 --> 3:46:35.230

Analeshia Rodriguez

It's more people to live in Polson.

3:46:35.820 --> 3:46:46.650

Analeshia Rodriguez

It's a large area with a lot of people in it, so along these same do you have a stats that show the the change in the actual square like the the actual area?

3:46:46.660 --> 3:46:53.100

Analeshia Rodriguez

So I think the the the population numbers were fascinating and your explanation makes total sense, but.

3:46:55.20 --> 3:46:55.310

Analeshia Rodriguez

What?

3:46:55.360 --> 3:46:55.630

Analeshia Rodriguez

What?

3:46:55.640 --> 3:46:55.970

Analeshia Rodriguez

You're.

3:46:55.980 --> 3:47:3.140

Analeshia Rodriguez

You're what you're applying is is that the area by which the land use policy governs has shrunk by definition.

3:47:3.150 --> 3:47:13.30

Analeshia Rodriguez

Yeah, a little bit in the in the areas that are most dense and I you know, I would probably, I don't have an annexation map up here handy to areas that have gone into the city in the last five years.

3:47:13.580 --> 3:47:23.410

Analeshia Rodriguez

But that's I wish I could bring that up quickly, but that would probably take no but just anecdotally, do you think that the land has had the area has?

3:47:25.110 --> 3:47:30.60

Analeshia Rodriguez

Been reduced through oxidation proportionately to the population changes or no?

3:47:30.70 --> 3:47:30.260

Analeshia Rodriguez

Yeah.

3:47:30.270 --> 3:47:36.660

Analeshia Rodriguez

When the city intends to annex things, they end to Annex M because they are umm, you know, there are developing, right?

3:47:36.670 --> 3:47:41.670

Analeshia Rodriguez

So there's a land use change, you know, a subdivision that is proposed and they wanna, you know, maybe more density.

3:47:42.250 --> 3:47:55.830

Analeshia Rodriguez

Umm, you know, they want certain advantages that the city can provide and so that you know, they they take those areas and then they're subsequently, well, I mean I think the the largest number of these have occurred primarily probably in and around like Mullen Rd.

3:47:57.130 --> 3:48:1.360

Analeshia Rodriguez

That's probably one of the fastest growing areas in the county and the city.

3:48:1.470 --> 3:48:5.840

Analeshia Rodriguez

The city has certainly moved some of those areas into the into their jurisdiction.

3:48:5.850 --> 3:48:16.20

Analeshia Rodriguez

In this time I I think for us, if we look at that map again with a color look at the light yellows and those areas, that's the growth area for the county.

3:48:16.410 --> 3:48:17.0

Analeshia Rodriguez

We should be.

3:48:17.50 --> 3:48:28.420

Analeshia Rodriguez

I think we should be paying attention to like target range Mullen, the Y, some areas down in toytown that have not been annexed yet.

3:48:28.430 --> 3:48:30.830

Analeshia Rodriguez

Those are growth areas in the land use, right?

3:48:31.580 --> 3:48:33.950

Analeshia Rodriguez

And I said you're you're sort of consolidated planning board.

3:48:33.960 --> 3:48:42.830

Analeshia Rodriguez

So you're looking at both city and both county and I come in with a very a county hat like I I think about the county it would.

3:48:42.880 --> 3:48:51.810

Analeshia Rodriguez

It reminds me of what John was mentioning earlier about the fact that our infrastructure follows slowly behind our growth.

3:48:51.900 --> 3:48:53.530

Analeshia Rodriguez

Yes, it certainly happen.

3:48:53.540 --> 3:48:57.410

Analeshia Rodriguez

And it really underscores that for me, absolutely.

3:48:57.780 --> 3:49:0.370

Analeshia Rodriguez

And certainly there are areas within there that do grow slower.

3:49:0.380 --> 3:49:16.770

Analeshia Rodriguez

A lot of the areas in this, I mean, you know, outside of a few vaunted areas at the Y, Mullen Rd, maybe a little bit in the target range area or kind of orchard homes, a lot of this is very constrained by lack of access to water and sewer, right.

3:49:16.900 --> 3:49:30.160

Analeshia Rodriguez

As a county planner, when I look at where we're developing very quickly, it's the why it's East Missoula and these kinds of very marginal areas around the city where they can tap into those, uh, you know, into the state these services.

3:49:31.690 --> 3:49:36.450

Analeshia Rodriguez

Wow, I can tap into those services while still seeing in the county in some cases.

3:49:40.30 --> 3:49:58.840

Analeshia Rodriguez

Umm, I also think there I have 1/3 factor for why this number is small and I think that because the and this gets into sort of a little bit of census nerdiness, but I still don't, I don't think the 2020 a lot of the census has a dip in a post pandemic dip, right?

3:49:58.890 --> 3:50:0.760

Analeshia Rodriguez

Our population actually declined.

3:50:1.10 --> 3:50:8.740

Analeshia Rodriguez

If you believe in many places in Missoula County, if you believe the census, I don't necessarily think it actually did, because then of course, it recovered very quickly.

3:50:8.870 --> 3:50:15.410

Analeshia Rodriguez

But the models that sort of internally that we look at, you know what's happened in the last three years, haven't yet caught up with the reality on the ground.

3:50:16.300 --> 3:50:23.820

Analeshia Rodriguez

So I think when the next census comes out in 2023 and then 2024 of a much better picture of what has happened post COVID.

3:50:29.350 --> 3:50:32.360

Analeshia Rodriguez

Continuing the review, factor in three are projected population.

3:50:32.450 --> 3:50:43.560

Analeshia Rodriguez

So I have our 2019 population number, which we can all generally agree on 117,000 people in Missoula County as a whole ohm, our 2019 projection.

3:50:43.570 --> 3:50:47.490

Analeshia Rodriguez

This is how much we were projecting for 2040 in 2019.

3:50:48.90 --> 3:50:53.290

Analeshia Rodriguez

It's 140,000 people and alternate set of numbers.

3:50:53.300 --> 3:50:55.750

Analeshia Rodriguez

We just looked at this as there's some kind of numbers that are kind of hot off.

3:50:55.760 --> 3:51:2.230

Analeshia Rodriguez

The presses are 2024 per checkin for 2040 it's 155,000 people.

3:51:3.240 --> 3:51:12.360

Analeshia Rodriguez

So and this is a forecast produced by the City of Missoula, this is they're still kind of working

this internally as a part of our code update and they've been they've got, we've kind of, I've borrowed these numbers from them.

3:51:14.230 --> 3:51:16.540

Analeshia Rodriguez

And so that's that's a big increase, right?

3:51:16.620 --> 3:51:22.510

Analeshia Rodriguez

That's an additional 15,000 people that we weren't thinking about when they were.

3:51:22.520 --> 3:51:24.150

Analeshia Rodriguez

We did a projection in 2019.

3:51:24.320 --> 3:51:24.860

Analeshia Rodriguez

It's a big change.

3:51:27.60 --> 3:51:35.60

Analeshia Rodriguez

Now you know there's a little bit of art and sort of hand waving when he comes to, you know, population projections like no one really knows this, right?

3:51:35.210 --> 3:51:36.580

Analeshia Rodriguez

What is it gonna be in 2040?

3:51:36.590 --> 3:51:39.580

Analeshia Rodriguez

Well, you know, like we have to get into a time machine to find out.

3:51:40.50 --> 3:51:45.210

Analeshia Rodriguez

So we all have to kind of have that in our, you know, in our in our awareness.

3:51:45.770 --> 3:51:48.490

Analeshia Rodriguez

But that certainly it's a significant change.

3:51:52.40 --> 3:51:52.800

Analeshia Rodriguez

Review factor 4.

3:51:52.810 --> 3:51:54.110

Analeshia Rodriguez

We're talking about land use trends.

3:51:54.120 --> 3:52:5.790

Analeshia Rodriguez

This with the land use trends that we stated in the land use element in 2019, we had a series of commercial trends that focus on the availability of infrastructure as a key to umm this is really bugging me.

3:52:7.960 --> 3:52:20.940

Analeshia Rodriguez

As a key to locating office, retail and commercial land, uses recognizes that most major new commercial developments will likely be annexed into the city acknowledges that future retail development will likely incorporate amenities, entertainment, and mixed use.

3:52:21.470 --> 3:52:26.70

Analeshia Rodriguez

Identifies general locations for small scale mixed use development to serve existing neighborhoods.

3:52:31.20 --> 3:52:31.770

Analeshia Rodriguez

Industrial trends.

3:52:31.780 --> 3:52:41.630

Analeshia Rodriguez

In 2019, we started utilizing existing industrial areas more efficiently and effectively locating new industrial areas near existing infrastructure, housing and emergency services.

3:52:41.980 --> 3:52:52.570

Analeshia Rodriguez

Understanding that industrial uses increasingly need commercial components and encouraging entrepreneurship through live make environments, these are all trends that we stated in 2019 land use element.

3:52:53.140 --> 3:52:56.770

Analeshia Rodriguez

What I'm gonna present to you now is some kind of lessons learned.

3:52:56.960 --> 3:53:0.720

Analeshia Rodriguez

A huge amount has changed in the five years since 2019.

3:53:2.600 --> 3:53:11.410

Analeshia Rodriguez

And you know, a big part of that is was, of course the impacts of of living post pandemic, the pandemic and of course, the aftermath of that.

3:53:13.150 --> 3:53:16.340

Analeshia Rodriguez

I was previously prior to coming on with Missoula County, the beginning of this year.

3:53:16.350 --> 3:53:27.460

Analeshia Rodriguez

I was a a private practice land use planner and worked all over the country, from from North Carolina to California, and we talked a lot about commercial and industrial trends.

3:53:27.470 --> 3:53:33.720

Analeshia Rodriguez

And so I'm bringing some of that experience in here to help, you know, kind of it's uh to talk about what, what, what, what?

3:53:33.730 --> 3:53:45.90

Analeshia Rodriguez

I've seen, you know, in in my experience, the first one here is some retail gets very, very big and I'm thinking particularly about a county context.

3:53:45.340 --> 3:53:49.120

Analeshia Rodriguez

I'm less interested in like what's the retail forces that are.

3:53:49.510 --> 3:53:50.180

Analeshia Rodriguez

Let me take it back.

3:53:50.220 --> 3:53:53.820

Analeshia Rodriguez

I'm very fascinated with the retail forces that shape places like downtown Missoula.

3:53:53.970 --> 3:53:55.450

Analeshia Rodriguez

Those are really interesting things.

3:53:55.460 --> 3:53:56.610

Analeshia Rodriguez

That's not my purview, right?

3:53:56.620 --> 3:54:1.680

Analeshia Rodriguez

I'm currently what are the commercial forces in the unincorporated county?

3:54:1.770 --> 3:54:3.0

Analeshia Rodriguez

So we'll kind of put that in.

3:54:3.50 --> 3:54:5.160

Analeshia Rodriguez

So some retail gets very big.

3:54:5.250 --> 3:54:7.250

Analeshia Rodriguez

Has anyone of you ever been to a Bucky's?

3:54:11.330 --> 3:54:12.320

Analeshia Rodriguez

Bucky's is a.

3:54:12.450 --> 3:54:14.700

Analeshia Rodriguez

It's a chain of gas stations, right?

3:54:14.710 --> 3:54:17.300

Analeshia Rodriguez

And they are in normous, right?

3:54:17.310 --> 3:54:25.890

Analeshia Rodriguez

It's like a combination like multiple fast food stores, you know, gas, home and ranch stores, clothes.

3:54:25.900 --> 3:54:34.590

Analeshia Rodriguez

It's like it's everything in a gas station and we see this a little bit in our you think about the last time you were where we walked into a town pump, right town.

3:54:34.600 --> 3:54:36.910

Analeshia Rodriguez

Pumps are getting big and they're getting very big.

3:54:37.160 --> 3:54:41.30

Analeshia Rodriguez

You think of the one down by a rocker, the one out at.

3:54:42.680 --> 3:54:45.90

Analeshia Rodriguez

You know that the Intersect with Hwy 200 W Riverside.

3:54:45.100 --> 3:54:46.990

Analeshia Rodriguez

You know, to Bonner, Milltown goes up.

3:54:47.260 --> 3:54:49.470

Analeshia Rodriguez

That's a pretty big, you know, gas station.

3:54:50.320 --> 3:54:54.470

Analeshia Rodriguez

It wouldn't surprise me at some point our gas stations are gonna get bigger at Hwy.

3:54:54.480 --> 3:54:56.130

Analeshia Rodriguez

93 at the why?

3:54:56.580 --> 3:55:0.990

Analeshia Rodriguez

That's something that I would certainly bet on seeing in the next 5 to 10 years.

3:55:2.810 --> 3:55:14.400

Analeshia Rodriguez

We've seen a shift from traditional retail to what we call service retail and we could think of any sort of commercial strip mall and we think of the mix of businesses that occupy it now only a handful of it is traditional like walking and buy a thing.

3:55:14.750 --> 3:55:19.580

Analeshia Rodriguez

Many of this is now we know we're looking at what's more kind of serve personal services, right?

3:55:19.590 --> 3:55:20.360

Analeshia Rodriguez

It's gyms.

3:55:20.570 --> 3:55:22.720

Analeshia Rodriguez

It's hair salons, it's tattoo parlors.

3:55:23.240 --> 3:55:29.310

Analeshia Rodriguez

It's all these different services that we go in and get, but we're not necessarily buying something and coming out.

3:55:30.850 --> 3:55:36.470

Analeshia Rodriguez

The demand increases for leisure and travel, and that certainly has been, you know, a huge part of Missouri's economy.

3:55:36.480 --> 3:55:42.990

Analeshia Rodriguez

You know, maybe less so in the unincorporated county, but certainly, you know, there are lots of areas where that shift in leisure and travel.

3:55:45.270 --> 3:55:47.650

Analeshia Rodriguez

Has has impacted nor land use patterns.

3:55:48.710 --> 3:55:50.940

Analeshia Rodriguez

A decline in demand for traditional office space.

3:55:50.950 --> 3:56:2.860

Analeshia Rodriguez

There's been many an article written about the decline in demand for traditional, you know, go in and work nine to five and come home kind of office space it while seeing an increase in demand in medical office space.

3:56:2.870 --> 3:56:12.680

Analeshia Rodriguez

And so we do see a lot of times we'll see what we're called Mobs, Medical Office buildings that tend to pop up and those are pretty common in like or thread excursions and so forth.

3:56:12.690 --> 3:56:13.240

Analeshia Rodriguez

Yeah.

3:56:13.390 --> 3:56:27.50

Analeshia Rodriguez

Do you think that that I know nationwide, especially in the larger metropolitan areas that demand and traditional office space is true, but in a community like Missoula, uh, I mean, I know current vacancy of office spaces pretty low.

3:56:27.840 --> 3:56:35.750

Analeshia Rodriguez

So just wondering that has recovered right, like we've seen a gradual recovery as people have started to go back to work and that's certainly true.

3:56:36.700 --> 3:56:38.770

Analeshia Rodriguez

I think there was a lot of what we see.

3:56:38.780 --> 3:56:46.50

Analeshia Rodriguez

Of course, the most of that and major metropolitan cities, right where there's still like quite a bit of vacancy and it's not coming back, but certainly less so in Missoula.

3:56:46.200 --> 3:56:54.510

Analeshia Rodriguez

And we definitely agree with you and this is the sort of dumb question is the airport, county or city.

3:56:54.730 --> 3:56:59.110

Analeshia Rodriguez

The airport is in the city, Umm, and they recently annexed.

3:57:0.900 --> 3:57:7.850

Analeshia Rodriguez

Recently I could be interesting to when exactly they did this, but they annexed the airport development park so everything is all crossed.

3:57:7.860 --> 3:57:13.250

Analeshia Rodriguez

The road across the highway from the airport used to be in the county stand with the city.

3:57:17.780 --> 3:57:19.170

Analeshia Rodriguez

Yes, I think almost those are all.

3:57:19.180 --> 3:57:19.670

Analeshia Rodriguez

Yeah.

3:57:19.920 --> 3:57:23.250

Analeshia Rodriguez

And they're a handful places where the county owns the land, but the city has the jurisdiction.

3:57:23.360 --> 3:57:25.480

Analeshia Rodriguez

OK, this models like that.

3:57:27.0 --> 3:57:27.890

Analeshia Rodriguez

Ohh, the webs we weave.

3:57:31.400 --> 3:57:32.810

Analeshia Rodriguez

Talk a little about industrial use.

3:57:32.820 --> 3:57:37.360

Analeshia Rodriguez

This is another fun one for people who kind of wonder how why things are the way that they are.

3:57:38.650 --> 3:57:48.460

Analeshia Rodriguez

So the demand for industrial property has stayed strong and this is certainly been true in Missoula County and you know, and we we see this in areas like the why we see this in W Riverside.

3:57:49.250 --> 3:58:0.980

Analeshia Rodriguez

You know, I think there was a lot of fear 5 to 10 years ago about what would happened to the Bonner Industrial Park and my understanding that that is, you know, monitor Austrian art, for example, is that as at full capacity, right?

3:58:0.990 --> 3:58:5.960

Analeshia Rodriguez

I don't think they have any open space there, so demand furnished probably has stayed strong.

3:58:6.810 --> 3:58:18.830

Analeshia Rodriguez

Umm, while the traditional manufacturing itself right, a lot of what we think of as industrial, yeah, is less people making things, although there's certainly some of that happening.

3:58:19.530 --> 3:58:34.460

Analeshia Rodriguez

Umm, you know what we see is a shift in industrial space and demand to more logistics, storage, warehousing or the things that we see a lot of demand for space to store stuff and stage it before it needs to go where it needs to go.

3:58:34.900 --> 3:58:35.840

Analeshia Rodriguez

And you see that, right?

3:58:35.850 --> 3:58:39.790

Analeshia Rodriguez

There's a lot of stuff you know at the Y.

3:58:39.940 --> 3:58:41.530

Analeshia Rodriguez

Yeah, they're like this.

3:58:41.540 --> 3:58:45.710

Analeshia Rodriguez

Like you know, I like to go out to small things and get used car parts as much as the next person.

3:58:45.720 --> 3:58:47.580

Analeshia Rodriguez

But you know, there's some.

3:58:48.120 --> 3:58:50.520

Analeshia Rodriguez

There's a huge demand to just kind of have a lot of stuff there.

3:58:53.20 --> 3:58:56.810

Analeshia Rodriguez

Industrial buildings are getting larger and this is actually come up in a couple of different contexts here.

3:58:56.820 --> 3:59:3.730

Analeshia Rodriguez

As a county in the sense that, umm, you know, I don't know how many you've driven past in the classic example that we point to with this.

3:59:3.730 --> 3:59:4.390

Analeshia Rodriguez

I don't know if you have.

3:59:4.400 --> 3:59:10.570

Analeshia Rodriguez

If you been to Spokane lately and you kind of go up past the airport and you pass, you know, an Amazon warehouse, these are enormous buildings.

3:59:11.120 --> 3:59:21.870

Analeshia Rodriguez

We worked in my private in the private company store for we did a number of work in both upstate and downstate and South Carolina, and there's using these demand for these million square foot buildings.

3:59:22.550 --> 3:59:29.180

Analeshia Rodriguez

Uh, you know, either for traditional manufacturing or for, you know, kind of logistic and warehousing, but just enormous buildings, right?

3:59:30.50 --> 3:59:33.820

Analeshia Rodriguez

We haven't quite seen anything quite like that and as well, probably because there's not enough demand, right?

3:59:33.830 --> 3:59:44.40

Analeshia Rodriguez

They're not people here to demand the size of that thing, and we're still too far from everything you know, to kind of warrant that sort of, you know, the giant infrastructure.

3:59:44.830 --> 3:59:54.970

Analeshia Rodriguez

But it's certainly occurring in other places, and there's demand and we'll come up certainly with the why plan, a big limitation at the Y is water pressure because you need to put in these water sprinklers right at the why.

3:59:55.160 --> 4:0:10.230

Analeshia Rodriguez

If you want to have a building beyond a certain size, so all these buildings are sort of artificially capped beyond at a certain size because there's not the water pressure to get to build larger buildings and then maybe we would have larger buildings out of the why and more kind of efficient use of land.

4:0:11.60 --> 4:0:19.450

Analeshia Rodriguez

You know, if there was a water system out there that could supply that pressure and there's just not right now, just a quick question on that for 3rd bullet.

4:0:19.460 --> 4:0:25.550

Analeshia Rodriguez

When you say storage, is that a dustrial storage or is that encapsulate, you know, personal storage?

4:0:25.940 --> 4:0:29.670

Analeshia Rodriguez

Yes, that's that's probably both, but probably be personal storage, especially in the in the county.

4:0:30.970 --> 4:0:32.890

Analeshia Rodriguez

You know it's it's, you know, I agree.

4:0:32.900 --> 4:0:35.20

Analeshia Rodriguez

You know, people need places to store stuff.

4:0:35.490 --> 4:0:38.940

Analeshia Rodriguez

You know, having a storage unit business is a legitimate source of income.

4:0:38.950 --> 4:0:50.510

Analeshia Rodriguez

It's nothing illegal about it, but there's a lot of places I think in the county where I wish there weren't quite as many storage units, you know, just from an urbanism perspective.

4:0:50.520 --> 4:0:52.300

Analeshia Rodriguez

Like, it's like there's right in the middle of East Missoula.

4:0:52.310 --> 4:0:54.520

Analeshia Rodriguez

There's a giant storage unit like.

4:0:54.530 --> 4:0:57.730

Analeshia Rodriguez

It's like that could be homeless for people, right?

4:0:58.10 --> 4:1:2.500

Analeshia Rodriguez

Not just storage for stuff, so it's a little bit of a personal opinion there.

4:1:4.60 --> 4:1:16.530

Analeshia Rodriguez

But yeah, the the demand for storage for things is is tremendous and it did typically does happen in places like and incorporate Missoula that are approximate to areas where the land use land is more expensive, right?

4:1:16.540 --> 4:1:18.820

Analeshia Rodriguez

You don't see a lot of these happening inside of the city anymore.

4:1:19.640 --> 4:1:24.630

Analeshia Rodriguez

They're largely located in the unrecorded county and you know further you go down Hwy.

4:1:24.640 --> 4:1:31.340

Analeshia Rodriguez

93 for example down Intervalley County Boy, they're just one after another and we'll see you in two.

4:1:31.350 --> 4:1:36.90

Analeshia Rodriguez

We know we have a kind of a U haul, you know, kind of storage and thing and application.

4:1:36.440 --> 4:1:37.610

Analeshia Rodriguez

I think it might come in front of you.

4:1:37.620 --> 4:1:43.320

Analeshia Rodriguez

That's kind of out by 93 and Blue Mountain and it will continue to happen I think.

4:1:47.930 --> 4:1:48.900

Analeshia Rodriguez

Review factor 5.

4:1:48.910 --> 4:1:50.290

Analeshia Rodriguez

What goals have been met?

4:1:50.370 --> 4:2:20.320

Analeshia Rodriguez

The land use element used what it's called A1, Missoula approach and this was kind of five themes and you know in order to sort of combine they I think that the land use element is in some ways largely recognizes this in this really close tie with the city of Missoula, even though it's a plan for the unincorporated county and so a lot of these you know kind of broad goals that it lays out have to do with working with the city to you know kind of combine.

4:2:20.660 --> 4:2:24.10

Analeshia Rodriguez

Yeah, you know, work together to to sort of meet these goals.

4:2:24.540 --> 4:2:24.790

Analeshia Rodriguez

Umm.

4:2:24.800 --> 4:2:35.810

Analeshia Rodriguez

So I'll step through each one of these UH-85 of these, umm, and I'll I'm gonna highlight a couple of projects that I think kind of meet the you know what what was trying to this goal was set out to do.

4:2:35.820 --> 4:2:37.140

Analeshia Rodriguez

So how do we sort of?

4:2:38.950 --> 4:2:41.60

Analeshia Rodriguez

Try and and meet this goal.

4:2:41.430 --> 4:2:44.60

Analeshia Rodriguez

So this first one is called coordinated the edges right.

4:2:44.70 --> 4:2:50.320

Analeshia Rodriguez

The idea is we would coordinate with the city around the city to try and and and and coordinate our planning efforts.

4:2:50.330 --> 4:3:4.670

Analeshia Rodriguez

And there's a couple of projects that I think are worth calling out here, and there's probably others, but one, of course, is swift Agen master plan right for a neighborhood off of Mullen Rose, completed in 2021, was a joint project between the city and the county in 2023.

4:3:4.680 --> 4:3:5.30

Analeshia Rodriguez

We did it.

4:3:5.40 --> 4:3:12.950

Analeshia Rodriguez

We signed up planning in our local agreement with the city and the county and and part of what was what's we formed what's called the Urban Growth Committee, right?

4:3:12.960 --> 4:3:25.30

Analeshia Rodriguez

It's a group of city and county staff that can meet once a month and you essentially talk about coordinating around some major projects and you know, kind of themes how to improve things, how to improve communication and how to prove coreward coordination.

4:3:25.340 --> 4:3:34.740

Analeshia Rodriguez

All these kinds of things as well as you know, continuing to work with under the auspices of the Missoula MPO and the Metropolitan Planning Organization.

4:3:35.590 --> 4:3:38.730

Analeshia Rodriguez

No to you know, kind of work together on transportation and other issues.

4:3:41.350 --> 4:3:43.170

Analeshia Rodriguez

The next is planning for physical framework.

4:3:43.480 --> 4:3:56.950

Analeshia Rodriguez

Uh, we've done a number of different kind of small area plans and kind of targeted projects to try and and plan for physical framework, you know, to the top of the list is is the ongoing why infrastructure plan.

4:3:57.0 --> 4:4:4.510

Analeshia Rodriguez

Think that was began last year and it was kind of entering these final phases of approaching some recommendations.

4:4:4.520 --> 4:4:14.710

Analeshia Rodriguez

And I think that will be a really good core document for guiding growth at the why moving forward, the Mullen build grant, which was again kind of a CD county partnership.

4:4:15.270 --> 4:4:16.130

Analeshia Rodriguez

You know, a lot of it.

4:4:16.140 --> 4:4:18.150

Analeshia Rodriguez

Some of it orchestrated with the MPO to.

4:4:18.160 --> 4:4:31.40

Analeshia Rodriguez

And you know Initially improve the Mullen Rd, a corridor especially around some and some north South and east West streets to, you know, actually start building that road network and expanding water and sewer into some areas that hadn't that.

4:4:31.110 --> 4:4:32.780

Analeshia Rodriguez

But you know, it met all these criteria, right?

4:4:32.790 --> 4:4:34.340

Analeshia Rodriguez

This is an area that's ready to grow.

4:4:34.440 --> 4:4:35.920

Analeshia Rodriguez

There's water, there's sewer.

4:4:36.30 --> 4:4:37.20

Analeshia Rodriguez

There's a plan for it.

4:4:37.500 --> 4:4:38.190

Analeshia Rodriguez

Umm.

4:4:38.580 --> 4:4:40.200

Analeshia Rodriguez

And still providing that infrastructure?

4:4:41.200 --> 4:4:44.350

Analeshia Rodriguez

Umm, next one is East Missoula Hwy 200.

4:4:44.760 --> 4:4:45.890

Analeshia Rodriguez

This is a really exciting of course.

4:4:45.900 --> 4:4:46.340

Analeshia Rodriguez

It was a plan.

4:4:46.350 --> 4:4:52.0

Analeshia Rodriguez

That was put together, you know, regarding this this corridor between basically, you know, Broadway.

4:4:52.110 --> 4:4:52.580

Analeshia Rodriguez

Yeah, that's it.

4:4:52.590 --> 4:4:52.740

Analeshia Rodriguez

Right.

4:4:52.750 --> 4:4:57.720

Analeshia Rodriguez

I guess it's Broadway, you know, kind of Broadway and Madison there all the way out to East Missoula.

4:4:57.850 --> 4:5:5.700

Analeshia Rodriguez

And of course, we recently got the great news that this was funded fully, so a tremendous amount of work that we'll do a really transform that Hwy.

4:5:5.710 --> 4:5:6.360

Analeshia Rodriguez

200 corridor.

4:5:11.540 --> 4:5:22.310

Analeshia Rodriguez

Provide for rural neighborhoods work that's been done at DE Shaw Lane, McClay and South Ave Bridges, right that it's been a, you know, an ongoing topic in terms of like how to kind of.

4:5:23.650 --> 4:5:28.340

Analeshia Rodriguez

Support rural neighborhoods and provide, you know, access and roads and things that they need.

4:5:28.790 --> 4:5:29.440

Analeshia Rodriguez

Clements, Rd.

4:5:29.450 --> 4:5:35.110

Analeshia Rodriguez

Complete streets was a project done by our Public Works Department and of course, the county zoning.

4:5:35.120 --> 4:5:35.730

Analeshia Rodriguez

And I'm gonna talk.

4:5:35.740 --> 4:5:46.850

Analeshia Rodriguez

I'm gonna kind of put A and we'll talk a little bit more about that in a minute, because that's

probably one of the most important as a planner, one of the most important things that has come out of the Mozilla land use element and why it was so kind of javolution. Mary.

4:5:48.650 --> 4:5:50.300

Analeshia Rodriguez

Protect public health and safety.

4:5:50.550 --> 4:5:56.790

Analeshia Rodriguez

I think there's been an increase in the awareness of different the vulnerability of different areas around, in and around Missoula.

4:5:57.520 --> 4:6:3.930

Analeshia Rodriguez

UM, certainly the the idea of of of the wildlife and urban interface and wildfire risks.

4:6:3.940 --> 4:6:20.430

Analeshia Rodriguez

And you know, as we look at places like, you know, up Grant Creek or Apathy Creek, you know it it's these are these are places that are very vulnerable to these kinds of things, areas that we have, we have floodplain updates, channel migration, mapping is something else that was has been done.

4:6:20.440 --> 4:6:27.440

Analeshia Rodriguez

So where we were in the process of updating our floodplain maps, we are there is an effort to map the channel migration zones.

4:6:27.450 --> 4:6:32.600

Analeshia Rodriguez

We have a better idea of where rivers are going to be or where they're going to try to shift towards in the future.

4:6:33.40 --> 4:6:33.350

Analeshia Rodriguez

Right.

4:6:33.920 --> 4:6:43.390

Analeshia Rodriguez

And actually my colleague who was here earlier, Matt was, has been instrumental to those almost efforts to flood updated floodplain maps and these channel migration zones.

4:6:45.790 --> 4:6:48.130

Analeshia Rodriguez

Preserving working lands, agriculture and natural systems.

4:6:50.170 --> 4:6:52.80

Analeshia Rodriguez

Ohh, didn't ask, didn't work right.

4:6:54.490 --> 4:6:55.960

Analeshia Rodriguez

Here we are give this one right there.

4:6:56.50 --> 4:7:13.570

Analeshia Rodriguez

OK, certainly a huge effort was, you know, was by, umm, amending and, you know, by recreating the the land use element we created a set of a future land use designations that really gave the policy backing for creating zoning in this area.

4:7:13.620 --> 4:7:15.600

Analeshia Rodriguez

And that was a huge policy shift.

4:7:15.610 --> 4:7:37.980

Analeshia Rodriguez

That we were able to bring in large areas of the county that had been unzoned and now they're owned and that gives us a lot more control over kind of the type and nature of growth that can happen because it both encourages density in certain places where we felt like it was adequate, but it also keeps development from occurring places where we wanted to protect you in particularly agriculture or natural land use and stuff.

4:7:37.990 --> 4:7:41.740

Analeshia Rodriguez

And you know the one that gets brought up in this is like Grass Valley.

4:7:41.750 --> 4:7:58.800

Analeshia Rodriguez

Like that was all Grass Valley is largely now zoned agriculture and would be much more

difficult in the future to take those valuable agricultural areas and turn them into houses while increasing in allowing density in places like around the wire where we feel like we have a fighting chance to provide water and sewer.

4:7:58.810 --> 4:8:2.460

Analeshia Rodriguez

And you know, there are areas where are much more appropriate for development.

4:8:2.470 --> 4:8:11.260

Analeshia Rodriguez

So targeting those areas and doing that kind of good planning work, where encouraging density where it's appropriate and discouraging and density where it's not where we feel like it's less appropriate.

4:8:12.150 --> 4:8:18.30

Analeshia Rodriguez

Certainly there have been lots of other things that have occurred with regards to preserving our natural landscapes.

4:8:19.190 --> 4:8:27.440

Analeshia Rodriguez

You know, since then, or even when new whole like open space bond funding, conservation easements, lots of things that have occurred in the last five years.

4:8:27.550 --> 4:8:30.80

Analeshia Rodriguez

And of course, if one there there's there's Marshall Mountain, right.

4:8:30.90 --> 4:8:40.790

Analeshia Rodriguez

We have we required Marshall Mountain and that as a kind of a joint CD county project and a great new recreational asset for the people of Zula.

4:8:44.200 --> 4:8:55.10

Analeshia Rodriguez

So as I mentioned, you know a big part of of the Missoula Land use element was was creating the zoning after that and the zoning I believe was adopted in 2022.

4:8:55.340 --> 4:9:3.570

Analeshia Rodriguez

So we have a large area around the city that is now zoned umm and as a part of this, we've updated our county zoning regulations.

4:9:3.580 --> 4:9:10.230

Analeshia Rodriguez

We've updated the county Subdivision regulations and we have an updated zoning map, so all these things change on a regular basis.

4:9:10.240 --> 4:9:31.840

Analeshia Rodriguez

We do almost annual revisits of these documents and to make sure that there are updated and they're kind of corrected, you know through time and and you as as a planning you know as the planning board will often see amendments to zoning and amendments to the comprehensive plan in these different places.

4:9:31.850 --> 4:9:40.640

Analeshia Rodriguez

You'll get one, I think coming up to where the Deer Creek, this is an area just outside of East Missoula there that has been diagnosed by the city.

4:9:40.800 --> 4:9:45.940

Analeshia Rodriguez

And so it needs a comprehensive plan amendment and that's what we'll change is essentially the land use element.

4:9:45.950 --> 4:9:50.990

Analeshia Rodriguez

That's the document that will change when that comes into the county and and now it needs a land use designation.

4:9:51.720 --> 4:9:53.790

Analeshia Rodriguez

So you'll see these kinds of things come up.

4:9:56.910 --> 4:9:57.700

Analeshia Rodriguez

Infrastructure.

4:9:57.870 --> 4:10:6.980

Analeshia Rodriguez

There's a whole laundry list of infrastructure that was included in this land use element, some of which we have accomplished and some of it we haven't.

4:10:7.750 --> 4:10:14.60

Analeshia Rodriguez

You know, we have expanded water service on Mullen Rd, but we sure haven't been able to expand or develop water service at the yet.

4:10:14.310 --> 4:10:20.420

Analeshia Rodriguez

It's still largely it's kind of cobbled together between people's individual wells and a few small private system.

4:10:20.910 --> 4:10:22.980

Analeshia Rodriguez

That's kind of depending on who you ask.

4:10:22.990 --> 4:10:23.950

Analeshia Rodriguez

Either at or near capacity.

4:10:26.970 --> 4:10:44.80

Analeshia Rodriguez

Working on the road grid east of the airport, West of reserve St, between Mullen Road and Broadway, that was, you know, a big sort of impetus of the the Mullen build grant and the Swiftkey Network plans approved these things and road network South of the Why develop solutions for wastewater treatment in the Bonner, Milltown and W Riverside neighborhoods.

4:10:44.90 --> 4:10:45.160

Analeshia Rodriguez

That's definitely that.

4:10:45.170 --> 4:10:50.50

Analeshia Rodriguez

Still, you know it's a gorilla of a problem that has not, we still need more time to do.

4:10:53.240 --> 4:10:56.910

Analeshia Rodriguez

Complete infrastructure improvements in the North Reserve, Scott St area and improve Hwy.

4:10:56.920 --> 4:10:59.70

Analeshia Rodriguez

200 in East Missoula, so that last one.

4:10:59.80 --> 4:11:5.130

Analeshia Rodriguez

You know we've, we've we've got a plan with there's money and there's all kinds of great stuff that has been has been in the works there.

4:11:6.180 --> 4:11:6.730

Analeshia Rodriguez

I don't know.

4:11:6.740 --> 4:11:9.700

Analeshia Rodriguez

Yeah, N reserve Scott St area.

4:11:9.710 --> 4:11:17.520

Analeshia Rodriguez

Still kind of, there's a lot of flux right there, you know, in terms of that, that's, you know, probably an area that's encompasses a certain amount of the, the former Roseburg site.

4:11:17.750 --> 4:11:19.150

Analeshia Rodriguez

There's lots of new apartments there.

4:11:19.160 --> 4:11:20.820

Analeshia Rodriguez

It's an area that's in the tremendous change.

4:11:22.580 --> 4:11:24.690

Analeshia Rodriguez

Review factor 6 we're over the hump here.

4:11:24.880 --> 4:11:26.730

Analeshia Rodriguez

I you know, we're getting close here.

4:11:26.740 --> 4:11:29.20

Analeshia Rodriguez

So in case you getting tired I I've I feel yeah.

4:11:29.720 --> 4:11:30.240

Analeshia Rodriguez

Umm.

4:11:30.780 --> 4:11:33.290

Analeshia Rodriguez

I'm not gonna go ahead and list all these, but hey, Ian.

4:11:33.300 --> 4:11:45.230

Analeshia Rodriguez

Yeah, go ahead N reserve Scott St in just in terms of jurisdiction is that, I mean like, where is county city kind of separation there?

4:11:45.240 --> 4:11:45.750

Analeshia Rodriguez

Good question.

4:11:45.760 --> 4:11:46.300

Analeshia Rodriguez

Umm, it is a.

4:11:46.310 --> 4:11:47.500

Analeshia Rodriguez

It's a patchwork up there.

4:11:47.730 --> 4:11:55.670

Analeshia Rodriguez

So Roseburg is in the county and a lot of the industrial properties immediately around Roseburg are in the county.

4:11:55.680 --> 4:12:4.340

Analeshia Rodriguez

While it's almost completely surrounded by city, right, if you go further east towards Scott St, you'll get into some, you know, there's new apartments coming in there.

4:12:5.890 --> 4:12:14.520

Analeshia Rodriguez

You know both the the cemetery and then areas around Scotts Reader in the city, of course, as you go further W you get closer towards a reserve.

4:12:14.530 --> 4:12:19.860

Analeshia Rodriguez

You'll go back into the city, but there's this weird finger of county that comes down in there.

4:12:19.940 --> 4:12:22.880

Analeshia Rodriguez

And so you know, the dust hasn't really settled on the closure of Roseburg.

4:12:22.890 --> 4:12:25.10

Analeshia Rodriguez

I don't think anyone really knows what's going to happen to that.

4:12:25.20 --> 4:12:26.820

Analeshia Rodriguez

You know, is it with a reopen?

4:12:26.870 --> 4:12:27.470

Analeshia Rodriguez

Probably not.

4:12:27.480 --> 4:12:28.750

Analeshia Rodriguez

Will there's something else you know?

4:12:28.760 --> 4:12:29.330

Analeshia Rodriguez

Swoop in?

4:12:29.340 --> 4:12:31.960

Analeshia Rodriguez

Is there demand for that industrial space?

4:12:31.970 --> 4:12:34.60

Analeshia Rodriguez

Maybe will the city annex it?

4:12:34.70 --> 4:12:35.290

Analeshia Rodriguez

And do a you know, plan.

4:12:35.340 --> 4:12:35.810

Analeshia Rodriguez

No one knows.

4:12:35.820 --> 4:12:36.290

Analeshia Rodriguez

I don't know.

4:12:37.100 --> 4:12:39.160

Analeshia Rodriguez

It's a all to be determined.

4:12:39.440 --> 4:12:43.130

Analeshia Rodriguez

Sorry to belabor, I'm just kind of curious of comments just about like.

4:12:45.950 --> 4:12:49.800

Analeshia Rodriguez

Like is there ever I hear about this great relationship between the city and the county?

4:12:49.810 --> 4:12:53.960

Analeshia Rodriguez

But is there ever like turf wars over like like we want?

4:12:54.270 --> 4:12:59.290

Analeshia Rodriguez

We want the taxes, you know, and like, yeah.

4:13:1.450 --> 4:13:3.740

Analeshia Rodriguez

They're probably there are certainly there are.

4:13:3.750 --> 4:13:8.630

Analeshia Rodriguez

There are there are conflicts between the city and county and they do have different goals in some places.

4:13:10.770 --> 4:13:16.380

Analeshia Rodriguez

You know, I don't know if you know in with this particular site in particular, like, I don't know if there's a strong.

4:13:18.870 --> 4:13:22.660

Analeshia Rodriguez

If there's a strong opinion about what the county wants there, I haven't heard it.

4:13:23.210 --> 4:13:28.470

Analeshia Rodriguez

You know, other than you know, of course, there's everyone is, you know, saddened by the closure and loss of jobs.

4:13:28.480 --> 4:13:28.820

Analeshia Rodriguez

Right.

4:13:28.970 --> 4:13:31.330

Analeshia Rodriguez

That's kind of as far as I think I've heard it going.

4:13:33.580 --> 4:13:39.390

Analeshia Rodriguez

I think there's less of a competition for, you know, tax revenue. UM.

4:13:42.250 --> 4:13:48.690

Analeshia Rodriguez

There and and I might have to think about that a little bit, but I haven't heard that brought up as a, you know, kind of a source of conflict.

4:13:51.160 --> 4:13:52.40

Analeshia Rodriguez

But yeah, it's good question.

4:13:55.900 --> 4:13:56.140

Analeshia Rodriguez

OK.

4:13:57.300 --> 4:14:2.640

Analeshia Rodriguez

A lots of different ways to sort of you know, how we how do we get funding for infrastructure, right.

4:14:3.30 --> 4:14:10.400

Analeshia Rodriguez

There's been a number of different tax increment districts that have been created that probably a number of probably the principal ones.

4:14:11.190 --> 4:14:15.420

Analeshia Rodriguez

Some of these might predate 2019, but certainly there's one at W Riverside.

4:14:15.530 --> 4:14:17.770

Analeshia Rodriguez

There's a second now with the why that helped.

4:14:19.130 --> 4:14:34.20

Analeshia Rodriguez

These are Ted's right targeted economic development districts, and they use tax increment financing to, you know, basically to create a pool of funding that then can be bonded or endwise applied towards infrastructure to encourage economic development, right?

4:14:34.30 --> 4:14:35.960

Analeshia Rodriguez

That's the and they're looking.

4:14:35.970 --> 4:14:38.840

Analeshia Rodriguez

Maybe in an additional 1 near Grand Creek.

4:14:38.850 --> 4:14:44.20

Analeshia Rodriguez

So these are tools that have been used and have continued to be used to for economic development.

4:14:44.230 --> 4:14:47.700

Analeshia Rodriguez

Another really important one here is impact fees, right?

4:14:47.710 --> 4:14:50.790

Analeshia Rodriguez

The county has moved forward on impact fee system.

4:14:50.940 --> 4:14:52.270

Analeshia Rodriguez

You know, they hired a consultant.

4:14:52.350 --> 4:14:59.270

Analeshia Rodriguez

The you know, it went through to the board of County Commissioners, probably went in front of you as well, and that program will begin next month.

4:14:59.940 --> 4:15:10.360

Analeshia Rodriguez

The county will begin collecting impact fees for certain sectors of county government and hopefully a lot of that can be used for additional infrastructure.

4:15:11.990 --> 4:15:24.660

Analeshia Rodriguez

This coordination idea again, we talked a little mention this a couple of times, the Urban Growth Commission, memorandums of understanding of the plan was the idea is that we are trying to coordinate, we are trying to before we get boiling angry with each other.

4:15:24.950 --> 4:15:35.10

Analeshia Rodriguez

The CDN County try to talk things over and let's figure out how we can work together in a collaborative way rather than the adversarial way of course.

4:15:38.310 --> 4:15:44.500

Analeshia Rodriguez

So our review factor 7 stakeholder input regarding changes in values, right?

4:15:44.710 --> 4:15:58.460

Analeshia Rodriguez

So I put the six values that we have stated in the land use element housing, existing infrastructure agriculture or open space, multimodal transportation, water quality and community identity have our values changed in five years.

4:15:59.760 --> 4:16:1.850

Analeshia Rodriguez

I believe that one open for you guys, do you think?

4:16:16.90 --> 4:16:17.500

Analeshia Rodriguez

That's all.

4:16:21.940 --> 4:16:29.160

Analeshia Rodriguez

While I was on the Planning Board a while ago, took some time off, then came back.

4:16:30.510 --> 4:16:30.870

Analeshia Rodriguez

Umm.

4:16:32.650 --> 4:16:41.760

Analeshia Rodriguez

And I think our, I guess it's there's some something seems different, some of our values it seems are are different.

4:16:41.980 --> 4:16:45.620

Analeshia Rodriguez

They're subtle differences like agriculture, yeah.

4:16:48.510 --> 4:16:51.890

Analeshia Rodriguez

The industrial support or less important, agriculture, for example.

4:16:53.940 --> 4:16:55.350

Analeshia Rodriguez

Seems like I don't know.

4:16:55.360 --> 4:16:56.800

Analeshia Rodriguez

To me it seems like there's a.

4:17:0.110 --> 4:17:1.660

Analeshia Rodriguez

Decrease in importance.

4:17:2.50 --> 4:17:3.50

Analeshia Rodriguez

Hmm, interesting. Yeah.

4:17:10.540 --> 4:17:15.520

Analeshia Rodriguez

I don't know if our values have changed, but I think the pressure is impacting our values have change, so it's a Peter's point. I agree.

4:17:15.530 --> 4:17:22.860

Analeshia Rodriguez

I think that they the I think the perception of agriculture has diminished, but I don't know if that's because people don't care about agriculture.

4:17:22.870 --> 4:17:26.840

Analeshia Rodriguez

It's because they care more about open spaces and housing, right?

4:17:26.850 --> 4:17:35.870

Analeshia Rodriguez

So I think the the, the, the, the, the change the area that the area around has changed and the demands of the population have changed.

4:17:35.880 --> 4:17:36.60

Analeshia Rodriguez

Yeah.

4:17:36.70 --> 4:17:37.960

Analeshia Rodriguez

Which is which is putting pressure on the values.

4:17:38.530 --> 4:17:41.360

Analeshia Rodriguez

Since yeah, values don't necessarily have to be like a 0 sum game, right?

4:17:41.370 --> 4:17:49.300

Analeshia Rodriguez

Like we can care about things, but I would certainly suggest in here one of them under this changes is the importance and the priority of housing, right?

4:17:49.450 --> 4:17:54.850

Analeshia Rodriguez

That's certainly been an issue in the last three or four years that probably we hadn't we knew was important, right?

4:17:54.860 --> 4:18:0.260

Analeshia Rodriguez

The housing markets always been tight here, but certainly more important, I think in the last few years.

4:18:2.530 --> 4:18:5.970

Analeshia Rodriguez

I think Community identity has really come into the focus.

4:18:5.980 --> 4:18:7.140

Analeshia Rodriguez

Will has a couple years.

4:18:7.270 --> 4:18:8.520

Analeshia Rodriguez

Hmm.

4:18:8.630 --> 4:18:15.770

Analeshia Rodriguez

Way more than in, especially in the county, that I don't think there was much focus in previous years.

4:18:18.40 --> 4:18:18.720

Analeshia Rodriguez

Yeah, I could see that.

4:18:20.980 --> 4:18:25.580

Analeshia Rodriguez

Umm, I guess the only one like think about these that comes up occasionally is you know the importance of recreation.

4:18:27.570 --> 4:18:29.680

Analeshia Rodriguez

You know, and the demand for recreation.

4:18:30.570 --> 4:18:39.720

Analeshia Rodriguez

I went to college here in the late 90s, early 2000s and I don't think I put a toe in the Clark Fork River in the four or five years that I was a college student here.

4:18:40.390 --> 4:18:41.640

Analeshia Rodriguez

I did in the Blackfoot, you know.

4:18:41.890 --> 4:18:43.740

Analeshia Rodriguez

Take my tube up and I took on the Blackfoot.

4:18:44.650 --> 4:18:53.310

Analeshia Rodriguez

But you know, on August, Saturday afternoon, the Clark Fork, it's it's crazy how much that's changed.

4:18:54.310 --> 4:19:11.740

Analeshia Rodriguez

You know, in 20 years, umm, so you know, like the recreation, you know, I bring it like Marshall Mountain and different things like, you know, I think that access to recreational opportunities, importance of trails importance it's always been important here like we love the outdoors here but it may be something that's that's kicked up a notch.

4:19:17.390 --> 4:19:19.60

Analeshia Rodriguez

Review factors 89 are super easy.

4:19:20.400 --> 4:19:24.800

Analeshia Rodriguez

Here we look at timelines and amendments right the the lending.

4:19:24.810 --> 4:19:27.170

Analeshia Rodriguez

Someone didn't have any strict timeline, so there was never elected.

4:19:27.180 --> 4:19:30.990

Analeshia Rodriguez

We meet, you know, a goal within a certain, you know, time frame or a strategy within a certain time.

4:19:31.0 --> 4:19:32.770

Analeshia Rodriguez

We didn't because we didn't lay out.

4:19:32.780 --> 4:19:44.600

Analeshia Rodriguez

We didn't set this out with strict timelines and regarding amendments we we routinely amend the landing element when it comes to, you know, changes in land use and zoning.

4:19:45.410 --> 4:19:47.500

Analeshia Rodriguez

So they are periodically amended.

4:19:47.510 --> 4:19:55.680

Analeshia Rodriguez

Maybe one a year between know the exact number and it will continue to be amended as necessary in the future. Umm.

4:19:58.60 --> 4:20:12.310

Analeshia Rodriguez

That sort of concludes the review of this, but I I you know, in some ways the most important question that we get to at the end of, you know a review like this is well, the really the question is does the plan need to be updated, is it doing a good job?

4:20:12.560 --> 4:20:14.520

Analeshia Rodriguez

Would the plan be improved with new information?

4:20:15.940 --> 4:20:22.870

Analeshia Rodriguez

I have new issues become more important and a big one too that we should think about two is should the plan be expanded right?

4:20:22.880 --> 4:20:24.650

Analeshia Rodriguez

The there are very set.

4:20:24.660 --> 4:20:31.300

Analeshia Rodriguez

There's a set of land use designations that form this donut around the city, but it leaves out places like Lolo.

4:20:31.310 --> 4:20:32.180

Analeshia Rodriguez

It leaves out Clinton.

4:20:32.190 --> 4:20:33.620

Analeshia Rodriguez

It leaves out French town.

4:20:34.470 --> 4:20:37.440

Analeshia Rodriguez

It leaves out, you know, everything along the Highway 200 corridor.

4:20:40.10 --> 4:20:42.790

Analeshia Rodriguez

You know, should it be expanded if we're gonna update the company?

4:20:42.800 --> 4:20:45.580

Analeshia Rodriguez

Mozilla's comprehensive plan is it worth doing?

4:20:45.590 --> 4:20:53.70

Analeshia Rodriguez

You know, comprehensive plan with land uses as nations for the entire county wall to wall and that's certainly a question that we we're looking into.

4:20:53.940 --> 4:20:54.870

Analeshia Rodriguez

You know, you really isn't.

4:20:54.880 --> 4:20:59.920

Analeshia Rodriguez

It's a planning department and you know where, you know what might that look like?

4:21:0.860 --> 4:21:2.10

Analeshia Rodriguez

You know, kind of going forward.

4:21:2.280 --> 4:21:6.950

Analeshia Rodriguez

So a couple of different things, but I know, you know, do you have you have any?

4:21:6.960 --> 4:21:13.130

Analeshia Rodriguez

I certainly have a few thoughts regarding the some of these are are topics that we have covered previously, right?

4:21:13.950 --> 4:21:21.660

Analeshia Rodriguez

Is housing so important that we need to sort of re evaluate our priorities and put that back at the top?

4:21:23.730 --> 4:21:28.160

Analeshia Rodriguez

You know, we have new a new legal framework with the SB3 to two.

4:21:28.170 --> 4:21:37.50

Analeshia Rodriguez

There are pros and cons to opting into SB382, but it's an option that we now have that we didn't have in 2019.

4:21:37.890 --> 4:21:48.190

Analeshia Rodriguez

Umm, you know, I think there's a a greater understanding that the Missoula is growing and we have 4 casts that that sort of project, a higher number of people, right?

4:21:48.350 --> 4:21:55.850

Analeshia Rodriguez

Do we wanna try and a big part of of of sort of opting into 382 is essentially doing forecasts and saying do we have space to accommodate these forecasts?

4:21:56.850 --> 4:22:4.780

Analeshia Rodriguez

Umm, you know where where people going live and kind of more concretely identifying housing opportunities and economic opportunities.

4:22:5.620 --> 4:22:6.140

Analeshia Rodriguez

Umm.

4:22:6.570 --> 4:22:7.160

Analeshia Rodriguez

Move forward.

4:22:7.400 --> 4:22:10.690

Analeshia Rodriguez

So yeah, I I would just have one observation.

4:22:10.700 --> 4:22:22.690

Analeshia Rodriguez

I think that not considering such a large part of the county, and given the fact that a lot of people move here because they want land and they want space that we are.

4:22:25.510 --> 4:22:36.830

Analeshia Rodriguez

Limiting our future options in terms of how that land becomes used in the future by not planning for it today.

4:22:36.910 --> 4:22:38.540

Analeshia Rodriguez

What I mean by that is if you go to.

4:22:40.440 --> 4:22:52.390

Analeshia Rodriguez

The northern Bitterroot Valley, for example, which is in Missoula County all the way, almost to Florence, and you look at the type of housing that is being created there.

4:22:52.960 --> 4:23:4.880

Analeshia Rodriguez

A lot of it in our single family homes on five acres or three acres and you're chewing up an awful lot of land really quickly with that type of development, right?

4:23:4.890 --> 4:23:8.90

Analeshia Rodriguez

That's not, you know, it's not planned really.

4:23:9.910 --> 4:23:10.410

Analeshia Rodriguez

Umm.

4:23:10.460 --> 4:23:13.120

Analeshia Rodriguez

And so I don't know.

4:23:13.130 --> 4:23:20.730

Analeshia Rodriguez

I I guess you brought up a good point about recreation and I think people seek out places like that because I think it provides better opportunities for recreation.

4:23:22.450 --> 4:23:27.800

Analeshia Rodriguez

And I think that if you know that type of development, if we don't have a plan for those areas, that's what's gonna continue to happen.

4:23:27.810 --> 4:23:32.570

Analeshia Rodriguez

And then by the time we get it in the planned area, well, it doesn't matter, it's already.

4:23:34.300 --> 4:23:35.230

Analeshia Rodriguez

Trains left the station.

4:23:38.250 --> 4:23:38.520

Analeshia Rodriguez

No.

4:23:38.530 --> 4:24:8.480

Analeshia Rodriguez

You know, Speaking of of legal framework on, I've closely followed like the Broadwater Court case that has gone, you know that essentially has, I don't want to get to the nitty gritty because it is a very complicated lock case, but it may ultimately impact the ability to use and I think it has been impacting the ability to use exempt wells right, which may be in some ways if we're looking for better planned communities, you know, less rural sprawl homes on five acres, it might be a good thing, right?

4:24:10.90 --> 4:24:18.950

Analeshia Rodriguez

But you know it it part of I think we're we're hesitant to sort of hang our hat on something like that because the legislature could come back and change the rules right?

4:24:19.10 --> 4:24:19.440

Analeshia Rodriguez

Umm.

4:24:19.450 --> 4:24:25.50

Analeshia Rodriguez

And, you know, make sure the and keep a path open to continuing to use exempt wells and they probably will, but.

4:24:26.900 --> 4:24:27.720

Analeshia Rodriguez

But yeah, there's there.

4:24:27.730 --> 4:24:34.190

Analeshia Rodriguez

There are a number of concerns there that like one that, that that kind of growth pattern has lots of disadvantages, right.

4:24:34.200 --> 4:24:38.10

Analeshia Rodriguez

And I think where everyone's a lot of people are use are used to that idea.

4:24:38.20 --> 4:24:39.580

Analeshia Rodriguez

Now we're comfortable with that idea.

4:24:39.960 --> 4:24:40.450

Analeshia Rodriguez

Umm.

4:24:41.20 --> 4:24:44.570

Analeshia Rodriguez

So yeah, what you know, how do we kind of continue to rein that in?

4:24:44.680 --> 4:24:46.80

Analeshia Rodriguez

You know, it's a good question.

4:24:53.980 --> 4:24:56.660

Analeshia Rodriguez

Well, I don't have anything more for you, you know.

4:24:56.700 --> 4:24:57.690

Analeshia Rodriguez

But I do appreciate.

4:24:57.700 --> 4:24:59.100

Analeshia Rodriguez

I know it's we're coming up on 10:00.

4:24:59.110 --> 4:25:0.660

Analeshia Rodriguez

O'clock, you're probably tired.

4:25:0.670 --> 4:25:1.590

Analeshia Rodriguez

Wanna go home to your families?

4:25:2.0 --> 4:25:12.730

Analeshia Rodriguez

So I do very much appreciate your time and attention to this and if you have any other thoughts or concerns, feel free to reach out to the county Planning Department and be happy to chat with you.

4:25:13.860 --> 4:25:15.890

Analeshia Rodriguez

Just yeah.

4:25:15.900 --> 4:25:16.610

Analeshia Rodriguez

What is the?

4:25:16.680 --> 4:25:19.310

Analeshia Rodriguez

What is the role of the planning board moving forward in this process?

4:25:19.320 --> 4:25:22.310

Analeshia Rodriguez

I mean, is it a situation where you're just kind of updating us?

4:25:22.320 --> 4:25:28.230

Analeshia Rodriguez

Like do we have input into any of this or is it more we're just day FYI, what's going on?

4:25:28.270 --> 4:25:31.860

Analeshia Rodriguez

No, I think you know I would love, you know, more participation with the planning board.

4:25:32.50 --> 4:25:46.760

Analeshia Rodriguez

So I have to I have to kind of repeat this dog and pony show for the board of County Commissioners at some point during the summer when they can kind of squeeze me in, but we are beginning this process of updating our growth policy for the county.

4:25:47.280 --> 4:25:55.590

Analeshia Rodriguez

And so there will be some of the initial phase of this is what we call existing conditions and it's really just an inventory of everything that's on the ground now.

4:25:56.200 --> 4:26:4.100

Analeshia Rodriguez

Umm, but certainly as we move forward, there's there are huge decisions to be made, you know, kind of getting back to some of my earlier points.

4:26:4.110 --> 4:26:11.200

Analeshia Rodriguez

Like, do we want to do county wide log or county wide land use map and fill in a lot of these holes.

4:26:11.210 --> 4:26:17.720

Analeshia Rodriguez

You know, how do we want to address the issue of like, well, you know, logo has a 20 year old neighborhood plan.

4:26:18.410 --> 4:26:22.750

Analeshia Rodriguez

You know we can use a lot of that plan, but it's gonna have to change.

4:26:23.60 --> 4:26:27.120

Analeshia Rodriguez

Umm, you know, send a lot of things have changed in Lolo in 20 years.

4:26:27.340 --> 4:26:29.370

Analeshia Rodriguez

Umm, you know, do we how does that address that?

4:26:29.380 --> 4:26:38.400

Analeshia Rodriguez

So I think a lot of these major changes, umm, you know, I see the planning board as a big part of like how far should we go and how should we take it so.

4:26:41.150 --> 4:26:42.260

Analeshia Rodriguez

Josh, did you have something?

4:26:43.720 --> 4:26:43.980

Analeshia Rodriguez

OK.

4:26:45.390 --> 4:26:45.710

Analeshia Rodriguez

Yeah.

4:26:45.720 --> 4:26:57.880

Analeshia Rodriguez

And I think just to clarify a little bit, think of it you know similar to what the city's doing, what their like updating of the growth policy, they're going to come before us.

4:26:57.890 --> 4:27:10.260

Analeshia Rodriguez

They present, they try and keep us informed on how they're moving forward and then when it comes to implementation, we will get specific presentations and we'll vote on motions and things like that.

4:27:10.410 --> 4:27:12.70

Analeshia Rodriguez

Yeah, yeah, I think it'll be real similar process.

4:27:14.0 --> 4:27:14.710

Analeshia Rodriguez

Lynn, go ahead.

4:27:15.670 --> 4:27:16.20

Lynn Davis

Yeah.

4:27:16.30 --> 4:27:27.970

Lynn Davis

I would just say that it it seems like a that you would map the whole county and not exclude certain portions just for uniformity and fairness.

4:27:28.350 --> 4:27:30.620

Lynn Davis

So I would vote for that.

4:27:31.940 --> 4:27:34.40

Analeshia Rodriguez

Everybody in the better, everybody on the floor, one of the two?

4:27:35.340 --> 4:27:35.900

Analeshia Rodriguez

Yes.

4:27:37.440 --> 4:27:37.850

Analeshia Rodriguez

OK.

4:27:37.860 --> 4:27:40.640

Analeshia Rodriguez

Anything else for Ian from board members?

4:27:42.630 --> 4:27:43.300

Analeshia Rodriguez

Thank you.

4:27:43.350 --> 4:27:43.630

Analeshia Rodriguez

OK.

4:27:43.640 --> 4:27:44.310

Analeshia Rodriguez

Thank you so much.

4:27:44.320 --> 4:27:45.100

Analeshia Rodriguez

Thank you very much.

4:27:45.110 --> 4:27:45.380

Analeshia Rodriguez

Yes.

4:27:46.650 --> 4:27:46.950

Analeshia Rodriguez

Yeah.

4:27:46.960 --> 4:27:49.0

Analeshia Rodriguez

Appreciate your being here so late.

4:27:49.10 --> 4:27:50.510

Analeshia Rodriguez

I appreciate everybody being here.

4:27:52.360 --> 4:27:53.590

Analeshia Rodriguez

We I know it's late.

4:27:53.600 --> 4:27:55.980

Analeshia Rodriguez

We're gonna just jump right down here.

4:27:57.910 --> 4:27:59.550

Analeshia Rodriguez

We don't have any committee reports, right?

4:27:59.560 --> 4:28:1.980

Analeshia Rodriguez

OK, old business, new business, anybody?

4:28:2.800 --> 4:28:5.820

Analeshia Rodriguez

Umm, I got one quick comment for folks just.

4:28:6.550 --> 4:28:20.850

Analeshia Rodriguez

Umm wanna clarify for everybody that if you have a condition for approval or a motion or something that you wanna work through as far as something that you know we're reviewing.

4:28:21.740 --> 4:28:28.510

Analeshia Rodriguez

Umm, keep pressing that I'll try and coax you along, but I can't take that over for you.

4:28:28.640 --> 4:28:45.210

Analeshia Rodriguez

You've got to like ask staff for help or ask me for help and I'll try and guide you know staff into it, but just to, you know, like if if somebody wants to do something, you know because it was suggested tonight a couple of times that you know, maybe we should make do something a little different.

4:28:45.780 --> 4:28:48.970

Analeshia Rodriguez

Umm, you know, with Dave suggestions.

4:28:48.980 --> 4:28:53.300

Analeshia Rodriguez

I know Dave's got a lot of experience and I know if he really wants to do it, he'll he'll act on it.

4:28:53.920 --> 4:28:58.110

Analeshia Rodriguez

But Lynn, you also had kind of, you know like a motion or condition.

4:28:58.420 --> 4:29:0.430

Analeshia Rodriguez

So I just want to make sure everybody knows that.

4:29:0.490 --> 4:29:10.430

Analeshia Rodriguez

You know, if you're feeling a little tentative or hesitant about how to do that, just speak up and and we'll work through it the same way we work through anything else.

4:29:11.220 --> 4:29:15.740

Analeshia Rodriguez

I think the main thing I wanted to just point out is I can't necessarily take that ball for you.

4:29:16.110 --> 4:29:20.940

Analeshia Rodriguez

You've got to, you know, carry that yourself, and I'll do what I can. Alright.

4:29:20.950 --> 4:29:22.180

Analeshia Rodriguez

Makes sense to everybody.

4:29:22.530 --> 4:29:24.800

Analeshia Rodriguez

OK, let's call it an evening here.

4:29:25.470 --> 4:29:30.700

Analeshia Rodriguez

Thanks everybody that adjourns us for tonight at a late hour.

4:29:32.230 --> 4:29:34.90

Analeshia Rodriguez

My good job, thanks.

4:29:34.900 --> 4:29:35.260

Lynn Davis

Thank you.



Shoreline Regulations Variance: 7012 Lindbergh Lake

Public Hearing – June 4, 2024

**Staff: Matt Heimel
Applicant: David McCrane**

Missoula County Shoreline Regulations

Lakeshore Protection (75-7-2 MCA)

- Conserve, protect, and restore natural lakes, ponds, wildlife, fisheries, riparian habitat, wetlands, and shorelines
- Prevent accelerated nutrient enrichment
- Minimize alterations
- Preserve ecological value
- Maintain & enhance natural attributes and recreational qualities
- Retain and protect the quality of surface and ground water
- Maintain, preserve, and protect physical, chemical, and biological water quality aspects
- Protect aquatic plant and animal communities
- Preserve fish spawning areas, aquatic plant & animal communities
- Restore disturbed land to the natural condition
- Protect public health, welfare, and safety

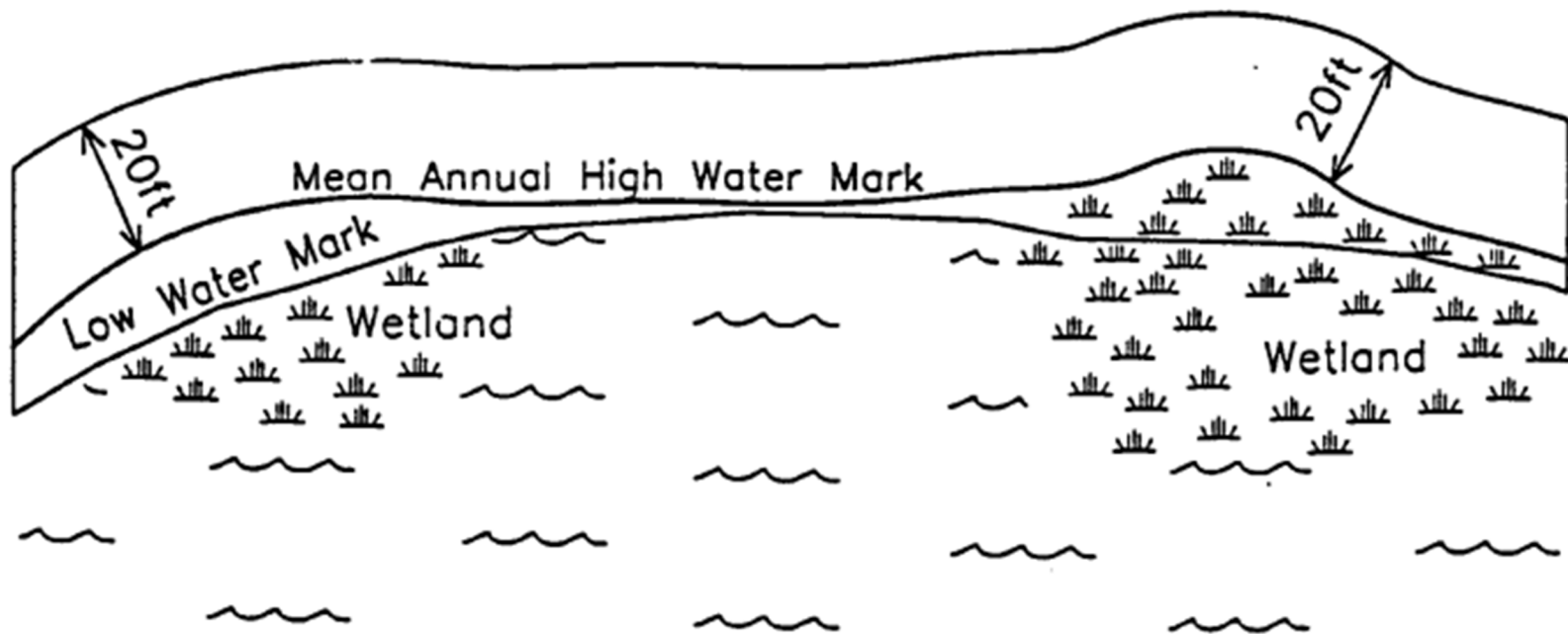


<https://flatheadlakehomes.com/lakes/lindberghlake.htm>

Shoreline Protection Zone

The land area which is within twenty (20) horizontal feet of the perimeter of the lake and any adjacent wetlands when the lake is at the mean annual high water elevation. Where a shoreline is irregular or erratic or a channel or gorge of a lake juts landward, the Shoreline Protection Zone shall correspondingly follow these irregularities.

Lindbergh Lake MAHWE: 4,331.5' NAVD88, 2016-2021



Examples of Permitted Work in the Shoreline Protection Zone with Development Standards

- Excavation
- Dredging
- Filling
- Alteration of a structure
- Boat service facilities
- Retaining walls and rip rap
- **Fixed or Floating Docks**
- Boat rail systems
- Water or utility lines
- Ramps, trails, and walkways
- Boat ramps
- Water pumps and enclosures
- Any work that may have an impact on a lake, lakebed, or lakeshore



Shoreline Construction Permits



PLANNING, DEVELOPMENT, & SUSTAINABILITY
200 W. Broadway
Missoula, MT 59802
caps@missoulacounty.us
PHONE (406) 258-4657 FAX (406) 258-3920

SHORELINE CONSTRUCTION PERMIT

PERMIT NO. SL 23-01

EXPIRATION DATE: January 19, 2024
(One year from date of approval)

THIS SECTION TO BE COMPLETED BY APPLICANT - TYPE OR PRINT CLEARLY

APPLICANT <u>Jeremiah Couert</u>	<u>Jer@refinedmatters.com</u>	<u>406-360-3414</u>	<u>213 Abney Lander, Missoula MT 59804</u>
Name	Email	Phone	Complete Mailing Address
If the applicant is not the owner of the property, in addition to this application the owner must submit a letter to CAPS authorizing the project.			
OWNER (if different than above) <u>Molly Dunlap</u>	<u>mollyarao@AOL.com</u>	<u>406-360-2375</u>	<u>230 Daly Ave, Missoula MT 59801</u>
Name	Email	Phone	Complete Mailing Address
DOCK INSTALLER/CONTRACTOR (if Applicable)			
Name	Email	Phone	

PROPERTY ADDRESS (As issued by Missoula County) <u>7005 N Placid Lake Rd</u>	GEOCODE 04- <u>2540-20-1-02-07-0000</u>	LAKE
SPECIFIC LEGAL (COS & TRACT -, SUBDIVISION NAME & LOT -) - Attach legal if necessary <u>BEVERLY V. Ua Sites Lot 1-6, S20, T16N, R15W, Lot 1 IN NE4</u>		

The following shall be submitted with all applications, including variances:

1. Permit Fee and any additional costs
2. Vicinity Map
3. Site Plan

4. Project Drawings indicating:

- a. All dimensions of the proposed construction, setbacks and distances;
 - b. Materials of the proposed construction;
 - c. Any proposed treatments and the color to be applied to any portion of a structure.
5. Additional Information - See 3.1(F) of Missoula County Shoreline Regulations

TYPE OF IMPROVEMENTS (Please check all that apply)

- | | | | |
|--|--|--|--|
| ☐ Dock | ☐ Boat Ramp | ☐ Dredging | ☒ Retaining Wall |
| ☐ Swimming Raft | ☐ Boat Rail System | ☐ Filling | ☐ Fence |
| ☐ Marina | ☐ Boat Lift/Shore Station | ☐ Utility Lines | ☐ Access Trail |
| ☐ Buoy | ☐ Rip Rap | ☐ Water Pump | ☐ Stairway |
| | | | ☐ Other: _____ |

DESCRIBE WORK:

Retaining Wall @ Shoreline facing. Complete Replacement in exact same footprint. Import 6"-12" Rocks and place @ Shoreline to protect new wall from future waves.

FOR OFFICE USE ONLY

Application certified as complete on: Date 12/29/22 CAPS Initial MH NOTE: Review period commences once an application is certified as complete.

CONDITIONS OF APPROVAL: <u>See attached</u>	Fees & Costs	Residential	Commercial
	Permit without Variance	\$266 ☒	\$399 ☐
	Permit with Variance	\$333 ☐	\$466 ☐
	Cost of Permit Extension	\$113 ☐	\$113 ☐
	Other:		☒
TOTAL			

APPROVAL

CAPS Staff

Signature

Matt Heimerl

Digitally signed by Matt Heimerl
DN: c=US, e=mheimerl@missoulacounty.us,
o=Missoula County, ou=POB, cn=Matt Heimerl
Reason: I am approving this document
Date: 2023.01.19 10:48:55-0700

January 19, 2023

Date

The applicant agrees to abide by any conditions stated on this permit. Property owners, along with the applicant, will be held responsible for any violation of this permit. The applicant shall advise CAPS staff of any changes prior to project construction.

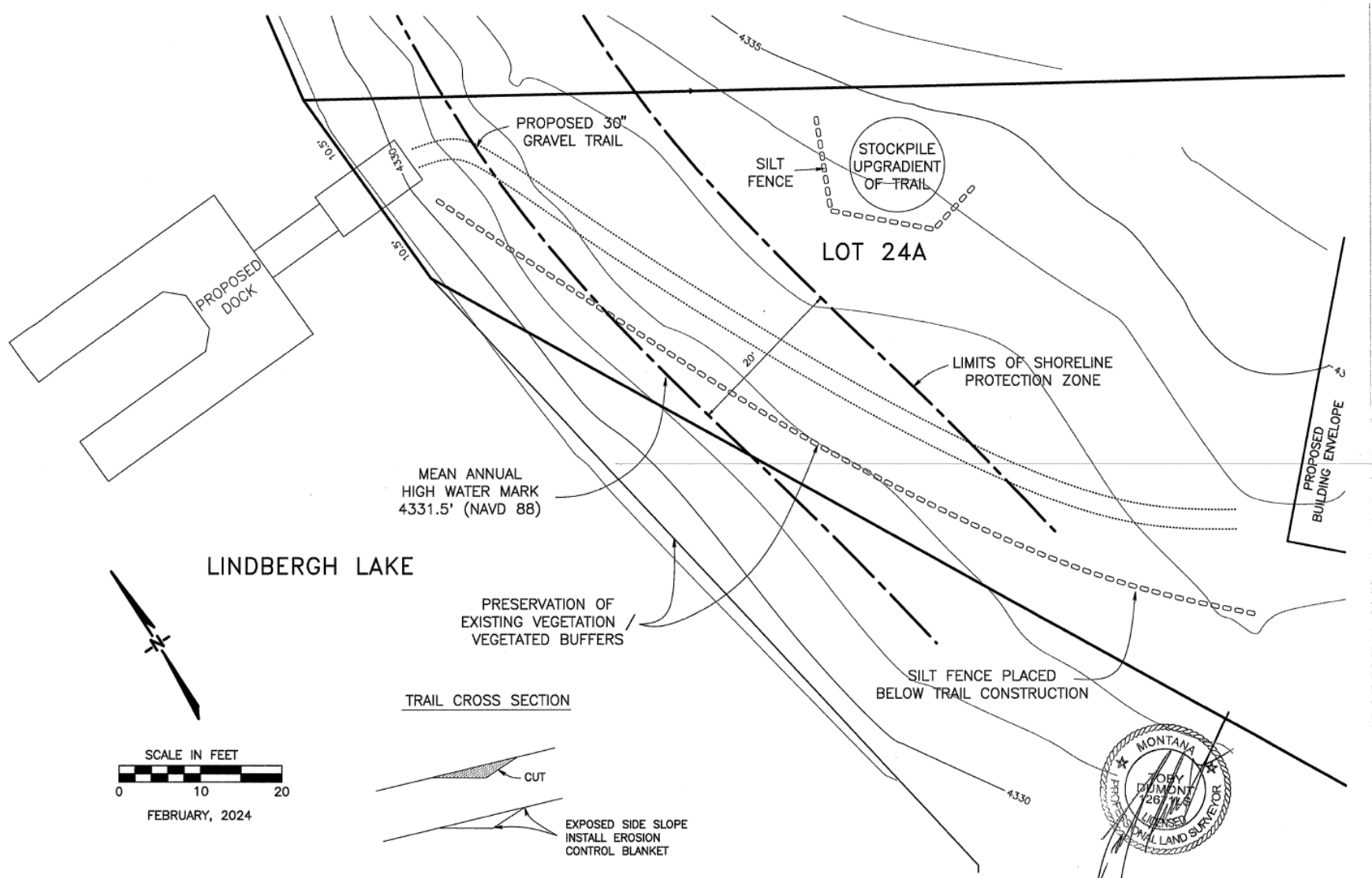
Proposal for 7012 Lindbergh Lake Road



Proposal for 7012 Lindbergh Lake Road

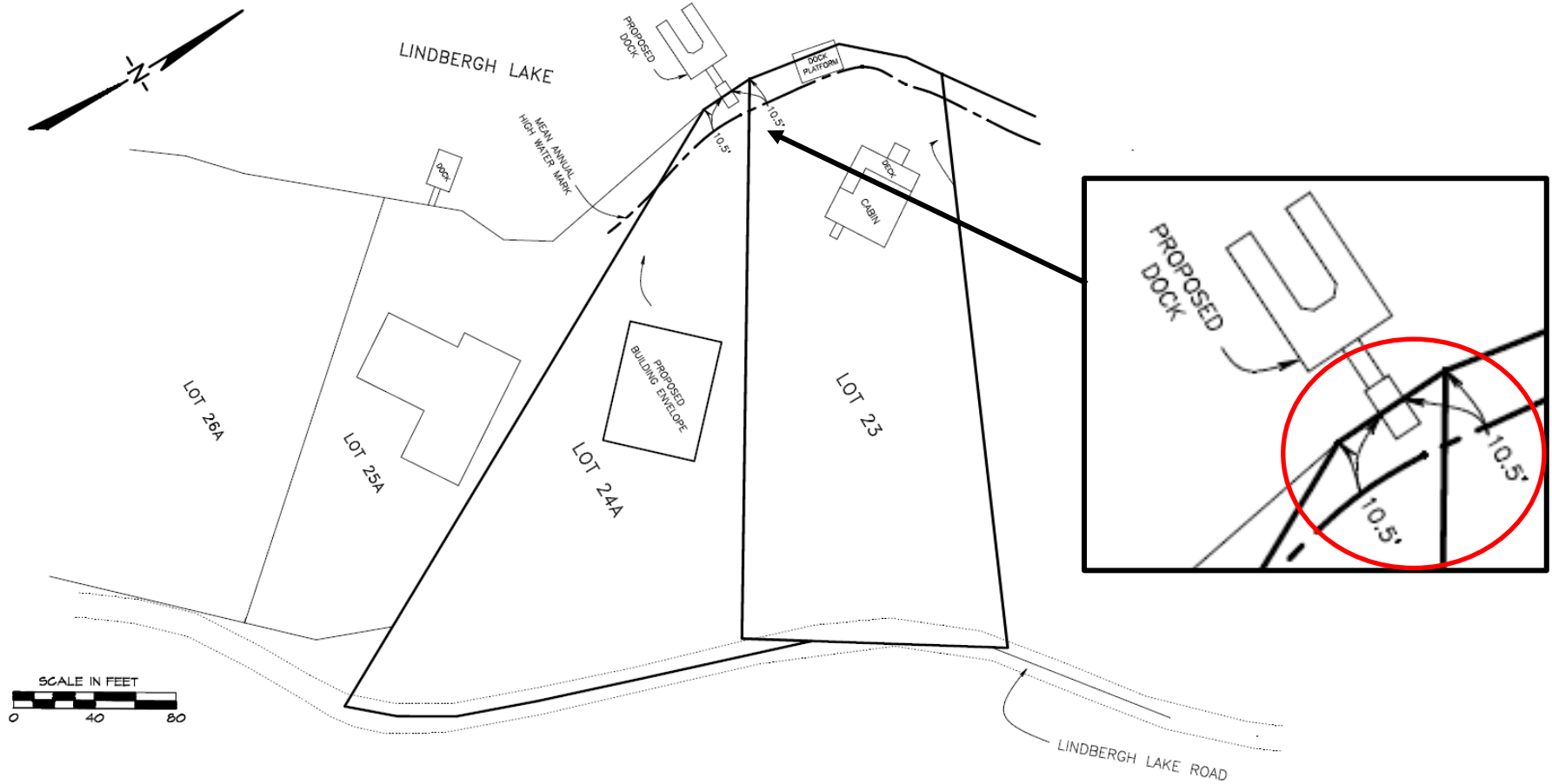


Proposal for 7012 Lindbergh Lake Road



Proposal for 7012 Lindbergh Lake Road

7012 LINDBERGH LAKE ROAD DOCK EXHIBIT



View toward Lindbergh Lake through property



Looking southwest



Looking northeast



Shoreline Construction Variances

Planning Board Review

- A grant of relief from the requirements of these Regulations which would permit construction in a manner that would otherwise be prohibited by these Regulations.
- Attachments include the staff report, application, and project impact assessments



Variance Criteria

- Compliance with policy criteria for issuance of a permit
- Existence of unusual circumstances where strict enforcement of requirements and standards would result in undue hardship
- Whether reasonable alternatives exist which meet these standards
- Planning Board and Staff recommendations
- Whether granting of the variance results in a threat to the public safety, health, or welfare, or is incurious to other persons or property.

Shoreline Construction Variance

Staff Recommendation

One public comment received on June 4 stating objection.

Recommended Conclusion:

The requested variance from side setbacks meets applicable criteria and project impacts will be mitigated through compliance with the shoreline regulations.

Recommended Condition of Approval:

~~The widest point of dock elements must not extend beyond the subject property side boundaries adjacent to the lake.~~

The construction must substantially comply with the approved design and the dock must be suitably anchored to avoid drift.



Recommended Motion

THAT the request for a variance from the setback requirements in the Missoula County Shoreline Regulations to allow a new floating dock within side property setbacks be **APPROVED**, subject to the amended condition of approval.



High Park Views Major Subdivision Planning Board

Lauren Stevens
Community Planning, Development, & Innovation
June 4th, 2024



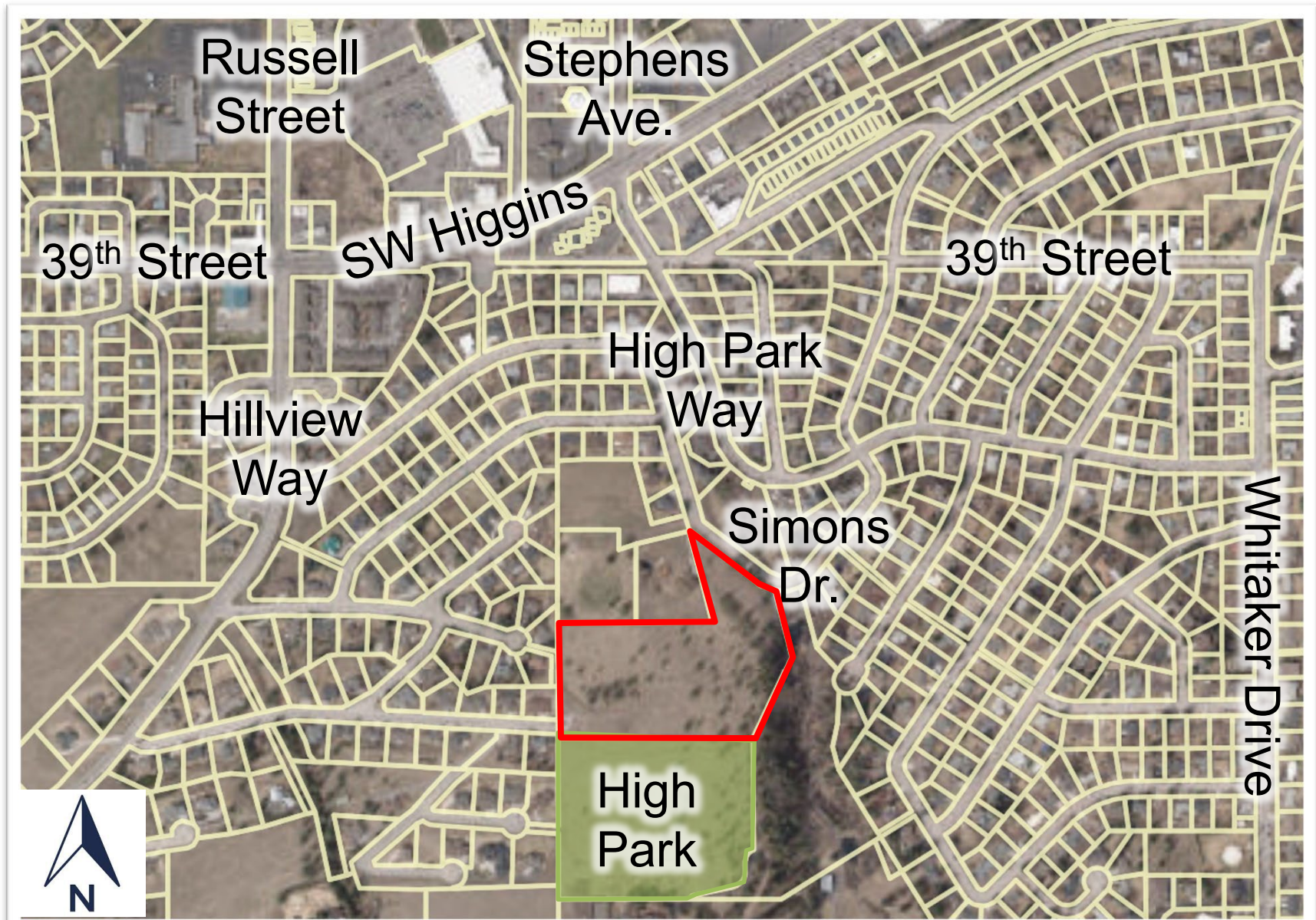
Items for Consideration



Planning Board will vote on five motions, recommending City Council to **approve/conditionally approve/deny** the following items:

1. A **variance request** from Article 3, Section 3-020.3.G, Section 3-020.5.A, and Sections 3-020.5.B(3) and B(4) for the Landon's Way cul-de-sac
2. A **variance request** from Article 3, Section 3-020.4(D) requiring a street connection to any existing public street
3. A **variance request** from Article 3, Section 3-030.2.A(2) for block length
4. A **variance request** from Article 3, Section 3-020 Table .2A, Section 3-020.15.D.1, and Section 3-020.15.D.2.a for Simons Drive to deviate from the standards for a Low Density Urban Local street
5. The High Park Views Subdivision **Preliminary Plat application**

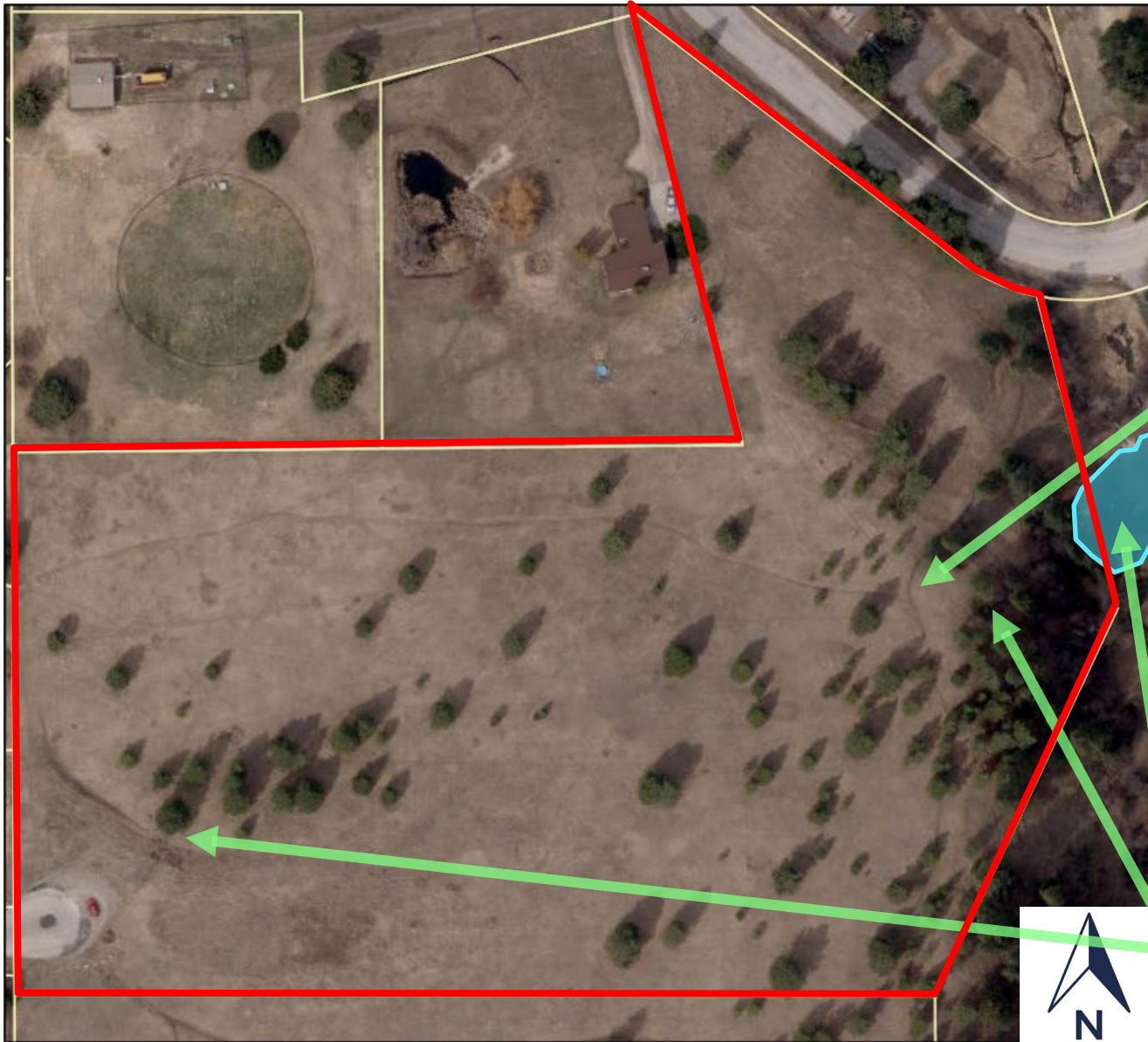
Property Location



Property Location

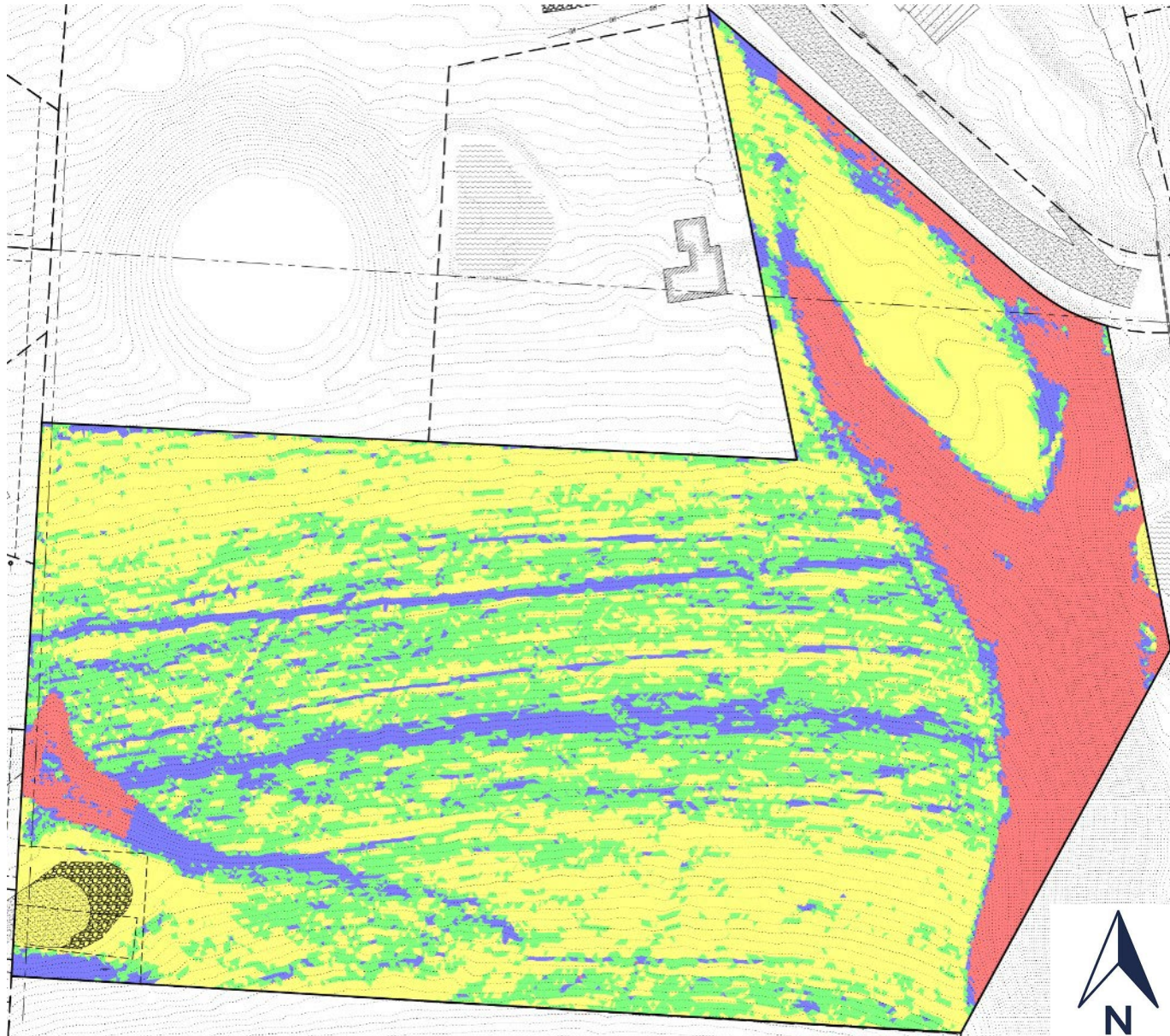


Existing Conditions

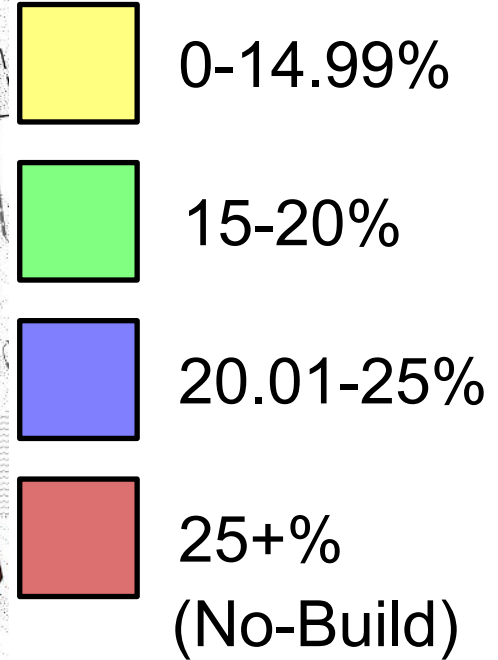


- Vacant parcel
- Approx. 9.5 acres
- No existing well or septic
- Existing social trails from park users
- Mix of grasses and weeds with groups of pine trees
- Man-made pond
- Steep slopes

Slope Map

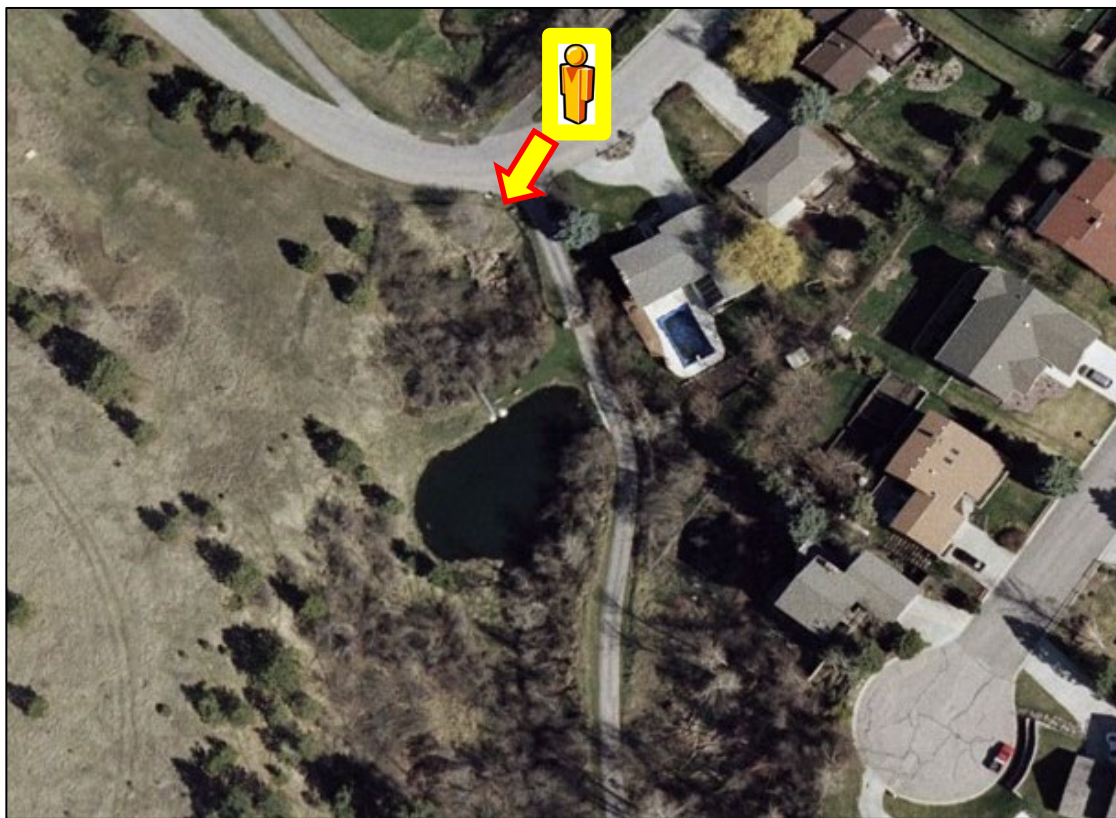


Slope Categories



Slope 3D





Proposal Overview



Landon's Way

10' Travel Lanes
7' Parking Lanes
7' Landscaped Boulevard
5' Sidewalk
70' ROW

Shared Driveway Easement

Simons Drive
7' Curbside Sidewalk
Curb & Gutter
7' Parking Lane

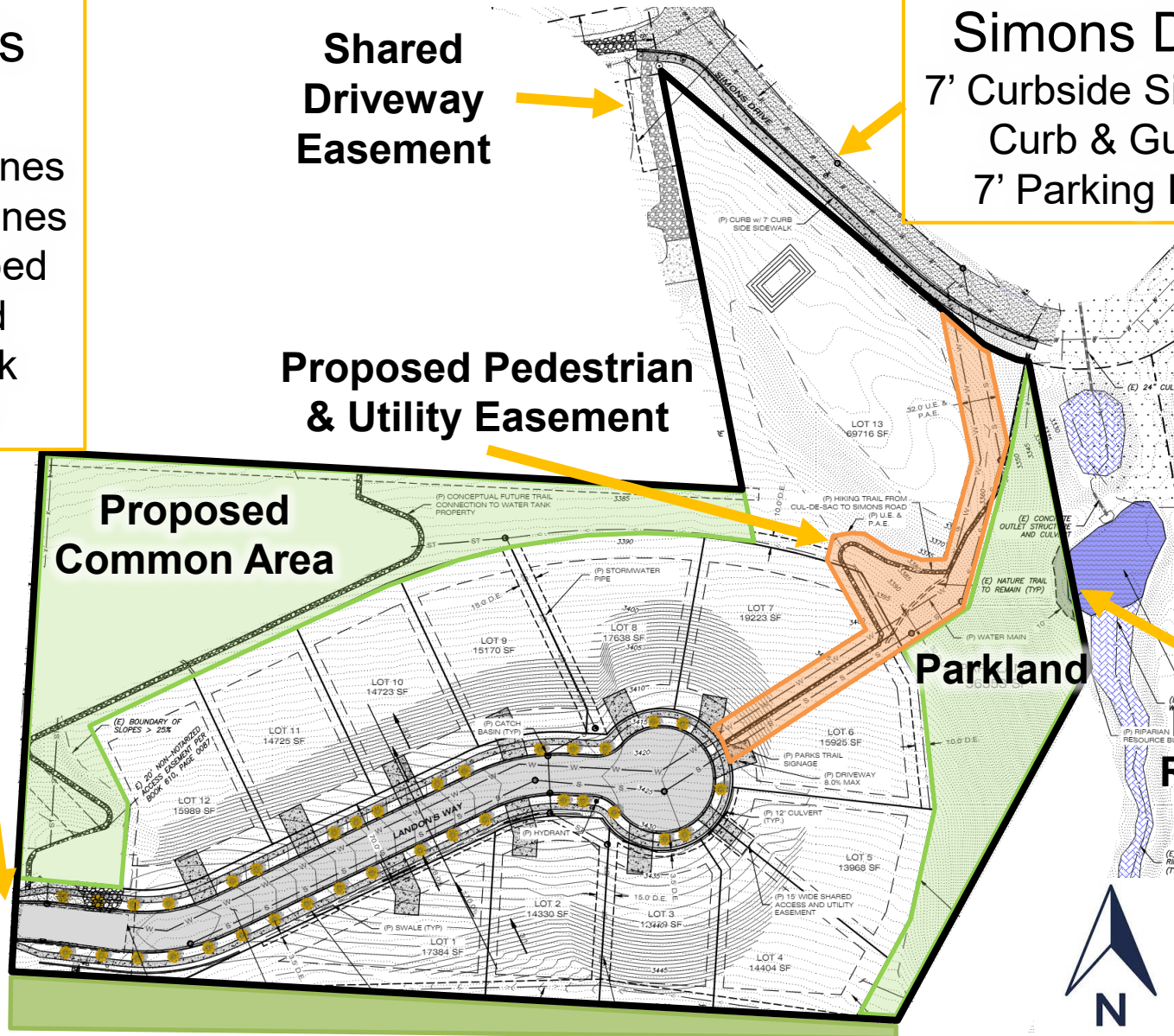
Proposed Pedestrian & Utility Easement

Proposed Common Area

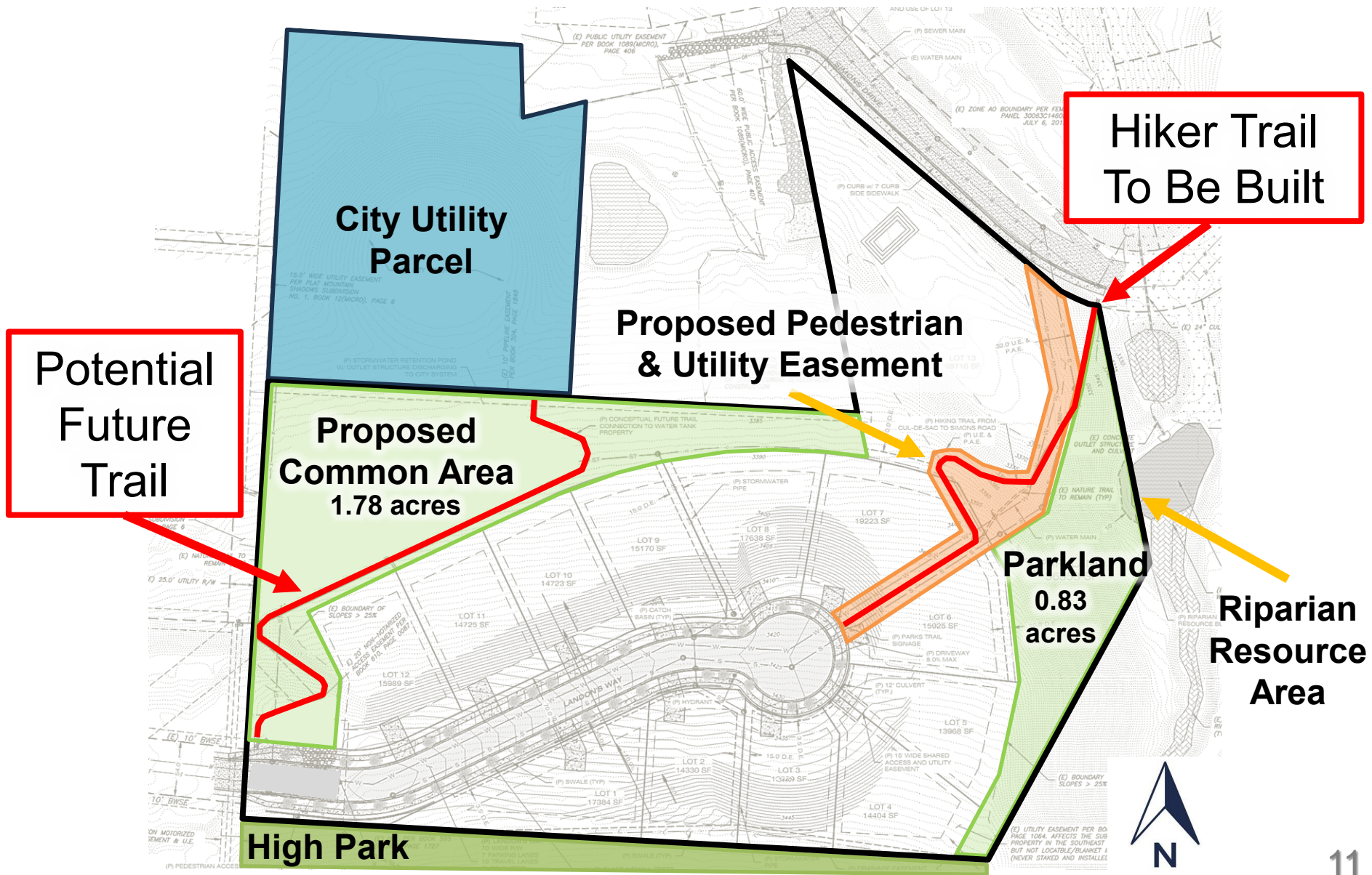
Parkland

Riparian Resource Area

Floodplain Zone
Shaded X



Open Space



LOCATED IN THE NE1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA

12

I. Growth Policy and Zoning

II. Agriculture

**III. Agricultural Water User
Facilities**

IV. Local Services

**V. Natural Environment, Wildlife &
Wildlife Habitat**

VI. Public Health and Safety

Our Missoula 2035 City Growth Policy



**Community
Mixed Use**

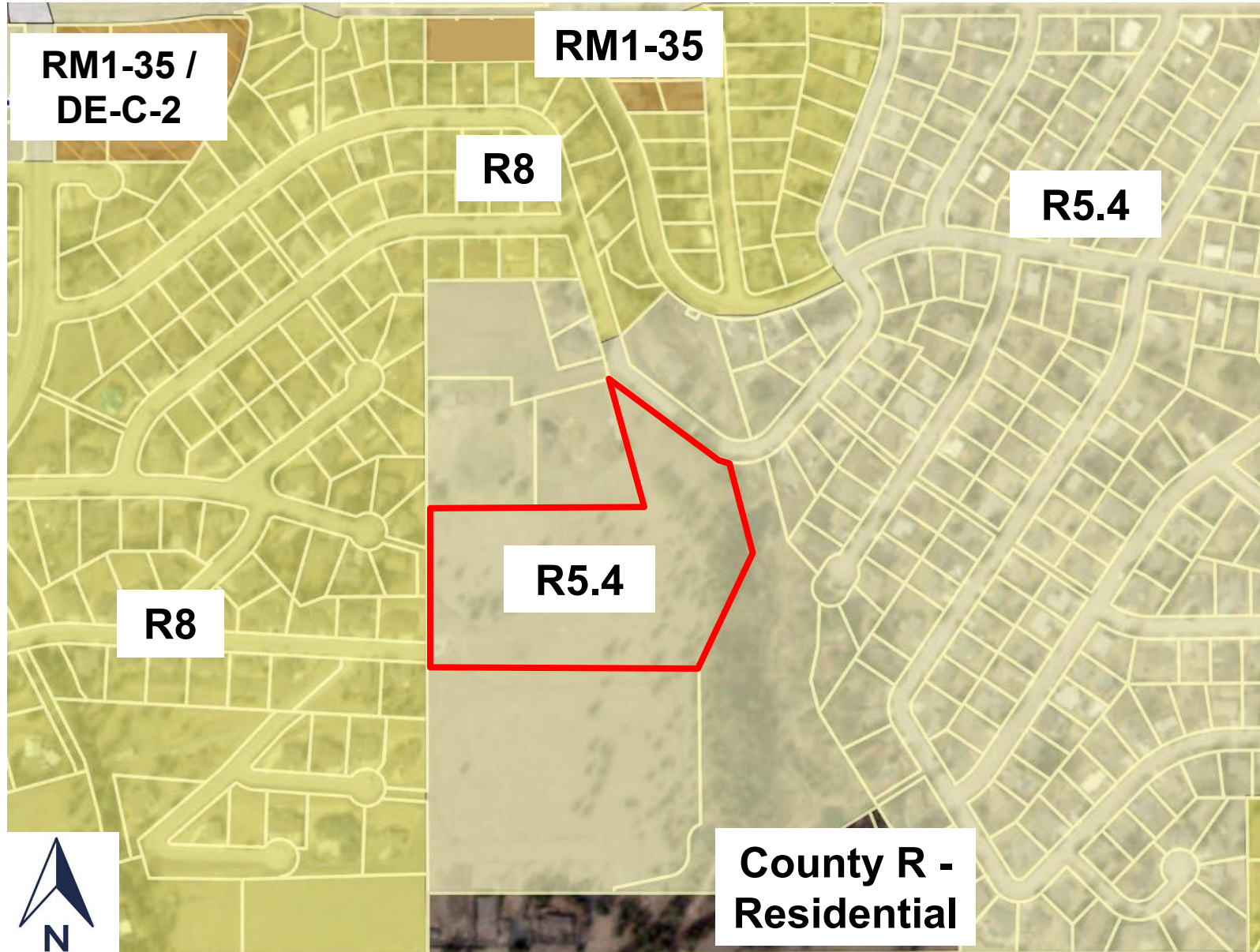
Residential Medium

3-11 dwelling units per acre

RT10, R8, RT5.4, R5.4



Zoning



- No known agricultural use has existed on the subject property;
- No agricultural water user facilities on-site;
- No soil types designated as prime farmland or prime farmland if irrigated;
- Currently the parcel is zoned for residential development, and there are no adjacent agricultural operations that will be impacted or could constitute a nuisance;

Local services include provisions for:

Water & Sewer: All lots will connect to City utilities;

Solid Waste: Solid waste disposal by Republic Services;

Parks & Recreation: Parkland dedication of .83 acres; New common area to be maintained by HOA; Non-motorized pedestrian easement provided by request of Parks & Rec;

Fire & Law Enforcement Services: Provided by City Police and Fire. Installation of one new fire hydrant proposed; Wildland-Urban Interface/Intermix;

Impacts to Schools: Estimated 7 new school-age children added; and

Transportation Elements: Half-street improvements to Simons Drive required; New extension of Landon's Way with cul-de-sac turnaround; No traffic impact study required; SID No. 549;

- No natural surface water features or wetlands
- Man-made pond to the east
- Vegetation in riparian area will not be disturbed, and all disturbed areas will be landscaped and managed for weeds
- Boulevard trees to be planted by lot owners during home construction
- NHP Environmental Summary indicates bald eagle nesting areas within 1 square mile, and various other bird species
- Located in the Bear Buffer Zone
- MT FWP “Living with Wildlife” recommendations to be appended to Development Covenants
- No existing structures on-site and no environmental features of significant historic value were identified

- Steep slopes present, and need to show “no-build” zones on the plat
- Geotechnical Report required for building permit issuance
- No high voltage lines or high-pressure gas lines
- Not in Airport Influence Area
- In the Air Stagnation Zone – prohibition on wood-burning devices and other mitigation included in the covenants
- In the Wildland-Urban Interface/Intermix area
- In the Utility Services Area Boundary and will connect to City sewer and water
- Cul-de-sac turning radius sufficient for emergency services
- One new fire hydrant to be installed
- Shaded Zone-X (500-year) floodplain

Variance Review Criteria



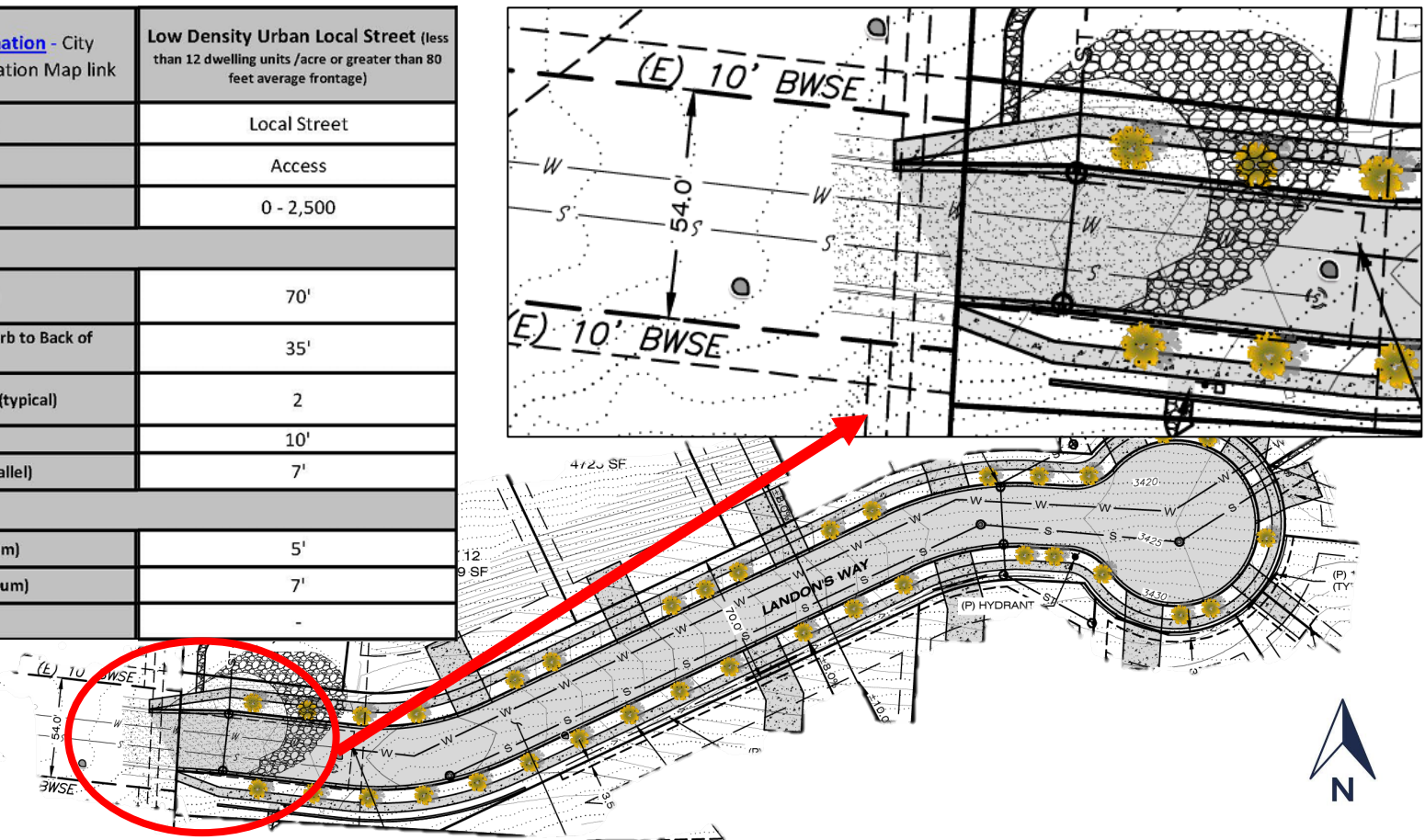
- The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
- Because of the physical surroundings, particular shape, or topographical conditions of the specified property involved, undue hardship to the owner would result if the strict requirements of these regulations are enforced;
- The hardship has not been created by the applicant or the applicant's agent or assigns;
- The granting of the variance will not:
 - Result in a threat to the public safety, health, or welfare, and is not injurious to other persons or property;
 - Cause an increase in public costs;
 - Violate the provisions of the zoning ordinance or any variance granted to those regulations or the Growth Policy;

Variance Request #1: Cul-de-sac



Article 3, Sections Article 3, Section 3-020.3.G, Section 3-020.5.A, and Sections 3-020.5.B(3) and B(4): Allow for Landon's Way to be a cul-de-sac, providing only one access route to lots within the Wildland-Urban Interface (WUI)

Roadway Designation - City Functional Classification Map link	Low Density Urban Local Street (less than 12 dwelling units /acre or greater than 80 feet average frontage)
Functional Classification	Local Street
Purpose	Access
Daily Traffic Volumes	0 - 2,500
Right-of-way (Minimum)	70'
Street Width (Back of Curb to Back of Curb) (minimum)	35'
Number of Travel Lanes (typical)	2
Lane Width (minimum)	10'
Parking Lane Width (parallel)	7'
Sidewalk Width (minimum)	5'
Boulevard Width (minimum)	7'
Bike Lanes	-



Variance Request #2: Connectivity

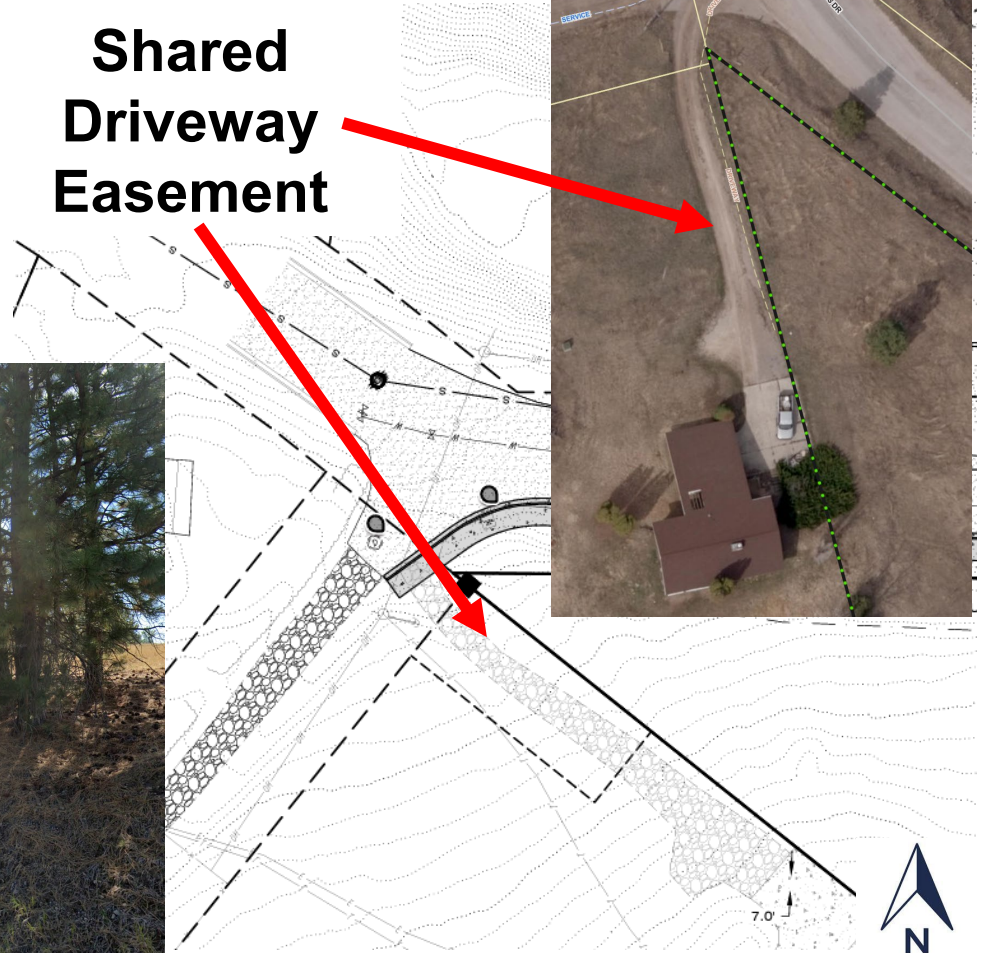


Article 3, Section 3-020.4(D): Street Connection Required for all Streets Abutting a Subdivision

**Simons Drive
Curve**

**Property
Frontage**

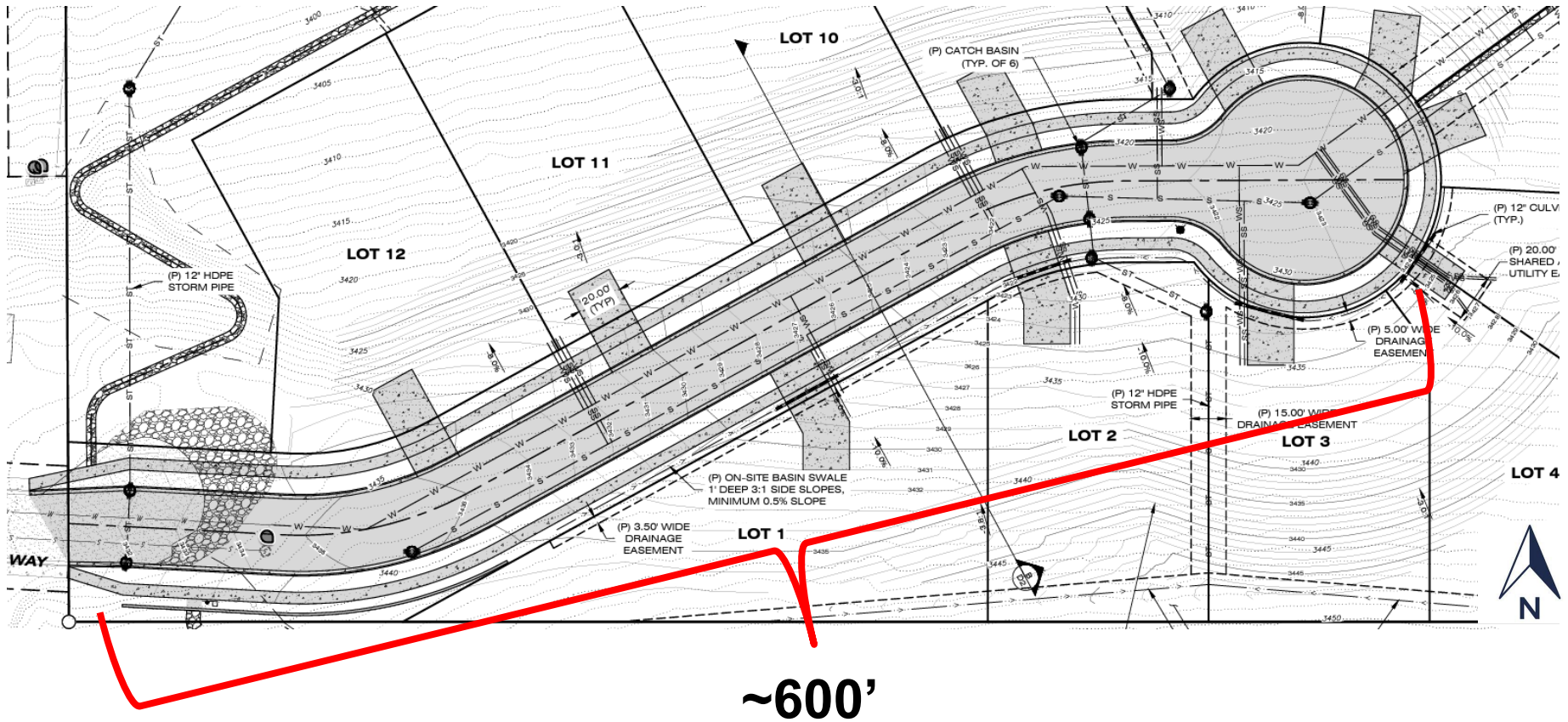
**Shared
Driveway
Easement**



Variance Request #3: Block Length



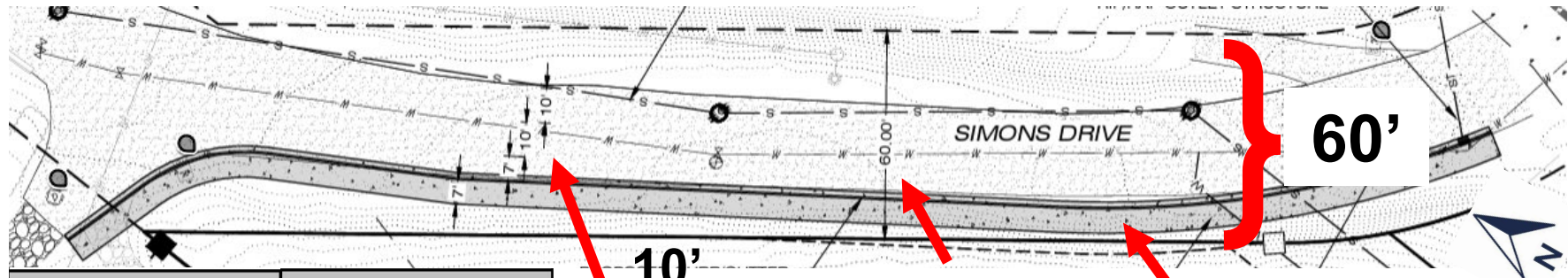
Article 3, Section 3-030.2.A(2): 480-foot maximum block length



Variance Request #4: Simons Dr.



Article 3, Sections 3-020 Table .2A, 3-020.15.D.1, & 3-020.15.D.2.a: For Simons Drive to Deviate from the Standards for a Low Density Urban Local Street



Roadway Designation - City Functional Classification Map link	Low Density Urban Local Street (less than 12 dwelling units /acre or greater than 80 feet average frontage)
Functional Classification	Local Street
Purpose	Access
Daily Traffic Volumes	0 - 2,500
Right-of-way (Minimum)	70'
Street Width (Back of Curb to Back of Curb) (minimum)	35'
Number of Travel Lanes (typical)	2
Lane Width (minimum)	10'
Parking Lane Width (parallel)	7'
Sidewalk Width (minimum)	5'
Boulevard Width (minimum)	7'
Bike Lanes	-



Recommended Motions



1. Recommend City Council **approve** the **variance request** from Article 3, Section 3-020.3.G, Section 3-020.5.A, and Sections 3-020.5.B(3) and B(4) of the City Subdivision Regulations to allow the extension of Landon's Way to be in the form of a cul-de-sac, providing only one access route to lots within the Wildland-Urban Interface (WUI).
2. Recommend City Council **approve** the **variance request** from Article 3, Section 3-020.4(D) requiring that a street connection must be provided to any existing or approved public street abutting the subdivision to allow for no new street connection to Simons Drive.
3. Recommend City Council **approve** the **variance request** from Article 3, Section 3-030.2.A(2) of the City Subdivision Regulations establishing a maximum block length of 480 feet in urban-suburban subdivisions to allow the block to include the entire extension of Landon's Way.
4. Recommend City Council **approve** the **variance request** from Article 3, Section 3-020 Table .2A, Section 3-020.15.D.1, and Section 3-020.15.D.2.a of the City Subdivision Regulations to allow Simons Drive to deviate from the design standards for a Low Density Urban Local Street, including the minimum right-of-way width, landscaped boulevard, and 7-foot sidewalk clear space.
5. Recommend City Council **approve** the **High Park Views Subdivision preliminary plat application**, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in this staff report.