



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: July 2, 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), Tung Pham (Mayor), Rick Hall (County Appt), Lynn Davis (City Appt), and Sean McCoy (County Appt)

Members Absent: Lynn Davis (City Appt), Shane Morrissey (City Appt)

I. CALL TO ORDER [Time stamp – 0:15]

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

II. ROLL CALL [Time stamp – 0:30]

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

III. APPROVAL OF MINUTES [Time stamp – 1:35]

Dave Loomis moved, and Derek Kanwischer seconded approval of the June 4, 2024, minutes as written. The motion passed by unanimous voice vote.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:44]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 4:15]

No staff announcements

VI. PUBLIC HEARINGS

A. Lauren Ryan, Planner III, Planning, Development & Sustainability [Time stamp – 4:46]
Deer Creek Tracts- Zoning and Growth Policy Amendment

STAFF PRESENTATION

Lauren Ryan, Planner III, with Planning, Development & Sustainability, presented a proposal from Missoula County to amend the Growth Policy land use designation and zoning designation on Tracts 2 and 3 of COS 5850 off of Deer Creek Road.

These tracts were recently de-annexed from the City of Missoula and are now under county jurisdiction. The county is proposing to amend the Growth Policy designation and subsequently zone the tracts. The tracts are both currently vacant, though one has an approved permit for construction. Lauren noted the request for de-annexation from the city was made by the landowner who could not meet the city's water suppression requirements due to lack of access to municipal water on-site. There is currently no proposed use for the tract near the river, though a permit for a septic and a well on site for a single-family home was submitted. Both tracts are surrounded by county jurisdiction and are affected by nearby noise sources like I-90, railroad tracks, and a shooting range.

The presentation highlighted the surrounding Growth Policy designations that included Open Resource and Recreation, Rural Residential, and Small Agriculture, and Residential. Municipal sewer and water services are not planned to extend to this property, limiting potential development. Deer Creek Road, a 50-foot paved road, provides access to the Canyon River Golf Course development, aligning with the appropriate density. The Growth Policy amendment aligns with the 2019 Missoula Area Land Use Element and is necessary to zone both tracts.

The amendment focuses on supporting small agricultural businesses and protecting areas near waterways. The proposed zoning district is AGRR5 that aligns with the land use designation. Public outreach for the project during the zoning adoption process involved meetings and feedback, with the community favoring lower density and open spaces. It's stated the landowners supported the proposed changes, and no public comment was received. Staff's recommended motions were proposed changes to the Missoula County Growth Policy Land Use Map (Map 18) be amended to Rural Residential and Agriculture land use designations. As well as implementing the zoning amendment to show Agriculture, Rural Residential 5 (AGRR 5).

See PowerPoint presentation slides.

PUBLIC COMMENT

No Public Comment

RECOMMENDED MOTION

Rick Hall made the following motion to approve the request, and Dave Loomis seconded the motion:

1. I move **THAT** the Missoula County Land Use Map (Map 18) be amended to assign the Rural Residential and Agriculture land use designation to the properties legally described as Tract 2 and Tract 3 of Certificate of Survey 5850, based on the findings of fact and conclusions contained in the staff report.

The discussion revolved around the project's recent de-annexation from the city. Joe Dehnert of IMEG clarified the primary issue was the landowner's inability to get a building permit for a beekeeping business due to fire suppression standards within the city, leading to the recent de-annexation. Board members further inquired about the de-annexation process regarding fire suppression. Planning Board Member, Dave Loomis, expressed his support for the proposal by stating his main points for the record. These included the

proposal's consistency with the growth policy and land use designation, its preservation of natural landscapes, and the protection of public safety in hazardous areas. The discussion concluded with overall support of the proposal with Board members highlighting the potential for development, and the importance of supporting local agriculture.

VOTE

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

AYES: (7): Derek Kanwischer, Tung Pham, Josh Schroeder, Rick Hall, Peter Bensen, Dave Loomis, Sean McCoy

NAYS (0):

RECCOMENDED MOTION

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

I move **THAT** the zoning map be amended to show the properties legally described as Tract 2 and Tract 3 of Certificate of Survey 5850 as Agriculture, Rural Residential 5 (AGRR 5), based on the findings of fact and conclusions contained in the staff report.

VOTE

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

AYES: (7): Derek Kanwischer, Tung Pham, Josh Schroeder, Rick Hall, Peter Bensen, Dave Loomis, Sean McCoy

NAYS (0):

Board Members opened up discussion and further expressed their support for the notion. They emphasized the compatible urban growth concept and reinforced support for the proposed amendments for Tracts 2 and 3.

B. Tim Worley, Senior Planner, Planning, Development & Sustainability
Grass Valley Industrial Subdivision ***[Time stamp – 34:15]***

STAFF PRESENTATION

Tim Worley, senior planner, with Planning, Development and Sustainability, presented on Grass Valley Industrial Park LLC, represented by Ethos Civil, who is proposing 19 industrial lots on 43.17 acres. The vacant property is located south of Highway 10 and east of Dechamps Lane, at the "Wye". The subdivision will be platted in two phases. The

subdivision includes 19 lots intended for light industrial, artisan, and limited commercial activities. Key features include 2 road extensions and a new cul-de-sac to meet industrial standards. Roads within the subdivision, including Longacres Lane and Moccasin Lane, are planned for extension. Additionally, there are four onsite roads with curb and gutter required, with a variance required for each road for a total of four. Staff stated the variances are supported by the project's integration of paved roads and drainage swales to mitigate runoff effectively.

Furthermore, access conditions are outlined for lots bordering existing roads like Enterprise Way and Ranger Road, ensuring compliance with subdivision regulations requirements. A traffic impact study was assembled for the project, and it reviewed the effects on West Broadway Hwy, Hwy 93, and the Interstate I-90 ramps. It was noted that the Interstate I-90 ramps at present are near capacity. The subdivision will increase traffic by 1%, recommending no mitigations. Sidewalks are required on all four onsite roads, with a 5-foot-wide asphalt path proposed. Staff supports three of the four pedestrian facility variances but recommends denial of one variance for the pedestrian facility on one side of the Ranger Road cul-de-sac, recommending walkways on both sides of the cul-de-sac road.

The subdivision will connect to the city sewer and use a single exempt well for water, stored in a 380,000-gallon tank. Conditions include compliance with setbacks, water metering, and annual reporting. Covenants must outline water use limitations, with external watering sources needed for landscaping. The water system will provide potable water and fire hydrants, with conditions for hydrant placement and functionality.

A geotechnical analysis of the property showed diverse subsurface conditions, with a staff recommendation for Geotech analysis for each individual lot. A high-pressure gas line affects lots 18 and 19, designated as no-build zones on plats. In summary, staff recommended approval of the project with four motions covering curb and gutter variances for each onsite road (4), the pedestrian facility proposal, and the main motion for the subdivision.

See PowerPoint presentation slides.

Planning Board Member, Tung Pham, recused himself from this portion of the hearing.

PUBLIC COMMENT

No Public Comment

RECCOMENDED MOTIONS - CURB AND GUTTER

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

1. I move to recommend approval of the request to vary from Section 3.4.7.3 requiring curb, gutter, and boulevard construction for Ranger Road, subject to the recommended conditions of approval.

2. I move to recommend approval of the request to vary from Section 3.4.7.3 requiring curb, gutter, and boulevard construction for Longacres Lane, subject to the recommended conditions of approval.

3. I move to recommend approval of the request to vary from Section 3.4.7.3 requiring curb, gutter, and boulevard construction for Moccasin Lane, subject to the recommended conditions of approval.

4. I move to recommend approval of the request to vary from Section 3.4.7.3 requiring curb, gutter, and boulevard construction for Racetrack Lane, subject to the recommended conditions of approval.

Board members opened up discussion and summarized their understanding of the purpose behind exempt wells in Montana. They further inquired about the specific water usage assumptions made for the project and highlighted the figures the project proposed. Board members compared this assumed usage with the typical water consumption of a single-family residence, which was stated to be around 300 gallons per day, questioning whether the industrial users' assumed consumption of 460 gallons per day is reasonable. Staff acknowledged that the numbers were derived through an attempt to estimate industrial usage and were presented to the DNRC (Department of Natural Resources and Conservation). Tim clarified the project included considerations for potential external irrigation needs and that the ultimate goal is to seek and obtain a formal water right. Board members emphasized the point that the current request is based on an exempt well, and not on a future water right.

There were concerns expressed about the county's standards, potential inadequate infrastructure, and incomplete roads and drainage similar to other subdivisions already in the area. The board confirmed a well was drilled and abandoned due to insufficient water flow, raising water availability concerns. The representative of the applicant, Don Mellott of Ethos Civil, explained they currently have drilled a successful well and provided calculations for water usage adhering to the Department of Environmental Quality (DEQ) guidelines. He assured that the development would meet county standards, featuring paved roads, effective stormwater management, and a better than required pedestrian network. Concerns were raised about the varying needs of the assumed water consumption for potential users. Don Mellott noted a water system will be master metered with a maximum usage limit until the water right is secured.

The Board sought a more detailed explanation for the proposed variances. They questioned why the standard urban construction of curbs, gutters, and boulevards is being maintained in this development proposal when alternatives might be more effective. Don Mellott explained that curbs work well with underground storm systems, but in this case, allowing water to flow directly into the nearby stormwater swales for immediate infiltration was a better approach for this area. The discussion concluded with Board members addressing the hardship of not implementing curbs and gutters due to soil conditions and the potential for ponding in swales. Some members emphasized they did not support the subdivision proposal and the motion at hand.

VOTE

With no further discussion, the board voted by roll call, and the motion resulted in a tie.

AYES: (7): Derek Kanwischer, Peter Bensen, Sean McCoy

NAYS (0): Josh Schroeder, Rick Hall, Dave Loomis

RECCOMENDED MOTIONS – PEDESTRIAN FACILITIES

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

5. I recommend that the request to vary from Section 3.4.9.1 requiring 5-foot sidewalks on each side of Ranger Road be denied subject to the recommended conditions of approval.

The discussion opened up with Planning Board Member, Rick Hall, who questioned the justification of the variance requests for the development project and specifically whether the development qualifies as low impact. The Board had concerns regarding the proposal's approach to sidewalks without corresponding curb and gutter standards. They questioned the rationale behind not implementing sidewalks if there's no comprehensive infrastructure to support pedestrian safety and accessibility. Don Mellott emphasized to the Board the intent of the proposal was to provide pedestrian safety and connectivity, even in areas where it's not strictly required by county code regulations.

Tim provided an overview of the walkway variances in the case they were denied, including the practicality and legal implications of the sidewalk construction on the roads within the subdivision. Board members questioned staff about the hardship and challenges that the project will have to overcome with the proposed variances. They pointed out the developer's proposal for reduced sidewalk construction compared to standard regulations, prompting clarification on the impact and necessity of the proposed variances from staff. Don Mellott mentioned that Lot 1 would not require sidewalks on either side, leaving a gap along Racetrack Road without any pedestrian connections. Board members noted an incomplete design for the subdivision, whether residential or industrial, and suggested the variances at hand might be appropriate under certain circumstances but they don't believe the proposal meets that standard. Board members also emphasized the need to look at the building infrastructure and potential connectivity of the project for the future. Staff discussed the potential for sidewalk development in the area, noting that the timing for such infrastructure typically coincides with subdivision projects.

The discussion concluded with the Board sharing their opposition to the subdivision proposal, stating their concerns that the subdivision did not demonstrate an adequate, sustainable water supply for the intended use and the proposed variances. Don Mellott made clear to the Board the development team has secured water rights from the Grass Valley French Ditch. The distinction between surface water rights and groundwater rights was clarified, noting that having surface water rights does not guarantee groundwater rights from the Grass Valley ditch.

VOTE

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

AYES: (7): Derek Kanwischer, Peter Bensen, Rick Hall, Josh Schroeder, Dave Loomis, Sean McCoy

NAYS (0):

RECCOMENDED MOTIONS – PEDESTRIAN FACILITIES

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

6. I recommend that the request to vary from Section 3.4.9.1 requiring 5-foot sidewalks on each side of Longacres Lane be approved subject to the recommended conditions of approval.

7. I recommend that the request to vary from Section 3.4.9.1 requiring 5-foot sidewalks on each side of Moccasin Lane be approved subject to the recommended conditions of approval.

8. I recommend that the request to vary from Section 3.4.9.1 requiring 5-foot sidewalks on each side of Racetrack Lane be approved subject to the recommended conditions of approval.

VOTE

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

AYES: (7): Sean McCoy

NAYS (0): Derek Kanwischer, Josh Schroeder, Dave Loomis, Rick Hall, Peter Bensen

MAIN MOTION: SUBDIVISION

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

I move that the Grass Valley Industrial Subdivision be approved, based on the findings of fact and conclusions of law in the staff report, and subject to the recommended conditions of approval in the staff report.

Board members opened up discussion explaining the purpose of exempt wells in Montana, clarifying the purpose is to simplify access to groundwater for small-scale users, not industrial subdivisions. They expressed concerns about the sustainability of the water supply, citing issues with the initial well's flow and questioning the long-term viability of the current well. The discussion emphasized the need for the subdivision to secure proper water rights and infrastructure before development. Board members concluded their comments by acknowledging the valid points raised by the Board and developers, referencing the challenging decision to support the motion. They raised the issue of soil permeability, given the presence of clay, which affects water infiltration. Don Mellott confirmed the geotechnical report does indicate that infiltration is possible, with a mix of clays and gravels across the site. It's also confirmed the stored water for emergencies is accounted for in the annual water calculations, ensuring availability while considering regulatory limits. Jamie Erbacher, with WGM Group, clarified for the Board when considering exempt wells and fire water, fire water is exempt from the calculation for exempt wells.

VOTE

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

AYES: (7):

NAYS (0): Derek Kanwischer, Josh Schroeder, Dave Loomis, Rick Hall, Peter Bensen, Sean McCoy

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

There were no communications or special presentations.

VIII. COMMITTEE REPORTS

There were no committee reports.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

It was encouraged to the Board to attend the Our Missoula Future Growth Scenarios Open Houses.

XI. COMMENTS FROM BOARD MEMBERS

Rick Hall was selected as an alternate for the TPCC meeting. It was emphasized to the Board the importance of achieving quorum for Planning Board meetings. Additional comments included reservations about the development proposal, specifically regarding the industrial lots and use of exempt wells. Planning Board members requested a follow up regarding public hearing dates for projects.

XII. ADJOURNMENT [Time stamp – 3:00:40]

The meeting was adjourned at 8:41 p.m.

Missoula Consolidated Planning Board July 2, 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/9080/media>

Missoula Consolidated Planning Board- July 2, 2024-Meeting Recording

Analeshia Rodriguez

So we will call to order our Missoula call it consolidated Planning Board meeting for Tuesday, July 2nd, 2024 6:01 PM.

0:32:5.20 --> 0:32:8.730

Analeshia Rodriguez

Welcome to all those out there and in here.

0:32:9.580 --> 0:32:11.760

Analeshia Rodriguez

And with that, can we get a roll call please?

0:32:13.690 --> 0:32:16.150

Analeshia Rodriguez

Roll call vote Lynn Davis.

0:32:18.390 --> 0:32:19.360

Analeshia Rodriguez

Lynn is absent.

0:32:20.810 --> 0:32:22.710

Analeshia Rodriguez

Derek Kanwisher, you're.

0:32:24.820 --> 0:32:25.780

Analeshia Rodriguez

Shane Morrissey.

0:32:28.80 --> 0:32:29.110

Analeshia Rodriguez

Shane is absent.

0:32:30.180 --> 0:32:32.230

Analeshia Rodriguez

Tune farm here.

0:32:34.770 --> 0:32:35.570

Analeshia Rodriguez

Josh Raider.

0:32:37.230 --> 0:32:37.450

Joshua

Here.

0:32:40.300 --> 0:32:42.80

Analeshia Rodriguez

Dave Loomis here.

0:32:45.490 --> 0:32:46.190

Analeshia Rodriguez

Peter Benson.

0:32:50.40 --> 0:32:50.500

Analeshia Rodriguez

Recall.

0:32:52.120 --> 0:32:52.320

Rick Hall

Here.

0:32:54.460 --> 0:32:55.30

Analeshia Rodriguez

Sean McCoy.

0:32:57.940 --> 0:33:0.590

Analeshia Rodriguez

Here did I hear?

0:33:0.660 --> 0:33:1.300

Analeshia Rodriguez

Is Peter here?

0:33:2.180 --> 0:33:3.50

Analeshia Rodriguez

Ohh, there he is.

0:33:3.60 --> 0:33:7.690

Analeshia Rodriguez

He's heard it here and I was like, ah, Mr.

0:33:7.700 --> 0:33:10.360

Analeshia Rodriguez

Chair, we have seven regular members present.

0:33:10.410 --> 0:33:12.210

Analeshia Rodriguez

We made Corum great.

0:33:12.220 --> 0:33:12.730

Analeshia Rodriguez

Thank you.

0:33:15.290 --> 0:33:21.80

Analeshia Rodriguez

Alright, that brings us to approval of minutes from June 4th, 2024.

0:33:21.90 --> 0:33:23.570

Analeshia Rodriguez

Ideally, everybody got a chance to review those.

0:33:25.300 --> 0:33:27.880

Analeshia Rodriguez

Any any issues?

0:33:29.530 --> 0:33:36.500

Analeshia Rodriguez

Any quandaries, any punctuation, somebody found, and if not, we will.

0:33:36.570 --> 0:33:37.790

Analeshia Rodriguez

I will entertain a motion.

0:33:39.300 --> 0:33:40.920

Analeshia Rodriguez

So we can vote on the Minutes.

0:33:46.140 --> 0:33:46.810

Analeshia Rodriguez

Do you want me?

0:33:46.880 --> 0:33:53.340

Analeshia Rodriguez

I'll move that we approve the the the Minutes of June 4th 1920 to 24.

0:33:56.910 --> 0:33:58.350

Analeshia Rodriguez

I'll second great.

0:33:58.410 --> 0:34:1.690

Analeshia Rodriguez

So moved by Dave, seconded by Derek.

0:34:2.900 --> 0:34:8.930

Analeshia Rodriguez

We'll do up, up and up and down, vote all those in favor of approving the minutes from June 4th 2024.

0:34:8.940 --> 0:34:10.10

Analeshia Rodriguez

Please say aye.

0:34:10.60 --> 0:34:10.770

Analeshia Rodriguez

Aye aye.

0:34:10.720 --> 0:34:11.0

Rick Hall

Aye.

0:34:11.180 --> 0:34:11.640

Joshua

I.

0:34:11.730 --> 0:34:12.400

Analeshia Rodriguez

Aye.

0:34:12.570 --> 0:34:16.140

Analeshia Rodriguez

All those opposed please say nay, any abstentions.

0:34:18.90 --> 0:34:19.570

Analeshia Rodriguez

Motion passes unanimously.

0:34:21.920 --> 0:34:27.440

Analeshia Rodriguez

And with that, it brings us to public comment on non agenda items for tonight.

0:34:28.910 --> 0:34:43.660

Analeshia Rodriguez

So if there is anybody here in the audience or out ohm at home or joining us somewhere remotely, this is a time when you can call in or raise your hand in house here and speak to something that is not on tonight's agenda.

0:34:45.30 --> 0:34:50.840

Analeshia Rodriguez

And we will just take, we'll open that public comment up and take a minute to give folks an opportunity.

0:34:51.410 --> 0:34:54.570

Analeshia Rodriguez

It's not something we have very often, but we always like to make it available.

0:35:39.520 --> 0:35:42.550

Analeshia Rodriguez

OK, not seeing anybody my missing.

0:35:42.560 --> 0:35:43.550

Analeshia Rodriguez

Anybody you seeing anybody?

0:35:43.560 --> 0:35:44.650

Analeshia Rodriguez

Analicia anybody?

0:35:44.710 --> 0:35:45.870

Analeshia Rodriguez

OK, alright.

0:35:45.880 --> 0:35:47.360

Analeshia Rodriguez

Not see anybody in house or.

0:35:49.100 --> 0:35:58.540

Analeshia Rodriguez

Online, we are going to go ahead and close public comment for non agenda items and I don't believe we have any staff announcements this evening.

0:35:58.550 --> 0:35:58.970

Analeshia Rodriguez

OK.

0:35:59.430 --> 0:36:10.700

Analeshia Rodriguez

Which brings us to public hearings for tonight we have two public hearings, and the first one is Deer Creek tracks, zoning and growth policy amendment.

0:36:10.810 --> 0:36:11.940

Analeshia Rodriguez

Lauren Reiner.

0:36:12.230 --> 0:36:19.360

Analeshia Rodriguez

Lauren Ryan, planner with the county, is going to be presenting to us on that tonight.

0:36:19.370 --> 0:36:19.900

Analeshia Rodriguez

Go ahead, Lauren.

0:36:20.830 --> 0:36:21.290

Analeshia Rodriguez

Great.

0:36:21.300 --> 0:36:37.750

Analeshia Rodriguez

Thank you, Lauren Ryan, planner with planning, development and sustainability this

evening for your consideration is a growth policy amendment and zoning amendment for 2 tracks off of Deer Creek Rd.

0:36:39.260 --> 0:36:42.830

Analeshia Rodriguez

This is a unique request in Missoula County.

0:36:42.840 --> 0:37:4.890

Analeshia Rodriguez

Is the applicant or the the proposing this amendment so these two parcels were recently de annexed from the city of Missoula jurisdiction and are now in the in the county, so the county is proposing to amend the growth policy designation and then subsequently zone those tracks as well.

0:37:5.540 --> 0:37:10.30

Analeshia Rodriguez

The Growth policy amendment is needed in order to do the zoning.

0:37:14.780 --> 0:37:23.130

Analeshia Rodriguez

So the two tracks were talking about this evening are right to the east of Deer Creek Rd.

0:37:23.140 --> 0:37:26.710

Analeshia Rodriguez

Here Deer Creek Rd.

0:37:26.920 --> 0:37:27.610

Analeshia Rodriguez

This is the.

0:37:29.110 --> 0:37:30.450

Analeshia Rodriguez

Uh shooting?

0:37:30.920 --> 0:37:35.0

Analeshia Rodriguez

Umm uh is located here.

0:37:35.520 --> 0:37:40.760

Analeshia Rodriguez

Some existing storage units and open space right to the South there.

0:37:44.720 --> 0:37:46.870

Analeshia Rodriguez

Just a picture of the properties.

0:37:46.880 --> 0:37:53.210

Analeshia Rodriguez

They are both currently vacant at this time, though the one closest to Deer Creek Rd.

0:37:53.220 --> 0:37:59.890

Analeshia Rodriguez

Does have an approved permit on it, which I'll go over in a little bit and I do believe that they are starting construction on that.

0:38:0.400 --> 0:38:10.460

Analeshia Rodriguez

Historically, that tract has had UMbees kept on side as well, and the track closest to the river has been vacant for quite some time.

0:38:13.570 --> 0:38:21.560

Analeshia Rodriguez

So to go over a little bit of history about this parcel, like I said recently, it was de annexed from the the city of Missoula's jurisdiction.

0:38:21.890 --> 0:38:24.680

Analeshia Rodriguez

I'll governor a little bit more detail as to why.

0:38:25.30 --> 0:38:33.260

Analeshia Rodriguez

If the request annex from the property owners occurred, there was maybe some of you in this room.

0:38:33.270 --> 0:38:38.320

Analeshia Rodriguez

Recall there was a subdivision proposed on these two properties back in 2009.

0:38:38.890 --> 0:38:43.110

Analeshia Rodriguez

That subdivision was approved but was never subsequently filed.

0:38:43.920 --> 0:38:44.530

Analeshia Rodriguez

Umm.

0:38:45.60 --> 0:38:54.120

Analeshia Rodriguez

Again, both those those tracks have been have been vacant for a number of years now, up to present day.

0:38:54.130 --> 0:38:57.20

Analeshia Rodriguez

Like I said, there is some construction going on out there.

0:38:57.430 --> 0:39:4.890

Analeshia Rodriguez

Previously, the the tracks were both zoned are 40 under the city of Missoula's zoning.

0:39:7.130 --> 0:39:12.900

Analeshia Rodriguez

And one of those I should mention to you with the the subdivision.

0:39:13.510 --> 0:39:14.640

Analeshia Rodriguez

Umm, a.

0:39:14.690 --> 0:39:24.760

Analeshia Rodriguez

A lack of services being extended out to the property has provided some difficulty with doing any large scale development on site.

0:39:27.140 --> 0:39:34.320

Analeshia Rodriguez

This is a little small here, but this is the certificate of survey we're looking at track two and tracked 3 here.

0:39:35.870 --> 0:39:50.100

Analeshia Rodriguez

There's some unique factors here, especially for attract 3 as far as development goes, there's a 250 foot wide easement that runs through the property to power line.

0:39:50.550 --> 0:39:57.0

Analeshia Rodriguez

If you are familiar with the parcels, there's a big uh easement that goes through there with the the power line.

0:39:58.50 --> 0:40:8.440

Analeshia Rodriguez

So that does create some unique conditions for that track, specifically the next slide I'll show here and there's a little bit of floodplain on that track there.

0:40:8.770 --> 0:40:16.320

Analeshia Rodriguez

I think the the bigger part that affects that tract is the right period area that extends into the track there.

0:40:16.330 --> 0:40:19.860

Analeshia Rodriguez

So it does limit as far as this track closest to the river.

0:40:21.630 --> 0:40:24.450

Analeshia Rodriguez

You know, a lot of developable area on site.

0:40:28.230 --> 0:40:32.20

Analeshia Rodriguez

So this petition to D Annex went to the city.

0:40:32.30 --> 0:40:45.210

Analeshia Rodriguez

Of course, it was requested by both of the land owners, the owner of Track 2, the one closest to Deer Creek Rd, is proposing a commercial agriculture building for his beekeeping business.

0:40:46.550 --> 0:40:59.320

Analeshia Rodriguez

One of the key components is to why the request to DE Annex from the city came from that landowner was that they could meet, not meet the water suppression requirements that the city required for that building.

0:40:59.990 --> 0:41:6.760

Analeshia Rodriguez

Umm due to not having access to municipal water on site, they would have to go off

0:41:6.770 --> 0:41:13.980

Analeshia Rodriguez

Well, so that really prompted that land owners request and not being able to meet the city's requirements.

0:41:14.820 --> 0:41:15.280

Analeshia Rodriguez

Umm.

0:41:15.700 --> 0:41:18.550

Analeshia Rodriguez

Track three and of course you know what that request it it.

0:41:18.610 --> 0:41:21.930

Analeshia Rodriguez

It made sense for that tracked adjacent to it.

0:41:21.940 --> 0:41:24.590

Analeshia Rodriguez

Also, I'm come into the county as well.

0:41:25.580 --> 0:41:29.400

Analeshia Rodriguez

This point in time, there's no proposed use on that track closest to the river.

0:41:29.840 --> 0:41:38.340

Analeshia Rodriguez

I did just look this morning and it did look like there was a permit in for a septic and well on site for a single family home.

0:41:41.740 --> 0:41:45.710

Analeshia Rodriguez

So both these tracks are wholly surrounded by the county jurisdiction.

0:41:46.900 --> 0:41:51.890

Analeshia Rodriguez

Umm, it's a unique site in the sense that there's I-90 on one side.

0:41:51.900 --> 0:41:58.910

Analeshia Rodriguez

You've got railroad tracks and you've got a shooting range, so lots of lots of noises and impacts on site there.

0:41:58.920 --> 0:42:11.100

Analeshia Rodriguez

So that was something definitely to take into consideration as far as when we were looking at an appropriate growth policy designation and zoning on site surrounding growth policy.

0:42:11.770 --> 0:42:18.340

Analeshia Rodriguez

We're looking at the 2019 Missoula area land use element, which I know this board recently reviewed.

0:42:18.550 --> 0:42:20.810

Analeshia Rodriguez

I think Yan presented that a couple meetings ago.

0:42:20.820 --> 0:42:22.640

Analeshia Rodriguez

So you should be fairly familiar with that.

0:42:22.650 --> 0:42:34.970

Analeshia Rodriguez

So as far as rounding land use designations out there, we're looking at open and resource and recreation, rural, residential and small agriculture and residential growth policy designations.

0:42:46.640 --> 0:42:47.850

Analeshia Rodriguez

Make sure I didn't skip aside there.

0:42:47.860 --> 0:42:48.130

Analeshia Rodriguez

OK.

0:42:48.140 --> 0:42:48.440

Analeshia Rodriguez

Perfect.

0:42:49.130 --> 0:42:53.930

Analeshia Rodriguez

UM also looking at surrounding zoning areas.

0:42:54.380 --> 0:43:8.410

Analeshia Rodriguez

We're looking at a rural, residential and small agriculture and a resource and open land zoning district that rural, residential and small agriculture is on the property just adjacent to the east.

0:43:8.420 --> 0:43:10.940

Analeshia Rodriguez

There and then the resource and open lands to the South.

0:43:12.570 --> 0:43:23.880

Analeshia Rodriguez

Again, as I mentioned, one of the things limiting out here is the municipal sewer and water extend just north of I-90, but do not run adjacent to the property.

0:43:24.210 --> 0:43:30.440

Analeshia Rodriguez

Everything that I've heard is that the city had no intent of ever bringing those services up to this property.

0:43:30.450 --> 0:43:33.990

Analeshia Rodriguez

So once again really limiting factor as to what could be developed here.

0:43:36.540 --> 0:43:37.350

Analeshia Rodriguez

Deer Creek Rd.

0:43:37.360 --> 0:43:39.700

Analeshia Rodriguez

Is a 50 foot paved right away?

0:43:41.740 --> 0:43:43.90

Analeshia Rodriguez

It does go.

0:43:43.160 --> 0:43:59.790

Analeshia Rodriguez

Deer Creek Road goes to the Canyon River Golf course development, so one of the things we looked at as far as existing conditions and choosing the appropriate density out here, knowing that this road, you know, went through those that residential development near the golf course.

0:44:0.140 --> 0:44:5.940

Analeshia Rodriguez

I'm looking at anything that's like a higher commercial intensity or industrial use didn't seem appropriate out here.

0:44:9.640 --> 0:44:16.230

Analeshia Rodriguez

So again, the growth policy amendment, we're looking at consistency with the 2019 Missoula area land use element.

0:44:16.440 --> 0:44:22.160

Analeshia Rodriguez

And as I mentioned before, the growth policy amendment is required to zone both of the tracks.

0:44:24.980 --> 0:44:34.300

Analeshia Rodriguez

So looking at those existing conditions analysis staff is proposing a growth policy amendment to rural, residential and agriculture.

0:44:36.590 --> 0:44:43.20

Analeshia Rodriguez

Land uses in this area specifically, as I mentioned, we're looking at a AB business on one.

0:44:43.30 --> 0:44:57.810

Analeshia Rodriguez

So the supports, you know, small agricultural production out here as far as intensity of residential, you're looking at one unit per two acres from one to 10 unit per acres depending on site specific design.

0:44:59.350 --> 0:45:10.800

Analeshia Rodriguez

But really, you know, a lot of a lot of focus with this land use designation is to support some small agricultural business and also protect areas close to waterways.

0:45:10.950 --> 0:45:14.890

Analeshia Rodriguez

Like I said, we're in that right period and floodplain area with that other tract.

0:45:18.290 --> 0:45:32.520

Analeshia Rodriguez

So the zoning based on the that growth policy designation for recommendation looking at criteria review for zoning regulations and zoning map amendments is established in state law for this area.

0:45:32.730 --> 0:45:50.120

Analeshia Rodriguez

Since we did update the the zoning regulations in 2022, we did do some, you know, recent public outreach in this area to see you know what what would they want to see in that area going back and looking at comments, one thing I've read was that they didn't want to see more storage units out here.

0:45:50.670 --> 0:45:51.140

Analeshia Rodriguez

Umm.

0:45:51.790 --> 0:46:0.100

Analeshia Rodriguez

And so, you know, looking at a lower, you know, open space is what people wanted to see, lower density residential.

0:46:0.110 --> 0:46:6.500

Analeshia Rodriguez

So I think that's important to just keep in mind as far as you know, we did do recent public outreach out here.

0:46:6.510 --> 0:46:12.810

Analeshia Rodriguez

So it's important to take that into consideration when we're looking at growth policy and zoning out here.

0:46:15.910 --> 0:46:26.260

Analeshia Rodriguez

So zoning staff has provided per posing the agriculture and rural residential zoning district that would be a GR51 unit per five acres out here.

0:46:26.670 --> 0:46:32.280

Analeshia Rodriguez

Again, the intent of the zoning district really matches similar to that land use designation.

0:46:32.290 --> 0:46:40.420

Analeshia Rodriguez

You know, you're looking at smaller scale egg, lower density residential development and preserving some of those natural landscapes as well.

0:46:43.900 --> 0:46:55.270

Analeshia Rodriguez

So as far as outreach for this project, noticing we're required to post in five locations for 45 days prior to the public hearing a legal aid as well.

0:46:55.520 --> 0:47:0.720

Analeshia Rodriguez

I attended the Bonner Community Council meeting back in May and informed them of our proposal.

0:47:1.130 --> 0:47:1.470

Analeshia Rodriguez

Umm.

0:47:2.170 --> 0:47:4.120

Analeshia Rodriguez

Didn't got good feedback from them.

0:47:4.130 --> 0:47:5.330

Analeshia Rodriguez

Really no concerns out there.

0:47:6.110 --> 0:47:12.440

Analeshia Rodriguez

Umm, I've been working with the land owners and the land owners, representatives.

0:47:13.770 --> 0:47:17.60

Analeshia Rodriguez

Really, we didn't wanna come in and put a zoning down.

0:47:17.70 --> 0:47:26.330

Analeshia Rodriguez

That wouldn't make sense for both the land owners and what their future intent was of the property we wanted to work with them to figure out what was appropriate umm out here.

0:47:26.340 --> 0:47:35.280

Analeshia Rodriguez

So both of the the land owners were in support of of this proposed zoning and land use designation.

0:47:37.840 --> 0:47:42.60

Analeshia Rodriguez

We do not receive any public comments on this project either.

0:47:44.40 --> 0:47:58.990

Analeshia Rodriguez

Umm so I have in front of you to recommend in motions 1 to amend the land use map that map 18 of the growth policy which would be the growth policy designation and then the zoning amendment as well.

0:47:59.510 --> 0:48:2.870

Analeshia Rodriguez

And so I'm happy to answer any questions.

0:48:2.960 --> 0:48:3.320

Analeshia Rodriguez

Thank you.

0:48:4.480 --> 0:48:4.810

Analeshia Rodriguez

Great.

0:48:4.820 --> 0:48:6.230

Analeshia Rodriguez

Thank you, Lauren.

0:48:6.340 --> 0:48:7.570

Analeshia Rodriguez

Informative presentation.

0:48:12.310 --> 0:48:16.540

Analeshia Rodriguez

Do board members have any clarifying questions?

0:48:16.550 --> 0:48:20.430

Analeshia Rodriguez

Need any anything answered in the moment here.

0:48:21.430 --> 0:48:22.830

Analeshia Rodriguez

Raise your hand if you do.

0:48:26.460 --> 0:48:27.430

Analeshia Rodriguez

Go ahead, Derek.

0:48:27.700 --> 0:48:28.720

Analeshia Rodriguez

Just a quick question.

0:48:29.440 --> 0:48:37.510

Analeshia Rodriguez

You'd mentioned that it was recently the annexed, and that was probably like a year ago, or just a bit more a month ago.

0:48:37.520 --> 0:48:40.890

Analeshia Rodriguez

So yeah, so very recent that it was DNX

0:48:40.900 --> 0:48:49.450

Analeshia Rodriguez

So essentially, yeah, I think the final resolution for that was on June 13th, 12th.

0:48:50.420 --> 0:48:52.810

Analeshia Rodriguez

So we moved as quickly as we could.

0:48:52.820 --> 0:48:57.640

Analeshia Rodriguez

Obviously the 45 days is, you know it takes some time there with noticing.

0:48:57.980 --> 0:49:11.110

Analeshia Rodriguez

Umm, but we moved as quickly as we could on this, knowing that you know, I guess we weren't concerned, but just leaving it unzoned for you know that what we wanted to get the zoning in place as as quickly as possible.

0:49:11.120 --> 0:49:14.240

Analeshia Rodriguez

So it is very recent that it was DNX from the city.

0:49:16.440 --> 0:49:20.960

Analeshia Rodriguez

I believe it's same property did come before the planning board and City Council.

0:49:21.930 --> 0:49:23.710

Analeshia Rodriguez

Was it a year and a half ago or?

0:49:25.290 --> 0:49:29.770

Analeshia Rodriguez

For us, I don't remember the specifics.

0:49:29.780 --> 0:49:31.270

Analeshia Rodriguez

Don't does anyone else?

0:49:32.250 --> 0:49:32.960

Analeshia Rodriguez

He was different.

0:49:33.270 --> 0:49:34.460

Analeshia Rodriguez

Yeah, I think they.

0:49:34.470 --> 0:49:40.330

Analeshia Rodriguez

And I think if is Joe Online, I don't know if she's online for my project.

0:49:40.340 --> 0:49:43.10

Analeshia Rodriguez

He might be was on there minute ago.

0:49:43.160 --> 0:49:43.930

Analeshia Rodriguez

Josh is?

0:49:44.340 --> 0:49:45.610

Analeshia Rodriguez

Yeah, I don't remember.

0:49:45.740 --> 0:49:50.150

Analeshia Rodriguez

Yeah, I don't know if Jeff cause Joe's with image has been working with the landowner.

0:49:50.560 --> 0:49:54.330

Analeshia Rodriguez

Josh might have some Intel there on that project.

0:49:54.500 --> 0:49:55.180

Analeshia Rodriguez

Go ahead, Josh.

0:49:57.570 --> 0:49:57.940

Analeshia Rodriguez

I believe.

0:49:56.690 --> 0:49:59.140

Joshua

I believe we did see this project.

0:50:0.840 --> 0:50:1.890

Joshua

A while back.

0:50:2.480 --> 0:50:5.160

Joshua

Uh, I don't remember what it was about.

0:50:5.170 --> 0:50:10.780

Joshua

It may have been a request and change of zoning for them to uh to do their beekeeping business.

0:50:12.700 --> 0:50:13.70

Analeshia Rodriguez

Hmm.

0:50:10.790 --> 0:50:14.850

Joshua

There was something related to the to allow them to do their beekeeping on site.

0:50:16.240 --> 0:50:16.730

Analeshia Rodriguez

Right.

0:50:15.880 --> 0:50:17.310

Joshua

Don't recall details.

0:50:17.240 --> 0:50:25.660

Analeshia Rodriguez

Yeah, yeah, I think they as far what I heard that they did, they tried to work through the city.

0:50:25.670 --> 0:50:30.920

Analeshia Rodriguez

And like I said, ultimately the city sounded like they were unwilling to extend those services.

0:50:30.930 --> 0:50:40.520

Analeshia Rodriguez

So I think they continue to work through the city's process and then ultimately the city, you know, said we weren't gonna extend services out here.

0:50:40.530 --> 0:50:44.280

Analeshia Rodriguez

So they took this approach of D annexation so.

0:50:46.330 --> 0:50:51.40

Analeshia Rodriguez

Yeah, I definitely remember looking at this, but I can't remember the details of it either.

0:50:51.50 --> 0:50:56.440

Analeshia Rodriguez

Josh's guest might be the closest Dave was suggesting subdivision, but he's not sure he.

0:50:55.870 --> 0:50:58.340

Joe M. Dehnert

Then you all members of the board.

0:50:58.350 --> 0:50:59.100

Joe M. Dehnert

Can you all hear me?

0:50:59.190 --> 0:50:59.480

Joe M. Dehnert

I'm.

0:50:59.480 --> 0:50:59.680

Analeshia Rodriguez

OK.

0:50:59.690 --> 0:51:0.460

Analeshia Rodriguez

Yeah, go ahead.

0:51:0.500 --> 0:51:1.20

Analeshia Rodriguez

Is that Joe?

0:51:1.440 --> 0:51:3.380

Joe M. Dehnert

Hey, this is Joe Bennett with I, Meg.

0:51:3.560 --> 0:51:6.880

Joe M. Dehnert

Mike still not working, but I'm glad you all can hear me.

0:51:7.380 --> 0:51:9.190

Joe M. Dehnert

Yeah, you're spot on.

0:51:9.240 --> 0:51:15.480

Joe M. Dehnert

It came through the planning board because we actually had to down zone the property.

0:51:15.880 --> 0:51:23.700

Joe M. Dehnert

You're dipping back into your memory banks here, but it's the reason it's stood out is it's also extremely rare that you go from higher density to lower density.

0:51:23.710 --> 0:51:35.140

Joe M. Dehnert

And this saga kind of began because we needed to figure out a way to get his B building online and Fast forward now to where we are.

0:51:35.200 --> 0:51:47.480

Joe M. Dehnert

We've now been dead, annexed and all this came to fruition because we couldn't get a building permit for Bert to keep doing what he needs to do to farm his bees because there was fire suppression issues being in the city.

0:51:47.690 --> 0:51:51.40

Joe M. Dehnert

And so Missoula rural fire has different standards you can use cisterns.

0:51:51.50 --> 0:51:54.840

Joe M. Dehnert

You can use the stuff that's right across the road for the storage units like under your Crick.

0:51:55.350 --> 0:51:59.650

Joe M. Dehnert

So yes, it's been a long back and forth, but you had something come before you.

0:51:59.660 --> 0:52:0.460

Joe M. Dehnert

It wasn't a subdivision.

0:52:0.470 --> 0:52:1.540

Joe M. Dehnert

It was just the rezone.

0:52:4.330 --> 0:52:5.180

Analeshia Rodriguez

Copy that.

0:52:5.190 --> 0:52:9.720

Analeshia Rodriguez

Thank you for the reminder of the process.

0:52:9.730 --> 0:52:14.330

Analeshia Rodriguez

Does anybody, anybody else have anything need clarification on at the moment?

0:52:17.290 --> 0:52:25.400

Analeshia Rodriguez

UMI think I just wanted to mostly mines a little bit of curiosity around the D annexation process.

0:52:25.630 --> 0:52:28.340

Analeshia Rodriguez

Is it typical to like?

0:52:28.350 --> 0:52:32.230

Analeshia Rodriguez

How often do we see and DNA oxidation?

0:52:32.580 --> 0:52:36.570

Analeshia Rodriguez

Because the zone, you know, like they're having a hard time, particularly around fire suppression.

0:52:36.580 --> 0:52:36.990

Analeshia Rodriguez

I'm just.

0:52:37.180 --> 0:52:40.490

Analeshia Rodriguez

Yeah, I mean, pretty rare.

0:52:40.540 --> 0:52:43.0

Analeshia Rodriguez

I don't know if Tim has it.

0:52:43.10 --> 0:52:44.990

Analeshia Rodriguez

Tim might have more memories than I do.

0:52:45.0 --> 0:52:46.230

Analeshia Rodriguez

He's been here longer than I.

0:52:48.830 --> 0:52:50.160

Analeshia Rodriguez

Tim Worley from PDS.

0:52:50.170 --> 0:52:58.800

Analeshia Rodriguez

The last one I remember was maybe 20, 2009, 2010 and it was a subdivision after the slowdown in the economy.

0:52:58.810 --> 0:53:1.900

Analeshia Rodriguez

That just wasn't a go, and in the Orchard Homes area.

0:53:1.910 --> 0:53:8.970

Analeshia Rodriguez

And so they decided to Deanna X and go back to the old county zoning rather than the new city zoning that they had.

0:53:10.320 --> 0:53:10.910

Analeshia Rodriguez

Great.

0:53:10.970 --> 0:53:13.210

Analeshia Rodriguez

And yeah, I mean, I think it's fair.

0:53:13.260 --> 0:53:17.310

Analeshia Rodriguez

It's rare that people aren't like ohh I can't meet these regulations.

0:53:17.320 --> 0:53:21.890

Analeshia Rodriguez

I'm gonna just, you know, go to the county, cause it's easier it.

0:53:21.900 --> 0:53:22.550

Analeshia Rodriguez

I mean, we don't.

0:53:22.600 --> 0:53:25.870

Analeshia Rodriguez

We're not seeing that super often, so great.

0:53:26.320 --> 0:53:26.660

Analeshia Rodriguez

OK.

0:53:26.670 --> 0:53:29.190

Analeshia Rodriguez

And this is still me, just trying to learn a few things.

0:53:29.300 --> 0:53:32.110

Analeshia Rodriguez

Are there are there guardrails or something?

0:53:32.120 --> 0:53:35.970

Analeshia Rodriguez

Because you know, you could potentially see this as an end around right.

0:53:36.900 --> 0:53:41.390

Analeshia Rodriguez

Are there any guardrails within your guys's ability to like review this or?

0:53:44.560 --> 0:53:46.590

Analeshia Rodriguez

Not that I'm aware of.

0:53:48.190 --> 0:53:52.640

Analeshia Rodriguez

I think you know, because the city takes action on it, we can comment on it.

0:53:52.950 --> 0:53:57.580

Analeshia Rodriguez

So I'm sure if we had issue with it, we would work with the city.

0:53:58.350 --> 0:54:0.540

Analeshia Rodriguez

This one was straightforward enough, right?

0:54:0.550 --> 0:54:8.370

Analeshia Rodriguez

That it's it was in the county previously it was annexed into the city for that subdivision back in 2009.

0:54:10.40 --> 0:54:17.250

Analeshia Rodriguez

And so I think overall it was not, you know, these being in the city didn't make a lot of sense in the 1st place.

0:54:17.260 --> 0:54:27.190

Analeshia Rodriguez

But I do think if we add something in front of us that you know was a proposal, I think we'd work with the city and say but ultimately it goes to the city 1st, right.

0:54:27.280 --> 0:54:28.280

Analeshia Rodriguez

So, OK, cool.

0:54:28.290 --> 0:54:30.430

Analeshia Rodriguez

Yeah, I won't take too much more time.

0:54:30.440 --> 0:54:30.950

Analeshia Rodriguez

I just.

0:54:30.960 --> 0:54:31.530

Analeshia Rodriguez

No, it is.

0:54:31.540 --> 0:54:33.190

Analeshia Rodriguez

Yeah, it's an interesting and I.

0:54:33.260 --> 0:54:35.330

Analeshia Rodriguez

Yeah, it's new to me as well.

0:54:35.340 --> 0:54:36.790

Analeshia Rodriguez

As far as we don't see a lot of these.

0:54:36.800 --> 0:54:38.450

Analeshia Rodriguez

So it's pretty, it's pretty unique.

0:54:38.960 --> 0:54:40.850

Analeshia Rodriguez

OK, Rick, go ahead.

0:54:43.370 --> 0:54:44.400

Rick Hall

Umm yeah.

0:54:44.410 --> 0:54:48.260

Rick Hall

Being on the Bonner Milltown Community Council, we have this presentation.

0:54:48.610 --> 0:54:49.270

Rick Hall

Thank you, Lauren.

0:54:50.700 --> 0:54:54.370

Rick Hall

And I will tell you that most of us didn't know it was annexed to the city.

0:54:55.970 --> 0:55:7.440

Rick Hall

It's kind of an island annexation surrounded by county and that's why we were kind of surprised that there had been a subdivision approved in that area.

0:55:7.850 --> 0:55:18.370

Rick Hall

I don't think any of us were around that long, but uh, I we kind of the feeling on the Council was that the proposed use is a lot more appropriate than the subdivision.

0:55:19.120 --> 0:55:20.930

Rick Hall

Uh without services?

0:55:20.940 --> 0:55:25.20

Rick Hall

So just give you a little what we know about it at least.

0:55:26.730 --> 0:55:27.200

Analeshia Rodriguez

Great.

0:55:27.210 --> 0:55:28.160

Analeshia Rodriguez

Thank you, Rick.

0:55:28.950 --> 0:55:33.100

Analeshia Rodriguez

Always nice to have more insight and background.

0:55:33.750 --> 0:55:34.200

Analeshia Rodriguez

Alright.

0:55:34.210 --> 0:55:34.840

Analeshia Rodriguez

Anybody.

0:55:34.850 --> 0:55:39.460

Analeshia Rodriguez

Anybody else before I open it up to public comment here need anything.

0:55:40.30 --> 0:55:40.590

Analeshia Rodriguez

OK.

0:55:41.170 --> 0:55:52.200

Analeshia Rodriguez

With that, we will go ahead and open up public comment for the Deer Creek tracks, zoning and growth policy amendment.

0:55:53.660 --> 0:55:58.10

Analeshia Rodriguez

And staff will go ahead and put up instructions for public comment.

0:55:58.20 --> 0:56:24.60

Analeshia Rodriguez

So if you're joining us at home or anywhere that you can view this and you need to call in separately, you can call in to 4062724824 phone conference ID is 127489322# sign, press star 5 to raise and lower your hand and star 6 to mute and unmute yourself.

0:56:25.30 --> 0:56:31.90

Analeshia Rodriguez

And with that, we will hold public comment open here for a couple minutes and see if we get any.

0:56:33.630 --> 0:56:37.280

Analeshia Rodriguez

I think we're the only ones left reading this prompt off.

0:56:37.610 --> 0:56:38.40

Analeshia Rodriguez

I don't.

0:56:38.50 --> 0:56:41.700

Analeshia Rodriguez

I haven't noticed City Council doing it since they changed their agenda.

0:57:47.990 --> 0:57:53.290

Analeshia Rodriguez

OK, not seeing anybody in house or online.

0:57:53.300 --> 0:57:57.10

Analeshia Rodriguez

Am I missing anybody you seeing anything over there in the master control seat?

0:57:57.900 --> 0:58:14.420

Analeshia Rodriguez

Ohm not seeing anybody looking to make public comment, we will go ahead and close public comment for this hearing and I think we can entertain a motion if somebody wants to take a stab at it.

0:58:14.430 --> 0:58:22.460

Analeshia Rodriguez

And I think unless somebody has a alternative plan, will take these motions one at a time.

0:58:22.470 --> 0:58:28.410

Analeshia Rodriguez

So we'll do the first one and then the second, unless there's a better suggestion from staff.

0:58:29.920 --> 0:58:33.710

Analeshia Rodriguez

Umm, sorry, I'm going to make everyone ill here real quick.

0:58:33.860 --> 0:58:34.460

Analeshia Rodriguez

Yeah, you're fine.

0:58:36.670 --> 0:58:37.60

Analeshia Rodriguez

Correct.

0:58:37.70 --> 0:58:38.320

Analeshia Rodriguez

I think you could do.

0:58:38.470 --> 0:58:46.300

Analeshia Rodriguez

You could definitely separate them, because without the growth policy amendment passing, the zoning would not be able to go through.

0:58:46.310 --> 0:58:51.130

Analeshia Rodriguez

So you can definitely take them in two separate motions. However, you.

0:58:51.190 --> 0:58:52.140

Analeshia Rodriguez

Yeah, either or.

0:58:52.470 --> 0:58:53.150

Analeshia Rodriguez

Great.

0:58:53.350 --> 0:58:56.990

Analeshia Rodriguez

All right, who gets to be the lucky winner to read the first one?

0:58:57.460 --> 0:58:58.860

Rick Hall

I'd be happy to give it a shot.

0:58:59.560 --> 0:58:59.850

Analeshia Rodriguez

Great.

0:58:59.860 --> 0:59:0.360

Analeshia Rodriguez

Thank you, Rick.

0:59:1.820 --> 0:59:18.700

Rick Hall

I move that the Missoula County land use map map 18 be amended to sign the rural, residential and agricultural land use designation to the properties legally described as track two and three of Certificate of Survey 5850.

0:59:18.860 --> 0:59:22.630

Rick Hall

Based on the findings of facts and conclusions contained with staff report.

0:59:26.230 --> 0:59:26.520

Analeshia Rodriguez

Great.

0:59:26.530 --> 0:59:27.120

Analeshia Rodriguez

Thank you, Rick.

0:59:27.130 --> 0:59:28.460

Analeshia Rodriguez

We have a second second.

0:59:29.150 --> 0:59:39.520

Analeshia Rodriguez

Ohh, just beat you tune second tip by Dave and with that we can have some discussion if if there need be discussion.

0:59:41.500 --> 0:59:42.70

Analeshia Rodriguez

Go ahead, Dave.

0:59:43.840 --> 0:59:50.610

Analeshia Rodriguez

So I think this is appropriate obviously, but I wanna make for me the findings.

0:59:50.620 --> 0:59:55.350

Analeshia Rodriguez

I think that fit this is starting out with consistent with the growth policy.

0:59:55.760 --> 1:0:4.290

Analeshia Rodriguez

The zoning district itself is consistent, but the land use this proposal is consistent also preserves the natural landscapes.

1:0:5.450 --> 1:0:10.220

Analeshia Rodriguez

It also protects public safety in areas of identified hazards.

1:0:10.230 --> 1:0:15.260

Analeshia Rodriguez

There are other, but those are three that I think important to me and I want to put this on the record for them.

1:0:17.290 --> 1:0:17.720

Analeshia Rodriguez

Great.

1:0:17.730 --> 1:0:18.740

Analeshia Rodriguez

Thank you.

1:0:18.950 --> 1:0:22.770

Analeshia Rodriguez

Anybody else go ahead, Josh.

1:0:23.910 --> 1:0:27.540

Joshua

I just saying tend to support the motion as well, doesn't have adequate services.

1:0:29.750 --> 1:0:32.960

Joshua

Either wastewater treatment or water to support subdivision.

1:0:33.10 --> 1:0:35.590

Joshua

So I think this is makes a lot of sense.

1:0:40.190 --> 1:0:40.600

Analeshia Rodriguez

OK.

1:0:40.650 --> 1:0:41.700

Analeshia Rodriguez

Thank you, Josh.

1:0:41.760 --> 1:0:42.540

Analeshia Rodriguez

Anybody.

1:0:42.610 --> 1:0:43.210

Analeshia Rodriguez

Anybody else?

1:0:47.100 --> 1:0:47.680

Analeshia Rodriguez

Go ahead, Rick.

1:0:50.710 --> 1:0:59.420

Rick Hall

You know, it's definitely in an area where we're very happy to support agriculture and Agri business, and I think it's a a great use of the land.

1:0:59.630 --> 1:1:8.570

Rick Hall

You know, it's already being one of the parcels already has substantial honey production, so I think it's great for this local business, man.

1:1:13.540 --> 1:1:13.850

Analeshia Rodriguez

Great.

1:1:13.860 --> 1:1:14.560

Analeshia Rodriguez

Thank you, Rick.

1:1:16.320 --> 1:1:16.660

Analeshia Rodriguez

Derek.

1:1:17.470 --> 1:1:17.830

Analeshia Rodriguez

Yeah.

1:1:17.840 --> 1:1:21.160

Analeshia Rodriguez

Ohh so express my support for this proposal.

1:1:21.290 --> 1:1:31.690

Analeshia Rodriguez

It's it's not often that we get to include agriculture as an amenity that we are preserving and this seems like an appropriate one, so.

1:1:34.800 --> 1:1:36.230

Analeshia Rodriguez

Thank you, Derek.

1:1:36.360 --> 1:1:37.70

Analeshia Rodriguez

Anybody.

1:1:37.220 --> 1:1:37.780

Analeshia Rodriguez

Anybody else?

1:1:39.290 --> 1:1:41.840

Analeshia Rodriguez

Uh, I guess I'll add my two cents.

1:1:42.50 --> 1:1:43.360

Analeshia Rodriguez

M Yeah, I plan to.

1:1:43.410 --> 1:1:44.620

Analeshia Rodriguez

Uh support this?

1:1:46.360 --> 1:1:56.920

Analeshia Rodriguez

I guess I'm curious to see if and when it'll get developed, because it seems like we can do that with when there's so much pressure to develop.

1:1:57.810 --> 1:2:5.480

Analeshia Rodriguez

But even with development, I'm comfortable seeing like 525 acre plots, right?

1:2:5.490 --> 1:2:10.860

Analeshia Rodriguez

Because in my background you can make a great farm or agricultural about this.

1:2:11.730 --> 1:2:14.400

Analeshia Rodriguez

I also really like the Wisner Schnur family.

1:2:14.410 --> 1:2:22.160

Analeshia Rodriguez

Even though I butcher their name every time I say it, I know they're brothers, you know, decently being at farmers market and whatnot.

1:2:22.530 --> 1:2:24.820

Analeshia Rodriguez

And I know this has been a struggle.

1:2:24.830 --> 1:2:29.80

Analeshia Rodriguez

So I think it's important to support agriculture as much as we can.

1:2:29.90 --> 1:2:34.910

Analeshia Rodriguez

So I will also be supporting this motion any.

1:2:34.990 --> 1:2:35.840

Analeshia Rodriguez

Any comments?

1:2:35.850 --> 1:2:37.240

Analeshia Rodriguez

Anybody else wanna jump in there?

1:2:38.190 --> 1:2:38.720

Analeshia Rodriguez

OK.

1:2:38.730 --> 1:2:42.860

Analeshia Rodriguez

I think we'll go ahead and make our vote then can we do a roll call, though?

1:2:42.870 --> 1:2:46.790

Analeshia Rodriguez

Please roll call vote there.

1:2:46.800 --> 1:2:48.920

Analeshia Rodriguez

Can washer? Yes.

1:2:51.580 --> 1:2:52.920

Analeshia Rodriguez

Tune farm, yes.

1:2:54.960 --> 1:2:55.760

Analeshia Rodriguez

Josh Raider.

1:2:56.620 --> 1:2:56.760

Joshua

Yes.

1:2:58.950 --> 1:3:0.650

Analeshia Rodriguez

Dave Loomis, yes.

1:3:2.450 --> 1:3:3.330

Analeshia Rodriguez

Peter Benson.

1:3:3.850 --> 1:3:6.60

Analeshia Rodriguez

Yes, Rick hall.

1:3:7.480 --> 1:3:7.620

Rick Hall

Yes.

1:3:9.140 --> 1:3:11.200

Analeshia Rodriguez

Sean McCoy. Hi.

1:3:11.300 --> 1:3:13.580

Analeshia Rodriguez

Yes, it is unanimous.

1:3:13.590 --> 1:3:14.630

Analeshia Rodriguez

The motion passes.

1:3:15.20 --> 1:3:15.370

Analeshia Rodriguez

Great.

1:3:15.380 --> 1:3:15.940

Analeshia Rodriguez

Thank you.

1:3:17.400 --> 1:3:22.140

Analeshia Rodriguez

Alright, that brings us to our second portion of this hearing.

1:3:22.280 --> 1:3:26.160

Analeshia Rodriguez

And if anybody wants to jump on that, we have the other motion.

1:3:25.820 --> 1:3:27.570

Rick Hall

Ohh it's just it's working.

1:3:27.580 --> 1:3:28.960

Rick Hall

We have approved the second motion.

1:3:29.400 --> 1:3:32.250

Analeshia Rodriguez

That's what I'm talking about is the 2nd motion.

1:3:31.350 --> 1:3:34.500

Rick Hall

So we've already got Grass Valley industrials.

1:3:32.320 --> 1:3:34.950

Analeshia Rodriguez

Sorry, let me clarify.

1:3:36.20 --> 1:3:39.570

Analeshia Rodriguez

That brings us to our second motion for this hearing.

1:3:39.800 --> 1:3:40.950

Analeshia Rodriguez

Let me bring it back up.

1:3:40.960 --> 1:3:42.70

Analeshia Rodriguez

There we got excessed.

1:3:42.80 --> 1:3:47.150

Analeshia Rodriguez

Please, please bring that back up and if anybody would like to take a stab at reading that, that would be great.

1:3:47.980 --> 1:3:48.360

Analeshia Rodriguez

There we go.

1:3:48.450 --> 1:3:49.550

Rick Hall

I'll give it a shot again.

1:3:50.290 --> 1:3:50.830

Analeshia Rodriguez

Thanks Rick.

1:3:51.770 --> 1:4:5.640

Rick Hall

I moved that the zoning map be amended to show the properties legally described as track two and track three of the Certificate of Survey 5850 as agriculture, rural rural residential 5A GRR 5.

1:4:5.720 --> 1:4:10.730

Rick Hall

Based on the findings of facts and conclusions of conclusions contained in the staff report.

1:4:14.110 --> 1:4:15.150

Analeshia Rodriguez

Do we have a second?

1:4:15.330 --> 1:4:20.760

Analeshia Rodriguez

I'll second, seconded by Peter Motion, made by Rick. Alrighty.

1:4:23.500 --> 1:4:28.950

Analeshia Rodriguez

Ohh, does anybody wanna voice opinion or should we just move?

1:4:29.0 --> 1:4:32.40

Analeshia Rodriguez

I think everybody's kind of expressed support, Dave, go ahead.

1:4:32.600 --> 1:4:43.870

Analeshia Rodriguez

I support this and just wanna about the compatible urban growth concept that should have never gone to the urban side, but it on the set of railroad.

1:4:43.930 --> 1:4:46.230

Analeshia Rodriguez

But it's back to where it actually belongs.

1:4:46.510 --> 1:4:47.970

Analeshia Rodriguez

And so that's why I support this.

1:4:47.980 --> 1:4:49.380

Analeshia Rodriguez

I wanna make that for sure.

1:4:50.120 --> 1:4:50.480

Analeshia Rodriguez

Great.

1:4:50.490 --> 1:4:50.960

Analeshia Rodriguez

Thank you.

1:4:52.710 --> 1:4:57.940

Analeshia Rodriguez

Anybody else wanna express their thoughts on this motion?

1:5:2.50 --> 1:5:11.100

Analeshia Rodriguez

Alright, I get the feeling that everybody's feeling like they've express their support, so we'll go ahead and move to a vote. Please.

1:5:11.110 --> 1:5:13.20

Analeshia Rodriguez

Analicia roll call vote.

1:5:13.530 --> 1:5:14.120

Analeshia Rodriguez

There it can.

1:5:14.130 --> 1:5:14.920

Analeshia Rodriguez

Richer, yes.

1:5:17.170 --> 1:5:18.370

Analeshia Rodriguez

Tune farm, yes.

1:5:20.290 --> 1:5:21.20

Analeshia Rodriguez

Josh trader.

1:5:22.280 --> 1:5:22.420

Joshua

Yes.

1:5:24.690 --> 1:5:25.540

Analeshia Rodriguez

Dave Loomis?

1:5:25.550 --> 1:5:28.250

Analeshia Rodriguez

Yes, Peter Benson.

1:5:28.330 --> 1:5:30.350

Analeshia Rodriguez

Yes, Rick hall.

1:5:31.510 --> 1:5:31.630

Rick Hall

Yes.

1:5:33.110 --> 1:5:34.0

Analeshia Rodriguez

Sean McCoy?

1:5:34.170 --> 1:5:36.590

Analeshia Rodriguez

Yes, and it is unanimous.

1:5:36.600 --> 1:5:37.620

Analeshia Rodriguez

The motion passes.

1:5:37.810 --> 1:5:38.160

Analeshia Rodriguez

Great.

1:5:38.170 --> 1:5:38.730

Analeshia Rodriguez

Thank you.

1:5:40.390 --> 1:5:41.130

Analeshia Rodriguez

Alright.

1:5:41.140 --> 1:5:41.610

Analeshia Rodriguez

Thank you.

1:5:42.270 --> 1:5:43.200

Analeshia Rodriguez

Thank you, Lauren.

1:5:43.210 --> 1:5:46.440

Analeshia Rodriguez

I appreciate your time and your efforts on this.

1:5:48.710 --> 1:5:49.150

Analeshia Rodriguez

OK

1:5:50.830 --> 1:5:57.550

Analeshia Rodriguez

With that, we are now moving on to our second hearing for tonight.

1:5:57.630 --> 1:6:6.440

Analeshia Rodriguez

The Grass Valley Industrial Subdivision, with Tim Worley, senior planner with the planning and development and sustainability.

1:6:7.480 --> 1:6:10.130

Analeshia Rodriguez

Ohm, that department they call the department now.

1:6:12.230 --> 1:6:13.720

Analeshia Rodriguez

Yes, alright, Mr.

1:6:13.730 --> 1:6:14.100

Analeshia Rodriguez

Chair.

1:6:14.430 --> 1:6:17.420

Analeshia Rodriguez

I just wanted for the record, I'm gonna recuse myself from this hearing.

1:6:17.470 --> 1:6:17.940

Analeshia Rodriguez

OK.

1:6:18.450 --> 1:6:25.200

Analeshia Rodriguez

OK, so for the record, #2 phone is going to recuse himself from this portion of the hearing.

1:6:27.430 --> 1:6:28.380

Analeshia Rodriguez

Thank you for that.

1:6:28.530 --> 1:6:29.220

Analeshia Rodriguez

I appreciate it.

1:6:32.240 --> 1:6:34.230

Analeshia Rodriguez

Whenever you're ready, Tim, take it away.

1:6:35.220 --> 1:6:47.390

Analeshia Rodriguez

All right, for the record, Tim Worley with planning, development and sustainability and this is the Grass Valley Industrial Subdivision, which is if I can get my mouse to work here.

1:6:51.600 --> 1:6:52.720

Analeshia Rodriguez

Back up here a little bit.

1:6:54.810 --> 1:7:7.600

Analeshia Rodriguez

The proposal is by ethos civil, representing Grass Valley Industrial Park LLC for 19 lots on 43.17 acres in the why of Asininity.

1:7:9.240 --> 1:7:18.220

Analeshia Rodriguez

This is a two phase subdivision with phase one being due at the end of 2028 in phase two at the end of 2030.

1:7:20.150 --> 1:7:23.360

Analeshia Rodriguez

This is zoned industrial center light this property.

1:7:23.370 --> 1:7:30.890

Analeshia Rodriguez

This is 43 acre property which includes light, industrial, artisan and limited commercial activities.

1:7:31.340 --> 1:7:40.660

Analeshia Rodriguez

Some of the uses that you see out at the Yin this zoning include warehousing tool manufacturing, recycling and fabrication.

1:7:45.930 --> 1:7:49.560

Analeshia Rodriguez

I'm going to go through some of the subdivision review criteria, starting with agriculture.

1:7:50.450 --> 1:8:1.920

Analeshia Rodriguez

This did have an agricultural history really, up until about the early 1970s, when the interchange started going into place, it's become increasingly light.

1:8:1.930 --> 1:8:10.960

Analeshia Rodriguez

Industrial and nature overtime, there are no surface water rights and it's surrounded by light, industrial and commercial uses.

1:8:10.970 --> 1:8:14.230

Analeshia Rodriguez

And there are no prime farmland soils on the property.

1:8:16.370 --> 1:8:18.620

Analeshia Rodriguez

There's a network of roads in the area.

1:8:18.690 --> 1:8:28.520

Analeshia Rodriguez

There are mixture of public and private roads and the proposal is to extend two roads and to create one new road, essentially a cul-de-sac Rd.

1:8:29.110 --> 1:8:33.150

Analeshia Rodriguez

All roads are proposed to meet the 26 foot wide industrial standard.

1:8:34.780 --> 1:8:40.160

Analeshia Rodriguez

The roads proposed to be extended include Long Acres Lane along the northern edge here.

1:8:42.570 --> 1:8:48.550

Analeshia Rodriguez

It terminates right here at present, and then Moccasin Lane on the southern edge is proposed to be extended like this.

1:8:49.850 --> 1:9:4.850

Analeshia Rodriguez

Ranger Rd is the brand new cul-de-sac Rd that's proposed, and other roads that access the

subdivision include racetrack lane on the western edge, Elita Drive to the east, and Enterprise Way on the southern edge.

1:9:7.20 --> 1:9:10.670

Analeshia Rodriguez

We are recommending a condition for a no parking resolution.

1:9:10.680 --> 1:9:14.840

Analeshia Rodriguez

Actually probably multiple resolutions because of the 26 foot width.

1:9:14.920 --> 1:9:18.300

Analeshia Rodriguez

That's the narrowest you can go with an industrial subdivision.

1:9:19.430 --> 1:9:23.640

Analeshia Rodriguez

This may require multiple resolutions that go before the board of County Commissioners.

1:9:23.650 --> 1:9:25.70

Analeshia Rodriguez

This is a fairly standard condition.

1:9:26.810 --> 1:9:32.910

Analeshia Rodriguez

There are four on site roads and an on site Rd is one that is wholly contained within the subdivision.

1:9:34.10 --> 1:9:42.290

Analeshia Rodriguez

Curb and gutter is required in this location in the urban area, so there's a variance required for each Rd, so a total of 4 variances.

1:9:44.420 --> 1:9:46.500

Analeshia Rodriguez

Staff supports the curb and gutter variances.

1:9:47.300 --> 1:9:58.310

Analeshia Rodriguez

Umm, what's being requested essentially is paved roads with drainage swales, curb and gutter typically are part of a larger drainage network, which is lacking in this location.

1:9:58.700 --> 1:10:4.20

Analeshia Rodriguez

It's really difficult to make curb and gutter work in isolation, and that's our basis for support.

1:10:6.570 --> 1:10:10.960

Analeshia Rodriguez

Long Acres Lane, again, is that road that runs along the northern edge of the subdivision.

1:10:11.330 --> 1:10:16.960

Analeshia Rodriguez

The goal is for it to connect all the way through the easement to the east.

1:10:17.10 --> 1:10:27.190

Analeshia Rodriguez

Does state that the use of long Acres lane is only for the subdivision in question to the east, and that's long addition #2.

1:10:27.550 --> 1:10:33.460

Analeshia Rodriguez

So we do have a recommended condition for a cul de SAC which would end up being right here if required.

1:10:33.470 --> 1:10:36.770

Analeshia Rodriguez

That's definitely not the developer's goal, but it might be the outcome.

1:10:39.380 --> 1:10:47.610

Analeshia Rodriguez

The applicant or I shouldn't say the applicant, but the landowner to the East did actually come see me and you'll see public comment attached to the staff report.

1:10:48.680 --> 1:10:56.760

Analeshia Rodriguez

He did want to restrict access of Long Acres Lane to his current users.

1:10:57.530 --> 1:11:8.870

Analeshia Rodriguez

Again, evidence for this restriction is actually on the long addition #2 plat and again a condition would require a cul-de-sac about right here if the through Rd isn't possible.

1:11:11.930 --> 1:11:17.50

Analeshia Rodriguez

So there are a couple lots on the southern edge that at phase one could access enterprise way.

1:11:18.770 --> 1:11:24.290

Analeshia Rodriguez

We do have a condition, however, that says that once Ranger Rd is built, that these two lots.

1:11:26.300 --> 1:11:30.70

Analeshia Rodriguez

Receive access off of Ranger Road and not off of Enterprise Rd.

1:11:30.80 --> 1:11:33.690

Analeshia Rodriguez

And that's consistent with our subdivision regulations requirements.

1:11:36.0 --> 1:11:40.330

Analeshia Rodriguez

There was a traffic impact study assembled for this project.

1:11:40.780 --> 1:11:44.470

Analeshia Rodriguez

It reviewed impacts of the subdivision to West Broadway Hwy.

1:11:44.480 --> 1:11:51.360

Analeshia Rodriguez

93 and the Interstate, it was noted that the Interstate 90 ramps at present are near capacity.

1:11:52.460 --> 1:12:6.390

Analeshia Rodriguez

The subdivision itself will increase interchange traffic by an estimated 1% and therefore no mitigations were recommended out of the study and we don't have any particular recommendations for off-site impacts as a result.

1:12:8.800 --> 1:12:10.710

Analeshia Rodriguez

There is a sidewalk requirement.

1:12:11.80 --> 1:12:28.270

Analeshia Rodriguez

There's again a total of four on site roads and the on site roads are required to have 5 foot wide sidewalks on both sides, and the proposal is for a 5 foot wide asphalt path along one side of all the on site roads to create a paved pathway network.

1:12:29.260 --> 1:12:38.210

Analeshia Rodriguez

So that would reach from this portion of the subdivision all the way down through marcassin across enterprise way up to Ranger Rd.

1:12:41.920 --> 1:12:48.180

Analeshia Rodriguez

Staff supports three of the four pedestrian facility variances, wrote alignments.

1:12:48.190 --> 1:12:53.870

Analeshia Rodriguez

Make it difficult to meet this standard of having a walkway on both sides for at least two of the roads.

1:12:54.730 --> 1:13:5.720

Analeshia Rodriguez

We felt that adding walkway on the opposite side adds minimal function and there's we feel an issue of proportionality for at least one of the roads in question.

1:13:7.860 --> 1:13:15.40

Analeshia Rodriguez

Staff does recommend denial of one of the variances, and that's for the pedestrian facility on one side of the Ranger Rd called de SAC.

1:13:15.830 --> 1:13:24.170

Analeshia Rodriguez

We didn't see any hardship in that question, so we're recommending that walkways be built on both sides of the cul-de-sac Rd.

1:13:26.510 --> 1:13:38.490

Analeshia Rodriguez

The subdivision was granted to city Sewer connection and water is proposed to be via a

single exempt well pumping to a storage tank, much like you see in this image here at Lowe's.

1:13:39.620 --> 1:13:43.450

Analeshia Rodriguez

The tank will be a minimum of 380,000 gallons.

1:13:43.700 --> 1:13:50.270

Analeshia Rodriguez

This tank, just for perspective, is about 197,000 gallons, so almost twice the size of this tank.

1:13:53.80 --> 1:13:55.960

Analeshia Rodriguez

The water tank is proposed within a utility lot.

1:13:56.280 --> 1:13:58.150

Analeshia Rodriguez

It must comply with setbacks.

1:13:58.160 --> 1:14:5.740

Analeshia Rodriguez

So you'll see a condition allowing the utility lot shape to change to meet zoning, primarily for setback reasons.

1:14:8.280 --> 1:14:25.160

Analeshia Rodriguez

Again, the water tank will be supplied by a single well exempt from water rights permitting the applicant is working toward a water right, but at present they must remain under the 35 gallon per minute or 10 acre foot and take it 10 acre foot threshold.

1:14:26.80 --> 1:14:31.420

Analeshia Rodriguez

So we do have a condition requiring metering and annual reporting of water usage.

1:14:33.570 --> 1:14:33.830

Analeshia Rodriguez

Oops.

1:14:38.250 --> 1:14:42.180

Analeshia Rodriguez

The covenants are required to spell out the water use limitations.

1:14:42.760 --> 1:14:59.140

Analeshia Rodriguez

External watering sources may be necessary in some cases and an example would be a fully built out subdivision with a need to irrigate landscaping where basically all the water is tied up with the individual users in any external irrigation must be from another source.

1:15:1.630 --> 1:15:11.50

Analeshia Rodriguez

The water tank will supply portable water with mains to every lot and it's intended to charge fire hydrants with municipal grade fire flows.

1:15:11.580 --> 1:15:20.380

Analeshia Rodriguez

There are conditions of approval about the review of hydrants as to where they're placed and they're functionality.

1:15:20.950 --> 1:15:29.610

Analeshia Rodriguez

Sprinklers may be required depending on use and volume of buildings, and a no must be placed on the plat and in the covenants with that information.

1:15:31.860 --> 1:15:34.520

Analeshia Rodriguez

There was a geotechnical analysis of the property.

1:15:36.280 --> 1:15:43.610

Analeshia Rodriguez

The site has diverse characters, subsurface characteristics, water infiltration, for instance, varies widely.

1:15:43.810 --> 1:15:48.70

Analeshia Rodriguez

There's some places with a kind of a hard pan subsurface element.

1:15:48.380 --> 1:16:1.900

Analeshia Rodriguez

Other areas are more gravelly, with very fast infiltration, so we do have a recommendation for geotech analysis for each individual lot which actually came out of the main geotechnical analysis.

1:16:4.70 --> 1:16:11.830

Analeshia Rodriguez

There is a high pressure gas line that runs across a portion of lot 19 and a good share of LOT 18.

1:16:13.220 --> 1:16:24.950

Analeshia Rodriguez

It's required to be depicted on the plat as a no build zone and it also must be depicted on building site plans with information to be contained in both the covenants and on the plats.

1:16:26.450 --> 1:16:33.170

Analeshia Rodriguez

In summary, staff recommendation is for approval and I have the motions bundled together in fours.

1:16:33.180 --> 1:16:39.990

Analeshia Rodriguez

Essentially, per curb and gutter, remember that there are four on site roads, so there's curb and gutter variances.

1:16:40.0 --> 1:16:42.630

Analeshia Rodriguez

Four of them, one for each on-site road.

1:16:42.640 --> 1:16:50.570

Analeshia Rodriguez

And then variances require regarding the pedestrian facilities proposal plus your main motion.

1:16:52.540 --> 1:16:56.730

Analeshia Rodriguez

That sums up my summary and I'll be available if you have questions.

1:16:57.440 --> 1:16:57.730

Analeshia Rodriguez

Great.

1:16:57.740 --> 1:16:58.90

Analeshia Rodriguez

Thank you.

1:16:58.100 --> 1:17:2.310

Analeshia Rodriguez

Tim, was there anybody else that was gonna speak to this tonight?

1:17:2.700 --> 1:17:6.650

Analeshia Rodriguez

Folks from Ethos, Civil or anything like that.

1:17:6.970 --> 1:17:7.850

Analeshia Rodriguez

Or are you at?

1:17:10.160 --> 1:17:10.840

Analeshia Rodriguez

Helping at this.

1:17:11.20 --> 1:17:12.890

Analeshia Rodriguez

OK, alright, great.

1:17:12.900 --> 1:17:13.790

Analeshia Rodriguez

Well, thanks for being here.

1:17:15.90 --> 1:17:16.980

Analeshia Rodriguez

Alright, board members.

1:17:16.990 --> 1:17:20.520

Analeshia Rodriguez

Does anybody have any clarifying questions?

1:17:20.610 --> 1:17:24.320

Analeshia Rodriguez

Need to get from Tim's presentation.

1:17:28.780 --> 1:17:28.940

Analeshia Rodriguez

OK.

1:17:31.730 --> 1:17:33.20

Analeshia Rodriguez

Alright, I'm not.

1:17:33.30 --> 1:17:34.190

Analeshia Rodriguez

So go ahead Rick.

1:17:35.990 --> 1:17:39.400

Rick Hall

Umm is there a right away on that high pressure gas line?

1:17:39.410 --> 1:17:42.160

Rick Hall

How I how far does it know build extend?

1:17:47.770 --> 1:17:48.650

Analeshia Rodriguez

That's a good question.

1:17:48.660 --> 1:17:53.600

Analeshia Rodriguez

It's either 20 feet either side or it might be 30.

1:17:53.610 --> 1:17:56.510

Analeshia Rodriguez

I need to go back and look at the condition, but that's a good question.

1:18:2.460 --> 1:18:4.930

Analeshia Rodriguez

20 I think it's 25.

1:18:4.980 --> 1:18:14.860

Analeshia Rodriguez

Yeah, I think it's an old correct me if I'm wrong, but it's an old Montana power easement that does has sort of a non specific location.

1:18:15.30 --> 1:18:17.820

Analeshia Rodriguez

I actually read the easement document and it's very vague it.

1:18:17.830 --> 1:18:22.420

Analeshia Rodriguez

There's no attached graphic or anything as to where it's located.

1:18:22.750 --> 1:18:40.400

Analeshia Rodriguez

That's one of the reasons I, the developers representative, wanted to pin it down a little bit more and then with the condition we think we can get it nailed down a little bit further to the degree that when a building gets built there, it needs to really be located, OK.

1:18:39.940 --> 1:18:42.680

Rick Hall

Yeah, they'll have to locate where this utility is.

1:18:43.360 --> 1:18:43.720

Rick Hall

Got it.

1:18:43.730 --> 1:18:44.60

Rick Hall

Thank you.

1:18:45.440 --> 1:18:46.70

Analeshia Rodriguez

Go ahead, Josh.

1:18:51.160 --> 1:19:16.300

Joshua

I guess my first question is just around the purpose behind exempt wells in Montana that's I think probably for for Tim is my understanding gets really to provide a simplified pathway for small scale water users to access groundwater without you know full full water rights and the entire permitting process.

1:19:17.420 --> 1:19:25.730

Joshua

Umm, you know, small farms, single family homes, small businesses in rural areas, do you would you say that that's accurate?

1:19:27.690 --> 1:19:28.340

Analeshia Rodriguez

Yeah.

1:19:28.390 --> 1:19:33.420

Analeshia Rodriguez

From what I understand, Josh of exempt wells, I think that is the case.

1:19:44.150 --> 1:19:44.310

Joshua

Yeah.

1:19:57.710 --> 1:19:58.760

Joshua

That's my next.

1:19:36.350 --> 1:19:59.230

Analeshia Rodriguez

I believe any applicant can go to the DNRC and this landscape, as you probably are aware, has changed a fair amount in the last few months, but anybody can go to DNRC with an exempt while proposal, which this applicant did and actually came up with a formula for how much water would be used for each of the 19 lots.

1:19:58.890 --> 1:20:1.160

Joshua

Yeah, that's my next question, right.

1:20:1.230 --> 1:20:1.390

Analeshia Rodriguez

Yeah.

1:20:1.170 --> 1:20:36.890

Joshua

So if we if we do agree that it's really basically for small scale rural development, single family homes, small farms, small businesses, what have you is, did I understand correctly that the assumption behind their water use is that there'll be a total of 9.9 approximately acre feet per year and they arrived at that by assuming that each lot will have an average of

50 customers and 24 employees a day on site for a proposed daily use of around 460 gallons per day.

1:20:40.230 --> 1:20:41.250

Analeshia Rodriguez

That sounds accurate.

1:20:42.560 --> 1:20:43.50

Joshua

Yeah.

1:20:43.60 --> 1:20:44.540

Joshua

How much does a single family?

1:20:44.550 --> 1:20:53.660

Joshua

I mean, my understanding is that a single family residence, 3 bed, 2 bath in a rural area with some external landscaping consumes around 300 gallons a day.

1:20:54.810 --> 1:21:2.330

Joshua

And we're saying that light industrial users are going to assume or we're assuming that they're going to use around 460 gallons a day is all.

1:21:4.380 --> 1:21:8.190

Joshua

That just want to make sure I'm understanding what the assumptions are.

1:21:8.260 --> 1:21:11.520

Joshua

I mean assumptions that are almost impossible to predict with any accuracy.

1:21:13.410 --> 1:21:13.680

Analeshia Rodriguez

Yeah.

1:21:13.690 --> 1:21:17.560

Analeshia Rodriguez

And I definitely, Josh, I'm not an expert in this area.

1:21:17.570 --> 1:21:18.640

Analeshia Rodriguez

I think there was.

1:21:33.120 --> 1:21:33.450

Joshua

Mm-hmm.

1:21:21.260 --> 1:21:34.240

Analeshia Rodriguez

Some attempt to get a sense of what an industrial user and folks that end up on the site would use as if this was a community water system I could be wrong about that.

1:21:34.250 --> 1:21:39.10

Analeshia Rodriguez

I might wanna have one of the ballots or Jamie speak to that, but.

1:21:42.80 --> 1:21:55.310

Analeshia Rodriguez

They did take this to DNRC and the numbers did seem to add up, and thus we have some of the add-ons that they volunteered actually for like external irrigation potential, external irrigation needs.

1:21:55.620 --> 1:22:6.160

Analeshia Rodriguez

And I think it's important to point out that though there's not a milestone that pegs when this is gonna happen, I think the ultimate goal here, the arc of the project, is to seek and obtain a water.

1:22:6.170 --> 1:22:6.590

Analeshia Rodriguez

Right.

1:22:7.120 --> 1:22:7.400

Joshua

Right.

1:22:6.980 --> 1:22:11.990

Analeshia Rodriguez

I think they want to start out exempt, but the goal is to obtain AI, right?

1:22:10.60 --> 1:22:12.170

Joshua

I understand that, but they're asking for.

1:22:12.230 --> 1:22:18.110

Joshua

They're asking for permission based on an exempt, well, not on some possibility of a future water right being granted.

1:22:18.480 --> 1:22:18.830

Analeshia Rodriguez

Right.

1:22:19.900 --> 1:22:20.640

Analeshia Rodriguez

Yep, that's correct.

1:22:21.200 --> 1:22:21.640

Joshua

OK.

1:22:21.650 --> 1:22:22.50

Joshua

Thank you.

1:22:22.60 --> 1:22:23.910

Joshua

I'll let other other people ask questions.

1:22:23.920 --> 1:22:25.340

Joshua

They may have a a few more in the future.

1:22:27.970 --> 1:22:28.220

Analeshia Rodriguez

Great.

1:22:28.230 --> 1:22:29.140

Analeshia Rodriguez

Thank you, Josh.

1:22:30.130 --> 1:22:34.890

Analeshia Rodriguez

Anybody else with questions clarifying questions?

1:22:38.290 --> 1:22:39.560

Analeshia Rodriguez

Dave, you got something.

1:22:39.750 --> 1:22:45.740

Analeshia Rodriguez

So yes, I start out agreeing with Josh about the exempt well question.

1:22:45.750 --> 1:22:47.970

Analeshia Rodriguez

I think totally unclear and not appropriate.

1:22:49.180 --> 1:23:2.790

Analeshia Rodriguez

What I'm concerned in in a more policy direction is that this this another so-called rural industrial subdivision.

1:23:3.720 --> 1:23:6.0

Analeshia Rodriguez

It's similar to the ones already out of the Y.

1:23:7.360 --> 1:23:11.970

Analeshia Rodriguez

If it's gonna be in, if it's going to be, first of all, the county.

1:23:12.400 --> 1:23:13.450

Analeshia Rodriguez

My personal opinion?

1:23:13.460 --> 1:23:19.150

Analeshia Rodriguez

That's much too a lower standard for the county to accept this and approve this.

1:23:19.240 --> 1:23:21.240

Analeshia Rodriguez

We already have a big mess out there.

1:23:21.250 --> 1:23:26.230

Analeshia Rodriguez

The next question I have, the city and the county, OK, when's the city going to annex?

1:23:26.240 --> 1:23:32.90

Analeshia Rodriguez

Oh, they're not going to you say because these are inadequate standards out there and the roads are not complete.

1:23:32.100 --> 1:23:41.520

Analeshia Rodriguez

I'm worried that this is another one of those kinds of subdivisions with incomplete roads, an incomplete drainage, and an example.

1:23:41.530 --> 1:23:49.710

Analeshia Rodriguez

Well, question, so I'm just putting it on the table there and the applicants can maybe convince me that this is really OK.

1:23:53.60 --> 1:23:53.370

Analeshia Rodriguez

OK.

1:23:53.380 --> 1:23:54.170

Analeshia Rodriguez

Thank you, Dave.

1:23:56.210 --> 1:24:0.400

Analeshia Rodriguez

Any other clarifying questions or go ahead, Josh?

1:24:2.210 --> 1:24:13.780

Joshua

Just wanted to confirm too that they've already they already drilled one well that they abandoned because there wasn't sufficient flow for the water needs is that is that accurate, Tim?

1:24:15.180 --> 1:24:16.520

Analeshia Rodriguez

Yeah, that's my understanding.

1:24:18.450 --> 1:24:21.490

Joshua

So there is some questions maybe about.

1:24:26.390 --> 1:24:26.670

Analeshia Rodriguez

Good.

1:24:24.720 --> 1:24:29.30

Joshua

You know, water availability at this site possibly.

1:24:35.0 --> 1:24:41.850

Analeshia Rodriguez

I think we have go ahead and there's a gentleman with the representatives here to speak to that.

1:24:41.860 --> 1:24:42.350

Analeshia Rodriguez

Go ahead, Sir.

1:24:42.360 --> 1:24:42.960

Analeshia Rodriguez

Just say your name.

1:24:50.510 --> 1:24:50.740

Analeshia Rodriguez

This.

1:24:53.410 --> 1:24:54.300

Analeshia Rodriguez

Oh, hold on.

1:24:55.610 --> 1:24:56.280

Analeshia Rodriguez

You got a mic.

1:24:56.290 --> 1:24:58.440

Analeshia Rodriguez

OK, starting that again, start over again.

1:24:58.590 --> 1:25:5.710

Analeshia Rodriguez

My name is Don Millott with ethos civil civil engineer representing the applicant on this project.

1:25:6.480 --> 1:25:10.290

Analeshia Rodriguez

I'll try to address a few of those questions that just came up.

1:25:11.0 --> 1:25:21.580

Analeshia Rodriguez

UM, the the most recent question about the well, yes, we did drill a well in the in the center of the site.

1:25:21.590 --> 1:25:22.280

Analeshia Rodriguez

We didn't.

1:25:22.690 --> 1:25:24.420

Analeshia Rodriguez

Umm, uh.

1:25:24.430 --> 1:25:27.400

Analeshia Rodriguez

Get adequate water out of that well.

1:25:27.410 --> 1:25:40.400

Analeshia Rodriguez

We subsequently have drilled a well to the North actually on the southwest corner of the utility parcel and we have gotten adequate water out of that well.

1:25:40.410 --> 1:25:49.820

Analeshia Rodriguez

We're in the process of doing final pump testing here in the next couple weeks, but we fully expect that we'll have all the water that we need.

1:25:49.880 --> 1:26:16.630

Analeshia Rodriguez

Umm, based on the calculations that we've done and shown in our water and sewer report

to address the earlier question about the amount of water given the current exempt well, we have provided calculations that show what our assumptions are based on umm we've.

1:26:18.350 --> 1:26:26.840

Analeshia Rodriguez

Basically looked at the the plat as a whole the 43 acres of the plat we've looked at.

1:26:26.850 --> 1:26:39.350

Analeshia Rodriguez

If if we were to have 25% of of that entire area covered with industrial uses and then we've used calculations.

1:26:41.560 --> 1:26:45.550

Analeshia Rodriguez

That the Department of Environmental Quality recommends.

1:26:46.310 --> 1:26:58.480

Analeshia Rodriguez

Uh of 1 employee per 800 square feet of building area and then take that number and multiply it by 13 gallons per day per employee.

1:26:58.590 --> 1:27:20.480

Analeshia Rodriguez

That's how we've derived our numbers for for the water usage, for the site, and we've provided a chart that shows how that would work out for the the 19 lots and the water usage being below that.

1:27:22.390 --> 1:27:34.160

Analeshia Rodriguez

Exempt well threshold UM to the question regarding will this be a, you know essentially a substandard development.

1:27:34.600 --> 1:27:37.970

Analeshia Rodriguez

I would say that is not the case.

1:27:38.340 --> 1:27:50.630

Analeshia Rodriguez

We are showing paved roads, umm, throughout wherever we are developing so they will be 26 foot wide paved roads to county standards.

1:27:51.600 --> 1:27:58.320

Analeshia Rodriguez

The reason for the ditches is the the stormwater swells is for infiltration.

1:27:58.920 --> 1:28:5.550

Analeshia Rodriguez

It's a a very an appropriate technique for managing stormwater.

1:28:5.600 --> 1:28:20.860

Analeshia Rodriguez

Basically, rather than collecting all the stormwater, putting it in pipes and then discharging it into a a large system in one place on the project at allows the water to infiltrate throughout the project.

1:28:21.210 --> 1:28:31.400

Analeshia Rodriguez

So it it's closer to the current situation where when a raindrop falls on the ground, it infiltrates into the ground where it falls.

1:28:31.410 --> 1:28:41.370

Analeshia Rodriguez

This is much closer to that and we think it's a a much better solution for how to manage stormwater off of off of the roadways.

1:28:42.390 --> 1:28:42.820

Analeshia Rodriguez

Umm.

1:28:43.710 --> 1:28:52.380

Analeshia Rodriguez

And I would say we have actually proposed sidewalks in locations, whether or not required by code.

1:28:52.670 --> 1:29:9.610

Analeshia Rodriguez

So there's a number of roads on the project where we have proposed sidewalks with the intent of providing connectivity all the way around the plat and the ability to connect to the plat, to the, to the Northeast.

1:29:9.670 --> 1:29:20.310

Analeshia Rodriguez

So in in that regard, we've actually provided a better pedestrian network than would be required by by county code.

1:29:20.820 --> 1:29:29.940

Analeshia Rodriguez

I think that's hit on most of the questions, but if I haven't answered any I'd be happy to to go further into it.

1:29:31.210 --> 1:29:31.730

Analeshia Rodriguez

Great.

1:29:31.790 --> 1:29:32.740

Analeshia Rodriguez

Thank you, Don.

1:29:33.190 --> 1:29:36.700

Analeshia Rodriguez

Is there anybody else have any clarifying questions?

1:29:36.770 --> 1:29:39.70

Analeshia Rodriguez

Need anything addressed here?

1:29:41.640 --> 1:29:43.830

Analeshia Rodriguez

OK, I'm not seeing anybody.

1:29:44.780 --> 1:29:45.750

Analeshia Rodriguez

Let's see.

1:29:45.900 --> 1:29:50.470

Analeshia Rodriguez

I guess I have one question probably for Tim.

1:29:50.580 --> 1:30:2.10

Analeshia Rodriguez

I'm just curious what are I tried to get to this in my own research, but what are all the possibilities within this like subdivision and zoning like proposal here for this place?

1:30:2.20 --> 1:30:4.860

Analeshia Rodriguez

Like what are all the things that we can look at?

1:30:4.870 --> 1:30:7.30

Analeshia Rodriguez

Is there residential that can be mixed in here?

1:30:8.590 --> 1:30:10.300

Analeshia Rodriguez

You can't do residential.

1:30:10.450 --> 1:30:15.360

Analeshia Rodriguez

You can do commercial only accessory to light industrial.

1:30:15.890 --> 1:30:18.830

Analeshia Rodriguez

So out here you see fabrication.

1:30:18.890 --> 1:30:21.300

Analeshia Rodriguez

There's a dental tool operation.

1:30:21.870 --> 1:30:24.510

Analeshia Rodriguez

You see a lot of that, I say warehousing.

1:30:25.170 --> 1:30:31.400

Analeshia Rodriguez

Umm, there's some unique artisan businesses out in this area.

1:30:33.150 --> 1:30:48.530

Analeshia Rodriguez

One individual actually does riggings for art installation, and he travels all over the world with the product he makes out of, and that's a little further to the West or yeah, southwest of here. But.

1:30:50.600 --> 1:30:51.470

Analeshia Rodriguez

OK, great.

1:30:51.480 --> 1:31:18.30

Analeshia Rodriguez

I think they're just sometimes when we use the term subdivision, the public automatically thinks housing and I think it's a good clarification for us to make sure that that's a known that you know this isn't we're not looking at putting families and houses out here despite the designation of the subdivision any, any other needs from board members before we move to public comment.

1:31:18.80 --> 1:31:19.530

Analeshia Rodriguez

Ohh Josh, I see your hand up.

1:31:19.540 --> 1:31:19.760

Analeshia Rodriguez

Go ahead.

1:31:21.40 --> 1:31:21.620

Joshua

Yeah.

1:31:21.680 --> 1:31:33.220

Joshua

You know, you're kind of last question, alludes to my next question and that is, did they make any assumptions about what the mix of future users will be, right.

1:31:33.230 --> 1:31:49.600

Joshua

Because if the numbers they're using to forecast water consumption or just, you know, bathrooms and break room, that may be possible, but they don't know if there's gonna be a small tooling machine in here or a manufacturing.

1:31:51.220 --> 1:31:52.270

Joshua

Company moving in here.

1:31:52.280 --> 1:32:2.430

Joshua

They don't know what the final user is gonna be, and those final users could demand significantly, significantly more water than their forecasting.

1:32:2.700 --> 1:32:6.980

Joshua

I mean 462 gallons a day, folks is not a lot of water.

1:32:9.0 --> 1:32:16.880

Joshua

In a single family, home consumes between 200 and 350 gallons a day, and we're putting industrial users.

1:32:16.930 --> 1:32:17.140

Joshua

There's.

1:32:19.490 --> 1:32:22.620

Joshua

With this water supply, I just don't think.

1:32:22.690 --> 1:32:27.840

Joshua

Well, I'll save that for later, but I guess the question here is, is how did they?

1:32:27.930 --> 1:32:33.270

Joshua

Did they make any assumptions about what the final usages would be, given what's permitted?

1:32:34.490 --> 1:32:36.440

Joshua

Umm, with this zoning designation.

1:32:39.490 --> 1:32:39.840

Analeshia Rodriguez

Great.

1:32:39.850 --> 1:32:41.250

Analeshia Rodriguez

Anybody Don or Tim?

1:32:43.210 --> 1:32:48.120

Analeshia Rodriguez

Uh, we have a number of different users.

1:32:48.390 --> 1:32:51.900

Analeshia Rodriguez

As Tim has mentioned that our possibilities umm.

1:32:52.260 --> 1:32:55.170

Analeshia Rodriguez

And because it is a subdivision.

1:32:55.660 --> 1:32:59.760

Analeshia Rodriguez

Umm, there's a wide variety within the code.

1:33:0.530 --> 1:33:26.870

Analeshia Rodriguez

I think the really the key piece here, as Tim mentioned is the water system will be master metered and so as as the project develops and as users come online, there will be a Max usage until such time as the water right is is brought on umm.

1:33:26.970 --> 1:33:43.900

Analeshia Rodriguez

And so from that, you know, in that regard, there's there's a real and and since the the condition is that we'll be reporting that both to the county and also to the state on an annual basis.

1:33:45.360 --> 1:33:58.760

Analeshia Rodriguez

You know the water consumption will be very much a consideration for users for purchasers until such time as that water right is secured.

1:34:0.90 --> 1:34:19.640

Analeshia Rodriguez

So that's, you know, I think how it's been viewed for for the project, I should add I didn't

mention this before, but umm this project will be providing fire flow and for the entire subdivision.

1:34:19.650 --> 1:34:28.220

Analeshia Rodriguez

I think maybe Tim mentioned that in his presentation, but you know to the earlier point about will it be substandard?

1:34:28.230 --> 1:34:31.980

Analeshia Rodriguez

No, this will be providing at least 1500 gallons per minute.

1:34:32.260 --> 1:34:32.780

Analeshia Rodriguez

Umm.

1:34:33.380 --> 1:34:39.960

Analeshia Rodriguez

And for four hours, which will cover virtually any use that could be out there?

1:34:40.730 --> 1:34:48.360

Analeshia Rodriguez

Umm, so in that regard, it's far above the standard of anything in the vicinity.

1:34:48.370 --> 1:34:50.750

Analeshia Rodriguez

So just to just to clarify that.

1:34:52.230 --> 1:34:52.840

Analeshia Rodriguez

OK, great.

1:34:52.850 --> 1:34:53.500

Analeshia Rodriguez

Thank you, Don.

1:34:53.510 --> 1:34:54.70

Analeshia Rodriguez

Go ahead, Josh.

1:34:55.80 --> 1:35:1.300

Joshua

I would just say, which would also put it well above the permitted water consumption.

1:35:3.440 --> 1:35:3.860

Analeshia Rodriguez

Uh.

1:35:3.430 --> 1:35:13.350

Joshua

Given the fact given the fact that the the limitations on the water, the fact that it is supplying uh hydrants and fire suppression, I mean what was it?

1:35:13.360 --> 1:35:15.210

Joshua

Would you say 1500 gallons a minute?

1:35:16.340 --> 1:35:16.480

Analeshia Rodriguez

Uh.

1:35:16.480 --> 1:35:18.850

Analeshia Rodriguez

Correct, but that would come out of the tank.

1:35:20.310 --> 1:35:21.390

Joshua

Just fed by the well.

1:35:18.860 --> 1:35:21.650

Analeshia Rodriguez

And so that is all calculated.

1:35:22.100 --> 1:35:31.310

Analeshia Rodriguez

Yeah, that's all calculated into the into the calculations using the department of uh the DEQ calculations.

1:35:31.320 --> 1:35:39.550

Analeshia Rodriguez

So it it all falls within those requirements, uh, by the state DEQ for an exempt well.

1:35:42.990 --> 1:35:44.140

Analeshia Rodriguez

OK.

1:35:44.790 --> 1:35:47.690

Analeshia Rodriguez

Anything else from board members at this time?

1:35:49.650 --> 1:35:57.770

Analeshia Rodriguez

OK, I think I'm gonna go ahead and take us into public comment and everybody will definitely have an opportunity to speak more to this.

1:35:59.590 --> 1:36:10.150

Analeshia Rodriguez

So with that, we will open up public comment for this hearing on the Grass Valley Industrial Subdivision.

1:36:12.550 --> 1:36:23.920

Analeshia Rodriguez

And for anybody joining us out in, out, outside of this room because there's nobody in here, there's instructions up on the screen.

1:36:23.930 --> 1:36:39.400

Analeshia Rodriguez

If you need to call in individually, I'll also read them out to access the meeting via telephone, you can call 406-272-4824, phone conference ID 127489322# sign.

1:36:40.30 --> 1:36:45.430

Analeshia Rodriguez

You can hit star 5 to raise and lower your hand and star 6 to mute and unmute yourself.

1:36:46.780 --> 1:36:53.20

Analeshia Rodriguez

And with that, we will hold public comment open for a minute or so and see if anybody joins us.

1:38:35.830 --> 1:38:37.160

Analeshia Rodriguez

OK.

1:38:37.430 --> 1:38:39.120

Analeshia Rodriguez

Seeing anybody, Alicia then I'm missing.

1:38:40.100 --> 1:38:40.750

Analeshia Rodriguez

OK.

1:38:41.120 --> 1:38:43.70

Analeshia Rodriguez

And nobody in house here.

1:38:43.180 --> 1:39:4.550

Analeshia Rodriguez

Alright, we gave that a couple of minutes, not seeing anybody raising their hand digitally or in real life will go ahead and close public comment for this hearing and that will bring us into a motion if somebody wants to try and take a stab at this.

1:39:4.560 --> 1:39:14.410

Analeshia Rodriguez

And I think we're gonna break this up into three different groups based on Tim's recommendations.

1:39:14.420 --> 1:39:14.990

Analeshia Rodriguez

So we would.

1:39:17.620 --> 1:39:30.690

Analeshia Rodriguez

Start with the variances for curb and gutter and then 5 foot paved path and then the the overall Grass Valley Industrial subdivision.

1:39:30.700 --> 1:39:34.830

Analeshia Rodriguez

To anybody have issues with that?

1:39:34.840 --> 1:39:38.310

Analeshia Rodriguez

Any questions about that different suggestion?

1:39:44.410 --> 1:39:45.720

Analeshia Rodriguez

OK, great.

1:39:45.730 --> 1:39:47.650

Analeshia Rodriguez

Peter's gonna give it a stab here, alright?

1:39:51.950 --> 1:39:53.70

Analeshia Rodriguez

The recommended motion.

1:39:54.900 --> 1:40:9.260

Analeshia Rodriguez

For the Grass Valley Industrial subdivision development Stainability request a vary from section 3.4 point 7.3 requiring curb, gutter and Blvd along Ranger Rd.

1:40:10.50 --> 1:40:35.670

Analeshia Rodriguez

Request to vary from section 3.4 point 7.3 requiring curb, gutter and Blvd along Long Acres City Lane request a vary from section 3.4 point 7.3 requiring curb gutter and Blvd along Moccasin Lane request to vary from Section 3 point 4.73 requiring curb, gutter and Blvd long race track lane.

1:40:40.940 --> 1:40:42.0

Analeshia Rodriguez

Is that what we should stop?

1:40:44.830 --> 1:40:46.140

Analeshia Rodriguez

Yeah, didn't have my mic on.

1:40:46.150 --> 1:40:47.400

Analeshia Rodriguez

I think so.

1:40:47.450 --> 1:40:52.320

Analeshia Rodriguez

Let's let's add the subject to recommend conditions of approval in there as well.

1:40:55.50 --> 1:41:1.960

Analeshia Rodriguez

Where are you looking at the very last sentence of each or the end of the sentence for each of the four?

1:41:2.10 --> 1:41:6.850

Analeshia Rodriguez

Just maybe in the number 4, just throw that in there for the record.

1:41:10.430 --> 1:41:21.220

Analeshia Rodriguez

That the Grass Valley Industrial Subdivision be approved based on the findings of fact and conclusions of law in the staff report and subject to the recommended conditions of approval in the staff report.

1:41:22.640 --> 1:41:23.130

Analeshia Rodriguez

Great.

1:41:23.140 --> 1:41:23.560

Analeshia Rodriguez

Thank you.

1:41:25.130 --> 1:41:25.900

Analeshia Rodriguez

Do we have a second?

1:41:35.700 --> 1:41:36.370

Analeshia Rodriguez

Do it, Rick.

1:41:36.940 --> 1:41:37.750

Analeshia Rodriguez

I see you getting ready.

1:41:45.630 --> 1:41:45.950

Analeshia Rodriguez

OK.

1:41:40.160 --> 1:41:51.520

Rick Hall

Well, I'm a little unsure about the wording on that motion because he just said approval of the Grass Valley subdivision rather than the curb and gutter, so.

1:41:53.220 --> 1:41:54.160

Rick Hall

I can't second it.

1:41:55.270 --> 1:41:56.280

Analeshia Rodriguez

OK, alright.

1:41:56.290 --> 1:41:57.720

Analeshia Rodriguez

I'm seeing agreement there.

1:41:57.790 --> 1:42:8.840

Analeshia Rodriguez

OK, so let's you don't have a screen, so Peter doesn't have a screen in front of them, which is one of the things that I think is creating some difficulty here.

1:42:8.890 --> 1:42:12.980

Analeshia Rodriguez

And I'm sorry, Peter, I did not realize that you didn't have the screen in front of you.

1:42:12.990 --> 1:42:16.440

Analeshia Rodriguez

I saw you looking in front of you, so I thought you were looking at a screen.

1:42:16.710 --> 1:42:23.220

Analeshia Rodriguez

So we're gonna try this again, folks and Peter, this time is gonna have the benefit of seeing what the rest of us were seeing.

1:42:23.280 --> 1:42:24.10

Analeshia Rodriguez

Go ahead, Tim.

1:42:24.50 --> 1:42:34.990

Analeshia Rodriguez

I think as long as there's clarification that with each of these motions, it's subject to the

recommended conditions of approval, the spirit of it plays out through all four of these motions.

1:42:35.60 --> 1:42:39.120

Analeshia Rodriguez

OK, so if as long as you clarify that, I think we're in good shape.

1:42:42.40 --> 1:42:42.800

Analeshia Rodriguez

So what should I do?

1:42:46.510 --> 1:42:57.860

Analeshia Rodriguez

I think for the purpose of clarity, we'll let's just redo this and have you read the motion that Tim has right there for in full one through four, one through 4.

1:42:57.910 --> 1:42:58.800

Analeshia Rodriguez

It's Sir, please.

1:42:58.850 --> 1:43:0.540

Analeshia Rodriguez

Alright, recommended motions.

1:43:0.550 --> 1:43:12.160

Analeshia Rodriguez

Curb and gutter one I move to recommend approval of the request to vary from section 3.4 point 7.3 requiring curb gutter and Blvd construction for Ranger Rd.

1:43:12.370 --> 1:43:30.750

Analeshia Rodriguez

Subject to the recommended conditions of approval, two I moved to recommend approval of the request to vary from section 3.4 point 7.3 requiring curb, gutter and Blvd construction for Long Acres lane, subject to the recommended conditions of approval.

1:43:31.680 --> 1:44:3.220

Analeshia Rodriguez

Three, I moved to recommend approval of the request to vary from section 3.4 point 7.3 requiring curb, gutter and Blvd construction for Moccasin Lane, subject to the recommended conditions of approval for I move to recommend approval of the request to

vary from section 3.4 point 7.3 requiring curb gutter and Blvd construction for race track lane, subject to the recommended conditions of approval.

1:44:5.450 --> 1:44:6.650

Analeshia Rodriguez

Thank you very much, Peter.

1:44:8.440 --> 1:44:9.900

Analeshia Rodriguez

Alright, second too.

1:44:6.690 --> 1:44:13.330

Rick Hall

I'll second that and Peter, I wanna say if you were winging it last time you did a fantastic job.

1:44:16.710 --> 1:44:19.540

Analeshia Rodriguez

Motion made by Peter, seconded by Rick.

1:44:19.550 --> 1:44:23.200

Analeshia Rodriguez

And thank you, Peter for reading through that fully.

1:44:23.210 --> 1:44:24.300

Analeshia Rodriguez

Again, I'm.

1:44:24.340 --> 1:44:26.820

Analeshia Rodriguez

I'm sorry I didn't pick up that on that to start out with.

1:44:26.830 --> 1:44:29.80

Analeshia Rodriguez

I was like, kept hearing that Grass Valley point.

1:44:29.90 --> 1:44:29.550

Analeshia Rodriguez

I was like what?

1:44:30.880 --> 1:44:34.160

Analeshia Rodriguez

OK, we got a motion on the floor.

1:44:37.600 --> 1:44:39.310

Analeshia Rodriguez

Does anybody wanna kick us off?

1:44:39.820 --> 1:44:40.290

Analeshia Rodriguez

Thoughts.

1:44:41.790 --> 1:44:42.290

Analeshia Rodriguez

Go ahead, Peter.

1:44:43.600 --> 1:44:55.550

Analeshia Rodriguez

My only concern are the Anarrower roads without curb, gutter and Blvd I'm and I'm presuming that because it's industrial we don't. We're not.

1:44:55.560 --> 1:45:7.650

Analeshia Rodriguez

We don't have the kind of concerns we would have have in a ohh residential area where we worried about people having guests come over and park on the side of the road and the like.

1:45:8.10 --> 1:45:9.310

Analeshia Rodriguez

Is that accurate?

1:45:9.320 --> 1:45:17.420

Analeshia Rodriguez

I mean, are are there any other reasons we might regret not having wider roads out there?

1:45:22.100 --> 1:45:23.0

Analeshia Rodriguez

Valid question.

1:45:25.240 --> 1:45:26.440

Analeshia Rodriguez

I think from my part.

1:45:29.100 --> 1:45:39.100

Analeshia Rodriguez

I think this is gonna be an industrial area, but also hopefully lending to a little bit of walkability or bikeability for folks out lunch hour.

1:45:41.150 --> 1:45:42.840

Analeshia Rodriguez

And I like groundswells.

1:45:42.850 --> 1:45:43.850

Analeshia Rodriguez

I see the purpose there.

1:45:45.560 --> 1:45:46.320

Analeshia Rodriguez

I am.

1:45:47.190 --> 1:45:48.710

Analeshia Rodriguez

Go ahead, Rick.

1:45:50.890 --> 1:45:55.880

Rick Hall

Well, I think that we're going to recommend no parking allowed on any of the roads as well.

1:45:56.810 --> 1:46:7.860

Rick Hall

And then I thought I heard something in there about a 5 foot paved area in addition to the road sort of creating a bike way walkway.

1:46:9.120 --> 1:46:10.550

Rick Hall

I might be mistaken on that.

1:46:10.560 --> 1:46:11.810

Rick Hall

Maybe we could get that clarified.

1:46:13.400 --> 1:46:14.290

Analeshia Rodriguez

No, you're correct.

1:46:14.300 --> 1:46:17.680

Analeshia Rodriguez

That's our actually our next set of motions is is that pathway.

1:46:19.420 --> 1:46:20.890

Analeshia Rodriguez

Or variances.

1:46:20.900 --> 1:46:21.400

Analeshia Rodriguez

Excuse me.

1:46:22.550 --> 1:46:23.90

Analeshia Rodriguez

Go ahead, Josh.

1:46:28.270 --> 1:46:29.560

Analeshia Rodriguez

Your mic is non Josh.

1:46:31.200 --> 1:46:33.20

Joshua

Maybe I misunderstood, right?

1:46:33.30 --> 1:46:33.890

Joshua

I just didn't hear.

1:46:33.900 --> 1:46:49.230

Joshua

My understanding is that these motions are to require are requesting a variance from county standards to have curb, gutter and Blvd construction on these types of roads.

1:46:49.460 --> 1:47:3.240

Joshua

And the reason I didn't really hear a good reason why they're asking for a variance to not put

that in other than it's kind of isolated, there's not a lot of services here and it's really expensive to do that that kind of was my takeaway.

1:47:3.250 --> 1:47:16.740

Joshua

Now, if you know, maybe the applicant or Tim can explain the you know why they're requesting this variance and why it's so imperative umm to the subdivision that they they get the variance.

1:47:17.820 --> 1:47:18.370

Analeshia Rodriguez

Very well.

1:47:18.380 --> 1:47:19.370

Analeshia Rodriguez

I think Don is up.

1:47:18.570 --> 1:47:19.530

Joshua

What the hardship is?

1:47:19.380 --> 1:47:19.590

Analeshia Rodriguez

Go ahead.

1:47:22.320 --> 1:47:34.350

Analeshia Rodriguez

Yeah, the the reason behind not having curbs is that once you have a curb, a curbs work well.

1:47:34.360 --> 1:47:48.210

Analeshia Rodriguez

If you have an underground storm system, you know the typical catch basins and underground pipe, so they of course catch all the water that that sheet flows off of the roadway.

1:47:48.260 --> 1:47:55.990

Analeshia Rodriguez

They flow into the the curb line and then they eventually flow into a catch basin, which then goes into an underground pipe and makes its way downstream.

1:47:57.10 --> 1:48:21.300

Analeshia Rodriguez

Uh, the reason that this actually is better given this situation is it allows the water to immediately sheet flow into the nearby stormwater swales, which allows the water to to infiltrate immediately, very close to where the rainwater fell, rather than concentrating it and collecting it all together.

1:48:21.310 --> 1:48:31.270

Analeshia Rodriguez

And and creating downstream problems for someone, somewhere the the you know the term of art for this is low impact development.

1:48:31.370 --> 1:48:33.960

Analeshia Rodriguez

It's very much a form of low impact development.

1:48:34.700 --> 1:48:47.480

Analeshia Rodriguez

Uh, and that we would argue in in many ways, it's actually better given the fact that more the soils out there will allow this kind of infiltration.

1:48:48.100 --> 1:48:48.560

Analeshia Rodriguez

Umm.

1:48:48.700 --> 1:48:56.170

Analeshia Rodriguez

And that it provides a better stormwater solution for for the project area.

1:48:56.820 --> 1:49:1.480

Analeshia Rodriguez

So that is the the the reason for the request.

1:49:3.420 --> 1:49:4.70

Joshua

Thank you.

1:49:3.670 --> 1:49:4.810

Analeshia Rodriguez

Did you get something?

1:49:4.820 --> 1:49:5.20

Analeshia Rodriguez

Go ahead.

1:49:4.280 --> 1:49:13.10

Joshua

My my understanding is that there's a lot of clay out there and that's not a lot of alluvial soils permitting, you know, the infiltration of that.

1:49:13.20 --> 1:49:21.250

Joshua

And secondly, I'd like to understand from Tim then why is this the standard curb, gutter and Blvd construction on these types of developments?

1:49:21.260 --> 1:49:24.160

Joshua

If this type of other proposed development is better.

1:49:28.340 --> 1:49:32.840

Analeshia Rodriguez

It is the urban area standard, I think in this location.

1:49:36.460 --> 1:49:53.70

Analeshia Rodriguez

You lack the comprehensive drainage network like you might have a little bit closer in where you can direct this storm water as Don was describing to some place where it can be treated or it could be detained et cetera.

1:50:0.790 --> 1:50:1.160

Joshua

I.

1:49:55.340 --> 1:50:1.170

Analeshia Rodriguez

It's more context, I think in this case, but it does raise a good question.

1:50:1.180 --> 1:50:4.20

Analeshia Rodriguez

It's like if kerbin gutter is the urban area standard then.

1:50:6.750 --> 1:50:8.660

Analeshia Rodriguez

Why not enforce it everywhere?

1:50:7.200 --> 1:50:9.240

Joshua

Yeah, right.

1:50:8.790 --> 1:50:12.890

Analeshia Rodriguez

I think it's just difficult on the edge to make it work, practically speaking.

1:50:13.580 --> 1:50:15.770

Joshua

If I couldn't agree more.

1:50:15.820 --> 1:50:17.230

Joshua

It is difficult to make it work.

1:50:20.600 --> 1:50:21.950

Analeshia Rodriguez

OK, Dave, go ahead.

1:50:22.320 --> 1:50:27.150

Analeshia Rodriguez

It's to me, it's not that I think this is wells don't work.

1:50:27.160 --> 1:50:27.970

Analeshia Rodriguez

It depends.

1:50:28.60 --> 1:50:32.810

Analeshia Rodriguez

As Josh said, it depends on the soil number one and #2.

1:50:33.20 --> 1:50:41.770

Analeshia Rodriguez

This is a rolling up and down, not steep, but a rolling area that there will be ponding in certain areas on the swales, which leads to me.

1:50:42.610 --> 1:50:47.960

Analeshia Rodriguez

So the reason I'm we didn't get to a conversation with the applicant.

1:50:47.970 --> 1:51:1.10

Analeshia Rodriguez

I think this is too big that there's a water question available available water question and we're asking to approve a very large subdivision with a lot of small lots.

1:51:1.20 --> 1:51:11.710

Analeshia Rodriguez

This is different than the development park in a major way, and and the they're asking for us to, well, we'll work it out later on and I'm uncomfortable with that.

1:51:11.720 --> 1:51:18.130

Analeshia Rodriguez

And I've already said that so swells are OK in general, depending on the on the soil conditions.

1:51:18.140 --> 1:51:18.700

Analeshia Rodriguez

Yes, thank you.

1:51:21.60 --> 1:51:22.150

Analeshia Rodriguez

Thank you, Dave.

1:51:22.620 --> 1:51:24.330

Analeshia Rodriguez

Comments from any other board members.

1:51:32.660 --> 1:51:34.520

Analeshia Rodriguez

Not seeing anybody.

1:51:36.630 --> 1:51:39.710

Analeshia Rodriguez

Ohh, let's see if I can gather my thoughts here.

1:51:42.210 --> 1:51:45.330

Analeshia Rodriguez

UMumm, this is a tough one.

1:51:48.790 --> 1:51:55.60

Analeshia Rodriguez

At least for me, this is a this is a challenging l because I get I get the desire.

1:51:56.170 --> 1:52:0.240

Analeshia Rodriguez

UMto request this variance.

1:52:0.250 --> 1:52:4.310

Analeshia Rodriguez

I think I understand the hardship, which is that.

1:52:6.460 --> 1:52:14.530

Analeshia Rodriguez

Having the curbs and gutters doesn't allow them to do this swales, so the lack of having that option becomes the hardship.

1:52:17.320 --> 1:52:20.170

Analeshia Rodriguez

Whether or not that's sufficient for a variance though, is.

1:52:20.180 --> 1:52:27.660

Analeshia Rodriguez

Is is hard I guess in this instance I am kind of leaning in on staff.

1:52:27.720 --> 1:52:31.800

Analeshia Rodriguez

This one is a little little more challenging. UM.

1:52:34.440 --> 1:52:38.610

Analeshia Rodriguez

For me, I guess I'm not feeling a lot of grounds.

1:52:38.880 --> 1:52:39.450

Analeshia Rodriguez

Umm.

1:52:40.160 --> 1:52:46.280

Analeshia Rodriguez

Unless somebody can convince me otherwise of how or why I'm I'm saying no.

1:52:48.870 --> 1:52:50.950

Analeshia Rodriguez

Other than maybe not meeting the hardship.

1:52:52.350 --> 1:52:59.220

Analeshia Rodriguez

So umm, I think that's all I've got on this stack of motions.

1:53:1.450 --> 1:53:6.60

Analeshia Rodriguez

This is a very a pretty unique UMproject.

1:53:6.170 --> 1:53:13.340

Analeshia Rodriguez

I mean, just just the shape of the the subdivision is kind of interesting in itself.

1:53:14.950 --> 1:53:15.950

Analeshia Rodriguez

Alright, I'll leave it at that.

1:53:15.960 --> 1:53:16.510

Analeshia Rodriguez

Go ahead, Josh.

1:53:18.360 --> 1:53:18.740

Joshua

Umm.

1:53:18.920 --> 1:53:21.690

Joshua

I was just gonna make abundantly clear my position.

1:53:22.60 --> 1:53:24.130

Joshua

Not only on the subdivision, but on this.

1:53:24.580 --> 1:53:37.390

Joshua

On this motion, and I do not intend to support it, you know in my time on the planning board we've seen a couple of these proposed subdivisions, some residential, you know, the last one residential.

1:53:37.620 --> 1:53:47.580

Joshua

And I believe it was 11 or 14 residential lots on a single exempt well and you know, they also did the alchemy of the math to show that they were gonna be under.

1:53:50.250 --> 1:53:55.820

Joshua

The total maximum allowed volume, the total maximum allocation, and I voted against that one.

1:53:56.450 --> 1:53:58.640

Joshua

I'll be voting against this one.

1:53:58.650 --> 1:54:15.240

Joshua

I just do not believe that this is the way that we should be developing UMa and so I will not be supporting this motion for the request for the variances on the curve better in Bullard construction.

1:54:17.810 --> 1:54:18.170

Analeshia Rodriguez

Great.

1:54:18.180 --> 1:54:18.650

Analeshia Rodriguez

Thank you.

1:54:20.100 --> 1:54:20.750

Analeshia Rodriguez

OK

1:54:20.760 --> 1:54:24.830

Analeshia Rodriguez

Anything else from board members for we move to a vote.

1:54:28.420 --> 1:54:31.330

Analeshia Rodriguez

OK, not seeing anything from board members.

1:54:31.340 --> 1:54:34.750

Analeshia Rodriguez

Could we please have a roll call vote roll call vote?

1:54:36.520 --> 1:54:38.900

Analeshia Rodriguez

Derek can washer, yes.

1:54:41.850 --> 1:54:42.780

Analeshia Rodriguez

Josh Schrader.

1:54:43.540 --> 1:54:43.750

Joshua

No.

1:54:46.730 --> 1:54:48.610

Analeshia Rodriguez

Dave Loomis, no.

1:54:51.0 --> 1:54:51.710

Analeshia Rodriguez

Peter Benson.

1:54:53.680 --> 1:54:53.860

Analeshia Rodriguez

Yes.

1:54:56.620 --> 1:54:57.100

Analeshia Rodriguez

Rick Hall.

1:54:58.950 --> 1:54:59.180

Rick Hall

No.

1:55:1.530 --> 1:55:2.180

Analeshia Rodriguez

Sean McCoy.

1:55:5.310 --> 1:55:8.60

Analeshia Rodriguez

Yes, we must tune.

1:55:10.370 --> 1:55:16.50

Analeshia Rodriguez

Ohh, I'm sorry I forgot about you being recused and the motion ties.

1:55:21.340 --> 1:55:21.800

Analeshia Rodriguez

Very good.

1:55:21.100 --> 1:55:22.630

Rick Hall

At time means fails.

1:55:22.640 --> 1:55:23.310

Rick Hall

Is that correct?

1:55:24.240 --> 1:55:24.930

Analeshia Rodriguez

Say that again.

1:55:24.940 --> 1:55:25.520

Analeshia Rodriguez

I'm sorry, Rick.

1:55:26.100 --> 1:55:27.520

Rick Hall

Does the time mean fails?

1:55:29.440 --> 1:55:31.750

Analeshia Rodriguez

I this might be my first tie.

1:55:33.620 --> 1:55:34.190

Analeshia Rodriguez

I don't know.

1:55:34.300 --> 1:55:39.540

Analeshia Rodriguez

If it's the time along time it we might have to go back and look at the bylaws.

1:55:40.220 --> 1:55:42.20

Analeshia Rodriguez

Yeah, I think we're gonna have to.

1:55:42.530 --> 1:55:51.660

Analeshia Rodriguez

I see analicia flipping through things here, so let us let us get back to you that I I don't think I've ever had a tie since I've been on the board.

1:55:51.670 --> 1:55:52.570

Analeshia Rodriguez

I can't recall one.

1:55:54.460 --> 1:55:56.50

Analeshia Rodriguez

Josh, you've been here as long as I have.

1:55:56.60 --> 1:55:56.760

Analeshia Rodriguez

Have we seen a tie?

1:55:57.560 --> 1:55:59.200

Joshua

I've never seen a tie, no.

1:55:59.100 --> 1:55:59.950

Analeshia Rodriguez

OK

1:56:0.50 --> 1:56:0.560

Analeshia Rodriguez

All right.

1:56:2.210 --> 1:56:2.930

Analeshia Rodriguez

Ohm.

1:56:5.340 --> 1:56:5.760

Analeshia Rodriguez

Well.

1:56:8.360 --> 1:56:9.670

Analeshia Rodriguez

That brings us to that.

1:56:9.680 --> 1:56:18.680

Analeshia Rodriguez

We'll get back on what happens with the results of a tie and can we bring up the next set of motions?

1:56:23.430 --> 1:56:26.850

Analeshia Rodriguez

And if anybody wants to take a stab at this, they're welcome to.

1:56:32.630 --> 1:56:35.960

Analeshia Rodriguez

Go ahead, Derek, for PED facilities.

1:56:36.680 --> 1:56:52.510

Analeshia Rodriguez

#5, I recommend that the request of vary from section 3.4 point 9.1 requiring 5 foot sidewalks and each side of Ranger Rd be denied subject to the recommended conditions of approval, or six.

1:56:52.600 --> 1:57:8.730

Analeshia Rodriguez

I recommend that the request to vary from section 3.4 point 9.1 requiring 5 foot sidewalks on each each side of long acres lane be approved, subject to the recommended conditions of approval #7.

1:57:8.740 --> 1:57:21.970

Analeshia Rodriguez

I recommend that the request to vary from section 3.4 point 9.1 requiring 5 foot sidewalks on each side of Moccasin Lane be approved, subject to the recommended conditions of approval.

1:57:23.170 --> 1:57:24.60

Analeshia Rodriguez

The number 8.

1:57:24.120 --> 1:57:37.240

Analeshia Rodriguez

I recommend that the request to vary from section 3.4 point 9.1 requiring 5 foot sidewalks on each side of race track lane be approved, subject to the recommended conditions of approval.

1:57:40.50 --> 1:57:40.370

Analeshia Rodriguez

Great.

1:57:40.380 --> 1:57:40.710

Analeshia Rodriguez

Thank you.

1:57:40.720 --> 1:57:41.660

Analeshia Rodriguez

Derek, do we have a second?

1:57:44.890 --> 1:57:47.870

Analeshia Rodriguez

All seconded, seconded by Peter.

1:57:48.590 --> 1:57:52.190

Analeshia Rodriguez

And with that, we are open to just two discussion.

1:57:53.480 --> 1:57:55.270

Analeshia Rodriguez

Anybody wants to get us started?

1:57:57.790 --> 1:57:58.360

Analeshia Rodriguez

Go ahead, Rick.

1:58:1.80 --> 1:58:8.110

Rick Hall

I don't think I put my opinion on the record about that denial on this last one, but I would say it on this one as well.

1:58:9.20 --> 1:58:16.50

Rick Hall

You know, variances are things that are required because there's really no other way to do it.

1:58:16.970 --> 1:58:17.630

Rick Hall

Umm.

1:58:18.180 --> 1:58:21.990

Rick Hall

And I think these variances are being asked for.

1:58:23.650 --> 1:58:28.740

Rick Hall

There were the reasoning of the applicant is that it's a low impact development.

1:58:28.750 --> 1:58:45.240

Rick Hall

It doesn't look very low impact to me and I just think that one of the one of the requests, one of the things I heard in the presentation was that the road just met the minimum width and that's why some of these things can't be done well.

1:58:45.250 --> 1:58:52.160

Rick Hall

If you make it the minimum width plus the improvements, you have less lots that just how it works out.

1:58:52.210 --> 1:58:55.470

Rick Hall

And so that's, I just wanna put that on the record.

1:58:57.570 --> 1:58:57.900

Analeshia Rodriguez

Great.

1:58:57.910 --> 1:58:58.350

Analeshia Rodriguez

Thank you.

1:59:0.630 --> 1:59:1.890

Analeshia Rodriguez

And go ahead, Josh.

1:59:2.600 --> 1:59:11.730

Joshua

I would just say I completely agree and we don't know if this is going to be low intensity development because we don't know what the final users are gonna be.

1:59:12.300 --> 1:59:14.610

Joshua

We don't know how much water they're gonna be consuming.

1:59:14.620 --> 1:59:18.720

Joshua

We don't know the impact, the final impact that they're going to have.

1:59:23.400 --> 1:59:23.770

Analeshia Rodriguez

Great.

1:59:23.780 --> 1:59:24.730

Analeshia Rodriguez

Thank you, Josh.

1:59:25.140 --> 1:59:25.740

Analeshia Rodriguez

Go ahead, Peter.

1:59:27.210 --> 1:59:27.930

Analeshia Rodriguez

Well, I was.

1:59:28.150 --> 1:59:33.430

Analeshia Rodriguez

I was interested in what our speakers talked about with.

1:59:35.510 --> 1:59:37.140

Analeshia Rodriguez

You know the water use and the youth.

1:59:37.150 --> 1:59:48.860

Analeshia Rodriguez

The reason that for the variance on curb gutter and boulevards umm and that made a certain amount of sense to me, this and the contrary does not make as much sense to me if we want.

1:59:51.160 --> 1:59:53.310

Analeshia Rodriguez

People to walk on sidewalks.

1:59:53.320 --> 1:59:54.320

Analeshia Rodriguez

We don't have sidewalks.

1:59:55.850 --> 2:0:0.460

Analeshia Rodriguez

Access is limited then to Broads. Ohm.

2:0:3.110 --> 2:0:18.890

Analeshia Rodriguez

So pretty much the same as Josh was saying, I think I'm seeing that there are less opportunities for range of different uses for this property, not not a greater number.

2:0:19.950 --> 2:0:26.70

Analeshia Rodriguez

Umm so I'm I think I think I'm I'm I oppose this.

2:0:27.170 --> 2:0:31.450

Analeshia Rodriguez

I'm willing to consider otherwise if somebody has a good argument.

2:0:33.910 --> 2:0:34.300

Analeshia Rodriguez

Thank you.

2:0:34.310 --> 2:0:36.600

Analeshia Rodriguez

Peter, any go ahead, Derek?

2:0:38.640 --> 2:1:2.740

Analeshia Rodriguez

Yeah, I also didn't comment on on the last vote and I think just for clarification, I want to believe that you know the company is working closely with our with our developer to make sure that we are, you know, doing things in the best interest of our you know, future development projects.

2:1:4.300 --> 2:1:21.470

Analeshia Rodriguez

I'm feel a little bit, you know, out of my, umm, we'll house here and especially speaking to the the water issues with with regards to this variance that we're considering right now.

2:1:21.840 --> 2:1:34.250

Analeshia Rodriguez

I guess I'm a little curious just about like how I mean, is it little inconsistent to have sidewalks but not have curb and gutter as part of the infrastructure?

2:1:36.210 --> 2:1:36.900

Analeshia Rodriguez

So I'm.

2:1:39.140 --> 2:1:42.660

Analeshia Rodriguez

This one seems like like the context is a little bit different and.

2:1:44.460 --> 2:1:51.950

Analeshia Rodriguez

Maybe, maybe some explanation I guess from in terms of like color design would would work if there were to be sidewalks.

2:1:53.790 --> 2:1:59.60

Analeshia Rodriguez

Because I could definitely see why they're you'd be consistent not to have sidewalks if there's no curb and gutter.

2:2:1.450 --> 2:2:3.300

Analeshia Rodriguez

Would you like me to address that?

2:2:3.950 --> 2:2:4.690

Analeshia Rodriguez

Yes, please.

2:2:6.420 --> 2:2:6.850

Analeshia Rodriguez

Yeah.

2:2:6.860 --> 2:2:9.770

Analeshia Rodriguez

Would you reintroduce yourself for the record, Don Millot?

2:2:10.480 --> 2:2:11.650

Analeshia Rodriguez

Let me just clarify.

2:2:11.660 --> 2:2:18.300

Analeshia Rodriguez

I mean, it seems like the two variances should almost be kind of linked together in that regard.

2:2:19.30 --> 2:2:21.490

Analeshia Rodriguez

Umm from my perspective, I suppose, right?

2:2:23.510 --> 2:2:54.770

Analeshia Rodriguez

The proposal that that we have put forward was trying to think about the the larger context of pedestrians out there and umm, if if we had the the plat map shown up on the screen what you would see is that along enterprise way we actually are not required to provide pedestrian facilities.

2:2:54.830 --> 2:3:4.130

Analeshia Rodriguez

The sidewalk along enterprise Way same is also true up along the lot 1 the northwestern corner.

2:3:4.140 --> 2:3:24.930

Analeshia Rodriguez

Because Racetrack Lane is actually partially outside of the the plat limits, so part of what we looked at was what we believed was the intent of the counties codes and that was to provide pedestrian connectivity.

2:3:25.100 --> 2:3:33.390

Analeshia Rodriguez

So in other words, if a if a pedestrian was walking along any one of these roads, they would be able to continue to safely walk along.

2:3:35.930 --> 2:3:39.310

Analeshia Rodriguez

Those roads and have a continuous pedestrian access.

2:3:40.760 --> 2:4:0.950

Analeshia Rodriguez

If we strictly follow the county codes, essentially what will happen is we will produce, we will create sidewalks that will then dump pedestrians to the edge of the street with no continuous pedestrian access and from a safety perspective, we just didn't think that was a good idea.

2:4:1.70 --> 2:4:15.50

Analeshia Rodriguez

And so our recommendation was, uh, provide the the continuity all the way around, but then on the opposite sides of, for instance, racetrack lane.

2:4:15.770 --> 2:4:22.490

Analeshia Rodriguez

Umm, in particular, but also long acres where there's really no Nexus.

2:4:22.500 --> 2:4:25.610

Analeshia Rodriguez

There's no connection for this particular project.

2:4:25.680 --> 2:4:39.840

Analeshia Rodriguez

There's there's really no impact that this project is creating in terms of pedestrians on that far side of of of the road, those lots on the far side of the road.

2:4:41.750 --> 2:4:55.880

Analeshia Rodriguez

Are the pedestrians are going to be created by those lots, not by this project and so our our recommendation or our proposal was let's do let's do everything that will be.

2:4:56.700 --> 2:5:13.110

Analeshia Rodriguez

Umm impacted by this project and then let's go one better and let's make sure that we provide the full connectivity even where the county code wouldn't require us to do it along enterprise and along the northern portion of race track.

2:5:13.520 --> 2:5:20.330

Analeshia Rodriguez

Uh, rather than leaving those parts off like the county code would would require.

2:5:20.340 --> 2:5:32.730

Analeshia Rodriguez

If we just strictly followed that, so that was our thinking as we looked at at the whole, umm, in terms of how the sidewalks function, they'll still drain.

2:5:32.850 --> 2:5:33.160

Analeshia Rodriguez

Whoops.

2:5:33.170 --> 2:5:33.860

Analeshia Rodriguez

Excuse me?

2:5:33.920 --> 2:5:46.500

Analeshia Rodriguez

They'll still drain to the swells, and so the impervious surface created by those those pathways will drain to the swales will function, you know?

2:5:46.510 --> 2:5:48.80

Analeshia Rodriguez

Properly so.

2:5:48.90 --> 2:5:52.530

Analeshia Rodriguez

There's really no, you know, no drainage issue created there.

2:5:55.60 --> 2:6:6.510

Analeshia Rodriguez

So I don't know if that fully answers your question, but uh, we were, we were basically trying to create a better situation for pedestrians out here than would be required by code.

2:6:12.430 --> 2:6:15.220

Analeshia Rodriguez

Anything from do you have any follow up Derek?

2:6:17.720 --> 2:6:19.670

Analeshia Rodriguez

Not say anything, I'm going to jump in here real quick.

2:6:19.680 --> 2:6:27.60

Analeshia Rodriguez

Tim, would you mind bringing U the map of the subdivision so we can maybe look at the sidewalk and?

2:6:29.690 --> 2:6:29.960

Analeshia Rodriguez

What?

2:6:29.970 --> 2:6:31.290

Analeshia Rodriguez

Not a little more closely here.

2:6:38.960 --> 2:6:42.910

Analeshia Rodriguez

And then I think if everybody's up for it, I guess I'd kind of like to.

2:6:45.440 --> 2:6:52.830

Analeshia Rodriguez

Maybe look at this map and if it's possible, have us tell us what without the variances, you know?

2:6:52.840 --> 2:6:53.110

Analeshia Rodriguez

Like what?

2:6:54.60 --> 2:6:54.770

Analeshia Rodriguez

Speak into what?

2:6:54.780 --> 2:6:56.110

Analeshia Rodriguez

Don was just kidding. At what?

2:6:56.120 --> 2:6:56.330

Analeshia Rodriguez

What?

2:6:56.340 --> 2:6:59.670

Analeshia Rodriguez

What would be required if we just doing it straight?

2:6:59.680 --> 2:7:8.100

Analeshia Rodriguez

What would be required and would happen compared, even though I know you just talked about this, I wanna try and see if we can go through this with the map.

2:7:9.280 --> 2:7:10.430

Analeshia Rodriguez

Does that make sense to him?

2:7:10.470 --> 2:7:11.250

Analeshia Rodriguez

Maybe being clear enough.

2:7:15.650 --> 2:7:19.350

Analeshia Rodriguez

So if if the walkway variances were denied.

2:7:21.250 --> 2:7:23.440

Analeshia Rodriguez

Not only would they have to construct.

2:7:23.550 --> 2:7:24.20

Analeshia Rodriguez

Let's see.

2:7:24.30 --> 2:7:25.20

Analeshia Rodriguez

Whoops.

2:7:25.390 --> 2:7:26.630

Analeshia Rodriguez

Let me put a bead on it here.

2:7:27.770 --> 2:7:32.800

Analeshia Rodriguez

The plan would be to construct a 5 foot walkway like this that would be continuous.

2:7:35.360 --> 2:7:44.990

Analeshia Rodriguez

And our recommendation is denial of the single variance dealing with Ranger, but they would be required if you deny it all the variances.

2:7:45.0 --> 2:7:48.630

Analeshia Rodriguez

Moccasin Lane would have to have a facility on both sides.

2:7:48.640 --> 2:7:52.660

Analeshia Rodriguez

Same with racetrack and same with long acres.

2:7:52.830 --> 2:8:0.130

Analeshia Rodriguez

And then this little piece right here, which is volunteered by the applicant, that that wouldn't be required in any instance.

2:8:4.420 --> 2:8:9.670

Analeshia Rodriguez

And our one of our concerns is just racetrack lane is kind of a, it's a proportionality.

2:8:9.680 --> 2:8:25.590

Analeshia Rodriguez

It's a somewhat of a legal issue where you end up building a facility that serves these lots

over here, but it's not really practically serving anybody in the subdivision and then arguably may have the same situation going on up here with long acres.

2:8:25.600 --> 2:8:27.540

Analeshia Rodriguez

If you build the facility on the north edge.

2:8:32.560 --> 2:8:33.380

Analeshia Rodriguez

Is there also?

2:8:35.360 --> 2:8:45.790

Analeshia Rodriguez

Requirements or proposals so you know like if we have this proposed system here for connectivity is there.

2:8:47.120 --> 2:8:55.130

Analeshia Rodriguez

So they're going to be like crosswalks and, like, slow down, you know, choke points to help people from, say, the east side of race track now.

2:8:55.140 --> 2:8:58.870

Analeshia Rodriguez

Sorry, the West side of race track to access.

2:8:58.940 --> 2:9:5.550

Analeshia Rodriguez

I mean, does that also come in to design or usually that's not dialed in at this point?

2:9:5.710 --> 2:9:11.740

Analeshia Rodriguez

OK, there are times where we prescribed it and then it's not worked out in the end.

2:9:11.750 --> 2:9:14.360

Analeshia Rodriguez

It's kind of premature to do that.

2:9:14.450 --> 2:9:18.430

Analeshia Rodriguez

We've tried, we've attempted before, but great.

2:9:19.100 --> 2:9:28.240

Analeshia Rodriguez

And then I think I just wanna, I guess I wanna clarify like what's the hardship here that we're trying to overcome with these variances.

2:9:28.570 --> 2:9:30.240

Analeshia Rodriguez

Do you think you can put speak to that?

2:9:30.250 --> 2:9:31.0

Analeshia Rodriguez

Like what?

2:9:31.10 --> 2:9:50.390

Analeshia Rodriguez

The hardship is well, I can speak to a couple and again, physically it might be pretty difficult to actually accomplish getting a 5 foot facility on the north side of Long Acres Lane just by virtue of where the paved surface fits within the easement.

2:9:50.740 --> 2:9:59.370

Analeshia Rodriguez

It's really pushed up against the northern edge of the easement here and then on race track, you could physically build it on the West side of race track.

2:9:59.760 --> 2:10:7.910

Analeshia Rodriguez

But the problem is you're only going to be building it for the on site portion of the road, which ends right where my laser is right there.

2:10:7.960 --> 2:10:13.150

Analeshia Rodriguez

So it it would just end right here and there would be no facility here.

2:10:16.310 --> 2:10:16.610

Analeshia Rodriguez

OK.

2:10:19.770 --> 2:10:22.670

Analeshia Rodriguez

That's all I have for the moment is Josh, go ahead.

2:10:24.110 --> 2:10:24.760

Joshua

I was just.

2:10:24.990 --> 2:10:36.690

Joshua

I was just going to clarify it today, right as it stands today, but you build infrastructure for the future as well and there could be meaningful connectivity or reasons to connect down the road.

2:10:41.420 --> 2:10:41.530

Analeshia Rodriguez

Yes.

2:10:44.720 --> 2:10:45.30

Analeshia Rodriguez

Great.

2:10:45.40 --> 2:10:45.570

Analeshia Rodriguez

Good point.

2:10:45.580 --> 2:10:46.230

Analeshia Rodriguez

Thank you.

2:10:46.240 --> 2:10:47.170

Analeshia Rodriguez

And go ahead, Rick.

2:10:50.70 --> 2:10:52.100

Rick Hall

Just a point of clarification.

2:10:52.150 --> 2:11:0.660

Rick Hall

If we had started with the subdivision approval and it failed, that would render everything else moot, correct?

2:11:2.460 --> 2:11:4.10

Analeshia Rodriguez

Yeah. Yes.

2:11:6.820 --> 2:11:7.500

Analeshia Rodriguez

Go ahead, Josh.

2:11:9.350 --> 2:11:21.790

Joshua

But I do think it's important that we talk about these proposed variances and provide our perspective to the Commissioners, you know, so that they because they're going to take all of these votes.

2:11:24.10 --> 2:11:31.460

Joshua

As well, and so if it you know the subdivision passes, but maybe some variances, don't you know they would have our perspective on those issues.

2:11:32.190 --> 2:11:35.350

Joshua

So I think it's important for that reason that we at least discuss them.

2:11:38.340 --> 2:11:39.220

Analeshia Rodriguez

Yeah, for sure.

2:11:39.230 --> 2:11:46.590

Analeshia Rodriguez

I think in those regards with this particular hearing, I think our process, I think this works out OK.

2:11:46.600 --> 2:12:0.310

Analeshia Rodriguez

I think it gives us the opportunity, you know, to address these variances rather than skipping over them like we have, you know, with the other subdivision or zoning request or something along those lines.

2:12:1.620 --> 2:12:3.230

Analeshia Rodriguez

UM, anybody.

2:12:3.240 --> 2:12:3.770

Analeshia Rodriguez

Go ahead, Peter.

2:12:4.800 --> 2:12:18.580

Analeshia Rodriguez

I remain a little bit confused I guess what I'm looking for is what's gonna be the benefit to the most people out here for potential use in the future. Umm.

2:12:20.800 --> 2:12:29.40

Analeshia Rodriguez

And I understand the argument about the, you know, the what happens to the water and storms and where it goes.

2:12:29.120 --> 2:12:31.170

Analeshia Rodriguez

And that makes a certain amount of sense that makes sense to me.

2:12:31.740 --> 2:12:38.920

Analeshia Rodriguez

Ohm and I think I'm beginning to understand more about walkways and sidewalks.

2:12:38.930 --> 2:12:40.760

Analeshia Rodriguez

You know the alternatives to walkways?

2:12:40.770 --> 2:12:45.90

Analeshia Rodriguez

I'm I'm not positive I understand what the best solution would be here.

2:12:45.860 --> 2:12:52.540

Analeshia Rodriguez

Umm, but it sounds to me as if the developers trying to accomplish more than the minimum.

2:12:53.430 --> 2:13:1.20

Analeshia Rodriguez

Uh, so I'm, I guess I remain unsure what the best course of action is gonna be.

2:13:1.90 --> 2:13:1.300

Analeshia Rodriguez

Me.

2:13:2.260 --> 2:13:4.290

Analeshia Rodriguez

You know will a.

2:13:5.720 --> 2:13:26.250

Analeshia Rodriguez

Agreeing with the motions or voting a yay on these motions be best in the long term for the most amount of people who need who want to use this facility or is is so fraught with ohh contradictions that we need to vote no.

2:13:28.10 --> 2:13:30.990

Analeshia Rodriguez

I don't even know if that's the right question to ask.

2:13:33.130 --> 2:13:34.100

Analeshia Rodriguez

Thank you, Peter.

2:13:34.190 --> 2:13:37.220

Analeshia Rodriguez

Appreciate your forthrightness there.

2:13:37.230 --> 2:13:37.960

Analeshia Rodriguez

Go ahead, Josh.

2:13:40.60 --> 2:14:6.930

Joshua

I mean, I guess my response to that Peter would would be to say that under normal county regulation, the developer would be required to build a sidewalk and I don't know what, Tim, if you can bring your laser up and show us again one more time without a variance without

what would they be required, where are they would required to build sidewalks, it'd be a long, long acres lane all the way down.

2:14:6.940 --> 2:14:9.490

Joshua

Racetrack Peter all the way across.

2:14:9.500 --> 2:14:10.290

Joshua

Moccasin.

2:14:10.860 --> 2:14:16.210

Joshua

They wouldn't have to build it along enterprise, and then they'd have to build it along Ranger Road.

2:14:16.220 --> 2:14:23.320

Joshua

And what the developers requesting is we don't have to build it a long, long acres along racetrack along Moccasin.

2:14:25.360 --> 2:14:32.660

Joshua

They are requesting that they don't have to build it along Ranger, but staff is recommending denial of that request.

2:14:33.40 --> 2:14:33.500

Joshua

OK

2:14:33.580 --> 2:14:34.750

Joshua

And what the developer saying.

2:14:34.760 --> 2:14:39.560

Joshua

But we're gonna build this little short section along enterprise way between Ranger and Moccasin.

2:14:40.790 --> 2:14:57.230

Joshua

So if you took the total linear feet of what would be required under traditional county regulation, it would be, I don't know, just guesstimation 10X what the developers proposing to build is that more or less the correct character rate characterization.

2:14:57.240 --> 2:14:59.630

Joshua

Tim, you clarify that for for us?

2:15:0.590 --> 2:15:5.640

Analeshia Rodriguez

I don't know the actual length of how much extra length would be involved.

2:15:5.930 --> 2:15:7.290

Joshua

But meaningful amount more.

2:15:8.110 --> 2:15:8.920

Analeshia Rodriguez

Yeah, certainly.

2:15:12.300 --> 2:15:17.30

Analeshia Rodriguez

Could I provide one clarification on that if that's a lot.

2:15:17.460 --> 2:15:18.460

Analeshia Rodriguez

Sure, go ahead, Don.

2:15:18.520 --> 2:15:21.80

Analeshia Rodriguez

It reintroduced yourself Don Millott etho civil.

2:15:22.780 --> 2:15:34.950

Analeshia Rodriguez

My understanding is LOT 1 also would not require umm sidewalk on either side and so that that portion along racetrack also would not be required.

2:15:34.960 --> 2:15:42.730

Analeshia Rodriguez

So there would be no no connection for any of the sidewalk on race track.

2:15:43.440 --> 2:15:53.190

Analeshia Rodriguez

There would just be a gap there along Lot 1, so we are proposing to fill that gap there as well as down on enterprise.

2:15:53.200 --> 2:15:56.300

Analeshia Rodriguez

So again, basically what?

2:15:56.670 --> 2:15:58.220

Analeshia Rodriguez

Uh, what?

2:15:58.230 --> 2:16:5.800

Analeshia Rodriguez

The the the county codes would provide is simply disconnected sidewalks.

2:16:5.810 --> 2:16:7.640

Analeshia Rodriguez

That would be really no connectivity.

2:16:8.390 --> 2:16:8.810

Analeshia Rodriguez

Umm.

2:16:9.290 --> 2:16:16.330

Analeshia Rodriguez

And just segments here, segments there and segments in a different place with no connectivity.

2:16:17.140 --> 2:16:22.120

Analeshia Rodriguez

Umm that to us didn't seem like it was in the public's best interest.

2:16:22.140 --> 2:16:30.580

Analeshia Rodriguez

We we thought that a connected pedestrian network was far better for The Walking public.

2:16:32.330 --> 2:16:32.610

Analeshia Rodriguez

Great.

2:16:32.620 --> 2:16:32.940

Analeshia Rodriguez

Thank you.

2:16:32.950 --> 2:16:34.180

Analeshia Rodriguez

Don't go ahead, Dave.

2:16:34.930 --> 2:16:52.190

Analeshia Rodriguez

So maybe a better plat map, more clear one would help but my reading of this is the inside of Moccasin Lane and racetrack and longacres would give a the just the inside parts connecting all those lots together.

2:16:52.650 --> 2:16:54.190

Analeshia Rodriguez

That's that's a connection.

2:16:55.820 --> 2:17:3.160

Analeshia Rodriguez

And so I don't think this is ready for prime time anyway, but I'm just wanna respond that no.

2:17:4.760 --> 2:17:13.710

Analeshia Rodriguez

Giving a variance for the the other side of Moccasin Lane, the South side, if you will, is appropriate or could be appropriate in certain circumstances.

2:17:13.720 --> 2:17:14.810

Analeshia Rodriguez

On our revised plan.

2:17:18.100 --> 2:17:19.780

Analeshia Rodriguez

The county has a reason to do this.

2:17:19.790 --> 2:17:31.280

Analeshia Rodriguez

There's no reason to continue, in my opinion, with with incomplete design subdivisions, residential or industrial.

2:17:31.330 --> 2:17:41.150

Analeshia Rodriguez

Either way and there and sometimes there are good reasons to grant variances and I don't believe this one meets that test and that's why I'm against it.

2:17:44.50 --> 2:17:44.320

Analeshia Rodriguez

Great.

2:17:44.330 --> 2:17:45.700

Analeshia Rodriguez

Thank you, Dave.

2:17:45.810 --> 2:17:49.30

Analeshia Rodriguez

Anything else from other board members?

2:17:51.960 --> 2:17:56.210

Analeshia Rodriguez

Ohm boy, I'm having a hard time with this one. Umm.

2:17:58.630 --> 2:18:7.780

Analeshia Rodriguez

I feel like I understand what the applicants are getting at UMas well as my fellow board members.

2:18:10.330 --> 2:18:11.180

Analeshia Rodriguez

And I'm struggling.

2:18:11.190 --> 2:18:11.840

Analeshia Rodriguez

Josh, go ahead.

2:18:13.460 --> 2:18:22.720

Joshua

You know, I would just urge the board members too to not think about connectivity today as it is today, but building infrastructure and potential connectivity for the future.

2:18:25.420 --> 2:18:33.450

Joshua

Just because it doesn't necessarily connect something today doesn't mean that it doesn't provide for connectivity in the future.

2:18:40.640 --> 2:18:45.280

Joshua

And there's there's a reason why county code requires this as standard practice.

2:18:48.970 --> 2:18:49.910

Analeshia Rodriguez

Did you wanna go ahead?

2:18:49.920 --> 2:18:53.270

Analeshia Rodriguez

Don't respond to that Don Melody for civil uh.

2:18:53.390 --> 2:19:3.320

Analeshia Rodriguez

You know my general experience with these kinds of things is most infrastructure in these kinds of areas gets built by developers.

2:19:3.610 --> 2:19:18.600

Analeshia Rodriguez

And so it is often the case that you end up with these these missing links that can happen for decades, and so you'll have a piece of sidewalk here and a piece of sidewalk there.

2:19:18.790 --> 2:19:32.800

Analeshia Rodriguez

But because you know the the the missing link was developed long ago there, there will really be no Nexus to create that missing link in the future.

2:19:33.40 --> 2:19:40.650

Analeshia Rodriguez

And so while I do understand that concept of the future connectivity that that could happen.

2:19:42.670 --> 2:19:59.290

Analeshia Rodriguez

My experience has been that it it can often be decades before those pieces get developed, and I think given some of the development that's happened around this particular project, I suspect that that could be a similar situation here.

2:20:1.200 --> 2:20:1.520

Analeshia Rodriguez

Great.

2:20:1.530 --> 2:20:4.190

Analeshia Rodriguez

Thank you, Don UMalright.

2:20:4.200 --> 2:20:7.700

Analeshia Rodriguez

Before I hold you guys's feet to the fire, I just thought of one other question for Tim.

2:20:8.740 --> 2:20:14.690

Analeshia Rodriguez

Tim say we this project moves forward with the recommended variances.

2:20:17.850 --> 2:20:23.960

Analeshia Rodriguez

And is is there a potential for some of these other sidewalks, you know, so it's race track lane.

2:20:23.970 --> 2:20:25.790

Analeshia Rodriguez

There wouldn't be anything to the West.

2:20:26.70 --> 2:20:27.840

Analeshia Rodriguez

Is there potential for?

2:20:27.920 --> 2:20:31.190

Analeshia Rodriguez

I mean because those are developed, if I'm not mistaken.

2:20:32.80 --> 2:20:33.960

Analeshia Rodriguez

Is there potential for sidewalks to be built?

2:20:34.290 --> 2:20:37.420

Analeshia Rodriguez

Umm in in other ways?

2:20:37.430 --> 2:20:40.530

Analeshia Rodriguez

Or once this is kind of done, this is it.

2:20:43.660 --> 2:20:53.360

Analeshia Rodriguez

I'm not aware of any sort of particular infrastructure plans that would get sidewalks built in any particular location out here.

2:20:53.370 --> 2:20:59.420

Analeshia Rodriguez

So really, at the time of subdivision, is largely when it happens outside of things like arterials or.

2:21:1.110 --> 2:21:8.860

Analeshia Rodriguez

Region wide connectors like the AJ Memorial Trail would be a good example in the French town area.

2:21:8.870 --> 2:21:10.630

Analeshia Rodriguez

Actually Hughson all the way to the.

2:21:10.640 --> 2:21:11.40

Analeshia Rodriguez

Why now?

2:21:12.800 --> 2:21:28.670

Analeshia Rodriguez

So really, at the time of development is when this is gonna happen and some of what you see out at the Y is that there's developments that have gone in under different regulatory regimes where maybe it wasn't required to build a sidewalk.

2:21:28.680 --> 2:21:41.410

Analeshia Rodriguez

Maybe it was a minor subdivision and they didn't even have to build 1 UM, there are some subdivisions in this area that are like 3 generations old as far as the regular the subdivision regulations they were under.

2:21:42.590 --> 2:21:51.450

Analeshia Rodriguez

So the time really is at the at subdivision is one of the major times that you're going to get this sort of infrastructure.

2:21:52.600 --> 2:21:53.340

Analeshia Rodriguez

OK, great.

2:21:53.350 --> 2:21:54.50

Analeshia Rodriguez

Thank you.

2:21:54.440 --> 2:22:0.810

Analeshia Rodriguez

Alright, I'm gonna move this to a vote and before we can, we get to the vote.

2:22:0.820 --> 2:22:16.650

Analeshia Rodriguez

I just want to remind board members that there are four variance requests here for each of the roads, and that staff is recommending that and correct me if I get this wrong.

2:22:16.660 --> 2:22:19.0

Analeshia Rodriguez

Ranger Rd umm.

2:22:19.380 --> 2:22:23.920

Analeshia Rodriguez

They're recommending against that variance for Ranger Rd.

2:22:24.620 --> 2:22:25.900

Analeshia Rodriguez

Umm is that?

2:22:25.910 --> 2:22:26.730

Analeshia Rodriguez

Did I get there right?

2:22:27.160 --> 2:22:27.650

Analeshia Rodriguez

Yeah.

2:22:27.660 --> 2:22:30.730

Analeshia Rodriguez

So my recommendation would be to take these as individual.

2:22:31.20 --> 2:22:34.240

Analeshia Rodriguez

Yeah, because of the distinction there, yes.

2:22:35.360 --> 2:22:38.290

Analeshia Rodriguez

And do you guys want to have the map up?

2:22:38.300 --> 2:22:41.170

Analeshia Rodriguez

Do you guys need a map up to see this or we can take this one at a time?

2:22:41.180 --> 2:22:52.650

Analeshia Rodriguez

Is everybody clear on which one Ranger Rd is umm and just want to make sure everybody is understanding each variance individually and.

2:22:54.800 --> 2:22:55.610

Analeshia Rodriguez

What?

2:22:55.860 --> 2:22:56.700

Analeshia Rodriguez

You'll be voting on.

2:22:59.280 --> 2:22:59.820

Analeshia Rodriguez

Go ahead, Peter.

2:22:59.830 --> 2:23:19.120

Analeshia Rodriguez

Maybe it's worth me asking for clarification with this, so if I believe that, but the developers and the planning and and time's group believe this is the the best compromise for development at this time. Umm.

2:23:20.290 --> 2:23:29.180

Analeshia Rodriguez

And were we not to have this presented to us, we would lose a real opportunity to develop this in some meaningful way.

2:23:29.430 --> 2:23:30.270

Analeshia Rodriguez

Then we would vote yes.

2:23:31.400 --> 2:23:41.160

Analeshia Rodriguez

But if we feel if we feel like Josh does that, this is a we're giving up too much, we would vote no.

2:23:42.360 --> 2:23:46.740

Analeshia Rodriguez

Would that be an accurate assessment of how what our vote means?

2:23:48.910 --> 2:23:57.900

Analeshia Rodriguez

I think that could be an accurate assessment of, you know, one for one point of view exactly from one one point of view.

2:23:58.660 --> 2:24:3.880

Analeshia Rodriguez

I don't wanna put any words in anybody's mouth, but I think that could be one way to weigh, you know, weigh this.

2:24:6.160 --> 2:24:9.240

Analeshia Rodriguez

Not sure exactly what were you going.

2:24:9.340 --> 2:24:11.410

Analeshia Rodriguez

One second, I'm gonna go ahead and let Josh jump in.

2:24:11.420 --> 2:24:12.60

Analeshia Rodriguez

Josh, go ahead.

2:24:14.580 --> 2:24:20.170

Joshua

I guess you know Peter, the way I would frame it is I think that this is industrial.

2:24:20.180 --> 2:24:23.710

Joshua

Well, this is, you know, slated to be developed as an industrial law.

2:24:23.720 --> 2:24:24.730

Joshua

That's how it zoned.

2:24:24.740 --> 2:24:24.900

Joshua

It's.

2:24:26.670 --> 2:24:29.640

Joshua

That's the appropriate type of development I believe.

2:24:30.130 --> 2:24:41.160

Joshua

I would just like to see the applicant come when they have the water rights in hand and develop it according to the county standards without requesting all the variances right.

2:24:41.230 --> 2:24:52.680

Joshua

I may even be able to get past some of the variances if they had the water rights, but I just firmly and I and my time on the planning board.

2:24:52.690 --> 2:24:59.670

Joshua

I have not seen a subdivision proposal that I am more firmly against, I guess is how I would say it.

2:24:59.740 --> 2:25:1.600

Joshua

I just don't believe the subdivision.

2:25:3.410 --> 2:25:14.100

Joshua

Demonstrates an adequate, sustainable water supply for this intended use, and you know the variances are above and beyond that.

2:25:14.110 --> 2:25:19.690

Joshua

And so I get the feeling that they're trying to skirt around the rules and and get a subdivision.

2:25:21.240 --> 2:25:22.40

Joshua

That is.

2:25:24.590 --> 2:25:30.850

Joshua

The very bare, bare minimum that's that's my feeling on the on the project as a whole.

2:25:33.220 --> 2:25:33.970

Analeshia Rodriguez

Thanks, Josh.

2:25:34.60 --> 2:25:35.760

Analeshia Rodriguez

I appreciate you sharing that.

2:25:41.160 --> 2:25:41.540

Analeshia Rodriguez

Great.

2:25:43.830 --> 2:25:49.70

Analeshia Rodriguez

All right, Don, do you want to address something 11? Point yourself?

2:25:49.80 --> 2:26:4.370

Analeshia Rodriguez

Yes, Don Millott etho civil again one point just to clarify, the development team has secured water rights and this I don't think this point has been made clear before.

2:26:4.380 --> 2:26:17.820

Analeshia Rodriguez

The the development team has secured water rights from the Grass Valley, French ditch and so the water rights actually are secured.

2:26:18.540 --> 2:26:30.320

Analeshia Rodriguez

The process that needs to happen is the process with the State Department of Environmental Quality and DNRC to apply those water rights to the well that has been drilled.

2:26:32.390 --> 2:26:35.940

Analeshia Rodriguez

On the on the utility parcel.

2:26:36.150 --> 2:26:40.70

Analeshia Rodriguez

So there actually are water rights that have been secured.

2:26:40.80 --> 2:26:50.280

Analeshia Rodriguez

It just hasn't we we just need to continue through the process with the state, which is a very standard process that happens with subdivision.

2:26:50.290 --> 2:27:0.470

Analeshia Rodriguez

So I don't know if that point was clear in the in the prior discussion, wanted to to to make sure that that point is clear. Great.

2:27:0.480 --> 2:27:2.310

Analeshia Rodriguez

Thank you for that clarification, Don.

2:27:2.320 --> 2:27:3.450

Analeshia Rodriguez

Uh, Dave.

2:27:3.860 --> 2:27:4.630

Analeshia Rodriguez

No, you're good.

2:27:4.640 --> 2:27:5.770

Analeshia Rodriguez

OK, Josh, go ahead.

2:27:6.910 --> 2:27:7.400

Joshua

Yeah.

2:27:7.410 --> 2:27:8.0

Joshua

Thank you, Don.

2:27:8.10 --> 2:27:9.760

Joshua

That was not clear.

2:27:9.830 --> 2:27:26.0

Joshua

I would point out, though, that surface water rights do not translate directly into groundwater rights, and that requires a significant process in order to demonstrate that your, I think replenishing intention.

2:27:26.10 --> 2:27:27.20

Joshua

Correct me if I'm wrong.

2:27:27.80 --> 2:27:42.850

Joshua

The groundwater supply by leaving those surface water rights where they're at is that is that accurate, that it's not necessarily a done deal that they're gonna get the groundwater rights because they have surface water rights from the Grass Valley ditch.

2:27:43.650 --> 2:27:45.540

Analeshia Rodriguez

Yeah, there's more work to do to be sure.

2:27:45.270 --> 2:27:47.340

Joshua

Yeah, for sure.

2:27:47.470 --> 2:27:47.960

Joshua

Yeah.

2:27:48.30 --> 2:27:48.450

Joshua

Thank you.

2:27:51.960 --> 2:27:57.110

Analeshia Rodriguez

And thank you, Josh and Peter to answer your question.

2:27:57.450 --> 2:28:5.690

Analeshia Rodriguez

UMI try and do my very best to weigh these things you know based on our legal obligation.

2:28:5.980 --> 2:28:9.120

Analeshia Rodriguez

So I'm I'm looking at these specific things.

2:28:9.730 --> 2:28:21.590

Analeshia Rodriguez

Umm for hardship first, that's one of the big standards for variance is demonstrating that hardship and where that comes in, at least as far as my understanding of the process goes.

2:28:22.870 --> 2:28:32.430

Analeshia Rodriguez

And then you know, as usual, I usually rely on staff quite a bit and place a lot of faith in staff and their efforts, not that, you know, I don't vote no on things.

2:28:32.960 --> 2:28:36.90

Analeshia Rodriguez

Umm, but that's that's how I weigh these things.

2:28:36.100 --> 2:28:44.810

Analeshia Rodriguez

I try and do my best to stay within our, you know, our legal bounds, which I think we do a good job of not to say that we don't, but that's kind of where my wing comes from.

2:28:45.340 --> 2:28:47.690

Analeshia Rodriguez

And with that, I think we're going to.

2:28:50.160 --> 2:28:54.210

Analeshia Rodriguez

Move to a vote and and Alicia, let's take these one at a time.

2:28:54.220 --> 2:28:56.970

Analeshia Rodriguez

Five through 8 and we'll do a roll call.

2:28:57.80 --> 2:28:59.730

Analeshia Rodriguez

Ohh, I'd like to also clarify for the board.

2:29:0.370 --> 2:29:6.350

Analeshia Rodriguez

According to the bylaws and the event of a TiVo, the item shall be forwarded with no recommendation.

2:29:7.640 --> 2:29:8.190

Analeshia Rodriguez

OK

2:29:8.260 --> 2:29:9.760

Analeshia Rodriguez

Did everybody copy that?

2:29:11.180 --> 2:29:12.850

Analeshia Rodriguez

Alright, outstanding.

2:29:12.860 --> 2:29:13.310

Analeshia Rodriguez

Well done.

2:29:13.320 --> 2:29:13.980

Analeshia Rodriguez

Thank you and Alicia.

2:29:16.520 --> 2:29:17.300

Analeshia Rodriguez

Roll call vote.

2:29:19.450 --> 2:29:24.40

Analeshia Rodriguez

There it can richer to clarify, this is just a #5.

2:29:24.200 --> 2:29:26.430

Analeshia Rodriguez

Is that correct or correct?

2:29:26.520 --> 2:29:27.780

Analeshia Rodriguez

Yes, yes.

2:29:31.320 --> 2:29:32.170

Analeshia Rodriguez

Josh Schrader.

2:29:33.100 --> 2:29:33.280

Joshua

Yes.

2:29:36.40 --> 2:29:37.380

Analeshia Rodriguez

Dave Loomis, no.

2:29:39.690 --> 2:29:41.840

Analeshia Rodriguez

Peter Benson, yes.

2:29:44.450 --> 2:29:44.920

Analeshia Rodriguez

Rick Hall.

2:29:46.240 --> 2:29:46.380

Rick Hall

Yes.

2:29:48.950 --> 2:29:51.110

Analeshia Rodriguez

Sean McCoy, no.

2:29:54.250 --> 2:30:2.760

Joshua

I just want to make sure everybody knows exactly what they're voting for here, that at least my understanding is the recommended approval is to deny the variance.

2:30:8.190 --> 2:30:9.500

Analeshia Rodriguez

Ohh, you're right.

2:30:10.370 --> 2:30:11.180

Analeshia Rodriguez

Yeah, it does.

2:30:11.190 --> 2:30:11.740

Analeshia Rodriguez

It does.

2:30:11.750 --> 2:30:14.800

Analeshia Rodriguez

Maybe we should reread these when we do them.

2:30:15.270 --> 2:30:18.320

Analeshia Rodriguez

My apologies, I did not notice yet.

2:30:18.330 --> 2:30:19.750

Analeshia Rodriguez

Can we read redo that?

2:30:19.760 --> 2:30:24.320

Analeshia Rodriguez

And absolutely, let's let's read.

2:30:24.510 --> 2:30:26.340

Analeshia Rodriguez

Let's read the motion as well.

2:30:26.630 --> 2:30:29.60

Analeshia Rodriguez

Can you do you have it in front of you?

2:30:33.360 --> 2:30:36.380

Analeshia Rodriguez

#5 for Ranger Rd.

2:30:39.290 --> 2:30:54.710

Analeshia Rodriguez

I recommend that the request to vary from section 3.4 point 9.1 requiring 5 foot sidewalks on each side of longacres lane to be approved, subject to the recommended conditions of approval.

2:30:58.410 --> 2:31:1.100

Joshua

I thought it was Ranger Road and at least I'm sorry.

2:31:1.190 --> 2:31:2.150

Joshua

Maybe I'm confused.

2:31:2.750 --> 2:31:2.920

Rick Hall

Yeah.

2:31:0.300 --> 2:31:2.950

Analeshia Rodriguez

It gets Ranger actually 6.

2:31:5.330 --> 2:31:7.230

Rick Hall

Are we revoting on #5?

2:31:9.430 --> 2:31:9.640

Rick Hall

Yep.

2:31:8.70 --> 2:31:10.680

Analeshia Rodriguez

We are trying to revote on #5.

2:31:10.690 --> 2:31:13.790

Analeshia Rodriguez

Yes, there was a little confusion on the language.

2:31:15.90 --> 2:31:33.50

Analeshia Rodriguez

So deny the subject, I recommend that the request to vary from section 3.4 point 9.1

requiring 5 foot sidewalks on each side of Ranger Rd be denied, subject to the recommended condition of approval.

2:31:34.850 --> 2:31:35.340

Analeshia Rodriguez

Perfect.

2:31:35.350 --> 2:31:35.750

Analeshia Rodriguez

Thank you.

2:31:37.860 --> 2:31:42.60

Analeshia Rodriguez

Roll call vote Derek can washer, yes.

2:31:44.810 --> 2:31:45.510

Analeshia Rodriguez

Josh Raider.

2:31:46.450 --> 2:31:46.590

Joshua

Yes.

2:31:49.440 --> 2:31:50.940

Analeshia Rodriguez

Dave Loomis, yes.

2:31:53.420 --> 2:31:55.10

Analeshia Rodriguez

Peter Benson, yes.

2:31:56.950 --> 2:31:57.390

Analeshia Rodriguez

Rick Hall.

2:31:58.640 --> 2:31:58.770

Rick Hall

Yes.

2:32:0.990 --> 2:32:2.20

Analeshia Rodriguez

Sean McCoy?

2:32:2.230 --> 2:32:5.110

Analeshia Rodriguez

Yes, and it is unanimous.

2:32:5.120 --> 2:32:6.0

Analeshia Rodriguez

The motion passes.

2:32:12.750 --> 2:32:15.550

Analeshia Rodriguez

And then we'll do #6 and.

2:32:17.830 --> 2:32:19.560

Analeshia Rodriguez

Let's go ahead and read this one fully too.

2:32:21.240 --> 2:32:36.940

Analeshia Rodriguez

I recommend that the request to vary from section 3.4 point 9.1 requiring 5 foot sidewalks on each side of long acres lane to be approved, subject to the recommended conditions of approval.

2:32:39.850 --> 2:32:40.660

Analeshia Rodriguez

Roll call vote.

2:32:42.140 --> 2:32:42.870

Analeshia Rodriguez

Derek camera.

2:32:42.880 --> 2:32:43.230

Analeshia Rodriguez

Sure.

2:32:43.520 --> 2:32:44.640

Analeshia Rodriguez

Hold on, Josh.

2:32:46.100 --> 2:32:47.460

Joshua

I'm sorry to interrupt.

2:32:47.470 --> 2:32:50.510

Joshua

Now you may have missed it, but do we have?

2:32:50.560 --> 2:32:54.820

Joshua

Did somebody actually make these motions and do we have seconds for each of these?

2:32:56.90 --> 2:32:57.900

Analeshia Rodriguez

Yes, right.

2:32:57.180 --> 2:32:58.50

Joshua

We we do.

2:32:59.400 --> 2:33:0.300

Analeshia Rodriguez

Yes, we would.

2:33:1.580 --> 2:33:1.960

Joshua

OK.

2:33:0.400 --> 2:33:9.180

Analeshia Rodriguez

We went through at the very beginning, before our discussion there and it was, uh, I forgot who made the motion.

2:33:11.60 --> 2:33:11.300

Joshua

OK.

2:33:9.250 --> 2:33:13.40

Analeshia Rodriguez

Derek made the motion and it was seconded by Peter.

2:33:14.30 --> 2:33:14.450

Joshua

Thank you.

2:33:14.460 --> 2:33:15.390

Joshua

My apologies.

2:33:15.680 --> 2:33:16.220

Analeshia Rodriguez

No worries.

2:33:15.690 --> 2:33:16.570

Joshua

She wanted to make sure.

2:33:16.230 --> 2:33:18.470

Analeshia Rodriguez

No worries, you do not need to reread that.

2:33:18.480 --> 2:33:19.750

Analeshia Rodriguez

Just move on to the roll.

2:33:19.760 --> 2:33:21.960

Analeshia Rodriguez

Call the roll call vote.

2:33:22.800 --> 2:33:24.830

Analeshia Rodriguez

Derek can richer? No.

2:33:27.550 --> 2:33:28.330

Analeshia Rodriguez

Josh Schrader.

2:33:29.260 --> 2:33:29.450

Joshua

No.

2:33:31.900 --> 2:33:33.250

Analeshia Rodriguez

Dave Loomis, no.

2:33:35.160 --> 2:33:37.350

Analeshia Rodriguez

Peter Benson, no.

2:33:39.210 --> 2:33:39.670

Analeshia Rodriguez

Rick Hall.

2:33:41.40 --> 2:33:41.280

Rick Hall

No.

2:33:42.950 --> 2:33:44.880

Analeshia Rodriguez

Sean McCoy? Yes.

2:33:46.900 --> 2:33:50.890

Analeshia Rodriguez

And the motion fails with one yes and five nodes.

2:33:58.780 --> 2:34:4.530

Analeshia Rodriguez

And then the next one and I think for this we don't need to read the whole motion anymore.

2:34:4.540 --> 2:34:7.860

Analeshia Rodriguez

Everybody's clear on what we're voting, seeing nods.

2:34:7.870 --> 2:34:8.240

Analeshia Rodriguez

OK

2:34:8.250 --> 2:34:16.440

Analeshia Rodriguez

So just the roll call though for line item number 7 roll Call vote, Derek Camera sure, no.

2:34:19.100 --> 2:34:19.840

Analeshia Rodriguez

Josh Raider.

2:34:20.650 --> 2:34:20.870

Joshua

No.

2:34:23.430 --> 2:34:24.770

Analeshia Rodriguez

Dave Loomis, no.

2:34:26.700 --> 2:34:29.410

Analeshia Rodriguez

Peter Benson, no.

2:34:31.100 --> 2:34:31.580

Analeshia Rodriguez

Rick Hall.

2:34:33.280 --> 2:34:33.510

Rick Hall

No.

2:34:35.290 --> 2:34:36.30

Analeshia Rodriguez

Shamakhi.

2:34:36.490 --> 2:34:40.820

Analeshia Rodriguez

Yes, and the motion fails with five nodes 1 yes.

2:34:45.50 --> 2:34:46.250

Analeshia Rodriguez

Alrighty, one more to go.

2:34:46.750 --> 2:34:47.760

Analeshia Rodriguez

Roll call vote.

2:34:48.550 --> 2:34:49.280

Analeshia Rodriguez

Derek, camera.

2:34:49.290 --> 2:34:51.60

Analeshia Rodriguez

Sure. No.

2:34:53.730 --> 2:34:54.430

Analeshia Rodriguez

Josh Raider.

2:34:55.290 --> 2:34:55.500

Joshua

No.

2:34:58.10 --> 2:34:59.260

Analeshia Rodriguez

Dave Loomis, no.

2:35:1.70 --> 2:35:1.750

Analeshia Rodriguez

Peter Benson.

2:35:3.110 --> 2:35:5.560

Analeshia Rodriguez

No Rick call.

2:35:6.860 --> 2:35:7.80

Rick Hall

No.

2:35:8.750 --> 2:35:9.720

Analeshia Rodriguez

Sean McCoy?

2:35:9.830 --> 2:35:14.60

Analeshia Rodriguez

Yes, and the motion fails with five nodes 1 yes.

2:35:15.910 --> 2:35:16.300

Analeshia Rodriguez

Great.

2:35:16.310 --> 2:35:17.80

Analeshia Rodriguez

Thank you.

2:35:17.90 --> 2:35:20.200

Analeshia Rodriguez

And Alicia, good job working through that.

2:35:20.250 --> 2:35:21.560

Analeshia Rodriguez

Our confusion there.

2:35:22.170 --> 2:35:23.60

Analeshia Rodriguez

OK.

2:35:23.70 --> 2:35:26.990

Analeshia Rodriguez

That brings us to our last peace.

2:35:27.680 --> 2:35:28.70

Analeshia Rodriguez

Hold on.

2:35:28.80 --> 2:35:31.20

Analeshia Rodriguez

Let me flip over or last motion.

2:35:31.160 --> 2:35:36.270

Analeshia Rodriguez

If somebody could take a stab at that, is the, uh Grass Valley Industrial subdivision?

2:35:38.390 --> 2:35:46.10

Analeshia Rodriguez

And Tim has that up on the monitor for anybody that might wanna jump in there.

2:35:52.420 --> 2:35:52.950

Analeshia Rodriguez

I'll give it a try.

2:35:53.660 --> 2:35:55.280

Rick Hall

It can I ask a quick question.

2:35:56.0 --> 2:35:56.940

Analeshia Rodriguez

Sure, go ahead Rick.

2:35:57.780 --> 2:36:2.750

Rick Hall

Umm, the last part of his subject to the recommended conditions of approval in the staff report.

2:36:5.550 --> 2:36:11.350

Rick Hall

Is that if it does, denying all the variances part of that conditions of approval?

2:36:13.600 --> 2:36:14.760

Analeshia Rodriguez

Umm, I don't know, Tim.

2:36:16.910 --> 2:36:21.990

Analeshia Rodriguez

Ultimately, if the Commissioners denied the sidewalk variances as an example.

2:36:24.260 --> 2:36:27.740

Analeshia Rodriguez

The developer would have to install walkways on both sides.

2:36:28.780 --> 2:36:34.390

Analeshia Rodriguez

It makes sense to have a condition that travels along with that, but it's not absolutely necessary.

2:36:34.630 --> 2:36:36.80

Analeshia Rodriguez

I mean, if it were to happen.

2:36:38.280 --> 2:36:45.250

Analeshia Rodriguez

If we bring this before the Commissioners, we would probably give them a condition that tracked with that vote.

2:36:46.730 --> 2:36:52.340

Analeshia Rodriguez

But you it's your choice as to whether you want to add a condition now or not.

2:36:52.420 --> 2:36:53.930

Analeshia Rodriguez

You certainly could if you wanted to.

2:37:3.890 --> 2:37:5.830

Analeshia Rodriguez

Any desire, Peter, go ahead.

2:37:9.340 --> 2:37:15.650

Analeshia Rodriguez

No, I just was going to ask if we wanted to talk about this more and should I go ahead and read the the motion.

2:37:17.420 --> 2:37:19.910

Analeshia Rodriguez

Let's go ahead and get the motion on the table.

2:37:19.920 --> 2:37:20.450

Analeshia Rodriguez

Didn't we do that?

2:37:22.90 --> 2:37:22.560

Analeshia Rodriguez

No.

2:37:22.610 --> 2:37:25.600

Analeshia Rodriguez

We have a chat, OK, as far as that's right.

2:37:25.610 --> 2:37:26.560

Analeshia Rodriguez

You got interrupted.

2:37:26.570 --> 2:37:42.480

Analeshia Rodriguez

I'm sorry I moved that the Grass Valley Industrial Subdivision be approved based on the findings of fact and conclusions of law in the staff report and subject to the recommended conditions of approval in the Staff report motion made by Peter, do we have a second?

2:37:45.520 --> 2:37:46.110

Rick Hall

I'll second it.

2:37:46.850 --> 2:37:49.30

Analeshia Rodriguez

Seconded by Rick. OK.

2:37:50.680 --> 2:37:52.700

Analeshia Rodriguez

Floor is open for discussion y'all.

2:37:57.230 --> 2:37:58.0

Analeshia Rodriguez

Go ahead, Josh.

2:37:58.10 --> 2:37:58.430

Analeshia Rodriguez

Then Rick.

2:38:0.390 --> 2:38:4.80

Joshua

And I think everybody is probably pretty clear where I stand on this.

2:38:4.90 --> 2:38:34.400

Joshua

But I just can't support this and I think you know, first of all a little context around exempt wells, right, my belief and my understanding Tim confirmed is that the purpose behind exempt wells in Montana is to provide simplified regulatory pathway for small scale small scale water users to access groundwater without going through the full water rights permitting process, right?

2:38:34.470 --> 2:38:46.540

Joshua

That includes single family homes and rural areas, small farms, small businesses, umm, you know, it allows small scale irrigation, livestock watering, things like that.

2:38:46.610 --> 2:38:59.480

Joshua

It's not meant for industrial subdivision, and I just, I don't believe that this subdivision is demonstrated, that it has an adequate sustainable water supply.

2:38:59.490 --> 2:39:2.720

Joshua

The first well that they drill, they didn't get enough flow.

2:39:3.50 --> 2:39:7.640

Joshua

And so, even though they have enough flow currently with this well, is that gonna be?

2:39:9.420 --> 2:39:13.850

Joshua

Ongoing, you know, is that gonna be the case going into the future?

2:39:14.260 --> 2:39:29.970

Joshua

The second thing is they say, well, we're gonna submit, you know, first of all, we did some calculations and each of the lots is gonna remain under .52 acre feet per year, totaling 9.88 acre feet per year under the ten acre feet requirement.

2:39:30.20 --> 2:39:48.490

Joshua

The condition of approval requires that the metering and monitoring of that and monitoring of that water usage with annual reporting to the DNC, we've had Mr Nave here from the DNC saying that they don't have the capacity really to enforce that there was just a Broadwater county.

2:39:50.780 --> 2:39:52.20

Joshua

Ruling that said.

2:39:54.740 --> 2:39:56.270

Joshua

No, I don't have it up in front of me.

2:39:56.280 --> 2:40:6.790

Joshua

But basically that citizens with no real legal background have a better grasp of the water use law in Montana than the DNC.

2:40:7.0 --> 2:40:25.380

Joshua

And so saying that they're gonna report to the DNC and everything is gonna be fine and dandy if they exceed this, which I think is if they exceed the total water usage, which I think is a possibility because I think the assumptions are based on an optimal conditions and optimal scenarios given.

2:40:25.390 --> 2:40:29.400

Joshua

And I think it's very hard to justify given they don't know who the final users are gonna be.

2:40:30.110 --> 2:40:32.820

Joshua

I just don't think it all adds up.

2:40:32.890 --> 2:40:40.100

Joshua

I and I do believe this should be industrial development at some point, but they need the water rights in place.

2:40:40.190 --> 2:40:42.480

Joshua

They need to put the curbs and gutters in place.

2:40:42.750 --> 2:40:44.530

Joshua

They need to build the roads the right way.

2:40:45.490 --> 2:40:56.470

Joshua

Umm, so that's that's my feeling and I, you know, based on my history of voting on subdivisions with exempt wells, I, you know, I just I'm gonna vote no again.

2:40:56.480 --> 2:41:5.170

Joshua

I just don't believe it's the right way to develop and I think this recent court case in Broadwater County underscores that and really wants to slow it down.

2:41:5.360 --> 2:41:20.800

Joshua

So that's and I very you guys know me, I'm pro development by and large, right and I trust the staff by and large, but this one man there it's really tough to understand why the how this is a good idea.

2:41:22.770 --> 2:41:23.170

Joshua

For me.

2:41:26.670 --> 2:41:27.0

Analeshia Rodriguez

Great.

2:41:27.10 --> 2:41:27.880

Analeshia Rodriguez

Thank you, Josh.

2:41:27.890 --> 2:41:30.290

Analeshia Rodriguez

I've, uh, Rick and then Dave.

2:41:32.970 --> 2:41:34.290

Rick Hall

Have you know for me?

2:41:36.980 --> 2:41:39.450

Rick Hall

If this were approved with no variances.

2:41:42.360 --> 2:41:47.130

Rick Hall

I am I be on the fence about the approval?

2:41:47.200 --> 2:41:49.980

Rick Hall

I agree with with Josh.

2:41:50.590 --> 2:41:55.740

Rick Hall

You know, we don't have any idea what the users are gonna be on these industrial developments.

2:41:56.110 --> 2:42:3.970

Rick Hall

We don't know if they'll be water intents or, you know, just to shop with, you know, bathroom in a break room.

2:42:6.360 --> 2:42:8.550

Rick Hall

I saw him made a decision yet really.

2:42:8.980 --> 2:42:20.880

Rick Hall

But UM, I'm kind of leaning towards approving it with all the variances denied, which is sort of the position we're in right now.

2:42:20.930 --> 2:42:28.790

Rick Hall

I mean the variance is have been all denied and the first ones are no no recommendations.

2:42:28.800 --> 2:42:31.320

Rick Hall

So it's kind of where I stand.

2:42:31.330 --> 2:42:31.860

Rick Hall

I don't know.

2:42:31.870 --> 2:42:33.770

Rick Hall

I'm still a little bit on the fence.

2:42:36.970 --> 2:42:37.260

Analeshia Rodriguez

Great.

2:42:37.270 --> 2:42:38.380

Analeshia Rodriguez

Thank you, Rick.

2:42:38.490 --> 2:42:41.540

Analeshia Rodriguez

Josh, could I get you to lower your hand for me, Dave?

2:42:42.460 --> 2:42:43.590

Analeshia Rodriguez

Unless you want to speak again.

2:42:44.810 --> 2:42:50.420

Analeshia Rodriguez

So yes, this this subdivision has not met the standards.

2:42:50.430 --> 2:42:52.740

Analeshia Rodriguez

Not even close to meeting the standards of the county.

2:42:52.750 --> 2:43:14.730

Analeshia Rodriguez

There's no reason, ah, to be given we've made the findings, or I have anyway made the findings that this does not meet the standards required, plus the in addition, the whole issue about exempt wells about, they might have it and they might not.

2:43:15.80 --> 2:43:22.490

Analeshia Rodriguez

This is an area that is well known to have limited water supply and maybe they'll have it someday and maybe they won't.

2:43:22.500 --> 2:43:25.850

Analeshia Rodriguez

This is not ready, so that's why I cannot support this.

2:43:25.930 --> 2:43:26.110

Analeshia Rodriguez

Yes.

2:43:28.160 --> 2:43:29.230

Analeshia Rodriguez

Thank you, Dave.

2:43:29.360 --> 2:43:33.210

Analeshia Rodriguez

Ohh anybodyelse wanna jump in with their thoughts?

2:43:38.470 --> 2:43:39.110

Analeshia Rodriguez

Ohk.

2:43:39.120 --> 2:43:39.600

Analeshia Rodriguez

OK.

2:43:39.610 --> 2:43:40.340

Analeshia Rodriguez

Go ahead, Peter.

2:43:41.210 --> 2:43:46.480

Analeshia Rodriguez

Well, Ihear what Rick is saying and I it it holds some water for me.

2:43:50.780 --> 2:43:54.30

Analeshia Rodriguez

But Josh's arguments about this is not ready.

2:43:54.40 --> 2:43:57.970

Analeshia Rodriguez

Well, my my words, this is not ready for prime time. Umm.

2:44:0.100 --> 2:44:1.300

Analeshia Rodriguez

I'm on the fence as well.

2:44:1.720 --> 2:44:9.920

Analeshia Rodriguez

Ohh but if Ido vote to approve it, I mean to to support this subject.

2:44:10.60 --> 2:44:13.870

Analeshia Rodriguez

This motion, it would be because I felt that.

2:44:18.290 --> 2:44:19.780

Analeshia Rodriguez

Yeah, yeah, I don't.

2:44:19.850 --> 2:44:26.380

Analeshia Rodriguez

I think my my vote will be in the negative and not not to support this because of the argument.

2:44:26.450 --> 2:44:28.760

Analeshia Rodriguez

I agree with the arguments that we've discussed here today.

2:44:32.910 --> 2:44:33.200

Analeshia Rodriguez

Great.

2:44:33.210 --> 2:44:34.20

Analeshia Rodriguez

Thank you, Peter.

2:44:34.170 --> 2:44:34.990

Analeshia Rodriguez

Derek, go ahead.

2:44:36.510 --> 2:44:37.700

Analeshia Rodriguez

Yeah, I'll just note.

2:44:38.430 --> 2:44:42.70

Analeshia Rodriguez

For the record that I'm also on the fence and struggling with this one it.

2:44:48.170 --> 2:45:15.770

Analeshia Rodriguez

I would love to be able to trust that developers are working with with our staff, with the colony and the city to make the best decisions for our development projects, but I think a

lot of the points made by our colleagues here on the board, as well as points made here from our developers are all well taken and make this kind of a challenging decision to make so.

2:45:17.820 --> 2:45:18.910

Analeshia Rodriguez

I'll leave it there.

2:45:21.570 --> 2:45:21.860

Analeshia Rodriguez

Great.

2:45:21.870 --> 2:45:22.580

Analeshia Rodriguez

Thank you Derek.

2:45:22.890 --> 2:45:28.10

Analeshia Rodriguez

UM and I will throw my two cents in there.

2:45:31.460 --> 2:45:40.680

Analeshia Rodriguez

I think I think with this subdivision, umm, this is a this is a really tough lot and.

2:45:42.990 --> 2:45:46.980

Analeshia Rodriguez

The exempt well status is is a real stumbling block for me as well.

2:45:48.990 --> 2:45:59.650

Analeshia Rodriguez

I mean, I as I voted, I can get behind the variance is umm however with the exempt well status that is a.

2:45:59.780 --> 2:46:1.660

Analeshia Rodriguez

That's a challenge for me around the subdivision.

2:46:2.380 --> 2:46:13.440

Analeshia Rodriguez

Umm there is in my mind a lot more questions around water out here that need to be water or addressed.

2:46:15.40 --> 2:46:17.700

Analeshia Rodriguez

And I'm not an expert in this area.

2:46:19.900 --> 2:46:37.860

Analeshia Rodriguez

And I just, I'm wondering about all a lot of different things including like fire safety and you know we heard enough water for four hours at 1500 gallons per minute and I didn't really ask too many of these questions, admittedly, umm.

2:46:39.220 --> 2:46:48.190

Analeshia Rodriguez

But you know, having a background in fire and looking at a light industrial area, that's not a lot of water.

2:46:48.200 --> 2:46:50.190

Analeshia Rodriguez

If something goes really long, wrong.

2:46:51.30 --> 2:46:57.940

Analeshia Rodriguez

If we have a huge fire out here, you know, in addition to the exempt well status.

2:46:58.960 --> 2:47:0.790

Analeshia Rodriguez

Umm yeah.

2:47:0.800 --> 2:47:21.930

Analeshia Rodriguez

I'm I'm stumbling on that and UM, I don't think this is a voting point for me, but I like to bring it up because I'm a farmer and I just wanted to challenge the no prime agricultural lands, even though we identified that this used to be agricultural lands in the 70s.

2:47:23.220 --> 2:47:29.900

Analeshia Rodriguez

You know, I remember driving by these fields as a kid and you know, it's mostly hay that was out there, right, but.

2:47:31.960 --> 2:47:38.960

Analeshia Rodriguez

I'm always unclear on how we how we, how we call something nonprime agland even though it used to be igland.

2:47:41.290 --> 2:47:46.130

Analeshia Rodriguez

So I am leaning towards no on this vote at the moment.

2:47:47.250 --> 2:47:47.910

Analeshia Rodriguez

Go ahead, Josh.

2:47:50.510 --> 2:47:59.250

Joshua

Another thing that just occurred to me, I believe in Time's presentation, he stated that each lot will require a geotech analysis.

2:48:0.470 --> 2:48:1.230

Analeshia Rodriguez

Yes, that's correct.

2:48:0.460 --> 2:48:4.590

Joshua

Uh, is there a lot of clay out in this location, Tim?

2:48:6.960 --> 2:48:9.250

Analeshia Rodriguez

I think it's pretty varied, but generally, yes.

2:48:10.20 --> 2:48:10.580

Joshua

Right.

2:48:10.620 --> 2:48:16.370

Joshua

And So what does that generally do mean about the permeability of, you know, water?

2:48:17.770 --> 2:48:21.570

Joshua

That means it doesn't doesn't flow into the ground, right and so.

2:48:25.190 --> 2:48:39.130

Joshua

I mean, wouldn't just trying to understand, they just the geotech, but then you know, going back to, we're gonna have swales where the groundwater is gonna permeate that all of a sudden just didn't quite line up.

2:48:39.140 --> 2:48:41.630

Joshua

And I know that's not the issue with the overall subdivision.

2:48:41.640 --> 2:48:45.850

Joshua

I was a variance, but I guess that plays in more into my decision on the subdivision too.

2:48:48.970 --> 2:48:50.240

Analeshia Rodriguez

Don, would you like to address that?

2:48:50.250 --> 2:49:0.260

Analeshia Rodriguez

If I can address that question and one comment before there is a geotech report included in the package that has done.

2:49:0.270 --> 2:49:6.360

Analeshia Rodriguez

I can't remember the exact number of test pits and borings, but quite a number over the project.

2:49:6.470 --> 2:49:14.330

Analeshia Rodriguez

It is somewhat varied, although there are quite a number of locations where there are gravels.

2:49:15.100 --> 2:49:16.730

Analeshia Rodriguez

Umm it does.

2:49:16.740 --> 2:49:19.190

Analeshia Rodriguez

It is a mix of clays and gravels.

2:49:19.200 --> 2:49:38.330

Analeshia Rodriguez

As you move towards the southwest, but in specifically addressing this issue with the geotech, the Geotech has indicated that infiltration is possible on this site and so to answer that question about the swales infiltration is indeed possible out there based on the Geotech recommendation.

2:49:38.460 --> 2:49:52.790

Analeshia Rodriguez

So just to make that point clear on the previous point about 1500 GPMs for four hours, just just as a point of clarification that is far, far beyond anything that's out there currently.

2:49:52.800 --> 2:50:4.450

Analeshia Rodriguez

So all of the disparate projects that you see out there now, umm, they're they're not providing anything like that.

2:50:4.460 --> 2:50:9.970

Analeshia Rodriguez

They may have 10 or 12,000 gallons of of total fire storage.

2:50:10.480 --> 2:50:17.430

Analeshia Rodriguez

In this case, we're looking at 360 up to 1/2 a million or more.

2:50:17.440 --> 2:50:35.40

Analeshia Rodriguez

So just to put the the the fighting fires in perspective, this will provide you know, almost an order of magnitude, actually, uh, more than an order of magnitude more water for fighting fires.

2:50:35.50 --> 2:50:41.900

Analeshia Rodriguez

So it's a it's a dramatic improvement for that area and and this particular project.

2:50:41.910 --> 2:50:44.920

Analeshia Rodriguez

So just clarifying those two points, great.

2:50:44.930 --> 2:50:45.460

Analeshia Rodriguez

Thank you.

2:50:45.510 --> 2:50:46.920

Analeshia Rodriguez

I appreciate that clarification.

2:50:47.580 --> 2:50:47.950

Analeshia Rodriguez

Umm.

2:50:48.420 --> 2:50:53.800

Analeshia Rodriguez

And to be clear and bringing those things, those concerns up that I have, umm.

2:50:55.550 --> 2:51:6.380

Analeshia Rodriguez

Yeah, I definitely appreciate your guys going above and beyond the requirements cause that is, you know, sometimes what happens is you know, there's not enough water to meet the demand of an emergency.

2:51:8.40 --> 2:51:9.890

Analeshia Rodriguez

So definitely appreciate that.

2:51:10.150 --> 2:51:13.410

Analeshia Rodriguez

Does anybody, anybody else, have anything Josh, go ahead.

2:51:14.540 --> 2:51:17.450

Joshua

Sorry, just to provide a little context, so.

2:51:19.590 --> 2:51:26.710

Joshua

150,000 gallons a minute for four hours, I believe is around 360,000 total gallons.

2:51:29.870 --> 2:51:30.220

Analeshia Rodriguez

60.

2:51:28.590 --> 2:51:34.400

Joshua

Which is at the 10 acre feet is 3.2 million gallons.

2:51:34.810 --> 2:51:44.130

Joshua

So in the event that they were required to run their water for that time, they would use over 10% of their annual allocated volume.

2:51:46.610 --> 2:51:47.870

Joshua

Under the exempt well status.

2:51:51.580 --> 2:51:54.540

Analeshia Rodriguez

And that's like an emergency scenario where they're draining it out.

2:51:55.90 --> 2:51:55.310

Joshua

Yeah.

2:51:55.980 --> 2:51:56.260

Analeshia Rodriguez

OK.

2:51:58.40 --> 2:52:2.570

Analeshia Rodriguez

If I could just clarify that that that again done a lot metho civil.

2:52:4.480 --> 2:52:17.620

Analeshia Rodriguez

That is part of the calculation and so that amount of water that's stored in the tank is taken out of the annual allotment the the 10 acre feet. So.

2:52:19.360 --> 2:52:32.410

Analeshia Rodriguez

While that point is absolutely correct, the the calculations assume that that water has been used for the year, and so it's sitting there available for use.

2:52:35.540 --> 2:52:35.980

Analeshia Rodriguez

OK.

2:52:38.510 --> 2:52:39.280

Analeshia Rodriguez

Alright.

2:52:39.390 --> 2:52:40.820

Analeshia Rodriguez

Is there anybody appreciate that?

2:52:40.830 --> 2:52:43.380

Analeshia Rodriguez

And I'm sorry to have you keep reintroducing yourself.

2:52:43.390 --> 2:52:45.360

Analeshia Rodriguez

It's just for the record purposes.

2:52:45.370 --> 2:52:46.610

Analeshia Rodriguez

I know it seems a little redundant.

2:52:48.940 --> 2:52:50.770

Analeshia Rodriguez

OK, go ahead for, please.

2:52:50.780 --> 2:52:51.230

Analeshia Rodriguez

Come on up.

2:52:51.540 --> 2:52:52.910

Analeshia Rodriguez

Just introduce sure.

2:52:52.920 --> 2:52:53.890

Analeshia Rodriguez

Thank you, Jamie.

2:52:53.900 --> 2:52:57.250

Analeshia Rodriguez

You're backer with WGM Group, just for one clarification.

2:52:57.260 --> 2:53:4.630

Analeshia Rodriguez

When considering exempt wells and fire water, fire water is exempt from that calculation for exempt well.

2:53:4.640 --> 2:53:7.150

Analeshia Rodriguez

So just wanted to make that on the record.

2:53:7.200 --> 2:53:8.210

Analeshia Rodriguez

OK, great.

2:53:8.220 --> 2:53:9.10

Analeshia Rodriguez

That's good to know.

2:53:9.20 --> 2:53:9.460

Analeshia Rodriguez

Thank you.

2:53:15.610 --> 2:53:16.400

Analeshia Rodriguez

OK

2:53:17.110 --> 2:53:17.540

Analeshia Rodriguez

Are we?

2:53:17.550 --> 2:53:20.320

Analeshia Rodriguez

Are we feeling ready to make a vote alright?

2:53:20.330 --> 2:53:23.40

Analeshia Rodriguez

Everybody's saying yes, OK

2:53:23.50 --> 2:53:27.470

Analeshia Rodriguez

And Alicia, could we get one final roll call vote, please roll call vote.

2:53:29.80 --> 2:53:31.380

Analeshia Rodriguez

Derek can richer. No.

2:53:34.160 --> 2:53:34.920

Analeshia Rodriguez

Josh Raider.

2:53:35.780 --> 2:53:35.980

Joshua

No.

2:53:38.10 --> 2:53:39.700

Analeshia Rodriguez

Dave Loomis, no.

2:53:41.510 --> 2:53:42.170

Analeshia Rodriguez

Peter Benson.

2:53:44.50 --> 2:53:44.310

Analeshia Rodriguez

No.

2:53:46.170 --> 2:53:46.600

Analeshia Rodriguez

Recall.

2:53:48.360 --> 2:53:48.620

Rick Hall

No.

2:53:50.580 --> 2:53:51.350

Analeshia Rodriguez

Sean McCoy.

2:53:51.780 --> 2:53:54.400

Analeshia Rodriguez

No, and it is unanimous.

2:53:54.410 --> 2:53:55.150

Analeshia Rodriguez

The motion fails.

2:53:59.730 --> 2:54:0.20

Analeshia Rodriguez

Great.

2:54:0.30 --> 2:54:0.710

Analeshia Rodriguez

Thank you.

2:54:6.570 --> 2:54:7.450

Analeshia Rodriguez

OK.

2:54:7.460 --> 2:54:16.960

Analeshia Rodriguez

And with that, we are at the end of our public hearings for the Grass Valley Industrial Subdivision.

2:54:17.30 --> 2:54:20.650

Analeshia Rodriguez

And we appreciate everybody being here.

2:54:20.660 --> 2:54:22.40

Analeshia Rodriguez

Tim, do you have anything to finish with?

2:54:23.770 --> 2:54:24.560

Analeshia Rodriguez

OK, great.

2:54:24.570 --> 2:54:26.200

Analeshia Rodriguez

We appreciate everybody's time.

2:54:26.510 --> 2:54:31.120

Analeshia Rodriguez

UM, I like to always remind folks that we're just a part of the process.

2:54:32.330 --> 2:54:41.720

Analeshia Rodriguez

Your next step is in front of County Commissioners and UM, you know, keep showing up, keep doing what you need to do and.

2:54:43.560 --> 2:54:45.430

Analeshia Rodriguez

We'll see where this all lands.

2:54:46.100 --> 2:54:49.330

Analeshia Rodriguez

Our recommendations are not always taken, so just bear that in mind.

2:54:50.120 --> 2:54:56.850

Analeshia Rodriguez

And with that, we appreciate everybody's time and we're gonna close out the public hearing portion of tonight.

2:54:59.650 --> 2:55:12.140

Analeshia Rodriguez

And that brings us to, well, I don't think we have anything, no communications or special presentations, no committee reports.

2:55:12.150 --> 2:55:12.760

Analeshia Rodriguez

Correct.

2:55:12.770 --> 2:55:21.540

Analeshia Rodriguez

Ohh wait two there was no DPC meeting, but there was a meeting for the rezone and I think Annalisa emailed about that.

2:55:21.550 --> 2:55:26.460

Analeshia Rodriguez

I would encourage everybody to attend one of those session sessions for the that they're happening.

2:55:26.830 --> 2:55:27.540

Analeshia Rodriguez

OK.

2:55:27.610 --> 2:55:28.420

Analeshia Rodriguez

Did everybody hear that?

2:55:28.430 --> 2:55:30.820

Analeshia Rodriguez

Alright, attend the rezoning sessions.

2:55:31.440 --> 2:55:32.170

Analeshia Rodriguez

Ohm.

2:55:32.300 --> 2:55:37.330

Analeshia Rodriguez

Ohh, I also have a umm where's my notes?

2:55:37.520 --> 2:55:38.660

Analeshia Rodriguez

One standby here.

2:55:42.460 --> 2:55:50.570

Analeshia Rodriguez

OK, so there is committee reports, old business, snow business, new business.

2:55:50.580 --> 2:56:13.880

Analeshia Rodriguez

I want to remind everybody, as did staff that the our Missoula Open houses are coming up and any participation folks get encouraged and those regards as far as neighbors yourselves or anything, please do the you know that's that very important project the city's got going on right now.

2:56:16.510 --> 2:56:20.620

Analeshia Rodriguez

And with that, let's move on to comments from board members.

2:56:20.630 --> 2:56:21.360

Analeshia Rodriguez

Are there any?

2:56:21.590 --> 2:56:24.130

Analeshia Rodriguez

I don't know if this is a new business or comments, but go ahead.

2:56:24.690 --> 2:56:30.860

Analeshia Rodriguez

We need another alternate for the TPCC Peter, just the timing of it, Peter, schedule doesn't allow for it.

2:56:30.870 --> 2:56:33.660

Analeshia Rodriguez

So and I haven't been able to make them the most recent meetings.

2:56:33.670 --> 2:56:38.290

Analeshia Rodriguez

So if there's a volunteer to attend, then I can't make it.

2:56:38.890 --> 2:56:39.460

Analeshia Rodriguez

That's great.

2:56:39.470 --> 2:56:39.830

Analeshia Rodriguez

Thank you.

2:56:41.940 --> 2:56:44.290

Analeshia Rodriguez

No, that's quite alright.

2:56:44.300 --> 2:56:49.70

Analeshia Rodriguez

Peter and I was about to say that, and then it went right down my head.

2:56:49.400 --> 2:56:51.830

Analeshia Rodriguez

I was thinking about that when you mentioned the TPCC.

2:56:52.260 --> 2:56:58.370

Analeshia Rodriguez

Umm, so Peter was unable to meet the backup obligations?

2:56:58.380 --> 2:57:4.60

Analeshia Rodriguez

Is schedules changed a little bit and so if there's anybody that can volunteer, Rick, go ahead.

2:57:5.10 --> 2:57:6.40

Rick Hall

Where and when are they?

2:57:8.410 --> 2:57:9.420

Analeshia Rodriguez

They're on Tuesdays.

2:57:9.430 --> 2:57:19.90

Analeshia Rodriguez

They typically are the same day as they occasionally on the same day as our meetings and they are in the City Council chambers and they do have an online option as well.

2:57:17.660 --> 2:57:20.520

Rick Hall

And what time at what time?

2:57:21.600 --> 2:57:24.520

Analeshia Rodriguez

Uh, like 130, they're in during the middle of the day.

2:57:29.50 --> 2:57:29.510

Rick Hall

I could go.

2:57:31.380 --> 2:57:35.170

Analeshia Rodriguez

OK, Rick, where so Rick is gonna?

2:57:36.920 --> 2:57:44.820

Analeshia Rodriguez

Throw his name in the ring for a backup for tomb, and then I was thinking with.

2:57:46.620 --> 2:57:55.10

Analeshia Rodriguez

With the you know the struggles that Peter saw with his schedule, that we might even get ourselves an alternative backup.

2:57:55.100 --> 2:58:5.460

Analeshia Rodriguez

So 1/3 backup for Rick and Tung in case you know, we have an issue where somebody can't make it and then.

2:58:6.750 --> 2:58:14.300

Analeshia Rodriguez

Umm, I also just wanted to throw out just a little reminder that we weren't able to convene.

2:58:14.310 --> 2:58:20.650

Analeshia Rodriguez

We weren't able to get a quorum last meeting and there's no criticisms being presented here, right?

2:58:20.660 --> 2:58:34.330

Analeshia Rodriguez

I couldn't make it either, umm, but also just wanna emphasize the folks that if you can make it or if you see that we can't make quorum and there is a possibility not saying that anybody didn't do that.

2:58:34.340 --> 2:58:38.840

Analeshia Rodriguez

But please try and attend so that we can make Corum, umm and I.

2:58:38.890 --> 2:58:43.280

Analeshia Rodriguez

I'm only throwing that out there because it makes Staffs life tough, right?

2:58:43.290 --> 2:58:50.780

Analeshia Rodriguez

When we can't make our agenda and they've got to push things back, there's a, you know, there's some trickle down for sure.

2:58:50.850 --> 2:58:51.850

Analeshia Rodriguez

So just in.

2:58:53.430 --> 2:59:1.520

Analeshia Rodriguez

Trying to keep staff time in mind is the best we can and at the same time I recognize all of us are volunteers.

2:59:1.730 --> 2:59:4.540

Analeshia Rodriguez

We all have jobs and we all have families.

2:59:4.730 --> 2:59:8.70

Analeshia Rodriguez

So you know, my family came first and there's occasion.

2:59:8.80 --> 2:59:10.330

Analeshia Rodriguez

So Rick's shaking his.

2:59:10.340 --> 2:59:11.710

Analeshia Rodriguez

I don't have any of those things.

2:59:14.910 --> 2:59:16.470

Rick Hall

No job retired.

2:59:16.300 --> 2:59:16.960

Analeshia Rodriguez

No job.

2:59:19.250 --> 2:59:19.480

Analeshia Rodriguez

Yeah.

2:59:19.490 --> 2:59:21.490

Analeshia Rodriguez

On that point, Sean, are we fully staffed?

2:59:21.670 --> 2:59:24.140

Analeshia Rodriguez

Do we have like typically we have two alternates, right?

2:59:24.150 --> 2:59:26.300

Analeshia Rodriguez

And so do we have both of those alternates?

2:59:26.310 --> 2:59:27.960

Analeshia Rodriguez

I think we are.

2:59:27.970 --> 2:59:29.100

Analeshia Rodriguez

Are we missing anybody?

2:59:29.350 --> 2:59:31.260

Analeshia Rodriguez

We still have two vacant seats.

2:59:31.270 --> 2:59:37.170

Analeshia Rodriguez

OK, we still which we are in the process of posting in, OK.

2:59:37.180 --> 2:59:40.230

Analeshia Rodriguez

And are those county or do you know county?

2:59:40.240 --> 2:59:42.90

Analeshia Rodriguez

Lynn was is a city appointee.

2:59:42.100 --> 2:59:42.310

Analeshia Rodriguez

Yeah.

2:59:42.320 --> 2:59:46.330

Analeshia Rodriguez

When is a city OK and well, it doesn't matter right now.

2:59:46.900 --> 2:59:48.640

Analeshia Rodriguez

So we got two vacancies, so that's.

2:59:47.160 --> 2:59:53.130

Rick Hall

I've seen recruiting for for the board, so the I've seen them looking for people.

2:59:53.920 --> 2:59:54.590

Analeshia Rodriguez

Yes.

2:59:54.600 --> 2:59:56.80

Analeshia Rodriguez

OK, that's a very valid point.

2:59:56.90 --> 2:59:56.940

Analeshia Rodriguez

I hadn't thought of that.

2:59:56.950 --> 3:0:3.420

Analeshia Rodriguez

We've got two folks missing, which probably contributed to some of our inability to make that last one.

3:0:3.870 --> 3:0:5.200

Analeshia Rodriguez

OK, alright.

3:0:5.210 --> 3:0:6.260

Analeshia Rodriguez

Good job, y'all.

3:0:6.390 --> 3:0:7.580

Analeshia Rodriguez

Tonight was tough.

3:0:7.710 --> 3:0:12.960

Analeshia Rodriguez

I didn't think it was gonna be that hard, but it that last one was much more challenging than I anticipated.

3:0:12.970 --> 3:0:13.540

Analeshia Rodriguez

Josh, go ahead.

3:0:15.860 --> 3:0:16.200

Joshua

Yeah.

3:0:16.210 --> 3:0:17.500

Joshua

I just wanted to say, you know, I

3:0:19.510 --> 3:0:34.230

Joshua

I normally trust staff recommendation on and you know believe that if there's a way to approve development subdivisions that we should, but I really did feel strongly about this proposal.

3:0:37.210 --> 3:0:42.300

Joshua

It just did not meet the minimum standard in my mind, for approval.

3:0:42.810 --> 3:0:43.50

Joshua

Uh.

3:0:43.770 --> 3:1:0.560

Joshua

And to continue to allow subdivision 19 lots, 19 industrial lots on an exempt well, I mean that is just is not responsible development and I believe this needs to be industrial land needs to be industrial lots.

3:1:0.570 --> 3:1:2.80

Joshua

It will be eventually.

3:1:3.210 --> 3:1:5.130

Joshua

Umm, there's demand for it.

3:1:5.140 --> 3:1:12.960

Joshua

There's extremely low vacancy for industrial properties in Missoula in order to grow our industries and grow jobs, we need it.

3:1:13.10 --> 3:1:24.640

Joshua

I get that, but it needs to be done the right way and we can't just force things through what below the minimum standards because of that.

3:1:24.650 --> 3:1:41.440

Joshua

So you know, I just wanted to say that and then just one other thing and I don't know if it's appropriate or not, but I was just curious to you know it what why do you recuse or what are the reasons for that one should recuse himself if you can?

3:1:41.110 --> 3:1:41.970

Analeshia Rodriguez

That's a great question.

3:1:41.980 --> 3:1:42.130

Analeshia Rodriguez

Yeah.

3:1:42.140 --> 3:1:49.760

Analeshia Rodriguez

So I have a personal relationship with the developer and so I have some insights into who they are, what they do and their goals.

3:1:49.770 --> 3:1:55.260

Analeshia Rodriguez

I didn't feel as appropriate for me to participate just because I didn't want to have any even a wrinkle of bias at all.

3:1:55.810 --> 3:1:57.770

Analeshia Rodriguez

So that was my rationale.

3:1:59.70 --> 3:1:59.680

Joshua

Thanks.

3:2:0.660 --> 3:2:1.70

Analeshia Rodriguez

Great.

3:2:1.220 --> 3:2:7.670

Analeshia Rodriguez

I got Peter and then Rick, we've had a questions of of recusing ourselves on the board before.

3:2:7.720 --> 3:2:10.790

Analeshia Rodriguez

I remember this before and I have.

3:2:12.70 --> 3:2:28.250

Analeshia Rodriguez

One way we in one particular case we the person who recused themselves, did speak about the issues but did not vote and was comfortable doing that, and they provided a great deal of insight that I was glad to have.

3:2:29.400 --> 3:2:38.570

Analeshia Rodriguez

I totally respect anybody's decision to recuse himself and I think my we need to do it, but I think we don't have to be exclusive.

3:2:38.580 --> 3:2:48.650

Analeshia Rodriguez

I mean complete, I mean absolute complete about it, we can provide opinions or background information and design and just choose not to vote.

3:2:48.890 --> 3:2:50.420

Analeshia Rodriguez

I think that's also an option.

3:2:50.720 --> 3:2:52.860

Analeshia Rodriguez

So I don't mean to put you on the spot too.

3:2:54.730 --> 3:2:58.390

Analeshia Rodriguez

Absolutely I am, you know, to clarify, I think, UM.

3:3:0.470 --> 3:3:5.340

Analeshia Rodriguez

Either any option is is available to board members if.

3:3:5.350 --> 3:3:12.290

Analeshia Rodriguez

If you're feeling conflicted and wanna recuse yourself, you know you can step away completely as tuned did tonight.

3:3:12.810 --> 3:3:21.370

Analeshia Rodriguez

UM and or you you know, in the past, Shane has recused himself because he's, you know, he's an engineer and he's a little tighter to some of these.

3:3:23.80 --> 3:3:26.470

Analeshia Rodriguez

Things that were viewing, but he's provided some context.

3:3:27.280 --> 3:3:32.730

Analeshia Rodriguez

So I think any of those options are available and I personally absolutely respect.

3:3:33.370 --> 3:3:41.0

Analeshia Rodriguez

Umm, the you know the 4th whiteness to come forward and recuse yourself when you're a little close to it.

3:3:41.190 --> 3:3:46.780

Analeshia Rodriguez

I think we need a lot to see more of that within politics these days and not that we're politicians.

3:3:46.790 --> 3:3:55.940

Analeshia Rodriguez

But you know within this regulatory review process, I think it's great for people to acknowledge if they have a little bit of a conflict of interest.

3:3:56.70 --> 3:4:11.30

Analeshia Rodriguez

And before I turn it over to you, Rick, I wanted to express earlier, Derek, my appreciation for your acknowledging some of your limited knowledge and you know just, you know staying within your scope of practice to use a medical term.

3:4:12.390 --> 3:4:22.120

Analeshia Rodriguez

I greatly appreciate and I think is a great benefit to vocalize that if you know it requires a little humility and ability to speak to what you don't know.

3:4:22.180 --> 3:4:23.710

Analeshia Rodriguez

So I really appreciated that.

3:4:24.0 --> 3:4:24.590

Analeshia Rodriguez

Go ahead, Rick.

3:4:26.880 --> 3:4:29.840

Rick Hall

I just wanted to thank Josh for being a water nerd.

3:4:30.540 --> 3:4:40.920

Rick Hall

UM we when I was in Idaho, we had a member that was a well Digger and that kind of expertise and knowledge is really, really helpful.

3:4:40.930 --> 3:4:45.120

Rick Hall

You know, farmers viewpoints are really, really helpful.

3:4:45.510 --> 3:4:51.210

Rick Hall

And, you know, water is a significant issue when it comes to development.

3:4:51.720 --> 3:5:1.590

Rick Hall

And I also wanted to say that, you know, when we when I get these things, at least personally, I don't look at if we don't approve this, there won't be a development.

3:5:1.600 --> 3:5:16.400

Rick Hall

I look at it as if we don't approve this, there'll be the right development or the development that meets the standards that we have because of if there's a need, developers will fill it.

3:5:18.280 --> 3:5:23.390

Rick Hall

So you know I that's kind of my position and planning, I think.

3:5:23.400 --> 3:5:32.530

Rick Hall

And uh, and I think everyone has their own viewpoint, but I just wanted to throw that out there and and thank you, Josh, for running the numbers.

3:5:32.540 --> 3:5:35.330

Rick Hall

That's hard math for me, so.

3:5:37.270 --> 3:5:37.900

Analeshia Rodriguez

Go ahead.

3:5:38.210 --> 3:5:39.220

Analeshia Rodriguez

Thank you, Rick.

3:5:39.230 --> 3:5:39.780

Analeshia Rodriguez

Go ahead, Josh.

3:5:41.420 --> 3:5:41.940

Joshua

Thank you.

3:5:41.950 --> 3:5:43.210

Joshua

I'm far from a nerd.

3:5:43.220 --> 3:5:49.890

Joshua

I mean, the guys, you know, there's some guys on the conservation District board that, you know, get it more than me.

3:5:49.900 --> 3:5:56.30

Joshua

But you know the priorities for the conservation district are to improve and protect water availability.

3:5:56.350 --> 3:6:11.110

Joshua

To mitigate resource impacts of suburban development like this in rural areas, and so you know, representing them on this board, that is something that I need to look at very seriously.

3:6:11.220 --> 3:6:27.270

Joshua

And you know the flux that we're in with exempt wells and the use of that resource and the demonstration between surface water and groundwater resources and the connection, it's important and it's a resource that we need to be very careful about.

3:6:29.60 --> 3:6:30.500

Joshua

Not that we can't develop.

3:6:30.510 --> 3:6:31.500

Joshua

We need to develop.

3:6:31.510 --> 3:6:42.70

Joshua

We, you know, in particularly industrial development in this area makes sense, but I just don't think this one this time the way it was proposed.

3:6:44.910 --> 3:6:46.240

Analeshia Rodriguez

Copy that, Dave.

3:6:46.250 --> 3:6:46.480

Analeshia Rodriguez

Go ahead.

3:6:47.920 --> 3:6:56.490

Analeshia Rodriguez

So Rick and Josh, thanks for saying everything that I agree on and I want to thank the members of the board.

3:6:56.500 --> 3:6:57.730

Analeshia Rodriguez

We had a good discussion.

3:6:57.900 --> 3:7:0.50

Analeshia Rodriguez

I think a lot of good information came out on this.

3:7:0.720 --> 3:7:7.330

Analeshia Rodriguez

Umm it and you know, you're my opinion early on because I thought this was not ready for prime time.

3:7:7.820 --> 3:7:8.190

Analeshia Rodriguez

Thank you.

3:7:9.990 --> 3:7:10.290

Analeshia Rodriguez

Nice.

3:7:10.300 --> 3:7:12.30

Analeshia Rodriguez

We're getting some slogans going here.

3:7:14.220 --> 3:7:14.720

Analeshia Rodriguez

Ohk.

3:7:15.420 --> 3:7:20.630

Analeshia Rodriguez

OK, I think I could probably say some more, but I think we'll just wrap it up here just real quick.

3:7:20.640 --> 3:7:26.990

Analeshia Rodriguez

We we've had a number of very controversial ones in the last like I, I mean this has been it's been rough.

3:7:27.80 --> 3:7:27.650

Analeshia Rodriguez

Yeah.

3:7:27.720 --> 3:7:47.550

Analeshia Rodriguez

And so I would like to make a request and I know staff is very, very busy, but we used to get the follow ups and we have been getting those recently and I get it, it's probably a lot of work to do, but at a minimum, maybe if we could get the dates of the of the respective approving boards meetings, so we could at least look it up ourselves.

3:7:48.500 --> 3:7:55.320

Analeshia Rodriguez

Umm like I've looked at a couple of our worker controversial decisions recently and it was good to know how they came out.

3:7:56.570 --> 3:7:57.720

Analeshia Rodriguez

OK, alright.

3:7:57.730 --> 3:8:0.580

Analeshia Rodriguez

So for example I got denied and then the South Hills.

3:8:2.690 --> 3:8:9.600

Analeshia Rodriguez

Variances and subdivision got approved to let followed our recommendations, but I think a couple of other ones I'd be curious to know how that went.

3:8:9.990 --> 3:8:11.80

Analeshia Rodriguez

This one is a good example.

3:8:11.90 --> 3:8:14.60

Analeshia Rodriguez

I'm curious how it's gonna go and say yeah or county commissioners.

3:8:14.670 --> 3:8:15.300

Analeshia Rodriguez

Yes.

3:8:16.70 --> 3:8:27.90

Analeshia Rodriguez

So maybe if we could pass that along to city, just the follow up you know follow-ups with where these land with their ultimate decisions.

3:8:28.30 --> 3:8:34.690

Analeshia Rodriguez

Umm, I think again it just or just the dates cause like I don't ever know when I have to.

3:8:34.700 --> 3:8:38.770

Analeshia Rodriguez

Like, look through the entire City Council minutes to find out whatever.

3:8:38.780 --> 3:8:43.520

Analeshia Rodriguez

So like it has just give me the date of the of when this you know then I can look up that specific date.

3:8:43.530 --> 3:8:55.940

Analeshia Rodriguez

So OK, so I will say for I don't remember in today's packet Tim can correct me on this, but I know with the city often the steps are within the packet.

3:8:58.130 --> 3:9:2.160

Analeshia Rodriguez

I don't know well enough to be able to tell you off the top of my head, but.

3:9:3.60 --> 3:9:7.270

Analeshia Rodriguez

Umm, there is usually the process.

3:9:7.280 --> 3:9:17.600

Analeshia Rodriguez

You know, after us, what takes place next within the packet and the dates and times and locations is is that true for your packet as well?

3:9:17.610 --> 3:9:20.20

Analeshia Rodriguez

Tim, I can't remember how is. It's been awhile.

3:9:20.30 --> 3:9:21.330

Analeshia Rodriguez

We haven't seen county in a while.

3:9:23.130 --> 3:9:29.220

Analeshia Rodriguez

Yeah, I don't know about the packet, but like my staff reported that the end at the very end, there's an attachment.

3:9:29.290 --> 3:9:37.270

Analeshia Rodriguez

I think it's attachment, a kind of details out the dates starting at sufficiency and then actually I have to look at it myself.

3:9:37.280 --> 3:9:39.210

Analeshia Rodriguez

When does this go to Commissioners?

3:9:40.800 --> 3:9:41.850

Analeshia Rodriguez

Let's see here.

3:9:46.550 --> 3:9:49.710

Analeshia Rodriguez

My subdivisions have flipped flopped around a little bit so.

3:9:48.820 --> 3:9:50.690

Rick Hall

And said July 25th.

3:9:51.560 --> 3:9:52.250

Analeshia Rodriguez

Yeah, that's right.

3:9:55.480 --> 3:9:56.160

Analeshia Rodriguez

That is correct.

3:9:56.170 --> 3:9:57.590

Analeshia Rodriguez

The 25th of July.

3:9:58.240 --> 3:9:58.930

Analeshia Rodriguez

OK.

3:9:59.320 --> 3:10:12.650

Analeshia Rodriguez

So to clarify, within the staff report towards the end usually is a, you know, a list of things, but I don't think that should exclude maybe a reminder for everybody or umm, maybe some follow up.

3:10:13.490 --> 3:10:15.0

Analeshia Rodriguez

I think it should be on the front page too.

3:10:16.90 --> 3:10:17.180

Analeshia Rodriguez

OK, great.

3:10:17.190 --> 3:10:17.990

Analeshia Rodriguez

Public hearing date.

3:10:21.370 --> 3:10:33.500

Analeshia Rodriguez

And the last thing I was gonna throw out is the one decision we did make on the River Rd Development City Council did not follow that recommendation and that got voted.

3:10:33.830 --> 3:10:36.840

Analeshia Rodriguez

That got approved when we denied it. Umm.

3:10:38.630 --> 3:10:43.380

Analeshia Rodriguez

And I didn't feel comfortable going, even though that is my neighborhood.

3:10:43.390 --> 3:10:52.210

Analeshia Rodriguez

I don't feel comfortable as the chair of this board going ahead, you know, going in front of them and expressing my my personal views.

3:10:52.220 --> 3:10:55.150

Analeshia Rodriguez

I feel like this is my, you know, this is where I get to say my two cents.

3:10:55.160 --> 3:10:56.140

Analeshia Rodriguez

So go ahead, Josh.

3:10:58.540 --> 3:11:3.530

Joshua

I was just gonna say I was having a conversation with one of the conservation District board members.

3:11:3.540 --> 3:11:6.750

Joshua

Who was planning staff in a previous life?

3:11:6.760 --> 3:11:15.630

Joshua

And he was saying, you know, like the River Rd lot, a lot of the urban lots that were that are easy to be developed, have been developed, right.

3:11:15.640 --> 3:11:36.90

Joshua

So the ones that we're seeing now are the ones that are are difficult and you know that was just some good perspective I think on some of the residential developments that we may see in the future that are, you know within the urban core, there's a reason that they haven't, yeah, likely been developed yet and it's because they've they're hard.

3:11:37.170 --> 3:11:40.170

Joshua

Umm, you know, the one we saw today?

3:11:40.180 --> 3:11:44.40

Joshua

I don't think meets that criteria, but the River Rd one.

3:11:44.50 --> 3:11:47.270

Joshua

You know, I think what does and the one in the South Hills as well.

3:11:48.560 --> 3:11:49.170

Analeshia Rodriguez

Absolutely.

3:11:49.180 --> 3:11:49.950

Analeshia Rodriguez

That's a great point.

3:11:50.860 --> 3:11:51.790

Analeshia Rodriguez

Ohm.

3:11:52.0 --> 3:11:54.330

Analeshia Rodriguez

Yeah, great point indeed.

3:11:54.820 --> 3:11:57.630

Analeshia Rodriguez

OK, let's get everybody headed home, shall we?

3:11:57.640 --> 3:11:58.350

Analeshia Rodriguez

Anybody else?

3:11:58.360 --> 3:12:1.40

Analeshia Rodriguez

Alright, let's call this meeting adjourned.

3:12:6.20 --> 3:12:6.690

Joshua

By everybody.



Deer Creek Tracts – Growth Policy Amendment and Zoning Amendment

Planning Board Hearing: 7.2.24

Project Team: Lauren Ryan, Planner III

Proposal

- Missoula County is proposing to amend the Growth Policy land use designation and Zoning designation on Tracts 2 and 3 of COS 5850





Parcel History



Tracts recently de-annexed from the City of Missoula's jurisdiction



Properties have been vacant for several years



Subdivision proposed in 2009 that was approved but never filed



Previously zoned R40 under Title 20 zoning

CERTIFICATE OF SURVEY

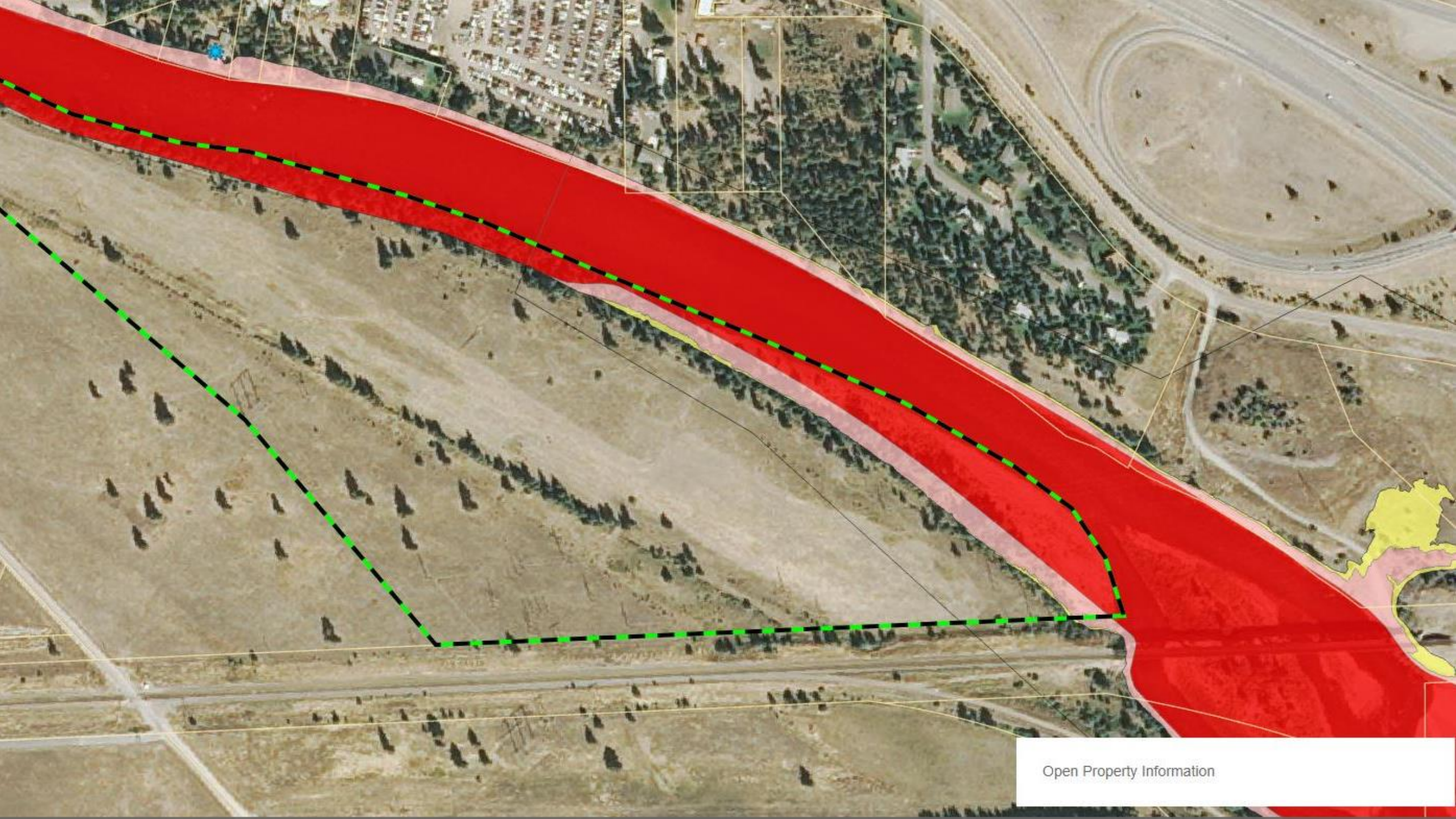


- NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN
ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

OWNER

NEIGHBORHOODS BY DESIGN, LLC

THE FOLLOWING NOTE IS PLACED HEREON AS REQUIRED BY THE
MISSOULA COUNTY ATTORNEY'S OFFICE:



Open Property Information

Background

- Petition to de-annex requested by both landowners of Tract 2 and 3
- The owner of Tract 2 is proposing a commercial agriculture building that could not meet the required water suppression requirements therefore prompting the request for de-annexation
- Tract 3 has no proposed use at this time

Existing Conditions Analysis

- Tracts wholly surrounded by County jurisdiction
- Adjacent land uses include a storage unit facility, I-90, railroad tracks, and a shooting range
- Growth Policy surrounding tracts – Open Resource and Recreation, Rural Residential and Small Agriculture, and Residential

Existing Conditions Analysis

- Adjacent to Rural Residential and Small Agriculture and Resource and Open Lands zoning
- Municipal sewer and water extend north of I-90 but do not run adjacent to the property
- Deer Creek ROW is 50' and paved. Deer Creek Road goes through the Canyon River Golf Course development

Proposed Growth Policy Amendment

- Proposal reviewed based on consistency with the 2019 Missoula Area Land Use Element
- Growth Policy amendment required to zone tracts

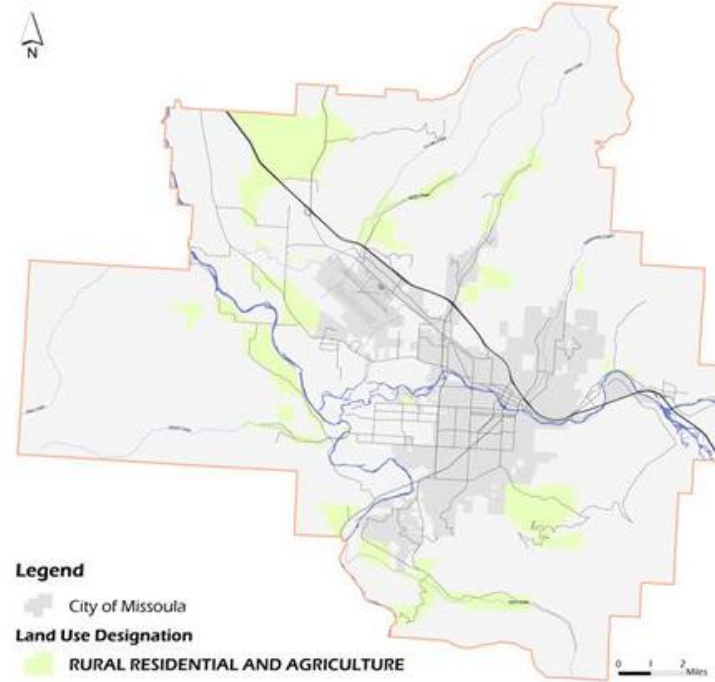
Proposed Growth Policy

Rural Residential and Agriculture

RURAL RESIDENTIAL AND AGRICULTURE

GOALS

- Preserve natural landscapes and waterways, while providing for rural residential uses in areas with proximity to higher levels of infrastructure and services, such as Working Lands or Agriculture land use designations.
- Support economic diversity and contribute to the health of the county by providing places to produce food on small farms.
- Protect public health and safety in areas with identified hazards, such as floodplains and areas with elevated potential for human-wildlife conflicts.



Rural Residential and Agriculture is 15,658 acres, 10.3% of the planning area.



Photo Credits:

CAPS

By Leif K. Brooks from Brattleboro, Vermont, United States of America - New Leaf CSA, CC BY-SA 2.0, <https://commons.wikimedia.org/w/index.php?curid=5589393>;

By Nyttend - Own work, Public Domain, <https://commons.wikimedia.org/w/index.php?curid=35308875>.

LAND USES

Land uses include residential, natural areas, agriculture, grazing, and timber production.

Secondary uses may include activities incidental to agricultural activities occurring on the property, such as small-scale production, preparation or sale of products produced on the property, agritourism if the agricultural operator lives on site. Secondary uses may also include food processing, based manufacturing, fabrication, commercial kitchens, and artist studios.

CHARACTER

Residential development in this area is scattered low density or clustered into areas with specific land use constraints. Most of the undeveloped area is in agricultural production, range, timber lands, or in a relatively natural state.

Development is designed to protect important resources such as agricultural lands, scenic resources, natural landscapes and waterways, fish and wildlife habitat and movement corridors, and to avoid hazards such as floodplains and wildfire. Conservation design sets aside a major portion of a site for preservation, clustering development on the remaining portion.

Buildings are sited with a minimum distance from streets and lot lines.

INTENSITY

Residential density ranges between one unit per ten acres and one unit per two acres.

The appropriate density depends on site considerations, such as the transportation network, emergency services, presence of natural landscapes and waterways, fish and wildlife habitat, and movement corridors, hazards, and applicable area plans.

Density bonuses may be available if development is clustered to protect important resources, such as natural landscapes and waterways, agricultural lands, wildlife habitat, or if public facilities such as public access or trails are provided. When applied through conservation design, density bonuses increase according to the percentage of the area permanently protected.

MOBILITY AND ACCESS

Lower densities are likely to produce auto-centric travel.

Arterial, collector, and local roads are present.

Local roads are in a grid following section lines or are irregular, depending on topography. County and private roads may or may not be paved.

Non-motorized facilities, typically located along arterial and collector roads, provide connectivity to schools, parks, recreation facilities, and other parts of the community.

Land Use Element - Adopted June 6, 2019

Proposed Zoning

- Zoning proposed is based on the Growth Policy designation recommendation
- Criteria for review of zoning regulations and zoning map amendments established in state law (76-2-203)
- Recent public outreach during the zoning adoption process (2022)

Proposed Zoning

Agriculture, Rural Residential 5 (AGRR 5)

SECTION 2.3.D AGRICULTURE, RURAL RESIDENTIAL (AGRR)

1. PURPOSE

The purpose of this district is to balance rural residential development with the preservation of natural landscapes in areas where infrastructure may exist and services are proximal. Agricultural land uses still abound but at a smaller scale and support a wide range of related uses including agritourism, farm stands, farm-to-table and home-based business operations, and limited agricultural products manufacturing and fabrication. Development character remains rural in nature even as low-density residential development mixes with larger tracts of land used for active agricultural production and supported uses. Development intensity is governed by site-specific conditions including the availability of adequate infrastructure, proximity to services, and the presence of environmental constraints. Mobility and access are characterized by a combination of auto-centric design in lower-intensity areas connected by non-motorized facilities required along most arterial and collector roads as well as those local roads that have been improved. Local roads may be unimproved unless serving higher-intensity residential development. Trail connectivity and access to recreational amenities continues to be an important requirement of development through site design.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Agriculture, Rural Residential (AGRR) district are found in Section 3.2. "Building Type Allowed by District."

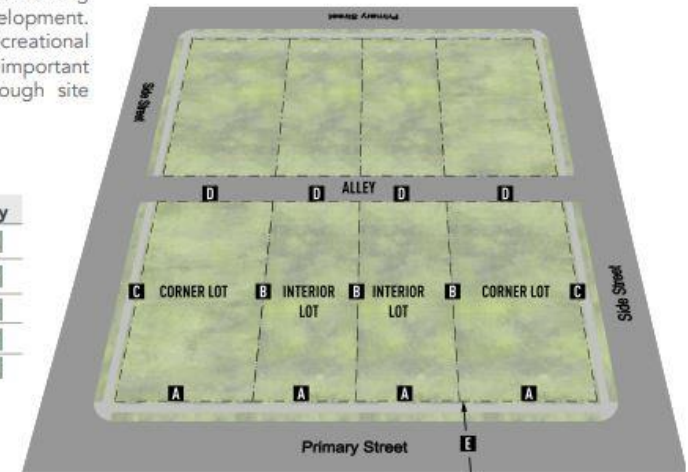
3. PERMITTED USES

Uses permitted in the Agriculture, Rural Residential (AGRR) district are found in Table 5, Section 2.4.G. "Table of Uses."

Only one principal use is permitted per lot in this district; multiple principal uses per lot may be permitted if approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E



Outreach

- Noticing – Posted in 5 locations for 45 days, Legal Ad
- Bonner Community Council
- Worked with landowners and their representatives

Public Comment

- No public comment received

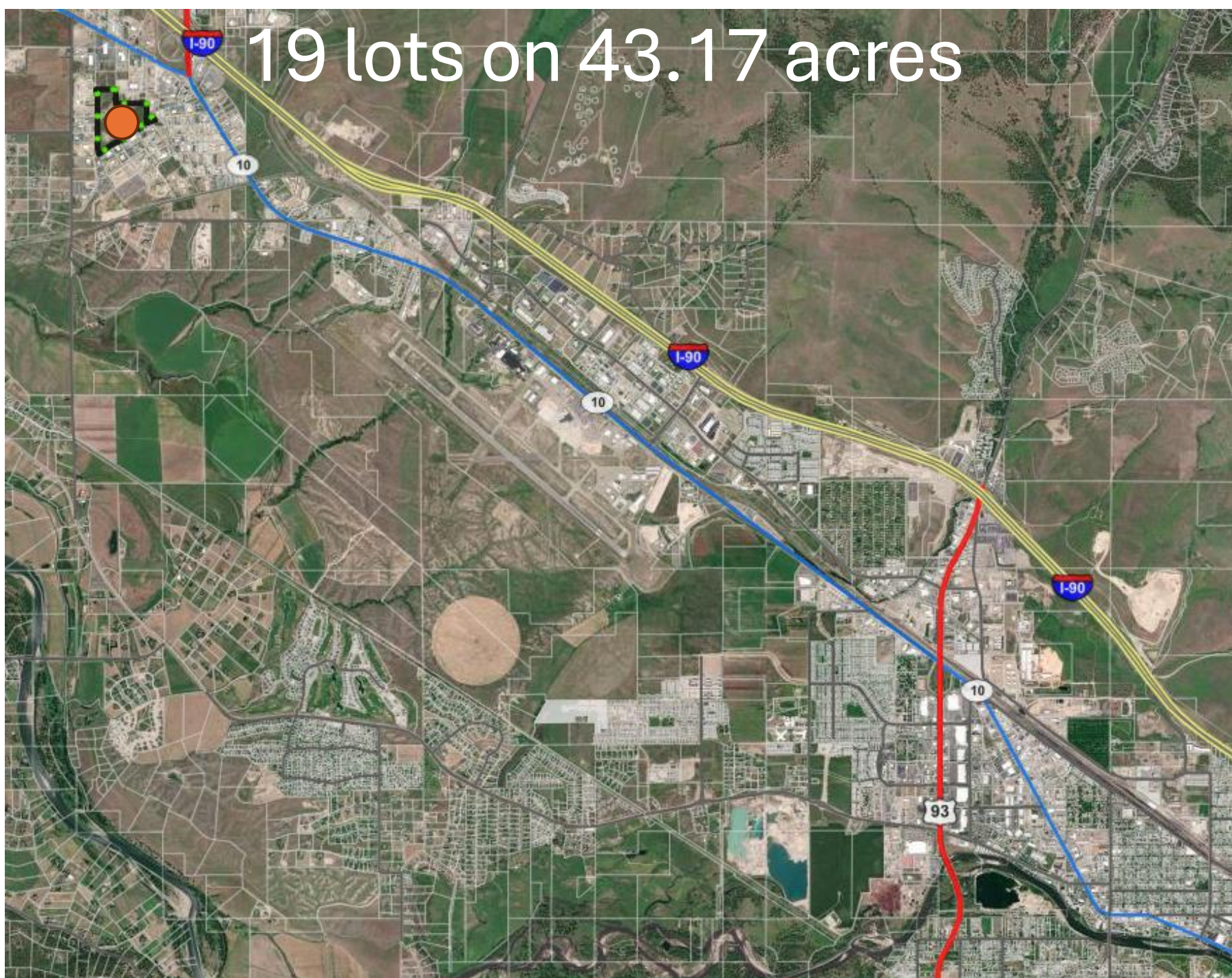
Recommended Motion

1. I move THAT the Missoula County Land Use Map (Map 18) be amended to assign the Rural Residential and Agriculture land use designation to the properties legally described as Tract 2 and 3 of Certificate of Survey 5850, based on the findings of fact and conclusions contained in the staff report
2. I move THAT the zoning map be amended to show the properties legally described as Tract 2 and Tract 3 of Certificate of Survey 5850 as Agriculture, Rural Residential 5 (AGRR 5), based on the findings of fact and conclusions contained in the staff report

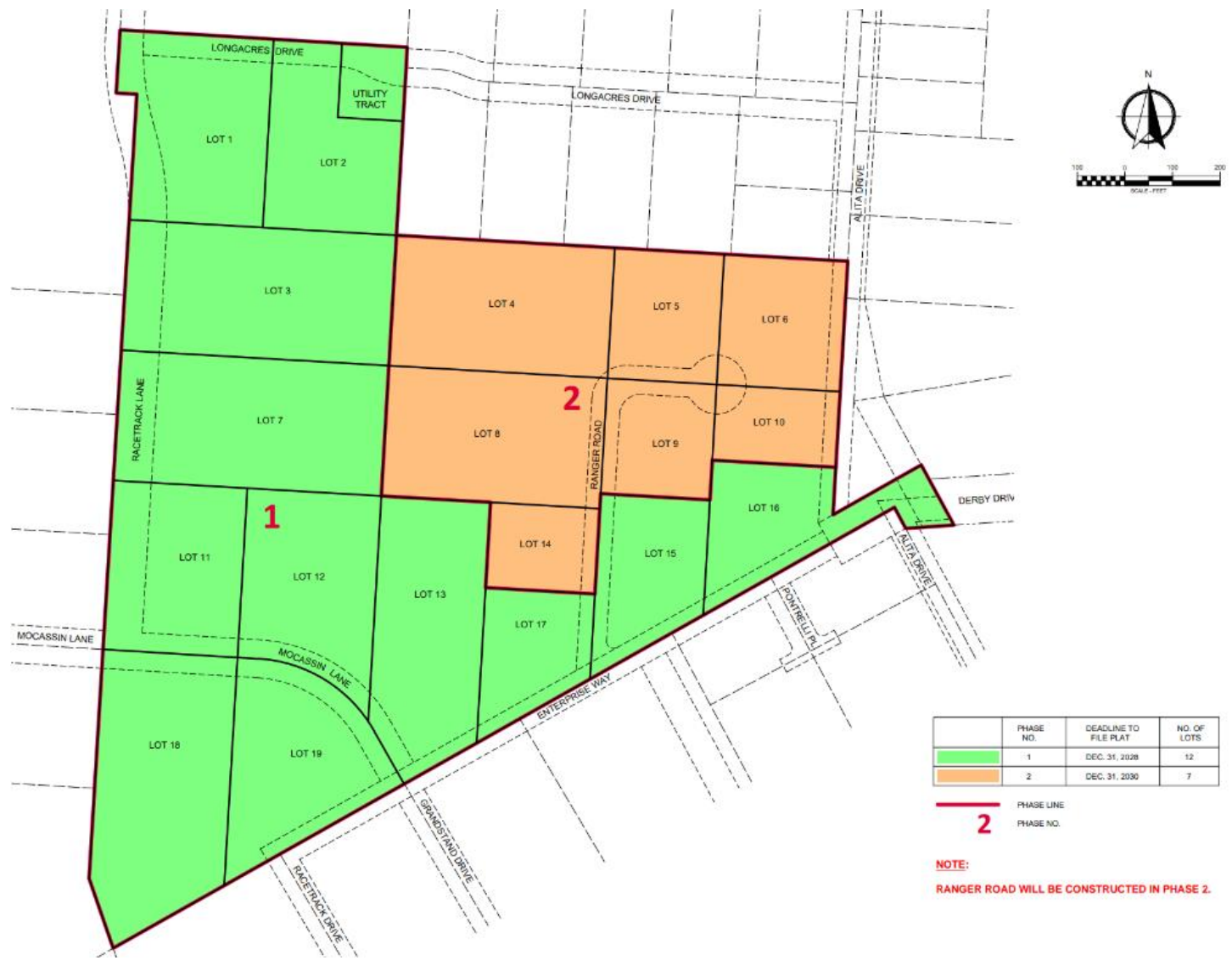
Grass Valley Industrial Subdivision

A proposal by Ethos Civil, representing Grass
Valley Industrial Park, LLC

19 lots on 43.17 acres



Two-phase subdivision



Zoned
Industrial
Center, Light

Light industrial,
artisan, and limited
commercial activities

Warehousing, tool
manufacturing,
recycling, fabrication



Agriculture

- Some agriculture
- Interchange: early 1970s
- Increasingly light industrial in nature
- No water rights, surrounded by light industrial/commercial

Roads

- Network of roads
- Mix of public/private
- Proposal is to extend 2 roads; create one new road
- All roads meet 26' wide industrial standard

Longacres Lane

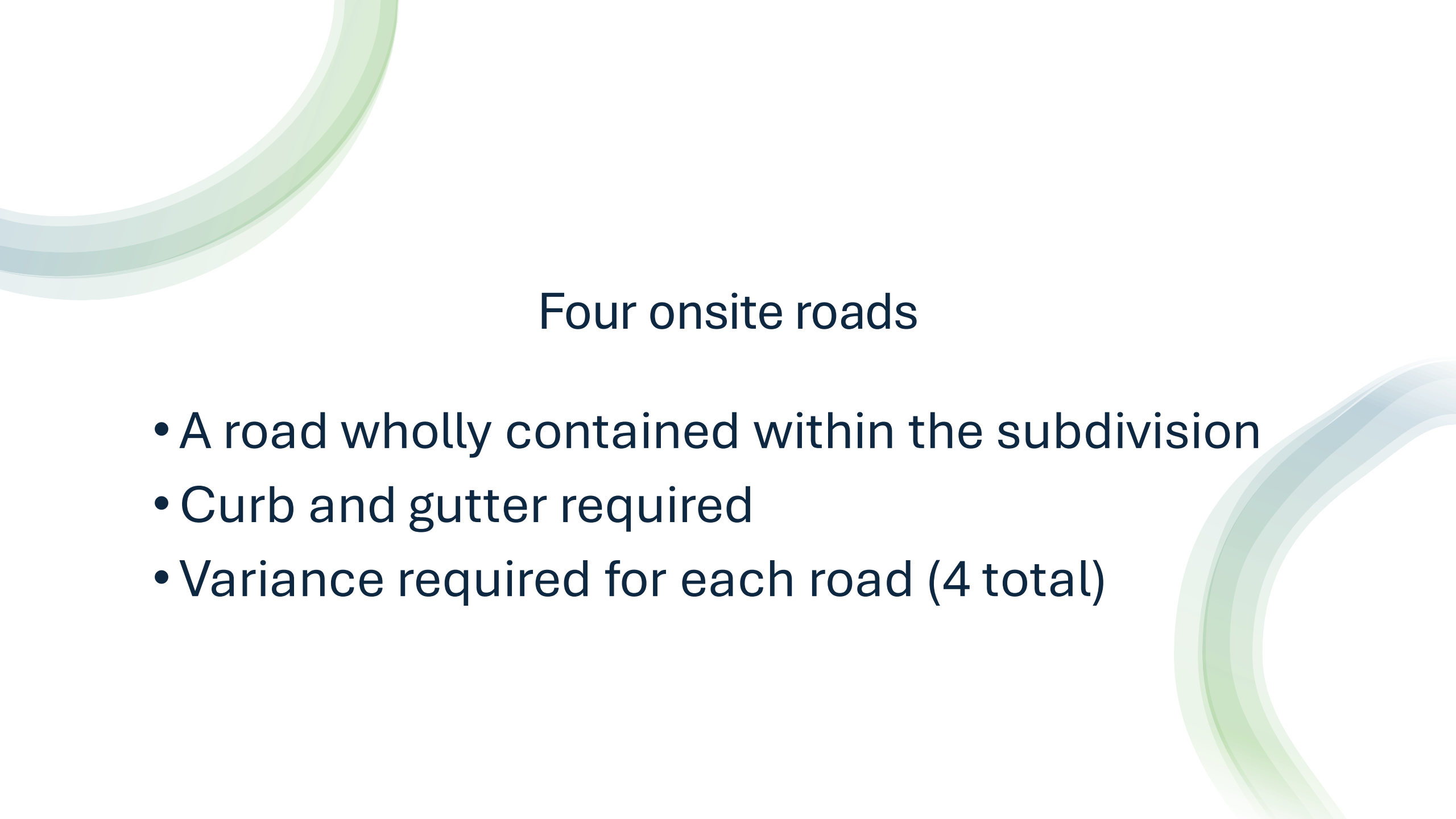
Ranger Road

[illegible]



Road Width = NO Parking

- No parking resolution
- Must be brought before County Commissioners
- May require multiple resolutions



Four onsite roads

- A road wholly contained within the subdivision
- Curb and gutter required
- Variance required for each road (4 total)

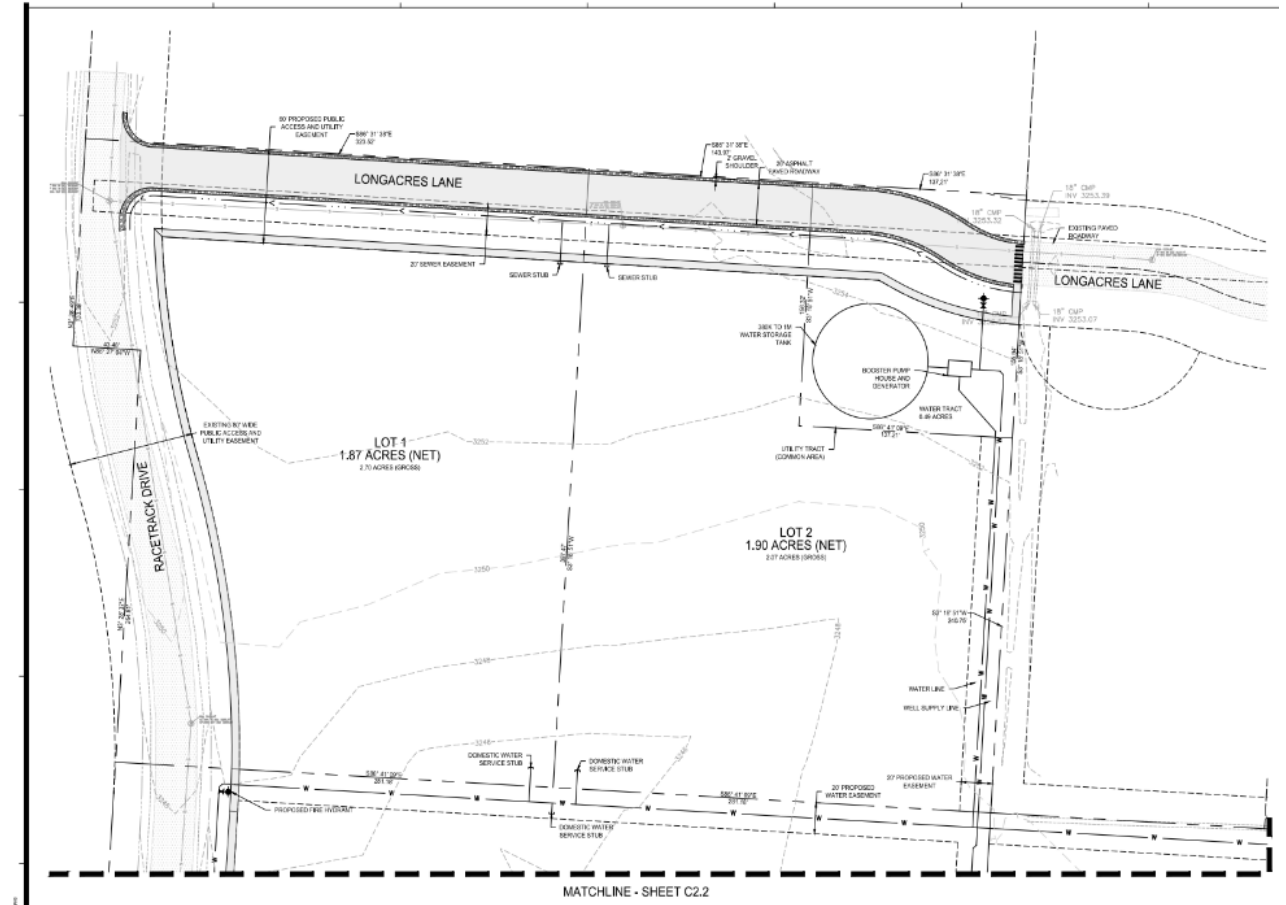


Staff supports curb and gutter variances

- Paved roads with drainage swales
- Curb and gutter typically part of larger drainage network
- Difficult to make curb and gutter work in isolation

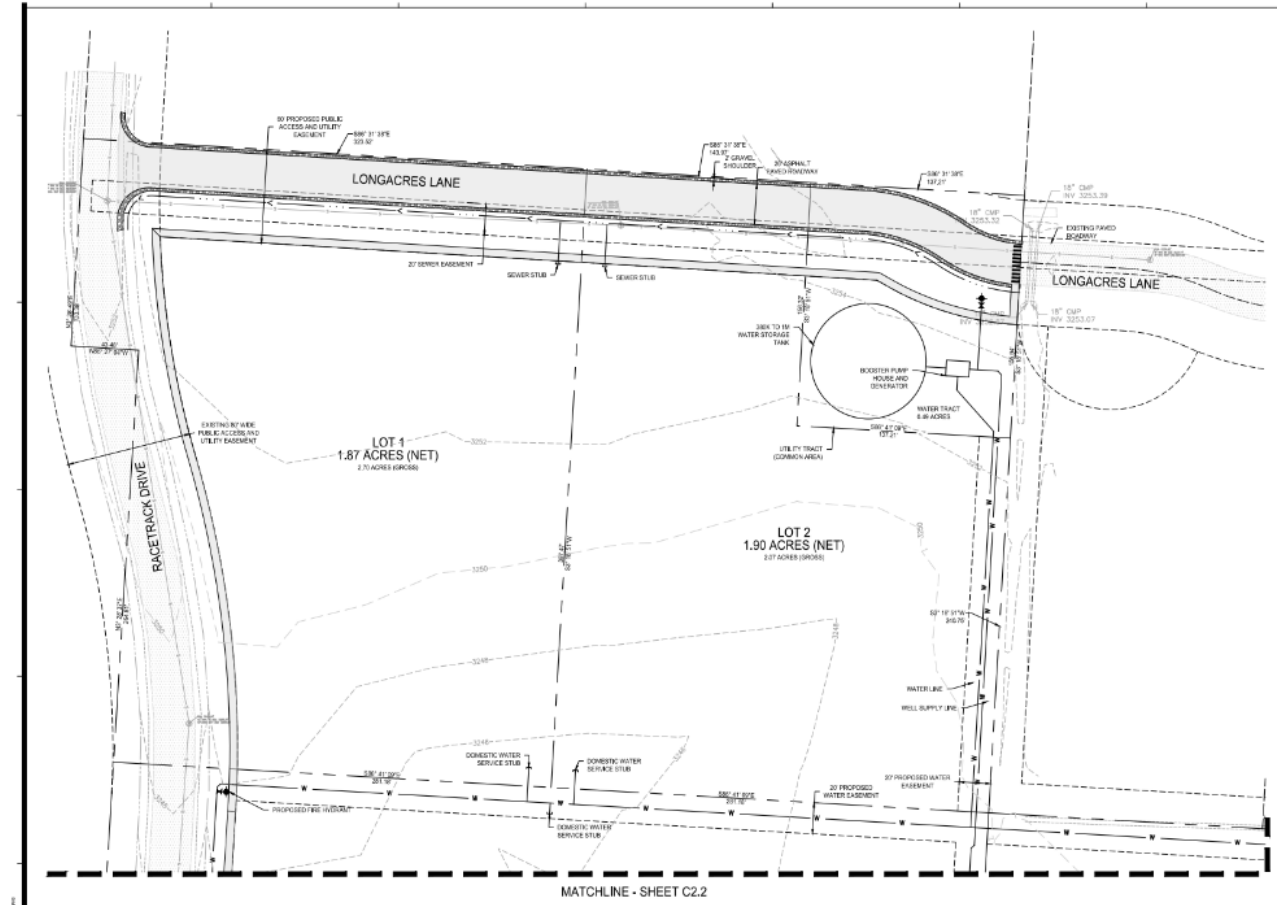
Longacres Lane

- Goal: through road
- Easement to east: only for Long Addition No. 2 Subdivision
- Condition: cul-de-sac if needed

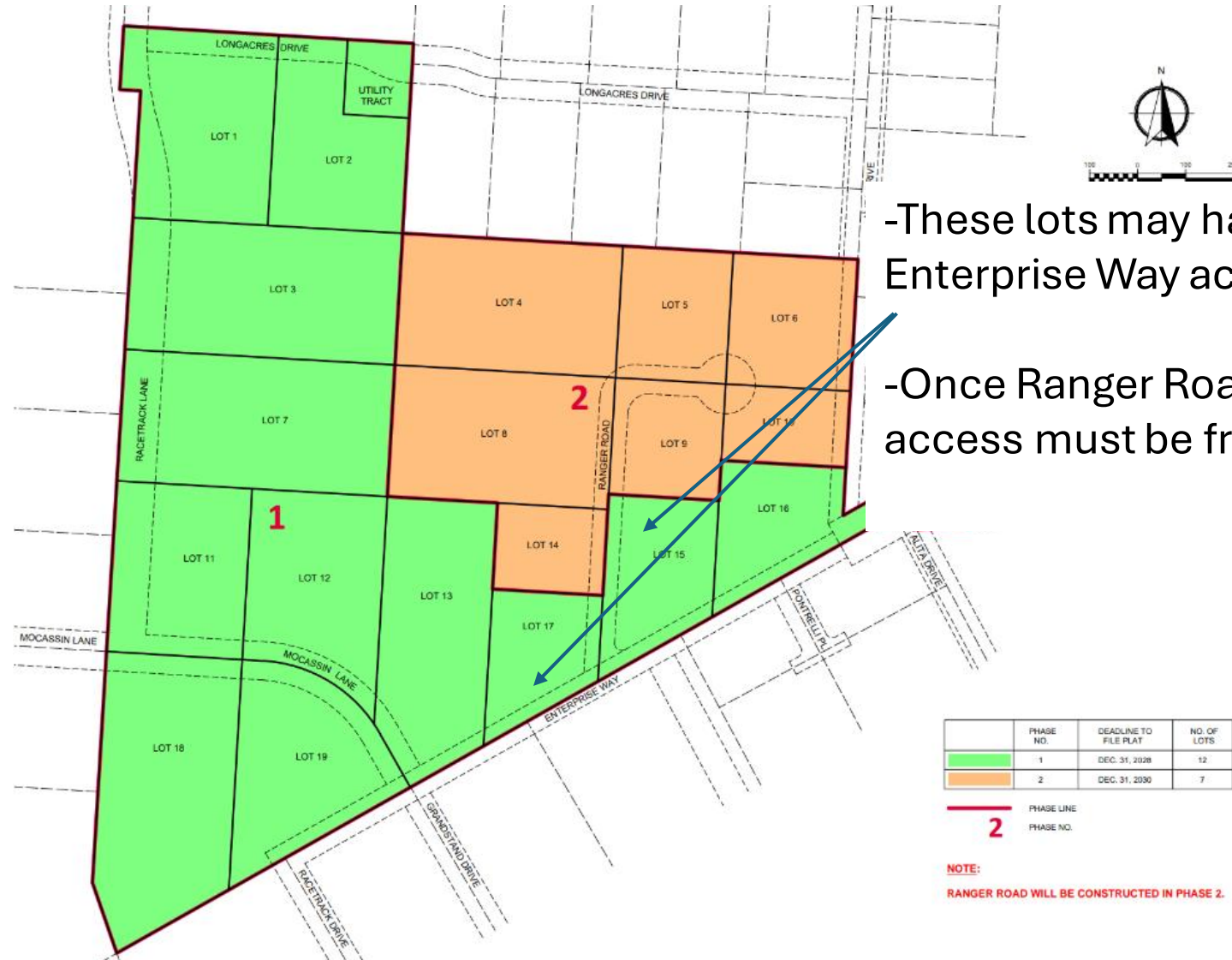


Longacres Lane

- Comment: Longacres Lane access to east restricted to subdivision
- Evidence for this restriction is on the Long Addition No. 2 plat
- Condition: cul-de-sac if needed



Access

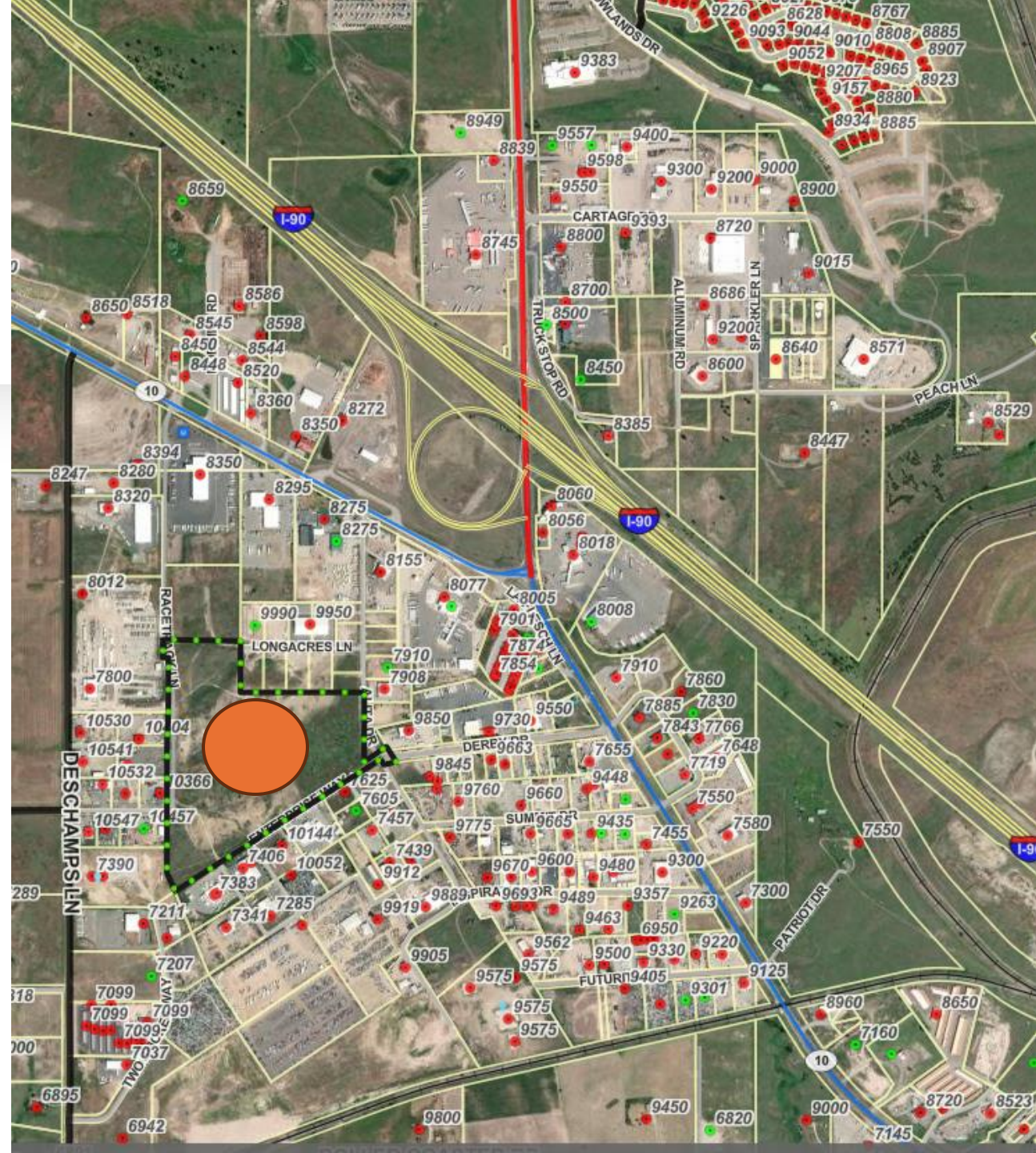


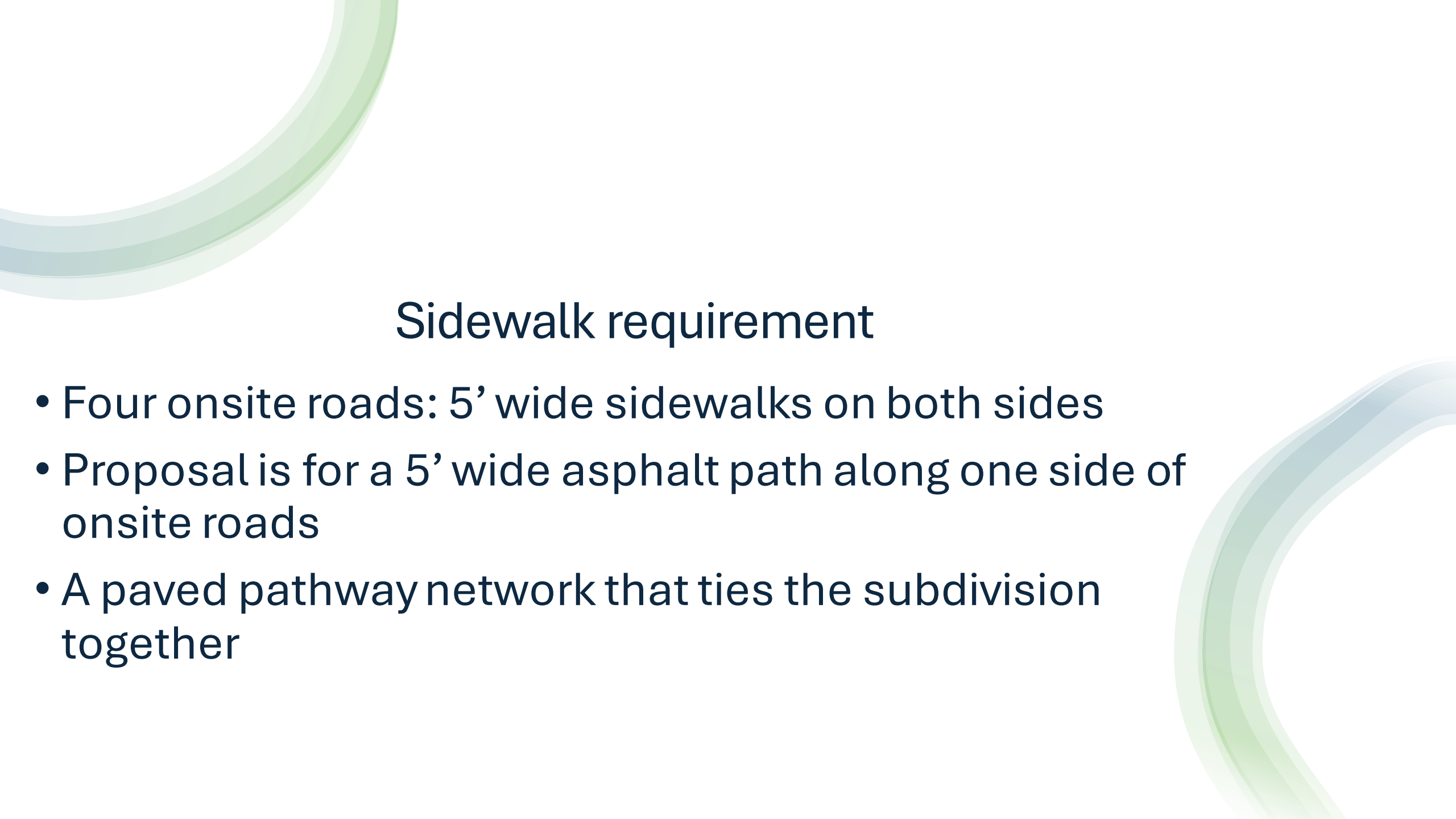
-These lots may have Enterprise Way access at Phase 1

-Once Ranger Road is constructed, access must be from interior road

Subdivision traffic impacts

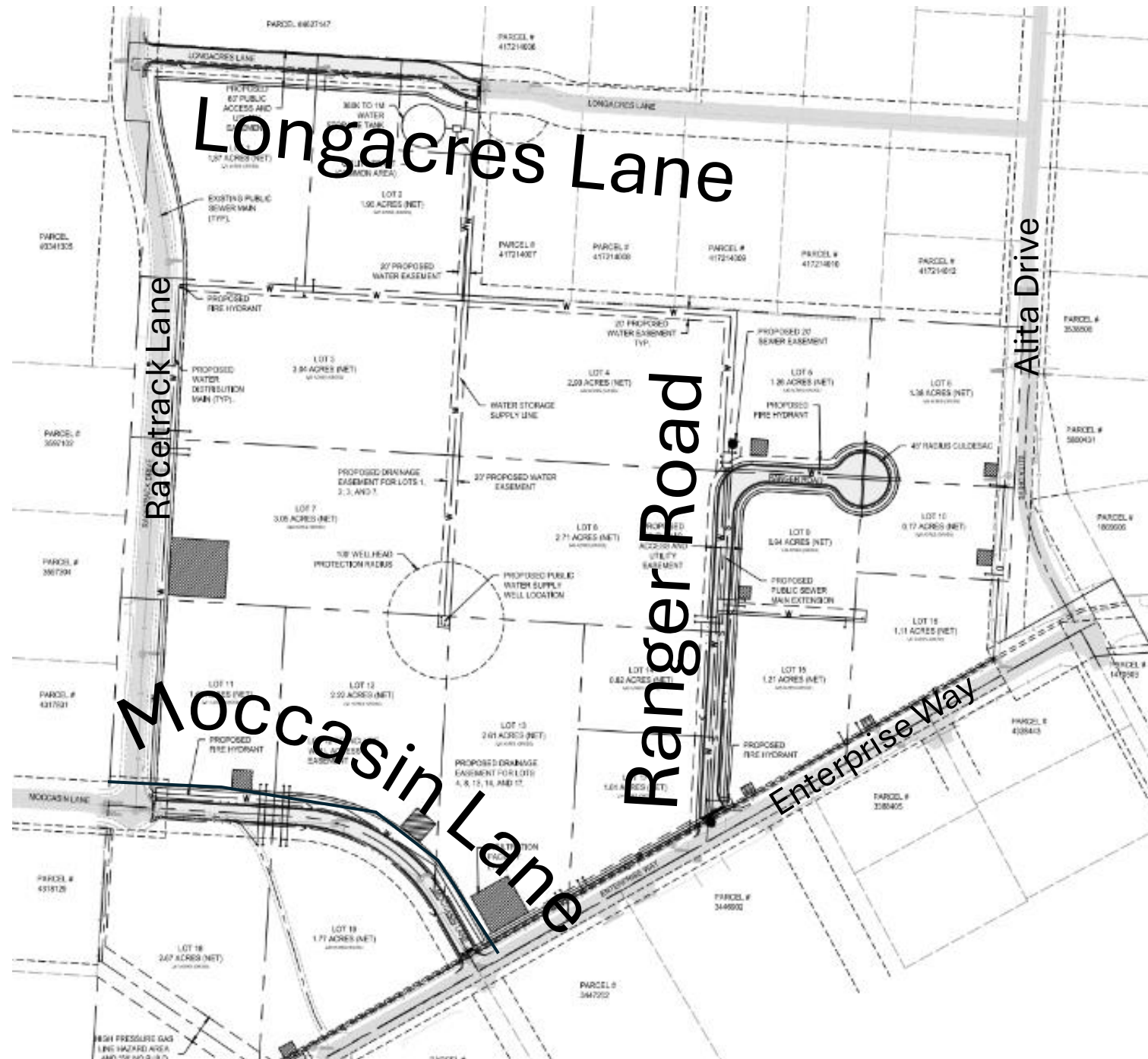
- Review of impacts to W. Broadway, Highway 93, Interstate
- I-90 ramps near capacity
- Study: subdivision will increase interchange traffic by 1%
- No mitigations recommended





Sidewalk requirement

- Four onsite roads: 5' wide sidewalks on both sides
- Proposal is for a 5' wide asphalt path along one side of onsite roads
- A paved pathway network that ties the subdivision together





Staff supports 3 of
4 ped facility
variances

- Road alignments make it difficult to meet standard (Longacres Lane, Racetrack Drive)
- Adds minimal function
- Issue of proportionality

Staff recommends denial of
one variance

- Ped facility on one side of
Ranger Road cul-de-sac
- No apparent hardship to
complete facility on
opposite side

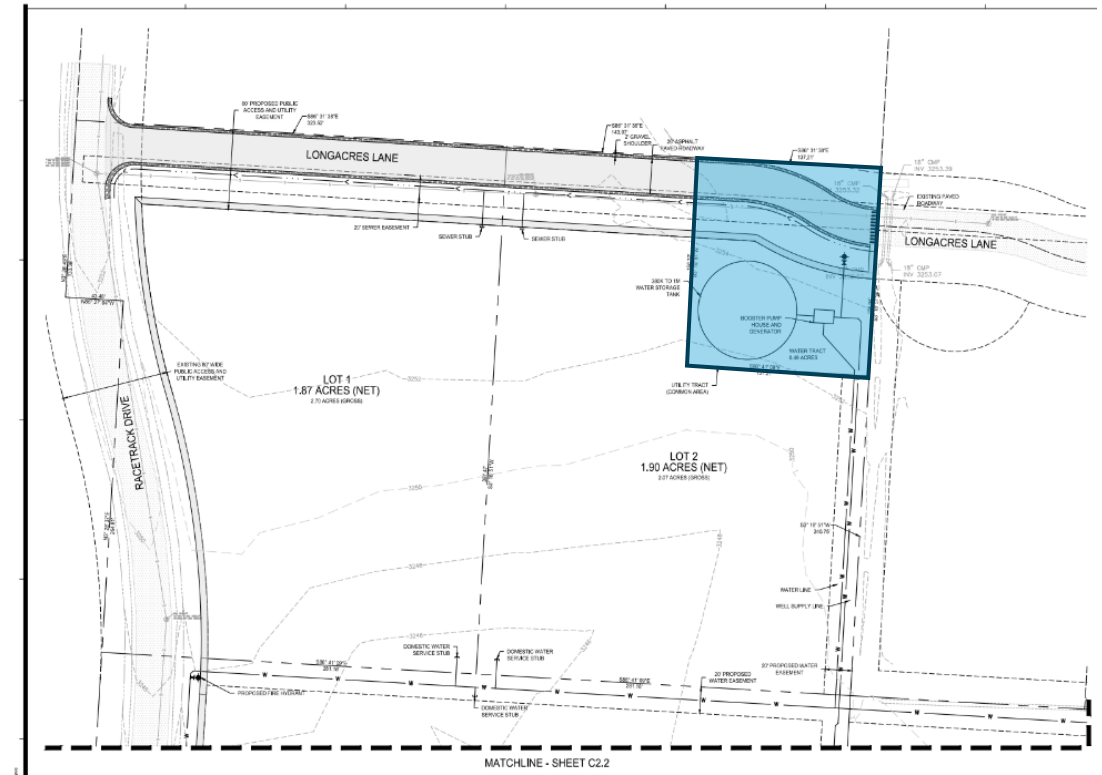
Water & Sanitation

- Granted a city sewer connection
- Water: single exempt well pumping to storage tank
- Tank: minimum 380,000 gallons



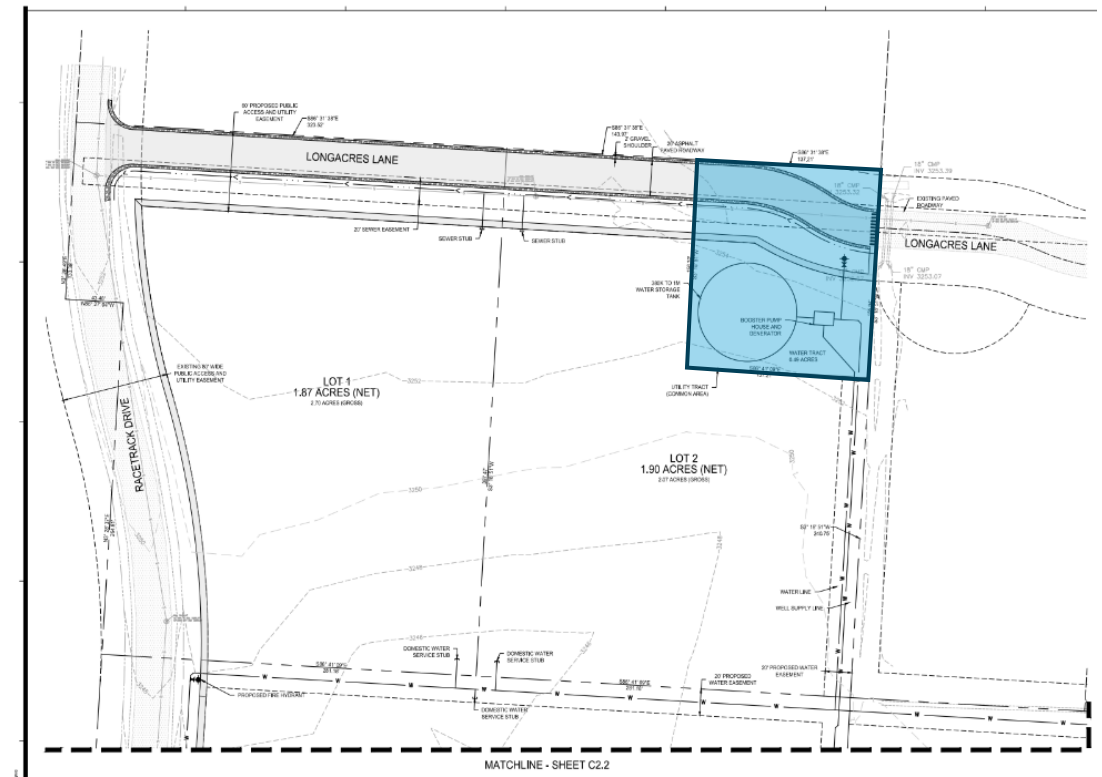
Water Tank

- Proposed within utility lot
- Must comply with setbacks
- Condition: utility lot shape can change to meet zoning



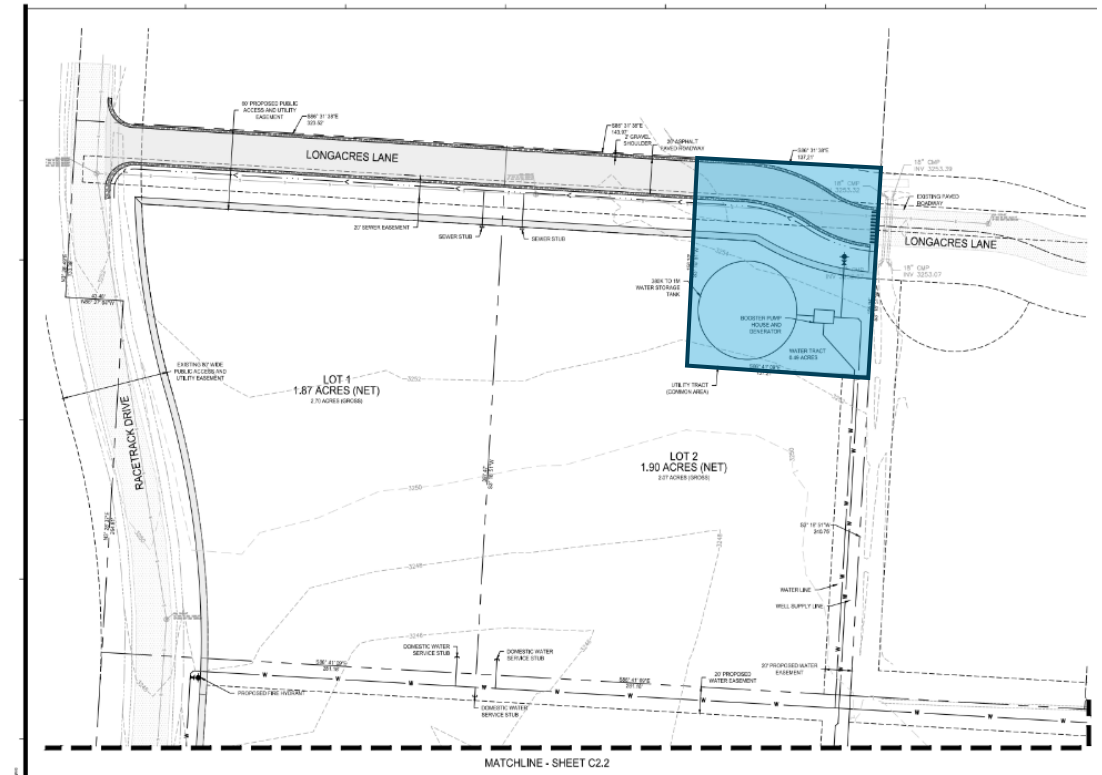
Water Tank

- Supplied by a single well, exempt from water rights permitting
- Working toward a water right
- Must remain under 35 gpm/10 acre-foot threshold
- Condition: metering, annual reporting



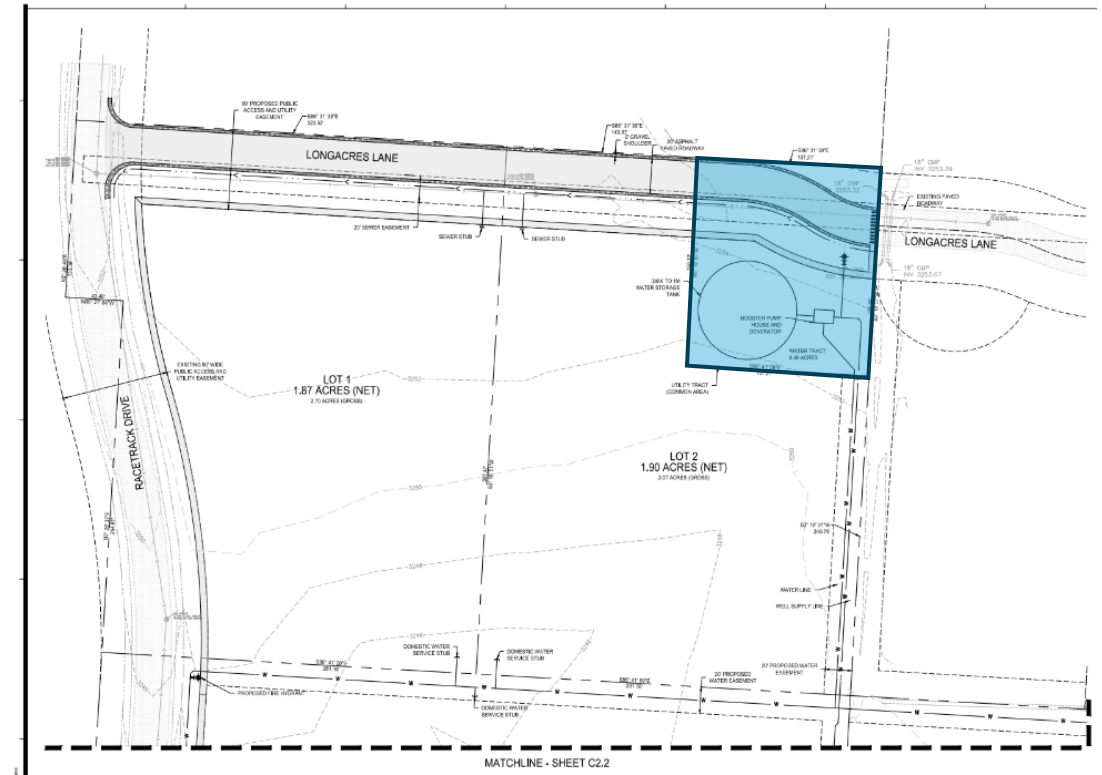
Water Tank

- Covenants must spell out limitations
- External watering sources may be necessary
- Example: built-out subdivision with a need to irrigate landscaping



Water Tank

- Will supply potable water with mains to every lot
- Intended to charge fire hydrants
- Conditions: review of placement, functionality
- Sprinklers may be required: note must be placed on plat, covenants





Geotechnical Analysis

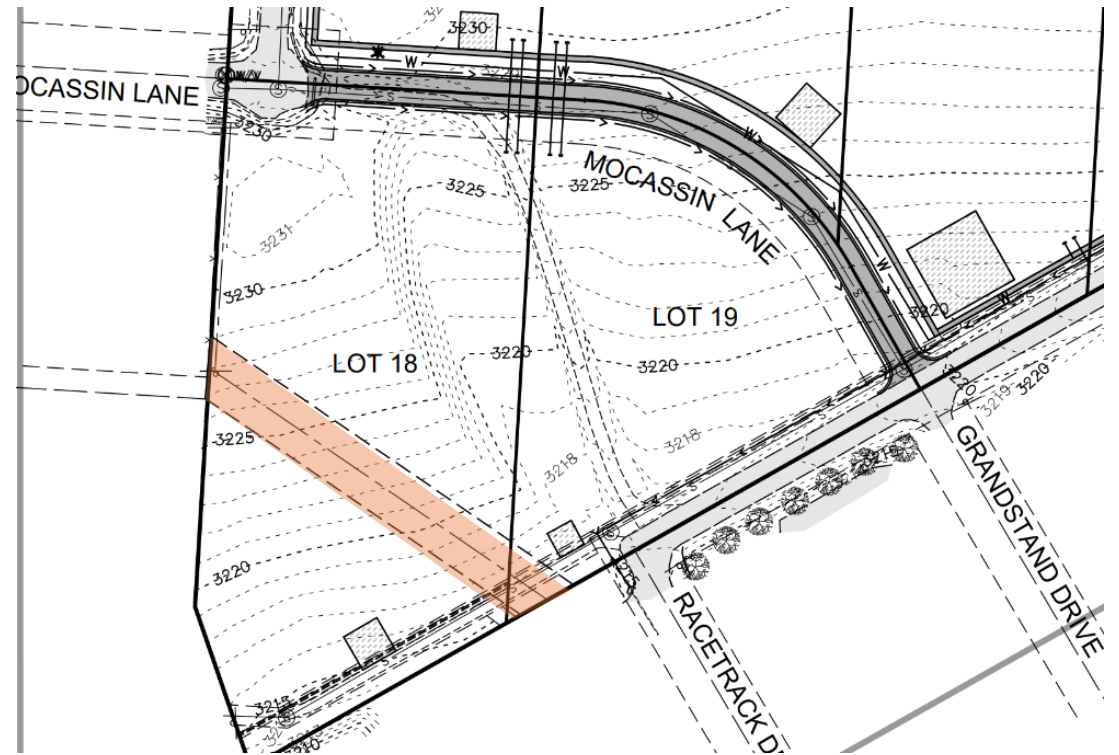


Geotechnical Analysis

- Site has diverse characteristics
- Infiltration varies widely
- Recommendation: Geotech analysis for each lot

High Pressure Gas Line

- Required to be No Build Zone
- Must be depicted on building site plans
- Information in covenants/plat



The image features a white background with decorative curved lines in the corners. In the top right corner, there is a thick, multi-layered curved line that transitions from a light blue-grey to a light green. In the bottom left corner, there is a similar thick, multi-layered curved line that transitions from a light green to a light blue-grey. Centered in the middle of the page is the text "Staff Recommendation: Approval" in a dark blue, sans-serif font.

Staff Recommendation: Approval

Recommended Motions – curb and gutter

1. I move to recommend approval of the request to vary from Section 3.4.7.3 requiring curb, gutter, and boulevard construction for Ranger Road, subject to the recommended conditions of approval.
2. I move to recommend approval of the request to vary from Section 3.4.7.3 requiring curb, gutter, and boulevard construction for Longacres Lane, subject to the recommended conditions of approval.
3. I move to recommend approval of the request to vary from Section 3.4.7.3 requiring curb, gutter, and boulevard construction for Moccasin Lane, subject to the recommended conditions of approval.
4. I move to recommend approval of the request to vary from Section 3.4.7.3 requiring curb, gutter, and boulevard construction for Racetrack Lane, subject to the recommended conditions of approval.

Recommended Motions – ped facilities

5. I recommend that the request to vary from Section 3.4.9.1 requiring 5-foot sidewalks on each side of Ranger Road be denied subject to the recommended conditions of approval.
6. I recommend that the request to vary from Section 3.4.9.1 requiring 5-foot sidewalks on each side of Longacres Lane be approved subject to the recommended conditions of approval.
7. I recommend that the request to vary from Section 3.4.9.1 requiring 5-foot sidewalks on each side of Moccasin Lane be approved subject to the recommended conditions of approval.
8. I recommend that the request to vary from Section 3.4.9.1 requiring 5-foot sidewalks on each side of Racetrack Lane be approved subject to the recommended conditions of approval.

Main Motion: Subdivision

I move that the Grass Valley Industrial Subdivision be approved, based on the findings of fact and conclusions of law in the staff report, and subject to the recommended conditions of approval in the staff report.