



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 16, 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), Josh Schroeder (Conservation District), Peter Bensen (County Appt), Rick Hall (County Appt), Lynn Davis (City Appt), and Sean McCoy (County Appt)

Members Absent: Tung Pham (Mayor), Shane Morrissey (City Appt)

I. CALL TO ORDER [Time stamp – 0:18]

Sean McCoy called the meeting to order at 6:02 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 – 1:40]

Josh Schroeder moved, and Dave Loomis seconded approval of the July 2, 2024, minutes as written. The motion passed by unanimous voice vote.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 3:07]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 4:55]

There were no staff announcements

VI. PUBLIC HEARINGS

A. Jennie Dixon, Planner IV, Planning, Development & Sustainability
Grass Valley Gardens PUD Subdivision **[Time stamp – 5:04]**

DEVELOPER PRESENTATION

Matt Mellott, the developer with Grass Valley Gardens, LLC, began the presentation giving an overview of the Grass Valley Gardens Planned Unit Development (PUD) Subdivision. He emphasized that the key goal of this development is to address the broken housing system by delivering affordable starter homes. The project is aimed to align with the 2019 Missoula

Area Land Use Element and implement the 2022 Missoula County Zoning Update as it supports the development of a planned neighborhood with urban-scale densities and retail services. The development centers around a 45-acre permaculture farm, designed not just as a showpiece but as a functional farm. Mellott further explained the goal of the project is to make food the core of the community, creating commonality and unity among residents. By the project aligning with these guidelines, it aims to enhance housing availability and affordability, and foster a safe, desirable community.

Jamie Erbacher, of WGM Group, addressed future development at the Wye. Highlighted among the presentation was the 2019 Land Use Element, the 2016 Missoula County Growth Policy, and the county's 2022 zoning code revision to align with the 2019 Land Use Element, which zoned the area Neighborhood Residential. Erbacher pointed out in 2020 and 2023, the county established two tax increment finance districts at the Wye to stimulate development.

She emphasized the project as one of the few mixed-use developments that will have self-sustaining infrastructure that can integrate into larger regional systems to enhance Missoula's economic and community health. It aligns with the county's growth policy and zoning regulations, focusing on creating a planned neighborhood that offers diverse housing options and provides essential services within a neighborhood scale. The development emphasizes mobility, access, and a traditional grid pattern network to support non-motorized transportation and enhance community living. The project targets a required minimum density of 8 dwelling units per acre. She acknowledged in the presentation that not all of Missoula area residents may be ready for the type of density that is being proposed for the development, and noted it is the minimum and connecting to a public sewer and water system, as defined by Department of Environmental Quality (DEQ), is mandatory.

The PUD provides narrower streets for safety, increased non-motorized transportation options, multi-generational living, and farm-to-table commercial operations. She clarified the PUD allows variation from the lot and block requirements and transportation standards in the subdivision regulations, provided public health and safety are not compromised.

The subdivision design includes a non-motorized transportation system, connecting different parts of the development and surrounding areas. The project also includes considerations for dedicating land to the Frenchtown School District and addressing regional traffic issues.

Julie Merritt, from WGM Group, discussed water rights for the development. The land is located outside the existing city water and sewer infrastructure. The plan will involve creating a public water supply by drilling multiple wells and going through the Department of Natural Resources and Conservation's (DNRC) extensive water right permitting process to meet the required criteria. Merritt pointed out the DNRC also considers potential impacts to groundwater users in the area. Staff stated through various studies and testing, they believe no significant adverse effects on existing water rights are anticipated.

Bruce Anderson, Senior Hydrologist at WGM Group, presented findings on groundwater testing in the Grass Valley area. The drilling and testing of four wells to assess water yield and aquifer characteristics were evaluated. He put emphasis on the minimal adverse impact on surrounding wells and water rights users, noting that even at high pumping rates, distant wells exhibited minor drawdown. Preliminary tests showed that the well field is capable of supplying the necessary water.

Don Mellott, of Ethos Civil, addressed the wastewater treatment for the project. They will use a gravity sewer system leading to a sewer lift station, which then pumps to a membrane bioreactor (MBR). Treated effluent will be discharged into underground infiltration facilities. Soil explorations and various tests have been conducted over two years to understand soil characteristics and meet the Department of Environmental Quality's (DEQ) requirements. He pointed out the MBR produces high-quality effluent, comparable to or better than the effluent from the city of Missoula.

STAFF PRESENTATION

Jennie Dixon, Planner IV, with Planning, Development & Sustainability, presented on the proposed subdivision, located at 9029 Highway 10 West and roughly a mile west of the Wye interchange. The 187.46-acre tract is owned by the Cummins family. The applicant, Grass Valley Gardens, LLC, (c/o Matt Mellott), represented by WGM Group, Inc., proposes 218 residential lots and 7 commercial lots in four phases developing from east to west. Also included in the proposal is one large lot reserved for future development. The residential units will range from single-family homes to large apartment buildings. Approval of the subdivision will include a waiver of protest for RSID/SID for a public sewer connection. The project's master plan excludes an eastern 40-acre area, which is not currently part of the ownership but is intended to be acquired in the future for a larger development plan. Each development phase is designed to be self-sufficient with necessary access, infrastructure and utilities. Additionally, staff made note that state law mandates the re-review of any phases submitted more than five years after preliminary plat approval, for impacts to primary review criteria and potentially the addition of new conditions.

Staff highlighted that lots within the subdivision are reviewed for setbacks, height, lot coverage, building types, parking, landscaping, and hillside development standards at the time of the building permit to ensure zoning compliance. The proposed PUD aims for superior design flexibility, incorporating mixed uses and site characteristics while deviating from some transportation standards. The PUD proposes five deviations from subdivision regulations for maximum block length, road grade, curb, gutter, boulevard deviations, ADA compliance for non-motorized facilities, and walkway width. These deviations have been reviewed and preliminarily approved by the Fire District and Public Works. Staff have concluded that the subdivision meets four of the five PUD criteria.

The presentation focused on the primary review criteria for the subdivision. Key points included Roads, Grading and Drainage, Sidewalks, Wastewater and Water, Fire Services, Floodplains and Air Quality, Topography, Covenants, Agriculture, Parks and Open Spaces, and Natural Environment. Staff mentioned domestic water will be sourced from on-site wells, with agreements in place to purchase water rights from Grass Valley French Ditch Company and exempt wells will irrigate common areas, limited to 10 acre-feet per year. Additionally, the plat shows areas over 25% grade which will be subject to additional review at time of building permit. Staff made note that a one-acre portion of native species growth and harvesting area could be provided after comments received from the Confederated Salish and Kootenai Tribes (CSKT); however thus far the Tribes are not interested in this proposal. The development team is continuing to discuss possible mitigation options with the Tribes. The specific impacts of this subdivision on cultural resources are unclear as are potential mitigations. As a result, staff offered the following revision to the Conclusion for the Natural Environment section of the staff report:

CORRECTED CONCLUSION OF LAW

1. With the required conditions of approval, the subdivision complies with the Missoula County Subdivision Regulations and to some degree mitigates for the subdivision's impacts to the natural environment, wildlife, and wildlife habitat.
2. General impacts to cultural resources have been identified by the CSKT; however, specific impacts with mitigations remain undefined and therefore it cannot be concluded that the proposal mitigates impacts to historical resources and/or cultural landscapes.

Several other corrections to findings and conclusions were noted, with specific emphasis on a correction to Fire Finding #9 which should state the subdivision has a low hazard rating, not moderate. A correction to the Background on page 6 of the staff report which incorrectly stated that a condition of approval requires a public access easement on the Hilltop Park. Dixon stated all open space within the subdivision is proposed as common area, with public access allowed on the trail network.

The presentation concluded with staff summarizing public comment for the proposal and stated the opinions are split, with seven opposed and six in favor. Supporters believe the development will provide needed housing, support community growth, enhance the local economy, promote sustainability, and offer community amenities. Those not in favor of the PUD raised concerns about housing prices, unit sizes, aesthetics, loss of agricultural land, noise, potential future developments, traffic, water resources, school overcrowding, and infrastructure.

See PowerPoint presentation slides.

PUBLIC COMMENT

Public comment included concerns about the siting of the wastewater treatment facility and what it will look like to the neighboring property owner. Don Mellott clarified that the facility will be low impact, a standard metal type structure, and located in a low point of the property to minimize visibility. A Board Member also reassured that the facility will not emit odors like those experienced from the city's composting system. Mellott confirmed there will be an effective odor management in place.

RECCOMENDED MOTION

Peter Bensen made the following motion to approve the request, and Josh Schroeder seconded the motion:

1. THAT Grass Valley Gardens PUD 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 had clarifying questions regarding the implications of water rights if they are not secured in the future. Julie Merritt clarified for the board that they do not expect the water right permit to be denied because they are providing mitigation water, which would return all the extracted groundwater back to the river, ensuring no impact on other water

users. Staff stated no conditions were needed to address this issue. Board members considered adding a condition of approval related to resolving the mitigation issues with the CSKT. Staff acknowledged that there's no current condition for this impact, which has yet to be clearly identified.

Board Members expressed support for the project and emphasized the significance of the county approving urban type development without relying on the annexation of Missoula. They highlighted the flexibility provided by the PUD, allowing for an innovative design, and noted the potential success of the project. Comments included support for the concept of a permaculture park. Concern was expressed about the limited infrastructure currently available in the area but acknowledged that the county is working on the infrastructure plan, and the project aligns with the county's growth policy and zoning application. Board Members echoed the support of other members and emphasized the plan's potential to provide local shopping and amenities, reducing the need for residents to travel. They also highlighted additional points including the independent water, sewer, and stormwater infrastructure that can become part of a regional network. A Board Member asked how governance will work given that owners within the subdivision will be responsible for infrastructure at least at first. Matt Mellott explained a plan is in place for a governance model for a large, diverse homeowners association (HOA). The discussion concluded with comments in overall support of the project, emphasizing the importance of protecting small farms through legal measures and acknowledging the challenges of maintaining affordability amid gentrifications within the local community.

VOTE

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

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

NAYS (0):

B. Dave DeGrandpre, Land Use Supervisor, Community Planning, Development & Innovation- Aspire Major Phased Subdivision, Annexation, and Rezoning

[Time stamp – 2:04:15]

STAFF PRESENTATION

Dave DeGrandpre, Land Use Supervisor, with the City of Missoula, presented a proposal on the Aspire Phased Subdivision and Rezone. Staff explained that the Planning Board is to make recommendations on ten motions, including rezoning, variance requests, and the subdivision preliminary plat application. He noted a resolution of intent to annex the property, subject to 35 conditions of approval, has been adopted by the City Council. He addressed the fact that there have been public concerns about annexation and assured that all comments would be considered by decision-makers.

The property is located in East Missoula at 106 and 110 Sommers Street and 885 Speedway Avenue. Two existing streets are proposed to provide access to the subdivision,

Waterside Drive to the north and Sommers Street to the southwest. The property spans 35.28 acres, mostly flat with gentle slopes, and has been used for residential and agricultural purposes. A small floodplain along the river is not proposed for development.

The development proposal includes annexation into city limits, residential zoning (RT 5.4), and a neighborhood character overlay zoning district. The plan proposes 182 lots: 172 for single or duplex dwellings and 10 for multi-dwelling units. Two new parks are proposed, totaling 4.13 acres, with one along the Clark Fork River (2.4 acres) and another adjacent to the existing county Canyon View Park (1.73 acres). The development will connect to city water and sewer services, contain stormwater on site, improve Sommers Street, and upgrade a water main to maintain fire flows.

The development is proposed to be platted in six phases over 10 years. DeGrandpre emphasized that the future land use map designates the area for residential medium density. The City Council has preliminarily authorized RT 5.4 zoning. The current county zoning also supports residential development, allowing up to 8.7 dwelling units per acre, closely matching the city's proposed density.

Staff gave an overview of the comparison between the RT 5.4 base zoning and the Aspire Character Neighborhood Character Overlay, showing how the overlay permits similar residential building types, but with additional flexibility in setbacks and parking requirements.

The proposed lots on Sommers Street face zoning constraints, allowing only 40% of front yard areas for parking and vehicular use. The proposal seeks to waive this to allow more parking spaces due to the narrow lot widths and to facilitate building two-car garages. In return, the proposal suggests limiting driveway curb cuts to 12 feet, which supports city landscaping requirements by maintaining space for street trees and enhancing pedestrian safety. The subdivision would feature urban design elements such as curbs, gutters, sidewalks, street trees, public parks, reduced setbacks, and diverse housing types, creating an urban-like neighborhood across 35 acres.

DeGrandpre highlighted that the mitigation of agricultural impacts cannot be based on the loss of agricultural soils. There are no nearby agricultural properties in East Missoula. The property has water rights, which the developer has proposed to dedicate to the City for park irrigation and potentially domestic use. Staff emphasized discussions are ongoing between the City Parks Department and County Parks, Trails, and Open Lands to merge the proposed parkland and the 8-foot pathway within Riverfront Park. Staff also noted an estimate of 50-126 new school-age children would reside within this subdivision at full build out. It was stated Missoula County Public Schools had no concerns about the subdivision's impact, considering the phased development timeline.

A traffic impact study indicated that Sommers Street will receive around 90% of the new traffic from the proposed subdivision. The developer is collaborating with Missoula County to design improvements. It was stated these improvements would be complete before Phase One of the subdivision and improvements to Highway 200 are also planned. DeGrandpre discussed the impacts of the project on the natural environment and wildlife habitat near the Clark Fork River. Staff indicated there were several comments requesting larger river setbacks similar to those adopted by the county. They emphasized no structures would be built closer than 60 feet from the river, and all development would be outside the floodplain. Development will include Fire Protection guidelines in the covenants due to the property's location within the wildland-urban interface.

DeGrandpre discussed the review criteria for each of the eight subdivision variance requests, emphasizing that adjustments are proposed to mitigate any potential downsides, such as providing alternative pathways or matching existing roadways to maintain consistency and usability. A summary of the variance requests included (1st Variance) Row Width- 62 feet of right-of-way instead of 70 feet, (2nd Variance) Waterside Drive- 54 feet right of way with one parking lane, (3rd Variance) Sidewalk on Aspire Loop- one sidewalk instead of two, (4th Variance) Block Length- 1287 feet instead of 480 feet, (5th Variance) Block Length- 547 feet instead of 480 feet, (6th Variance) Block Length- east side of the subdivision and 10-foot breaks between lots, (7th Variance) Lot Access- alleys for 10-plexes and the (8th Variance) Block Length- additional block length considerations. The final motion involved recommendation for adopting a zoning ordinance to rezone the subject property from RT5.4 Residential to RT5.4 Residential / NC-A, Aspire Neighborhood Character Overlay and a recommended approval of the preliminary plat application for the subdivision, subject to these variance requests and recommended conditions.

See PowerPoint presentation slides

DEVELOPER PRESENTATION

Brian Throckmorton, of 406 Engineering, provided a presentation on the subdivision. Project highlights included that the project is an infill development designed to align with the growth policy, which aims for diverse housing types. The plan includes a mix of small single-family lots and slightly higher-density multifamily housing, avoiding high-density apartment styles. There will be a variety of housing options, including upscale homes along the river, leading to a blend of family types and income levels within the development. This approach contrasts with traditional zoning, which typically creates more uniform areas.

The developers have committed to significant upgrades to offsite infrastructure, including improvements to traffic impact, parkland, and pedestrian access. This includes adding a trail through Canyon View Park to enhance connectivity. The project might also support the reopening of Mount Jumbo School and could potentially boost the local population enough to attract a grocery store, addressing some existing community needs.

PUBLIC COMMENT

Public Comment included nearby homeowners and East Missoula community members voicing concerns about the increased traffic. They highlighted the increase in traffic is expected to strain both local roads and intersections. They argued the proposed zoning change is not in line with the growth policy and would result in an overcrowded and incompatible development. The development blocking scenic views and negatively impacting property values by reducing the aesthetic and economic value of existing properties were another focus of concern. The overall design of the project was criticized. Residents argued that it appeared to focus solely on the maximum number of units rather than meeting the community needs.

Residents pointed out key issues such as the subdivision not necessitating the reopening of Mount Jumbo School. They highlighted that the construction and increase in traffic would place a significant burden on other local streets, but these streets were not included in the developer's plans for upgrades. Issues with street parking and the likelihood that people will use garages for storage rather than parking their cars in them was noted. Residents argued that while the property will be developed regardless, annexing it into the city removes the

community's ability to influence development decisions. They voiced frustration, noting East Missoula's inadequate infrastructure and how the community is not represented well compared to other areas. The project's outreach efforts were also criticized.

It was mentioned the traffic study used for evaluating the subdivision's impact was outdated and does not account for recent developments like the new Sha-Ron parking lot and the Marshall Mountain development. Residents pointed out Missoula County Public Schools has indicated that Mount Jumbo School needs significant repairs and will not be used for educational purposes in the future. Residents shared their concerns about the development's density and how it would negatively impact the area, particularly in terms of traffic and parking on Sommers Street. The riparian setback from the river being inadequate was highlighted. It was emphasized that the proposed protective measures do not address the core issue of preserving the riparian habitat itself. Noise mitigation measures, river access, land suitability of the property, and the overall timing of the improvements to Sommers Street concluded public comment.

Board Discussion

Board Members expressed concerns about the subdivision being too close to the river. City Parks has agreed to manage and oversee riverfront park area as a public park, although specific plans for river access and safeguards have not yet been developed. Board Members also voiced concerns about traffic and the riparian impacts, and why the property is being annexed to the city. Throckmorton emphasized developments that are tied to city infrastructure are typically annexed into the city because it is better equipped to maintain and manage such infrastructure. The discussion concluded with The Board addressing concerns of theirs that included density, traffic impact on existing roads, riparian area protection, and noise mitigation.

Dave Loomis made a motion to continue the hearing to August 6, 2024. Rick Hall seconded the motion. With no further discussion, the board voted by roll call, and the motion passed unanimously. This hearing will be continued at the August 6, 2024, Planning Board meeting.

VII. ADJOURNMENT [Time stamp – 4:34:58]

The meeting was adjourned at 10:37 p.m.

Missoula Consolidated Planning Board July 16, 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/9081/media>

Missoula Consolidated Planning Board- July 16, 2024-Meeting Recording

0:57:1.640 --> 0:57:13.170

Analeshia Rodriguez

Let's call to order tonight's meeting for the Missoula Consolidated Planning Board for July 16th, 2024 6:02 PM.

0:57:14.840 --> 0:57:16.300

Analeshia Rodriguez

And can we get roll call please?

0:57:19.270 --> 0:57:21.620

Analeshia Rodriguez

Roll call vote Len Davis.

0:57:23.90 --> 0:57:23.410

Lynn Davis

Here.

0:57:26.320 --> 0:57:28.690

Analeshia Rodriguez

Derek can richer here.

0:57:30.680 --> 0:57:34.10

Analeshia Rodriguez

Shane Morrissey Shane is absent.

0:57:35.130 --> 0:57:38.570

Analeshia Rodriguez

Tune Farm Tune is absent.

0:57:39.800 --> 0:57:40.560

Analeshia Rodriguez

Josh Raider.

0:57:42.360 --> 0:57:46.610

Analeshia Rodriguez

Here, Dave Loomis here.

0:57:48.250 --> 0:57:51.920

Analeshia Rodriguez

Peter Benson here, recall.

0:57:53.390 --> 0:57:53.610

Rick Hall

Here.

0:57:55.430 --> 0:57:55.890

Analeshia Rodriguez

Sean McCoy.

0:57:57.750 --> 0:57:59.540

Analeshia Rodriguez

Here, Mr.

0:57:59.550 --> 0:58:2.300

Analeshia Rodriguez

Chair, we have seven regular members present.

0:58:2.310 --> 0:58:4.580

Analeshia Rodriguez

We have made Corum outstanding.

0:58:4.590 --> 0:58:5.30

Analeshia Rodriguez

Thank you.

0:58:6.510 --> 0:58:14.750

Analeshia Rodriguez

OK, so I had some technical difficulties today with my computer, so I do not have a printed agenda.

0:58:14.760 --> 0:58:16.920

Analeshia Rodriguez

So everybody's gonna have to just bear with me a little bit.

0:58:18.100 --> 0:58:20.30

Analeshia Rodriguez

Half of my hand written agenda.

0:58:21.790 --> 0:58:27.650

Analeshia Rodriguez

OK, so that brings us to approval of the Minutes from our July 2nd meeting.

0:58:27.730 --> 0:58:37.510

Analeshia Rodriguez

Ideally, everybody got an opportunity to look through those for any changes or the punctuation or whatever you may find.

0:58:39.400 --> 0:58:41.490

Analeshia Rodriguez

And if there's nothing to correct.

0:58:41.560 --> 0:58:42.330

Analeshia Rodriguez

Ohh, go ahead Josh.

0:58:43.500 --> 0:58:46.330

Analeshia Rodriguez

I just saw there was inconsistency with one name.

0:58:46.380 --> 0:58:51.820

Analeshia Rodriguez

I think it was Mallard on Page 7, Don Millard, instead of I think it was Merlot.

0:58:58.880 --> 0:59:0.10

Analeshia Rodriguez

Very nice find.

0:59:0.60 --> 0:59:0.940

Analeshia Rodriguez

That's a subtle one.

0:59:2.480 --> 0:59:3.730

Analeshia Rodriguez

You got that analicia.

0:59:3.800 --> 0:59:4.290

Analeshia Rodriguez

I got an.

0:59:4.300 --> 0:59:4.710

Analeshia Rodriguez

OK.

0:59:4.720 --> 0:59:5.260

Analeshia Rodriguez

Outstanding.

0:59:6.480 --> 0:59:7.210

Analeshia Rodriguez

OK.

0:59:7.280 --> 0:59:11.140

Analeshia Rodriguez

Any other corrections that anybody found OK?

0:59:11.150 --> 0:59:15.560

Analeshia Rodriguez

Otherwise, we can entertain a motion for approval.

0:59:19.320 --> 0:59:20.300

Analeshia Rodriguez

I move we approve the Minutes.

0:59:21.500 --> 0:59:22.410

Analeshia Rodriguez

Move by Josh.

0:59:22.420 --> 0:59:28.490

Analeshia Rodriguez

2nd, 2nd seconded by Dave and we'll just do an up and down vote.

0:59:28.560 --> 0:59:33.110

Analeshia Rodriguez

So all those in favor of approving the July 2nd minutes, please say aye.

0:59:33.850 --> 0:59:34.80

Rick Hall

Hi.

0:59:33.220 --> 0:59:34.150

Analeshia Rodriguez

Aye, aye.

0:59:34.220 --> 0:59:34.690

Analeshia Rodriguez

Any opposed.

0:59:36.590 --> 0:59:37.880

Analeshia Rodriguez

None opposed any abstentions.

0:59:38.930 --> 0:59:39.920

Analeshia Rodriguez

No abstentions.

0:59:40.230 --> 0:59:41.460

Analeshia Rodriguez

Motion passes unanimously.

0:59:44.50 --> 0:59:45.180

Analeshia Rodriguez

OK.

0:59:45.430 --> 0:59:46.690

Analeshia Rodriguez

That brings us to.

0:59:48.750 --> 0:59:53.640

Analeshia Rodriguez

Public comment on anything outside of tonight's agenda.

0:59:54.210 --> 0:59:56.740

Analeshia Rodriguez

So we have folks in house and online.

0:59:57.190 --> 1:0:8.270

Analeshia Rodriguez

So if you're here to speak to one of the agenda items, the Garden Valley Project or Aspire, Umm, this is not the time to speak that this is anything off of tonight's agenda.

1:0:8.760 --> 1:0:15.310

Analeshia Rodriguez

So we'll go ahead and open that comment period up and we'll get some instructions put up for folks.

1:0:15.320 --> 1:0:17.340

Analeshia Rodriguez

If somebody needs to call in offline.

1:0:19.180 --> 1:0:21.890

Analeshia Rodriguez

And we'll just take a minute here.

1:0:21.900 --> 1:0:24.690

Analeshia Rodriguez

Since we have a, we have a really packed docket so.

1:0:27.310 --> 1:0:35.280

Analeshia Rodriguez

And for some reason you're listening to me, but you can't see any of this, and you need to call in on a via a separate landline or cell phone.

1:0:35.290 --> 1:0:56.570

Analeshia Rodriguez

You can call 406-272-4824 phone conference ID 127489322# sign you press star 5 to raise and lower your hand to be recognized for public comment and star 6 to mute and unmute yourself.

1:0:59.580 --> 1:1:2.660

Analeshia Rodriguez

We'll just take a quick second here.

1:1:4.10 --> 1:1:6.790

Analeshia Rodriguez

Say if anybody, I don't see anybody in house.

1:1:21.500 --> 1:1:22.110

Analeshia Rodriguez

OK.

1:1:22.140 --> 1:1:23.300

Analeshia Rodriguez

Am I missing anybody online?

1:1:23.310 --> 1:1:24.140

Analeshia Rodriguez

You see anybody?

1:1:24.720 --> 1:1:32.690

Analeshia Rodriguez

OK, so not seeing anybody for this public comment portion on non agenda items.

1:1:33.720 --> 1:1:43.320

Analeshia Rodriguez

We will go ahead and close that public comment period and I don't believe we have any staff on mountains announcements at this time.

1:1:43.780 --> 1:1:46.470

Analeshia Rodriguez

So we'll go ahead and dive into the meat of things.

1:1:46.480 --> 1:1:51.360

Analeshia Rodriguez

And before I turn it over, we're going to have a little bit of a change in the structure.

1:1:51.460 --> 1:1:57.710

Analeshia Rodriguez

We're going to have the representatives present 1st and then Jenny is going to Jenny Dixon with the county is going to present.

1:1:59.880 --> 1:2:3.120

Analeshia Rodriguez

And we've got, we've got a lot to weed through for both of these.

1:2:3.780 --> 1:2:7.810

Analeshia Rodriguez

So we're gonna ask the public to try and be concise.

1:2:9.410 --> 1:2:13.140

Analeshia Rodriguez

And I will try and be running the timer depending on how we're going.

1:2:13.530 --> 1:2:23.960

Analeshia Rodriguez

I tend to be a little lackadaisical, but I might be a little sharper today as far as time limits go because we have a little bit more of a packed house than we accustomed a customly.

1:2:23.970 --> 1:2:25.970

Analeshia Rodriguez

See UM.

1:2:26.780 --> 1:2:39.110

Analeshia Rodriguez

And so I think with that we'll just dive in and I believe we have, Jamie, our Bacher did I get that right is presenting with WGM for WGM Group.

1:2:45.620 --> 1:2:45.950

Analeshia Rodriguez

Thank you.

1:2:45.960 --> 1:2:51.660

Analeshia Rodriguez

And we actually have a couple papers people presenting tonight knowing that this is such a large subdivision.

1:2:51.670 --> 1:2:54.990

Analeshia Rodriguez

So I will start by sharing my screen and introducing our team.

1:3:9.50 --> 1:3:9.720

Analeshia Rodriguez

OK.

1:3:9.930 --> 1:3:14.910

Analeshia Rodriguez

So again, and for the record, this is Jane Erbacher with WGM group.

1:3:15.330 --> 1:3:20.440

Analeshia Rodriguez

This is for Grass Valley Gardens, which is a major subdivision and planned unit development.

1:3:20.450 --> 1:3:21.860

Analeshia Rodriguez

Otherwise known as a PUD.

1:3:25.920 --> 1:3:26.220

Analeshia Rodriguez

Dance.

1:3:29.640 --> 1:3:29.990

Analeshia Rodriguez

There we go.

1:3:31.250 --> 1:3:34.960

Analeshia Rodriguez

So we for our agenda tonight, we are going to start off with Matt Milot.

1:3:35.350 --> 1:3:38.540

Analeshia Rodriguez

He is one of the developers from Grass Valley Gardens LLC.

1:3:38.790 --> 1:3:41.760

Analeshia Rodriguez

He will go over the conceptual overview with you.

1:3:42.110 --> 1:3:47.840

Analeshia Rodriguez

I will follow up and go over the general subdivision, Julie Merritt with WGM.

1:3:47.900 --> 1:3:49.250

Analeshia Rodriguez

We'll discuss water rights.

1:3:49.690 --> 1:4:0.310

Analeshia Rodriguez

Bruce Anderson will follow up with water quality and water quantity and then Don Millott, also with Grass Valley Gardens LLC, will finish up our presentation with sewer.

1:4:0.880 --> 1:4:2.730

Analeshia Rodriguez

So with that, Matt, I'll turn it over to you.

1:4:6.690 --> 1:4:7.50

Analeshia Rodriguez

Yeah.

1:4:7.60 --> 1:4:11.180

Analeshia Rodriguez

Thank you, Matt Milot with Grass Valley Gardens LLC, part of the development group.

1:4:12.80 --> 1:4:19.890

Analeshia Rodriguez

So thank you for the opportunity to pitch our case here to this planning board for the Grass Valley Garden subdivision.

1:4:20.900 --> 1:4:22.190

Analeshia Rodriguez

And I'll start tonight with three.

1:4:22.200 --> 1:4:23.890

Analeshia Rodriguez

Why's and then the what?

1:4:23.960 --> 1:4:30.710

Analeshia Rodriguez

And then the rest of the group here will get more into the how of this subdivision and the technical matters of it.

1:4:30.720 --> 1:4:32.790

Analeshia Rodriguez

But to start with the the why's the first?

1:4:32.800 --> 1:4:48.790

Analeshia Rodriguez

Why for why this project is should go forward is that or why I'm even in housing development to begin with is that I fundamentally believe that the way you build a strong society is to extend the ownership net as widely as you possibly can.

1:4:48.840 --> 1:4:53.60

Analeshia Rodriguez

And for most people, ownership in their community means some stake in the land.

1:4:53.900 --> 1:4:55.610

Analeshia Rodriguez

Uh, in where they live.

1:4:55.680 --> 1:5:2.530

Analeshia Rodriguez

And so things that build that that extend the net of ownership I think strengthen our community.

1:5:2.590 --> 1:5:14.900

Analeshia Rodriguez

So that's the why of being in the housing development, and it echoes something that I think FDR was famous for saying, which was that a nation of homeowners, of people who own a real share on their land are unconquerable.

1:5:14.910 --> 1:5:19.300

Analeshia Rodriguez

And it builds a strong nation, and Bronx builds a strong community.

1:5:19.470 --> 1:5:23.180

Analeshia Rodriguez

And that is the why behind us being in housing development to begin with.

1:5:23.790 --> 1:5:39.940

Analeshia Rodriguez

My first housing project development project in Missoula was in 2018, and we built me and one partner built handful of infill homes at 7th and Johnson in Missoula and we set out to build starter homes.

1:5:40.210 --> 1:5:46.860

Analeshia Rodriguez

So way into the market for people that grew up like us, you know, you don't have family money, you have any of this kind of things.

1:5:46.870 --> 1:5:50.220

Analeshia Rodriguez

You just you're looking for a way into ownership where you can start building equity.

1:5:50.270 --> 1:5:53.380

Analeshia Rodriguez

And so we built a handful of these infill homes.

1:5:53.450 --> 1:6:12.810

Analeshia Rodriguez

They were two bed 2 bath, 840 square feet, no garage, .03 acre lot, but it was accessible because at the time I think the median household income in Missoula County was \$56,000 and we were able to sell them in 2017, 2018 for \$199,000 and make a profit.

1:6:12.960 --> 1:6:18.220

Analeshia Rodriguez

So that's three 3.5 times the the the median household income to home price.

1:6:19.160 --> 1:6:31.870

Analeshia Rodriguez

Now that exact same house, if you go in realtor.com it's it's supposed to for sale for \$475,000, which is even though household income has gone up, that is 7 times the median household income of somebody in Missoula County.

1:6:31.880 --> 1:6:40.410

Analeshia Rodriguez

So I think what that's, you know, indicative of or illustrative of is that the housing system is broken here and it's due mainly to a lack of supply.

1:6:40.860 --> 1:6:44.410

Analeshia Rodriguez

The demand has been steady and constant, but the supply has not kept up.

1:6:44.640 --> 1:6:59.60

Analeshia Rodriguez

So the why behind this project, one of the whys is that when you have scale and relatively cheap land, you can deliver units at A at a spin deliver supply into the market that will have a fundamental impact on the availability and affordability of housing.

1:7:1.750 --> 1:7:3.280

Analeshia Rodriguez

A key a key goal for this home.

1:7:3.290 --> 1:7:9.110

Analeshia Rodriguez

And then you know, a subdivision approval by itself does not get you there, but it gets you a long way on the road.

1:7:9.960 --> 1:7:17.410

Analeshia Rodriguez

A key goal of this development is to deliver a starter home offering that is at five times the meeting household income from Zola County.

1:7:17.520 --> 1:7:29.910

Analeshia Rodriguez

For somebody that is meeting the household size, so starter home is a common commonly used phrase, but that is one of the key objectives that we're after and approval of a project of this scale is what helps us get towards that.

1:7:29.920 --> 1:7:35.490

Analeshia Rodriguez

We have a nine other points that we will incorporate into the construction and development of these homes.

1:7:35.800 --> 1:7:39.430

Analeshia Rodriguez

That is one key objective of our development here.

1:7:39.580 --> 1:7:47.30

Analeshia Rodriguez

So the next why is why this property in particular I live about 2 miles north of this property, just off of the Keith Creek Blvd.

1:7:48.60 --> 1:7:56.270

Analeshia Rodriguez

And I moved there in 2018 into that House and quickly noticed that it's a 20 minute drive from where we lived into town.

1:7:56.280 --> 1:8:0.150

Analeshia Rodriguez

Every time you need a carton of milk or you need hammer at the hardware store.

1:8:1.270 --> 1:8:12.100

Analeshia Rodriguez

And so yeah, it's like you move out to the country like, OK, you expect that, but then you start looking into some of the data and you're like, oh, there's 1700 people that live out here and there's 1600 jobs right by the Y.

1:8:12.110 --> 1:8:17.700

Analeshia Rodriguez

And it's like there's a lot of people that are going in and back and forth for, like, small trips into Missoula.

1:8:17.710 --> 1:8:20.780

Analeshia Rodriguez

And that is the thing that creates traffic and pressure and emissions.

1:8:20.790 --> 1:8:30.900

Analeshia Rodriguez

And like all the things that people don't like about, you know, sprawl concepts and what I do for a day job is in commercial real estate is find gaps in a market.

1:8:30.950 --> 1:8:35.510

Analeshia Rodriguez

And when you see transportation corridors like 93 Hwy.

1:8:35.520 --> 1:8:40.820

Analeshia Rodriguez

90 or Interstate 90 job centers and then population with no services.

1:8:40.850 --> 1:8:47.310

Analeshia Rodriguez

That's a clear signal being created by the market that there's demand for Town Center services.

1:8:47.320 --> 1:8:51.530

Analeshia Rodriguez

So grocery store hardware stores other retail services, things like that.

1:8:52.490 --> 1:8:59.20

Analeshia Rodriguez

So that's the the next why is like it is clear that there's a need for a Town Center type development here.

1:8:59.410 --> 1:9:9.380

Analeshia Rodriguez

And then the third, why is that since I moved out, there have been paying attention to what this board and what they miserable county has put forth as a vision for the county and how it grows in the future.

1:9:9.730 --> 1:9:19.100

Analeshia Rodriguez

And that's characterized best by the 2019 land use element, which specifically designates this area West of Desha Lane as an area for a planned neighborhood.

1:9:19.190 --> 1:9:26.300

Analeshia Rodriguez

So plan neighborhood meeting, urban scale densities gritted, you know, streets and then retail services being provided.

1:9:26.360 --> 1:9:30.290

Analeshia Rodriguez

And it's specifically this property falls inside of that that we're talking about here.

1:9:30.380 --> 1:9:33.710

Analeshia Rodriguez

So when you look and see what the county has said, this is what we want.

1:9:33.840 --> 1:9:40.310

Analeshia Rodriguez

And they put it into the growth policy or the land use element you say, OK, that's good reason to take notice.

1:9:40.620 --> 1:9:50.770

Analeshia Rodriguez

And also it makes all the sense in the world because of the things that we talked about before, where you have I-90, highway 93, job center, all of those things.

1:9:51.180 --> 1:9:55.310

Analeshia Rodriguez

So you you look at that and say this is what the county wants, it makes all the sense in the world to do.

1:9:55.580 --> 1:10:3.630

Analeshia Rodriguez

And then two years ago, the county adopted the updated code and this board approved it and it was great reason.

1:10:3.880 --> 1:10:8.430

Analeshia Rodriguez

And we my day to day job, we interact with all kinds of different zoning codes.

1:10:8.440 --> 1:10:16.320

Analeshia Rodriguez

And I would say that the 2022 Mozilla Code update is one of the most forward looking codes I have seen.

1:10:16.660 --> 1:10:17.190

Analeshia Rodriguez

Uh.

1:10:17.500 --> 1:10:51.860

Analeshia Rodriguez

Anywhere hands down, because it gives tools to developers to the private sector to give solve problems such as housing availability and to design neighborhoods well where you don't consume all of your green land, you do compact connected town centers that that actually they develop green land into uh into where every acre that you have, you're able to comfortably accommodate more people per acre than by doing what would be considered sprawl development.

1:10:51.870 --> 1:10:54.520

Analeshia Rodriguez

So town centers make all the sense in the world.

1:10:55.10 --> 1:11:1.280

Analeshia Rodriguez

The counties set the vision for it in 2019 and then further give the tools for it in the 2022 zoning code.

1:11:1.290 --> 1:11:27.360

Analeshia Rodriguez

And so now what we are asking is we have heard you and we have tried to design a project over the course of the last three years that meets the vision and then takes the, the, the code and an accident and tries to make it dent into into housing availability, housing affordability and not just that, but to actually build a place that is you would want to live where you want, you'd be happy for your kids to walk around the streets and feel safe and that the parks are nice.

1:11:27.370 --> 1:11:29.770

Analeshia Rodriguez

And then there's a reason to come to this community.

1:11:30.580 --> 1:11:33.220

Analeshia Rodriguez

So that's the third why for us on this project?

1:11:35.670 --> 1:11:37.880

Analeshia Rodriguez

The what I would umm.

1:11:38.940 --> 1:11:41.20

Analeshia Rodriguez

I guess to get into the what side of it.

1:11:41.30 --> 1:11:54.30

Analeshia Rodriguez

So that's the why the what is we're submitting the first four, we have submitted the 1st 4 phases of what we intend to be a master plan development that would extend over more phases than this.

1:11:54.40 --> 1:12:4.800

Analeshia Rodriguez

So to 13 potential phases, we work on a master plan for about a year with the local design firm and and this is what we are intending to do.

1:12:4.810 --> 1:12:18.300

Analeshia Rodriguez

So we submitted the 1st 4 phases but this is the master plan for this area that meets all those elements lined up in the 2019 land use element and then basically takes the Missoula County code from 2022 and implements it.

1:12:18.390 --> 1:12:23.900

Analeshia Rodriguez

And what you can see is that dead smack in the middle of this development, it is a 45.

1:12:23.950 --> 1:12:33.140

Analeshia Rodriguez

It is a mini town built around a 45 acre permaculture farm and not not as a showpiece but as an actual place where it is farmed.

1:12:33.150 --> 1:12:33.940

Analeshia Rodriguez

It is worked.

1:12:34.10 --> 1:12:46.660

Analeshia Rodriguez

I met representatives of CPAC out there yesterday to start to plan out who farms where and what and how, because we we want the food to be the center of the Community and the reason for that.

1:12:46.910 --> 1:12:54.410

Analeshia Rodriguez

There's dozens of examples of these developments throughout the country, but food is something that we all have in common that we all need.

1:12:54.640 --> 1:13:12.160

Analeshia Rodriguez

Almost everybody likes and it's a great way to unite people and gathering spots, and it's a point of commonality and I think that is what is it becomes the seed of a great community that you know, we'd be all proud to live in, happy to live in and we would be proud to put our names on as developers.

1:13:13.180 --> 1:13:18.750

Analeshia Rodriguez

So that's the the why and the what will get much more into the how with the technical aspects.

1:13:19.220 --> 1:13:20.810

Analeshia Rodriguez

Next, we'll have Jamie Erbacher come back up.

1:13:20.820 --> 1:13:24.150

Analeshia Rodriguez

Talk about the subdivision process and and some of the land use elements.

1:13:31.520 --> 1:13:32.650

Analeshia Rodriguez

Thank you for that, Matt.

1:13:33.80 --> 1:13:52.980

Analeshia Rodriguez

So as Matt very well said, Missoula County has been looking forward and setting the stage for future development at the Y since actually 2005 when they developed the why area Mullen plan in 2016, the county developed or excuse me adopted a new growth policy where they identified the why as an area for growth in 2019.

1:13:52.990 --> 1:13:59.60

Analeshia Rodriguez

The land use element and future land use map were adopted again, focusing on the why as an area for urban expansion.

1:14:0.620 --> 1:14:10.470

Analeshia Rodriguez

In 2021-2022, the county revised the archaic 1970s zoning to be in line with the 2019 land use element and zone, the subject property, neighborhood residential.

1:14:12.340 --> 1:14:23.380

Analeshia Rodriguez

Shortly after this 2 tax increment finance districts were developed, one in 2020 and the other in 2023, and those boundaries are shown in the lower left hand corner on my screen.

1:14:23.390 --> 1:14:29.710

Analeshia Rodriguez

The first one is in green and then the exterior blue boundary is the 2023 boundary of that.

1:14:29.720 --> 1:14:30.260

Analeshia Rodriguez

Why Ted?

1:14:32.30 --> 1:14:38.860

Analeshia Rodriguez

On the heels of establishing the second tax Increment financing district, the county contracted services for the development of the Y Infrastructure Plan.

1:14:39.330 --> 1:14:49.530

Analeshia Rodriguez

This is a 50 year infrastructure plan which will create a vision for how Missoula County will address infrastructure deficiencies in the Y area, such as roads, water, wastewater, broadband and more.

1:14:51.620 --> 1:15:1.710

Analeshia Rodriguez

Missoula County as a community of advocates and activists, all of whom have strong opinions, we understand it's not common for all to agree on this project.

1:15:1.720 --> 1:15:2.990

Analeshia Rodriguez

And what does happen at the Y?

1:15:3.0 --> 1:15:6.920

Analeshia Rodriguez

But we must recognize that the Y is currently a job and economic center.

1:15:7.930 --> 1:15:13.580

Analeshia Rodriguez

You must work together to efficiently use the land and preserve other areas from development to this.

1:15:14.110 --> 1:15:22.310

Analeshia Rodriguez

To do this, urban scale developments are required to generate a taxable value per acre that is sufficient to be self sustaining for infrastructure construction and maintenance.

1:15:25.320 --> 1:15:29.680

Analeshia Rodriguez

So as we look at the why we see a number of properties that have already undergone subdivision review.

1:15:31.320 --> 1:15:36.570

Analeshia Rodriguez

However, not all of this land may be developed to its fullest potential due to the lack of infrastructure.

1:15:37.690 --> 1:15:48.500

Analeshia Rodriguez

Uh, then we see six new developments in the purple, four of which are already entitled, that being running W or Missoula Meadowlands in the upper right hand corner.

1:15:49.130 --> 1:15:51.40

Analeshia Rodriguez

O'Keefe Creek, where Matt lives.

1:15:51.100 --> 1:15:57.440

Analeshia Rodriguez

Alexander Estates and Riverside Industrial Riverside Industrial actually sits just South of this property.

1:15:57.550 --> 1:16:3.980

Analeshia Rodriguez

It is an industrial and residential subdivision and then Grass Valley Gardens is on the left hand side.

1:16:3.990 --> 1:16:8.270

Analeshia Rodriguez

187 acres and Grass Valley Industrial is in the center of this map.

1:16:11.50 --> 1:16:15.630

Analeshia Rodriguez

Umm, these developments are denser in nature due to the sewer and water infrastructure proposed.

1:16:15.640 --> 1:16:30.270

Analeshia Rodriguez

What the developments or that are available through city, these developments in UM as I

just mentioned include Grass Valley Gardens, but it will be instrumental in building the tax increment within the Ted that can then be used for public infrastructure improvements.

1:16:31.960 --> 1:16:37.420

Analeshia Rodriguez

The 2023 Ted was formed to facilitate workforce housing as a seed for Urban Development.

1:16:37.500 --> 1:16:49.520

Analeshia Rodriguez

Grass Valley Gardens is one of a few mixed use developments that will have self sustaining infrastructure, but that can later tie into larger regional system, be it water, wastewater or Rd network.

1:16:50.30 --> 1:16:56.390

Analeshia Rodriguez

The infrastructure plan will be a mechanism that can be utilized for the next 50 years in developing regional infrastructure improvements.

1:16:57.270 --> 1:17:2.990

Analeshia Rodriguez

The forward thinking on behalf of the county and in particular, the Commissioners, can drive Missoula's economic and Community health.

1:17:3.950 --> 1:17:6.780

Analeshia Rodriguez

Once the why builds out, it is gone.

1:17:6.790 --> 1:17:16.620

Analeshia Rodriguez

So we must work together to implement communities, the communities vision, as stated in the growth policy, the land use element, the Ted documents and the zoning regulations.

1:17:20.840 --> 1:17:27.510

Analeshia Rodriguez

So focusing back on Grass Valley Gardens in particular the growth policy designation for this property is planned neighborhood.

1:17:28.80 --> 1:17:33.810

Analeshia Rodriguez

The goal of this designation is to accommodate a range of residential options that contribute to countywide housing diversity.

1:17:34.750 --> 1:17:43.550

Analeshia Rodriguez

Residential density should be planned for 8 units per acre or greater and contain a mix of building types provide, providing a range of housing options.

1:17:44.730 --> 1:17:45.540

Analeshia Rodriguez

Commercial building.

1:17:45.550 --> 1:17:56.440

Analeshia Rodriguez

Shall be cited along arterial or collector roads, providing clusters of limited commercial activity with a compatible intensity level scale and form to the adjacent neighborhood.

1:17:56.990 --> 1:18:4.290

Analeshia Rodriguez

Grass Valley Gardens is proposing to do just this, a mix of commercial and residential development, all without a neighborhood, all within a neighborhood scale.

1:18:6.340 --> 1:18:9.990

Analeshia Rodriguez

The zoning designation for this property is right in line with the growth policy.

1:18:10.220 --> 1:18:22.650

Analeshia Rodriguez

The designation is neighborhood residential purpose of this district is to provide a mix of homes and neighborhood scale, professional and Commercial Services in urbanizing areas of the county where public water and service is available.

1:18:24.970 --> 1:18:34.380

Analeshia Rodriguez

Zoning serves as a transition between lower density residential for example, to the West and more intensive commercial areas such as the Industrial Center to the east.

1:18:35.10 --> 1:18:42.660

Analeshia Rodriguez

Mobility and access are characterized by complete St network that includes protected or buffered bikeways, sidewalks, and enhanced crossings.

1:18:42.870 --> 1:18:46.410

Analeshia Rodriguez

The district is defined by shorter block lengths and traditional grid pattern network.

1:18:47.960 --> 1:18:55.160

Analeshia Rodriguez

A minimum density, a minimum density of 8,000,000 units per acre is required with this neighborhood residential zoning.

1:18:58.460 --> 1:19:0.830

Analeshia Rodriguez

Uh, this is important to note.

1:19:0.930 --> 1:19:6.510

Analeshia Rodriguez

We again recognize that not all of Missoula area residents may be ready for that type of density at the Y.

1:19:6.560 --> 1:19:13.130

Analeshia Rodriguez

However, it is a minimum and you must, and we must connect to a public sewer and water system as defined by DEQ.

1:19:16.600 --> 1:19:19.90

Analeshia Rodriguez

So what does 8,000,000 units per acre look like?

1:19:19.660 --> 1:19:25.380

Analeshia Rodriguez

It's exactly as the purpose statement states a mix of housing types, including apartments and single family housing.

1:19:26.340 --> 1:19:30.10

Analeshia Rodriguez

We're accomplishing this through a planned unit development, or PUD subdivision.

1:19:30.200 --> 1:19:35.430

Analeshia Rodriguez

The Grass Valley Gardens PUD Subdivision provides narrower streets with bulb outs for safety.

1:19:35.660 --> 1:19:41.970

Analeshia Rodriguez

Increase non motorized transportation options, multi generational living and opportunity for egg development.

1:19:42.60 --> 1:19:46.540

Analeshia Rodriguez

Farm to table commercial operations and the ability to live where you work.

1:19:47.900 --> 1:19:56.340

Analeshia Rodriguez

The purpose of a PUD subdivision is to encourage creative Subdivision designs that are superior to the design typically produced under the subdivision regulations.

1:19:57.510 --> 1:20:10.800

Analeshia Rodriguez

Flexibility and certain standards is provided in the subdivision regulations as part of a PUD to promote mixed land uses and cluster designs that better respond to a natural site characteristics.

1:20:11.370 --> 1:20:14.220

Analeshia Rodriguez

Reducing the infrastructure cost and accommodating common areas.

1:20:15.560 --> 1:20:24.790

Analeshia Rodriguez

To accomplish this, we were able to obtain a waiver from the lots and block requirements within the Subdivision regulations and the transportation standards.

1:20:25.340 --> 1:20:27.970

Analeshia Rodriguez

So long as public health and safety is not compromised.

1:20:31.530 --> 1:20:34.420

Analeshia Rodriguez

We believe that we meet at least three.

1:20:34.910 --> 1:20:38.970

Analeshia Rodriguez

If not, I all of the criteria in.

1:20:41.870 --> 1:20:59.240

Analeshia Rodriguez

In application for this waiver for the PUD, those include natural characteristics of the land or excuse me, preservation of natural characteristics of the land, developing efficient infrastructure, protection of cultural and historic resources, dedication and common area.

1:21:0.400 --> 1:21:0.680

Analeshia Rodriguez

Uh.

1:21:0.680 --> 1:21:5.980

Analeshia Rodriguez

In excess of the Parkland requirements and the actual development of the recreational areas.

1:21:9.370 --> 1:21:19.0

Analeshia Rodriguez

So Grass Valley Gardens is a stage subdivision and we call it stage because phasing and staging or phasing typically means that you're developing everything all at once.

1:21:19.70 --> 1:21:19.440

Analeshia Rodriguez

We're not.

1:21:19.450 --> 1:21:29.470

Analeshia Rodriguez

Next, not necessarily doing that we are doing 4 phases as part of one stage and then we will come back later with additional phases in another stage, if you will.

1:21:30.800 --> 1:21:35.210

Analeshia Rodriguez

So for example, in the lower right hand corner you see the 1st 4 phases.

1:21:35.740 --> 1:21:47.350

Analeshia Rodriguez

That is what we are working with today as we assuming we work towards approval with this

development, we would come back like with with phases 5-6 and seven and develop those in the next subdivision.

1:21:52.150 --> 1:21:55.220

Analeshia Rodriguez

We are required to plat the large.

1:21:55.310 --> 1:22:1.240

Analeshia Rodriguez

What we're calling lot A and that is basically the undeveloped area in phase four.

1:22:1.250 --> 1:22:13.640

Analeshia Rodriguez

So the larger pink area on the upper left hand side and we're required to plat that because it is considered a lot under Subdivision regulations and it's less than 160 acres at this time.

1:22:13.650 --> 1:22:18.720

Analeshia Rodriguez

We don't intend to develop it, but just note that we do have to include it as a lot within the subdivision.

1:22:24.400 --> 1:22:32.270

Analeshia Rodriguez

One item to note outside of the agricultural development that Matt spoke to is with future phases of the subdivision.

1:22:32.620 --> 1:22:33.840

Analeshia Rodriguez

There is the opportunity to.

1:22:34.590 --> 1:22:37.360

Analeshia Rodriguez

Umm, dedicate land to the school district?

1:22:37.370 --> 1:22:42.20

Analeshia Rodriguez

French Town School district and provide another location for a school in this area.

1:22:45.940 --> 1:22:52.970

Analeshia Rodriguez

So as we look at the design of the road system, we see varying Rd widths from 36 feet as shown in the orange to 20 feet as shown in the blue.

1:22:53.520 --> 1:23:0.860

Analeshia Rodriguez

The reduction in roadway width is in a combination with bulb outs at the end of the streets and roundabouts at the entrance of the subdivision.

1:23:1.420 --> 1:23:5.250

Analeshia Rodriguez

We'll reduce speeds on the internal subdivision roadways.

1:23:5.580 --> 1:23:10.690

Analeshia Rodriguez

Parallel parking will still be allowed on most streets, with the exception of those shown in purple and green.

1:23:11.820 --> 1:23:28.300

Analeshia Rodriguez

We're providing for future connections at this stage of the subdivision, as shown at the West, and so the cul de sacs at the West, those will eventually extend further out and then at the South end we also have a connection that would lead down to further development.

1:23:30.420 --> 1:23:42.740

Analeshia Rodriguez

Additionally, and although unlikely if the property to the north further develops conditional access easements and can extend to the north as well as shown on the further West End of the Orange Rd.

1:23:42.750 --> 1:23:45.810

Analeshia Rodriguez

Heading north, South and the second easterly.

1:23:47.770 --> 1:23:49.220

Analeshia Rodriguez

Uh extension as well.

1:23:51.320 --> 1:23:51.640

Analeshia Rodriguez

Uh.

1:23:51.650 --> 1:24:1.280

Analeshia Rodriguez

The conditional access easements provide connections to begin to build that road network and non motorized transportation system sought by the county plans.

1:24:4.980 --> 1:24:9.990

Analeshia Rodriguez

A looped, non motorized, multimodal transportation system is planned with accessible routes.

1:24:10.500 --> 1:24:21.250

Analeshia Rodriguez

This non motorized transportation transportation system will connect the development to future harvesting and crap areas, neighbors to neighbors, future commercial uses, and the common areas and park features.

1:24:23.0 --> 1:24:34.580

Analeshia Rodriguez

Additionally, a UM, almost an acre, native species growth and harvesting area could be provided that is shown in the lower right hand hatched area on the screen.

1:24:35.580 --> 1:24:42.280

Analeshia Rodriguez

This came about after comments received from the Salish Alishba Cultural Committee.

1:24:42.330 --> 1:24:46.330

Analeshia Rodriguez

Sorry, I hope I got that correct during conversation with the director.

1:24:48.450 --> 1:25:1.720

Analeshia Rodriguez

We we found out that this may not be their true desire and so we are continuing conversations with them to see if they may want to have us include some sort of interpretive signage along the trail system acknowledging their heritage.

1:25:1.730 --> 1:25:5.20

Analeshia Rodriguez

So again, we have set that aside.

1:25:5.30 --> 1:25:8.190

Analeshia Rodriguez

If they do desire it, it may be that they just don't want to manage it.

1:25:8.200 --> 1:25:19.990

Analeshia Rodriguez

We're not fully sure yet, but we're still continuing that conversation in the event that they do not want that area for a harvesting location.

1:25:20.420 --> 1:25:30.110

Analeshia Rodriguez

We have included within our proposal that that would then just be managed by the overall HOA with the general common area.

1:25:37.990 --> 1:25:43.840

Analeshia Rodriguez

Off-site Rd improvements will be limited to two DSL aeration lanes and a trail fronting Hwy 10.

1:25:43.940 --> 1:26:4.670

Analeshia Rodriguez

The DSL aeration lanes will be completed in the first three phase of the subdivision as warranted, while the traffic impact study has identified intersection impacts, these impacts are not solely based on the development of the subdivision and for their conversations with MDT, the MPO Mozilla County and the City of Missoula are happening as the Y Infrastructure plan develops.

1:26:5.780 --> 1:26:31.370

Analeshia Rodriguez

These intersection impacts are seen as a regional issue that either already exists or will just continue to be exasperated as the area continues to develop, so therefore a larger solution is being considered, which may include funding from the why Ted or other transportation grants or there's impact fees that can help cover parks and trail improvements.

1:26:31.720 --> 1:26:37.190

Analeshia Rodriguez

So there are funding options out there and all of this will go into that infrastructure plan.

1:26:41.310 --> 1:26:46.960

Analeshia Rodriguez

With regards to schools, we have been in close contact with less Myers, the Superintendent of French Town School District.

1:26:47.690 --> 1:26:59.800

Analeshia Rodriguez

We do have his support for this development and he recognizes that not all four phases of the subdivision will be built out at one time and that in a future stage of this development land could be dedicated to the district for another school location.

1:27:0.920 --> 1:27:13.300

Analeshia Rodriguez

There is a bus stop currently located at the intersection of Daysha Lane and Hwy 10 depending on demand of the subdivision, there may be an opportunity for a second bus stop or relocating that existing bus stop within the subdivision boundary.

1:27:17.570 --> 1:27:18.200

Analeshia Rodriguez

They're not.

1:27:18.250 --> 1:27:21.320

Analeshia Rodriguez

There are no existing egg, water user facilities on site.

1:27:21.330 --> 1:27:31.450

Analeshia Rodriguez

However, the soils are considered farmland of local importance as we understand it, this land is not currently irrigated, but does produce one cutting of hay a year.

1:27:31.540 --> 1:27:39.120

Analeshia Rodriguez

The developer, also known as Matt and Don Uh and as Matt said, has been working with CPAC and other local.

1:27:41.780 --> 1:27:44.860

Analeshia Rodriguez

Groups to regenerate or determine how to regenerate.

1:27:44.870 --> 1:27:50.230

Analeshia Rodriguez

Best to regenerate the soils and develop the permaculture concept map previously discussed.

1:27:50.780 --> 1:28:7.700

Analeshia Rodriguez

Again, with that central focus on the permaculture development through this development, we will see protected farmland, food production, space, Egger, hood event Space, Farm stands and markets, edible landscapes all connected to a larger community through an accessible trail network.

1:28:10.540 --> 1:28:14.690

Analeshia Rodriguez

So with that, I'm going to pass it over to Julie Merritt from WGM to talk about water rights.

1:28:19.820 --> 1:28:21.50

Analeshia Rodriguez

Good evening.

1:28:21.220 --> 1:28:23.90

Analeshia Rodriguez

For the record, my name is Julie Merritt.

1:28:23.100 --> 1:28:27.610

Analeshia Rodriguez

That's MERRIT and I am with WGM group.

1:28:27.700 --> 1:28:30.570

Analeshia Rodriguez

I'm here to talk a little bit about the water rights.

1:28:31.100 --> 1:28:57.450

Analeshia Rodriguez

So this land is located outside of the existing city water and sewer infrastructure, and the plan is to develop a public water supply for this development and that will involve drilling multiple wells and going through the Department of Natural Resources and Conservation Water right permitting process to obtain the necessary permits for that water supply.

1:28:59.110 --> 1:29:4.580

Analeshia Rodriguez

So the DNRC water right permitting process is extensive and very detailed.

1:29:4.990 --> 1:29:12.830

Analeshia Rodriguez

The applicant is required to prove certain criteria before the DNC will issue a water right permit.

1:29:13.670 --> 1:29:28.700

Analeshia Rodriguez

The first of those criteria is physical and legal water availability, and this means that adequate water is in the proposed location over and above the amount that is needed for the existing water rights.

1:29:29.850 --> 1:29:40.700

Analeshia Rodriguez

This ties into the second criteria, which is that new water right users cannot have an adverse impact on senior groundwater or surface water.

1:29:40.710 --> 1:29:57.910

Analeshia Rodriguez

Right holders, in short, either there must be enough water legally available for all the senior water rights and the new use or the applicant must provide mitigation to offset that new use.

1:29:59.90 --> 1:30:7.20

Analeshia Rodriguez

Mitigation is the route that this will that this development will be going and I'll explain a little bit more about that in just a moment.

1:30:7.650 --> 1:30:14.690

Analeshia Rodriguez

I'm going to mention the third main criteria that needs to be addressed in a water right permit and that is beneficial use.

1:30:15.740 --> 1:30:21.600

Analeshia Rodriguez

And that means that the use is recognized under DNC rules as beneficial.

1:30:21.980 --> 1:30:27.150

Analeshia Rodriguez

And of course, residential and commercial uses fall into that category.

1:30:27.600 --> 1:30:47.140

Analeshia Rodriguez

But more importantly, the beneficial use means that it ensures that the permit is for enough water to address the needs that are proposed, but that excess water is not being reserved for future use that the applicant cannot currently put to use.

1:30:48.400 --> 1:30:57.700

Analeshia Rodriguez

So proving these criteria requires extensive aquifer testing to evaluate the yield and the influence of the new wells.

1:31:1.710 --> 1:31:27.120

Analeshia Rodriguez

So to talk a little bit about mitigation and how that works, the why area is located in within what we refer to as the Middle Clark Fork River basin, which is technically still open to new appropriations of water, unlike the Bitterroot Basin next door, which is legislatively closed to any new water rights appropriations.

1:31:28.830 --> 1:31:36.800

Analeshia Rodriguez

That said, uh Avista Corporation owns large hydropower water rights on the Clark Fork River at Noxon Dam.

1:31:37.710 --> 1:31:43.460

Analeshia Rodriguez

These rights are for more water than their typically is in the river.

1:31:43.470 --> 1:31:47.460

Analeshia Rodriguez

Most of the time, This is why mitigation is required.

1:31:48.770 --> 1:32:2.150

Analeshia Rodriguez

So several years ago, the folks at the Grass Valley French Dutch company went through the DNRC process to convert a portion of their water rights from agricultural use to mitigation.

1:32:3.840 --> 1:32:13.750

Analeshia Rodriguez

Through that process, they set up the first private water bank in the state of Montana under the DNR DNR CC authorization.

1:32:14.520 --> 1:32:19.440

Analeshia Rodriguez

They are allowed to sell or lease water to other users.

1:32:20.780 --> 1:32:33.620

Analeshia Rodriguez

When someone buys water from Grass Valley, French stitch, that water is left in the river to offset any impact that there could be from the new water right on a vistas senior water rights.

1:32:38.20 --> 1:32:47.890

Analeshia Rodriguez

So for mitigation to be effective, the water must be made available to offset the new use in timing, location and amount.

1:32:49.140 --> 1:33:0.380

Analeshia Rodriguez

Typically, mitigation for New Year round uses with irrigation water rights, which are seasonal means that the timing requirement is difficult to meet.

1:33:1.400 --> 1:33:17.640

Analeshia Rodriguez

However, in this particular condition, because of the large storage capacity at Knox and reservoir, that means the water can be released into the river during the summer time and stored in the reservoir.

1:33:17.710 --> 1:33:20.530

Analeshia Rodriguez

So it's available for a Vista to use for hydropower.

1:33:23.110 --> 1:33:35.360

Analeshia Rodriguez

And finally, I want to point out that in addition to the surface water that we've been talking about, the DNC does also consider potential impacts to groundwater users in the area.

1:33:36.10 --> 1:33:39.880

Analeshia Rodriguez

Bruce will explain a little bit further about the local aquifer.

1:33:39.980 --> 1:33:56.580

Analeshia Rodriguez

The larger Missoula Aquifer and the testing that we've done so far based on that testing that we have done and what we know from extensive studies of the Missoula Aquifer, we do not anticipate any adverse effects to any existing water rights.

1:33:57.810 --> 1:34:32.200

Analeshia Rodriguez

And actually the on the very bottom of that slide, that is there's a, there's a typo there, but what what the DNRC looks at for when they talk about adverse impact to that should say existing instead of extension wells, if there's going to be more than a 1 foot draw down on the on any existing wells, that's what they would consider an adverse impact if that long term drawdown is going to be less than a foot, then they consider that that is not adverse impact.

1:34:33.160 --> 1:34:41.140

Analeshia Rodriguez

There are very few wells that would be within the zone of influence of the wells that we're developing for this subdivision.

1:34:41.370 --> 1:34:51.130

Analeshia Rodriguez

As a we, again, we don't anticipate any concerns about adverse impacts to existing water users and that is all I have.

1:34:51.140 --> 1:34:52.270

Analeshia Rodriguez

I'll be available for questions.

1:35:1.330 --> 1:35:2.880

Analeshia Rodriguez

Hi, my name is Bruce Anderson.

1:35:2.890 --> 1:35:6.80

Analeshia Rodriguez

I'm the senior hydrologist at WGM Group in Missoula.

1:35:6.450 --> 1:35:16.970

Analeshia Rodriguez

Been there since 2011 and empowered to that I was the President of land and water consulting, one of my first jobs actually was working on that sunside W well Buckeye Creek.

1:35:16.980 --> 1:35:19.590

Analeshia Rodriguez

So have a long history out in the area here.

1:35:19.760 --> 1:35:25.860

Analeshia Rodriguez

I'm going to talk to you a little bit about some of the testing we've done for the wells test wells out there at Grass Valley.

1:35:26.760 --> 1:35:34.730

Analeshia Rodriguez

And I'll start with just this, this map, which will obviously tough to see, but we've drilled 4 wells, 123 and four in sequence.

1:35:36.790 --> 1:35:44.780

Analeshia Rodriguez

And each of them has been tested either briefly or extensively to determine the water yield and the aquifer characteristics.

1:35:45.780 --> 1:35:51.0

Analeshia Rodriguez

Uh, these have been drilled to a depth of anywhere from 244 feet to 418 feet.

1:35:52.90 --> 1:35:57.500

Analeshia Rodriguez

Uh, so there's most of them are in that 3 to 400 range, just A1 shallow one.

1:35:58.210 --> 1:36:0.160

Analeshia Rodriguez

There are spaced across the site.

1:36:0.330 --> 1:36:0.910

Analeshia Rodriguez

Uh, it might.

1:36:0.920 --> 1:36:6.670

Analeshia Rodriguez

Assistant so that we could have a good idea of what the landscape looks like in terms of the groundwater, hydrology in the development.

1:36:8.900 --> 1:36:22.700

Analeshia Rodriguez

The run water actually is pretty well understood, notwithstanding some of the O'Keefe Creek specific work that's been done up the valley just in the area here in the car for Valley in the vicinity.

1:36:22.710 --> 1:36:24.850

Analeshia Rodriguez

Here there was a groundwater study done by Amick.

1:36:24.860 --> 1:36:32.930

Analeshia Rodriguez

In 2010, you may be aware of documented the regional groundwater characteristics there all the way through Smurfit Stones.

1:36:32.940 --> 1:36:37.950

Analeshia Rodriguez

Well, field, uh, and they were cross sections that were developed as part of that study.

1:36:37.960 --> 1:37:3.530

Analeshia Rodriguez

And one of those cross sections that shows sort of a conceptual idea of what the lithology looks like at depth was this cross section A our wells followed very close to the left side of that diagram there at a point labeled a UM essentially what this valley looks like here is kind of a huge bathtub full of layered clays, sand and gravel.

1:37:5.440 --> 1:37:12.150

Analeshia Rodriguez

The different layers are represented there conceptually based on the borings from a variety of well logs, and that cross section.

1:37:12.880 --> 1:37:23.780

Analeshia Rodriguez

Umm, it's a little bit more of a complicated environment than say like the university area or middle of Missoula, which is just a bathtub full of bowling balls like it's one of the most productive aquifers in the world.

1:37:25.440 --> 1:37:28.570

Analeshia Rodriguez

This is a little more complicated, but still like highly productive.

1:37:28.630 --> 1:37:30.300

Analeshia Rodriguez

Awkward because I'll show you in a minute here.

1:37:31.590 --> 1:37:39.760

Analeshia Rodriguez

So this layering means that these wells interact with each other potentially, or sometimes they're a little isolated from each other, but they're basically part of the same unit.

1:37:41.800 --> 1:37:47.280

Analeshia Rodriguez

So these wells, one through four, we had yields that range from 80 to 380 gallons a minute.

1:37:48.550 --> 1:38:0.680

Analeshia Rodriguez

The drawdown during pumping at the two more productive wells, wells three and four, was 100 and 120 feet respectively, which is only a portion of the saturated thickness of the aquifer there.

1:38:1.40 --> 1:38:11.380

Analeshia Rodriguez

And one thing we noted is that the influence of pumping in well four on a well that's 200 feet away, it was only 6 feet.

1:38:11.390 --> 1:38:15.400

Analeshia Rodriguez

So the water draws down 120 in the well 200 feet away.

1:38:15.410 --> 1:38:18.790

Analeshia Rodriguez

You only see 6 feet of drawdown at 1000 TC.

1:38:18.800 --> 1:38:19.310

Analeshia Rodriguez

Nothing.

1:38:19.720 --> 1:38:38.690

Analeshia Rodriguez

So addressing a little bit of that adverse impact idea that Julie presented, uh, if you're even at these pumping rates, which are far beyond what we're requesting, right, 380 gallons a minute at 1000 feet, wouldn't wouldn't even see a drop of impact in terms of water elevation.

1:38:38.700 --> 1:38:39.490

Analeshia Rodriguez

You're well, certainly.

1:38:40.810 --> 1:38:43.780

Analeshia Rodriguez

So it turns out this is highly productive spot umm.

1:38:44.520 --> 1:38:53.850

Analeshia Rodriguez

And of course, you know, we all have some knowledge is mostly as residents that, you know Keith Creek is a fairly dry area, especially as you go up that valley.

1:38:54.280 --> 1:39:15.960

Analeshia Rodriguez

But that's a different aquifer scenario than where we are here, where off of O'Keefe Creek, we're not in line with that and we're well down the valley in fact, that cross section AI showed you is a representation that shows essentially these wells are tapping in to what is the Clark Fork Valley system, not the higher elevation O'Keefe.

1:39:16.90 --> 1:39:26.260

Analeshia Rodriguez

So again, talking about adverse impacts, relatively certain that we wouldn't see any impacts whatsoever on senior water rights users, whether surface or groundwater there.

1:39:30.430 --> 1:39:31.840

Analeshia Rodriguez

What happens here?

1:39:31.910 --> 1:39:32.930

Analeshia Rodriguez

These are preliminary tests.

1:39:32.940 --> 1:39:35.660

Analeshia Rodriguez

In fact, one of the wells is being tested right now.

1:39:35.670 --> 1:39:37.580

Analeshia Rodriguez

It should be done in about 15 minutes.

1:39:38.550 --> 1:39:57.740

Analeshia Rodriguez

What we do is we take all this data and we analyze it pretty comprehensively and we need to present that to DNRC as part of our water rights application to demonstrate what mitigation requirements we have with respect to the Vista and surface water demonstrate any adverse impacts that we potentially could have on an existing groundwater users.

1:39:58.70 --> 1:40:3.550

Analeshia Rodriguez

And also I have a comprehensive idea on how this well field will work.

1:40:5.840 --> 1:40:6.290

Analeshia Rodriguez

Yeah.

1:40:6.300 --> 1:40:18.90

Analeshia Rodriguez

If all wells are connected or a couple wells are connected and we don't have that design completely dialed in, but there's plenty of water, in fact, there's enough water out of just one single well to supply the 83 GPM we need.

1:40:18.700 --> 1:40:21.870

Analeshia Rodriguez

So between the four wells, we obviously have plenty.

1:40:22.380 --> 1:40:27.700

Analeshia Rodriguez

We use multiple wells in public water supplies for redundancy and other reasons.

1:40:28.720 --> 1:40:32.910

Analeshia Rodriguez

I'll just give you just a quick snapshot of what this well test looks like in the pumping.

1:40:32.920 --> 1:40:59.230

Analeshia Rodriguez

Well, if we turn the well on the water gaps down 120 feet and then it stabilizes that line that represents over 2 days of pumping that well is still pumping now for another 15 minutes and we'll have some issue hours worth of data, but it's stabilizes in what that line shows you when it draws down and then it stabilizes is that there's not like a constraint like a boundary condition or a limitation that we're running out of water.

1:40:59.240 --> 1:41:3.460

Analeshia Rodriguez

It's like continuously replenishing at this pumping rate of 380 gallons a minute.

1:41:4.300 --> 1:41:13.230

Analeshia Rodriguez

So that's a pretty robust test right there because it's four times what we need and then we can also look at how quickly it responds.

1:41:13.240 --> 1:41:16.910

Analeshia Rodriguez

You know, when you turn the pump off, does it recharge quickly as well?

1:41:17.420 --> 1:41:18.690

Analeshia Rodriguez

And they're mirror images.

1:41:18.820 --> 1:41:22.730

Analeshia Rodriguez

So we snap it on and off a little bit, see it dry down, see it recover.

1:41:23.0 --> 1:41:26.990

Analeshia Rodriguez

So having that that quick stabilization and then quick recovery is a great sign.

1:41:27.0 --> 1:41:34.40

Analeshia Rodriguez

It means you've got a super productive aquifer there without any kind of quirky boundary condition limitations.

1:41:35.450 --> 1:41:40.780

Analeshia Rodriguez

That's not always the case, but fortunately in Missoula, we hadn't applied a lot of really clean results like that.

1:41:41.250 --> 1:41:51.640

Analeshia Rodriguez

So one of the things we know about just from these preliminary tests is that that drawdown that we see in the well attenuates very quickly with distance, doesn't radiate out long, long ways.

1:41:52.10 --> 1:41:53.800

Analeshia Rodriguez

So it's fairly confined to the site.

1:41:55.800 --> 1:42:5.750

Analeshia Rodriguez

Even when we punted 380 gallons a minute, our dragon was only 120 feet, which sounds like a lot, but realized there's a lot of drawdown that happens just because of the well and efficiency.

1:42:5.760 --> 1:42:11.470

Analeshia Rodriguez

It's not necessarily an aquifer limitations solely, but you get 100 or 200 feet out.

1:42:11.520 --> 1:42:14.230

Analeshia Rodriguez

You only see 6 feet of drawdown, and then the other wells.

1:42:14.240 --> 1:42:18.190

Analeshia Rodriguez

We looked at Trap Club and the other two test wells.

1:42:18.200 --> 1:42:24.840

Analeshia Rodriguez

We had number one and two which are between 16140 feet 2360.

1:42:24.850 --> 1:42:42.980

Analeshia Rodriguez

We saw no influence whatsoever, even on the site, so the idea we'd see like impacts or radius zone of influence propagating far out from our appropriation, our wells is going to be pretty low probability.

1:42:43.250 --> 1:42:53.150

Analeshia Rodriguez

So we're confident that we have physical availability, legal availability or confident we can address any sort of adverse impact or mitigation requirements.

1:42:53.160 --> 1:43:3.410

Analeshia Rodriguez

As Julie explained how the grass the valley Ditch would work, so this analysis is fairly comprehensive.

1:43:3.420 --> 1:43:4.840

Analeshia Rodriguez

It gets vetted by DNC.

1:43:5.370 --> 1:43:9.500

Analeshia Rodriguez

Uh, in conjunction with them, they're scrutinized pretty closely.

1:43:9.510 --> 1:43:14.760

Analeshia Rodriguez

Underlying assumptions in the model and the analytical results we present and.

1:43:17.390 --> 1:43:24.300

Analeshia Rodriguez

Based on that technical analysis, that's sort of the underpinnings of how you apply for this new appropriation and determine if you need mitigation and how much.

1:43:25.920 --> 1:43:27.440

Analeshia Rodriguez

I think that's mostly what I've got there.

1:43:28.580 --> 1:43:29.190

Analeshia Rodriguez

Umm.

1:43:30.110 --> 1:43:32.880

Analeshia Rodriguez

As I mentioned, Pete Waterman is 83 GPM.

1:43:32.970 --> 1:43:37.220

Analeshia Rodriguez

So we've pumped, you know, any of them two to four times that amount at each of those wells.

1:43:37.230 --> 1:43:39.520

Analeshia Rodriguez

So we're comfortable at the water is available.

1:43:41.740 --> 1:43:59.90

Analeshia Rodriguez

Unlike to impact groundwater users in the vicinity, including up the valley and O'Keefe Creek, we can offset any of our consumptive use with mitigation water from the Grass Valley ditch and we're in good shape in terms of water availability.

1:43:59.940 --> 1:44:1.580

Analeshia Rodriguez

This site, which I'm pleased to say.

1:44:5.600 --> 1:44:5.820

Analeshia Rodriguez

You go.

1:44:14.450 --> 1:44:14.840

Analeshia Rodriguez

OK.

1:44:14.850 --> 1:44:16.410

Analeshia Rodriguez

My name is Don Millott.

1:44:16.570 --> 1:44:23.80

Analeshia Rodriguez

Excuse me and I'm with etho civil and I will address briefly.

1:44:23.90 --> 1:44:27.900

Analeshia Rodriguez

I'm going to try to make this quick because I know we've presented a lot of information.

1:44:28.540 --> 1:44:28.810

Analeshia Rodriguez

Uh.

1:44:29.440 --> 1:44:42.850

Analeshia Rodriguez

Briefly, the wastewater situation wastewater process that we're looking at for the project also on the teams call is Hunter Moore, a call with the WGM Group.

1:44:42.860 --> 1:44:48.360

Analeshia Rodriguez

And so he will be available also for questions, if they may come up later in the meeting.

1:44:50.170 --> 1:44:57.940

Analeshia Rodriguez

Uh first wanted to just give a very high level overview of the project and how it will function from a wastewater perspective.

1:44:57.950 --> 1:45:1.760

Analeshia Rodriguez

You can see the the site here.

1:45:2.190 --> 1:45:24.730

Analeshia Rodriguez

Basically, the entire 4 phases will use a gravity sewer system that gravity sewer system will drain essentially to the northwest of of the site at the low point there at that location will have a sewer lift station, which will then pump to.

1:45:26.780 --> 1:45:42.370

Analeshia Rodriguez

Membrane bioreactor, also known as an MBR and then from there the treated the highly treated effluent will be discharged into infiltration facilities underground.

1:45:44.0 --> 1:45:47.130

Analeshia Rodriguez

So that's the the high level overview.

1:45:47.730 --> 1:45:51.70

Analeshia Rodriguez

I have some information here sort of showing some of our math.

1:45:51.200 --> 1:46:13.380

Analeshia Rodriguez

I won't get into the details of this other than to say looking at the number of residential units we are projecting for the project 445 and 250 gallons per day per unit basically yields roughly 120,000 gallons, a little little less than that.

1:46:13.830 --> 1:46:22.220

Analeshia Rodriguez

And so that is the design flow that the wastewater treatment system will be designed to to handle for these four phases.

1:46:22.730 --> 1:46:24.890

Analeshia Rodriguez

So you can see other numbers there as well.

1:46:26.610 --> 1:46:28.220

Analeshia Rodriguez

Some more information here.

1:46:28.230 --> 1:46:35.860

Analeshia Rodriguez

This shows you that over the last two years we have done a lot of soil explorations on this site.

1:46:35.870 --> 1:46:52.200

Analeshia Rodriguez

We're nearing 50 different soil explorations, including geotech UM test pits for sewer percolation tests for sewer, the production wells that were just mentioned, as well as a number of monitoring wells.

1:46:52.590 --> 1:47:4.510

Analeshia Rodriguez

We have done a lot of work over the last two years to really understand the soil characteristics out here, both for water and for waste water and wanted to give you a sense of all the work that's been done to date.

1:47:5.940 --> 1:47:23.310

Analeshia Rodriguez

Some more information here regarding the discharge permit process that we're going through the Department of Environmental Quality at the state requires very extensive testing before we ever discharge effluent into the ground.

1:47:23.320 --> 1:47:27.570

Analeshia Rodriguez

And so we're required to provide baseline data for 3/4.

1:47:27.580 --> 1:47:30.540

Analeshia Rodriguez

We've already done two of those tests.

1:47:30.920 --> 1:47:37.570

Analeshia Rodriguez

The third test has been taken and the results are will be forthcoming here in the next week or so.

1:47:37.580 --> 1:47:56.590

Analeshia Rodriguez

So you can see the data that has been acquired so far, a little bit of a a graphic of the infiltration testing that that was being done out on the site in the location where we intend to discharge the effluent.

1:47:56.940 --> 1:47:58.730

Analeshia Rodriguez

So you can see how this works.

1:47:58.740 --> 1:48:13.350

Analeshia Rodriguez

This is a basin flooding, so this is a large scale test to really see what would happen when you have large quantities of water over a period of time infiltrating into the the ground.

1:48:14.300 --> 1:48:19.980

Analeshia Rodriguez

And then here you can see some of the various agencies that are involved.

1:48:19.990 --> 1:48:38.130

Analeshia Rodriguez

The process that's involved for water and wastewater that should say water and wastewater for permitting, Department of Environmental quality as we talked about the Cosa process, Missoula County Environmental health is involved.

1:48:38.550 --> 1:48:51.340

Analeshia Rodriguez

As we look at wastewater, DNRC also overlaps and is involved and then obviously the the county subdivision process beyond this point.

1:48:53.400 --> 1:49:2.120

Analeshia Rodriguez

Wanted to just mention a little bit about the membrane bioreactor, the MBR that we're intending to use on the site.

1:49:2.130 --> 1:49:6.480

Analeshia Rodriguez

This is a prepackaged wastewater treatment plant.

1:49:6.920 --> 1:49:7.380

Analeshia Rodriguez

Uh.

1:49:8.100 --> 1:49:10.910

Analeshia Rodriguez

And they are basically skid mounted.

1:49:10.920 --> 1:49:16.90

Analeshia Rodriguez

They're they're designed and constructed off site and brought to the site.

1:49:16.100 --> 1:49:17.940

Analeshia Rodriguez

They're basically a plug and play system.

1:49:19.230 --> 1:49:26.460

Analeshia Rodriguez

They're very compact, they're tested and reliable, and they've been used all over the state.

1:49:26.470 --> 1:49:28.320

Analeshia Rodriguez

They've been used all over the country.

1:49:28.910 --> 1:49:33.70

Analeshia Rodriguez

They produce a very high quality effluent.

1:49:35.90 --> 1:49:36.940

Analeshia Rodriguez

And as I was just mentioning the.

1:49:38.640 --> 1:49:53.240

Analeshia Rodriguez

The effluent that comes out of an MBR system is among the highest quality, so the effluent that we would be looking at here would be equal to or better than the city of Missoula, effluent.

1:49:54.790 --> 1:50:0.960

Analeshia Rodriguez

Because of the quality of effluent that occurs with an MBR system.

1:50:4.920 --> 1:50:7.630

Analeshia Rodriguez

And I'll stop there.

1:50:7.640 --> 1:50:10.690

Analeshia Rodriguez

I think that will wrap up our presentation.

1:50:11.280 --> 1:50:16.410

Analeshia Rodriguez

We'll all be around for questions if you have them or if the public has them.

1:50:16.420 --> 1:50:17.330

Analeshia Rodriguez

Thank you very much.

1:50:17.860 --> 1:50:18.200

Analeshia Rodriguez

Great.

1:50:18.210 --> 1:50:18.670

Analeshia Rodriguez

Thank you.

1:50:18.680 --> 1:50:21.900

Analeshia Rodriguez

Appreciate all of your guys's time and making your presentations.

1:50:23.340 --> 1:50:24.10

Analeshia Rodriguez

OK.

1:50:24.60 --> 1:50:25.800

Analeshia Rodriguez

Julie, you're up.

1:50:27.580 --> 1:50:28.940

Analeshia Rodriguez

Jenny, I'm sorry, Jenny.

1:50:31.330 --> 1:50:32.430

Analeshia Rodriguez

Look at my notes first.

1:50:48.250 --> 1:50:48.990

Analeshia Rodriguez

Truly married.

1:50:52.830 --> 1:50:54.960

Analeshia Rodriguez

Thank you very much for the record.

1:50:54.970 --> 1:50:56.140

Analeshia Rodriguez

My name is Jenny Dixon.

1:50:56.150 --> 1:50:59.700

Analeshia Rodriguez

I'm with a planning development sustainability for Missoula County.

1:51:0.470 --> 1:51:8.300

Analeshia Rodriguez

I have been working on this project with the SUBDIVIDER for almost exactly one year to get it to this point.

1:51:8.600 --> 1:51:36.430

Analeshia Rodriguez

Umm, what I wanna do this evening as, as Sean said, we've taken a little bit of a different approach with the developer presenting first and what that's going to do is allow me to really hone in on the findings and the staff report and the recommended conditions that you know that the findings that enable you to take action on this project and if approved ad conditions based on impacts and mitigations needed for those impacts.

1:51:36.860 --> 1:51:48.390

Analeshia Rodriguez

So there may be a little bit of repetition of what developer said, but I'm going to try to keep it short, sweet and focused on those findings and conclude and conclusions and conditions of approval.

1:51:49.510 --> 1:51:50.410

Analeshia Rodriguez

So to start.

1:51:53.190 --> 1:51:54.960

Analeshia Rodriguez

Umm, why are you not?

1:51:58.450 --> 1:51:59.660

Analeshia Rodriguez

I think there we go.

1:52:0.90 --> 1:52:5.200

Analeshia Rodriguez

So the property is located along Hwy 10 W about a mile West of the Y interchange.

1:52:5.210 --> 1:52:10.420

Analeshia Rodriguez

The land is vacant with some agricultural use, generally flat with some rolling hills.

1:52:10.530 --> 1:52:31.920

Analeshia Rodriguez

If you haven't been out there, Grass Valley Gardens represented by WGM group plans to develop 218 residential lots, 7 commercial lots and a 121 acre area, which Jamie described as lot a for future development on this entire acreage of 187 1/2 acres.

1:52:33.880 --> 1:52:41.60

Analeshia Rodriguez

Residential units range from single family homes to large apartment buildings and our proposed on the internal lots.

1:52:43.460 --> 1:52:43.770

Analeshia Rodriguez

Umm.

1:52:47.560 --> 1:52:48.10

Analeshia Rodriguez

Uh.

1:52:48.20 --> 1:53:6.110

Analeshia Rodriguez

Which these are the first four phases up here is my cursor showing OK umm the this internal area are residential lots and and actually here along the northern boundary and along Hwy 10 are the proposed commercial lots.

1:53:6.120 --> 1:53:11.20

Analeshia Rodriguez

Seven of them new on site, sewer and water systems are proposed.

1:53:11.30 --> 1:53:17.250

Analeshia Rodriguez

We just got a good explanation of both of those future development of beyond these four phases would.

1:53:19.420 --> 1:53:33.540

Analeshia Rodriguez

Required will depend on potential city sewer connection in the future or development of a system that can accommodate that, which, as as I understand it at this point would need to be connection to city sewer approval of the subdivision.

1:53:33.550 --> 1:53:39.590

Analeshia Rodriguez

Will include a condition for a waiver of protest for of an Rs ID for public sewer connection.

1:53:40.990 --> 1:53:43.80

Analeshia Rodriguez

Jamie mentioned the property is within that why?

1:53:43.90 --> 1:53:55.750

Analeshia Rodriguez

Infrastructure Planning area, which is intended to address an sorry, intended to assess and develop infrastructure that is lacking in the area and which is also needed to support this future growth.

1:53:57.70 --> 1:54:7.730

Analeshia Rodriguez

It is also within that why two Ted boundary she showed you and that should create opportunities for infrastructure development to serve this subdivision as well as the larger why area?

1:54:10.760 --> 1:54:17.10

Analeshia Rodriguez

This 187 acres which shown here on this master plan, actually excludes this area.

1:54:17.20 --> 1:54:18.820

Analeshia Rodriguez

Excludes this area.

1:54:19.190 --> 1:54:28.780

Analeshia Rodriguez

One of the maps that Jamies team showed clearly identified this eastern edge, or eastern 40 acres as excluded.

1:54:28.790 --> 1:54:32.360

Analeshia Rodriguez

It's not part of the current ownership.

1:54:32.370 --> 1:54:41.420

Analeshia Rodriguez

I think the plan is to acquire that because this is they've master plan this entire 230 some acre area.

1:54:43.480 --> 1:54:48.220

Analeshia Rodriguez

And this is their aspirational goal for future development into the future.

1:54:48.230 --> 1:54:51.450

Analeshia Rodriguez

But we are focused right now on the these first four phases.

1:54:54.340 --> 1:55:4.530

Analeshia Rodriguez

This was master planned as what has has termed an agrihood emphasizing physical connections, reducing car reliance and supporting multi generational living.

1:55:4.890 --> 1:55:19.150

Analeshia Rodriguez

Key features of this master plan include a permaculture park which is centered around a farm, and orchard, a community garden, farm hall, community centers, and makerspace markets integrated into this area.

1:55:19.200 --> 1:55:26.570

Analeshia Rodriguez

Our residential mixed housing units, perks, trails and that light commercial use along Hwy 10.

1:55:29.340 --> 1:55:30.310

Analeshia Rodriguez

Let's see here.

1:55:31.160 --> 1:55:39.630

Analeshia Rodriguez

This is the phasing plan at Jamie had a slide of this as well and it shows the four phases that are going to develop from east to West.

1:55:39.640 --> 1:55:48.270

Analeshia Rodriguez

So phase one is in the green includes six of the seven commercial lots and 51 residential lots and some common area.

1:55:48.970 --> 1:56:0.390

Analeshia Rodriguez

Phase two is intended to be developed or or platted by 2030, and it includes that one remaining commercial lot and 54 residential lots.

1:56:1.410 --> 1:56:7.490

Analeshia Rodriguez

Phase three includes 59 residential lots, shown here in the orange and then phase four.

1:56:9.340 --> 1:56:10.770

Analeshia Rodriguez

Is this area here?

1:56:10.780 --> 1:56:22.70

Analeshia Rodriguez

It's it's in the pink as is lot a lot a will then remain undeveloped until such time as they can can develop it.

1:56:24.0 --> 1:56:24.850

Claire Matten

Two outdoor.

1:56:22.580 --> 1:56:26.560

Analeshia Rodriguez

And phase four is intended for platting by 2036.

1:56:26.610 --> 1:56:28.100

Claire Matten

Something camp this week.

1:56:28.510 --> 1:56:36.290

Claire Matten

Yesterday they swam at Red Rocks and did all the stuff today, Quinn rafted on the river and Logan Monday.

1:56:37.250 --> 1:56:37.950

Claire Matten

Tomorrow there.

1:56:35.450 --> 1:56:39.720

Analeshia Rodriguez

Do you want to meet whoever's talking on their phone?

1:56:39.730 --> 1:56:40.350

Analeshia Rodriguez

Maybe mute.

1:56:41.480 --> 1:56:41.960

Analeshia Rodriguez

Thank you.

1:56:43.150 --> 1:56:43.800

Analeshia Rodriguez

Thank you very much.

1:56:45.820 --> 1:57:17.700

Analeshia Rodriguez

Each phase is intended to be self sufficient so that if no future phases are platted, it will meet all requirements of the subdivision regulations that are necessary for access, other infrastructure and utilities phases that are submitted more than five years after a preliminary plat approval, which could potentially happen in the next month or two, must be reviewed for impacts to primary review criteria and potentially the addition of new conditions.

1:57:18.270 --> 1:57:19.790

Analeshia Rodriguez

That is a state that is a new state law.

1:57:21.230 --> 1:57:39.840

Analeshia Rodriguez

I might come back to this map, but I because the plat is really hard to read, but I'm going to move forward to talk a little bit about the PUD subdivision, but ultimately do wanna show you on the plat some key features the property as Jamie mentioned is zoned NR residential comedies.

1:57:40.210 --> 1:57:45.100

Analeshia Rodriguez

Low intensity commercial uses and residential development at a minimum of eight per acre.

1:57:45.450 --> 1:57:52.530

Analeshia Rodriguez

This development capacity or minimum is evaluated at the at the time of permit building permit.

1:57:54.50 --> 1:57:59.480

Analeshia Rodriguez

Umm, the the and it's based on the net Lotted area of 66 acres.

1:57:59.530 --> 1:58:5.670

Analeshia Rodriguez

So we're expecting and that's why we're expecting it to yield 445 homes at a minimum.

1:58:7.60 --> 1:58:20.200

Analeshia Rodriguez

Other elements that are reviewed at the time of building permit include setbacks and height, lot coverage, building types, parking and landscaping, and hillside development standards to ensure conformance with the zoning.

1:58:21.970 --> 1:58:39.580

Analeshia Rodriguez

The subdivision does align with the Missoula area land use element and the county Growth policy designation of planned neighborhood and encourages logical growth, maintains rural character, supports diverse housing types and minimizes natural resource impact.

1:58:39.650 --> 1:58:41.580

Analeshia Rodriguez

Looking at the overall master plan.

1:58:45.90 --> 1:58:45.450

Analeshia Rodriguez

Umm.

1:58:46.490 --> 1:58:55.740

Analeshia Rodriguez

If at least three of the five criteria are met, I I as listed in a PUD, the PUD Subdivision regulations.

1:58:57.690 --> 1:59:5.440

Analeshia Rodriguez

It the subdivision can be deemed a qualifying PUD and certain sections of the regulations may be waived.

1:59:6.370 --> 1:59:7.460

Analeshia Rodriguez

I've got here.

1:59:7.550 --> 1:59:16.130

Analeshia Rodriguez

I think something on Jamie Redd, but for your for you to read as well, this is what the purpose and intent of a PUD subdivision is and it's really.

1:59:18.100 --> 1:59:30.240

Analeshia Rodriguez

To allow superiority in design flexibility with of the regulations, UM and that will take into account some mixed uses.

1:59:30.370 --> 1:59:53.310

Analeshia Rodriguez

The site characteristics and therefore, and thus allow some deviations from transportation standards and lots and blocks as long as reviewing agencies have not identified any adverse public health and safety impacts of those proposed waivers, this PUD proposes to deviate from 5 sections of the subdivision.

1:59:53.320 --> 1:59:54.160

Analeshia Rodriguez

Regulations.

1:59:54.490 --> 1:59:55.880

Analeshia Rodriguez

One is the minimum.

1:59:56.30 --> 1:59:58.380

Analeshia Rodriguez

I'm sorry, maximum block length.

1:59:59.390 --> 2:0:3.320

Analeshia Rodriguez

The other four have to do with transportation standards.

2:0:3.830 --> 2:0:12.220

Analeshia Rodriguez

One is the maximum Rd grade at certain locations that has been reviewed and preliminarily approved by the Fire district and public works.

2:0:13.800 --> 2:0:15.460

Analeshia Rodriguez

Curb, gutter and Blvd.

2:0:15.470 --> 2:0:26.110

Analeshia Rodriguez

Deviations ADA compliance for non motorized facilities and that actually is only in this one location here down a hill.

2:0:26.120 --> 2:0:30.0

Analeshia Rodriguez

To get to the trail that encompasses this development.

2:0:31.930 --> 2:0:36.110

Analeshia Rodriguez

And finally, nonmotorized facilities, there are some.

2:0:36.290 --> 2:0:42.120

Analeshia Rodriguez

It's umm walkways that are less than the required 6 feet down to five feet.

2:0:42.130 --> 2:1:3.530

Analeshia Rodriguez

So pretty minimal, but attempting to look at this more holistically, how this works and making sure that public health and safety is protected while providing that superiority and design so staff has concluded that this proposed subdivision does meet the intent and four of the five PUD criteria.

2:1:5.30 --> 2:1:16.130

Analeshia Rodriguez

And in doing so, preserves natural resources, integrates efficient infrastructure, exceeds

the Parkland dedication requirement, and emphasizes recreational and open space development.

2:1:17.900 --> 2:1:23.950

Analeshia Rodriguez

I do want to just use this plat to Orient you to a few key features of the subdivision.

2:1:23.960 --> 2:1:24.930

Analeshia Rodriguez

You have your Hwy.

2:1:24.940 --> 2:2:2.250

Analeshia Rodriguez

Ten with two access points to roundabouts that lead to Farm Market Lane, which is the primary commercial type road and then to all the other residential roads within this subdivision, developing out in phases with common areas on generally on this S boundary of each phase there is some slope and it's a little hard to tell because it also this also shows the one acre growth and harvesting area that they proposed, but a different kind of hatch mark as you see here.

2:2:2.690 --> 2:2:8.940

Analeshia Rodriguez

I hope you can see this and over here are some areas of slope over 25%.

2:2:10.290 --> 2:2:23.440

Analeshia Rodriguez

None of the lots are fully encumbered by that 25% and allow building area outside, but should they need the area with 25% slope for development, the zoning allows that as a special exception.

2:2:23.450 --> 2:2:25.60

Analeshia Rodriguez

Review umm.

2:2:25.530 --> 2:2:28.340

Analeshia Rodriguez

Though not likely not going to be necessary.

2:2:30.290 --> 2:2:50.580

Analeshia Rodriguez

As part of phase three is a Vista point, a hilltop park and then also part of phase four is something akin to what we developed regulations for in our new zoning code called A a cottage court and this area.

2:2:52.780 --> 2:2:58.640

Analeshia Rodriguez

In here on the western end, near the between the two, called de SAC type roads.

2:3:0.440 --> 2:3:3.710

Analeshia Rodriguez

Is and and then also near to.

2:3:3.720 --> 2:3:11.680

Analeshia Rodriguez

The help help top Park are is a development that's more like a cottage court, where they'll have some shared parking.

2:3:13.410 --> 2:3:27.530

Analeshia Rodriguez

We've been talking a lot tonight about diversity of housing types, and so this really shows, umm, the different lot sizes, the larger ones, more accommodating of the multifamily type development.

2:3:29.600 --> 2:3:49.280

Analeshia Rodriguez

What I wanna do at this point is go through the primary review criteria which are intended to assure minimal disruption to agriculture, to enhance the local services through improved access and utilities and provide comprehensive measures for Wildlife Conservation and public safety.

2:3:51.450 --> 2:3:53.250

Analeshia Rodriguez

So I'm going to start with roads.

2:3:57.440 --> 2:4:9.90

Analeshia Rodriguez

Except for the approved active access points on to the subdivision that I pointed out, a 1 foot no access strip is included along Hwy 10 W, so those will be the only two access points.

2:4:9.420 --> 2:4:11.230

Analeshia Rodriguez

Umm Hwy.

2:4:11.240 --> 2:4:19.890

Analeshia Rodriguez

10 meets the requirements for on off site, County Road and a condition of approval includes a waiver of a protest for inclusion in an Rs ID for Hwy.

2:4:19.900 --> 2:4:36.160

Analeshia Rodriguez

10 as well as all the roads within the subdivision, internal residential roads will be a minimum of 26 feet wide, with curb and gutter within a 60 foot right of way and bulb outs are proposed to reduce speeds, enhancing safety.

2:4:40.370 --> 2:4:51.150

Analeshia Rodriguez

All roads except for the alleys are proposed to be publicly maintained and a condition of approval requires plans to be reviewed and approved by county Public Works.

2:4:51.850 --> 2:4:53.380

Analeshia Rodriguez

Uh, for this?

2:4:53.430 --> 2:5:9.920

Analeshia Rodriguez

For for this proposal, however, they have not voiced any concerns up to this point regarding that proposal, a traffic study has predicted an A total average daily trips a four 4390 at full build out.

2:5:10.470 --> 2:5:22.970

Analeshia Rodriguez

The city of Missoula and NPO expressed concern about wider traffic impacts on the community given the timing of the proposed development and the lack of infrastructure to accommodate increased traffic coming into the urban area.

2:5:24.770 --> 2:5:46.940

Analeshia Rodriguez

Improvements such as a new deceleration lane and the roundabouts are planned to

mitigate impacts, a traffic study has concluded that there are improvements that will maintain acceptable levels of service and a condition of approval requires that the applicant work with MDT to install all of those necessary improvements to mitigate increased traffic generated by the subdivision.

2:5:48.960 --> 2:5:49.890

Analeshia Rodriguez

Grading and drainage.

2:5:52.510 --> 2:6:2.500

Analeshia Rodriguez

The plans include culverts, a regional detention pond on that large lot, A and roadside ditches to manage stormwater runoff and prevent erosion.

2:6:3.70 --> 2:6:15.880

Analeshia Rodriguez

Stormwater management systems will retain 100 year, 24 hour storm and maintenance of storm drainage facilities is outlined in the covenants, a condition of approval requires drainage plans reviewed by county Public Works.

2:6:18.420 --> 2:6:31.190

Analeshia Rodriguez

The subdivision proposes sidewalks along all internal streets, and as I said, they vary in width from 5 to 6 feet and plans will be reviewed by county public works as a condition of approval.

2:6:32.150 --> 2:6:36.360

Analeshia Rodriguez

The subdivision is outside of the wastewater treatment facilities area.

2:6:36.410 --> 2:6:42.790

Analeshia Rodriguez

We've talked quite a bit about that treatment of wastewater, so I'm not going to go into that.

2:6:43.480 --> 2:7:1.530

Analeshia Rodriguez

We've talked a lot about water and so I'm not gonna go into that other than to explain that domestic water will be sourced from those on site wells that Bruce and Julie and everybody explained in the prior presentation.

2:7:3.340 --> 2:7:3.840

Analeshia Rodriguez

Exactly.

2:7:3.980 --> 2:7:10.190

Analeshia Rodriguez

However, exempt wells are proposed for irrigating the common areas and those are limited to 10 acre feet per year.

2:7:10.600 --> 2:7:18.180

Analeshia Rodriguez

Covenant restrictions will include water use limits for those wells as well as annual reporting to DNRC and the Planning office.

2:7:21.50 --> 2:7:35.730

Analeshia Rodriguez

Frenchtown Fire will provide a primary fire services with mutual aid from MRF, D and Fire Protection plan includes groundwater sourced hydrants and a 300,000 gallon storage tank.

2:7:36.700 --> 2:7:41.280

Analeshia Rodriguez

Class A roofing is also proposed to reduce fire risk and these are conditions of approval.

2:7:43.10 --> 2:7:53.560

Analeshia Rodriguez

The Fire Protection Plan has received preliminary approval from the county and excuse me from the County Fire inspector and will require sign off at final plat.

2:7:54.410 --> 2:8:5.90

Analeshia Rodriguez

Please note that there's a correction to the finding of fact #9 under the fire section, which should state that the subdivision has a low hazard rating, not moderate.

2:8:7.910 --> 2:8:9.360

Analeshia Rodriguez

And I'm I'm getting there.

2:8:9.370 --> 2:8:9.740

Analeshia Rodriguez

I'm.

2:8:9.810 --> 2:8:11.560

Analeshia Rodriguez

I'm just want to get this all on the record.

2:8:11.570 --> 2:8:13.330

Analeshia Rodriguez

Thank you for your patience.

2:8:13.830 --> 2:8:21.700

Analeshia Rodriguez

The site is situated from FEMA designated floodplains, with groundwater levels considered manageable for construction purposes.

2:8:22.290 --> 2:8:39.770

Analeshia Rodriguez

Paving internal roads will be required to mitigate error, quality impacts and a high pressure gas pipeline crosses the property down here on the South southwest corner of Lot A there will be restrictions on development within that easement.

2:8:40.860 --> 2:8:53.70

Analeshia Rodriguez

The subdivisions topography necessitates specific grading, foundation and stormwater management strategies as outlined in a geotechnical report which was submitted with the application.

2:8:53.420 --> 2:9:0.210

Analeshia Rodriguez

A condition of approval requires that the GEOTECH study be attached to the covenants.

2:9:0.540 --> 2:9:11.840

Analeshia Rodriguez

This geotech study also includes recommendations for construction and as I mentioned before, the plat is showing areas over 25% which might need special considerations for construction.

2:9:13.860 --> 2:9:20.110

Analeshia Rodriguez

The proposed covenants aim to educate future residents about living near agricultural operations and industrial areas.

2:9:20.440 --> 2:9:24.630

Analeshia Rodriguez

So you have agricultural operations to the South, Industrial to the east.

2:9:24.780 --> 2:9:27.910

Analeshia Rodriguez

You have the trap and ***** Club to the northeast.

2:9:28.100 --> 2:9:31.960

Analeshia Rodriguez

You have residential to the West, you have the airport for, you know.

2:9:32.510 --> 2:9:44.280

Analeshia Rodriguez

Ohh further to the east and a gravel operation S South of South of it's not shown on this plat but South of the property.

2:9:44.910 --> 2:9:52.420

Analeshia Rodriguez

The covenants identify all of these areas and notify future residents of all the potential nuisances that could come from those.

2:9:53.320 --> 2:9:54.510

Analeshia Rodriguez

Umm those uses.

2:9:58.850 --> 2:9:59.160

Analeshia Rodriguez

OK.

2:9:59.170 --> 2:10:0.940

Analeshia Rodriguez

We got three more agriculture.

2:10:1.70 --> 2:10:5.220

Analeshia Rodriguez

It's been the site has been historically used for grazing and is not irrigated.

2:10:6.160 --> 2:10:16.150

Analeshia Rodriguez

There are no irrigation facilities on or near the property, and the subdivision must mitigate potentially significant adverse impacts on agriculture.

2:10:18.370 --> 2:10:29.910

Analeshia Rodriguez

And and the the path to doing that is the subdivisions master plan which emphasizes this complete town concept with a trail system and the permaculture park.

2:10:32.980 --> 2:10:51.160

Analeshia Rodriguez

The agrihood design for the property features conservation areas, food production spaces, clustered homes and active transportation amenities in order with an aim to fostering this sustainable community development style that enhances agriculture.

2:10:53.160 --> 2:11:2.680

Analeshia Rodriguez

The subdivision regulations mandate that residential major residential subdivisions allocate sparks space for parks and open space, based on net lauded area.

2:11:3.820 --> 2:11:12.460

Analeshia Rodriguez

The subdivision plans depict 70 approximately 17 1/2 acres of common area, which I showed you as mostly along the southern boundary and common areas.

2:11:13.300 --> 2:11:29.570

Analeshia Rodriguez

This well exceeds more than twice the required 7.91 common area or park dedication requirement with Missoula County parks, trails and open lands expressing satisfaction with the proposed areas.

2:11:33.50 --> 2:11:56.430

Analeshia Rodriguez

They meet the criteria for the the parks and open space as depicted an outlined in the Subdivision regulations, and I would like to point out a correction to the background on Page Six of the staff report which incorrectly states that a condition of approval requires a public access easement on the Hilltop park that is not a condition of approval.

2:11:56.900 --> 2:12:7.470

Analeshia Rodriguez

All of the open space within the subdivision is proposed as common area with public access easements being shown on the trails that are shown.

2:12:7.480 --> 2:12:13.200

Analeshia Rodriguez

Kind of in a dark, darker brown color on the around the perimeter of these phases.

2:12:15.60 --> 2:12:16.790

Analeshia Rodriguez

Finally, I'm gonna get to.

2:12:19.180 --> 2:12:20.30

Analeshia Rodriguez

Natural environment.

2:12:21.440 --> 2:12:36.50

Analeshia Rodriguez

And then I'm going to cover public comment and I will be done the stormwater and grading and drainage plans include measures to protect the convergent hillslope draws for stormwater and groundwater management management purposes.

2:12:36.380 --> 2:12:48.780

Analeshia Rodriguez

There are no wetland areas or riparian resource areas on the property, and plans for long term weed management and shorter term revegetation of disturbed sites have been reviewed by the weed district and are included in the covenants.

2:12:49.910 --> 2:12:54.930

Analeshia Rodriguez

The property is within range of various wildlife, such as white tailed deer and some nesting birds.

2:12:54.940 --> 2:13:4.130

Analeshia Rodriguez

However, there have been no critical habitat or linkage corridors identified, nor any plant critical plant species of concern on the property.

2:13:6.640 --> 2:13:20.820

Analeshia Rodriguez

The the Confederated Salish and Kootenai tribes commented on the cultural significance

of this land and the general area, noting place names connected to their creation stories and sources of abundant Bitterroot, which is one of their most important food sources.

2:13:21.980 --> 2:13:26.860

Analeshia Rodriguez

Upon request by the tribes, the Subdivider conducted a ground survey of native plants.

2:13:27.160 --> 2:13:45.480

Analeshia Rodriguez

None of which, based on the survey, remain at the site as it has been farmed for decades as mitigation to concerns that were raised by the tribe, the subgroup of subdivided proposed this one acre growth and harvesting area in common area #3, which is on the South side of phase one.

2:13:47.130 --> 2:13:58.390

Analeshia Rodriguez

For use by CSKT, CSKT declined so far at this time to accept that proposal, noting their interest in restoration of a portion of the property.

2:14:0.570 --> 2:14:18.520

Analeshia Rodriguez

Other specific impacts as well as possible mitigations have not been identified and as a result I would like to offer a revision to the conclusion of law in this section, and this all happened just as the staff report was being issued, and so I appreciate your patience as I give you these corrected conclusions.

2:14:18.850 --> 2:14:29.370

Analeshia Rodriguez

So the conclusion that is there under natural resources will remain the same with the addition of three words before the word mitigates, which are to some degree.

2:14:29.880 --> 2:14:36.270

Analeshia Rodriguez

So this finding this conclusion would read with the required conditions of approval.

2:14:36.280 --> 2:14:45.800

Analeshia Rodriguez

The subdivision complies with the Missoula County Subdivision Regulations and to some

degree mitigates the subdivisions impact on the natural environment, Wildlife and wildlife habitat.

2:14:47.460 --> 2:14:49.970

Analeshia Rodriguez

There is then a second conclusion of law.

2:14:49.980 --> 2:14:59.140

Analeshia Rodriguez

I'd like to add, which is entirely new, which is that general impacts to cultural resources have been it been identified by CSKT.

2:14:59.410 --> 2:15:10.290

Analeshia Rodriguez

However, specific impacts with mitigations remain undefined and therefore we cannot conclude that the proposal mitigates impacts to historical resources and or cultural landscapes.

2:15:12.380 --> 2:15:12.760

Analeshia Rodriguez

Umm.

2:15:16.490 --> 2:15:18.500

Analeshia Rodriguez

That's it for the primary review criteria.

2:15:18.510 --> 2:15:20.820

Analeshia Rodriguez

I'm going to talk a little bit about public comment.

2:15:20.830 --> 2:15:22.360

Analeshia Rodriguez

I'm not gonna read all of these.

2:15:22.490 --> 2:15:26.920

Analeshia Rodriguez

I put these up here, so while I'm summarizing them, if you want to read them, I'm.

2:15:28.530 --> 2:15:32.40

Analeshia Rodriguez

Although they I don't know if they are readable for the public and I apologize for that.

2:15:33.870 --> 2:15:36.360

Analeshia Rodriguez

Umm, so I'm going to summarize them for you.

2:15:37.260 --> 2:15:48.490

Analeshia Rodriguez

Uh, the comments on Missoula County voice are pretty evenly split split with seven opposed to the development so far and six in favor for those in favor.

2:15:50.550 --> 2:16:1.100

Analeshia Rodriguez

The reasons for supporting the development include the development providing much needed housing options for employees, supporting company growth and retention while reducing commute times.

2:16:1.530 --> 2:16:6.240

Analeshia Rodriguez

It enhances the local economy and addresses the housing crunch in Missoula with affordable options.

2:16:6.310 --> 2:16:17.440

Analeshia Rodriguez

Is the project promotes sustainability multi generational living community connection through thoughtful design and amenities like community gardens and recreational areas.

2:16:17.800 --> 2:16:24.460

Analeshia Rodriguez

And finally, it includes retail services and donates and potentially will donate lands to the French Town School district.

2:16:25.390 --> 2:16:33.270

Analeshia Rodriguez

Opponents argue that increasing supply of houses won't lower prices as wealthy individuals and investors will still buy the properties.

2:16:33.690 --> 2:16:40.810

Analeshia Rodriguez

There is concern about the small size and poor layout of affordable units, unattractive aesthetics and high development.

2:16:40.860 --> 2:16:43.900

Analeshia Rodriguez

High density development not fitting the character of the area.

2:16:45.370 --> 2:17:0.760

Analeshia Rodriguez

Additional concerns include loss of agricultural land, proximity to noisy railroads and airports, potential for future larger developments, traffic congestion, insufficient water resources, school overcrowding and inadequate infrastructure.

2:17:0.770 --> 2:17:6.670

Analeshia Rodriguez

And finally, they perceive the system as corrupt and believe the Commissioners approve every subdivision, despite public opposition.

2:17:7.980 --> 2:17:11.270

Analeshia Rodriguez

And with that, thank you so much for your patience.

2:17:13.590 --> 2:17:13.910

Analeshia Rodriguez

Great.

2:17:13.920 --> 2:17:15.120

Analeshia Rodriguez

Thank you, Jenny.

2:17:15.160 --> 2:17:17.510

Analeshia Rodriguez

Appreciate your presentation.

2:17:18.880 --> 2:17:22.580

Analeshia Rodriguez

OK, board members.

2:17:22.590 --> 2:17:30.440

Analeshia Rodriguez

Does anybody have any like burning questions that need to get answered right now?

2:17:30.500 --> 2:17:32.500

Analeshia Rodriguez

Or perhaps we could bring up in discussion.

2:17:32.510 --> 2:17:33.20

Analeshia Rodriguez

Go ahead then.

2:17:33.60 --> 2:17:33.540

Analeshia Rodriguez

I just.

2:17:33.550 --> 2:17:45.100

Analeshia Rodriguez

I meant to note at the tail end of this I have the motion of up on the screen and you also have the motion as well as recommended conditions on paper before you.

2:17:45.690 --> 2:17:49.100

Analeshia Rodriguez

So that is why I have not gone through the conditions of approval.

2:17:49.110 --> 2:17:57.790

Analeshia Rodriguez

I've covered them generally, and if you want to amend them I can help you recraft language for those on the fly if necessary.

2:18:0.130 --> 2:18:0.480

Analeshia Rodriguez

Great.

2:18:0.490 --> 2:18:0.880

Analeshia Rodriguez

Thank you.

2:18:4.320 --> 2:18:9.490

Analeshia Rodriguez

Somebody need anything as far as questions that need to be clarified?

2:18:11.440 --> 2:18:19.210

Analeshia Rodriguez

Just given given our breadth of presentation and whatnot, OK, I'm not seeing anything.

2:18:19.220 --> 2:18:21.60

Analeshia Rodriguez

Ohh Rick, I got you buddy.

2:18:21.150 --> 2:18:21.730

Analeshia Rodriguez

Go ahead, Rick.

2:18:23.600 --> 2:18:26.410

Rick Hall

I just had a question about the wastewater treatment plan.

2:18:26.420 --> 2:18:28.820

Rick Hall

It appears to be in phase five.

2:18:30.210 --> 2:18:33.260

Rick Hall

Uh, which is not planned right now.

2:18:35.120 --> 2:18:40.370

Rick Hall

How is that going to serve the first few phases and where is it gonna be?

2:18:41.0 --> 2:18:46.360

Analeshia Rodriguez

I I will give the rudimentary answer developer may wanna.

2:18:46.540 --> 2:18:53.810

Analeshia Rodriguez

Add on it will it will there there will be connection of all phases to this the.

2:18:55.600 --> 2:18:58.150

Analeshia Rodriguez

Sewer system that's on the larger lot.

2:18:58.620 --> 2:19:2.810

Analeshia Rodriguez

And do you want to Don Millott ethos civil?

2:19:3.420 --> 2:19:8.490

Analeshia Rodriguez

Yes, we will build that infrastructure down to the low point on the site.

2:19:8.500 --> 2:19:21.250

Analeshia Rodriguez

So that will be placed down on that low point of the site and then the infiltration area on that large lot will be built as part of the initial phase.

2:19:21.260 --> 2:19:30.450

Analeshia Rodriguez

So phase one will end up creating that that infrastructure that will then be expanded as the as the following phases come on.

2:19:32.290 --> 2:19:32.800

Analeshia Rodriguez

OK.

2:19:32.850 --> 2:19:33.380

Analeshia Rodriguez

Great.

2:19:33.440 --> 2:19:33.760

Rick Hall

Thank you.

2:19:33.450 --> 2:19:34.320

Analeshia Rodriguez

Anything else, Rick?

2:19:35.910 --> 2:19:36.370

Rick Hall

Not for now.

2:19:37.220 --> 2:19:37.680

Analeshia Rodriguez

OK.

2:19:40.140 --> 2:19:44.360

Analeshia Rodriguez

Alright, not seeing anything else from board members.

2:19:45.0 --> 2:19:49.760

Analeshia Rodriguez

We'll go ahead and open it up to public comment, I think, OK.

2:19:50.470 --> 2:20:0.440

Analeshia Rodriguez

So with that, if you would like to comment on this proposal, you are welcome to do that at this time.

2:20:0.670 --> 2:20:12.780

Analeshia Rodriguez

If you are joining us online out there in the world and for some reason can see our screen, our can't see the screen and need to call in on a separate phone.

2:20:13.130 --> 2:20:16.220

Analeshia Rodriguez

To be honest, folks, I don't know if we need to say all this anymore, but we still do.

2:20:17.90 --> 2:20:28.180

Analeshia Rodriguez

Umm, you can call in 4062724824 phone conference ID is 127489322# sign.

2:20:28.670 --> 2:20:37.410

Analeshia Rodriguez

You can press star 5 to raise and lower your hand to make your public comment and start hit star 6 to mute and unmute yourself.

2:20:38.820 --> 2:20:47.540

Analeshia Rodriguez

And we'll take a minute here and see we have a I see a hand and view all.

2:20:47.550 --> 2:20:52.470

Analeshia Rodriguez

Can you see that as that somebody wanting to make comment, OK can let's go ahead and.

2:20:54.480 --> 2:20:55.430

Analeshia Rodriguez

See if we can get them.

2:20:59.230 --> 2:20:59.950

Alicia Baylor

I can you hear me?

2:21:1.180 --> 2:21:2.570

Analeshia Rodriguez

Yes, we can hear you.

2:21:3.110 --> 2:21:3.910

Alicia Baylor

Hi.

2:21:3.950 --> 2:21:12.480

Alicia Baylor

I just wanted to piggyback off of Rick's question because I had the same kind of puzzling question like where when that would be built, the suit?

2:21:11.760 --> 2:21:14.510

Analeshia Rodriguez

Could you introduce you state your name for the record please.

2:21:13.730 --> 2:21:15.20

Alicia Baylor

Ohh sure.

2:21:15.30 --> 2:21:15.400

Alicia Baylor

Sure.

2:21:15.410 --> 2:21:17.130

Alicia Baylor

For the record, my name is Alicia Baylor.

2:21:18.190 --> 2:21:32.190

Alicia Baylor

My family owns property right on the border of of this new development, and it appears that our view will be the wastewater treatment facility and I'm hoping I can get a little bit of reassurance from you guys on what that's going to look like.

2:21:32.530 --> 2:21:42.500

Alicia Baylor

You know, I've lived in Missoula my whole life, so if you have a comparison structure or or a system, you can point me to, I mean, that might help, but that is pretty concerning for us.

2:21:43.850 --> 2:21:44.320

Analeshia Rodriguez

Sure.

2:21:44.330 --> 2:21:59.990

Analeshia Rodriguez

And Dawn's coming up now to John Malott, etho civil uh, one of the things that we have looked at is how we make that that infrastructure as as low in impact on on everyone.

2:22:0.600 --> 2:22:12.580

Analeshia Rodriguez

The residents of of this project, but also the residents of adjacent projects and so, Umm, one point to note, is that it is actually located there in the low point in the property.

2:22:13.470 --> 2:22:36.960

Analeshia Rodriguez

So just from that perspective, it's it's not in a prominent location the the building that we would expect the facility to be in would be a just a a very standard looking probably metal roof type structure, simple clean looking and as as efficient as we're able to.

2:22:36.970 --> 2:22:43.690

Analeshia Rodriguez

So we certainly don't want to provide an eyesore for anyone, so.

2:22:44.730 --> 2:22:44.940

Alicia Baylor

Mm-hmm.

2:22:45.650 --> 2:22:56.290

Analeshia Rodriguez

It basically probably either a a metal building or some kind of masonry type structure would be what we would envision.

2:22:56.590 --> 2:22:57.120

Analeshia Rodriguez

OK.

2:22:57.310 --> 2:23:2.800

Analeshia Rodriguez

Don, can you think of any examples we might reference locally?

2:23:2.810 --> 2:23:3.640

Analeshia Rodriguez

I can't can.

2:23:3.650 --> 2:23:5.990

Analeshia Rodriguez

I don't have a good example to reference.

2:23:7.630 --> 2:23:9.580

Analeshia Rodriguez

Uh, off the top of my head.

2:23:9.590 --> 2:23:10.920

Analeshia Rodriguez

So, OK, that's fine.

2:23:10.930 --> 2:23:13.70

Analeshia Rodriguez

I can't either, Dave.

2:23:13.80 --> 2:23:13.680

Analeshia Rodriguez

You got one?

2:23:13.800 --> 2:23:14.700

Analeshia Rodriguez

No, alright.

2:23:16.800 --> 2:23:17.430

Analeshia Rodriguez

OK.

2:23:17.500 --> 2:23:19.670

Analeshia Rodriguez

Does that cover everything for you?

2:23:19.680 --> 2:23:21.330

Analeshia Rodriguez

Alicia, Alicia.

2:23:21.220 --> 2:23:42.690

Alicia Baylor

Yes, but the concern also has to do with, you know, what we experience on reserve St sometimes is the smell it are we, are we looking at the same type of facility that reserve St has reserve and Mullen where any part of the day you could smell that and are we gonna be experiencing that as neighbors?

2:23:43.940 --> 2:23:44.650

Analeshia Rodriguez

No.

2:23:44.660 --> 2:23:56.420

Analeshia Rodriguez

So predominantly, the smell that you're referring to is the composting system that the city has along, you know, the wastewater treatment plant.

2:23:57.30 --> 2:24:4.20

Analeshia Rodriguez

Umm, definitely contributes to that the little bit, but the composting system I live right in that wafting I live in the River Rd neighborhood.

2:24:4.890 --> 2:24:5.80

Alicia Baylor

Umm.

2:24:4.170 --> 2:24:9.840

Analeshia Rodriguez

So like, I get that regularly, but that is predominantly the composting system.

2:24:9.850 --> 2:24:18.730

Analeshia Rodriguez

And I mean Don can address it, but my understanding of these types of systems is there's probably little to no like off gassing.

2:24:19.260 --> 2:24:19.750

Analeshia Rodriguez

Go ahead.

2:24:19.760 --> 2:24:20.20

Alicia Baylor

OK.

2:24:19.760 --> 2:24:21.430

Analeshia Rodriguez

Don't gonna address it as well done.

2:24:21.440 --> 2:24:22.470

Analeshia Rodriguez

A lot ethos civil.

2:24:22.520 --> 2:24:39.260

Analeshia Rodriguez

There will be an odor management component of the system, so it will go through a filter and given that this is not and municipal level system in terms of, you know city of Missoula size, you're talking about a smaller system.

2:24:39.490 --> 2:24:51.920

Analeshia Rodriguez

Odor management can be handled fairly effectively through a through a filter media, so no, we would not expect any any odors to leave the property.

2:24:52.880 --> 2:24:53.840

Analeshia Rodriguez

OK, great.

2:24:54.610 --> 2:24:54.770

Alicia Baylor

Yeah.

2:24:56.240 --> 2:24:56.600

Alicia Baylor

Thank you.

2:24:56.540 --> 2:24:58.690

Analeshia Rodriguez

OK, alright.

2:24:58.700 --> 2:25:0.720

Analeshia Rodriguez

With that, I'm gonna, Rick, go ahead.

2:25:2.610 --> 2:25:9.20

Rick Hall

I just wanted to add that that you can find out a lot about MBR wastewater treatment plants on the Internet.

2:25:9.90 --> 2:25:14.650

Rick Hall

They can be, they can fit in a a container, a containerized like cargo container.

2:25:14.930 --> 2:25:22.80

Rick Hall

They can be that small, but they're pretty technical and you can actually see what they look like on the Internet.

2:25:23.670 --> 2:25:24.60

Analeshia Rodriguez

Yeah.

2:25:24.70 --> 2:25:24.580

Analeshia Rodriguez

Good point.

2:25:24.590 --> 2:25:25.40

Analeshia Rodriguez

Thank you.

2:25:25.50 --> 2:25:26.480

Analeshia Rodriguez

And am I wrong?

2:25:26.550 --> 2:25:30.530

Analeshia Rodriguez

Didn't we look at the MBR system up in Seeley Lake, where?

2:25:30.540 --> 2:25:32.400

Analeshia Rodriguez

Wasn't there a waste treatment?

2:25:32.780 --> 2:25:33.810

Analeshia Rodriguez

I don't wanna diverge.

2:25:33.820 --> 2:25:34.430

Analeshia Rodriguez

I was just trying to.

2:25:35.420 --> 2:25:37.180

Analeshia Rodriguez

OK OK alright.

2:25:38.870 --> 2:25:41.680

Analeshia Rodriguez

I am not seeing anybody in House.

2:25:42.10 --> 2:25:45.220

Analeshia Rodriguez

Looks like everybody is waiting for the next one.

2:25:45.470 --> 2:25:47.140

Analeshia Rodriguez

Anybody else on the line?

2:25:47.930 --> 2:25:49.10

Analeshia Rodriguez

OK, alright.

2:25:50.390 --> 2:25:54.690

Analeshia Rodriguez

So we're gonna go ahead and close public comment for.

2:25:59.350 --> 2:25:59.860

Analeshia Rodriguez

OK.

2:25:59.930 --> 2:26:1.680

Analeshia Rodriguez

All right. Here.

2:26:1.960 --> 2:26:2.450

Analeshia Rodriguez

Yeah.

2:26:2.460 --> 2:26:6.10

Analeshia Rodriguez

Does anybody here wanna speak to this particular proposal?

2:26:6.20 --> 2:26:8.130

Analeshia Rodriguez

It doesn't seem like it at this time.

2:26:9.80 --> 2:26:12.120

Analeshia Rodriguez

If you're feeling shy, you can just raise your hand and I can give you time.

2:26:12.170 --> 2:26:17.620

Analeshia Rodriguez

OK, we're going to go ahead and close public comment for this.

2:26:19.950 --> 2:26:25.30

Analeshia Rodriguez

Proposal and I think we can entertain a motion.

2:26:27.10 --> 2:26:28.470

Analeshia Rodriguez

If somebody is up for that.

2:26:41.130 --> 2:26:41.540

Analeshia Rodriguez

Jenny.

2:26:41.550 --> 2:26:42.430

Analeshia Rodriguez

Yeah, great.

2:26:42.440 --> 2:26:43.110

Analeshia Rodriguez

She's working out.

2:26:48.700 --> 2:26:49.150

Analeshia Rodriguez

OK.

2:26:49.200 --> 2:26:51.180

Analeshia Rodriguez

When when you make the?

2:26:53.440 --> 2:27:1.570

Analeshia Rodriguez

One way to think about it as you think you're gonna amend conditions of approval to approach the motion.

2:27:2.140 --> 2:27:13.320

Analeshia Rodriguez

This main motion at if as right now it has subject to the recommended conditions of approval in the staff report, but if there are amended conditions, you'll want to make sure to reference that at a later time, OK.

2:27:15.960 --> 2:27:16.970

Analeshia Rodriguez

So does that makes sense?

2:27:19.700 --> 2:27:25.100

Analeshia Rodriguez

It's been a while since I've done a subdivision, So what I'm used to is.

2:27:27.240 --> 2:27:40.280

Analeshia Rodriguez

Making motions for amending conditions 1st and then you make the main motion that's on the screen and then you can say subject to conditions as amended.

2:27:41.600 --> 2:27:44.870

Analeshia Rodriguez

That's what I'm used to, but I'm sure there are lots of ways to do it.

2:27:45.0 --> 2:27:50.300

Analeshia Rodriguez

Yes, I think that is what we are accustomed to as well.

2:27:50.310 --> 2:27:55.380

Analeshia Rodriguez

Does anybody have any recommended motions to conditions of approval?

2:27:58.90 --> 2:27:58.560

Analeshia Rodriguez

Do we want?

2:27:58.570 --> 2:27:59.780

Analeshia Rodriguez

We can discuss it too.

2:27:59.970 --> 2:28:10.620

Analeshia Rodriguez

I guess I had a question just about the water rights in the event that the water rights aren't secured for whatever reason in the future.

2:28:10.690 --> 2:28:21.850

Analeshia Rodriguez

I mean, it sounds like that's pretty much a foregone conclusion, but if they aren't, you know what happens, I guess Julie Merritt, am I on the green?

2:28:21.860 --> 2:28:22.660

Analeshia Rodriguez

I can't see.

2:28:22.670 --> 2:28:23.10

Analeshia Rodriguez

Yes.

2:28:23.20 --> 2:28:23.570

Analeshia Rodriguez

OK. Sorry.

2:28:24.10 --> 2:28:24.310

Analeshia Rodriguez

Umm.

2:28:24.790 --> 2:28:37.970

Analeshia Rodriguez

Julie Merritt WGM group the we don't have any reason to expect that the water right permit would be denied because we are offering that mitigation water.

2:28:38.90 --> 2:28:48.80

Analeshia Rodriguez

So all of the water that would be proposed to be taken out of the ground under the new permit would be returned to the river.

2:28:48.190 --> 2:29:1.370

Analeshia Rodriguez

And since the the groundwater in the surface water are understood to just be connected, that we would be, we would be offsetting any potential impact to other water users.

2:29:2.60 --> 2:29:11.530

Analeshia Rodriguez

So we don't anticipate that there would be a reason that the permit would be denied if it is denied, then the then there's not a path forward.

2:29:11.540 --> 2:29:20.970

Analeshia Rodriguez

Honestly, the that without a water supply you can't do a subdivision, so there's no reason for any type of condition of approval based on that that correct Jenny.

2:29:24.920 --> 2:29:27.410

Analeshia Rodriguez

So we have two conditions of approval.

2:29:29.710 --> 2:29:30.420

Analeshia Rodriguez

Let's see here.

2:29:32.480 --> 2:29:33.430

Analeshia Rodriguez

Oh, for the exempt.

2:29:35.640 --> 2:29:41.830

Analeshia Rodriguez

Umm, I don't think there would be a reason for it if it if they don't get it then they can't do the subdivision.

2:29:41.840 --> 2:29:44.750

Analeshia Rodriguez

They have to have common area that's got maintenance, yeah.

2:29:54.610 --> 2:30:0.260

Analeshia Rodriguez

But Dave, to stay off you, you were recommending a modified condition.

2:30:2.560 --> 2:30:4.890

Analeshia Rodriguez

Can you know modified conditions?

2:30:4.940 --> 2:30:7.510

Analeshia Rodriguez

Just modified findings.

2:30:7.520 --> 2:30:8.210

Analeshia Rodriguez

Conclusions.

2:30:8.220 --> 2:30:8.650

Analeshia Rodriguez

OK.

2:30:8.690 --> 2:30:8.910

Analeshia Rodriguez

Yeah.

2:30:8.920 --> 2:30:9.670

Analeshia Rodriguez

So we don't need to.

2:30:9.680 --> 2:30:10.310

Analeshia Rodriguez

OK, right.

2:30:10.320 --> 2:30:19.140

Analeshia Rodriguez

I just wanted to get those on the record for when the Commissioners review this, but I don't have any proposed changes to the conditions unless you do not needed.

2:30:19.180 --> 2:30:20.860

Analeshia Rodriguez

Given the change of findings, thank you.

2:30:24.210 --> 2:30:24.630

Analeshia Rodriguez

Great.

2:30:25.100 --> 2:30:29.970

Analeshia Rodriguez

UM, anybody feeling like conditions of approval?

2:30:29.980 --> 2:30:31.870

Analeshia Rodriguez

A motion for a condition of approval.

2:30:31.880 --> 2:30:37.420

Analeshia Rodriguez

Or do we feel like we can move on to the main main recommended motion?

2:30:39.90 --> 2:30:43.400

Analeshia Rodriguez

I'm willing to make the recommended motion as it stands.

2:30:43.530 --> 2:30:44.790

Analeshia Rodriguez

Ohh, hold on a second.

2:30:44.920 --> 2:30:47.610

Analeshia Rodriguez

Peter, I see Rick and Lynn have.

2:30:47.620 --> 2:30:48.80

Analeshia Rodriguez

They're all.

2:30:48.530 --> 2:30:49.920

Analeshia Rodriguez

Rick's hand went down.

2:30:50.110 --> 2:30:51.0

Analeshia Rodriguez

Lynn, go ahead.

2:30:56.790 --> 2:30:57.980

Analeshia Rodriguez

Oh, you, uh, you.

2:30:58.150 --> 2:30:59.820

Analeshia Rodriguez

I don't know what happened, but you're muted, Lynn.

2:30:59.760 --> 2:31:0.180

Lynn Davis

Kind of.

2:31:0.600 --> 2:31:13.130

Lynn Davis

I was considering a condition of approval, an additional one, which would include the resolution between the CSKT on the mitigation for the.

2:31:15.130 --> 2:31:18.730

Lynn Davis

The section of land that they're wanting to mitigate because that was not resolved.

2:31:21.540 --> 2:31:22.680

Lynn Davis

So that's what I would propose.

2:31:26.10 --> 2:31:31.710

Analeshia Rodriguez

With and is that a I don't not seeing anything here, so that would be a completely separate 1, right?

2:31:33.350 --> 2:31:34.40

Lynn Davis

Right.

2:31:34.90 --> 2:31:42.220

Lynn Davis

Because it was a consideration, but it was not resolved, so there's no Hello plan, forward circus.

2:31:41.650 --> 2:31:43.740

Analeshia Rodriguez

OK, Jenny's gonna gotta comment here.

2:31:43.750 --> 2:31:44.180

Analeshia Rodriguez

Go ahead.

2:31:44.230 --> 2:31:44.580

Analeshia Rodriguez

Yeah.

2:31:44.590 --> 2:31:45.300

Analeshia Rodriguez

Thank you, Lynn.

2:31:45.370 --> 2:31:47.480

Analeshia Rodriguez

I'm really, really great observation.

2:31:47.550 --> 2:31:57.520

Analeshia Rodriguez

We don't have a condition relative to that impact it, which may or may not necessitate mitigation.

2:31:57.530 --> 2:32:1.100

Analeshia Rodriguez

We don't really know what the impact is.

2:32:1.110 --> 2:32:4.760

Analeshia Rodriguez

That hasn't been very clearly identified at this point.

2:32:4.830 --> 2:32:15.200

Analeshia Rodriguez

So as a result, the developer has been working with the tribes to better ascertain what that impact is and how they might wish for it to be mitigated.

2:32:15.590 --> 2:32:21.30

Analeshia Rodriguez

Not what, necessarily, what we might wish and which is why we did not include it as a condition of approval.

2:32:23.630 --> 2:32:27.770

Lynn Davis

OK, so if I may at this point asking that, can I ask a question?

2:32:28.840 --> 2:32:29.310

Analeshia Rodriguez

Absolutely.

2:32:29.940 --> 2:32:33.770

Lynn Davis

Is it so the plan is to figure it out.

2:32:33.780 --> 2:32:36.620

Lynn Davis

It sounds like, but is that anywhere?

2:32:38.90 --> 2:32:45.300

Lynn Davis

Like you know, written write or a limiting factor, whereas if it's not worked out, they can't move forward.

2:32:47.340 --> 2:32:53.530

Analeshia Rodriguez

No, there is it nowhere does it say if they they don't work something out that they can't move forward.

2:32:54.80 --> 2:32:57.330

Analeshia Rodriguez

I and I might, if you want, you can.

2:32:57.340 --> 2:33:4.720

Analeshia Rodriguez

The developers intent is to accommodate within reason you know, short of no development of the site.

2:33:4.890 --> 2:33:5.190

Lynn Davis

Right.

2:33:5.920 --> 2:33:6.770

Analeshia Rodriguez

What?

2:33:6.780 --> 2:33:20.150

Analeshia Rodriguez

Whatever the, you know what the tribes would like to see here, to acknowledge that cultural landscape significance, that's certainly is an important feature for the Commissioners as well as a factor in our Subdivision regulation review.

2:33:20.820 --> 2:33:23.450

Analeshia Rodriguez

However, not all mitigations.

2:33:23.760 --> 2:33:24.190

Analeshia Rodriguez

I'm sorry.

2:33:24.200 --> 2:33:26.400

Analeshia Rodriguez

Not all impacts require mitigation.

2:33:27.850 --> 2:33:30.600

Analeshia Rodriguez

That's that's up to you and the Commissioners.

2:33:30.910 --> 2:33:33.830

Analeshia Rodriguez

But I would discourage a specific.

2:33:35.500 --> 2:33:57.340

Analeshia Rodriguez

Condition as far as what needs to happen to satisfy the tribes concerns the and also keep in mind that this is part of a larger, much larger development 66 acres out of 187 with

potentially better opportunity to mitigate whatever impacts the tribes might and identify for us on the the larger piece.

2:33:58.940 --> 2:33:59.160

Lynn Davis

OK.

2:33:59.900 --> 2:34:0.400

Lynn Davis

Thank you.

2:34:2.130 --> 2:34:2.420

Analeshia Rodriguez

Great.

2:34:2.430 --> 2:34:3.410

Analeshia Rodriguez

Good observation, Lynn.

2:34:2.280 --> 2:34:3.710

Lynn Davis

So yeah.

2:34:4.720 --> 2:34:9.310

Analeshia Rodriguez

OK, I think now we're ready for our motion.

2:34:9.320 --> 2:34:11.820

Analeshia Rodriguez

Peter, if you wanna jump in there.

2:34:15.730 --> 2:34:29.850

Analeshia Rodriguez

The recommended motion that Grass Valley Gardens PUD Subdivision be approved based on the findings of fact and conclusions of law and the staff report and subject to the recommended conditions of approval in the staff report.

2:34:33.130 --> 2:34:34.700

Analeshia Rodriguez

Great motion made by Peter.

2:34:34.710 --> 2:34:35.390

Analeshia Rodriguez

Do we have a second?

2:34:36.520 --> 2:34:37.20

Analeshia Rodriguez

I'll second.

2:34:36.870 --> 2:34:37.670

Rick Hall

I'll second it.

2:34:39.320 --> 2:34:40.370

Analeshia Rodriguez

Josh beat you to it.

2:34:40.600 --> 2:34:41.800

Analeshia Rodriguez

Seconded by Josh.

2:34:44.200 --> 2:34:48.430

Analeshia Rodriguez

OK, now we are open for discussion, folks.

2:34:48.950 --> 2:34:50.390

Analeshia Rodriguez

Does anybody wanna lease off?

2:34:50.400 --> 2:34:52.210

Analeshia Rodriguez

Dave, you got a nice pile of notes.

2:34:52.300 --> 2:34:52.870

Analeshia Rodriguez

Go for it.

2:34:52.920 --> 2:35:8.890

Analeshia Rodriguez

I have a few notes, but first of all I wanna thank the applicants and especially the staff for a really good presentation on a complicated and and maybe precedent setting project in this case.

2:35:8.900 --> 2:35:9.710

Analeshia Rodriguez

So thank you.

2:35:9.820 --> 2:35:11.510

Analeshia Rodriguez

Well written staff report.

2:35:12.320 --> 2:35:15.280

Analeshia Rodriguez

It took me hours, but then I really they said it's so.

2:35:15.290 --> 2:35:16.30

Analeshia Rodriguez

Thank you anyway.

2:35:17.940 --> 2:35:32.400

Analeshia Rodriguez

This this appears to be the first step in the county to support a a new a newish town, a town that's not the city of Missoula, a town a some place that's going to be self contained in the future.

2:35:32.550 --> 2:35:35.80

Analeshia Rodriguez

And so this would be a huge step.

2:35:35.830 --> 2:35:41.100

Analeshia Rodriguez

Yes or no, and I believe it's a yes in this case for the county to take the move.

2:35:41.170 --> 2:35:49.220

Analeshia Rodriguez

OK, we're gonna approve urban type development and it's and we're not contingent upon the annexation of the city of Missoula.

2:35:49.230 --> 2:35:58.290

Analeshia Rodriguez

So I just want to make that point to me anyway, it's really important that this moves that this moves forward, but there's a lot of filling in to do.

2:36:1.270 --> 2:36:5.320

Analeshia Rodriguez

I believe that the use of the PUD is totally appropriate in this case.

2:36:5.330 --> 2:36:9.160

Analeshia Rodriguez

It allowed the flexibility needed for a really interesting design.

2:36:9.690 --> 2:36:39.930

Analeshia Rodriguez

It could be quite successful here I I'm not sure if the Permaculture park a works or happens, but it's a really interesting complex and and and there's an opportunity here and and opportunity for the developers and the county to actually set some standards out there that would be useful because the the new urban agriculture is really important in this country now.

2:36:39.990 --> 2:36:42.660

Analeshia Rodriguez

And what we're kind of feeling in here in Missoula, the same thing.

2:36:42.670 --> 2:36:53.830

Analeshia Rodriguez

So I think the concept has merit and could work here and I just put in my own personal opinion this into that and the overall design and makes the use is good.

2:36:53.840 --> 2:36:57.230

Analeshia Rodriguez

I like the the idea of small and larger units.

2:36:57.240 --> 2:37:5.610

Analeshia Rodriguez

There's a really mix small units on small lots are OK that's today's new entry housing, if you will.

2:37:6.120 --> 2:37:10.990

Analeshia Rodriguez

Maybe it's a lot of money, but it's the lowest possible cost for new housing.

2:37:12.850 --> 2:37:21.620

Analeshia Rodriguez

I have concern about the county T EDD because that solves the transportation problems in the long run.

2:37:22.230 --> 2:37:31.0

Analeshia Rodriguez

This project is is not fully responsible for it, but at least the county is in motion on developing the Why infrastructure plan.

2:37:31.10 --> 2:37:33.480

Analeshia Rodriguez

So I believe it fits in OK.

2:37:33.490 --> 2:37:44.340

Analeshia Rodriguez

I mean there there's a lot of filling in to do by the county's out there at the Y and and finally it does follow the county what the county has done.

2:37:44.350 --> 2:37:50.230

Analeshia Rodriguez

They have the growth policy and then they develop the land use element and then they applied the zoning.

2:37:50.300 --> 2:37:55.990

Analeshia Rodriguez

It follows in a sequence of order, and I think our job is to identify that and support it.

2:37:56.0 --> 2:37:58.620

Analeshia Rodriguez

So that's why I support this thing.

2:37:58.630 --> 2:37:58.770

Analeshia Rodriguez

Yeah.

2:37:58.780 --> 2:38:0.180

Analeshia Rodriguez

I just want to put that out there things.

2:38:2.220 --> 2:38:2.550

Analeshia Rodriguez

Great.

2:38:2.560 --> 2:38:3.450

Analeshia Rodriguez

Thank you, Dave.

2:38:3.520 --> 2:38:6.880

Analeshia Rodriguez

Insightful as always, anybody else wanna?

2:38:6.890 --> 2:38:9.710

Analeshia Rodriguez

Ohh Rick, I see your hands up Rick then Josh.

2:38:11.450 --> 2:38:13.640

Rick Hall

You know, I just kind of want to echo what?

2:38:13.710 --> 2:38:19.560

Rick Hall

What Dave just said, you know, I mean it's a complete community itself standing.

2:38:20.30 --> 2:38:24.50

Rick Hall

I'm thrilled to see a small wastewater treatment plant.

2:38:25.290 --> 2:38:26.0

Rick Hall

I would.

2:38:26.50 --> 2:38:40.230

Rick Hall

I I would imagine, I guess some of the Ted Umm financing will help that I don't know, maybe the developer could address that or or someone else.

2:38:41.720 --> 2:39:2.710

Rick Hall

I hope it's scalable and I hope it's connectable when there is sewer in the future to this area, but it's it's great to see wastewater treatment when it's even hard out in the county to get people to do community septic systems, to have a a small scale wastewater treatment plant.

2:39:2.930 --> 2:39:6.60

Rick Hall

It's great and I, you know, I like the community gardens.

2:39:6.590 --> 2:39:13.640

Rick Hall

I like the chance for recreating the pickleball courts, the other things the parks that are in the area.

2:39:14.390 --> 2:39:46.850

Rick Hall

I just hope this really builds out and becomes what is proposed to become because we've been, I think, very vocal about wanting mixed use development where people as the owner said where people, people, I have a shopping areas locally for themselves don't have to get on the roads, don't have to go outside their area to find what they need with regularities.

2:39:46.860 --> 2:39:51.850

Rick Hall

So and I love the potential for school dedication as well.

2:39:52.200 --> 2:39:54.970

Rick Hall

So I really think it's a great plan.

2:39:54.980 --> 2:40:5.270

Rick Hall

I I'm I'm really like I'm very happy that there's all income housing available in this area.

2:40:5.700 --> 2:40:11.750

Rick Hall

You know, it's kind of hard to be mad at that little little cottage that's next door to you.

2:40:11.760 --> 2:40:20.370

Rick Hall

When you bought into the subdivision, knowing it was gonna be there, so really, I I'm definitely for this.

2:40:20.800 --> 2:40:28.20

Rick Hall

And I think that given the lack of comment it it's been fairly noncontroversial.

2:40:28.30 --> 2:40:29.430

Rick Hall

So thank you.

2:40:32.0 --> 2:40:32.290

Analeshia Rodriguez

Great.

2:40:32.300 --> 2:40:33.70

Analeshia Rodriguez

Thank you, Rick.

2:40:33.80 --> 2:40:40.230

Analeshia Rodriguez

Josh, go ahead and then Derek, I would echo what my colleagues on the board have said.

2:40:41.40 --> 2:40:47.310

Analeshia Rodriguez

I commend the applicant and staff on a a really well written report and a good proposal.

2:40:49.720 --> 2:40:57.840

Analeshia Rodriguez

A couple of additional points that I see as benefits are that the water, sewer, and stormwater infrastructure.

2:40:57.850 --> 2:41:8.980

Analeshia Rodriguez

My understanding is that it's it stands alone, but it can also form partner of a regional network which is is really important so that that is great.

2:41:10.250 --> 2:41:19.660

Analeshia Rodriguez

It brings like, Mr Milot said, much needed housing supply to market and it's effect on accessibility or affordability.

2:41:19.670 --> 2:41:24.380

Analeshia Rodriguez

We don't know, but we do know that without additional supply, it'll be less accessible.

2:41:24.430 --> 2:41:29.910

Analeshia Rodriguez

And so that is another another great thing that the community needs.

2:41:30.860 --> 2:41:32.690

Analeshia Rodriguez

Umm, the tradeoff?

2:41:32.750 --> 2:41:36.690

Analeshia Rodriguez

Oftentimes is or what we want to avoid in that.

2:41:36.760 --> 2:41:38.730

Analeshia Rodriguez

From my perspective is rural sprawl.

2:41:38.860 --> 2:41:49.510

Analeshia Rodriguez

We want to maximize the opportunity that this land is affording us to bring as as many responsible units to market as we can in a diverse way.

2:41:49.890 --> 2:41:54.210

Analeshia Rodriguez

And in a mixed use way and I think this plan does that really well.

2:41:56.40 --> 2:42:2.250

Analeshia Rodriguez

What I would hate to see is over 66 acres, 20 lots on an exam.

2:42:2.260 --> 2:42:4.590

Analeshia Rodriguez

Well, for example, right?

2:42:4.700 --> 2:42:7.120

Analeshia Rodriguez

This avoids that outcome, which is great.

2:42:8.660 --> 2:42:11.50

Analeshia Rodriguez

You have adequate water and other resources.

2:42:11.60 --> 2:42:13.810

Analeshia Rodriguez

You're getting the water rights fantastic.

2:42:13.820 --> 2:42:18.870

Analeshia Rodriguez

The exempt wells are gonna be used for common area irrigation and you know maintenance.

2:42:18.880 --> 2:42:20.590

Analeshia Rodriguez

OK, great that works.

2:42:23.50 --> 2:42:27.200

Analeshia Rodriguez

I believe it satisfies the criteria is a is a PUD too, so that's fantastic.

2:42:27.210 --> 2:42:32.880

Analeshia Rodriguez

Open space residential product diversity mixed use commercial fantastic.

2:42:32.890 --> 2:42:35.830

Analeshia Rodriguez

So umm yeah, I intend to support the motion.

2:42:38.170 --> 2:42:38.460

Analeshia Rodriguez

Great.

2:42:38.470 --> 2:42:39.140

Analeshia Rodriguez

Thank you, Josh.

2:42:39.150 --> 2:42:40.400

Analeshia Rodriguez

I have Derek and then Peter.

2:42:43.300 --> 2:42:47.110

Analeshia Rodriguez

I do intend to support this this proposal mat.

2:42:47.660 --> 2:42:49.630

Analeshia Rodriguez

I appreciate your vision on this.

2:42:49.940 --> 2:42:57.520

Analeshia Rodriguez

I would love to hear more about like what the models that you found to you know come up with this.

2:42:58.510 --> 2:43:1.220

Analeshia Rodriguez

This uh development proposal so oftentimes.

2:43:4.80 --> 2:43:21.410

Analeshia Rodriguez

On the Planning board is we're looking at subdivisions that our bedroom communities and this is something, I mean, there's a a bedroom community, but it's so much more and it just echo my colleagues and the the statements that they met.

2:43:21.480 --> 2:43:28.530

Analeshia Rodriguez

They've made about this, this proposal and thank you staff for this really good report and presentation.

2:43:29.330 --> 2:43:52.540

Analeshia Rodriguez

UMI don't really have much more to add than that, other than the unfortunate I shouldn't call anything unfortunate as opposed, but proximity to a ski club is not going to be Super Pleasant, but it's the reality of what you know what is there and what we're building around OUM.

2:43:53.680 --> 2:43:55.90

Analeshia Rodriguez

I'll leave my comment there. Thanks.

2:43:57.890 --> 2:43:58.980

Analeshia Rodriguez

Thank you, Derek.

2:43:59.30 --> 2:44:1.500

Analeshia Rodriguez

Does anybody have a hot mic going?

2:44:2.50 --> 2:44:3.100

Analeshia Rodriguez

Ohh, OK, there we go.

2:44:3.970 --> 2:44:7.30

Analeshia Rodriguez

Umm, excuse me?

2:44:7.340 --> 2:44:9.420

Analeshia Rodriguez

Let's see, I had uh Peter next.

2:44:10.920 --> 2:44:15.690

Analeshia Rodriguez

Ohh I had a question about a governance homeowners association.

2:44:15.700 --> 2:44:17.730

Analeshia Rodriguez

Super homeowners association.

2:44:17.960 --> 2:44:24.340

Analeshia Rodriguez

If this is as a large community as diverse as you intend, what kind of?

2:44:26.110 --> 2:44:26.780

Analeshia Rodriguez

Governance.

2:44:26.790 --> 2:44:28.670

Analeshia Rodriguez

Are you envisioning happening?

2:44:34.440 --> 2:44:36.310

Analeshia Rodriguez

Matt Muah with Grass Valley gardens.

2:44:36.320 --> 2:44:48.600

Analeshia Rodriguez

So we, we do envision an HOA that is an overarching HOA and then separate elements that will be kind of like subways and under underneath the the Super HOA.

2:44:48.900 --> 2:44:54.600

Analeshia Rodriguez

Umm, you know you'll have more heavy commercial uses in certain areas that may not.

2:44:54.610 --> 2:45:6.300

Analeshia Rodriguez

The rules that apply there or may not be appropriate in more the heavy residential areas, even though there will be mixed uses throughout the entire community and then also with the agricultural component.

2:45:6.310 --> 2:45:22.0

Analeshia Rodriguez

I've had a number of conversations with Bonnie at CPAC, and some of those elements of how do you administer, you know, for the farmers, where it's not, you know, 10 years down the down the road, somebody says, well, we don't like the, you know, this out of the other thing about the farm and how do you you set those rules appropriately?

2:45:22.10 --> 2:45:38.90

Analeshia Rodriguez

So the structure we've talked about with our attorney is kind of overarching HOA subways that blend together and then there needs to be some, like any governance model like there needs to be the ability to amend and adjust to the circumstances as they come forward.

2:45:38.100 --> 2:45:44.30

Analeshia Rodriguez

So we have the base structure now that was submitted as a, you know as a part of the subdivision.

2:45:44.580 --> 2:45:49.760

Analeshia Rodriguez

But there are, you know, envisioned there being subsequent layers underneath the bid for HOA management side of it.

2:45:52.990 --> 2:45:53.780

Analeshia Rodriguez

Go ahead, Jenny.

2:45:54.110 --> 2:46:6.90

Analeshia Rodriguez

I would also add that and as we typically have in covenants for subdivisions like this, the governing body has plays a role in.

2:46:7.490 --> 2:46:9.120

Analeshia Rodriguez

Let me rephrase that.

2:46:9.190 --> 2:46:20.500

Analeshia Rodriguez

There are provisions in the covenants that are subject to governing body approval if they're to be changed or modified in any way, and those are meant to protect public health and safety and mitigate impacts.

2:46:20.610 --> 2:46:32.600

Analeshia Rodriguez

And they most often have to do with things like Fire Protection and the geotech analysis and living with wildlife commonly found in covenants that can't be changed unless the governing body agrees.

2:46:32.610 --> 2:46:36.70

Analeshia Rodriguez

And we've never really hardly ever seen that attempted.

2:46:36.520 --> 2:46:36.950

Analeshia Rodriguez

So.

2:46:37.900 --> 2:46:39.720

Analeshia Rodriguez

So those are there for added protections.

2:46:41.0 --> 2:46:41.250

Analeshia Rodriguez

Yeah.

2:46:41.260 --> 2:46:43.70

Analeshia Rodriguez

My concern was just of scale.

2:46:43.200 --> 2:46:53.650

Analeshia Rodriguez

You know when you go to a larger community with this diverse group and are there considerations in governance that we need to worry about?

2:46:53.730 --> 2:46:57.240

Analeshia Rodriguez

Yeah, and it sounds mad, I think, addressed that better than I did.

2:46:57.250 --> 2:46:57.970

Analeshia Rodriguez

Yeah. Thanks.

2:47:1.310 --> 2:47:1.630

Analeshia Rodriguez

Great.

2:47:1.640 --> 2:47:2.160

Analeshia Rodriguez

Thank you.

2:47:2.170 --> 2:47:4.220

Analeshia Rodriguez

Anybody else?

2:47:4.670 --> 2:47:13.170

Analeshia Rodriguez

Alright, I gotta take a quick minute here and try not to uh say that exact same things over again.

2:47:14.130 --> 2:47:15.380

Analeshia Rodriguez

I definitely wanna appreciate.

2:47:15.870 --> 2:47:34.140

Analeshia Rodriguez

Start with just thinking staff for all their work, as well as the developers and the owners, and

this is a huge project and I think maybe one of the first times we've seen the new land use policy, the growth policy and their new zoning like really getting applied.

2:47:34.830 --> 2:47:35.300

Analeshia Rodriguez

Umm.

2:47:35.590 --> 2:47:37.360

Analeshia Rodriguez

And it it's coming out.

2:47:37.410 --> 2:47:40.490

Analeshia Rodriguez

I mean the overall master plan is pretty amazing.

2:47:41.290 --> 2:47:49.180

Analeshia Rodriguez

Umm A45 Acre farm is huge as a farmer as it's like the farmer on the group.

2:47:49.190 --> 2:47:50.190

Analeshia Rodriguez

That's a huge farm.

2:47:51.120 --> 2:47:51.580

Analeshia Rodriguez

Umm.

2:47:51.700 --> 2:47:59.650

Analeshia Rodriguez

And you know, given that it gets developed, could feed a lot of this area ohm.

2:48:0.10 --> 2:48:21.650

Analeshia Rodriguez

And so with that, I just want to like maybe advocate a little bit for the agricultural side and you know, getting a piece of it up and running as early as possible like those things are available and you can feed people on smaller like I run A1 acre farm and I feel you know I grow 30,000 pounds of food a year.

2:48:22.70 --> 2:48:23.320

Analeshia Rodriguez

So that's a really.

2:48:25.400 --> 2:48:26.930

Analeshia Rodriguez

Opportunity if possible.

2:48:26.940 --> 2:48:32.320

Analeshia Rodriguez

I know it's, you know, difficult to develop in all these things, but I'm going to advocate for that as part of my position.

2:48:32.910 --> 2:48:36.320

Analeshia Rodriguez

I'm really stoked to see you guys are working with Cfac.

2:48:36.330 --> 2:48:58.60

Analeshia Rodriguez

It's a tremendous local organization and would also encourage you to reach out to the Peace Farm and other, you know, farmers, myself included, to look at what it's like to blend permaculture and agricultural production because it doesn't always jive is what my experience has been.

2:48:59.680 --> 2:49:7.500

Analeshia Rodriguez

And then as far as looking at the HOA, which I thought was a great question, protect the farms.

2:49:7.940 --> 2:49:8.790

Analeshia Rodriguez

Like what?

2:49:8.800 --> 2:49:15.130

Analeshia Rodriguez

We need more than anything in this country is small farms and millions of them over big farms.

2:49:15.140 --> 2:49:25.970

Analeshia Rodriguez

And so I would just advocate within the legal side of things, protect the farm like that should be like one of the main, like governing parts of that.

2:49:27.140 --> 2:49:31.700

Analeshia Rodriguez

Umm, I also just wanted to like touch on just real quickly.

2:49:32.140 --> 2:49:40.300

Analeshia Rodriguez

Umm, the objective of affordability is not only admirable, but what is really needed in this time.

2:49:42.400 --> 2:49:52.990

Analeshia Rodriguez

And also the you know like the ability to bring that forward given the level of gentrification that we're seeing within our Community and state is going to be a challenge.

2:49:53.490 --> 2:50:9.280

Analeshia Rodriguez

And I think it's just important to lay that out there considering the conditions that we are seeing currently within you know, the inland Northwest, right, Idaho, Montana and folks moving here and the our housing prices going up, so.

2:50:11.200 --> 2:50:17.50

Analeshia Rodriguez

Best of luck, like bringing that to fruition, you know, commend you for sure on your your vision.

2:50:17.500 --> 2:50:20.730

Analeshia Rodriguez

And I I too, I'm going to support this.

2:50:20.740 --> 2:50:31.320

Analeshia Rodriguez

I think this is a great plan and find it really fascinating that the two big subdivisions we've had proposed with a farm in them are coming from locals.

2:50:33.430 --> 2:50:36.380

Analeshia Rodriguez

They are definitely local people that want to do these things.

2:50:36.390 --> 2:50:37.730

Analeshia Rodriguez

So thank you for that.

2:50:38.800 --> 2:50:42.590

Analeshia Rodriguez

Umm anybody else need to say anything?

2:50:42.600 --> 2:50:45.320

Analeshia Rodriguez

I think with that we will move us to a vote.

2:50:46.740 --> 2:50:47.430

Analeshia Rodriguez

OK.

2:50:47.440 --> 2:50:48.870

Analeshia Rodriguez

And Alicia, can we get a roll call?

2:50:48.880 --> 2:50:49.90

Analeshia Rodriguez

Vote.

2:50:49.100 --> 2:50:52.870

Analeshia Rodriguez

Please roll call vote when Davis.

2:50:53.780 --> 2:50:53.960

Lynn Davis

Yes.

2:50:57.300 --> 2:50:58.970

Analeshia Rodriguez

Derek kanwisher, yes.

2:51:1.70 --> 2:51:1.870

Analeshia Rodriguez

Josh Raider.

2:51:3.480 --> 2:51:7.400

Analeshia Rodriguez

Yes, Dave Loomis, yes.

2:51:9.250 --> 2:51:10.100

Analeshia Rodriguez

Peter Benson.

2:51:10.890 --> 2:51:13.220

Analeshia Rodriguez

Yes. Recall.

2:51:14.710 --> 2:51:14.850

Rick Hall

Yes.

2:51:16.380 --> 2:51:16.910

Analeshia Rodriguez

Shamakhi.

2:51:17.830 --> 2:51:20.350

Analeshia Rodriguez

Yes, and it is unanimous.

2:51:20.360 --> 2:51:22.160

Analeshia Rodriguez

That motion passes great.

2:51:22.170 --> 2:51:22.730

Analeshia Rodriguez

Thank you.

2:51:23.800 --> 2:51:24.970

Analeshia Rodriguez

Alright.

2:51:25.20 --> 2:51:32.320

Analeshia Rodriguez

And with that, we are done with the Grass Valley Gardens PUD subdivision.

2:51:34.10 --> 2:51:37.240

Analeshia Rodriguez

And we can well do we.

2:51:37.250 --> 2:51:39.220

Analeshia Rodriguez

Does anybody need on the board?

2:51:39.230 --> 2:51:41.450

Analeshia Rodriguez

Need 510 minutes for a bath?

2:51:41.460 --> 2:51:42.530

Analeshia Rodriguez

OK, alright.

2:51:42.540 --> 2:51:45.590

Analeshia Rodriguez

We're gonna take we're going to take 10 minutes.

2:51:47.640 --> 2:51:49.80

Analeshia Rodriguez

That that should be sufficient.

2:51:49.90 --> 2:51:53.480

Analeshia Rodriguez

We're going to take a 10 minute break and then we'll come back and get into this next one.

2:53:36.861 --> 2:53:37.331

Analeshia Rodriguez

Thank you.

2:54:0.11 --> 2:54:0.391

Analeshia Rodriguez

Too late.

2:54:14.851 --> 2:54:15.121

Analeshia Rodriguez

Correct.

2:54:16.811 --> 2:54:17.711

Analeshia Rodriguez

It's a motorcycle.

2:54:19.801 --> 2:54:20.381

Analeshia Rodriguez

Probably, yeah.

2:54:21.821 --> 2:54:23.51

Analeshia Rodriguez

Over three, that's pretty.

2:54:24.261 --> 2:54:25.1

Analeshia Rodriguez

That's it.

2:54:26.131 --> 2:54:28.171

Analeshia Rodriguez

You're right, you're right around our boards.

2:54:30.311 --> 2:54:32.301

Analeshia Rodriguez

We can do alright, yeah.

2:54:34.111 --> 2:54:35.641

Analeshia Rodriguez

And you cannot.

2:54:36.681 --> 2:54:37.381

Analeshia Rodriguez

No, we can drive.

2:54:38.921 --> 2:54:39.581

Analeshia Rodriguez

Do you remember what?

2:54:40.641 --> 2:54:41.1

Analeshia Rodriguez

And no, no.

2:55:26.981 --> 2:55:27.231

Analeshia Rodriguez

You're.

2:55:30.781 --> 2:55:31.151

Analeshia Rodriguez

That's fine.

2:55:33.171 --> 2:55:33.501

Analeshia Rodriguez

This is a.

2:55:35.241 --> 2:55:35.771

Analeshia Rodriguez

Wait, there we go.

2:55:40.281 --> 2:55:40.631

Analeshia Rodriguez

Yeah.

2:55:46.861 --> 2:55:48.161

Analeshia Rodriguez

Here now.

2:56:24.791 --> 2:56:25.131

Analeshia Rodriguez

I thought.

2:57:12.871 --> 2:57:13.181

Analeshia Rodriguez

I would say.

2:57:20.31 --> 2:57:20.541

Analeshia Rodriguez

It's something.

2:57:46.331 --> 2:57:47.131

Analeshia Rodriguez

She just left.

2:58:1.481 --> 2:58:1.901

Analeshia Rodriguez

Talking.

2:58:6.11 --> 2:58:6.331

Analeshia Rodriguez

All.

2:58:11.401 --> 2:58:12.791

Analeshia Rodriguez

I like.

2:58:20.201 --> 2:58:20.621

Analeshia Rodriguez

Go back.

2:58:30.11 --> 2:58:30.371

Analeshia Rodriguez

I'm here.

2:58:32.931 --> 2:58:33.111

Analeshia Rodriguez

Cool.

2:58:56.771 --> 2:58:58.601

Analeshia Rodriguez

It's that's.

2:59:3.221 --> 2:59:3.491

Analeshia Rodriguez

I don't know.

2:59:5.781 --> 2:59:7.41

Analeshia Rodriguez

It's yeah.

2:59:10.461 --> 2:59:10.641

Analeshia Rodriguez

Yes.

2:59:32.111 --> 2:59:33.251

Analeshia Rodriguez

You know, yeah.

3:0:31.911 --> 3:0:33.341

Analeshia Rodriguez

OK, everybody's staff.

3:0:33.351 --> 3:0:33.861

Analeshia Rodriguez

You guys ready?

3:0:36.371 --> 3:0:37.791

Analeshia Rodriguez

Dave, Dave, you here?

3:0:38.441 --> 3:0:38.781

Dave DeGrandpre

Yes, Sir.

3:0:39.461 --> 3:0:39.981

Analeshia Rodriguez

OK.

3:0:40.41 --> 3:0:40.751

Analeshia Rodriguez

Oh, there you are.

3:0:40.761 --> 3:0:41.491

Analeshia Rodriguez

I got you now.

3:0:42.121 --> 3:0:44.411

Analeshia Rodriguez

OK, I think we got everybody back.

3:0:44.591 --> 3:0:51.471

Analeshia Rodriguez

Umm, I'm seeing Rick and Lynn, so we're gonna go ahead and get to it considering we got a lot more to do.

3:0:52.721 --> 3:0:56.851

Analeshia Rodriguez

So I think we're gonna reconvene tonight's meeting.

3:0:56.861 --> 3:1:12.411

Analeshia Rodriguez

And next we have the aspire Major Phase Subdivision annexation and rezoning with Dave Grampy to Grand Prix, City planner and supervisor.

3:1:12.501 --> 3:1:12.981

Analeshia Rodriguez

Is that right?

3:1:14.251 --> 3:1:18.221

Dave DeGrandpre

Yep, planning supervisor with community planning, development and innovation with the City of Missoula.

3:1:22.721 --> 3:1:23.501

Dave DeGrandpre

Are we ready to roll?

3:1:23.961 --> 3:1:24.521

Analeshia Rodriguez

I think so.

3:1:24.531 --> 3:1:25.301

Analeshia Rodriguez

It's all yours, Dave.

3:1:25.671 --> 3:1:26.161

Dave DeGrandpre

Alright, great.

3:1:26.171 --> 3:1:26.871

Dave DeGrandpre

Well, thank you very much.

3:1:26.881 --> 3:1:27.631

Dave DeGrandpre

Good evening everyone.

3:1:27.641 --> 3:1:39.501

Dave DeGrandpre

Again, my name is Dave Degrandpre with the city of Missoula, and tonight we will be holding a public hearing before the Missoula City County Consolidated Planning Board for the ASPIRE Phase Subdivision and rezoning.

3:1:42.101 --> 3:1:46.471

Dave DeGrandpre

A little bit of justice introductory, maybe housekeeping or to set the stage.

3:1:46.481 --> 3:2:9.881

Dave DeGrandpre

So there are 10 motions before the board tonight, and the board is a recommending body will make recommendations to City Council to adopt or deny or approve or conditionally approve or deny several items, including an ordinance to rezone the property, several variance requests, and the aspire Phase Subdivision preliminary plat application.

3:2:9.891 --> 3:2:11.331

Dave DeGrandpre

That's a subdivision application.

3:2:12.11 --> 3:2:17.81

Dave DeGrandpre

The Planning Board does not have an explicit role in initial annexation and zoning.

3:2:17.91 --> 3:2:23.971

Dave DeGrandpre

Upon annexation last night, but does have an A role in these other items.

3:2:24.41 --> 3:2:29.291

Dave DeGrandpre

So rezoning the property, as we'll discuss variance requests in the Phase Subdivision itself.

3:2:29.441 --> 3:2:38.921

Dave DeGrandpre

So last night, the Missoula City Council adopted a resolution of intent to annex the property, subject to 35 conditions of approval.

3:2:38.931 --> 3:2:46.651

Dave DeGrandpre

Those conditions of approval are identical to the ones the Planning Board has in your staff report, and we can discuss a little bit later.

3:2:48.111 --> 3:2:57.581

Dave DeGrandpre

And so at this point the property has not been annexed into the city of Missoula and initially zoned, which would be the RT 5.4.

3:2:57.591 --> 3:3:1.881

Dave DeGrandpre

It's a residential zoning district, but but the initial steps have been taken.

3:3:4.31 --> 3:3:14.201

Dave DeGrandpre

So one of the items that's come up in several of the public comments is it's about annexation and and why should annexation occur or should not occur for that matter.

3:3:14.211 --> 3:3:27.241

Dave DeGrandpre

So the city of Missoula has adopted an annexation policy which provides specific guidelines for the annexation of properties, so that annexation is not done in a Willy nilly or haphazard type or arbitrary manner.

3:3:28.511 --> 3:3:42.681

Dave DeGrandpre

The current land owners of the Aspire property, they have petitioned the city to annex the property into the city limits and the property is located, as you can see on the map, the top left corner where that star is located.

3:3:43.71 --> 3:3:55.361

Dave DeGrandpre

That kind of greenish yellow color indicates annexation area A, and so all of these Missoula is is considered annexation area and what that means is annexation area.

3:3:55.371 --> 3:4:9.111

Dave DeGrandpre

A largely meets the guidelines for annexation at the city has set up the property is also within the cities Utility service area, and the city tends to focus on annexations that are already within the service area.

3:4:9.381 --> 3:4:14.71

Dave DeGrandpre

Another key component of annexation for the city is, you know, when properties annexed in the city.

3:4:14.81 --> 3:4:27.311

Dave DeGrandpre

There have to be services and facilities like infrastructure up to city standards on the property being annexed and so in this case and in other cases when the city annexes, oftentimes conditions are attached.

3:4:27.481 --> 3:4:43.31

Dave DeGrandpre

Like I said, 35 conditions in this case requiring streets, sewer, water, parks, fire hydrants, other elements to be brought up to city standards prior to annexation, or at least in conjunction with annexation.

3:4:44.661 --> 3:4:45.571

Dave DeGrandpre

And and so.

3:4:45.581 --> 3:4:46.611

Dave DeGrandpre

But again, why annex?

3:4:46.621 --> 3:4:49.511

Dave DeGrandpre

OK, so right now E Missoula is not within city limits.

3:4:50.61 --> 3:4:58.61

Dave DeGrandpre

In fact, there is an agreement to not annex properties or to force annexation of properties until at least 2034.

3:4:58.261 --> 3:5:12.951

Dave DeGrandpre

However, the the agreement, it's an interlocal agreement between it's a county water and sewer district and the city does allow for people to petition to voluntarily petition to annex the city as again that has happened in this case in the past.

3:5:12.961 --> 3:5:22.181

Dave DeGrandpre

Some how many subdivisions that have been built in the county to county standards have been annexed, but not with standards for streets, sidewalks, et cetera, that are up to city standards.

3:5:22.531 --> 3:5:26.861

Dave DeGrandpre

And so that has been retrofitting is quite expensive, as you can imagine.

3:5:27.151 --> 3:5:30.81

Dave DeGrandpre

And so annexation prior to development is a way to avoid that.

3:5:31.511 --> 3:5:49.291

Dave DeGrandpre

And I want to assure public members of the public, you know, there have been several public comments saying that that they feel like some people in East Missoula because they're not city residents, they don't have the ability to voice their concerns or the same level of influence that they might compared to city residents.

3:5:49.301 --> 3:5:53.271

Dave DeGrandpre

And I just want to assure you that all comments are will be considered.

3:5:53.581 --> 3:6:0.891

Dave DeGrandpre

I'm considered by the decision makers on their merits, whether it's the planning board or whether it is City Council.

3:6:0.901 --> 3:6:11.231

Dave DeGrandpre

It really doesn't have anything to do with with the jurisdiction you live within and additionally or finally, this is a city County planning board that that is holding a public hearing tonight.

3:6:11.331 --> 3:6:14.821

Dave DeGrandpre

So is certainly taking your interests at heart.

3:6:15.841 --> 3:6:18.211

Dave DeGrandpre

And then onto the onto the project itself.

3:6:18.221 --> 3:6:25.511

Dave DeGrandpre

So the property is located of course in East Missoula to the east of the properties of Clark Fork River to the South South of Interstate 90.

3:6:27.591 --> 3:6:34.701

Dave DeGrandpre

Surrounding development to the West and north is primarily the the lots are largely developed single family and two family residences.

3:6:35.211 --> 3:6:49.191

Dave DeGrandpre

There are two accesses to the property or main accesses to the property summer St which would which is adjacent to the property at the southwest corner and waterside Dr which is adjacent to the property at the north.

3:6:55.301 --> 3:6:59.711

Dave DeGrandpre

Uh, this is just to provide a little bit of a an illustration of what the property looks like.

3:6:59.721 --> 3:7:3.171

Dave DeGrandpre

So the map on the left is a slope category.

3:7:3.181 --> 3:7:7.31

Dave DeGrandpre

Map the green shows and it's the majority of the property.

3:7:7.681 --> 3:7:13.601

Dave DeGrandpre

The property, by the way, is 35.28 acres, so almost 31 acres of it are less than 10% slope.

3:7:13.611 --> 3:7:14.391

Dave DeGrandpre

That's the green.

3:7:14.621 --> 3:7:16.851

Dave DeGrandpre

There are a couple of areas of steeper slope.

3:7:17.21 --> 3:7:21.41

Dave DeGrandpre

The first one is along the West edge of the property that appears to be an old road bed.

3:7:21.51 --> 3:7:39.441

Dave DeGrandpre

I'm not sure if it's an old railroad bed or a road bed, but then there's an area that banks up toward that, and then on the east side, of course, near the Clark Fork River, there are some slopes as you can see on the photograph there down in the lower right hand corner where the terrain drops off.

3:7:39.451 --> 3:7:40.561

Dave DeGrandpre

It's at varying grades.

3:7:40.571 --> 3:7:42.1

Dave DeGrandpre

In some places it's pretty gentle.

3:7:42.151 --> 3:7:47.21

Dave DeGrandpre

Other places, it's a little steeper, but there's quite a bit of vegetation, as you can see along that.

3:7:47.31 --> 3:7:51.821

Dave DeGrandpre

And the riparian area, the riverfront appears to be quite healthy.

3:7:54.201 --> 3:8:2.841

Dave DeGrandpre

In general though, the property is flat to gently sloped, and the property has historically been used for residential and agricultural purposes.

3:8:2.851 --> 3:8:7.601

Dave DeGrandpre

There are a few homes on the property that are unoccupied currently.

3:8:11.241 --> 3:8:19.651

Dave DeGrandpre

I also should have mentioned there's a narrow sliver of floodplain 100 year floodplain along the river itself, and none of that is proposed for development.

3:8:20.1 --> 3:8:22.371

Dave DeGrandpre

So here's an overview of the proposal.

3:8:22.761 --> 3:8:29.171

Dave DeGrandpre

It consists of annexation into the city limits, initial zoning of RT 5.4.

3:8:29.181 --> 3:8:30.891

Dave DeGrandpre

Again, that's a residential zoning.

3:8:31.881 --> 3:8:44.421

Dave DeGrandpre

It generally single family and two family type zoning and the rezoning that developer is proposing includes a neighborhood character overlay zoning district that is overlaid on top of the base zoning.

3:8:44.531 --> 3:8:47.401

Dave DeGrandpre

I know it's a little technical, but I'll get to the specifics here shortly.

3:8:48.51 --> 3:8:57.121

Dave DeGrandpre

182 lots are proposed, 172 of those are for single dwellings or or uh adjacent duplex type units.

3:8:57.371 --> 3:9:2.801

Dave DeGrandpre

And then there are 10 multi dwelling lots as well that are proposed to larger lots down.

3:9:2.851 --> 3:9:13.531

Dave DeGrandpre

I recognize and apologize that the map is not very clear, but the larger lots down in the South area, not too far or just along the Interstate are the multi dwelling lots.

3:9:14.471 --> 3:9:18.201

Dave DeGrandpre

Two new parks are proposed, and they're outlined in green.

3:9:18.211 --> 3:9:23.811

Dave DeGrandpre

Here they at one is along the Clark Fork River, the entire river frontage.

3:9:23.821 --> 3:9:30.11

Dave DeGrandpre

That's almost 1700 feet of river frontage in Park, proposed to be dedicated and managed by the city of Missoula.

3:9:30.341 --> 3:9:37.841

Dave DeGrandpre

And then the Western Park, umm, adjacent to the existing county Canyon View Park as well.

3:9:37.911 --> 3:9:50.491

Dave DeGrandpre

And so the total, the two parks total 4.13 acres, the park along the riverfront is 2.4 acres and the park along the West boundary is 1.73 acres.

3:9:50.911 --> 3:9:54.991

Dave DeGrandpre

The proposal is to connect to city water and sewer services.

3:9:55.471 --> 3:9:58.341

Dave DeGrandpre

All stormwater would be contained on site.

3:9:59.151 --> 3:10:6.31

Dave DeGrandpre

There are specific off-site improvements to summer St, and those would extend from the subject property all the way to Hwy.

3:10:6.41 --> 3:10:7.751

Dave DeGrandpre

200 a little over 21.

3:10:7.761 --> 3:10:9.211

Dave DeGrandpre

Or maybe it's 2200 feet.

3:10:9.681 --> 3:10:21.71

Dave DeGrandpre

And again, I'll get into the details of that shortly and then there would also be an upgrade of a water main that would be necessary as part of this project in order to maintain fire flows in the area.

3:10:21.81 --> 3:10:22.631

Dave DeGrandpre

So that's a general overview.

3:10:23.201 --> 3:10:30.251

Dave DeGrandpre

There are six phases proposed to be developed between 2025 and 2035.

3:10:30.321 --> 3:10:32.531

Dave DeGrandpre

The first phase is shown in light blue.

3:10:33.91 --> 3:10:36.851

Dave DeGrandpre

That's along the southwest corner and goes all the way up and includes the Riverfront park.

3:10:37.621 --> 3:10:37.911

Dave DeGrandpre

Uh.

3:10:37.921 --> 3:10:50.991

Dave DeGrandpre

Part of that would also be the main North S corridor toward basically just not building the road in phase one, but it's called waterside Dr, Connecting to Waterside Drive in the subdivision to the north.

3:10:51.81 --> 3:10:54.671

Dave DeGrandpre

And it would provide the right of way in case that's needed for the future.

3:10:54.681 --> 3:10:57.581

Dave DeGrandpre

So 6 phases over approximately 10 years.

3:11:5.271 --> 3:11:12.271

Dave DeGrandpre

This is an example we talked in the last subdivision, the last development, the beauty subdivision about planning and how that really sets the stage.

3:11:12.281 --> 3:11:26.481

Dave DeGrandpre

And so I'd like to emphasize that here this is a copy of the future land use map from the cities growth policy, and the city has planned for development in the East Missoula area, just like the county does in case area is annexed.

3:11:26.631 --> 3:11:36.251

Dave DeGrandpre

And so the subject property has a land use designation of residential medium density and that medium density means 3 to 11 dwelling units per acre.

3:11:36.901 --> 3:11:44.731

Dave DeGrandpre

So it's it's a moderate type zoning, it's not not high density, not 43 dwelling units or 46 dwelling units per acre or something like that.

3:11:44.741 --> 3:11:51.131

Dave DeGrandpre

So like some of the other districts in the city, but it's also not one lot per acre or something like that that you might find in the county.

3:11:51.141 --> 3:11:59.471

Dave DeGrandpre

So residential medium 3 to 11 dwelling units per acre and there are four associated zoning districts that could be applied to that that designation.

3:11:59.821 --> 3:12:4.871

Dave DeGrandpre

And those are RTT 10 are eight, RT 5.4 and R 5.4.

3:12:8.31 --> 3:12:9.921

Dave DeGrandpre

And I just and let's see.

3:12:9.931 --> 3:12:11.241

Dave DeGrandpre

And so the the zoning that.

3:12:13.71 --> 3:12:16.281

Dave DeGrandpre

That City Council authorized, at least preliminarily, last night.

3:12:16.291 --> 3:12:25.321

Dave DeGrandpre

His RT 5.4, now the county, also plans for growth in this area and their designation is residential as well.

3:12:25.331 --> 3:12:32.821

Dave DeGrandpre

So I just wanted to be clear that both the city and the county have have, umm identified this property for residential development.

3:12:33.191 --> 3:12:42.161

Dave DeGrandpre

Now, the current zoning in the county is residential, and some of the comments that we've received have talked about the county process for planning and zoning in this area.

3:12:42.431 --> 3:12:53.351

Dave DeGrandpre

And one thing that I found interesting in researching this property is that designations are almost identical, so both the city and the county planned for residential development with very similar land uses.

3:12:53.361 --> 3:13:5.931

Dave DeGrandpre

They both emphasize a range of small scale housing options that reflect the traditional character of the existing residential neighborhoods with the intent of promoting compatible infill development and housing diversity.

3:13:6.441 --> 3:13:29.631

Dave DeGrandpre

So under the county zoning, land uses that are allowed include agriculture, community, residential facilities, daycares, a few commercial uses, one in two unit homes, schools, parks or RV parks, religious facilities, etcetera, and something I want to emphasize is that the the maximum density allowed in the county zoning currently is 8.7 dwelling units per acre.

3:13:29.641 --> 3:13:35.581

Dave DeGrandpre

So you remember I said that the planning that the city is done recommends 83 to 11 dwelling units per acre.

3:13:35.811 --> 3:13:39.241

Dave DeGrandpre

The county zoning permits that permits 8.7 dwelling units per acre.

3:13:39.251 --> 3:13:40.311

Dave DeGrandpre

So it's right in there with what?

3:13:40.321 --> 3:13:42.321

Dave DeGrandpre

The cities saying, uh.

3:13:42.331 --> 3:13:53.741

Dave DeGrandpre

The proposed zoning is RT 5.4 residential with a neighborhood character overlay, and the overlay would apply to the entire 35.28 acre property.

3:13:53.851 --> 3:14:3.521

Dave DeGrandpre

It essentially takes the existing zoning that's in effect, the RT 5.4 say, and then adds additional might be flexibility might be additional restrictions.

3:14:3.671 --> 3:14:7.161

Dave DeGrandpre

We'll talk about some of the specifics here in just a couple of minutes.

3:14:7.831 --> 3:14:13.621

Dave DeGrandpre

But just like the county zoning, RT 5.4 is intended to fit in with already established residential neighborhoods.

3:14:13.801 --> 3:14:20.931

Dave DeGrandpre

And it acknowledges the single dwelling residential building type as the primary use with potential for accessory dwelling units.

3:14:21.1 --> 3:14:25.451

Dave DeGrandpre

And the land uses are in the city, zoning are almost identical to those allowed in the county.

3:14:25.461 --> 3:14:26.431

Dave DeGrandpre

Zoning again.

3:14:26.441 --> 3:14:33.371

Dave DeGrandpre

Agriculture, community, residential facilities, daycares, a few commercial uses, one and two unit home schools are repacks, et cetera.

3:14:34.61 --> 3:14:45.881

Dave DeGrandpre

The city zoning is actually it allows 8 dwelling units per acre on average, and so it's very similar, even slightly less dense than what the county the county allows.

3:14:46.271 --> 3:14:48.661

Dave DeGrandpre

But let's talk about the overlay for a second.

3:14:48.671 --> 3:14:50.621

Dave DeGrandpre

So again, this is considered a neighborhood character.

3:14:50.631 --> 3:14:54.871

Dave DeGrandpre

Overlay overlays apply in combination with the underlying base zoning.

3:14:54.881 --> 3:14:57.361

Dave DeGrandpre

They essentially go on top of the base zoning.

3:14:57.911 --> 3:15:12.561

Dave DeGrandpre

An overlay is a geographically defined area that provides continuity, united by physical development or architecture, and there must be an identifiable setting, character and association, and it must have at least five contiguous acres.

3:15:12.951 --> 3:15:19.621

Dave DeGrandpre

One of the key elements of overlays is they must they provide flexibility, so kind of like the PUD subdivision.

3:15:20.71 --> 3:15:21.721

Dave DeGrandpre

That's a similar tool, actually.

3:15:21.731 --> 3:15:24.561

Dave DeGrandpre

So the PUD provides flexibility in design standards.

3:15:24.951 --> 3:15:27.751

Dave DeGrandpre

That's the Grass Valley project that you looked at earlier.

3:15:27.761 --> 3:15:30.281

Dave DeGrandpre

Neighborhood character overlays do something similar.

3:15:30.291 --> 3:15:37.621

Dave DeGrandpre

They allow you to adjust and and change the underlying zoning to some degree if the criteria are met.

3:15:38.181 --> 3:15:40.371

Dave DeGrandpre

And so here's a here's a comparison.

3:15:40.381 --> 3:15:53.411

Dave DeGrandpre

Sorry, between the RT 5.4, so that's the base zoning and what the RT 5.4 with the neighborhood character overlay the Aspire Character Neighborhood character overlay would look like, so it doesn't change the density.

3:15:54.121 --> 3:15:58.311

Dave DeGrandpre

It's still an average of 5400 square unit or square feet per unit.

3:15:59.81 --> 3:16:3.761

Dave DeGrandpre

The permitted residential building types are similar.

3:16:3.771 --> 3:16:4.561

Dave DeGrandpre

Detached house.

3:16:4.571 --> 3:16:20.321

Dave DeGrandpre

Lot line House 2 unit House 2 unit townhome but also the neighborhood character overlay would allow multi unit buildings multi dwelling buildings on the southern portion of that property on the larger lots the maximum achievable density under both is 284 dwelling units.

3:16:21.111 --> 3:16:27.761

Dave DeGrandpre

Another another area that's slightly different is sorry I it looks like my slide.

3:16:27.771 --> 3:16:30.281

Dave DeGrandpre

I didn't quite get everything on the bottom.

3:16:30.291 --> 3:16:31.31

Dave DeGrandpre

I apologize for that.

3:16:31.711 --> 3:16:36.891

Dave DeGrandpre

Umm, but back to the setbacks, which is a key difference.

3:16:36.901 --> 3:16:42.471

Dave DeGrandpre

So the setbacks are slightly less restrictive under the overlay.

3:16:42.481 --> 3:17:0.611

Dave DeGrandpre

So instead of a 20 foot front front set back, there would be 10 instead of a 7.5 foot side set back there would be 5 feet rear set back would be 10 instead of 20 and then there are slightly different parking requirements in the overlay as well and I'm going to show you an illustration of that.

3:17:1.581 --> 3:17:21.261

Dave DeGrandpre

So this is a concept plan for some lots that are located along Summer St in the Aspire Subdivision, and the issue is the zoning that we have right now permits no more than 40% of the front yard area to be used for parking and vehicular use.

3:17:21.631 --> 3:17:27.951

Dave DeGrandpre

They would like to in the Spire Subdivision neighborhood character overlays seeks to waive that requirement, so more of the front can be used.

3:17:27.961 --> 3:17:33.771

Dave DeGrandpre

These are pretty narrow lots, you know, down to 38 feet wide in some cases.

3:17:33.781 --> 3:17:47.721

Dave DeGrandpre

So they'd like to be able to build 2 car garages, have a slightly narrower or more area, more than 40% for vehicular user parking, but in exchange for that, what they're seeking to do is have no more than 12 foot curb cuts.

3:17:48.211 --> 3:17:51.471

Dave DeGrandpre

And that means 12 foot driveway accesses to each plot.

3:17:51.661 --> 3:18:4.571

Dave DeGrandpre

The reason that's important is because in under the city landscaping requirements, we

want every lot to have at least one St three in the Boulevard out in front of the sidewalk, and we feel that that can be done.

3:18:4.881 --> 3:18:12.491

Dave DeGrandpre

Given this, given the 12 foot curb cut, additionally it means less of the sidewalk would be impeded by people's driveway.

3:18:12.501 --> 3:18:18.511

Dave DeGrandpre

So there would be no more than 12 foot wide curb cuts and sidewalks, and then St trees throughout.

3:18:18.521 --> 3:18:31.61

Dave DeGrandpre

So that provides a little more lot or it provides a little more lot coverage in the front meaning impervious surface parking area but also provides for street trees and pedestrian use, pedestrian safety.

3:18:35.601 --> 3:18:42.671

Dave DeGrandpre

In terms of the criteria, so how does one, how does one apply an overlay zoning district or in this case a neighborhood character overlay?

3:18:42.681 --> 3:18:53.831

Dave DeGrandpre

So as I mentioned earlier, the NC overlay must possess urban design, architectural or other physical development characteristics that create an identifiable setting, character and association.

3:18:54.141 --> 3:19:11.961

Dave DeGrandpre

So in this case, as illustrated or described in your staff report, staff has found that this area would be a distinct, cohesive, geographically unified 35 acre neighborhood bunch of his E Missoula does not have curbs, gutters, sidewalks.

3:19:12.251 --> 3:19:16.261

Dave DeGrandpre

There certainly are trees along the streets, but this would be a little different.

3:19:16.931 --> 3:19:21.541

Dave DeGrandpre

There would be curbing, gutter treat Blvd, sidewalks 2, new public parks.

3:19:21.551 --> 3:19:46.81

Dave DeGrandpre

One again on the east side, one on the West side and pedestrian connections throughout reduced setbacks to allow buildings closer to the street like a typical urban environment, an urban residential density that's called for in the growth policy and then a mixed a mixture of housing types and that would be a pretty similar to what you find in East Missoula, but it would be in staff view a cohesive neighborhood that would be developed here.

3:19:46.91 --> 3:19:47.841

Dave DeGrandpre

So it complies with that criterion.

3:19:48.191 --> 3:19:56.651

Dave DeGrandpre

And then the second is the area must be at least five contiguous acres and this certainly is certainly it's 3035 acres in size.

3:19:58.861 --> 3:20:1.841

Dave DeGrandpre

There are also several criteria that you're familiar with.

3:20:1.851 --> 3:20:5.751

Dave DeGrandpre

Board members under state law for zoning amendments.

3:20:5.861 --> 3:20:15.181

Dave DeGrandpre

And so I'm thinking that given the time and the number of of public, who would like to speak, I might not have to go through all of these.

3:20:15.191 --> 3:20:20.501

Dave DeGrandpre

I've already discussed compliance with the growth policy and that's also detailed in your staff report.

3:20:20.571 --> 3:20:25.911

Dave DeGrandpre

We feel that the the proposal complies with the growth policy.

3:20:25.921 --> 3:20:28.751

Dave DeGrandpre

I showed you the future land use map and the associated zoning.

3:20:29.381 --> 3:20:30.391

Dave DeGrandpre

Those are compatible.

3:20:30.401 --> 3:20:40.631

Dave DeGrandpre

The density is compatible and then also there are several statements in the growth policy reflecting development residential development in walkable communities.

3:20:40.681 --> 3:20:43.551

Dave DeGrandpre

So there are sidewalks along all of the streets here.

3:20:43.721 --> 3:20:47.371

Dave DeGrandpre

Access to parks, a riverfront trail, etcetera.

3:20:48.341 --> 3:20:51.351

Dave DeGrandpre

Quality of life type issues, livability issues, et cetera.

3:20:51.361 --> 3:21:0.871

Dave DeGrandpre

So again, detailed in the staff report, but we feel that this proposal is made in accordance with the growth policy and then letter B safety from fire and other dangers.

3:21:2.341 --> 3:21:11.281

Dave DeGrandpre

There is no development that would be proposed in the that is proposed in the floodplain fire hydrant, so the area would be served by city fire and city police.

3:21:12.611 --> 3:21:14.921

Dave DeGrandpre

Fire hydrants are planned throughout.

3:21:15.171 --> 3:21:18.21

Dave DeGrandpre

There are no real public safety threats.

3:21:18.31 --> 3:21:28.11

Dave DeGrandpre

There's no there isn't high fire danger, no gas lines, no high pressure electrical lines, or other natural or man-made hazards.

3:21:28.771 --> 3:21:39.221

Dave DeGrandpre

As I'll talk about here in the subdivision portion, we feel that there is the adequate provision of transportation, water, sewerage, schools, parks and other public requirements, et cetera.

3:21:39.231 --> 3:21:42.151

Dave DeGrandpre

So umm, unless you'd like me to detail those.

3:21:42.161 --> 3:21:52.21

Dave DeGrandpre

Now I think we can move on through this portion and talk about maybe more of the meat of it and that is the subdivision review criteria.

3:21:53.591 --> 3:21:54.221

Analeshia Rodriguez

That sounds good.

3:21:54.861 --> 3:21:55.111

Dave DeGrandpre

OK.

3:21:55.121 --> 3:21:55.611

Dave DeGrandpre

Thank you.

3:21:56.41 --> 3:22:11.791

Dave DeGrandpre

And so there are specific criteria under Montana State law for reviewing subdivisions and they are impacts to agriculture, agriculture, water, user facilities, local services, the natural environment, wildlife and wildlife habitat, public health and safety and others.

3:22:11.801 --> 3:22:12.631

Dave DeGrandpre

But these are the main ones.

3:22:13.601 --> 3:22:14.31

Dave DeGrandpre

Umm.

3:22:14.41 --> 3:22:21.981

Dave DeGrandpre

So with regard to the property and its historic use, so it has historically been used for hay production according to the application.

3:22:22.551 --> 3:22:25.111

Dave DeGrandpre

Umm irrigated hay production, I should say.

3:22:25.531 --> 3:22:29.321

Dave DeGrandpre

Almost all of the property contains soil types designated as prime.

3:22:29.331 --> 3:22:43.551

Dave DeGrandpre

If irrigated, however, there's a an interesting section of state law and our local regulations saying mitigation of impacts to agriculture cannot be based on a loss of agricultural soils.

3:22:43.801 --> 3:22:54.631

Dave DeGrandpre

Somehow, the legislature found that it that they needed to make that make that clear, or put that stringent, well, what's the word restriction on local government?

3:22:54.641 --> 3:22:57.131

Dave DeGrandpre

So it can't be based on the loss of agricultural soils.

3:22:57.561 --> 3:22:58.631

Dave DeGrandpre

In this case, there are no.

3:22:59.341 --> 3:23:5.511

Dave DeGrandpre

There are no nearby properties that are used for agriculture in the East Missoula area, at least that I'm aware of.

3:23:6.51 --> 3:23:8.841

Dave DeGrandpre

I mentioned the property or the property was irrigated.

3:23:8.851 --> 3:23:26.491

Dave DeGrandpre

It does contain water rights from well and also surface water, and the developer has proposed to dedicate those to the city in order to provide water to the property that would be irrigation for the parks and also potentially domestic use, and staff recommends a condition of approval.

3:23:27.571 --> 3:23:32.221

Dave DeGrandpre

Uh to incorporate that the property is not part of an irrigation district.

3:23:33.311 --> 3:23:33.911

Dave DeGrandpre

Art.

3:23:34.701 --> 3:23:44.681

Dave DeGrandpre

There are no ditches, no head gates or other water user facilities, and no other irrigators would be impacted by dedicating the water rights to the city in this case.

3:23:45.831 --> 3:23:56.181

Dave DeGrandpre

And again, the land is planned and zoned for medium density residential development and there are no adjacent agricultural operations that will be impacted or could constitute a nuisance.

3:23:59.41 --> 3:24:5.951

Dave DeGrandpre

Moving on to impacts to local services, all lots would be connected to city water and sewer.

3:24:7.301 --> 3:24:12.951

Dave DeGrandpre

They would be provided so infrastructure in the case of subdivisions is provided by the developer.

3:24:13.21 --> 3:24:19.531

Dave DeGrandpre

In this case it would be done over phases, so it's it's not as though there would be an impact to city taxpayers or county taxpayers.

3:24:20.321 --> 3:24:24.191

Dave DeGrandpre

They're all the costs of infrastructure improvements are borne by the developer.

3:24:25.201 --> 3:24:30.131

Dave DeGrandpre

Solid waste can be addressed by Republic Services again 2 parks.

3:24:30.181 --> 3:24:32.561

Dave DeGrandpre

So I wanna emphasize a couple of things here.

3:24:33.81 --> 3:24:41.401

Dave DeGrandpre

2.25 acres of Parkland is required and 4.13 acres of Parkland is proposed.

3:24:41.461 --> 3:24:56.861

Dave DeGrandpre

So that's an excess or more Parkland that is required by almost 28 almost two acres within the Riverfront Park would be an 8 foot pathway built by the developer and all but managed by city parks and Rec.

3:24:56.871 --> 3:25:1.981

Dave DeGrandpre

Again, both both parks would be managed by Parks and REC.

3:25:2.31 --> 3:25:10.441

Dave DeGrandpre

There's been talk between the City Parks Department and the county parks trails and Open Lands Department to potentially merge those two parks.

3:25:10.451 --> 3:25:17.221

Dave DeGrandpre

Potentially there is a parks district for management and maintenance of the county park.

3:25:17.231 --> 3:25:18.641

Dave DeGrandpre

That's adjacent to this project.

3:25:19.461 --> 3:25:35.91

Dave DeGrandpre

There's one of the conditions of approval here that's recommended by staff is is for the developer to waive the right to protest, either a new parks district or an increase in size of the parks district to maintain both of those parks as one in addition to the Riverfront Park.

3:25:38.51 --> 3:25:40.671

Dave DeGrandpre

There are still some details to be worked out, so I don't want to.

3:25:40.791 --> 3:25:54.981

Dave DeGrandpre

I don't want to give the impression that this arrangement is set in stone with regard to management or of the parks together, but but that's been discussed at the staff level and that appears to be the direction we're going in with regard to fire and law enforcement.

3:25:54.991 --> 3:26:0.31

Dave DeGrandpre

Again, there would be provided by city police with phased installation of hydrants.

3:26:1.601 --> 3:26:14.831

Dave DeGrandpre

One thing of note is impacts on schools, so the application estimates that between 50 and 126 new school age children would reside within this subdivision at full build out.

3:26:15.621 --> 3:26:29.301

Dave DeGrandpre

The developers, Agent 406 engineering, contacted Missoula County Public Schools just over a year ago in 2023, and then Superintendent Russ Lodge wrote back, indicating that there are no concerns.

3:26:30.271 --> 3:26:43.281

Dave DeGrandpre

But with the subdivision and the impact of of the subdivision and the new students particularly given the the phased timeline of the development, so I wanted to make sure that was clear at this point.

3:26:43.531 --> 3:26:50.321

Dave DeGrandpre

School age children are picked up umm less than 1/4 of a mile away at the Mount Jumbo School.

3:26:51.71 --> 3:26:53.831

Dave DeGrandpre

But I don't know if those things change over time.

3:26:53.841 --> 3:27:1.21

Dave DeGrandpre

There's the possibility that bus routes could change as more students enter the subdivision, and again no impacts to the public.

3:27:1.31 --> 3:27:5.411

Dave DeGrandpre

Schools were noted by the school district, so I wanted to make that clear.

3:27:8.81 --> 3:27:22.661

Dave DeGrandpre

In terms of transportation elements, so there are several public streets and alleys that are proposed all proposed to be built by the developer and dedicated to the city in phases, with new connections to summer St to the South and Waterside Drive to the north.

3:27:24.71 --> 3:27:35.271

Dave DeGrandpre

The new streets all include appropriately sized travel lanes, parking lanes, curb and gutter boulevards and sidewalks, with some minor exceptions, that I'll get to here shortly in a particular interest.

3:27:35.281 --> 3:27:54.111

Dave DeGrandpre

I know is Summer St because according to the traffic impact study, it's projected to receive approximately 90% of the new traffic from this subdivision or at full build out about 2000 trips per day, which is pretty substantial given the traffic volumes that are there right now go to mitigate that impact.

3:27:54.121 --> 3:27:58.491

Dave DeGrandpre

And currently summers, it has two travel lanes.

3:27:58.771 --> 3:27:59.571

Dave DeGrandpre

Informal.

3:27:59.581 --> 3:28:7.591

Dave DeGrandpre

Kind of parking off to the side of the streets, but no curb, no gutter and no, well, intermittent sidewalks or sidewalks in some areas.

3:28:7.601 --> 3:28:10.71

Dave DeGrandpre

But it's a fairly rural.

3:28:11.761 --> 3:28:12.611

Dave DeGrandpre

Section of road.

3:28:12.621 --> 3:28:15.411

Dave DeGrandpre

And so the developer has been working with Missoula County.

3:28:15.421 --> 3:28:30.271

Dave DeGrandpre

Missoula County maintains the road and so has been working with Missoula County to design improvements and at this stage those improvements include revamped travel lanes, parking lanes, more formal parking lanes on both sides and sidewalks.

3:28:30.281 --> 3:28:32.331

Dave DeGrandpre

But the final design is yet to be worked out.

3:28:32.341 --> 3:28:46.401

Dave DeGrandpre

Again, that's a condition of approval as well, that those improvements be made prior to the recording of phase one of the subdivision and the improvements would extend over 2000 feet from the subdivision itself.

3:28:46.491 --> 3:28:47.521

Dave DeGrandpre

All the way to Hwy.

3:28:47.531 --> 3:28:51.761

Dave DeGrandpre

200 board members you may know improvements are planned to Hwy.

3:28:51.831 --> 3:29:2.981

Dave DeGrandpre

200 to make it a complete St funding has been secured for that, according to Aaron Wilson, who works at the Metropolitan Planning Organization, which represents both the city and the county.

3:29:2.991 --> 3:29:4.471

Dave DeGrandpre

Plans are being developed currently.

3:29:4.571 --> 3:29:19.441

Dave DeGrandpre

We don't have a schedule for those improvements, but again, they're in the works and no improvements are planned to water side drive according to the traffic impact study that would only receive about 10% of the traffic from this subdivision.

3:29:21.831 --> 3:29:29.101

Dave DeGrandpre

Another couple of criteria are impacts to the natural environment and wildlife and wildlife habitat.

3:29:29.931 --> 3:29:32.921

Dave DeGrandpre

So the Clark Fork River, of course, is adjacent to the east.

3:29:33.211 --> 3:29:46.201

Dave DeGrandpre

The property contains approximately 1675 feet of river frontage, which is proposed to be dedicated to the city and managed by the Parks and Recreation Department for Conservation and recreation purposes.

3:29:46.631 --> 3:29:49.661

Dave DeGrandpre

There is a narrow floodplain area along the river.

3:29:49.851 --> 3:29:56.81

Dave DeGrandpre

I think it's about 30 feet at most in width and no development of course, is proposed within the floodplain.

3:29:57.351 --> 3:30:2.421

Dave DeGrandpre

The riverfront is also vegetated with grass, shrubs and riparian vegetation.

3:30:3.71 --> 3:30:8.241

Dave DeGrandpre

There's also a narrow strip of wetlands along a port in the northern portion of the river frontage.

3:30:8.411 --> 3:30:14.611

Dave DeGrandpre

Again, these areas are not planned to be disturbed and no lot would contain riparian vegetation.

3:30:16.461 --> 3:30:24.851

Dave DeGrandpre

The Missouri Conservation District commented on this proposal and said that a 310 permit would be required prior to construction.

3:30:25.61 --> 3:30:33.991

Dave DeGrandpre

So that's to protect water quality, make sure that stormwater is effectively managed, that sediment from construction doesn't impact water quality, et cetera.

3:30:34.91 --> 3:30:38.351

Dave DeGrandpre

So a 310 permit would be required prior to pathway construction for the Riverfront Trail.

3:30:39.721 --> 3:30:48.11

Dave DeGrandpre

And that's that's a condition of approval that's recommended also all storm water improvements would be contained on site from both the streets and homes.

3:30:48.291 --> 3:30:50.501

Dave DeGrandpre

And those are conditions of approval as well.

3:30:51.451 --> 3:30:51.691

Dave DeGrandpre

Umm.

3:30:52.51 --> 3:30:57.811

Dave DeGrandpre

Additional trees are proposed along the trail and in the parks and also along the building lots.

3:30:58.751 --> 3:31:2.791

Dave DeGrandpre

Disturbed areas will be landscaped and managed for for noxious weeds and stormwater control.

3:31:4.1 --> 3:31:9.701

Dave DeGrandpre

Uh, the property does contain pasture grasses and other vegetation that provide important wildlife habitat.

3:31:9.861 --> 3:31:14.241

Dave DeGrandpre

We received comments from it's from Autobahn.

3:31:14.251 --> 3:31:37.61

Dave DeGrandpre

Also fish, wildlife and parks provided detailed comments in your packet saying that this area does provide important wildlife habitat for for Fish and Wildlife, and they recommended living with wildlife type covenants not to alert residents to the potential and hopefully mitigate the potential for human wildlife interaction and conflict.

3:31:37.71 --> 3:31:39.291

Dave DeGrandpre

And that's recommended as a condition of approval.

3:31:40.891 --> 3:31:51.321

Dave DeGrandpre

One thing I wanna just mention is several comments requested, larger river setbacks and so and similar setbacks that are adopted by the county.

3:31:51.331 --> 3:31:56.661

Dave DeGrandpre

The county has much more stringent setback and buffering requirements from water bodies than the city does.

3:31:57.451 --> 3:32:0.821

Dave DeGrandpre

The city has not adopted specific setbacks from water bodies.

3:32:0.831 --> 3:32:7.621

Dave DeGrandpre

The city has more general approach, requiring the developer to provide a plan for managing right perian vegetation.

3:32:7.631 --> 3:32:19.351

Dave DeGrandpre

Not encroaching the right perian areas and and providing a buffer which the developer did in this case and that's again the riparian area, the riverfront would be managed by the city in this case.

3:32:19.361 --> 3:32:32.441

Dave DeGrandpre

So it's a slightly different animal than we usually see, but no, no structure would be built closer than 60 feet from the river as currently laid out and all structures and development would be outside of any floodplain.

3:32:34.301 --> 3:32:45.41

Dave DeGrandpre

There are some existing structures, some homes, and I think it's a kennel building on the property that were investigated for historic significance and were found not to be of historic value.

3:32:47.571 --> 3:32:47.921

Dave DeGrandpre

Umm.

3:32:48.231 --> 3:32:49.721

Dave DeGrandpre

Let's see public health and safety.

3:32:49.731 --> 3:32:54.141

Dave DeGrandpre

So I mentioned earlier lack of hazard, so no unstable soils.

3:32:54.151 --> 3:32:56.321

Dave DeGrandpre

I voltage power lines or high pressure gas lines.

3:32:56.331 --> 3:32:57.601

Dave DeGrandpre

No development in the floodplain.

3:32:58.351 --> 3:33:10.571

Dave DeGrandpre

The property is within the wildland urban interface area of concern for wildland fire and so, as is typical in the city, there are recommended conditions to include Fire Protection guidelines in the covenants.

3:33:12.41 --> 3:33:21.881

Dave DeGrandpre

The property is also in the air stagnation zone, and so a prohibition on wood burning devices and similar mitigation is also recommended to be included in the covenants.

3:33:23.781 --> 3:33:25.811

Dave DeGrandpre

Uh, let's see.

3:33:25.821 --> 3:33:42.881

Dave DeGrandpre

I've already talked about utility services area connection to city water and sewer fire hydrants and again 2 ingresses and egresses roots for for residents, and there are several recommended conditions of approval that address St and public safety type requirements.

3:33:43.591 --> 3:33:52.581

Dave DeGrandpre

So the proper the subdivision includes several variants requests, and each variance request needs to be reviewed based on these criteria.

3:33:53.211 --> 3:34:1.341

Dave DeGrandpre

Generally the the conditions must be unique to the property and not not applicable generally to other property.

3:34:2.131 --> 3:34:14.161

Dave DeGrandpre

Umm, typically variances are are appropriately granted when when they're based on their questions based on physical physical surroundings, shape, topographical conditions, etcetera.

3:34:14.171 --> 3:34:35.651

Dave DeGrandpre

And an undue hardship to the owner would result if the strict requirements of these regulations aren't forced, the hardship should not be created by the applicants and granting the variance will not result in a threat to public health, safety or welfare be injurious to other persons or property caused an increase in public costs or violate the provisions of zoning or a growth policy.

3:34:37.971 --> 3:34:43.201

Dave DeGrandpre

So there's some detail here, but but I think it's important to go through them.

3:34:43.211 --> 3:34:52.611

Dave DeGrandpre

So the first one, variance request number one is the developer is requesting on the majority of the streets within the subdivision.

3:34:52.621 --> 3:34:55.511

Dave DeGrandpre

So new streets, 62 feet of right of way.

3:34:55.521 --> 3:34:57.871

Dave DeGrandpre

Easement as opposed to 70 feet.

3:34:57.881 --> 3:35:4.951

Dave DeGrandpre

It's typically required on an urban local residential St and so these are all on site roadways.

3:35:5.121 --> 3:35:17.941

Dave DeGrandpre

As you can see from the diagram, all of the streets would include 10 foot Dr Lanes, 8 foot parking lanes, curbs and gutter 7 foot, 7 foot boulevards, and five foot sidewalks.

3:35:18.591 --> 3:35:27.381

Dave DeGrandpre

So they all have all of the physical elements of a standard City street, but the deviation or the variance request is for a narrower right of way.

3:35:27.391 --> 3:35:40.181

Dave DeGrandpre

So it's 62 feet instead of 70, and so, you know, in this case, as we saw earlier, the property is relatively flat and it's proposed to be recreated.

3:35:40.371 --> 3:35:50.71

Dave DeGrandpre

So a 70 foot right of way is usually needed for a margin of error and so this graphic that you see right here shows a street crossing a steep hillside.

3:35:50.201 --> 3:35:52.331

Dave DeGrandpre

And so when you do that, you need larger area.

3:35:52.341 --> 3:35:54.151

Dave DeGrandpre

You have cuts on the uphill side.

3:35:54.161 --> 3:36:4.231

Dave DeGrandpre

You have fills on the downhill side and those need to be graded so that so that all the sediment doesn't run off and plantings can adhere can take place.

3:36:4.421 --> 3:36:12.541

Dave DeGrandpre

So a wider right of way width is required in some circumstances, steeper areas being a primary one.

3:36:12.821 --> 3:36:14.171

Dave DeGrandpre

In this case the.

3:36:16.131 --> 3:36:19.751

Dave DeGrandpre

Where these roads are proposed are relatively flat.

3:36:19.911 --> 3:36:23.781

Dave DeGrandpre

There are not really cut and fill slopes that are that are needed.

3:36:23.911 --> 3:36:29.921

Dave DeGrandpre

Some small ones here and there, but it's based on the road plans provided in the applications that they're they're quite minor.

3:36:29.931 --> 3:36:46.811

Dave DeGrandpre

So really the only difference is 8 feet less of right away is proposed instead of so 62 instead of 70, and again the 70 foot standard includes extra area for margin of safety in case additional room is needed and staff is recommended that that variance be approved.

3:36:50.51 --> 3:37:6.101

Dave DeGrandpre

The second variance request is for a short stretch of water side drive, so this is at the very North End of the subdivision where it would have but and connect to the existing water side drive in the subdivision to the north and the water's edge subdivision to the north.

3:37:6.471 --> 3:37:8.531

Dave DeGrandpre

So in the water.

3:37:8.541 --> 3:37:18.631

Dave DeGrandpre

And so this is a 1400 sorry 415 foot segment of Rd of Waterside Dr internal to the subdivision where 54 foot right of way is proposed.

3:37:19.341 --> 3:37:20.451

Dave DeGrandpre

Umm and.

3:37:22.111 --> 3:37:23.761

Dave DeGrandpre

Again, all physical.

3:37:24.11 --> 3:37:24.561

Dave DeGrandpre

Ohh sorry.

3:37:24.571 --> 3:37:31.161

Dave DeGrandpre

There's one more element of this and that is it would have one parking lane on the West side instead of two as would be standard.

3:37:31.271 --> 3:37:32.761

Dave DeGrandpre

And so that's the variance request.

3:37:32.851 --> 3:37:33.621

Dave DeGrandpre

So it's it, never.

3:37:33.631 --> 3:37:34.481

Dave DeGrandpre

We're right of way.

3:37:34.591 --> 3:37:36.91

Dave DeGrandpre

And then also one parking lane.

3:37:37.241 --> 3:37:41.111

Dave DeGrandpre

Uh Waters Edge drive, or sorry, Waterside drive in.

3:37:41.121 --> 3:37:43.741

Dave DeGrandpre

The water's edge subdivision also has a 54 foot right of way.

3:37:45.361 --> 3:37:53.211

Dave DeGrandpre

And this section of the internal Rd would have a 54 foot wide right away and the idea is to match those rows to connect those two roads together.

3:37:53.601 --> 3:37:54.71

Dave DeGrandpre

Really.

3:37:54.81 --> 3:38:0.941

Dave DeGrandpre

And and the adjacent roadway also has only one parking lane and it has sidewalk on only one side of the street.

3:38:1.581 --> 3:38:11.711

Dave DeGrandpre

I'm this proposal for the 14 or sorry 415 feet of waterside Dr would have parking lane on the same side of the street East side, but it would have two sidewalks.

3:38:13.431 --> 3:38:17.281

Dave DeGrandpre

So again, the SUBDIVIDER proposes to meet and match the off-site waterside drive.

3:38:18.921 --> 3:38:19.331

Dave DeGrandpre

Umm.

3:38:19.861 --> 3:38:26.221

Dave DeGrandpre

And the design is intended here, in part to reduce vehicular trips going north into the adjacent subdivision.

3:38:27.71 --> 3:38:32.471

Dave DeGrandpre

Umm, all the lots adjacent to this, so there are 14 lots adjacent to this stretch of Rd.

3:38:32.551 --> 3:38:52.471

Dave DeGrandpre

All have on street parking, so having 11 parking lane on the east side shouldn't be too big a deal cause again, all lots are designed with at least two parking spaces and conditions to the north in the water side, in the water's edge subdivision indicate that there really isn't a public health safety or general welfare type issue.

3:38:52.681 --> 3:39:11.81

Dave DeGrandpre

Again, simply it's 16 foot reduction in right of way and the application states the variance as needed to match the existing off-site roadway as well as umm and and to to require additional right of way where it wouldn't match the adjacent one would be an undue hardship.

3:39:13.591 --> 3:39:26.521

Dave DeGrandpre

Various #3 is for a sidewalk on Aspire Loop to be only on one side of the street for approximately 460 feet.

3:39:26.831 --> 3:39:39.41

Dave DeGrandpre

So Aspire Loop is again it's a low density urban local St this road, this section of Rd would have all the functional elements of a city street meaning drive lanes, parking lanes, curb and gutter.

3:39:39.51 --> 3:39:43.41

Dave DeGrandpre

But there's just in one section, it's 460 feet long.

3:39:43.311 --> 3:39:53.991

Dave DeGrandpre

There would only be a sidewalk on the east side of the road and you can see from the topographic map that there is I mentioned this earlier on the West side of the subdivision there's a little Rd bed.

3:39:54.241 --> 3:39:57.371

Dave DeGrandpre

There's an embankment and so that's where this sidewalk.

3:39:57.381 --> 3:39:59.731

Dave DeGrandpre

That's what it would run into, and this is adjacent to the park.

3:39:59.821 --> 3:40:1.951

Dave DeGrandpre

It's not adjacent to lots on the West side.

3:40:2.391 --> 3:40:7.31

Dave DeGrandpre

A street crossing is proposed, or actually two St Crossings, one up here at the north.

3:40:7.851 --> 3:40:17.221

Dave DeGrandpre

Uh, where sidewalks would would meet one here at the West staff is recommending approval of this finding that it's not not a real public health and safety issue.

3:40:17.591 --> 3:40:22.291

Dave DeGrandpre

This is a little bit of an off the beaten path section of the subdivision Rd.

3:40:22.371 --> 3:40:24.581

Dave DeGrandpre

It's not a main North S thoroughfare.

3:40:24.811 --> 3:40:31.551

Dave DeGrandpre

I don't see it as having a real high volume of traffic and the condition that's unique to the property is the slope along the boundary.

3:40:31.561 --> 3:40:41.211

Dave DeGrandpre

So again, we are we are recommending approval of this variance request for one sidewalk instead of two for 460 feet of Aspire loop.

3:40:43.111 --> 3:41:2.1

Dave DeGrandpre

And then the 4th variance request is about block lengths, so the City Subdivision regulations state that a block cannot be more than 480 feet long, and the idea is to provide connections and a walkable community so that traffic isn't completely funneled in one place or another.

3:41:2.11 --> 3:41:8.131

Dave DeGrandpre

But there are ways to disperse traffic, and this is at the southwest corner of the subdivision.

3:41:8.141 --> 3:41:17.491

Dave DeGrandpre

The road that you see there in the left map is Summer St and so the proposed block length is 1287 feet.

3:41:18.201 --> 3:41:24.71

Dave DeGrandpre

One of the issues that the aspired subdivision is up against here is to the West are already developed lots.

3:41:24.81 --> 3:41:26.521

Dave DeGrandpre

That's what the aerial photo on the right shows.

3:41:27.301 --> 3:41:29.211

Dave DeGrandpre

Umm you can see.

3:41:29.261 --> 3:41:30.311

Dave DeGrandpre

Let's see here.

3:41:30.481 --> 3:41:32.31

Dave DeGrandpre

So I'm on the aerial photo.

3:41:32.41 --> 3:41:37.491

Dave DeGrandpre

If you can see my cursor, there's that cul-de-sac area of Canyon View Dr that's right here.

3:41:37.531 --> 3:41:40.121

Dave DeGrandpre

So you can kind of get a sense of where we are on both maps.

3:41:40.131 --> 3:41:56.761

Dave DeGrandpre

They're intended to more or less match, but you can see that there are homes that are already built along the western side of the subdivision, so there really isn't opportunity to connect to the West and and staff again recommending a condition of approval that there is a hardship.

3:41:57.231 --> 3:42:0.521

Dave DeGrandpre

It's unique to the property and that the area to the West is already developed.

3:42:0.731 --> 3:42:19.711

Dave DeGrandpre

You really can't make a connection, so it would be an undue hardship to not grant the variance one just point of note is that the black line that you see here is where there's a sewer main that exists along the property currently, and there's a sewer main access Rd that's proposed.

3:42:20.221 --> 3:42:45.501

Dave DeGrandpre

Umm, the county parks trails and open lands expressed a little bit of concern with having the Western park adjacent to the Canyon View Park and requested a pathway be made from a spotter from Summers Drive here in the subdivision through Canyon View Park, up to Robinson St so that would be a condition of approval is that this little segment be paved and it also be taken out to Robinson St through the subdivision.

3:42:48.491 --> 3:42:57.641

Dave DeGrandpre

The 5th variance request and I promise you I'm getting there is again for block length and this is for a block that's farther to the South of the subdivision.

3:42:57.691 --> 3:43:0.311

Dave DeGrandpre

Again, the maximum length is 480 feet.

3:43:1.641 --> 3:43:16.61

Dave DeGrandpre

The request here is for 547 foot block and the developers is proposing A10 foot public access easement between lots right about the center of the block that would connect with the sidewalk.

3:43:16.71 --> 3:43:17.561

Dave DeGrandpre

Here it just across the street.

3:43:18.741 --> 3:43:23.741

Dave DeGrandpre

Uh, granting this variance would not be a threat to public health, safety or welfare, or be injurious to other properties.

3:43:24.751 --> 3:43:31.221

Dave DeGrandpre

The request is due to the long, narrow shape of the property with the river on one side and existing development on the other.

3:43:31.651 --> 3:43:34.201

Dave DeGrandpre

These conditions are site specific and unique to the property.

3:43:35.51 --> 3:43:43.121

Dave DeGrandpre

It will not violate growth policy or zoning provisions, would not increase public costs, and the hardship was not created by the applicant.

3:43:43.131 --> 3:43:49.511

Dave DeGrandpre

So staff is recommending approval of this variance request for block length for the lots that you see here as well.

3:43:52.631 --> 3:43:57.81

Dave DeGrandpre

And here's another here's another block length request.

3:43:57.91 --> 3:43:58.321

Dave DeGrandpre

Ohh no, this is the same one.

3:43:58.331 --> 3:44:14.441

Dave DeGrandpre

I guess I wanted to show umm that this road Hartwood Place that travels NS really would kind of end right at this block and it would basically this this intersection would act to slow vehicle speeds and disperse traffic.

3:44:14.621 --> 3:44:22.311

Dave DeGrandpre

So just wanted to illustrate that situation and then on to #6, we have another block, the ranked block length request.

3:44:22.901 --> 3:44:26.931

Dave DeGrandpre

This is along the east side of the subdivision along the river.

3:44:27.61 --> 3:44:31.471

Dave DeGrandpre

It's a similar situation to the request along the West side of the subdivision.

3:44:31.701 --> 3:44:37.551

Dave DeGrandpre

They're obviously no connections that can be made across the river, short of building a bridge, and I don't think anyone in favor of that.

3:44:38.881 --> 3:44:52.351

Dave DeGrandpre

So in order to mitigate the impacts to provide connection to the Riverfront Trail, the developer is proposing 10 foot breaks between the lots and they would actually be another access down at the South end as well.

3:44:52.401 --> 3:45:4.691

Dave DeGrandpre

So to break up the blocks a little bit visually, to provide pedestrian access and and build 8 foot wide paths within the 10 foot brakes is the mitigation that's proposed against staff recommends approval.

3:45:4.841 --> 3:45:7.491

Dave DeGrandpre

Really these this is a condition that's unique to the property.

3:45:7.741 --> 3:45:11.391

Dave DeGrandpre

Not much can be done about it, you know, these infill projects are difficult.

3:45:11.641 --> 3:45:28.351

Dave DeGrandpre

You saw earlier a Greenfield type project and and really our subdivision regulations are kind of made for that type of development where you have a flatter area that can be developed in a grid pattern oftentimes or maybe a suburban type development in urban infill.

3:45:28.361 --> 3:45:28.771

Dave DeGrandpre

It's.

3:45:28.811 --> 3:45:31.151

Dave DeGrandpre

You're there is flexibility that's required.

3:45:31.161 --> 3:45:39.921

Dave DeGrandpre

So, and particularly when there are hardships or conditions that are unique to the property, it's as you know, planning board members, variance is a pretty common under these circumstances.

3:45:41.631 --> 3:45:54.161

Dave DeGrandpre

And then the second to the last request is for our Subdivision regulations require each lot to a, but upon and have access to a public or private street or Rd uh.

3:45:55.381 --> 3:45:58.431

Dave DeGrandpre

So the word is an interesting situation.

3:45:58.441 --> 3:46:0.521

Dave DeGrandpre

So I'm ohh actually.

3:46:2.771 --> 3:46:4.981

Dave DeGrandpre

These lots are proposed for 10 plexes.

3:46:5.591 --> 3:46:17.561

Dave DeGrandpre

They all have access, so it's lot 6265 and 66 they are, but on for for vehicular access to alleys, the southern one along the Interstate is a 20 foot 20 foot.

3:46:17.771 --> 3:46:20.271

Dave DeGrandpre

Sorry, 25 foot alley.

3:46:21.341 --> 3:46:25.211

Dave DeGrandpre

The one to the north along Lot 62 is a 20 foot wide alley.

3:46:25.221 --> 3:46:34.231

Dave DeGrandpre

The difference in size is so there could be a 5 foot planting strip along the Interstate where trees are proposed, so each of the lots would have vehicular access.

3:46:35.441 --> 3:46:47.191

Dave DeGrandpre

Uh, and between the lots is a 20 foot pedestrian access easement shown in the dark black line, so each of the lots would have both vehicular access and also pedestrian access.

3:46:47.521 --> 3:46:52.751

Dave DeGrandpre

And in this case these lots, like I said, are proposed with 10 plexes.

3:46:53.461 --> 3:46:59.141

Dave DeGrandpre

Umm, no more than 35 feet in height but multi dwelling buildings nonetheless.

3:46:59.411 --> 3:47:6.331

Dave DeGrandpre

And so oftentimes in apartment type complexes, you'll see private streets that are internal to those complexes.

3:47:6.441 --> 3:47:10.601

Dave DeGrandpre

And in this case, each of these, each of the 10 plexes would be on an individual lot.

3:47:11.411 --> 3:47:11.801

Dave DeGrandpre

Umm.

3:47:12.411 --> 3:47:14.941

Dave DeGrandpre

And so access would come from the rear.

3:47:14.951 --> 3:47:25.41

Dave DeGrandpre

Vehicular access would come from the rear and the structures would face each other, and so here are some illustrations that the developer sent showing cottage court type development.

3:47:25.51 --> 3:47:37.941

Dave DeGrandpre

You can see that that fronts of homes are facing each other across a green space, with pedestrian facilities in between and the rear of the structures is that is where the vehicular access occurs.

3:47:38.111 --> 3:47:40.311

Dave DeGrandpre

So that's what's proposed in this case.

3:47:44.441 --> 3:47:44.791

Dave DeGrandpre

Umm.

3:47:47.461 --> 3:47:48.191

Dave DeGrandpre

Let's see.

3:47:48.201 --> 3:48:1.871

Dave DeGrandpre

So in terms of the findings, you know it's it's unique to the property in that if the developer

chose to develop this as one lot created one huge lot, there wouldn't be a variance that's necessary.

3:48:1.881 --> 3:48:5.451

Dave DeGrandpre

A road could be wrapped around it and there would be 1 lot that all would have access.

3:48:5.461 --> 3:48:11.291

Dave DeGrandpre

But given the fact that he's trying to subdivide these in individual lots, that's where the variance comes into effect.

3:48:11.301 --> 3:48:15.781

Dave DeGrandpre

So it's a condition that's somewhat unique to the property for smaller apartment complexes.

3:48:16.651 --> 3:48:25.261

Dave DeGrandpre

Umm, the development in this area would be unique to the property, somewhat site specific and not applicable generally to other property.

3:48:25.331 --> 3:48:38.401

Dave DeGrandpre

It certainly won't violate any growth policy or zoning provisions, would not increase public costs, and the hardship is based on conditions not created by the applicant, but really the fact that the subdivision regulations are not great.

3:48:38.611 --> 3:48:45.171

Dave DeGrandpre

There are not a one size fits all type of approach and so some flexibility is often required.

3:48:45.231 --> 3:48:51.171

Dave DeGrandpre

And then finally another block length variance request for this entire block.

3:48:51.181 --> 3:48:58.401

Dave DeGrandpre

Each of these faces that are on a street is or an alley for that matter, is over 480 feet.

3:48:59.821 --> 3:49:5.331

Dave DeGrandpre

You know, the word block is is not very well defined in our subdivision regulations.

3:49:5.341 --> 3:49:11.211

Dave DeGrandpre

It's a group of lots tracks or parcels within well defined fixed locations.

3:49:11.581 --> 3:49:12.551

Dave DeGrandpre

So what does that mean?

3:49:12.921 --> 3:49:20.411

Dave DeGrandpre

Staff typically interprets that and has interpreted it to mean a group of lots bounded by streets under our subdivision regulations.

3:49:20.421 --> 3:49:24.121

Dave DeGrandpre

Alleys are not considered streets, so it's a bit of a technical. You know.

3:49:24.941 --> 3:49:25.191

Dave DeGrandpre

Uh.

3:49:25.461 --> 3:49:28.11

Dave DeGrandpre

Hate to get legalistic, but that's kind of the world we live in.

3:49:28.201 --> 3:49:37.31

Dave DeGrandpre

When we're doing subdivision review, so essentially again each of these, each of these lots would have vehicular access and pedestrian access.

3:49:37.661 --> 3:50:1.651

Dave DeGrandpre

The fire department is indicated they can serve the lots and provide access to each of the future structures, so there isn't a public health and safety threat would not be injurious to any other properties and it's it's based on really the desire to create a mixture of housing

types as called for in the growth policy, which is not always available under under the strict application of subdivision rules.

3:50:4.981 --> 3:50:10.931

Dave DeGrandpre

And so we have several motions, 10 different motions that are recommended by staff.

3:50:11.281 --> 3:50:29.241

Dave DeGrandpre

The first one would be to approve the uh and approved the adoption of an ordinance to rezone the property, as shown illegally described in exhibit A&B from RT 5.4 residential to RT 5.4 residential slash NCAA Aspire neighborhood character overlay.

3:50:30.551 --> 3:50:49.811

Dave DeGrandpre

Then we move on to the different variance requests and then finally on to condition #10 would be a recommended approval of the ASPIRE Phase Subdivision preliminary plat application subject to the recommended conditions of approval based on the findings of fact and conclusions of law in the staff report.

3:50:51.471 --> 3:51:5.81

Dave DeGrandpre

And so I know that was a whole lot of information, but I'd be happy to try to answer any questions or I know that 406 engineering, the subdivider agent is here and could also I'm sure is also interested in speaking to you.

3:51:5.571 --> 3:51:7.121

Dave DeGrandpre

And so, however you'd like to proceed.

3:51:9.201 --> 3:51:9.511

Analeshia Rodriguez

Great.

3:51:9.521 --> 3:51:10.591

Analeshia Rodriguez

Thank you, Dave.

3:51:10.671 --> 3:51:12.531

Analeshia Rodriguez

I'm very informative.

3:51:14.421 --> 3:51:18.811

Analeshia Rodriguez

Does the 406 engineering representative have anything to?

3:51:21.81 --> 3:51:22.791

Analeshia Rodriguez

Quick presentation, a lot of it all.

3:51:22.911 --> 3:51:29.221

Analeshia Rodriguez

I'll try and speed through it, cause a lot of it is what Dave just went over, but I'm Brian Throckmorton with 406.

3:51:29.231 --> 3:51:29.701

Analeshia Rodriguez

Engineering.

3:51:31.501 --> 3:51:35.471

Analeshia Rodriguez

I'm not sure might have to allow me to share.

3:51:38.691 --> 3:51:42.521

Dave DeGrandpre

In the meantime, if the board would like, I can talk a little bit about public comments or we can do that later.

3:51:42.531 --> 3:51:49.591

Dave DeGrandpre

We have received over 20 public comments and I could just summarize some of those if that would be helpful or again we could hit it, hit it later.

3:51:51.171 --> 3:51:51.561

Analeshia Rodriguez

Yeah.

3:51:51.571 --> 3:51:54.971

Analeshia Rodriguez

Why don't you go ahead and do that while if we got your screen shared yet?

3:51:55.61 --> 3:51:56.191

Analeshia Rodriguez

Yeah, I can go too.

3:51:56.201 --> 3:51:57.531

Analeshia Rodriguez

So what have you guys think is best?

3:51:58.451 --> 3:52:3.671

Analeshia Rodriguez

Umm, why don't you go ahead and present and then we'll do public comment and then ideally we'll move to public comment.

3:52:9.871 --> 3:52:10.401

Analeshia Rodriguez

Let's do this.

3:52:21.211 --> 3:52:32.961

Analeshia Rodriguez

Make it easier for to see so this by our subdivision that some of the renderings I'm gonna show you you'll notice are the actual houses that are proposed for the lots, including the multifamily.

3:52:32.971 --> 3:52:33.791

Analeshia Rodriguez

It's set.

3:52:33.931 --> 3:52:38.101

Analeshia Rodriguez

We can show where the views are with the backdrop of the existing mountains.

3:52:38.111 --> 3:52:44.621

Analeshia Rodriguez

So these are pretty realistic views of what this subdivision all look like as we kind of move forward.

3:52:44.631 --> 3:52:48.531

Analeshia Rodriguez

So you guys can kind of have a street side visual of this property?

3:52:50.211 --> 3:52:53.121

Analeshia Rodriguez

So did Dave did go over kind of location?

3:52:53.131 --> 3:52:56.841

Analeshia Rodriguez

One thing I do wanna highlight is the Mount Jumbo School.

3:52:56.851 --> 3:52:59.21

Analeshia Rodriguez

I think we'll talk about that a little bit later.

3:52:59.71 --> 3:53:8.131

Analeshia Rodriguez

As far as you know, Russ Lodge did say no impacts that he could see, but one thing they did say is the possibility that that school right now is closed down.

3:53:8.141 --> 3:53:14.751

Analeshia Rodriguez

So we have all these schools that have these impacts that are struggling or over full and you have a complete school.

3:53:14.761 --> 3:53:24.161

Analeshia Rodriguez

If it doesn't have a single student in it, this property may add enough students to allow that to open back up, and then students won't have to be bussed out of East Missoula.

3:53:24.171 --> 3:53:28.61

Analeshia Rodriguez

So you know that is very close proximity to this property.

3:53:28.151 --> 3:53:29.981

Analeshia Rodriguez

That could be a big benefit for the community.

3:53:35.841 --> 3:53:46.111

Analeshia Rodriguez

So I know a lot of people, the concern with these Missoula is the city, county divide and what that really means, they've hit on it a little bit earlier.

3:53:46.121 --> 3:53:49.551

Analeshia Rodriguez

But here is the city's growth policy.

3:53:49.561 --> 3:53:57.901

Analeshia Rodriguez

On the left, the land use development the county uses on the right as you can see, they're both 3 to 1111 dwelling.

3:53:57.911 --> 3:54:2.1

Analeshia Rodriguez

It's an acre, so they're right there, you know, Dave talked about the zoning.

3:54:2.11 --> 3:54:6.141

Analeshia Rodriguez

What they're really means the maximum that each zoning would be allowed.

3:54:6.571 --> 3:54:10.101

Analeshia Rodriguez

So they are very, very similar.

3:54:10.111 --> 3:54:14.501

Analeshia Rodriguez

It's not like this this project by going into the city is gonna double.

3:54:14.511 --> 3:54:14.881

Analeshia Rodriguez

What?

3:54:14.891 --> 3:54:18.121

Analeshia Rodriguez

What it could do in the county so that there are similar to same.

3:54:20.101 --> 3:54:26.351

Analeshia Rodriguez

This this will have 7.1 dwelling units an acre which is right in the middle of both growth policies.

3:54:27.331 --> 3:54:37.621

Analeshia Rodriguez

So it's it's kind of blending and when you go back and look at a lot of what's growth policies even with the county are both of them focus on a mix of housing types.

3:54:38.721 --> 3:54:51.111

Analeshia Rodriguez

So in the proposal for aspire, you'll find that you're gonna have some larger houses along the river, some smaller single family, and this is mostly single family.

3:54:52.41 --> 3:54:56.371

Analeshia Rodriguez

So to the South, we do have 10 lots that have multifamily on it.

3:54:56.781 --> 3:55:1.871

Analeshia Rodriguez

It's a mix of five plexes and temples, and I'll show you some renderings of what those will look like.

3:55:1.941 --> 3:55:3.711

Analeshia Rodriguez

It's not quite what you what you think.

3:55:3.721 --> 3:55:4.771

Analeshia Rodriguez

Once show them to you.

3:55:5.241 --> 3:55:11.191

Analeshia Rodriguez

But in total, there's probably about 80 units that'll go on those ten lots.

3:55:11.781 --> 3:55:12.971

Analeshia Rodriguez

So between the mix.

3:55:12.981 --> 3:55:21.261

Analeshia Rodriguez

So in total the this subdivision is proposing 252 units at so 7.1 dwelling units an acre.

3:55:23.881 --> 3:55:29.111

Analeshia Rodriguez

So starting with the multifamily renderings, this is what what the five Plex is will look like.

3:55:29.201 --> 3:55:31.811

Analeshia Rodriguez

So they'll all have ground floor entrances.

3:55:32.81 --> 3:55:33.381

Analeshia Rodriguez

Entrances are in the front.

3:55:33.391 --> 3:55:42.661

Analeshia Rodriguez

The back will be garages, so when we look again at the pedestrian access to the front is more of a college course.

3:55:42.671 --> 3:55:52.701

Analeshia Rodriguez

We have some more renderings to kind of show exactly what that means put together, but then the back is more of a drive to find a parking spot, not a through St.

3:55:53.51 --> 3:56:11.531

Analeshia Rodriguez

So when we look at that variance, we're looking more to find, you know, how do we do in a typical multifamily area development where you have private aisles where you're looking to find a parking spot, slowly drive through lookout for brasilians versus a true through St.

3:56:13.451 --> 3:56:15.721

Analeshia Rodriguez

Here's another rendering of what the temples are.

3:56:16.171 --> 3:56:21.571

Analeshia Rodriguez

These are basically the five plexes just stacked together so similar.

3:56:21.651 --> 3:56:25.671

Analeshia Rodriguez

Same kind of idea, you know, every unit has a garage.

3:56:25.681 --> 3:56:26.781

Analeshia Rodriguez

Every unit has a front door.

3:56:27.631 --> 3:56:30.141

Analeshia Rodriguez

Uh, you know, multiple bedrooms.

3:56:30.451 --> 3:56:35.981

Analeshia Rodriguez

So more of a row house style versus a true kind of apartment complex.

3:56:35.991 --> 3:56:45.821

Analeshia Rodriguez

Again, trying to blend what's already there and E Missoula lot of single family and then adding the multifamily have not true apartment but more of a row house style.

3:56:46.691 --> 3:56:49.621

Analeshia Rodriguez

This is what the cottage court would look like.

3:56:50.11 --> 3:56:59.391

Analeshia Rodriguez

So this is looking down at one of the corners of the street between each of the buildings, and then on the backside of that you would come in with the garages.

3:56:59.641 --> 3:57:0.31

Analeshia Rodriguez

So.

3:57:0.41 --> 3:57:3.231

Analeshia Rodriguez

So that kind of gives you an idea of the walkability of of this layout.

3:57:5.131 --> 3:57:9.301

Analeshia Rodriguez

The single family, there are multiple styles of single family.

3:57:9.681 --> 3:57:15.981

Analeshia Rodriguez

The upper left is the smaller the the 38 foot wide lots is what a lot of those houses will look like.

3:57:16.71 --> 3:57:19.761

Analeshia Rodriguez

The two lower ones are the little bit bigger, the 50 foot wide lots.

3:57:20.471 --> 3:57:25.631

Analeshia Rodriguez

There's definitely there's three different styles for the 38 foot and three different styles for the 50 foot.

3:57:25.731 --> 3:57:29.241

Analeshia Rodriguez

And then in those styles, there's multiple fronts as well to kind of break up.

3:57:29.351 --> 3:57:31.451

Analeshia Rodriguez

So every house doesn't look exactly the same.

3:57:33.51 --> 3:57:37.641

Analeshia Rodriguez

This would be the street the most dense housing that we would have in a development.

3:57:37.651 --> 3:57:42.641

Analeshia Rodriguez

I wanted to show that this is directly across the street from the multifamily.

3:57:42.651 --> 3:57:53.571

Analeshia Rodriguez

So this is what you would look at as what the densest part of the subdivision will look like for houses, we definitely can achieve a tree per lot in the Boulevard.

3:57:53.701 --> 3:58:0.81

Analeshia Rodriguez

You're also gonna find other landscaping throughout, and I think you'll find that the subdivision itself will be a very nice subdivision.

3:58:2.651 --> 3:58:3.201

Analeshia Rodriguez

Phasing.

3:58:3.251 --> 3:58:7.241

Analeshia Rodriguez

Dave definitely hit on this just to to one thing to kind of share.

3:58:7.531 --> 3:58:14.281

Analeshia Rodriguez

In the past, we've had the multifamily has faced 3 and I know that's where we got sufficiency.

3:58:14.531 --> 3:58:19.361

Analeshia Rodriguez

We talked to Dave about trying to move that to phase six and put that towards the end.

3:58:19.371 --> 3:58:32.391

Analeshia Rodriguez

Right now, multifamily financing is very, very difficult, sort developer asked if we could move that till the very end and hopefully you know by then maybe the the financing is a little easier to get or they won't have to finance it.

3:58:32.851 --> 3:58:39.911

Analeshia Rodriguez

But so you'll find that the multifamily is pushed to the very last phase as what we're trying to go for is for approval, so.

3:58:43.121 --> 3:59:1.731

Analeshia Rodriguez

One big thing that we'll hit on here in a minute summer St those improvements are part of phase one, so that the whole idea of updating summer St through traffic, you know the total volumes of traffic we talked about are at full build out, but they're talking you know that will be done during phase one.

3:59:2.561 --> 3:59:5.491

Analeshia Rodriguez

So that that that's taken care of and not a burden of the residents.

3:59:9.381 --> 3:59:10.61

Analeshia Rodriguez

Utilities.

3:59:10.71 --> 3:59:17.111

Analeshia Rodriguez

So currently the sewer capacities there, the city's good with all sewer capacity, the water capacity.

3:59:17.121 --> 3:59:23.851

Analeshia Rodriguez

When we hit phase three is fine and aspire, but Canyon View starts to run into fire issues.

3:59:23.921 --> 3:59:31.941

Analeshia Rodriguez

So one of the off-site improvements that the city has requested is that we add a 12 inch water main office summers to connect.

3:59:31.951 --> 3:59:38.871

Analeshia Rodriguez

There's a little kind of a bottleneck where everything comes down to 6 inch that feeds all of East Missoula, including Candy View.

3:59:38.881 --> 3:59:41.361

Analeshia Rodriguez

So that's a pretty small water main for that area.

3:59:41.371 --> 3:59:45.531

Analeshia Rodriguez

So what we're going to do is come in and go around that and match up.

3:59:45.541 --> 3:59:55.441

Analeshia Rodriguez

They've actually got a stubbed 15 inch under the highway under 200, so we'll connect into that and then run uh to where we can get together 10-8 or 12 inch lines.

3:59:58.311 --> 3:59:59.691

Analeshia Rodriguez

So it'll it'll come down.

3:59:59.701 --> 3:59:59.961

Analeshia Rodriguez

Yeah.

3:59:59.971 --> 4:0:1.481

Analeshia Rodriguez

So a lot of will come down summers.

4:0:2.171 --> 4:0:4.591

Analeshia Rodriguez

There's a part that goes down to code a little ways, but yeah.

4:0:7.131 --> 4:0:13.821

Analeshia Rodriguez

One of the things to kind of focus on currently there's there is a sewer main running down the property.

4:0:14.291 --> 4:0:19.21

Analeshia Rodriguez

So when you look at this property, it is an infill project.

4:0:19.31 --> 4:0:24.271

Analeshia Rodriguez

I mean when when we, you know, go back if I can go back the let me hear.

4:0:28.291 --> 4:0:35.241

Analeshia Rodriguez

To the location when you look around the location of this lot, there is residential development all around it.

4:0:35.251 --> 4:0:43.961

Analeshia Rodriguez

You have the river on the West, but even across that you have in the city limits a full development of the golf course and Canyon view.

4:0:44.531 --> 4:0:50.861

Analeshia Rodriguez

So you know this this project is infill, there is a major sewer main that runs right through the middle of the project.

4:0:50.871 --> 4:0:57.81

Analeshia Rodriguez

Water mains are right to it, so this type of development is set up and ready to go for this project.

4:1:4.761 --> 4:1:6.841

Analeshia Rodriguez

So water sewer should be fairly simple.

4:1:6.851 --> 4:1:16.471

Analeshia Rodriguez

They're they're basically really close to the edge of the property, the one that's not is in Robbins Street, that we will have to go through Canyon View Park and tie into that water main.

4:1:16.701 --> 4:1:22.471

Analeshia Rodriguez

That probably won't happen until we're already doing upgrades to that part, because that will come in later phases.

4:1:22.761 --> 4:1:32.611

Analeshia Rodriguez

But as you can see there are multiple places to loop water and then sewer will connect into the main main actually towards the north of the property and then connect into the lift station.

4:1:32.621 --> 4:1:37.151

Analeshia Rodriguez

That's just on the waters edge side of their property boundary.

4:1:40.371 --> 4:1:52.761

Analeshia Rodriguez

I'm a quick look at how the streets Dave kind of already explained this, but you guys can kind of look the standard street that we're looking at within aspire is a 5 foot sidewalk.

4:1:52.931 --> 4:2:4.21

Analeshia Rodriguez

Set I got a 7 1/2 of Blvd, but that includes the six inches you need for a curb, so that kind of all have together, but you're going to have 8 foot parking, which is 1 foot bigger than what city standard is.

4:2:4.31 --> 4:2:14.621

Analeshia Rodriguez

City Standard is 710 foot Dr Lanes, so that gives you actually 1 foot bigger cross section on each side than what the city request.

4:2:14.861 --> 4:2:28.281

Analeshia Rodriguez

We feel that you know that extra foot of parking is sometimes needed, especially if the snow plow comes through, but this this would give you a view of like the spacing on the houses as the street would go through with just a 10 foot set back.

4:2:28.371 --> 4:2:33.131

Analeshia Rodriguez

Most of our houses will actually have 20 foot setbacks because the garages are some of the things.

4:2:33.141 --> 4:2:38.841

Analeshia Rodriguez

That's as far forward and the garages all have at least 20 feet from the edge of sidewalk.

4:2:39.811 --> 4:2:43.21

Analeshia Rodriguez

The one exception is the water side drive, the David on.

4:2:43.201 --> 4:3:0.541

Analeshia Rodriguez

Again, we're just taking out one lane of parking and that will start right at the intersection to kind of control if, if we neck that down through drive low without an intersection, then that transition gets a little little goofy.

4:3:0.591 --> 4:3:6.61

Analeshia Rodriguez

But that last little bit if we connect it down right at the intersection, the safety part of that neck down makes it a lot easier.

4:3:8.501 --> 4:3:10.501

Analeshia Rodriguez

So offstream improvements.

4:3:10.511 --> 4:3:15.901

Analeshia Rodriguez

Here's summer St I know this is the a lot of people have even said we weren't gonna do anything this summer.

4:3:15.911 --> 4:3:17.261

Analeshia Rodriguez

Street, we're putting a lot of traffic on it.

4:3:17.271 --> 4:3:17.921

Analeshia Rodriguez

That's not true.

4:3:19.311 --> 4:3:26.471

Analeshia Rodriguez

Our traffic impact study that we had a third party do did just say all we need to do is add 1 foot to each side of the road.

4:3:27.271 --> 4:3:30.291

Analeshia Rodriguez

County came to us and asked if there was more we can do.

4:3:30.301 --> 4:3:45.161

Analeshia Rodriguez

They wanted to have pedestrian connectivity all the way to 200 safely for kids, so in that process we we agree to put sidewalks on both sides of the road so that pedestrians can walk out of the street.

4:3:45.271 --> 4:3:51.841

Analeshia Rodriguez

But in doing so and and you know you're only have currently at 22 foot wide Rd, that doesn't work.

4:3:51.851 --> 4:3:56.321

Analeshia Rodriguez

So now we since we had it, sidewalks, we gotta add curbs and then you got to pave all the way to the edge.

4:3:56.691 --> 4:4:11.511

Analeshia Rodriguez

So what you find is Summers has a 50 foot right away, you have a 5 foot sidewalk, an 8 foot parking lane and then 11 foot Dr Lanes to get that full cross section.

4:4:11.581 --> 4:4:17.271

Analeshia Rodriguez

That gives you a 49 feet back, a sidewalk to back a sidewalk, and that's that's that's where we have room.

4:4:17.561 --> 4:4:22.881

Analeshia Rodriguez

The areas that we have a power pole you guys can see, we have little bump outs in the road.

4:4:22.891 --> 4:4:25.351

Analeshia Rodriguez

Those are all areas that have existing power poles.

4:4:26.301 --> 4:4:31.731

Analeshia Rodriguez

We talked to northwestern energy about bearing it, but that power line is the backbone.

4:4:31.741 --> 4:4:34.911

Analeshia Rodriguez

The East Missoula and Everybody's house is fat.

4:4:34.921 --> 4:4:38.791

Analeshia Rodriguez

It would be a crazy nightmare and they had no desire to do it.

4:4:38.801 --> 4:4:39.881

Analeshia Rodriguez

There are a few power poles.

4:4:40.61 --> 4:4:42.51

Analeshia Rodriguez

They're willing to move out of the way.

4:4:42.61 --> 4:4:50.791

Analeshia Rodriguez

That are there wouldn't even work in a bump out, so they're working with us on those we have been working directly with the county on this process.

4:4:51.201 --> 4:4:53.901

Analeshia Rodriguez

This is not city that is involved in this.

4:4:53.911 --> 4:4:58.771

Analeshia Rodriguez

This is the county, so Shane Stack has been very involved in what this design looks like.

4:4:59.121 --> 4:4:59.781

Analeshia Rodriguez

How it fits?

4:5:0.111 --> 4:5:2.401

Analeshia Rodriguez

Umm, you know and how far we have to go?

4:5:3.531 --> 4:5:9.471

Analeshia Rodriguez

We are proposal is to go all the way to 200 and then the 200 improvements will pick up at the intersection.

4:5:10.271 --> 4:5:21.581

Analeshia Rodriguez

So you'll have complete walkability with sidewalks to the new 2 highway 200 all the way down summer St to aspire to go to the river.

4:5:21.711 --> 4:5:26.931

Analeshia Rodriguez

However you wanna go, but kids will be able to use the sidewalk to get to the New River connection all the way.

4:5:26.941 --> 4:5:28.291

Analeshia Rodriguez

We're currently they don't have that option.

4:5:31.841 --> 4:5:32.631

Analeshia Rodriguez

Parks Dave.

4:5:32.641 --> 4:5:33.341

Analeshia Rodriguez

Dave hit on this.

4:5:34.891 --> 4:5:37.561

Analeshia Rodriguez

You know, we are proposing two different parks.

4:5:38.51 --> 4:5:44.81

Analeshia Rodriguez

We are definitely well over parked, but our developer wanted to have a bigger Central Park.

4:5:44.491 --> 4:5:47.241

Analeshia Rodriguez

So this right here will connect to Canyon view.

4:5:47.251 --> 4:5:49.301

Analeshia Rodriguez

It makes Cannon view about three times the size of.

4:5:49.311 --> 4:5:49.961

Analeshia Rodriguez

Currently is.

4:5:50.231 --> 4:6:0.661

Analeshia Rodriguez

So you will have a nice Central Park for a Spire, but also for the existing residents of East Missoula will have a much bigger park to enjoy with the Canyon View Park.

4:6:2.311 --> 4:6:8.91

Analeshia Rodriguez

Also, I think the coolest part is about 1/3 of a mile of riverfront edge is dedicated to the public.

4:6:8.871 --> 4:6:14.421

Analeshia Rodriguez

So when that goes to the city, you know every resident out there will have access to the river.

4:6:14.711 --> 4:6:26.161

Analeshia Rodriguez

There's multiple points the city will be in charge of, you know, make sure the right pairing area is maintained, all anything environmental, but the fact is when you go out there, the first thing you do is you go to the river.

4:6:26.911 --> 4:6:35.721

Analeshia Rodriguez

And I think it's really neat that every residence in this subdivision, but as well as all of East Missoula can now walk on a sidewalk and walk down to the river.

4:6:35.951 --> 4:6:37.91

Analeshia Rodriguez

And and access the river.

4:6:40.821 --> 4:6:54.141

Analeshia Rodriguez

This landscaping plan just kind of shows how many St trees will be in the Boulevard, even with our garage facing houses, we're still still able to fit a substantial amount of trees in the Blvd.

4:6:57.41 --> 4:7:2.451

Analeshia Rodriguez

Uh, they've already ran to the variances quick, so I don't know if I need to hit on those too much.

4:7:2.961 --> 4:7:3.811

Analeshia Rodriguez

Variance 1.

4:7:3.821 --> 4:7:5.921

Analeshia Rodriguez

The reduction in right away is pretty easy.

4:7:7.11 --> 4:7:8.191

Analeshia Rodriguez

The waterside drive.

4:7:8.201 --> 4:7:18.271

Analeshia Rodriguez

One one thing I wanted to hit on a little bit was, you know, just the idea of making the transition point, I can move that.

4:7:20.871 --> 4:7:22.141

Analeshia Rodriguez

Closer to the intersection.

4:7:22.151 --> 4:7:35.781

Analeshia Rodriguez

So you know that if with the stop sign and an intersection and having to make that turn, that transition to a narrower right away versus right at the property line is a much safer transition.

4:7:36.131 --> 4:7:42.31

Analeshia Rodriguez

Plus, with us creating a sharp S turn, then to meet up with the existing right away of water's edge.

4:7:43.51 --> 4:7:46.591

Analeshia Rodriguez

Umm, you know, we proposed to have that transition at the intersection.

4:7:49.371 --> 4:7:50.441

Analeshia Rodriguez

Variance 3.

4:7:50.571 --> 4:7:51.941

Analeshia Rodriguez

Dave kind of hit on that before.

4:7:51.951 --> 4:7:56.31

Analeshia Rodriguez

One thing to point out, not a single house won't have a sidewalk in front of it.

4:7:56.531 --> 4:8:5.31

Analeshia Rodriguez

The areas that that don't have sidewalk are all just the very edge of the property and against the the steeper hillside.

4:8:5.361 --> 4:8:17.621

Analeshia Rodriguez

You know, the big thing is that the steep hillside there and trying to put a sidewalk up along there would create a pretty big vertical wall where we wouldn't have to do that if we just had this, the sidewalk left off that side.

4:8:20.411 --> 4:8:23.181

Analeshia Rodriguez

Umm the block links are are pretty self explanatory.

4:8:23.191 --> 4:8:24.551

Analeshia Rodriguez

Dave Dave went through those.

4:8:26.211 --> 4:8:28.201

Analeshia Rodriguez

On various 5 with the block length.

4:8:28.251 --> 4:8:33.761

Analeshia Rodriguez

One thing with not having that uh Roe continue all the way through.

4:8:33.771 --> 4:8:48.101

Analeshia Rodriguez

It doesn't affect traffic flow at all, so we definitely allow the pedestrian connectivity, but traffic flow out of the subdivision or into the subdivision really will flow around jumbo or through crosscut, and then go over to Waterside Drive.

4:8:50.361 --> 4:8:55.171

Analeshia Rodriguez

Variance 6 against self explanatory, with the river variant 7.

4:8:55.401 --> 4:8:57.851

Analeshia Rodriguez

Dave did hit this on the head pretty good.

4:8:58.221 --> 4:9:3.291

Analeshia Rodriguez

You're the one big thing when you have a multifamily development.

4:9:3.681 --> 4:9:6.71

Analeshia Rodriguez

Typically you don't put each building on its own lot.

4:9:6.81 --> 4:9:25.611

Analeshia Rodriguez

We would like to, I think that allows in the future to sell A5 Plex to to a smaller developer

instead of somebody that just has a ton of money, has to buy it all at once, or if 15 Plex wants to do a condo to allow you know, individual homeownership, you can do it in one versus having to do the whole thing.

4:9:26.1 --> 4:9:37.831

Analeshia Rodriguez

So putting each building on an individual lot right now, while we're doing the subdivision is is a pretty simple process and I think it adds a benefit to, you know, somebody in the future.

4:9:44.131 --> 4:9:44.421

Analeshia Rodriguez

Let's see.

4:9:48.1 --> 4:9:49.41

Analeshia Rodriguez

Not wanting to go forward.

4:9:56.401 --> 4:9:58.321

Analeshia Rodriguez

So variance say is is the same idea.

4:9:59.891 --> 4:10:3.861

Analeshia Rodriguez

If we had that as one big lot, you wouldn't need the variance there.

4:10:4.331 --> 4:10:8.341

Analeshia Rodriguez

But since we have multiple lots and we wanna have that cottage court.

4:10:8.351 --> 4:10:13.341

Analeshia Rodriguez

So we're still providing breakups within the lot length four vehicles and pedestrians.

4:10:13.651 --> 4:10:16.521

Analeshia Rodriguez

We just aren't doing it in your standard format.

4:10:16.971 --> 4:10:18.271

Analeshia Rodriguez

The block length is needed.

4:10:21.311 --> 4:10:45.231

Analeshia Rodriguez

So I think you know just a quick highlight on what the project is, it's it's an infill project that hits right in the middle of the growth policy, the desire within the growth policy to have a diverse housing type between, you know, small single family lots to a little bit higher density multifamily not apartment style so much but more multifamily too.

4:10:45.451 --> 4:10:47.61

Analeshia Rodriguez

You know a little bit nicer. Lots.

4:10:47.71 --> 4:10:49.721

Analeshia Rodriguez

Honestly, along the river that are going to have some bigger houses.

4:10:49.731 --> 4:10:57.931

Analeshia Rodriguez

So it kind of puts a mix of families and a mix of incomes within one development that you don't get as much through through typical zoning.

4:10:58.241 --> 4:11:4.631

Analeshia Rodriguez

This is where the overlay is really nice, you know, zoning pretty much makes the same exact thing over a big area.

4:11:4.641 --> 4:11:23.721

Analeshia Rodriguez

So this does help kind of blend different types within one area the the upgrades to the offsite infrastructure is, you know, pretty substantial I think as far as what most developers that I work with would agree to do, most guys would fight that tooth and nail.

4:11:23.731 --> 4:11:29.841

Analeshia Rodriguez

They would stick to the traffic impact study and they would tell you we really don't want to do much of that.

4:11:29.851 --> 4:11:31.581

Analeshia Rodriguez

That's that's very expensive.

4:11:32.331 --> 4:11:34.141

Analeshia Rodriguez

These guys have agreed to it right away.

4:11:34.311 --> 4:11:35.241

Analeshia Rodriguez

They didn't have any problems.

4:11:35.251 --> 4:11:49.221

Analeshia Rodriguez

They recognize the value it added to their property as well and as well you know, as they offset the impacts that they're adding to the, to the existing neighborhoods, the extra Parkland, I think that extra Parkland is a great thing.

4:11:49.231 --> 4:11:51.771

Analeshia Rodriguez

Even the East Missoula, especially the river frontage.

4:11:52.741 --> 4:11:56.711

Analeshia Rodriguez

Umm the safe pedestrian passage?

4:11:56.781 --> 4:12:7.131

Analeshia Rodriguez

That's what the off-site improvements, but again, with adding a trail through Canyon View Park, then most of East Missoula can then come down.

4:12:7.141 --> 4:12:9.891

Analeshia Rodriguez

Canyon View Park hit a sidewalk and take a sidewalk.

4:12:9.901 --> 4:12:27.801

Analeshia Rodriguez

All the way to the river, I think when the last ones that we hit on before is the possibility of reopening the school there in East Missoula, Mount Jumbo School, it takes people that's part of, you know, as as these populations decrease and we have less kids, it takes growth to keep like those kind of areas.

4:12:27.811 --> 4:12:28.881

Analeshia Rodriguez

And those schools open.

4:12:29.391 --> 4:12:35.221

Analeshia Rodriguez

I also think I know E Missoula is desperate for a grocery store, but the currently there's not the population for it.

4:12:35.231 --> 4:12:42.301

Analeshia Rodriguez

Maybe this adds enough population to help you know get a grocery store there so it it does add.

4:12:42.311 --> 4:12:44.601

Analeshia Rodriguez

I know a lot of people are discouraged.

4:12:44.611 --> 4:12:50.191

Analeshia Rodriguez

It's hard to feel your development in your backyard, but there are some positives that come from this as well.

4:12:53.31 --> 4:12:53.391

Analeshia Rodriguez

Questions.

4:12:54.921 --> 4:12:56.971

Analeshia Rodriguez

I don't think so at this time.

4:12:57.401 --> 4:12:58.621

Analeshia Rodriguez

I'm hold on a second.

4:13:1.591 --> 4:13:2.241

Analeshia Rodriguez

And they are.

4:13:2.321 --> 4:13:3.331

Analeshia Rodriguez

Is that you're. You're good.

4:13:3.341 --> 4:13:3.991

Analeshia Rodriguez

Yeah. OK.

4:13:4.1 --> 4:13:4.151

Analeshia Rodriguez

Yeah.

4:13:4.161 --> 4:13:4.381

Analeshia Rodriguez

Great.

4:13:4.391 --> 4:13:5.331

Analeshia Rodriguez

Thank you, Brian.

4:13:5.681 --> 4:13:12.511

Analeshia Rodriguez

So board members, I think unless we have something really urgent, we need to ask, we can move.

4:13:12.521 --> 4:13:14.521

Analeshia Rodriguez

I think we should move to public comment.

4:13:14.841 --> 4:13:15.931

Analeshia Rodriguez

It's getting late.

4:13:16.441 --> 4:13:25.821

Analeshia Rodriguez

And Dave, I think we'll save your public comment for after we get through people who are in house here or on the line.

4:13:28.371 --> 4:13:32.391

Analeshia Rodriguez

So that seems agreeable to everybody.

4:13:32.491 --> 4:13:33.341

Analeshia Rodriguez

OK.

4:13:33.811 --> 4:13:35.421

Analeshia Rodriguez

OK, with that.

4:13:35.431 --> 4:13:37.321

Analeshia Rodriguez

Thank you, Brian for your presentation.

4:13:37.331 --> 4:13:41.421

Analeshia Rodriguez

Thanks Dave for your time and thank you to everybody here for your patience.

4:13:41.791 --> 4:13:48.61

Analeshia Rodriguez

I know it's hard to sit through everything to be the second one and it's getting late, so I appreciate your patience.

4:13:48.811 --> 4:13:49.191

Analeshia Rodriguez

Umm.

4:13:49.671 --> 4:13:51.291

Analeshia Rodriguez

Well, I'm going to go ahead and open this up.

4:13:51.301 --> 4:13:52.421

Analeshia Rodriguez

Look, public comment.

4:13:52.431 --> 4:13:57.1

Analeshia Rodriguez

I'm gonna do my best to run the timers I try and give you 3 minutes.

4:13:57.291 --> 4:14:6.431

Analeshia Rodriguez

I'm not the harshest at keeping the timeline, but given the number of folks we have, I'll try and give you a little clue or cut you off in some way that's respectable.

4:14:7.181 --> 4:14:10.551

Analeshia Rodriguez

UM, and we're not gonna read that.

4:14:10.601 --> 4:14:14.1

Analeshia Rodriguez

If somebody can't figure out how to get online, well, I'll get to you.

4:14:15.691 --> 4:14:16.201

Analeshia Rodriguez

OK.

4:14:16.211 --> 4:14:22.451

Analeshia Rodriguez

So with that, if you anybody that would like to come up and make their comment, please do so.

4:14:24.371 --> 4:14:33.311

Analeshia Rodriguez

We'll go to this gentleman that's coming up to the podium first and then we'll go to online and then we'll try and switch back and forth.

4:14:34.151 --> 4:14:39.361

Analeshia Rodriguez

Good answer and please state your name for the record when you speak.

4:14:39.511 --> 4:14:41.281

Analeshia Rodriguez

It's my name is Bruce Baxter.

4:14:41.291 --> 4:14:45.301

Analeshia Rodriguez

I'm a Jason, honor homeowner to the Aspire Subdivision as well.

4:14:45.311 --> 4:14:45.661

Analeshia Rodriguez

Property.

4:14:46.651 --> 4:14:48.761

Analeshia Rodriguez

I'm at 855 Montana Ave.

4:14:48.991 --> 4:14:54.431

Analeshia Rodriguez

I have 55 signed protest petitions here from adjacent residents.

4:14:54.441 --> 4:15:2.151

Analeshia Rodriguez

Of the 75 listed adjacent properties which integrated indicated to me that they agree with my my statement, I'm going to present to you.

4:15:2.161 --> 4:15:3.731

Analeshia Rodriguez

It's very short type statement.

4:15:4.61 --> 4:15:16.461

Analeshia Rodriguez

I would like to point out the other 20 properties listed as adjacent are basically rental units, and they're indicated to me that they could not obtain a signature from absentee property owners.

4:15:18.451 --> 4:15:22.121

Analeshia Rodriguez

I would say we had zero positive comments.

4:15:22.131 --> 4:15:26.821

Analeshia Rodriguez

We had three people who declined to sign protest petitions.

4:15:26.831 --> 4:15:32.291

Analeshia Rodriguez

They gave me reasons as one is the city employee, he thought he stated he thought he needed to remain neutral.

4:15:33.211 --> 4:15:36.751

Analeshia Rodriguez

Umm one is an elderly lady who said she won't be around much longer.

4:15:36.761 --> 4:15:44.321

Analeshia Rodriguez

So she's not going to sign a third one was a, well, a rental owner and he said he declined to sign.

4:15:44.691 --> 4:15:47.741

Analeshia Rodriguez

But the rest of these people agreed with his following statement.

4:15:48.291 --> 4:15:51.541

Analeshia Rodriguez

We recognize the need for additional housing in Missoula County.

4:15:52.71 --> 4:15:55.511

Analeshia Rodriguez

We recognize the private property light rights of the landowners.

4:15:57.151 --> 4:16:6.101

Analeshia Rodriguez

We oppose the rezoning and the annexation of the subdivision so described for at least the following three reasons which must be considered, per MCA.

4:16:6.111 --> 4:16:9.731

Analeshia Rodriguez

76-2-304, number one reason.

4:16:9.971 --> 4:16:15.751

Analeshia Rodriguez

Aspire, commissioned to traffic study, which shows Summer St, currently flows 800 vehicles per day.

4:16:16.771 --> 4:16:19.801

Analeshia Rodriguez

Aspire is planning for over 250 housing units.

4:16:19.811 --> 4:16:29.341

Analeshia Rodriguez

The states 90% of that truck crash of traffic will be on the substandard summer St, which will remain, although we're revamped it only 22 feet wide.

4:16:31.71 --> 4:16:45.431

Analeshia Rodriguez

The revamping does nothing to improve the flow of traffic aspires, study expressed expects the summers St traffic to reach 2900 vehicles per day 3 1/2 times the current traffic, 360% increase.

4:16:46.471 --> 4:16:53.381

Analeshia Rodriguez

They expect an additional 220 vehicles per day from Waterside Dr onto the other substandard streets of East Missoula.

4:16:54.891 --> 4:16:57.81

Analeshia Rodriguez

Yeah, neither summer St or waterside.

4:16:57.91 --> 4:17:3.311

Analeshia Rodriguez

Drive Meet Missoula counties or a city of Missoula standards for Illegal St, per MCA.

4:17:3.361 --> 4:17:6.91

Analeshia Rodriguez

Again, 762304 number 1C.

4:17:6.621 --> 4:17:12.471

Analeshia Rodriguez

This additional traffic will do great harm quote to the public safety in general welfare 1D.

4:17:12.481 --> 4:17:36.571

Analeshia Rodriguez

The rezoning is not designed to facilitate the adequate provision of transportation 1F rezoning negatively impacts the effects of motorized and non motorized transportation systems, aspires own traffic study further states, quote issues at the summer St and Hwy 200 intersection will likely remain above the desired condition and quote.

4:17:36.581 --> 4:18:2.811

Analeshia Rodriguez

This means summer St does not have the reserve capacity to flow 200 or 2900 vehicles per day, and this crush of traffic will also add an additional 2400 vehicles to the already dangerous E Missoula Interstate 90 intersection reason #2 Aspire is requesting rezoning and annexation to allow seven dwelling units per acre for several decades.

4:18:2.821 --> 4:18:12.951

Analeshia Rodriguez

The vast majority of the adjacent neighborhood was owned and built under CR3 Maximum 4 dwelling units per acre, quarter, acre lots and single story houses.

4:18:13.481 --> 4:18:15.131

Analeshia Rodriguez

Most of us have larger lots.

4:18:15.941 --> 4:18:21.551

Analeshia Rodriguez

The area was rezoned only two years ago to 6 units per acre in July 2022.

4:18:22.61 --> 4:18:24.341

Analeshia Rodriguez

The Growth poll is it's growth policy.

4:18:24.351 --> 4:18:26.151

Analeshia Rodriguez

Zoning has not yet been adopted here.

4:18:27.621 --> 4:18:39.181

Analeshia Rodriguez

6 units per acre already does not match with the character of the neighborhood Innovas proposed housing map looks like San Francisco Row houses crammed together, per MCA.

4:18:39.191 --> 4:18:47.711

Analeshia Rodriguez

Again, 7623041 G rezoning does not consider the promotion of compatible growth 1H.

4:18:48.111 --> 4:18:51.181

Analeshia Rodriguez

Rezoning does not consider the character of the district.

4:18:51.901 --> 4:19:10.841

Analeshia Rodriguez

One eye rezoning does not conserve and encourage the most appropriate use of land throughout the jurisdictional area and reason #3 the 800 and 900 blocks of Montana Ave brought in place summer St Angel Court, Iowa St and Canyon View Dr have view lots.

4:19:11.371 --> 4:19:21.841

Analeshia Rodriguez

We can see the Clark Fork River, the river corridor, the open space on the golf course, the railroad and the Hellgate Canyon Canyon View Drive is called Canyon View for a reason.

4:19:22.511 --> 4:19:27.331

Analeshia Rodriguez

Any two story structures will block our views and reduce our property values.

4:19:28.661 --> 4:19:43.531

Analeshia Rodriguez

Rejecting their own, the zoning request retains houses to 6 units per acre instead of seven, somewhat reduces the crush of traffic somewhat, considers the character of the neighborhood, and removes the requirement for annexation.

4:19:44.281 --> 4:19:51.411

Analeshia Rodriguez

We ask that the committee recommend against rezoning and against annexation for some very good reasons.

4:19:51.641 --> 4:19:52.531

Analeshia Rodriguez

Thank you.

4:19:52.581 --> 4:19:53.631

Analeshia Rodriguez

Are there any questions?

4:19:54.31 --> 4:19:54.691

Analeshia Rodriguez

No, Sir.

4:19:54.921 --> 4:19:55.451

Analeshia Rodriguez

Thank you.

4:19:55.461 --> 4:19:56.551

Analeshia Rodriguez

Appreciate your time.

4:19:56.921 --> 4:20:2.661

Analeshia Rodriguez

And just to clarify, this body is not reviewing annexation in any way, shape or form.

4:20:2.671 --> 4:20:5.131

Analeshia Rodriguez

That is not fall under our preview.

4:20:5.141 --> 4:20:11.241

Analeshia Rodriguez

So just to clarify that for y'all, OK, let's see.

4:20:11.251 --> 4:20:14.421

Analeshia Rodriguez

Analicia, who's number one online.

4:20:14.431 --> 4:20:14.901

Analeshia Rodriguez

I can't.

4:20:14.911 --> 4:20:16.141

Analeshia Rodriguez

I can only see #2.

4:20:18.21 --> 4:20:18.711

Analeshia Rodriguez

Say again.

4:20:19.301 --> 4:20:19.751

Analeshia Rodriguez

OK.

4:20:19.761 --> 4:20:31.821

Analeshia Rodriguez

Stephanie, I don't have a last name, but feel free to unmute yourself and please make your comment and this time I will actually remember to do the timer.

4:20:34.401 --> 4:20:36.731

stephanie (east missoula)

Alright, so my name is Stephanie Lumberg.

4:20:36.741 --> 4:20:51.401

stephanie (east missoula)

I live in East Missoula, Mt Ave Umm I just had a couple of notes that I made as you guys

were speaking and some of them are questions which I don't expect answers for, but I I did wanna get these out ask questions.

4:20:52.531 --> 4:20:56.421

stephanie (east missoula)

So we all heard the Grass Valley subdivision that came before this.

4:20:56.831 --> 4:20:58.421

stephanie (east missoula)

It's a comparable size.

4:20:58.431 --> 4:21:3.61

stephanie (east missoula)

Their traffic study pattern indicated that they would have 4000 additional vehicles.

4:21:3.591 --> 4:21:6.931

stephanie (east missoula)

How come there's they take two times as many trips?

4:21:9.461 --> 4:21:42.471

stephanie (east missoula)

The talking about that that summer St won't come to full traffic patterns until phase four, but that all construction traffic will be going down that street that that kind of equates to the same amount because that's gonna be a lot of construction traffic umm on the Parkland, how can you call the flood plan floodplain a Parkland and really honestly it's people's backyards I don't know how many people are gonna feel very comfortable about recreating so close to other people's houses.

4:21:42.521 --> 4:21:44.471

stephanie (east missoula)

I I don't see that that's going to be.

4:21:46.471 --> 4:21:50.741

stephanie (east missoula)

Strictly Parkland, it looks like just land that they can't develop.

4:21:51.651 --> 4:21:55.561

stephanie (east missoula)

Umm, for variance one you showed a slope picture.

4:21:56.311 --> 4:22:1.541

stephanie (east missoula)

I don't think it's really applicable because it doesn't look like something where you would actually build houses on.

4:22:1.551 --> 4:22:3.291

stephanie (east missoula)

It was way too sloped.

4:22:4.321 --> 4:22:5.711

stephanie (east missoula)

Uh variants too.

4:22:5.721 --> 4:22:17.911

stephanie (east missoula)

You said the main purpose is to keep waterside Dr at 10% of traffic, so it's a variance that's strictly designed to limit the amount of traffic on waterside and divert it to summers.

4:22:17.921 --> 4:22:19.211

stephanie (east missoula)

I don't think that's quite right.

4:22:20.101 --> 4:22:21.811

stephanie (east missoula)

There are a lot of variances.

4:22:22.641 --> 4:22:26.431

stephanie (east missoula)

They do seem to be for maximizing the number of units.

4:22:27.291 --> 4:22:32.741

stephanie (east missoula)

One thing you guys never said that the other people did say was that you never said affordable.

4:22:32.811 --> 4:22:34.901

stephanie (east missoula)

You never said the word affordable once.

4:22:36.901 --> 4:22:43.701

stephanie (east missoula)

Yeah, it's infill, but isn't infill supposed to be affordable housing or some variant of that nature?

4:22:44.361 --> 4:22:47.631

stephanie (east missoula)

Umm, you said we need people for a grocery store?

4:22:47.641 --> 4:22:52.551

stephanie (east missoula)

Well, the other people are getting the almost the exact same number of houses and they are getting a grocery store.

4:22:52.861 --> 4:22:56.171

stephanie (east missoula)

So that's not a valid argument. Umm.

4:22:57.881 --> 4:23:2.31

stephanie (east missoula)

So honestly, the people of Missoula aren't dumb.

4:23:2.91 --> 4:23:6.761

stephanie (east missoula)

Were there, there was a reason that nobody commented on that other subdivision.

4:23:7.81 --> 4:23:8.611

stephanie (east missoula)

It was well designed.

4:23:8.621 --> 4:23:10.671

stephanie (east missoula)

It was something that people would want to live in.

4:23:11.1 --> 4:23:18.371

stephanie (east missoula)

This is just the maximum number of houses that you can compile into a 35 acre section of land.

4:23:18.681 --> 4:23:20.591

stephanie (east missoula)

There is really no forethought.

4:23:20.901 --> 4:23:31.551

stephanie (east missoula)

I don't give you credit for 4% being Parkland when 2% of it is unbuildable anyway that's that's my comment.

4:23:31.561 --> 4:23:36.271

stephanie (east missoula)

I've made other comments about other things, but that's my comment about what happened tonight.

4:23:36.601 --> 4:23:37.21

stephanie (east missoula)

Thank you.

4:23:38.851 --> 4:23:39.181

Analeshia Rodriguez

Great.

4:23:39.191 --> 4:23:43.51

Analeshia Rodriguez

Thank you and well done you, Steve, right in the timeline there.

4:23:43.121 --> 4:23:44.411

Analeshia Rodriguez

OK, ma'am, do you want us?

4:23:44.421 --> 4:23:51.281

Analeshia Rodriguez

We're gonna step up and then, James Brown, I will get to you after the person here in house.

4:23:52.611 --> 4:23:54.41

Analeshia Rodriguez

Hello, my name is Lisa Thomas.

4:23:54.51 --> 4:23:55.961

Analeshia Rodriguez

I'm a resident of East Missoula.

4:23:56.831 --> 4:23:59.21

Analeshia Rodriguez

I moved to East Missoula 20 years ago.

4:23:59.351 --> 4:24:3.891

Analeshia Rodriguez

I've also submitted some public comment that should be in a packet or available to you.

4:24:3.901 --> 4:24:21.221

Analeshia Rodriguez

I will not repeat those items, but I did want to ask you to question the 50 to 126 new school age children of a subdivision of the subdivision of this size, something that size that are going to be 3/2 homes.

4:24:21.881 --> 4:24:40.801

Analeshia Rodriguez

You're not going to have one kid in every 4th home, so this is going to put about 200 kids into that neighborhood and the Mount Jumbo School is only large enough for about 220 to 240 kids, plus the 100 kids that currently go to rattlesnake school from East Missoula.

4:24:41.331 --> 4:25:0.601

Analeshia Rodriguez

So the current kids in East Missoula won't be able to go to Mount Jumbo if these kids move in and go to Mount Jumbo Mount Jumbo is not that big and if it is true that there's only gonna be 5200 kids coming from this new subdivision, rattlesnake school is not full.

4:25:1.561 --> 4:25:3.131

Analeshia Rodriguez

I teach at rattlesnake school.

4:25:3.221 --> 4:25:6.431

Analeshia Rodriguez

We're already down 50 kids and we're declining.

4:25:6.751 --> 4:25:11.451

Analeshia Rodriguez

So 100 kids from this subdivision could easily go to rattlesnake school.

4:25:11.681 --> 4:25:13.791

Analeshia Rodriguez

It would not reopen Mount Jumbo.

4:25:14.161 --> 4:25:17.251

Analeshia Rodriguez

The school district will not be able to afford to reopen Mount Jumbo.

4:25:17.541 --> 4:25:23.31

Analeshia Rodriguez

It's needs a lot of work before it becomes a functioning public school.

4:25:23.401 --> 4:25:25.421

Analeshia Rodriguez

So that's another thing for you to consider.

4:25:27.451 --> 4:25:36.251

Analeshia Rodriguez

Moving on, it's nice that they're willing to do a little cosmetic work on summers and then put 10 years of heavy construction equipment over it.

4:25:37.101 --> 4:25:46.481

Analeshia Rodriguez

And 2000 cars a day and have the county and me as a county resident paid upkeep that street.

4:25:46.791 --> 4:25:51.701

Analeshia Rodriguez

And don't forget, when you put 2000 cars on the street, people aren't stupid.

4:25:51.771 --> 4:25:53.281

Analeshia Rodriguez

They're going to go down to the streets.

4:25:53.371 --> 4:25:59.121

Analeshia Rodriguez

You are not going to see the full 2000 sitting waiting to get on Hwy 200.

4:25:59.271 --> 4:26:1.661

Analeshia Rodriguez

I live right on the other side of Hwy 200.

4:26:1.991 --> 4:26:2.961

Analeshia Rodriguez

I won't sit and wait.

4:26:2.971 --> 4:26:4.841

Analeshia Rodriguez

I go out the other end of my neighborhood.

4:26:5.211 --> 4:26:6.41

Analeshia Rodriguez

Tada.

4:26:6.471 --> 4:26:10.631

Analeshia Rodriguez

So other people are going to go to Speedway and Clyde and Peacock and Montana.

4:26:10.941 --> 4:26:13.651

Analeshia Rodriguez

There are lots of other ways to get to Hwy 200.

4:26:13.781 --> 4:26:18.681

Analeshia Rodriguez

None of those streets are going to get upgraded by the developer, only the one.

4:26:19.491 --> 4:26:31.81

Analeshia Rodriguez

And if the other drive is only taking 10% yet the other subdivision that we just saw had two equal sized with roundabout departure out of them.

4:26:31.191 --> 4:26:37.141

Analeshia Rodriguez

So why does this subdivision get 90% on one street and only 10% on the other?

4:26:37.551 --> 4:26:45.101

Analeshia Rodriguez

And that's because there was a legal little backroom deal between the people that live on Waterside drive, their attorneys and the developers.

4:26:45.111 --> 4:26:45.621

Analeshia Rodriguez

Attorneys.

4:26:45.851 --> 4:26:47.701

Analeshia Rodriguez

That's why that's not happening.

4:26:47.811 --> 4:26:49.261

Analeshia Rodriguez

But it's still a public Rd.

4:26:49.931 --> 4:26:53.501

Analeshia Rodriguez

If I choose to go down Waterside Dr, it's a public street.

4:26:53.751 --> 4:26:58.661

Analeshia Rodriguez

I can drive down it so I don't know where this idea that only 90% will go.

4:26:58.871 --> 4:27:0.781

Analeshia Rodriguez

People are going to go wherever they want.

4:27:0.961 --> 4:27:11.971

Analeshia Rodriguez

They're public roads and I live in a high density neighborhood and you might provide two off street parking so that on street parking is not gonna be a problem.

4:27:12.921 --> 4:27:15.141

Analeshia Rodriguez

Garages are storage units.

4:27:15.661 --> 4:27:17.351

Analeshia Rodriguez

People don't put their cars in them.

4:27:17.361 --> 4:27:25.601

Analeshia Rodriguez

In my neighborhood, there are cars up and down my street all day long because their car don't go in there.

4:27:25.611 --> 4:27:26.231

Analeshia Rodriguez

Garages.

4:27:26.241 --> 4:27:27.231

Analeshia Rodriguez

They're extra stuff.

4:27:27.241 --> 4:27:32.551

Analeshia Rodriguez

Does you might build the two car garage, but you can't make people put their cars in them.

4:27:33.101 --> 4:27:34.821

Analeshia Rodriguez

That's a whole nother issue.

4:27:35.1 --> 4:27:46.161

Analeshia Rodriguez

That was a little bit of a problem in my neighborhood and I love where I live, so I just want you to remember the previous subdivision that you approved was truly mixed.

4:27:46.171 --> 4:27:49.101

Analeshia Rodriguez

Use it had supportive public comment.

4:27:49.441 --> 4:27:50.711

Analeshia Rodriguez

It was self contained.

4:27:50.831 --> 4:27:54.281

Analeshia Rodriguez

It had affordable housing, it had open space.

4:27:54.291 --> 4:27:55.821

Analeshia Rodriguez

It had agriculture.

4:27:56.111 --> 4:28:5.391

Analeshia Rodriguez

What you're taking from East Missoula is 35 acres of what was hey production and now removing it and cramming as many homes into it as you possibly could.

4:28:6.251 --> 4:28:17.521

Analeshia Rodriguez

That's not open space, it's just not so that other approval had a lot more going for it then this does.

4:28:17.531 --> 4:28:19.311

Analeshia Rodriguez

So I hope you think long and hard.

4:28:19.371 --> 4:28:19.881

Analeshia Rodriguez

Thank you.

4:28:19.971 --> 4:28:20.961

Analeshia Rodriguez

I won't take more time.

4:28:21.431 --> 4:28:21.751

Analeshia Rodriguez

Great.

4:28:21.761 --> 4:28:22.211

Analeshia Rodriguez

Thank you.

4:28:23.401 --> 4:28:28.251

Analeshia Rodriguez

OK, we are gonna now go to it's it's James Brown.

4:28:28.261 --> 4:28:28.501

Analeshia Rodriguez

Right.

4:28:28.511 --> 4:28:29.231

Analeshia Rodriguez

OK.

4:28:29.301 --> 4:28:34.391

Analeshia Rodriguez

James, go ahead and unmute yourself and please state your name for the record.

4:28:47.481 --> 4:28:50.471

Analeshia Rodriguez

Ohh, hold on James and I see you talking.

4:28:50.481 --> 4:28:52.151

Analeshia Rodriguez

It looks like, but we're not hearing you.

4:28:54.491 --> 4:28:56.371

Analeshia Rodriguez

I see a line through your speaker now.

4:29:6.481 --> 4:29:9.191

Analeshia Rodriguez

Still not hearing anything from you, James.

4:29:9.201 --> 4:29:12.501

Analeshia Rodriguez

It looks like your speaker is muted.

4:29:14.201 --> 4:29:15.41

james brown

Is that OK now?

4:29:13.901 --> 4:29:15.211

Analeshia Rodriguez

Now you're on.

4:29:15.261 --> 4:29:16.821

Analeshia Rodriguez

Ohh Yep, now we got you.

4:29:17.401 --> 4:29:19.991

james brown

OK, finally found the right button.

4:29:20.821 --> 4:29:23.151

james brown

So I am Jim Brown.

4:29:23.161 --> 4:29:33.41

james brown

I'm the conservation chair for five allies, Audubon and I want to comment about the repair and setback, which is woefully inadequate.

4:29:33.731 --> 4:29:35.131

james brown

And I want to explain that a little bit.

4:29:36.11 --> 4:29:42.381

james brown

The city has no setback policy, but that does not mean it's unimportant at all.

4:29:42.471 --> 4:29:51.661

james brown

It is important the developer used wildlife data to describe the wildlife that's there based on a one mile wide.

4:29:52.931 --> 4:30:9.1

james brown

Ohh resolution it did not address the kind of wildlife that uses this narrow riparian corridor, and it also did not address what happens when you put all this subdivision in there to the wildlife that depends on this riparian corridor.

4:30:10.561 --> 4:30:25.301

james brown

The developer in their wildlife assessment mentioned several bird names but miss labeled and misspelled four of them, which makes you wonder what knowledge they really had and how serious they really took this task.

4:30:26.531 --> 4:30:40.401

james brown

So fish, wildlife and park made a number of comments and they pointed out how important this riparian corridor is, and they also recommended a widening that corridor would greatly enhance the values.

4:30:40.681 --> 4:30:45.751

james brown

But Fishwives Park was not asked what is a good adequate riparian.

4:30:48.971 --> 4:30:53.621

james brown

Corridor and I have to wonder, why wasn't fish wife and parks asked this question on?

4:30:53.631 --> 4:30:55.711

james brown

What is an adequate riparian set back?

4:30:56.611 --> 4:31:8.201

james brown

So the yeah, the analysis of the adequate repairing setback, it needs to be corrected because it has not been done adequately at all and it is an extremely important piece of this whole planning.

4:31:9.421 --> 4:31:12.131

james brown

Exercise the.

4:31:14.151 --> 4:31:41.761

james brown

Planning board should recommend that the plat map be sent back to the developer for revision and after going through an analysis of what an appropriate setback should be, our river systems in Missoula are invaluable resource and they need to be treated with respect and with knowledge so that all citizens can enjoy them now and into the future.

4:31:41.831 --> 4:31:49.421

james brown

This is not happened and now is the time to correct this problem, not after after the houses are on the ground, because then it's too late.

4:31:49.501 --> 4:31:54.201

james brown

You have to take action now to provide an adequate variance set back.

4:31:54.951 --> 4:31:56.881

james brown

Thank you for considering this issue.

4:31:59.531 --> 4:31:59.831

Analeshia Rodriguez

Great.

4:31:59.841 --> 4:32:0.541

Analeshia Rodriguez

Thank you, Jim.

4:32:0.481 --> 4:32:0.771

james brown

Yeah.

4:32:0.551 --> 4:32:4.71

Analeshia Rodriguez

Appreciate you sticking with us and taking the time to make a comment.

4:32:5.481 --> 4:32:6.321

Analeshia Rodriguez

OK.

4:32:6.381 --> 4:32:6.671

Analeshia Rodriguez

Go.

4:32:6.681 --> 4:32:9.511

Analeshia Rodriguez

We have somebody here and house, so we're gonna go there next.

4:32:9.521 --> 4:32:10.191

Analeshia Rodriguez

Go please.

4:32:10.341 --> 4:32:10.631

Analeshia Rodriguez

Hi.

4:32:10.641 --> 4:32:14.351

Analeshia Rodriguez

I'm Lee Bridges, former chairman of the East Missoula Community Council.

4:32:14.361 --> 4:32:24.341

Analeshia Rodriguez

Back when Brian Throckmorton approached us about changing, exchanging our Canyon View Park for use of the Aspire subdivisions proposed 3 Acre Park.

4:32:28.691 --> 4:32:40.981

Analeshia Rodriguez

I urge you to vote no on rezoning of this property via Aspire Subdivision developers, for reasons I will be posting on the engagement Missoula site at length 3 minutes, 3 minutes tonight will not be enough to do that.

4:32:43.241 --> 4:32:50.231

Analeshia Rodriguez

A quick overview of what I will be commenting on is Summer St, the intersection of Summers and Hwy.

4:32:50.241 --> 4:33:8.421

Analeshia Rodriguez

200 the impact on Mount Jumbo Elementary School that Lisa's already touched on and our community, our county community, inter infrastructure, including the surrounding roads, all substandard, all 50 foot except for Speedway being the one exception.

4:33:8.471 --> 4:33:9.291

Analeshia Rodriguez

It is 60 foot.

4:33:11.861 --> 4:33:14.311

Analeshia Rodriguez

Utilities and emergency calls.

4:33:14.681 --> 4:33:17.291

Analeshia Rodriguez

We understand that the property will be developed.

4:33:17.301 --> 4:33:17.871

Analeshia Rodriguez

We all know that.

4:33:22.761 --> 4:33:27.641

Analeshia Rodriguez

My objection is to the annexation into the city and its rezoning.

4:33:29.1 --> 4:33:33.931

Analeshia Rodriguez

This property is currently county and with that our community has a voice to work with the developers.

4:33:34.751 --> 4:33:55.751

Analeshia Rodriguez

If this, if this sizable county property is annexed, we have no voice in the impact the subdivision has on our infrastructure safety, traffic flow, fire and emergency concerns and the well being of our county community, the density the developer is seeking is not appropriate to fit in our finite community.

4:33:56.761 --> 4:33:59.371

Analeshia Rodriguez

We have very serious concern that impact us.

4:33:59.901 --> 4:34:2.631

Analeshia Rodriguez

There is no requirement that the property be annexed.

4:34:3.81 --> 4:34:10.991

Analeshia Rodriguez

Please leave it county like it is so that we have a can have a voice in how it impacts our community and what compromises can be reached.

4:34:11.1 --> 4:34:15.51

Analeshia Rodriguez

Working with working with our community rather than against it.

4:34:15.581 --> 4:34:17.611

Analeshia Rodriguez

Please vote no on the rezoning.

4:34:17.701 --> 4:34:23.201

Analeshia Rodriguez

I understand that there is variances, that it doesn't make a difference whether it's city or county.

4:34:23.211 --> 4:34:26.421

Analeshia Rodriguez

The variances will be made down the road anyway.

4:34:26.691 --> 4:34:33.401

Analeshia Rodriguez

I don't think staying in the county impacts this development the way the developer claims it does.

4:34:33.591 --> 4:34:42.251

Analeshia Rodriguez

I think it should remain in the country so that we can still have a voice about it and be a participant in developing our community rather than the city.

4:34:44.291 --> 4:34:45.241

Analeshia Rodriguez

I can say a lot more.

4:34:45.251 --> 4:34:50.71

Analeshia Rodriguez

I will when I post on the engage Montana site Missoula site.

4:34:50.571 --> 4:34:50.901

Analeshia Rodriguez

Great.

4:34:50.911 --> 4:34:51.871

Analeshia Rodriguez

Thank you very much.

4:34:51.881 --> 4:34:53.201

Analeshia Rodriguez

We appreciate your comments.

4:34:54.841 --> 4:34:58.331

Analeshia Rodriguez

OK, I can't see who would be next on.

4:34:58.881 --> 4:35:1.41

Analeshia Rodriguez

Say again, Richard.

4:35:1.291 --> 4:35:3.701

Analeshia Rodriguez

OK, Richard, you are next.

4:35:4.201 --> 4:35:7.321

Richard Fifield

Hello, thanks for having me. Umm.

4:35:8.951 --> 4:35:11.121

Richard Fifield

Unfortunately, it's the thing in showbiz.

4:35:11.131 --> 4:35:13.981

Richard Fifield

You don't wanna follow an act like the why?

4:35:14.151 --> 4:35:16.401

Richard Fifield

Because that was awesome.

4:35:16.671 --> 4:35:18.21

Richard Fifield

It was planned out.

4:35:18.31 --> 4:35:23.891

Richard Fifield

It was progressive and the details were amazing.

4:35:24.781 --> 4:35:27.1

Richard Fifield

With this project not so much.

4:35:27.871 --> 4:35:35.401

Richard Fifield

Umm, there are so many things that they have dropped the ball on as far as due diligence is concerned.

4:35:35.891 --> 4:35:41.191

Richard Fifield

And umm, I would definitely implore you to consider why.

4:35:43.21 --> 4:35:50.641

Richard Fifield

We can only comment on this subdivision through the city's website, not the counties.

4:35:51.501 --> 4:35:54.701

Richard Fifield

The cities do we vote for the mayor?

4:35:55.151 --> 4:35:55.561

Richard Fifield

No.

4:35:56.11 --> 4:35:57.681

Richard Fifield

Do we vote for the City Council?

4:35:58.111 --> 4:35:58.621

Richard Fifield

No.

4:35:58.701 --> 4:36:0.151

Richard Fifield

Who controls our water?

4:36:0.471 --> 4:36:12.241

Richard Fifield

The mayor and the City Council, this is just one more example of East Missoula literally being well, aspiration would be the best way to describe it.

4:36:12.251 --> 4:36:14.961

Richard Fifield

We're being choked out by greed.

4:36:15.411 --> 4:36:20.571

Richard Fifield

The why sounds like a utopia, but it hasn't been built yet.

4:36:20.921 --> 4:36:27.481

Richard Fifield

We've been here for 110 years and this is not affordable housing.

4:36:28.311 --> 4:36:46.291

Richard Fifield

There is no rush and it would be great maybe to renegotiate our contract with the city or

maybe fix Highway 201st or any of the empty promises we've been living in for the last 25 years.

4:36:46.641 --> 4:36:47.991

Richard Fifield

They kicked it down the road again.

4:36:48.1 --> 4:36:55.681

Richard Fifield

Another 10 and all around us people get annexed and they get City Council representatives.

4:36:56.131 --> 4:36:57.391

Richard Fifield

They get voices.

4:36:57.981 --> 4:36:59.981

Richard Fifield

Where are our county commissioners?

4:37:0.391 --> 4:37:9.41

Richard Fifield

I haven't seen one of them at any of these meetings and PS in their project timeline, the developer Sponsored neighborhood meeting.

4:37:10.431 --> 4:37:13.361

Richard Fifield

Yeah, it should have gone to that because that's not what happened.

4:37:14.531 --> 4:37:18.241

Richard Fifield

And developer sponsors means they advertise it.

4:37:18.831 --> 4:37:31.681

Richard Fifield

The East Missoula Community Council had to advertise it, and when we showed up, it was like an open house without deviled eggs, like get it together at that place?

4:37:31.691 --> 4:37:36.951

Richard Fifield

I asked the man who was speaking and the other two people who were there representing 406.

4:37:39.381 --> 4:37:45.371

Richard Fifield

If you weren't going to be annexed into the city, would you still build an East Missoula?

4:37:46.491 --> 4:37:48.101

Richard Fifield

And they all said yes.

4:37:48.591 --> 4:38:7.991

Richard Fifield

Each one of them said yes and you could just see the lie on their face when I pushed further and I asked about in their application packet J1, the weed management plan, much like the gentleman, was referring to the Ottoman.

4:38:8.861 --> 4:38:13.431

Richard Fifield

They have a a plan for Japanese knotweed and they're weed management section.

4:38:14.1 --> 4:38:25.781

Richard Fifield

They don't realize the Japanese knotweed is a non native invasive species that I had to have the county weed extension to come out to my house today to spray with pesticide.

4:38:25.791 --> 4:38:27.81

Richard Fifield

You can't touch it.

4:38:27.331 --> 4:38:33.131

Richard Fifield

You have to clean off your tools with alcohol in their instructions, they tell their homeowners to mow it.

4:38:34.111 --> 4:38:41.51

Richard Fifield

That is the most irresponsible thing anybody could ever do, and they had no idea what I was talking about.

4:38:41.321 --> 4:38:42.491

Richard Fifield

And it's in their packet.

4:38:42.541 --> 4:38:54.731

Richard Fifield

So I don't have a very high vote of confidence, especially since they sent out information to 75 homeowners when I live two blocks up, I can see.

4:38:56.271 --> 4:38:58.161

Richard Fifield

Yeah, like there's that close to me.

4:38:58.571 --> 4:39:12.721

Richard Fifield

I think they're reach should have been a little bit farther and a little bit more extensive and definitely a little bit more thought out because E Missoula, we're really sick and tired of living in this indentured servitude. Thanks.

4:39:16.691 --> 4:39:17.981

Analeshia Rodriguez

Thank you, Richard.

4:39:18.41 --> 4:39:29.181

Analeshia Rodriguez

Appreciate you taking the time to provide your comments for us and you did pretty good on time as well not be even be able to see the timer now we have somebody in House please come on up.

4:39:30.491 --> 4:39:31.281

Analeshia Rodriguez

Thank you.

4:39:31.551 --> 4:39:34.631

Analeshia Rodriguez

Sue Holden, from the East Missoula Community council.

4:39:36.81 --> 4:39:36.621

Analeshia Rodriguez

Thanks, Peter.

4:39:37.681 --> 4:39:39.391

Analeshia Rodriguez

Following Richard has a tough act.

4:39:41.681 --> 4:39:44.901

Analeshia Rodriguez

I just would like to address the traffic impact.

4:39:47.101 --> 4:40:2.151

Analeshia Rodriguez

Largely in part is the traffic study that's online was done in 2021 and then the update that was posted showing April of 2023 is the exact same study from 2021.

4:40:2.741 --> 4:40:6.391

Analeshia Rodriguez

Back in that time, the new Sharon parking lot was not done.

4:40:8.201 --> 4:40:25.821

Analeshia Rodriguez

Marshall Mountain had not been developed and there were all was already considerable concern about the traffic going through E Missoula instead of on the highway on the Highway 200, Highway 200 Corridor Project.

4:40:27.441 --> 4:40:44.931

Analeshia Rodriguez

Even though the funding has been secured and what we thought the plans had already been approved, come to find out that they're being replanned now and what was originally proposed may not necessarily be what's gonna happen.

4:40:45.901 --> 4:40:51.931

Analeshia Rodriguez

That's a critical infrastructure project that's gonna help E Missoula tremendously.

4:40:54.491 --> 4:41:17.381

Analeshia Rodriguez

With 90% of the traffic going on Summer St, a lot of the other issues have already been mentioned, so I won't bring those up again, but not one resident that lives on summer St was notified because they only notified people that live within 150 feet of the proposed subdivision.

4:41:17.871 --> 4:41:29.41

Analeshia Rodriguez

So all of those people were left in the dark and their only way of finding out about a lot of this was through their involvement with the East Missoula Community Council.

4:41:32.931 --> 4:41:41.371

Analeshia Rodriguez

The new Sharon parking lot has been great, but it's done nothing to ease the parking along the shoulder of the highway.

4:41:43.721 --> 4:41:47.821

Analeshia Rodriguez

There's just as much traffic still being parked there and with.

4:41:49.561 --> 4:42:0.291

Analeshia Rodriguez

2100 cars gonna be doing summer St and of course I'm sure a lot of those new residents are also gonna go well.

4:42:0.301 --> 4:42:1.871

Analeshia Rodriguez

They can walk out their back door.

4:42:1.881 --> 4:42:2.911

Analeshia Rodriguez

From what it sounds like.

4:42:5.841 --> 4:42:20.261

Analeshia Rodriguez

The point being is the traffic that's being directed to summer St is having an impact on Hwy 200 as a whole and not just on summer St people are gonna divert off onto Speedway.

4:42:21.371 --> 4:42:32.411

Analeshia Rodriguez

People are gonna divert off to Clyde St just because they're not going to be able to get through from summers on Hwy 200 turning left or right.

4:42:39.641 --> 4:42:42.461

Analeshia Rodriguez

The speed limit currently on Hwy.

4:42:42.471 --> 4:42:56.621

Analeshia Rodriguez

200 is 35 mph through E Missoula right after you go over Brickyard Hill right before right at the old Sharon fishing access site.

4:42:56.711 --> 4:42:59.951

Analeshia Rodriguez

It changes to 55 mph.

4:43:0.431 --> 4:43:12.71

Analeshia Rodriguez

We were told that that speed limit would be reduced because not only with the new Sharon parking, I'd because across on the other side of the highway is all residential.

4:43:12.131 --> 4:43:23.121

Analeshia Rodriguez

Ohh, you know again if you add 2100 more cars that are gonna go either direction, maybe they work in bond or maybe they work in Milltown.

4:43:24.161 --> 4:43:36.931

Analeshia Rodriguez

You know, whatever the case might be, they're gonna add to that congestion and at 55 mph, I we're just waiting for somebody to get killed there at the new parking lot area.

4:43:40.551 --> 4:44:3.571

Analeshia Rodriguez

At the last public meeting that was held at Mount Jumbo School, what I found to be of interest is the homes are gonna be anywhere from 450,000 upwards of \$800,000 homes with a couple of them had said they're gonna aim for around \$600,000 homes.

4:44:4.471 --> 4:44:8.751

Analeshia Rodriguez

That doesn't fit in with the rest of the characteristics of East Missoula.

4:44:11.391 --> 4:44:11.691

Analeshia Rodriguez

Run.

4:44:12.141 --> 4:44:31.91

Analeshia Rodriguez

I have spoken to a representative at mount at Missoula County Public Schools about Mount

Jumbo School, and I was told by that particular employee that MCPS has absolutely no intention of reopening Mount Jumbo School.

4:44:31.721 --> 4:44:35.191

Analeshia Rodriguez

They've not kept up with the that infant structure.

4:44:35.281 --> 4:44:43.1

Analeshia Rodriguez

Right now it's housing the Friends of Children program and also some law enforcement for training.

4:44:43.971 --> 4:44:52.461

Analeshia Rodriguez

They have no according to what they've told me on more than one occasion, they have no intention of opening up Mount Jumbo School.

4:44:52.611 --> 4:44:53.811

Analeshia Rodriguez

So that's what teaser.

4:44:55.671 --> 4:45:3.991

Analeshia Rodriguez

And the proposed sub development will not financially benefit E Missoula in any way, shape or form.

4:45:4.161 --> 4:45:17.161

Analeshia Rodriguez

It's actually gonna cost the county more money down the road to maintain that additional traffic on summer St in addition to all the other streets in East Missoula.

4:45:19.291 --> 4:45:31.21

Analeshia Rodriguez

Earlier tonight I've heard a couple of different people mention about no hardships to the developer or created by the developer in different contexts throughout this.

4:45:31.491 --> 4:45:35.951

Analeshia Rodriguez

At what about the hardships to the residents that live out there in East Missoula?

4:45:38.681 --> 4:45:56.101

Analeshia Rodriguez

Not only are those people say directly on summers or they're on Montana that are gonna be adjacent of that property, the hardships that they're facing and just the hardships in general, we don't have a grocery store.

4:45:56.111 --> 4:45:57.1

Analeshia Rodriguez

Do we want one?

4:45:57.11 --> 4:45:57.701

Analeshia Rodriguez

Absolutely.

4:45:58.581 --> 4:46:1.121

Analeshia Rodriguez

We would like a Community Center too.

4:46:1.661 --> 4:46:26.821

Analeshia Rodriguez

You know, there's a lot of other things that are needed out there before we go and add more homes that aren't affordable aren't going to be sold given the economy as it is in Missoula or East Missoula and the three new Developments, 4 actually around the ollies they're not full.

4:46:28.1 --> 4:46:36.141

Analeshia Rodriguez

Two of the other newer developments that have been built out in East Missoula since they're not fault and those are rentals.

4:46:37.71 --> 4:46:45.491

Analeshia Rodriguez

So we're going to be overbuilding if we allow this subdivision to go into his Missoula.

4:46:45.691 --> 4:46:47.461

Analeshia Rodriguez

It's a beautiful subdivision.

4:46:47.471 --> 4:46:55.731

Analeshia Rodriguez

Don't get me wrong, it looks really pretty in pictures, especially color pictures, but it doesn't belong in East Missoula.

4:46:55.781 --> 4:47:5.71

Analeshia Rodriguez

It belongs in something out there, like the why, where they have nothing around them that's gonna impact any other residents.

4:47:5.991 --> 4:47:9.61

Analeshia Rodriguez

I'm going to have to ask it to try and wrap up please.

4:47:9.211 --> 4:47:9.581

Analeshia Rodriguez

Yeah.

4:47:9.591 --> 4:47:10.11

Analeshia Rodriguez

Thank you.

4:47:10.931 --> 4:47:11.481

Analeshia Rodriguez

OK, great.

4:47:11.491 --> 4:47:11.871

Analeshia Rodriguez

Thank you.

4:47:14.721 --> 4:47:15.271

Analeshia Rodriguez

OK.

4:47:15.281 --> 4:47:17.51

Analeshia Rodriguez

And Alicia, who's next online?

4:47:17.921 --> 4:47:19.291

Analeshia Rodriguez

Yeah, Janet.

4:47:19.501 --> 4:47:23.941

Analeshia Rodriguez

OK, Janet Online, you are next in the queue.

4:47:25.221 --> 4:47:25.791

Janet Sedgley

OK.

4:47:25.801 --> 4:47:26.191

Janet Sedgley

Thank you.

4:47:26.731 --> 4:47:34.621

Janet Sedgley

Umm, I agree with what my neighbors have been saying, and I also urge you to vote no.

4:47:34.951 --> 4:47:36.921

Janet Sedgley

I do have a few questions.

4:47:36.971 --> 4:47:39.661

Janet Sedgley

I also recognize that it will be developed.

4:47:40.211 --> 4:47:54.511

Janet Sedgley

However, I think there's needs to be more thought put into this and my questions are if the density it was, there's a lot of work to say that the density would be the same as those county or city.

4:47:54.601 --> 4:47:57.691

Janet Sedgley

And if that's true, I don't understand the push to make it city.

4:47:57.701 --> 4:47:59.121

Janet Sedgley

So that's kind of a question.

4:48:1.271 --> 4:48:6.801

Janet Sedgley

And the other question is that it was stated that it would be city firemen.

4:48:6.811 --> 4:48:12.621

Janet Sedgley

However, I think it's well known that it would be E Missoula would be closest to him.

4:48:12.631 --> 4:48:13.651

Janet Sedgley

The response soonest?

4:48:14.811 --> 4:48:15.691

Janet Sedgley

All volunteer.

4:48:17.421 --> 4:48:28.991

Janet Sedgley

So I find that kind of a weird omission that it's not discussed because that I think has a huge impact on on the people who would buy houses there too.

4:48:29.61 --> 4:48:30.381

Janet Sedgley

It's what I'm concerned about.

4:48:32.851 --> 4:48:40.861

Janet Sedgley

I do have just also a question about variants 3 where it stated well there's not many people that would walk in that area.

4:48:40.871 --> 4:48:44.21

Janet Sedgley

So if we're missing the sidewalk for space, it doesn't really matter.

4:48:44.31 --> 4:49:9.691

Janet Sedgley

I'm concerned for children or other people playing there umm and walking there so that I think looking at that little further or thinking about a better way to handle that might be important and and finally I just would say there was a lot of statements made about the hardship, the shape of the land, the fact there's preexisting houses and I have to say back to that concern.

4:49:11.601 --> 4:49:13.771

Janet Sedgley

We should be listening to the shape of the land.

4:49:13.781 --> 4:49:19.951

Janet Sedgley

It's not a hardship if you're trying to push too much into a space, then it looks like a hardship, but it's not really.

4:49:19.961 --> 4:49:28.171

Janet Sedgley

It's just what you wanna buy and what you wanna develop may not fit completely, you know, may need to have a little less density as my point.

4:49:28.181 --> 4:49:29.241

Janet Sedgley

So thank you.

4:49:31.81 --> 4:49:31.491

Analeshia Rodriguez

Great.

4:49:31.501 --> 4:49:32.591

Analeshia Rodriguez

Thank you, Janet.

4:49:32.671 --> 4:49:35.331

Analeshia Rodriguez

Appreciate you sticking with us in our late hour.

4:49:35.341 --> 4:49:40.301

Analeshia Rodriguez

Go ahead, step on up and state your name if fire away.

4:49:40.791 --> 4:49:41.901

Analeshia Rodriguez

I'm Gretchen Murray.

4:49:41.911 --> 4:49:50.981

Analeshia Rodriguez

I live on Canyon View Drive, just behind the garage and the the summers property in Newbert Summers.

4:49:50.991 --> 4:49:52.991

Analeshia Rodriguez

It was an awesome place for my kids to grow up.

4:49:54.191 --> 4:50:6.871

Analeshia Rodriguez

I'll try and be consistent and brief, but I heard a lot tonight about the importance of this wonderful subdivision and how it's so it.

4:50:6.881 --> 4:50:14.561

Analeshia Rodriguez

It just sounded like it was this wonderful bubble, but it didn't approach how we as a community would be impacted.

4:50:15.231 --> 4:50:23.331

Analeshia Rodriguez

Umm before I forget the the the road that is behind the behind my fence, but that goes up.

4:50:23.341 --> 4:50:24.421

Analeshia Rodriguez

I'm along there is.

4:50:24.431 --> 4:50:30.1

Analeshia Rodriguez

It's a previous trolley that went all the way from Missoula to Bonner, and I apologize.

4:50:30.11 --> 4:50:33.511

Analeshia Rodriguez

I don't have the history of that, but that might be worth researching a little bit too.

4:50:34.261 --> 4:50:41.141

Analeshia Rodriguez

Umm, the density that they're seeking is just far too dense to adequately.

4:50:42.831 --> 4:50:44.281

Analeshia Rodriguez

Fit in our community.

4:50:44.291 --> 4:50:51.911

Analeshia Rodriguez

It's too much traffic and I think that a lot of people have said that, umm, the summers.

4:50:51.921 --> 4:51:1.711

Analeshia Rodriguez

I'm really concerned about when I spoke with the man at the the presentation about the parking and where will the residents park along summers?

4:51:2.1 --> 4:51:18.11

Analeshia Rodriguez

I'm going to ask each of you to take a drive down Summers Ave many times we're driving home and I drive it twice a day, three times a day and you have to pull over to let the person go by and that's in the existing space.

4:51:18.681 --> 4:51:20.211

Analeshia Rodriguez

Where are the residents?

4:51:20.221 --> 4:51:30.801

Analeshia Rodriguez

Current residents going to park and the man said, well, they can park on the side street and he we said there are stop signs and he says you can park.

4:51:30.851 --> 4:51:31.931

Analeshia Rodriguez

Ohh, you can't?

4:51:31.941 --> 4:51:33.181

Analeshia Rodriguez

Ohh, we'll take those out.

4:51:33.631 --> 4:51:37.61

Analeshia Rodriguez

So there's not a full plan in there.

4:51:37.111 --> 4:51:43.341

Analeshia Rodriguez

I'm not sure how that's going to work, so I just ask you to to slow this down.

4:51:43.351 --> 4:51:45.61

Analeshia Rodriguez

I know that there's some need.

4:51:45.71 --> 4:52:6.161

Analeshia Rodriguez

We've have had some criminal action behind in the the the garage back there and we do have concerns about that, but we really want this to be thought out before this humongous development goes in and so please take time, slow it down if you can and look at the residence of East Missoula.

4:52:6.471 --> 4:52:18.901

Analeshia Rodriguez

We're a great community and we've had a close bond with each other for years and we'd like to embrace the new people that come into that, and that's far too many for us to even consider at this point.

4:52:19.51 --> 4:52:19.831

Analeshia Rodriguez

Thank you for your time.

4:52:20.991 --> 4:52:21.331

Analeshia Rodriguez

Great.

4:52:21.341 --> 4:52:21.901

Analeshia Rodriguez

Thank you.

4:52:21.911 --> 4:52:23.381

Analeshia Rodriguez

Appreciate your being here.

4:52:23.391 --> 4:52:26.81

Analeshia Rodriguez

Gretchen, who we got online.

4:52:29.621 --> 4:52:30.1

Analeshia Rodriguez

Rod.

4:52:43.71 --> 4:52:43.691

Analeshia Rodriguez

OK.

4:52:44.271 --> 4:52:48.431

Analeshia Rodriguez

So we're gonna go on to next to an online person, Gerhard Canutes.

4:52:49.651 --> 4:52:50.611

Analeshia Rodriguez

Can you hear me?

4:52:51.201 --> 4:52:51.681

Gerhard Knudsen

I can.

4:52:52.291 --> 4:52:53.481

Analeshia Rodriguez

OK, it's all yours.

4:52:53.491 --> 4:52:53.931

Analeshia Rodriguez

Take it away.

4:52:53.811 --> 4:52:58.121

Gerhard Knudsen

Yeah, I'm Gerhard Canuteson offering comments on behalf of five alleys.

4:52:58.131 --> 4:53:7.741

Gerhard Knudsen

Audubon, as Jim Brown noted in his remarks, are concerned with his fire subdivision centers on its impact on the sites valued riparian habitat.

4:53:8.31 --> 4:53:12.801

Gerhard Knudsen

Simply stated, the proposed riverfront rats are too close to that habitat.

4:53:13.231 --> 4:53:18.771

Gerhard Knudsen

They need to be set back much further from the river to reduce the impact of human use occurring on the property.

4:53:19.801 --> 4:53:31.691

Gerhard Knudsen

I think significantly the recently updated county zoning regulations called for 170 foot setback for land development on the specific reach of the Clark Fork that flows by this virus subdivision.

4:53:33.491 --> 4:53:47.721

Gerhard Knudsen

Our concern at this point is that in spite of substantive comment regarding inadequate riparian area protection, the staff report concludes that, and I quote, the subdivision would result in the loss of wildlife habitat and reduced wildlife values.

4:53:48.271 --> 4:54:0.301

Gerhard Knudsen

However, the riverfront Parkland would continue to provide habitat and the impacts can be mitigated to the imposition of living with wildlife covenants and storm water management provisions as conditions of approval.

4:54:2.511 --> 4:54:10.661

Gerhard Knudsen

This conclusion suggests that the loss of a critical habitat and one that occupies less than 4% of montanas land area is acceptable.

4:54:11.811 --> 4:54:25.731

Gerhard Knudsen

Uh repairing environments exist as critical habitat for a wide range of wildlife, and two migrating wildlife follow river corridors during their journeys and use riparian habitat to stopover areas for resting and feeding.

4:54:26.761 --> 4:54:32.31

Gerhard Knudsen

It's a scarce and far too valuable habitat to sustain any intentional reduction.

4:54:33.481 --> 4:54:55.601

Gerhard Knudsen

Importantly, in his comments addressing riparian setbacks proposed by the applicant, the Department of Fish, Wildlife and Parks cautions that and again, quote given the proximity of individual lots and the developed trail to the repair and zone and how narrow the

designated riparian and buffer zones are, there will be a continual risk of degradation to these protections.

4:54:56.951 --> 4:55:9.181

Gerhard Knudsen

The staff also concludes and finds that the impacts the repairing environment can be mitigated by requiring living a living with wildlife covenant and stormwater management as conditions of approval.

4:55:9.751 --> 4:55:13.121

Gerhard Knudsen

Neither address the real issue of how to preserve the extent.

4:55:13.131 --> 4:55:22.841

Gerhard Knudsen

Repairing the vegetation and habitat living with wildlife covenants help residents minimize conflicts with wildlife on and around the property.

4:55:23.51 --> 4:55:32.251

Gerhard Knudsen

Such matters as gardens and garbage, as wildlife hating, not habitat preservation, stormwater, stormwater management might address that.

4:55:32.281 --> 4:55:38.891

Gerhard Knudsen

Hydrologic changes affecting their parent area not, however, the overall impact of human development and use.

4:55:38.951 --> 4:55:41.101

Gerhard Knudsen

The joints, valued while at habitat.

4:55:42.611 --> 4:56:0.861

Gerhard Knudsen

That said, we see no basis for the conclusion that adequate protections are in place to limit the impact the subdivision on the natural environment, absent the presence of a much wider buffer area between the riverfront lots and the repair and habitat, the impact the planned development cannot be mitigated.

4:56:1.911 --> 4:56:3.881

Gerhard Knudsen

Thank you for the opportunity to share these thoughts.

4:56:7.341 --> 4:56:7.771

Analeshia Rodriguez

Great.

4:56:7.811 --> 4:56:7.961

Gerhard Knudsen

Yeah.

4:56:7.781 --> 4:56:8.631

Analeshia Rodriguez

Thank you.

4:56:8.741 --> 4:56:12.211

Analeshia Rodriguez

Appreciate your time and energy as well being here.

4:56:13.81 --> 4:56:14.211

Analeshia Rodriguez

I'd like to be in bed.

4:56:14.221 --> 4:56:14.581

Analeshia Rodriguez

I know that.

4:56:18.61 --> 4:56:18.991

Analeshia Rodriguez

OK, Sir.

4:56:19.41 --> 4:56:19.751

Analeshia Rodriguez

Go ahead.

4:56:19.961 --> 4:56:22.131

Analeshia Rodriguez

I think we all would like to be in bed, right?

4:56:22.521 --> 4:56:23.831

Analeshia Rodriguez

Right, bill.

4:56:23.841 --> 4:56:24.591

Analeshia Rodriguez

Junk Kumar.

4:56:24.641 --> 4:56:25.851

Analeshia Rodriguez

I'm going to Jason homeowner.

4:56:26.211 --> 4:56:29.21

Analeshia Rodriguez

Uh, you know, just a couple of questions.

4:56:29.371 --> 4:56:32.121

Analeshia Rodriguez

Is Dave still on the line?

4:56:32.231 --> 4:56:33.331

Analeshia Rodriguez

Yes, absolutely, Dave.

4:56:33.341 --> 4:56:34.241

Analeshia Rodriguez

The Grand Prix is still here.

4:56:35.771 --> 4:56:48.21

Analeshia Rodriguez

Question for you, Dave, was there, you know the South end of the property as the multifamily units, was there any noise mitigation discussed around that South end of the property?

4:56:51.321 --> 4:56:51.711

Analeshia Rodriguez

Umm.

4:56:52.281 --> 4:56:57.451

Analeshia Rodriguez

Let me just address this now, I forgot to mention this earlier for your questions.

4:56:57.461 --> 4:57:2.531

Analeshia Rodriguez

Like we're taking notes and writing them down, and then we'll try and address them to the best of our ability.

4:57:2.541 --> 4:57:5.241

Analeshia Rodriguez

When we get to through everybody's, then I'll move on.

4:57:6.781 --> 4:57:22.681

Analeshia Rodriguez

You know the other aspect here talking about the repairin and the set back from the river, etcetera, uh, if anybody has visited that property and along the river, the birds and the wildlife are a wonderful natural resource there.

4:57:22.771 --> 4:57:30.351

Analeshia Rodriguez

And without the proper setbacks along the river to to encourage this wild habitat.

4:57:31.41 --> 4:57:36.451

Analeshia Rodriguez

Uh, you know you will destroy the wildlife population, including the birds.

4:57:36.461 --> 4:57:41.351

Analeshia Rodriguez

They'll move elsewhere and we'll lose that wonderful asset along the river, you know?

4:57:41.361 --> 4:57:41.971

Analeshia Rodriguez

So I'd certainly.

4:57:42.671 --> 4:58:4.461

Analeshia Rodriguez

Uh, push that as a condition of approval that the developer and the city of Missoula meet with the the five valleys Audubon in determining what kind of a setback, what kind of repairing distance needs to be in place to encourage the wildlife to stick around throughout this development.

4:58:5.211 --> 4:58:22.731

Analeshia Rodriguez

The other thing that's been talked about mostly here is the traffic and we had this discussion with the county, but when this first, when this development first came up, the amount of traffic this development will generate, you know it's gonna go over water side.

4:58:22.741 --> 4:58:23.961

Analeshia Rodriguez

It's gonna go over summers.

4:58:23.971 --> 4:58:25.641

Analeshia Rodriguez

It's gonna go over Speedway.

4:58:25.921 --> 4:58:47.651

Analeshia Rodriguez

It's going to go throughout E Missoula and without a comprehensive traffic plan for East Missoula and the necessary updates and upgrades to Speedway to Montana 200 to waterside, to Deer Creek, etcetera, uh, we're gonna cause a major, major bottlenecks in that area.

4:58:48.101 --> 4:58:54.591

Analeshia Rodriguez

We're not saying we're opposed to the development or just saying let's, let's plan it and not react to it.

4:58:54.901 --> 4:58:56.381

Analeshia Rodriguez

And let's plan out the traffic.

4:58:58.191 --> 4:59:15.951

Analeshia Rodriguez

No patterns in these Missoula and make the necessary repairs, so I'd also urge that a condition of approval on this would be that there's a comprehensive E Missoula traffic study and the A plan is put in motion to to update.

4:59:17.921 --> 4:59:18.991

Analeshia Rodriguez

The update for this.

4:59:19.821 --> 4:59:20.531

Analeshia Rodriguez

Thank you.

4:59:21.101 --> 4:59:21.411

Analeshia Rodriguez

Great.

4:59:21.421 --> 4:59:21.851

Analeshia Rodriguez

Thank you.

4:59:21.861 --> 4:59:23.371

Analeshia Rodriguez

Appreciate your time, Sir.

4:59:29.511 --> 4:59:30.81

Analeshia Rodriguez

OK.

4:59:30.91 --> 4:59:30.841

Analeshia Rodriguez

How we doing?

4:59:30.851 --> 4:59:31.361

Analeshia Rodriguez

We got you.

4:59:31.371 --> 4:59:32.181

Analeshia Rodriguez

You're coming up.

4:59:32.251 --> 4:59:33.121

Analeshia Rodriguez

OK, come on.

4:59:33.131 --> 4:59:34.431

Analeshia Rodriguez

We're done online.

4:59:34.441 --> 4:59:35.481

Analeshia Rodriguez

I'm not seeing anybody.

4:59:35.491 --> 4:59:35.751

Analeshia Rodriguez

OK.

4:59:37.111 --> 4:59:38.241

Analeshia Rodriguez

Thank you, Peter.

4:59:38.951 --> 4:59:40.501

Analeshia Rodriguez

My name is Cynthia Nesbitt.

4:59:40.591 --> 4:59:52.261

Analeshia Rodriguez

I'm thank you for listening to all our comments, giving it the attention that it deserves and all my neighbors made some really good comments about the concerns and stuff.

4:59:52.831 --> 4:59:56.701

Analeshia Rodriguez

One for me was, is there gonna be actual river access?

4:59:57.701 --> 4:59:58.391

Analeshia Rodriguez

Umm.

4:59:58.721 --> 5:0:0.871

Analeshia Rodriguez

Like to get to the river, like go floating or something.

5:0:0.881 --> 5:0:4.491

Analeshia Rodriguez

If so, what's that gonna look like for parking in the summertime?

5:0:4.501 --> 5:0:6.751

Analeshia Rodriguez

Sharon is already a mess.

5:0:6.761 --> 5:0:15.41

Analeshia Rodriguez

Even with that new parking area, like Sue said, they still park there, so parking is just gonna be a mess.

5:0:17.481 --> 5:0:18.531

Analeshia Rodriguez

To get on to Hwy.

5:0:18.541 --> 5:0:22.91

Analeshia Rodriguez

200 from summers and also around Sharon.

5:0:22.101 --> 5:0:31.351

Analeshia Rodriguez

How that's gonna look, I live at the end of Clyde and like I already, it seems already we have to sit there for a while to get onto Hwy 200.

5:0:32.121 --> 5:0:44.111

Analeshia Rodriguez

When we were at the last town hall meeting, we were told that there was going to be uncontrolled intersections, which would allow parking closer to the intersection.

5:0:44.761 --> 5:0:53.891

Analeshia Rodriguez

Right now, every intersection on on summers is controlled in taking that away as a huge safety issue.

5:0:54.91 --> 5:0:59.411

Analeshia Rodriguez

There's a lot of kids that play there, a lot of people that walk, ride bikes, walk their dogs.

5:1:2.421 --> 5:1:7.51

Analeshia Rodriguez

And then as far as summers go, instead of, you know, kind of being like, well, this is what it's gonna look like.

5:1:7.61 --> 5:1:13.971

Analeshia Rodriguez

It'd be nice to get a public opinion on that as well, if they developer could go around and talk to the neighbors, find out what they would like.

5:1:14.601 --> 5:1:27.361

Analeshia Rodriguez

Another thing at the open house was I asked about the if it like, if it wasn't, if we weren't, if it wasn't annexed in the city, would it still be developed?

5:1:27.371 --> 5:1:32.311

Analeshia Rodriguez

And I was told no, but they told other people that it would still be developed.

5:1:33.141 --> 5:1:35.821

Analeshia Rodriguez

Umm, yeah, so thank you.

5:1:36.891 --> 5:1:37.221

Analeshia Rodriguez

Great.

5:1:37.231 --> 5:1:37.661

Analeshia Rodriguez

Thank you.

5:1:37.671 --> 5:1:39.681

Analeshia Rodriguez

Appreciate your time and being here.

5:1:39.811 --> 5:1:40.581

Analeshia Rodriguez

Come on up, man.

5:1:43.331 --> 5:1:46.521

Analeshia Rodriguez

My name is Linda ends and I live at 801 Montana Ave.

5:1:46.531 --> 5:1:55.721

Analeshia Rodriguez

Which abuts the new subdivision, and I'm here to speak against the rezoning request regarding the Aspire Nova subdivision.

5:1:55.971 --> 5:2:4.241

Analeshia Rodriguez

I know many of you are thinking these folks are all just not in my backyard and I'll not deny that there is an element of that.

5:2:4.311 --> 5:2:8.921

Analeshia Rodriguez

Certainly, if I was the decider in chief, it wouldn't be in my backyard.

5:2:9.291 --> 5:2:14.991

Analeshia Rodriguez

But that said, there are reasons why this subdivision should not go forward with zoning revisions as planned.

5:2:15.801 --> 5:2:39.141

Analeshia Rodriguez

The considerable increase in traffic in East Missoula is one reason E Missoula is landlocked, with Hwy 200 as the only access and egress Hwy 200 has already seen a large increase in the traffic density due to the not yet complete golf course complex and subdivision that drains over the Deer Creek Bridge.

5:2:39.631 --> 5:2:57.671

Analeshia Rodriguez

Also, one of the accesses for aspire and the multi unit development at Clyde and 200 just one block West of Summers which aspires design is access and egress to 90% of the additional vehicle traffic.

5:2:57.911 --> 5:3:14.31

Analeshia Rodriguez

Aspire predicts, as in, I expect their prediction is low because it doesn't take into account the increase in traffic issues and parking that will occur upon opening a new access to the river.

5:3:14.381 --> 5:3:21.421

Analeshia Rodriguez

The situation being created poses a genuine danger to the Community as well as impacting the livability.

5:3:22.531 --> 5:3:31.161

Analeshia Rodriguez

You only need to watch the smoke billowing up a few miles from the South Hills neighborhoods to be reminded of the vulnerability of our community.

5:3:31.791 --> 5:3:38.921

Analeshia Rodriguez

2 the suitability of the land I have lived adjacent to the proposed subdivision for 45 years.

5:3:39.51 --> 5:3:44.81

Analeshia Rodriguez

We ice skated on the pond that formed in wet years when I was younger.

5:3:44.371 --> 5:3:49.41

Analeshia Rodriguez

The subdivision plot calls for townhouses to be built on that area.

5:3:49.511 --> 5:3:53.221

Analeshia Rodriguez

A portion of the property to be subdivided is a natural wetland.

5:3:53.981 --> 5:3:59.871

Analeshia Rodriguez

The entire property is home to deer, bear, etcetera, as all river corridors are.

5:4:0.381 --> 5:4:9.831

Analeshia Rodriguez

Aspire is aspire our our our neighborhood is zoned for four units per acre.

5:4:10.261 --> 5:4:28.1

Analeshia Rodriguez

The new zoning I understand increases those that number of of units, but it seems as though the ASPIRE Subdivision is considerably out of sync with the current building for the land above it.

5:4:28.811 --> 5:4:38.181

Analeshia Rodriguez

I know that this property will be developed, but you can protect the safety and integrity of our existing Community by denying this request.

5:4:38.291 --> 5:4:38.711

Analeshia Rodriguez

Thank you.

5:4:40.91 --> 5:4:40.611

Analeshia Rodriguez

Thank you.

5:4:43.571 --> 5:4:43.951

Analeshia Rodriguez

OK.

5:4:46.441 --> 5:4:48.51

Analeshia Rodriguez

All right, we'll give you guys.

5:4:48.61 --> 5:4:49.921

Analeshia Rodriguez

Anybody else wanna come up?

5:4:53.981 --> 5:4:55.731

Analeshia Rodriguez

I don't think we wanna be here that late.

5:4:57.621 --> 5:4:59.541

Analeshia Rodriguez

Anybody online that I'm not seeing?

5:5:0.681 --> 5:5:2.551

Analeshia Rodriguez

OK, I'll give it a second here.

5:5:2.561 --> 5:5:5.701

Analeshia Rodriguez

See if anybody needs to build up the courage or make a note.

5:5:13.941 --> 5:5:17.1

Analeshia Rodriguez

OK, OK, alright.

5:5:17.11 --> 5:5:18.361

Analeshia Rodriguez

We do have somebody online.

5:5:24.221 --> 5:5:33.991

Berry, Erik

Hey, this is Eric Berry located at the South end of Summers Drive on Angels court.

5:5:34.861 --> 5:5:38.41

Berry, Erik

Right by the entrance of the development.

5:5:38.161 --> 5:5:49.461

Berry, Erik

I guess my my main concerns are the timing and I guess guarantee of of those improvements on summers.

5:5:52.661 --> 5:6:17.511

Berry, Erik

You know, I I voiced my opposition to the development mainly because I haven't seen a lot of clarity from either the developers, the county, the city as to who, who's gonna be responsible, who, who holds the check for updating summers, making it safe.

5:6:18.511 --> 5:6:28.411

Berry, Erik

Ohh and ensuring that this this new subdivision with a a large population of growth for East Missoula.

5:6:29.831 --> 5:6:30.501

Berry, Erik

Who?

5:6:30.651 --> 5:6:45.111

Berry, Erik

Who's responsible for ensuring that that, that corridor on Summers becomes safe for this additional traffic as well as the construction traffic?

5:6:45.401 --> 5:6:54.541

Berry, Erik

That's anticipated for the next 10 years, you know, right now I'm a lifelong Missoulian.

5:6:54.771 --> 5:7:6.731

Berry, Erik

I've lived in a lot of neighborhoods across Missoula, including Young, including Low, Low I
I've really come to love E Missoula for it.

5:7:6.741 --> 5:7:18.671

Berry, Erik

Sense of quiet and just just really good neighborhood community presence in East
Missoula and I'm a bit concerned, I guess with.

5:7:21.101 --> 5:7:38.681

Berry, Erik

The proposal that's gonna essentially turned summers from a quiet community County
street where kinda everybody drives slow and you wave to your neighbors and umm, I I'm
concerned about that.

5:7:38.691 --> 5:7:44.611

Berry, Erik

Turning summers into more of a mini highway through way.

5:7:45.611 --> 5:7:46.81

Berry, Erik

Umm.

5:7:46.831 --> 5:7:51.71

Berry, Erik

With all this new population, so thank you.

5:7:51.81 --> 5:7:52.61

Berry, Erik

Much appreciate it.

5:7:54.391 --> 5:7:55.501

Analeshia Rodriguez

Thank you, Eric.

5:7:55.511 --> 5:7:58.281

Analeshia Rodriguez

Appreciate your comments this evening.

5:7:58.291 --> 5:7:59.281

Analeshia Rodriguez

OK.

5:7:59.631 --> 5:8:1.491

Analeshia Rodriguez

Anybody else in house here?

5:8:3.151 --> 5:8:3.741

Analeshia Rodriguez

Alright.

5:8:4.611 --> 5:8:7.221

Analeshia Rodriguez

I'm OK with that.

5:8:7.231 --> 5:8:16.301

Analeshia Rodriguez

I'm gonna go ahead and close public comment and if we miss somebody and maybe they're not too late, maybe we'll open it up again.

5:8:16.311 --> 5:8:19.561

Analeshia Rodriguez

But for now, we're gonna go ahead and close public comment.

5:8:20.621 --> 5:8:25.561

Analeshia Rodriguez

And while we're a little out of our normal water, what do you got, Peter?

5:8:26.611 --> 5:8:34.761

Analeshia Rodriguez

Well, I'm wondering if we want to because of the hour and the how tired we are.

5:8:35.11 --> 5:8:46.321

Analeshia Rodriguez

I'm wondering if we can give it the kind of due diligence we need to and whether we want to postpone making both comments and decisions as a board until our next meeting.

5:8:46.331 --> 5:8:48.551

Analeshia Rodriguez

I don't know if we can afford to take the time to do that.

5:8:49.631 --> 5:8:55.321

Analeshia Rodriguez

Umm, but I'd like to at least propose that we consider that very well staff.

5:8:55.331 --> 5:8:56.451

Analeshia Rodriguez

Do you have any feedback?

5:8:56.461 --> 5:8:59.811

Analeshia Rodriguez

Ohh, I don't think that's a that's not a positive.

5:9:1.971 --> 5:9:3.61

Analeshia Rodriguez

You are.

5:9:3.71 --> 5:9:6.901

Analeshia Rodriguez

You have a July 30th meeting that has three items on it.

5:9:7.451 --> 5:9:10.731

Analeshia Rodriguez

August 6th has one hearing and one special presentation.

5:9:12.391 --> 5:9:12.621

Dave DeGrandpre

Mm-hmm.

5:9:10.741 --> 5:9:15.671

Analeshia Rodriguez

That'd probably be the first time that you could bring it up at a meeting would be August.

5:9:16.821 --> 5:9:23.321

Analeshia Rodriguez

OK, unless you set a special meeting at some point in between, which would require some shenanigans on our end to figure out.

5:9:24.801 --> 5:9:25.571

Analeshia Rodriguez

OK.

5:9:25.641 --> 5:9:29.31

Analeshia Rodriguez

All right, you also need to connect here with Dave.

5:9:29.41 --> 5:9:32.61

Analeshia Rodriguez

Yeah, subdivisions are on state mandated timelines.

5:9:33.821 --> 5:9:34.831

Analeshia Rodriguez

Rick, what do you got?

5:9:34.841 --> 5:9:36.331

Analeshia Rodriguez

And then we'll see what Dave thinking.

5:9:37.421 --> 5:9:41.321

Rick Hall

But we have to reopen public hearing since we have to renounce it as well.

5:9:42.691 --> 5:9:52.181

Analeshia Rodriguez

Yeah, if you continue it to a date certain it's we can announce the that day and that will serve as notice typically, OK.

5:9:52.231 --> 5:9:54.341

Rick Hall

But will there be a new public comment period?

5:9:57.361 --> 5:9:57.791

Analeshia Rodriguez

There doesn't.

5:9:58.841 --> 5:9:59.331

Analeshia Rodriguez

Yeah, go ahead.

5:10:1.491 --> 5:10:1.921

Rick Hall

Right.

5:10:1.931 --> 5:10:2.131

Rick Hall

That's.

5:9:56.891 --> 5:10:3.411

Dave DeGrandpre

I would suggest that you open it for public comments again if you continue the IT, I think it's just a it's a good business practice.

5:10:3.601 --> 5:10:5.491

Rick Hall

Yeah, that's my belief too, so.

5:10:6.621 --> 5:10:7.881

Analeshia Rodriguez

I withdraw my suggestion.

5:10:12.741 --> 5:10:13.351

Analeshia Rodriguez

Thank you.

5:10:13.741 --> 5:10:20.251

Analeshia Rodriguez

And Peter, I think we have enough quorum that if you feel like you need to bow out, that's totally respectable.

5:10:22.741 --> 5:10:26.111

Analeshia Rodriguez

Just so you, so you know that. OK.

5:10:26.181 --> 5:10:38.541

Analeshia Rodriguez

So umm, think we need to get a motion on the floor so we can have some discussion and address all of the questions we have in front of us.

5:10:39.71 --> 5:10:41.831

Analeshia Rodriguez

Does that seem like the most appropriate?

5:10:44.461 --> 5:10:47.281

Analeshia Rodriguez

Path forward is that seem good for you Dave?

5:10:48.761 --> 5:10:50.131

Dave DeGrandpre

Yes, that'll work.

5:10:50.781 --> 5:10:51.101

Analeshia Rodriguez

OK.

5:10:50.411 --> 5:10:55.311

Dave DeGrandpre

I will share my screen now and just for everyone's information.

5:10:55.321 --> 5:11:1.911

Dave DeGrandpre

I I do think that we probably could continue the public hearing on the August 6th planning board agendas.

5:11:2.41 --> 5:11:17.911

Dave DeGrandpre

Karen Hughes suggested it goes to the land use and planning committee for a pre public hearing informational meeting on the 7th and then to the City Council for their own public hearing and potential decision on the 12th.

5:11:18.1 --> 5:11:23.691

Dave DeGrandpre

So it'd be cutting it pretty short, but I I do think it can be done and we could advertise appropriately.

5:11:23.701 --> 5:11:26.821

Dave DeGrandpre

I don't think we need to send out all new public notices.

5:11:27.31 --> 5:11:34.991

Dave DeGrandpre

I think we could just post on the website and on the city's website and also engagement Zula a continuation of the public hearing, if that's what the board chooses.

5:11:36.561 --> 5:11:37.521

Analeshia Rodriguez

OK, great.

5:11:38.191 --> 5:11:40.151

Analeshia Rodriguez

I'm hearing some affirmatives to that.

5:11:41.531 --> 5:11:45.161

Analeshia Rodriguez

However, I would like to address some questions.

5:11:45.771 --> 5:11:51.221

Analeshia Rodriguez

Umm do we feel like we have the stamina to maybe address some questions?

5:11:51.701 --> 5:11:52.561

Analeshia Rodriguez

Rick, go ahead.

5:11:56.641 --> 5:11:59.501

Rick Hall

It's just I think we should address the questions as well.

5:11:59.511 --> 5:12:1.171

Rick Hall

But I just wanna throw this out there.

5:12:4.111 --> 5:12:6.271

Rick Hall

I'm incline.

5:12:8.321 --> 5:12:11.461

Rick Hall

Couple comments, one is.

5:12:13.671 --> 5:12:21.1

Rick Hall

I very much believe that this subdivision is too close to the river and doesn't have the necessary buffer.

5:12:21.11 --> 5:12:26.31

Rick Hall

It would not make it under county regulations based on what we've got in the back end.

5:12:27.751 --> 5:12:32.41

Rick Hall

And OK about their issues with it, whether it meets.

5:12:34.461 --> 5:12:36.481

Rick Hall

The required whether it would gentrify.

5:12:38.491 --> 5:12:42.801

Rick Hall

Serve to begin gentrification of East Missoula, but that's another issue.

5:12:43.151 --> 5:12:50.1

Rick Hall

But I just wanted to throw that out there because I don't know what what order if we get there that we want to do this.

5:12:50.201 --> 5:12:56.141

Rick Hall

I'm kind of OK with the reason because it's the same number, but not OK with the plan, so I'm throwing that out there.

5:13:0.901 --> 5:13:3.741

Analeshia Rodriguez

Yeah, uh, go ahead, Dave.

5:13:5.171 --> 5:13:5.881

Analeshia Rodriguez

I support.

5:13:5.891 --> 5:13:16.921

Analeshia Rodriguez

I support what Rick is saying, that there's a major flaw in this design in the river and it's it's it's not based on the factual situation.

5:13:16.931 --> 5:13:20.151

Analeshia Rodriguez

So uh, also, I I'm not so.

5:13:22.211 --> 5:13:27.491

Analeshia Rodriguez

Sure that this density fits the character there, even though the zoning asset.

5:13:27.501 --> 5:13:32.141

Analeshia Rodriguez

But anyway, a a better design would work better, mostly along the river.

5:13:32.151 --> 5:13:33.631

Analeshia Rodriguez

That's that's poorly done.

5:13:34.91 --> 5:13:38.521

Analeshia Rodriguez

I had a lot of questions, but they already been answered by Audubon Society.

5:13:40.501 --> 5:13:40.851

Analeshia Rodriguez

Great.

5:13:40.861 --> 5:13:41.711

Analeshia Rodriguez

Thank you, Dave.

5:13:41.721 --> 5:13:42.321

Analeshia Rodriguez

Go ahead, Josh.

5:13:44.971 --> 5:13:54.571

Analeshia Rodriguez

I just had some questions about the Riverfront Trail, and I think it's a a good in Denver to get people to the river and along the river.

5:13:55.101 --> 5:14:15.841

Analeshia Rodriguez

What sometimes can happen, though, is that will lead to bandit trails down from that Riverfront Trail, which can, you know, create erosion of the stream bank and some negative

impacts that way of there been any talk or design about how you're going to get people from that Riverfront trail to the river because they're gonna want to get to the river.

5:14:19.281 --> 5:14:19.541

Analeshia Rodriguez

I would.

5:14:19.151 --> 5:14:19.741

Dave DeGrandpre

Can I address that?

5:14:21.741 --> 5:14:22.901

Analeshia Rodriguez

Yes, please go ahead, Dave.

5:14:23.251 --> 5:14:23.561

Dave DeGrandpre

Alright.

5:14:23.571 --> 5:14:23.961

Dave DeGrandpre

Thanks, Dave.

5:14:23.971 --> 5:14:25.881

Dave DeGrandpre

To grab Prey City of Missoula development services.

5:14:25.891 --> 5:14:29.571

Dave DeGrandpre

So there have been several iterations of this project.

5:14:29.581 --> 5:14:45.581

Dave DeGrandpre

Originally, the riverfront area was gonna be dedicated to a homeowner's association and and that was one of the questions that was brought up and and the conservation district requested some fencing and some measures like that.

5:14:46.171 --> 5:14:51.141

Dave DeGrandpre

Later on, city parks agreed to accept the river and manage it.

5:14:51.151 --> 5:15:1.701

Dave DeGrandpre

And so I guess I would put forth that city parks has more capacity than anyone else, although it's limited naturally due to staffing constraints, budget constraints, things like that.

5:15:1.711 --> 5:15:9.71

Dave DeGrandpre

But I think they have more capacity than anyone else to manage access to the river and and put safeguards in place.

5:15:9.141 --> 5:15:10.731

Dave DeGrandpre

Exactly how that would take place?

5:15:10.741 --> 5:15:14.391

Dave DeGrandpre

No, those plans haven't been made yet, so it's that's a little premature.

5:15:18.191 --> 5:15:19.691

Analeshia Rodriguez

OK, Peter.

5:15:23.111 --> 5:15:24.221

Analeshia Rodriguez

I had a couple of thoughts.

5:15:24.231 --> 5:15:36.811

Analeshia Rodriguez

I was going through the recommended motions and whenever I believe that I I'm concerned as as many of the people many of our public are concerned about traffic.

5:15:37.621 --> 5:15:49.811

Analeshia Rodriguez

Umm and I was going through and saying, you know, I don't support those like recommendation #2 and three, but I don't really care too much about how.

5:15:49.821 --> 5:15:50.291

Analeshia Rodriguez

I mean I'm.

5:15:50.301 --> 5:15:55.631

Analeshia Rodriguez

I'm I support the the the length of the blocks.

5:15:55.681 --> 5:15:57.251

Analeshia Rodriguez

They don't care if they're too long.

5:15:58.151 --> 5:16:3.471

Analeshia Rodriguez

I'm concerned about the riparians the the comments that we've made so far about that.

5:16:4.581 --> 5:16:4.891

Analeshia Rodriguez

Umm.

5:16:4.941 --> 5:16:28.961

Analeshia Rodriguez

So if we were to go through each of these recommended motions, I'd be voting a third of them know and supporting maybe another out of the ten of them might support maybe five or six, but I do what I what resonates for me is the comment that for one of the public who said, you know, this is not, we're not ready to be there yet.

5:16:29.31 --> 5:16:36.731

Analeshia Rodriguez

We need to consider some of the the impact of traffic, the riparian situation, umm.

5:16:36.971 --> 5:16:38.901

Analeshia Rodriguez

So that's, that's where I'm leaning.

5:16:40.221 --> 5:16:46.361

Analeshia Rodriguez

Just want me to start to answer it when you have questions or you just you have a answers to a lot of those.

5:16:47.381 --> 5:16:56.971

Analeshia Rodriguez

Do you wanna answer it right now or wait till the end or for sure I when I feel like we have a specific question to kind of get answered, we'll get to you.

5:16:56.981 --> 5:17:4.171

Analeshia Rodriguez

I think right now we're trying to work out how we wanna proceed, whether we're gonna table this or whether we're gonna.

5:17:4.181 --> 5:17:12.411

Analeshia Rodriguez

I mean, I we're conversating, but this is our way of trying to get to whether we're going to deal with this tonight or push it to August 6th.

5:17:13.521 --> 5:17:14.301

Analeshia Rodriguez

Josh, go ahead.

5:17:15.591 --> 5:17:21.381

Analeshia Rodriguez

I mean, my opinion is that there's 10 motions to talk about and that's a lot to do.

5:17:21.461 --> 5:17:26.481

Analeshia Rodriguez

Yeah, after what we've already done, that's just my feeling, but I'm I'll go either way.

5:17:26.851 --> 5:17:31.711

Analeshia Rodriguez

I had a question about why UM.

5:17:35.771 --> 5:17:37.981

Analeshia Rodriguez

Why is this being annexed to the city?

5:17:38.391 --> 5:17:41.401

Analeshia Rodriguez

Just to kind of, I think that helps the context for the.

5:17:43.431 --> 5:17:44.271

Analeshia Rodriguez

For the subdivision.

5:17:45.231 --> 5:17:46.301

Analeshia Rodriguez

Yeah, go ahead.

5:17:46.311 --> 5:17:47.271

Analeshia Rodriguez

I appreciate the answer.

5:17:48.61 --> 5:17:50.251

Analeshia Rodriguez

You'll need to come up and introduce yourself.

5:17:50.261 --> 5:17:50.781

Analeshia Rodriguez

Sorry, Brian.

5:17:57.621 --> 5:17:59.451

Analeshia Rodriguez

Brian Throckmorton with 406 engineering.

5:18:0.231 --> 5:18:3.201

Analeshia Rodriguez

So when you tie into the city sewer and water.

5:18:4.531 --> 5:18:6.681

Analeshia Rodriguez

Umm, you annex the city?

5:18:6.691 --> 5:18:8.41

Analeshia Rodriguez

Let's let's go through examples.

5:18:8.51 --> 5:18:15.371

Analeshia Rodriguez

I mean, can you view golf course, the ranch Club 44 Ranch Herons landing Remington Flats.

5:18:17.561 --> 5:18:20.91

Analeshia Rodriguez

You know any of those, even that they're out there.

5:18:20.101 --> 5:18:34.991

Analeshia Rodriguez

They go through county, but when you tie to county or city sewer and water, you're held the

city standards, so to to if we were to go through the county, we would still have to go through all the city engineering and the city would make us.

5:18:35.1 --> 5:18:38.971

Analeshia Rodriguez

We'd have to go through streets and storm water as well because they plan to annex this area.

5:18:38.981 --> 5:18:42.331

Analeshia Rodriguez

They don't give you sewer and water without planning to annex at some point.

5:18:42.601 --> 5:18:50.221

Analeshia Rodriguez

So then we would have the city would have to make sure that we were to city standards on all streets, stormwater, any kind of infrastructure.

5:18:50.231 --> 5:18:55.191

Analeshia Rodriguez

Then we would have to go to the county and do the same thing over again through multiple phases.

5:18:55.611 --> 5:19:1.921

Analeshia Rodriguez

When the area is already planning to be annexed, the city and the city wants city engineering.

5:19:1.931 --> 5:19:3.341

Analeshia Rodriguez

They want you to be annexed.

5:19:3.351 --> 5:19:4.781

Analeshia Rodriguez

It's just a lot easier for them.

5:19:5.171 --> 5:19:16.861

Analeshia Rodriguez

The one thing that is going to be on the plat to help with the other infrastructure is this subdivision can't dispute any rsid's to summer Speedway Deer Creek.

5:19:17.601 --> 5:19:24.461

Analeshia Rodriguez

So that means they're 100% a yes vote to pay for county infrastructure if they need it for maintenance.

5:19:25.341 --> 5:19:31.71

Analeshia Rodriguez

So they're they're a pool of money to upgrade Speedway to upgrade Deer Creek.

5:19:31.181 --> 5:19:36.451

Analeshia Rodriguez

Now, that does mean they're gonna solely pay for it, but every one of those houses the yes vote.

5:19:36.461 --> 5:19:47.631

Analeshia Rodriguez

If if that is desired by the residents in those areas, so it's recognized and that's the same thing that happens out on everything out on Mullen Rd has all those same wars ID, you can't dispute them.

5:19:47.641 --> 5:19:50.111

Analeshia Rodriguez

That's what happens on Chuck wagon Mullin.

5:19:50.321 --> 5:19:59.221

Analeshia Rodriguez

You know you have the impact fees as well, but this is a very common thing to go through some county to then get to city.

5:19:59.231 --> 5:20:0.801

Analeshia Rodriguez

I mean you, you you got a golf course.

5:20:0.811 --> 5:20:3.561

Analeshia Rodriguez

It's further away than we are that does the same thing.

5:20:4.111 --> 5:20:12.561

Analeshia Rodriguez

So when you tie this city infrastructure you, I don't know unless you guys can name 1A large subdivision is tied to city infrastructure.

5:20:12.691 --> 5:20:17.811

Analeshia Rodriguez

That is not annexed to the city, it's just it's the way that it's set up.

5:20:17.821 --> 5:20:29.91

Analeshia Rodriguez

The city is set to take infrastructure like this more than the county is, and they have the the ability to maintain them, to set the streets, to set the standards and go through this whole process.

5:20:29.101 --> 5:20:32.601

Analeshia Rodriguez

I mean this is this is our subdivision packet.

5:20:33.971 --> 5:20:39.731

Analeshia Rodriguez

We had to put together, this is what it looks like, but now you guys just went through Grass Valley.

5:20:39.741 --> 5:20:41.291

Analeshia Rodriguez

But I'm going to guarantee it's not this thick.

5:20:42.761 --> 5:20:43.591

Analeshia Rodriguez

That's huge.

5:20:43.781 --> 5:20:47.611

Analeshia Rodriguez

There's a lot of information that we've gone through and invented on all of this.

5:20:47.781 --> 5:20:53.131

Analeshia Rodriguez

There's a ride period resource plan in the very last part of it that I know was not brought up about.

5:20:53.591 --> 5:20:55.301

Analeshia Rodriguez

Ohh sorry, you're not on the mic.

5:20:56.241 --> 5:20:56.731

Analeshia Rodriguez

Alright.

5:20:57.461 --> 5:20:59.251

Analeshia Rodriguez

I mean, you know, this is the size.

5:20:59.311 --> 5:21:7.391

Analeshia Rodriguez

There's a) resource plan in section Q in here that talks about what that really means, what where the right pairing error really is.

5:21:7.821 --> 5:21:11.471

Analeshia Rodriguez

You know, we've gone through this with city staff, city planning.

5:21:11.941 --> 5:21:19.521

Analeshia Rodriguez

I mean the bigger parts to this too, I know that density is a big part, but you also have affordable.

5:21:19.531 --> 5:21:22.151

Analeshia Rodriguez

I don't want to use affordable anymore because I don't know what's affordable.

5:21:22.201 --> 5:21:22.991

Analeshia Rodriguez

It's it's crazy.

5:21:23.1 --> 5:21:33.311

Analeshia Rodriguez

A brand new house just isn't really affordable, but if we do quarter acre lots, you're gonna look like Linda Vista and every house is gonna be 900,000 to 1.1 million.

5:21:34.81 --> 5:21:35.831

Analeshia Rodriguez

That's what quarter acre lots have anymore.

5:21:36.621 --> 5:21:44.261

Analeshia Rodriguez

But you know, we have the ability with a little higher density and what we're showing that can have a mix of that and reduce some of those costs.

5:21:45.171 --> 5:21:51.651

Analeshia Rodriguez

So it it is a struggle when we hear it's too dense, but then the houses cost too much and that you can't.

5:21:52.121 --> 5:21:57.991

Analeshia Rodriguez

You have to have one or the other, and there's only so much that you can you can put into an area that that you want.

5:21:58.301 --> 5:22:1.801

Analeshia Rodriguez

We put, you know, 1/3 of it in the parks.

5:22:2.71 --> 5:22:5.271

Analeshia Rodriguez

That means the rest of the subdivision has to pay for all that land that's in park.

5:22:5.281 --> 5:22:7.681

Analeshia Rodriguez

So they have to be really expensive houses.

5:22:9.81 --> 5:22:25.371

Analeshia Rodriguez

So I you know, I like a caution about like getting crazy on changing what we've done is we've tried to find that mix with the city, really worked with them and provide an extra parks, the center park providing the river to city parks so they can maintain that they can be the ones that maintain it.

5:22:25.381 --> 5:22:27.171

Analeshia Rodriguez

It's not, it's it's the public interest.

5:22:27.181 --> 5:22:30.681

Analeshia Rodriguez

Public can access it, and then we also kind of have a blend of housing.

5:22:30.691 --> 5:22:36.101

Analeshia Rodriguez

So now that that's my spiel on it, but we have put I mean a ton of effort into it.

5:22:37.261 --> 5:22:37.591

Analeshia Rodriguez

Great.

5:22:37.601 --> 5:22:38.271

Analeshia Rodriguez

Thank you, Brian.

5:22:38.281 --> 5:22:39.1

Analeshia Rodriguez

Appreciate it.

5:22:42.531 --> 5:22:43.221

Analeshia Rodriguez

No, Sir.

5:22:43.231 --> 5:22:43.481

Analeshia Rodriguez

I'm.

5:22:43.531 --> 5:22:46.91

Analeshia Rodriguez

I'm sorry we can't allow that at this point in time.

5:22:47.331 --> 5:22:49.631

Analeshia Rodriguez

UM, no, not at this point in time.

5:22:50.501 --> 5:22:51.881

Analeshia Rodriguez

UM, OK.

5:22:54.121 --> 5:22:56.971

Analeshia Rodriguez

Lynn, I see your hands up and you haven't had the chance to speak.

5:22:56.981 --> 5:22:57.261

Analeshia Rodriguez

Go ahead.

5:22:59.761 --> 5:23:0.191

Lynn Davis

Yeah.

5:23:0.241 --> 5:23:3.441

Lynn Davis

I would just look at the.

5:23:3.521 --> 5:23:6.771

Lynn Davis

I'd like to look at the list of what we're voting on today.

5:23:7.321 --> 5:23:11.301

Lynn Davis

Again, please and see if there's a way for a route.

5:23:11.311 --> 5:23:20.881

Lynn Davis

Since we've already put this much time into it, I would prefer to complete this for this evening would be my vote and this is all of that.

5:23:20.971 --> 5:23:26.81

Lynn Davis

This is all that we're mom working on this project.

5:23:24.951 --> 5:23:26.151

Analeshia Rodriguez

What's on the screen?

5:23:26.161 --> 5:23:27.921

Analeshia Rodriguez

There is is half.

5:23:27.931 --> 5:23:29.781

Analeshia Rodriguez

We have 10 motions.

5:23:29.791 --> 5:23:31.181

Analeshia Rodriguez

I'll get to you just a SEC, Dave.

5:23:31.191 --> 5:23:33.691

Analeshia Rodriguez

We have 10 motions as a whole.

5:23:31.861 --> 5:23:34.811

Lynn Davis

And then and OK.

5:23:34.821 --> 5:23:44.791

Lynn Davis

And it's a question, umm, if we do not approve the rezoning, do we still have to vote on all the variances?

5:23:47.311 --> 5:23:47.631

Analeshia Rodriguez

Umm.

5:23:47.201 --> 5:23:49.331

Lynn Davis

Where they they gated because of that.

5:23:50.581 --> 5:23:50.911

Analeshia Rodriguez

Yeah.

5:23:50.921 --> 5:23:56.641

Analeshia Rodriguez

If we were to not approve the first motion, then the the rest would become moot.

5:23:57.761 --> 5:24:2.831

Dave DeGrandpre

I I would suggest otherwise if you don't mind Dave Degrant praise City Missoula.

5:24:3.521 --> 5:24:6.671

Dave DeGrandpre

I'd say if you're gonna vote because the zoning.

5:24:6.721 --> 5:24:10.141

Dave DeGrandpre

Sorry, the density could be achieved either way.

5:24:10.221 --> 5:24:22.351

Dave DeGrandpre

If it would just change the zoning so it would change the zoning on the 35 acre property, we'll put down the Aspire overlay, but I would hate to just vote on one motion and forego all of the others.

5:24:22.401 --> 5:24:34.661

Dave DeGrandpre

We do have a 80 Working day review period to act on this subdivision, and that period expires on the 26th of August, and so I I don't, I would prefer not to leave holes like that.

5:24:35.691 --> 5:24:36.391

Analeshia Rodriguez

Yes.

5:24:36.491 --> 5:24:41.81

Analeshia Rodriguez

And I apologize, Dave, I did not mean to suggest that we would not review those.

5:24:41.91 --> 5:24:48.301

Analeshia Rodriguez

I was just trying to confirm that if we don't vote for the rezone, the condition or the.

5:24:51.551 --> 5:24:52.841

Analeshia Rodriguez

Variances.

5:24:52.911 --> 5:25:2.981

Analeshia Rodriguez

Then you know, like we did in the past, we will discuss and go through them, but they do become moot because the rezoned was not approved, sat more accurate.

5:25:13.461 --> 5:25:14.91

Analeshia Rodriguez

OK, OK.

5:25:5.131 --> 5:25:16.681

Dave DeGrandpre

Well, I talked to the the city attorney about this after the last meeting, and his advice was to vote on all of the motions and whether that happens tonight or or on the 6th, that's up to you all.

5:25:16.691 --> 5:25:18.591

Dave DeGrandpre

But to take those steps.

5:25:18.181 --> 5:25:20.591

Analeshia Rodriguez

OK, great.

5:25:21.661 --> 5:25:28.561

Analeshia Rodriguez

OK, So what I am hearing from board members is they're kind of done and they're tired.

5:25:30.371 --> 5:25:34.411

Analeshia Rodriguez

Well, if I can, I'd like to offer a motion to continue this to August 6th.

5:25:38.711 --> 5:25:39.401

Rick Hall

I'll second it.

5:25:41.81 --> 5:25:47.791

Analeshia Rodriguez

OK, we have a motion on the table to push this to August 6th by Dave, seconded by Rick.

5:25:49.241 --> 5:25:52.381

Analeshia Rodriguez

I second the motion and thirded by Peter.

5:25:54.691 --> 5:25:55.321

Analeshia Rodriguez

OK.

5:25:55.371 --> 5:25:59.261

Analeshia Rodriguez

We will do an up and down vote for this one.

5:26:0.121 --> 5:26:2.971

Analeshia Rodriguez

All those in favor of the motion, please say aye.

5:26:3.41 --> 5:26:3.911

Analeshia Rodriguez

Aye, aye.

5:26:4.181 --> 5:26:4.501

Rick Hall

Alright.

5:26:5.211 --> 5:26:5.541

Lynn Davis

Aye.

5:26:5.391 --> 5:26:7.211

Analeshia Rodriguez

All those opposed to the motion?

5:26:8.811 --> 5:26:9.691

Analeshia Rodriguez

Any abstentions?

5:26:11.41 --> 5:26:12.831

Analeshia Rodriguez

And the motion carries unanimously.

5:26:14.521 --> 5:26:21.421

Analeshia Rodriguez

Umm, OK, so this will be continued on August 6th.

5:26:23.741 --> 5:26:41.481

Analeshia Rodriguez

I wanted to address annexation a little bit and remind folks again that like even though it is coming up within the context of of this discussion, we have no purview over annexation whatsoever and that will need to be addressed when the city.

5:26:43.251 --> 5:26:47.621

Analeshia Rodriguez

Reviews that I don't know if we got a date for that, but it's August 12th.

5:26:47.631 --> 5:26:48.11

Analeshia Rodriguez

Thank you.

5:26:49.341 --> 5:27:6.211

Analeshia Rodriguez

Coming up and I'm assuming that you all will attend that as well, but that will be the place to address address the annexation and then we will come back to this on August 6th and weigh it in its entirety.

5:27:6.221 --> 5:27:8.601

Analeshia Rodriguez

Again, Dave, go ahead.

5:27:9.751 --> 5:27:10.201

Dave DeGrandpre

Thanks.

5:27:10.211 --> 5:27:16.521

Dave DeGrandpre

Just a quick question on whether any additional information would be helpful to the board members.

5:27:16.901 --> 5:27:23.101

Dave DeGrandpre

If there's anything that I can do to to try to, you know, areas of emphasis, questions that you have.

5:27:23.111 --> 5:27:25.901

Dave DeGrandpre

I know there's a heck of a lot of information that went around tonight.

5:27:26.391 --> 5:27:28.681

Dave DeGrandpre

You know lots of questions from the public etcetera.

5:27:29.11 --> 5:27:32.571

Dave DeGrandpre

So any, is there anything that you would like me to focus on in the meantime?

5:27:34.911 --> 5:27:35.401

Analeshia Rodriguez

Board members.

5:27:37.711 --> 5:27:39.681

Analeshia Rodriguez

My biggest concern is traffic.

5:27:40.231 --> 5:27:42.131

Analeshia Rodriguez

Density of traffic increases.

5:27:42.811 --> 5:27:45.971

Analeshia Rodriguez

Anything that you can do to shed light on just how?

5:27:48.161 --> 5:27:55.491

Analeshia Rodriguez

A significant this development will be to an increasing traffic on existing roads would be helpful to me.

5:27:58.781 --> 5:27:59.431

Analeshia Rodriguez

Lynn, go ahead.

5:28:1.941 --> 5:28:10.331

Lynn Davis

Yes, I'd like to know if you don't do the overlay what the number of units would be.

5:28:11.381 --> 5:28:11.821

Lynn Davis

Umm.

5:28:12.161 --> 5:28:13.111

Lynn Davis

And you know what?

5:28:13.121 --> 5:28:15.81

Lynn Davis

What's lost if you don't do the overlap?

5:28:16.901 --> 5:28:17.261

Lynn Davis

Thank you.

5:28:17.701 --> 5:28:18.71

Analeshia Rodriguez

OK.

5:28:18.81 --> 5:28:23.551

Analeshia Rodriguez

And just as a clarification, Lynn, that slide was within the presentation.

5:28:28.881 --> 5:28:29.491

Lynn Davis

OK.

5:28:23.561 --> 5:28:30.271

Analeshia Rodriguez

So it'll be in your packet as well, just so you know that for you know you got some time to look through.

5:28:29.531 --> 5:28:30.591

Lynn Davis

Yeah, I missed that one.

5:28:30.601 --> 5:28:30.971

Lynn Davis

Sorry.

5:28:30.281 --> 5:28:31.191

Analeshia Rodriguez

It's a big packet.

5:28:31.481 --> 5:28:31.861

Lynn Davis

Thank you.

5:28:31.201 --> 5:28:33.741

Analeshia Rodriguez

Don't give me I totally understand.

5:28:33.751 --> 5:28:35.751

Analeshia Rodriguez

We had some really big packets tonight.

5:28:36.971 --> 5:28:38.161

Analeshia Rodriguez

Anything else?

5:28:38.171 --> 5:28:39.411

Analeshia Rodriguez

OK, Derek, go ahead.

5:28:39.991 --> 5:28:45.421

Analeshia Rodriguez

Yeah, just one question is there's been a couple of comments about riparian area protection.

5:28:45.471 --> 5:28:48.811

Analeshia Rodriguez

And I just like maybe a little more input in that area.

5:28:52.11 --> 5:28:52.781

Analeshia Rodriguez

Josh, anything?

5:28:52.791 --> 5:28:54.221

Analeshia Rodriguez

Yeah, I agree with Derek.

5:28:54.231 --> 5:28:57.501

Analeshia Rodriguez

I just like to understand what the county set back would be if it was in county.

5:28:57.551 --> 5:29:2.41

Analeshia Rodriguez

What that would look like compared to what the proposal is, understand that difference.

5:29:2.131 --> 5:29:3.291

Analeshia Rodriguez

I forgot the number.

5:29:3.301 --> 5:29:6.681

Analeshia Rodriguez

The Autobahn folks gave to us, but it's 100 something feet.

5:29:8.801 --> 5:29:12.501

Analeshia Rodriguez

100, OK, there's a memo on the packet with the Ottawa.

5:29:7.211 --> 5:29:18.21

Rick Hall

There, there's a there's a memo in the packet that from from the county that says 50 feet from the river and 125 feet from the riparian buffer.

5:29:18.451 --> 5:29:20.591

Rick Hall

That would make it 175 feet.

5:29:23.931 --> 5:29:34.501

Analeshia Rodriguez

So, and I think for my personal perspective, Dave, I think that umm, the riparian area is maybe one of the bigger concerns.

5:29:34.511 --> 5:29:40.891

Analeshia Rodriguez

And then I think the noise that was, you know it was brought up here, just one of our last commenters.

5:29:41.871 --> 5:29:54.991

Analeshia Rodriguez

Umm, I was looking at the the Interstate being so close to that South end of the property and just wondering about noise abatement, you know, and thinking about how that is becoming a reality for all of us.

5:29:56.561 --> 5:29:57.231

Analeshia Rodriguez

OK.

5:29:57.301 --> 5:29:58.401

Analeshia Rodriguez

Anything else?

5:29:59.691 --> 5:30:1.941

Analeshia Rodriguez

Alright, it's been about of the marathon.

5:30:1.951 --> 5:30:4.361

Analeshia Rodriguez

We didn't quite make it to the end.

5:30:4.371 --> 5:30:5.501

Analeshia Rodriguez

Thank you, everybody.

5:30:6.71 --> 5:30:7.101

Analeshia Rodriguez

Brian quickly.

5:30:7.431 --> 5:30:11.571

Analeshia Rodriguez

So density is in a concern for you guys as a whole.

5:30:11.581 --> 5:30:13.241

Analeshia Rodriguez

I can't speak for the other folks.

5:30:15.591 --> 5:30:25.481

Analeshia Rodriguez

They didn't hear density as I think Peter said that density was a concern and I'm just repeating it because the M cat lady will come out here and yell because you're not speaking into microphone.

5:30:28.81 --> 5:30:28.571

Analeshia Rodriguez

Yes.

5:30:28.781 --> 5:30:35.971

Analeshia Rodriguez

So there was a question, a question from the Brian with 406.

5:30:38.751 --> 5:30:42.91

Analeshia Rodriguez

Engineering concerning umm.

5:30:43.311 --> 5:30:52.951

Analeshia Rodriguez

Density within the zoning, and I mean as far as the rezone to 5.4 or RT 5.4 residential, NCA.

5:30:53.161 --> 5:30:54.431

Analeshia Rodriguez

I I'm not.

5:30:54.471 --> 5:30:55.871

Analeshia Rodriguez

You know, I'm OK with that.

5:30:55.881 --> 5:30:58.911

Analeshia Rodriguez

I I see that as being reasonable.

5:30:59.1 --> 5:31:1.31

Analeshia Rodriguez

It it it's?

5:31:1.341 --> 5:31:8.131

Analeshia Rodriguez

Yeah, I mean it's it's really right in there with what exactly the county is doing like that's pretty clear as far as I'm concerned.

5:31:8.221 --> 5:31:12.281

Analeshia Rodriguez

And that added overlay seems to make it a little better in my opinion.

5:31:13.321 --> 5:31:16.731

Analeshia Rodriguez

Umm OK with that.

5:31:19.71 --> 5:31:21.121

Analeshia Rodriguez

Is there anything else on the agenda?

5:31:21.251 --> 5:31:22.431

Analeshia Rodriguez

OK, alright.

5:31:22.851 --> 5:31:26.421

Analeshia Rodriguez

I don't have one in front of me, so we're gonna call tonight's meeting adjourned.

5:31:26.901 --> 5:31:30.411

Analeshia Rodriguez

And just to let everybody know, this is all volunteer.

5:31:30.421 --> 5:31:32.121

Analeshia Rodriguez

Everybody up here as a volunteer.

5:31:32.391 --> 5:31:35.221

Analeshia Rodriguez

So just you know, thanks for being here.

5:31:35.231 --> 5:31:36.441

Analeshia Rodriguez

Appreciate your time.

5:31:37.151 --> 5:31:40.51

Analeshia Rodriguez

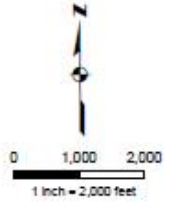
And with that, we're going to adjourn for the night.

Grass Valley Gardens Planned Unit Development Subdivision

Planning Board Hearing: July 16, 2024

Board of County Commissioners Hearing: August 8, 2024

Presented by Jennie Dixon, Planner IV, AICP
Office of Planning, Development and Sustainability



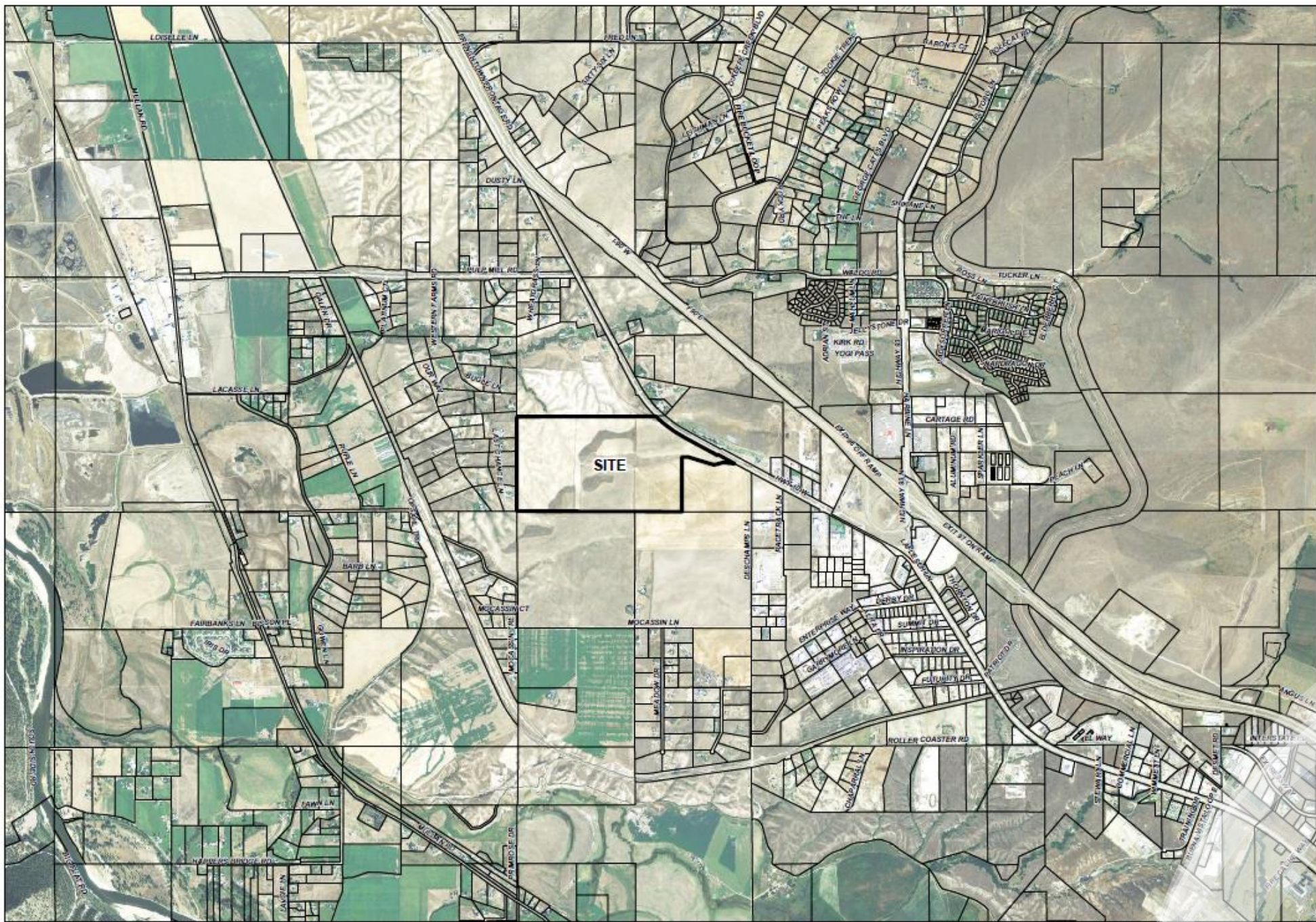
VICINITY MAP EXHIBIT GRASS VALLEY GARGENS MISSOULA COUNTY, MONTANA

Disclaimer: This map is not a legally recorded map and is for informational purposes only. WGM Group does not guarantee the accuracy, completeness, or timeliness of the information contained herein and is not responsible for any errors or omissions. This map is a graphic representation and is not to be used for legal purposes.

PROJECT: 23-01-09
FILE NO: 230109_vicinity.mxd
FILE PATH: W:\PROJECTS\230109\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

AUGUST 2023

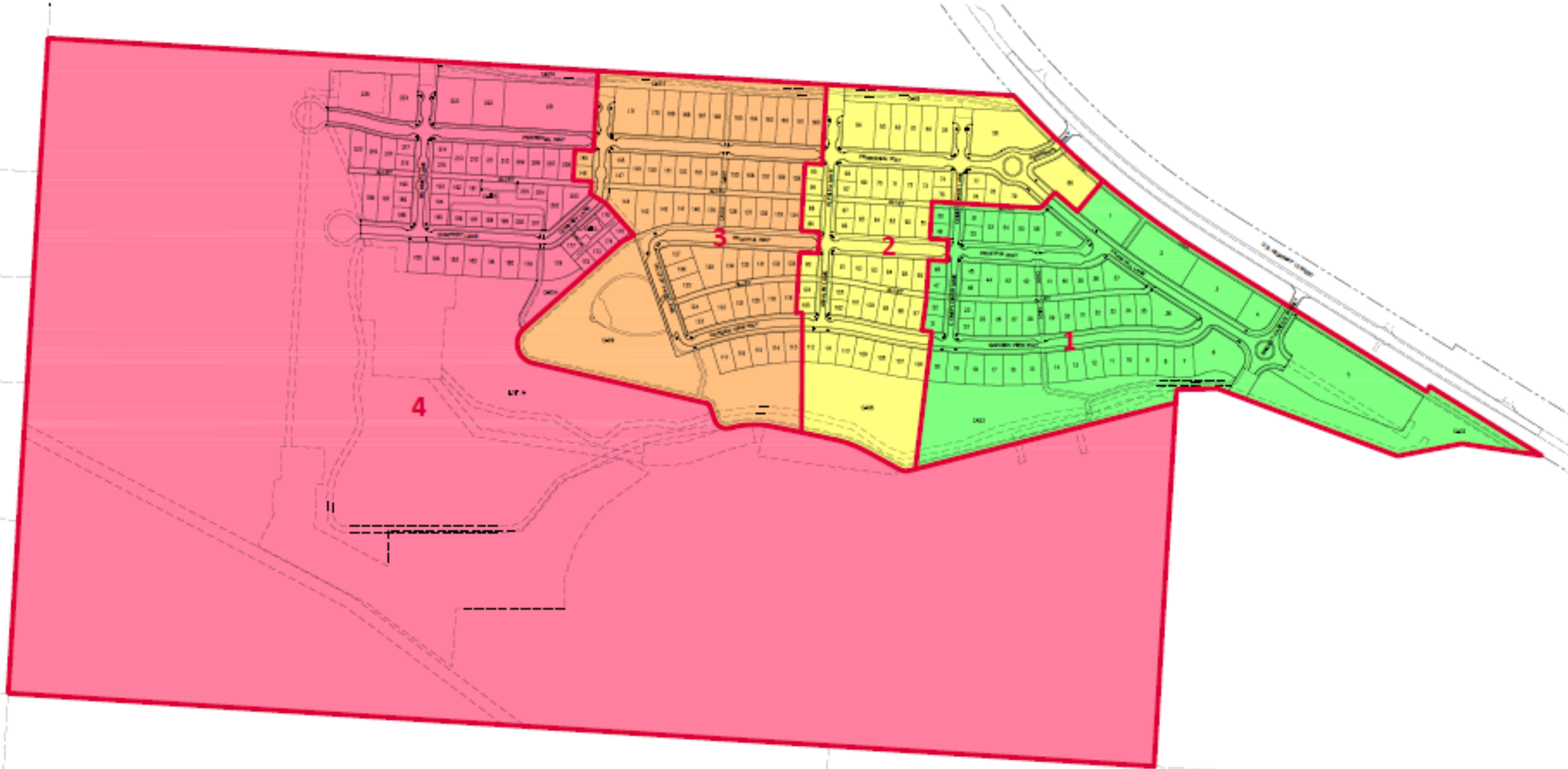
SHEET
1 OF 1



OVERALL SITE PLAN | Green Space



Phasing Plan / Plat



PUD Subdivision

4.2 *Planned Unit Development*

4.2.1 Purpose and Intent

The intent of this section is to encourage creative subdivision designs that are superior to the designs typically produced under these regulations. Flexibility in certain standards is provided in this section to promote mixed land uses, and clustered designs that better respond to natural site characteristics, reduce infrastructure costs, and accommodate common areas. This flexibility, however, is not intended to compromise public health and safety.

Primary Review Criteria

- Roads / Traffic Impacts
- Grading & Drainage
- Pedestrian Facilities
- Sanitation
- Water
- Local Services
- Public Health & Safety
- Agriculture
- Parks & Open Space
- Natural Environment

Public Comment

Reasons for Support

- Provides more housing options for employees.
- Supports company growth and employee retention.
- Helps alleviate the housing crunch for employees.
- Reduces employee commute times.
- Enhances the local economy by supporting export industries.
- Addresses the pressing need for affordable housing in Missoula.
- Includes amenities such as community gardens and recreational areas.
- Promotes thoughtful, sustainable, and intelligent development.
- Helps curb escalating housing costs by increasing supply.
- Embraces community, diversity, and sustainability.
- Supports multi-generational living and varied income levels.
- Fosters a sense of togetherness and connection.
- Offers practical solutions and enhanced quality of life.
- Donates acreage to Frenchtown school district.
- Offers food and retail services within walking distance.

Reasons for Opposition/Concerns

- Belief that increasing housing supply won't lower prices; housing will still be bought by wealthy individuals and investors.
- Concerns about the small size and layout of affordable units.
- Concerns about aesthetics, comparing to unattractive nearby subdivisions.
- High density of homes, not fitting with the rural character of the West Valley.
- Disappearance of agricultural land.
- Proximity to railroad and airport, leading to potential noise complaints.
- Potential for future, larger developments adjacent to the current proposal.
- Concerns about traffic congestion and safety impacts.
- Questions about ADA compliance
- Need for infrastructure improvements at the Wye to support the development.
- Insufficient water resources to sustain a large development / Negative impacts on water pressure for current residents / Increased water costs and decreased availability.
- School overcrowding and inadequate funding for school improvements.
- Perception that the system favors developers and is corrupt.
- Belief that commissioners pass every subdivision, regardless of opposition.

RECOMMENDED MOTION

THAT Grass Valley Gardens PUD 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.



Thank you!

Jennie Dixon, AICP, Planner IV

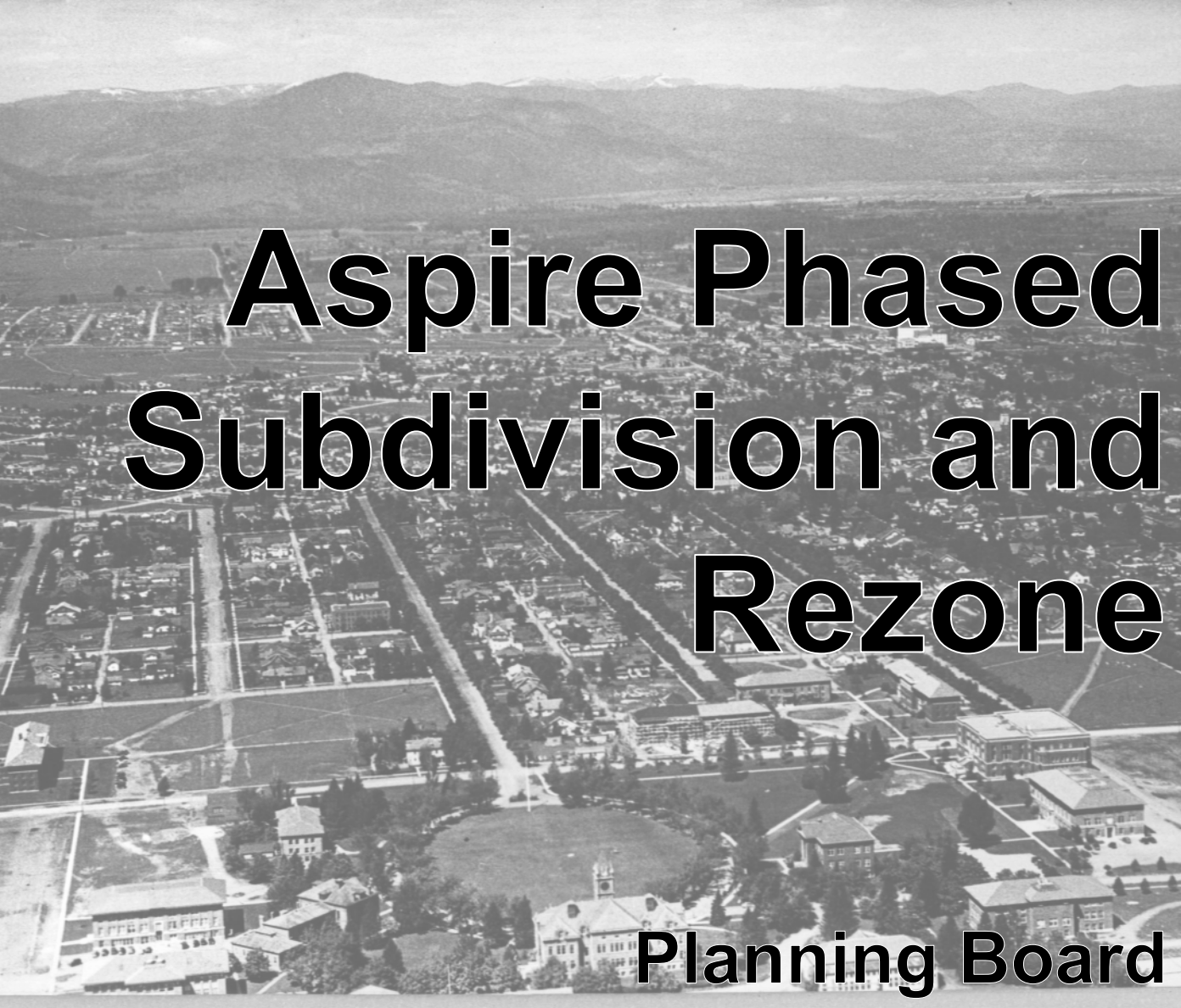
Questions?

www.missoulacountyvoice.com

jdixon@missoulacounty.us

406-258-4946





Aspire Phased Subdivision and Rezone

Planning Board

Dave DeGrandpre
Community Planning, Development, & Innovation
July 16, 2024



Items for Consideration

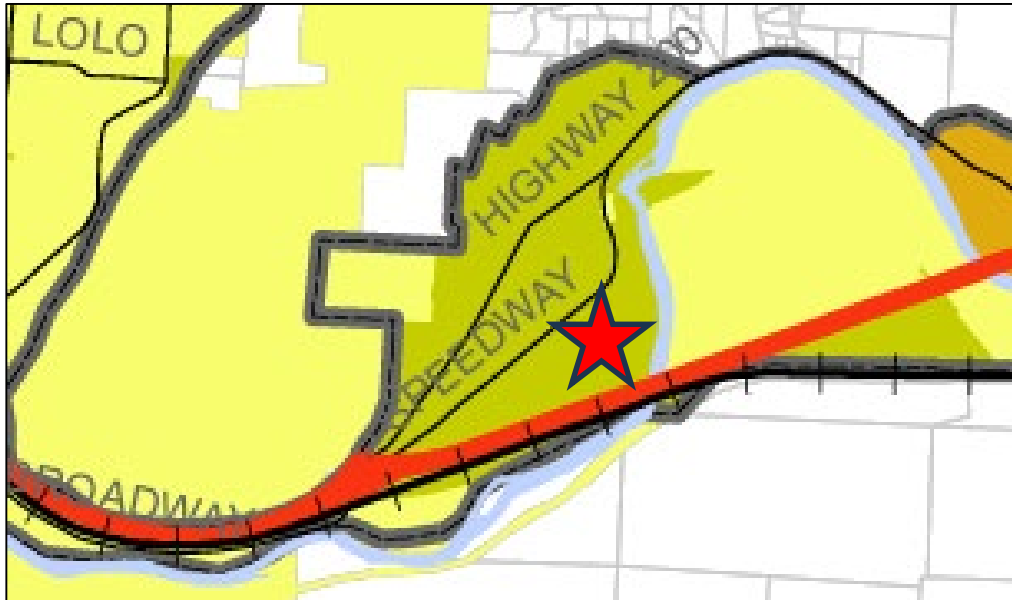


Planning Board will vote on **10 motions** recommending City Council to adopt/deny and approve/conditionally approve/deny the following items:

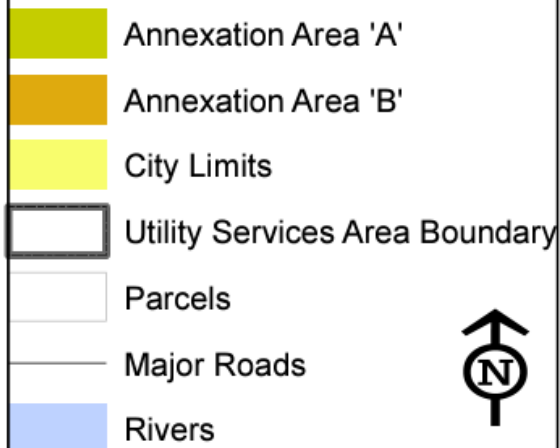
1. An **ordinance to rezone** from RT5.4 to RT5.4 / NC-A, Aspire Neighborhood Character Overlay
2. A **variance request** for right-of-way width along several internal subdivision roads
3. A **variance request** for right-of-way width and one parking lane instead of two on a portion of Waterside Drive
4. A **variance request** for one sidewalk instead of two on a portion of Aspire Loop
5. Four **variance requests** for exceeding the maximum block length
6. A **variance request** to allow lots to have primary vehicle access via an alley instead of a street
7. The Aspire Phased Subdivision **preliminary plat application**

The Planning Board does not have a role in annexation and zoning upon annexation

Why Annexation?



Legend

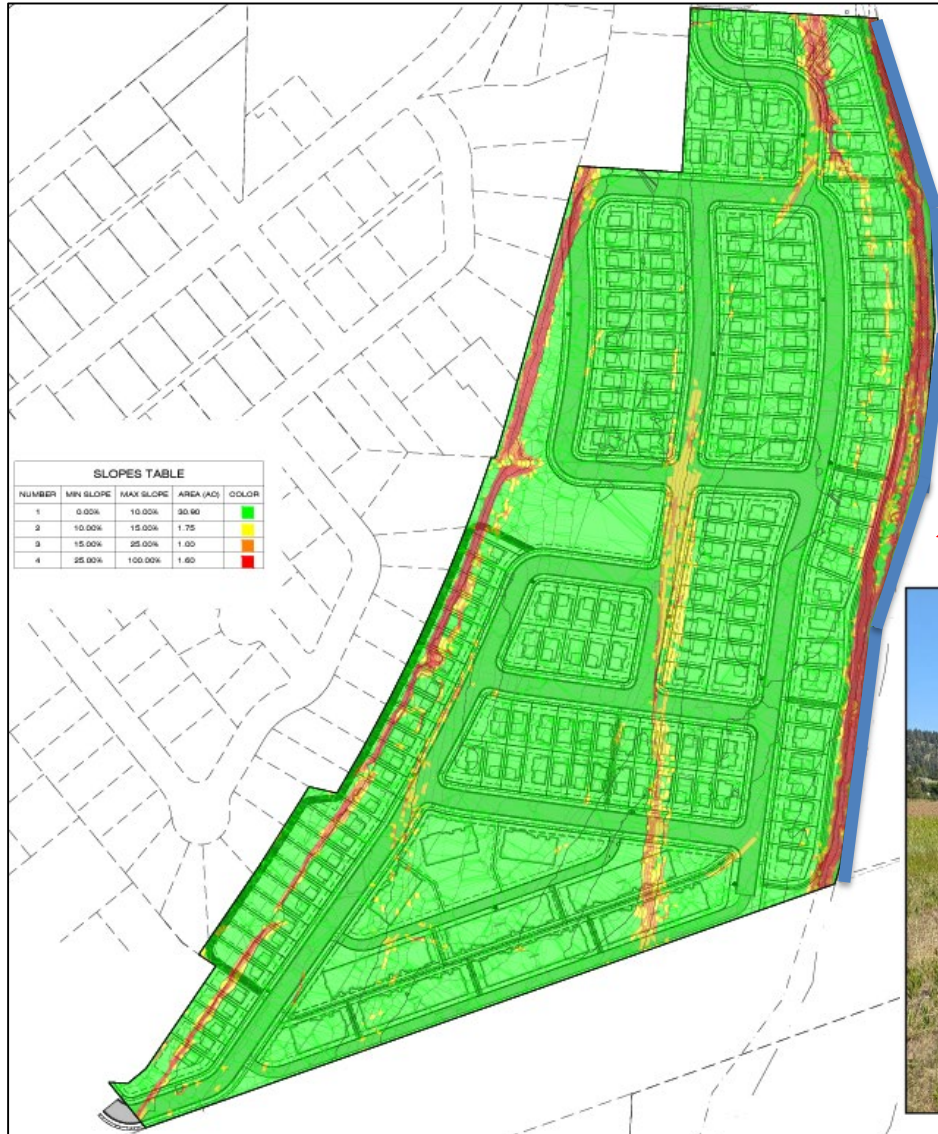


1. The landowners petitioned to annex into the City limits.
2. The property is located in Annexation Area 'A'. Land in Annexation Area 'A' largely the guidelines of the City's annexation policy.
3. The property is located in the City's Utility Service Area.
4. Development meeting City standards can be made through conditions of annexation and subdivision approval.

Property Location



Existing Conditions



SLOPES TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	AREA (AC)	COLOR
1	0.00%	10.00%	30.90	
2	10.00%	15.00%	1.75	
3	15.00%	25.00%	1.00	
4	25.00%	100.00%	1.60	

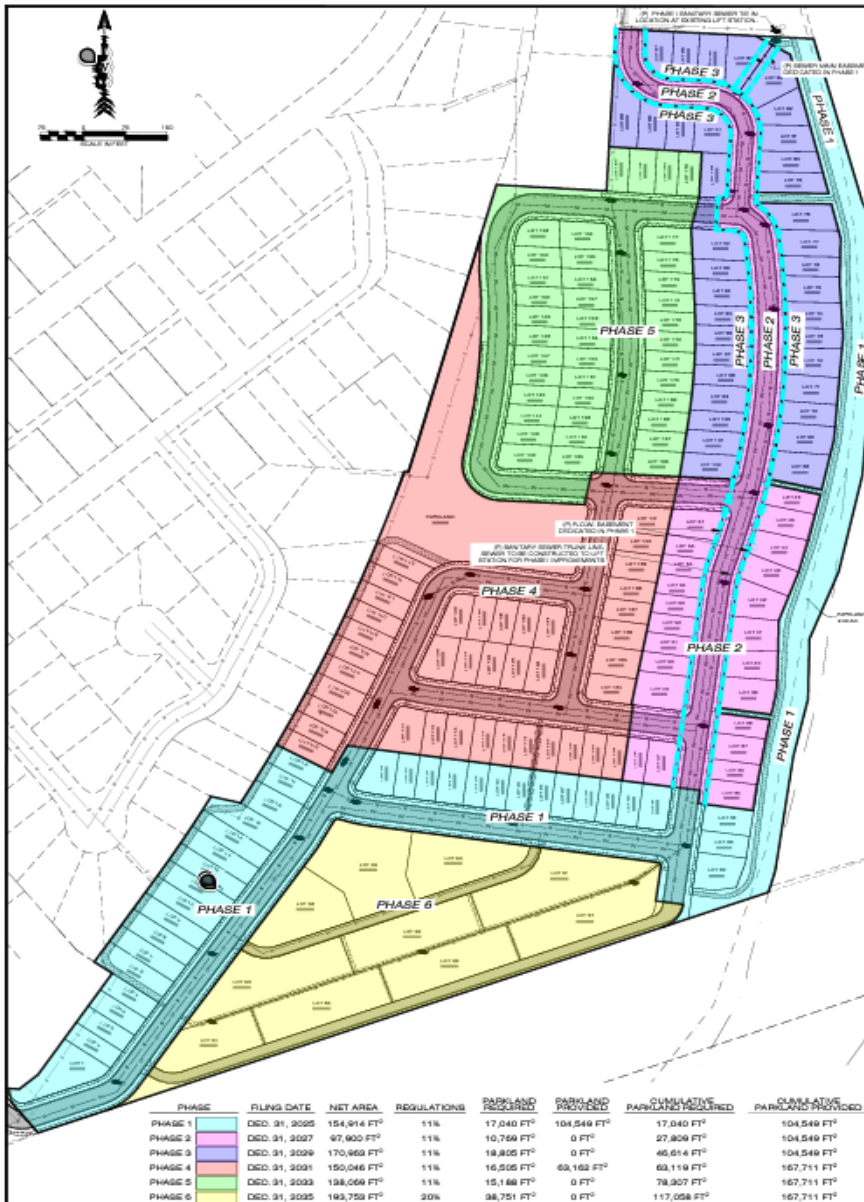
Narrow Zone AE (1% annual chance) floodplain along riverfront





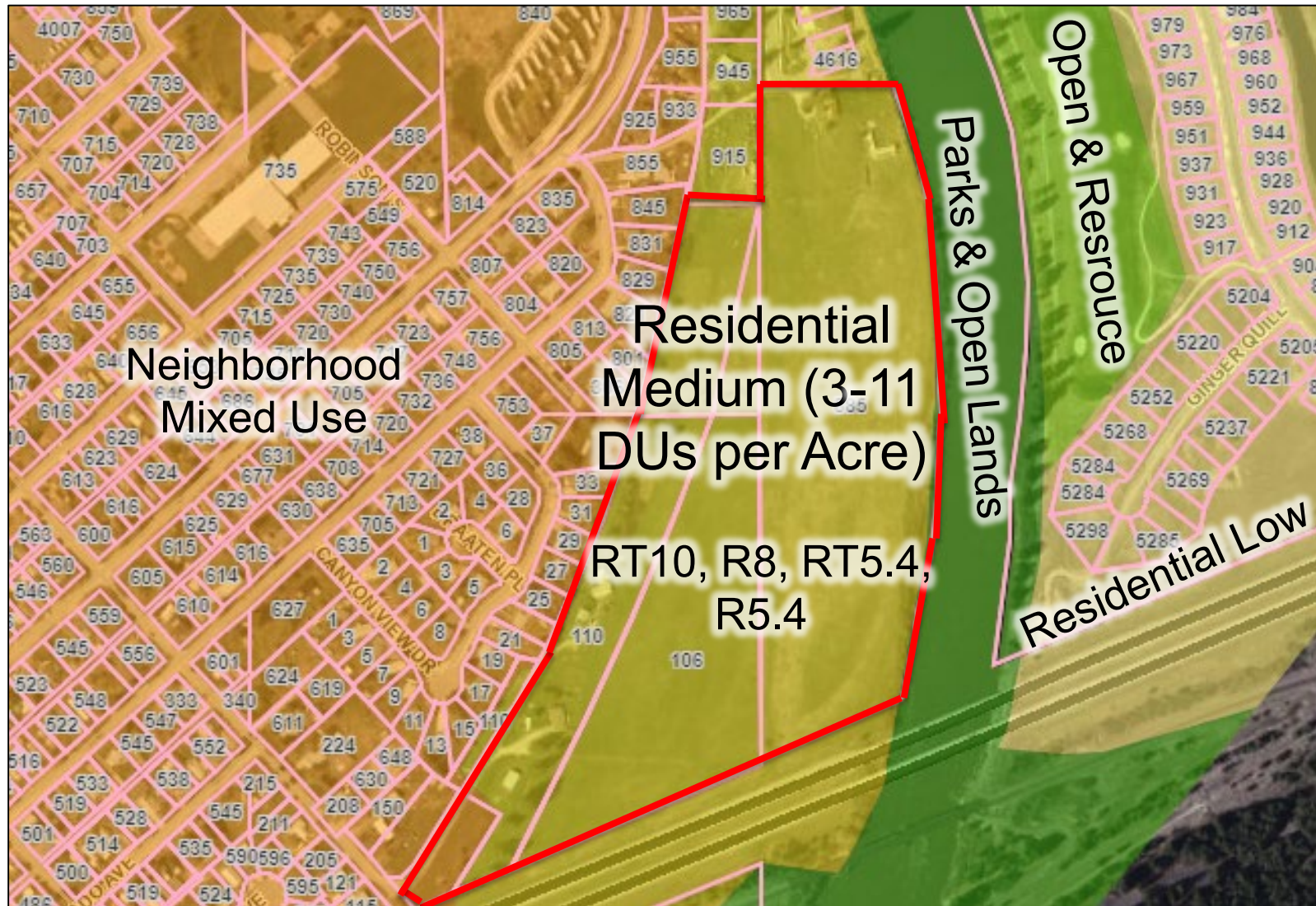
- 6

Proposed Phasing Plan



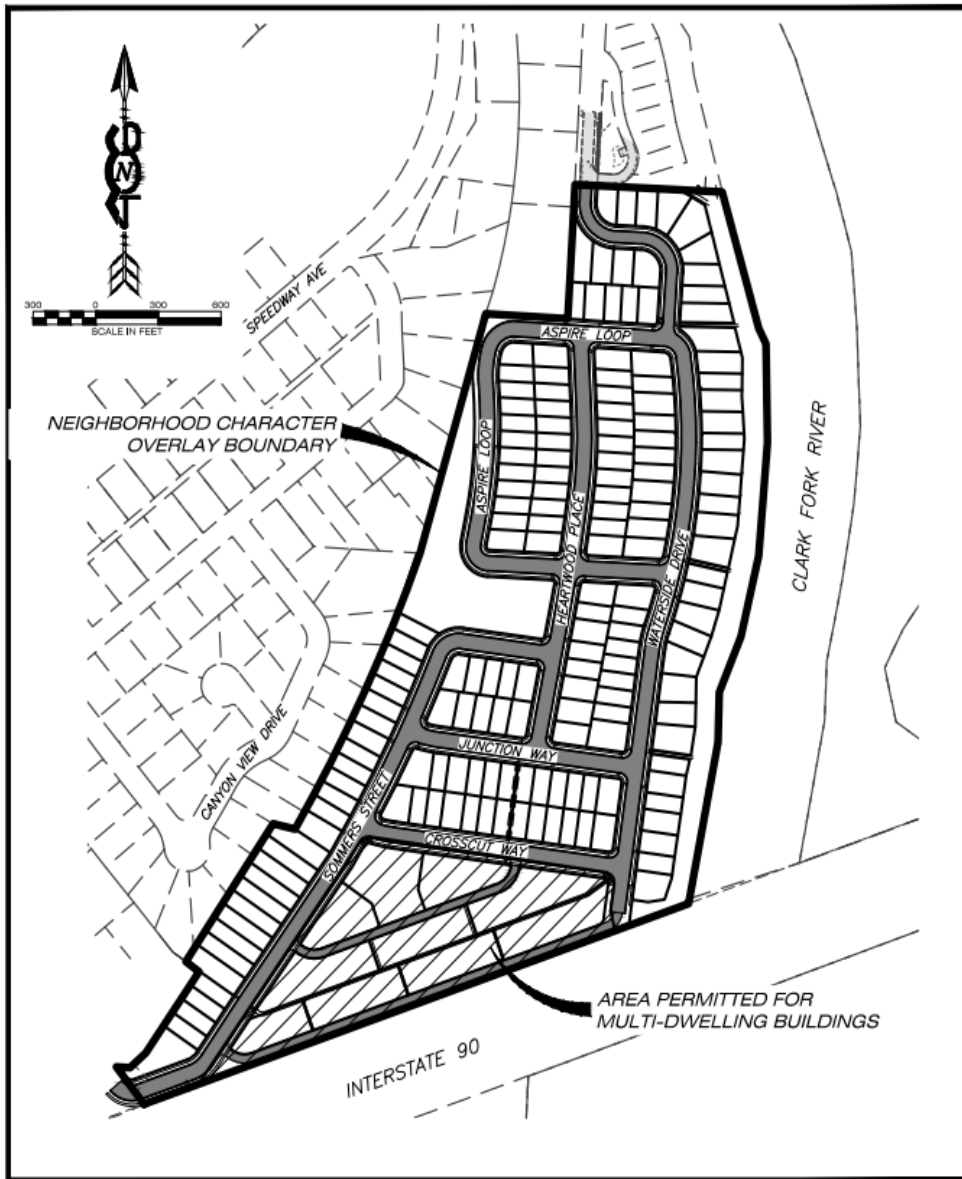
PHASE	FILING DATE
PHASE 1	DEC. 31, 2025
PHASE 2	DEC. 31, 2027
PHASE 3	DEC. 31, 2029
PHASE 4	DEC. 31, 2031
PHASE 5	DEC. 31, 2033
PHASE 6	DEC. 31, 2035

Our Missoula 2035 City Growth Policy



Current Zoning





RT5.4 Residential / NC-A, Aspire Neighborhood Character Overlay

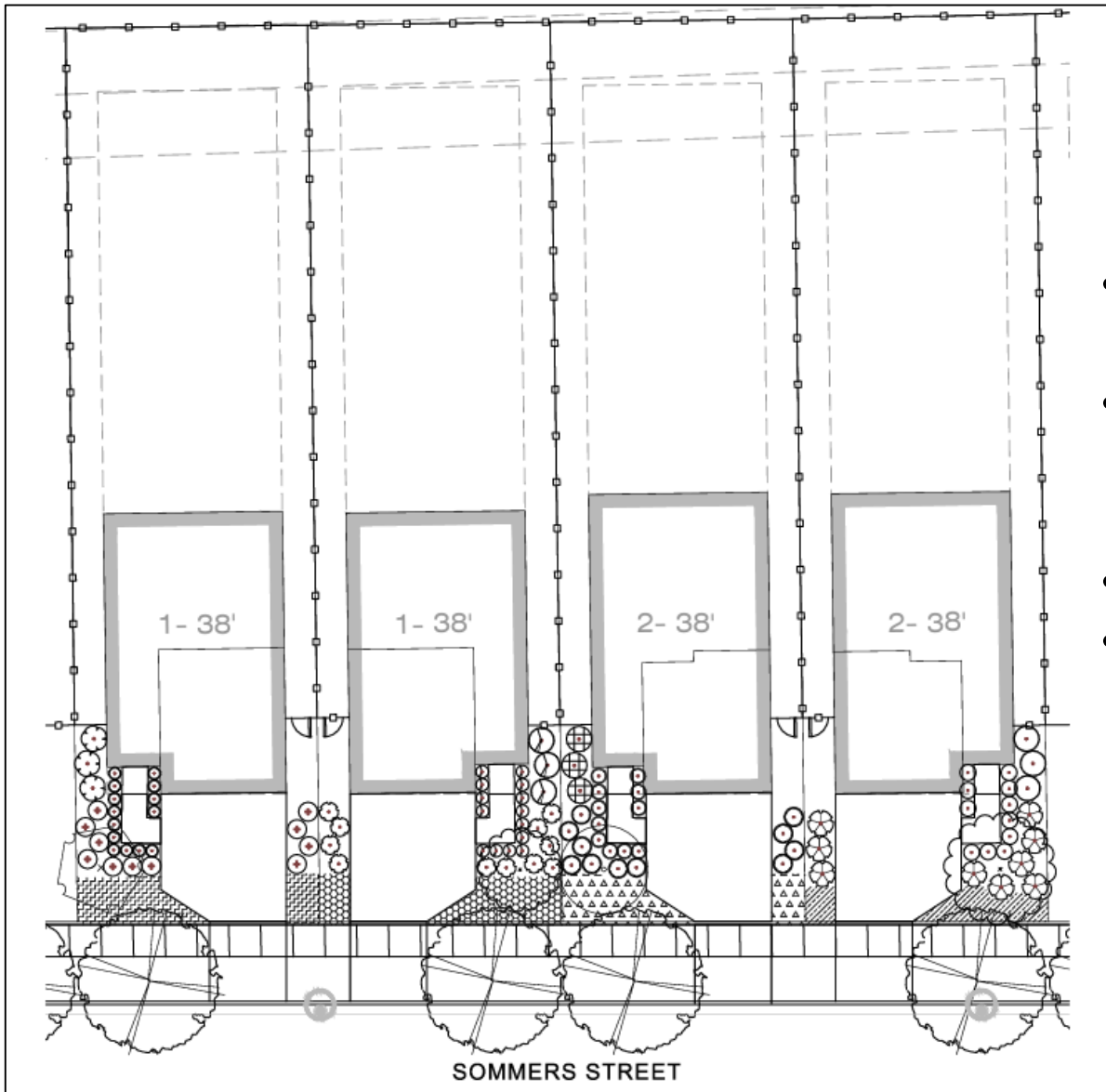
- Overlays apply in combination with the underlying base zoning
- A geographically defined area that provides continuity united by physical development or architecture
- Must create an identifiable setting, character, and association
- Must be at least 5 contiguous acres
- **NC overlays provide flexibility: where standards conflict with the base zoning, the overlay governs**

Zoning Comparison



	RT5.4	RT5.4 /NC-A Overlay
Minimum Area per Unit (average)	5,400 SF	5,400 SF
Permitted Residential Building Types	Detached house Lot Line House Two-unit House (Duplex) Two-unit Townhouse	Detached house Lot Line House Two-unit House (Duplex) Two-unit Townhouse Multi-dwelling buildings
Max. Achievable Units	284 dwelling units	284 dwelling units
Setbacks	Front: 20 feet Side: 7.5 feet <i>(no side setback for shared/party wall)</i> Street Side: 10 feet Rear: 20 feet	Front: 10 feet <i>(20 for street facing garages)</i> Side: 5 feet <i>(no side setback for shared/party wall)</i> Street Side: 10 feet Rear: 10 feet
Maximum Height	30 or 35 feet, depending on roof pitch	30 or 35 feet, depending on roof pitch
Maximum Parking Area	No more than 40% of the	No requirements, except curb

Illustration of Driveway Plan



- Homes with 2-car garages
- Narrower driveway access for fewer pedestrian conflicts
- One street tree per lot
- More lot coverage in front

NC Overlay Review Criteria



- 1) The area must possess urban design, architectural, or other physical development characteristics that create an identifiable setting, character, and association.**
 - a) A new, cohesive, geographically distinct 35-acre neighborhood
 - b) Curb and gutter, treed boulevards and sidewalks; different from most of East Missoula
 - c) Two new public parks
 - d) Reduced setbacks to allow buildings closer to the street
 - e) Urban residential density
 - f) A mix of one- and two-unit homes with multi-dwellings at the south end
- 2) The area must be at least 5 contiguous acres**
 - a) The overlay district is planned to span 35.28 contiguous acres

Rezoning Review Criteria



- 1) Whether the proposed zoning amendment is consistent with MCA § 76-2-304:
 - a. Whether the zoning is made in accordance with a growth policy;
 - b. Whether the zoning is designed to secure safety from fire and other dangers;
 - c. Whether the zoning is designed to promote public health, public safety, and the general welfare;
 - d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - e. Whether the zoning considers the reasonable provision of adequate light and air;
 - f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems;
 - g. Whether the zoning considers the promotion of compatible urban growth;
 - h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses; and
 - i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area.
- 2) Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition;
- 3) Whether the proposed zoning amendment is in the best interests of the city as a whole.

- I. Growth Policy and Zoning
- II. Agriculture
- III. Agricultural Water User Facilities
- IV. Local Services
- V. Natural Environment, Wildlife & Wildlife Habitat
- VI. Public Health and Safety

- Historically used for irrigated hay production
- Almost all of the property contains soil types designated as prime farmland if irrigated
- Mitigation of impacts cannot be based on loss of agricultural soils
- The property contains water rights (well and surface water), which are proposed to be transferred to the City
- No other irrigators will be impacted
- The land is zoned for medium density residential development, and there are no adjacent agricultural operations that will be impacted or could constitute a nuisance

Local services include provisions for:

Water & Sewer: All lots will connect to City utilities

Solid Waste: Solid waste disposal by Republic Services

Parks & Recreation: Two large parks to be dedicated to the City and managed by City Parks & Rec. for recreation and conservation. Landscaped boulevards with street trees

Fire & Law Enforcement Services: Provided by City Police and Fire. Phased installation of fire hydrants

Impacts to Schools: Estimated 50-126 new school-age children. MCPS comment letter indicates no concern given the phased timeframe

Transportation Elements:

- All internal streets and alleys to be built by the developer and dedicated to the City in phases with connections to Sommers Street and Waterside Drive
- New streets include travel lanes, parking lanes, curb and gutter, boulevards and sidewalks
- Sommers Street:
 - Currently two travel lanes, informal parking, minimal sidewalk within 50-foot easement
 - Approximately 90% of the new traffic or 2,000 trips per day.
 - Developer proposes to provide parking lanes, curb and gutter, and sidewalks from the subdivision to MT HWY 200

- Clark Fork River adjacent to the east; wetlands along a portion of the river
- Vegetation in riparian area will not be disturbed and managed by City Parks & Rec.
- Disturbed areas will be landscaped and managed for weeds and storm water control
- Trees to be planted in parks and by lot owners at construction
- 310 permit required for river trail. Stormwater contained on-site.
- Property contains important wildlife habitat
- Larger river setbacks / buffers requested by agencies, but not required by the City
- Existing structures were not found to be of significant historic value, and have been photographed and documented

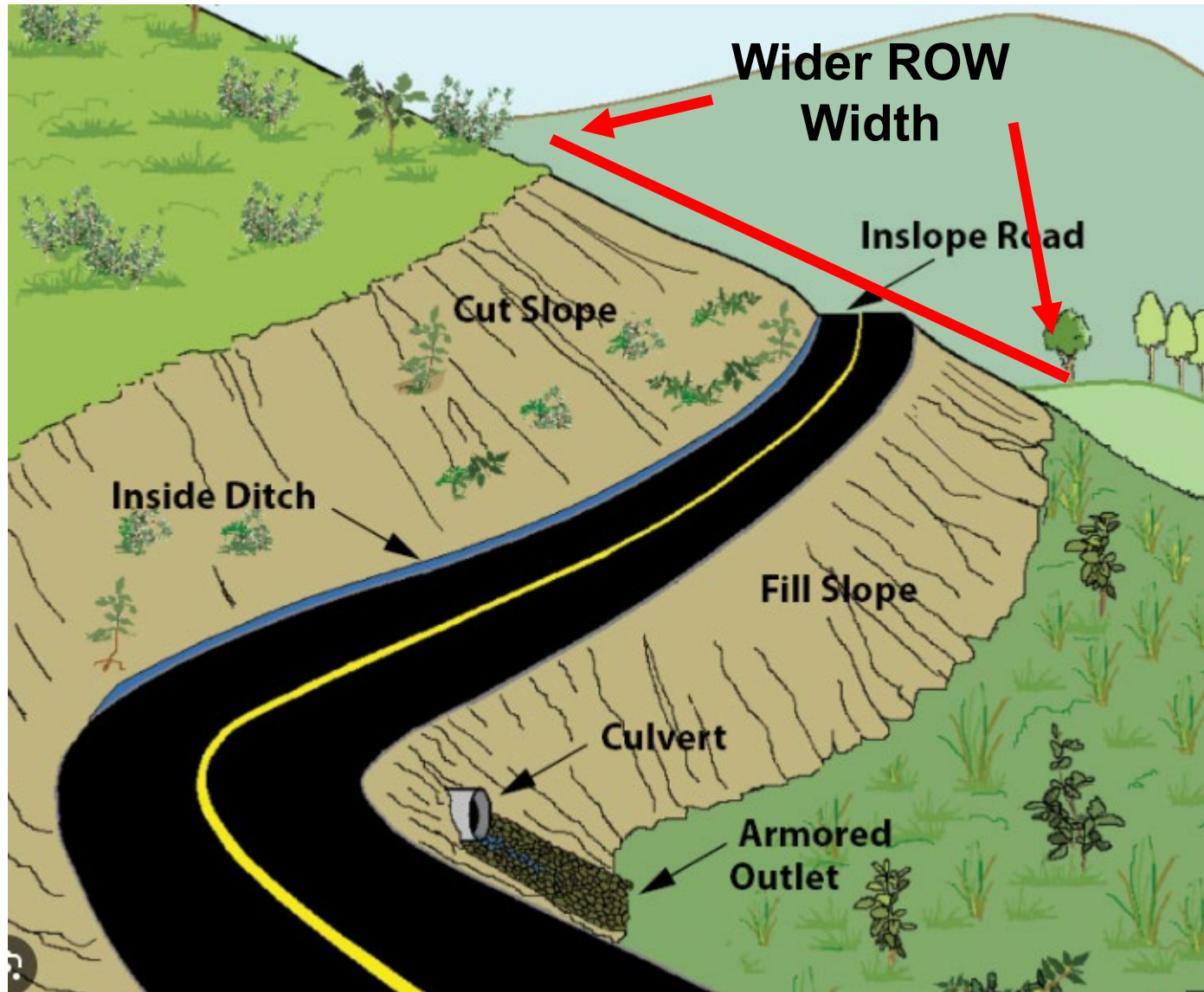
- No unstable soils, high voltage lines, or high-pressure gas lines
- No development in the floodplain or sloped area along the river
- In the Wildland Urban Interface – recommended condition to include fire protection guidelines in the covenants
- In the Air Stagnation Zone – prohibition on wood-burning devices and other mitigation included in the covenants
- In the Utility Services Area Boundary and will connect to City sewer and water
- New fire hydrants to be installed throughout
- Two ingress / egress routes for residents

- The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
- Because of the physical surroundings, particular shape, or topographical conditions of the specified property involved, undue hardship to the owner would result if the strict requirements of these regulations are enforced.
- The hardship has not been created by the applicant or the applicant's agent or assigns.
- The granting of the variance will not:
 - Result in a threat to the public safety, health, or welfare, and is not injurious to other persons or property;
 - Cause an increase in public costs; or
 - Violate the provisions of the zoning ordinance or any variance granted to those regulations or the Growth Policy.

62 feet of right-of-way easement are proposed instead of 70 for Aspire Loop, Heartwood Place, Jumbo Drive, Crosscut Way, Sommers Street (onsite), and a portion of Waterside Drive (onsite)



Variance Request #1: ROW Width

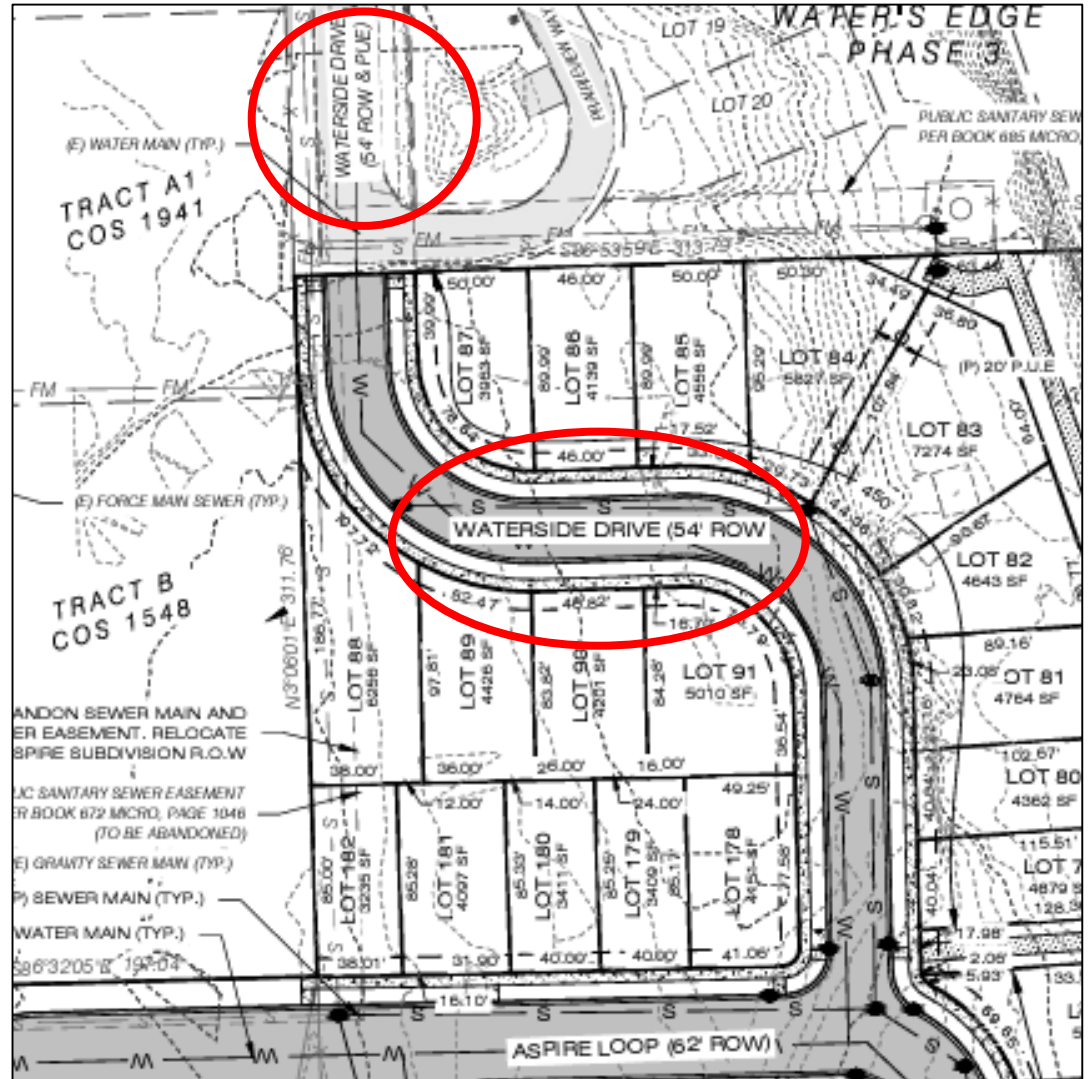


Variance Request #2: ROW Width and Parking Lane



Article 3, Sections 3-020 Table .2A:
Standards for a Low
Density Urban Local
Residential Street and
Section 3-020.4.N

54-foot ROW easement
and one parking lane
instead of two along the
northernmost 415-foot
segment of Waterside
Drive.



Variance Request #3: Sidewalk on one side of Aspire Loop

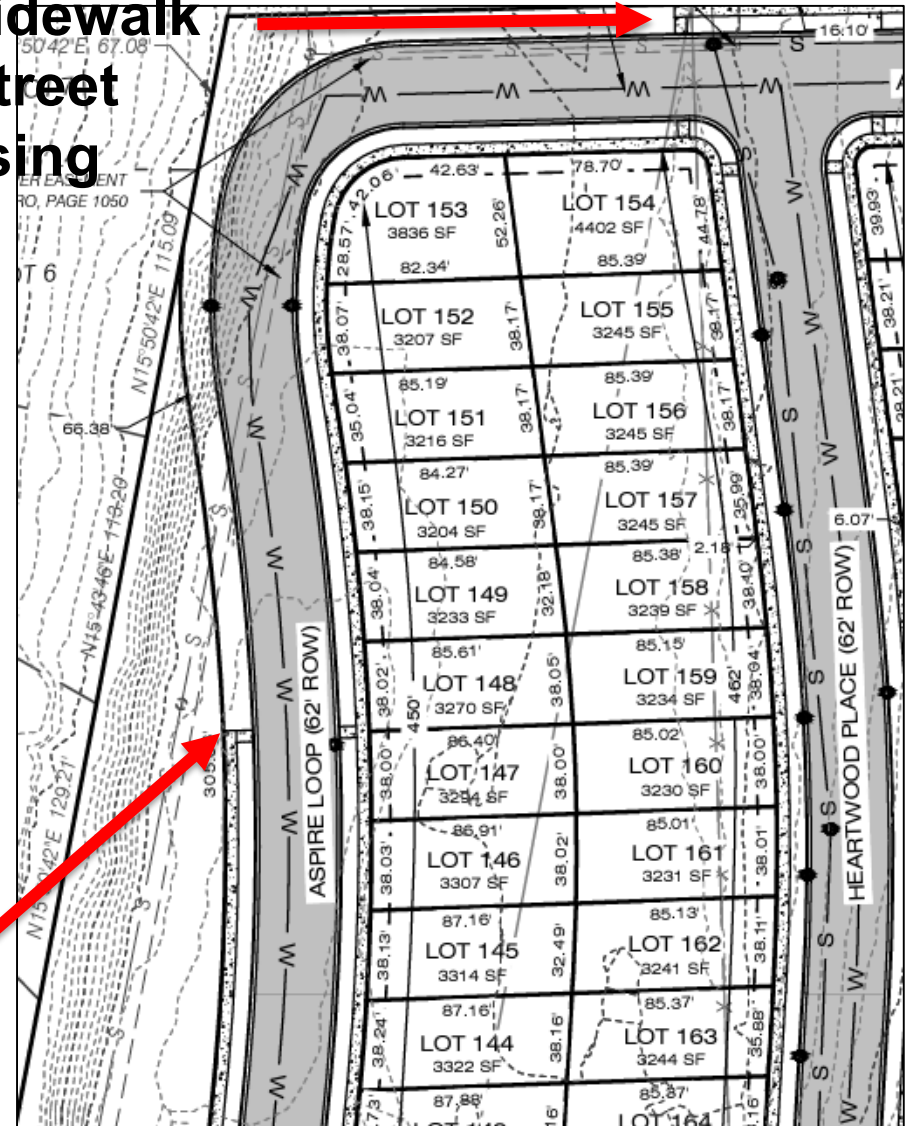


Article 3, Section 3-020,
Table .2A for a Low
Density Urban Local
Residential Street

One sidewalk instead of
two along the Aspire
Loop for approximately
460 feet.

**End of sidewalk
and street
crossing**

**End of sidewalk
and street
crossing**

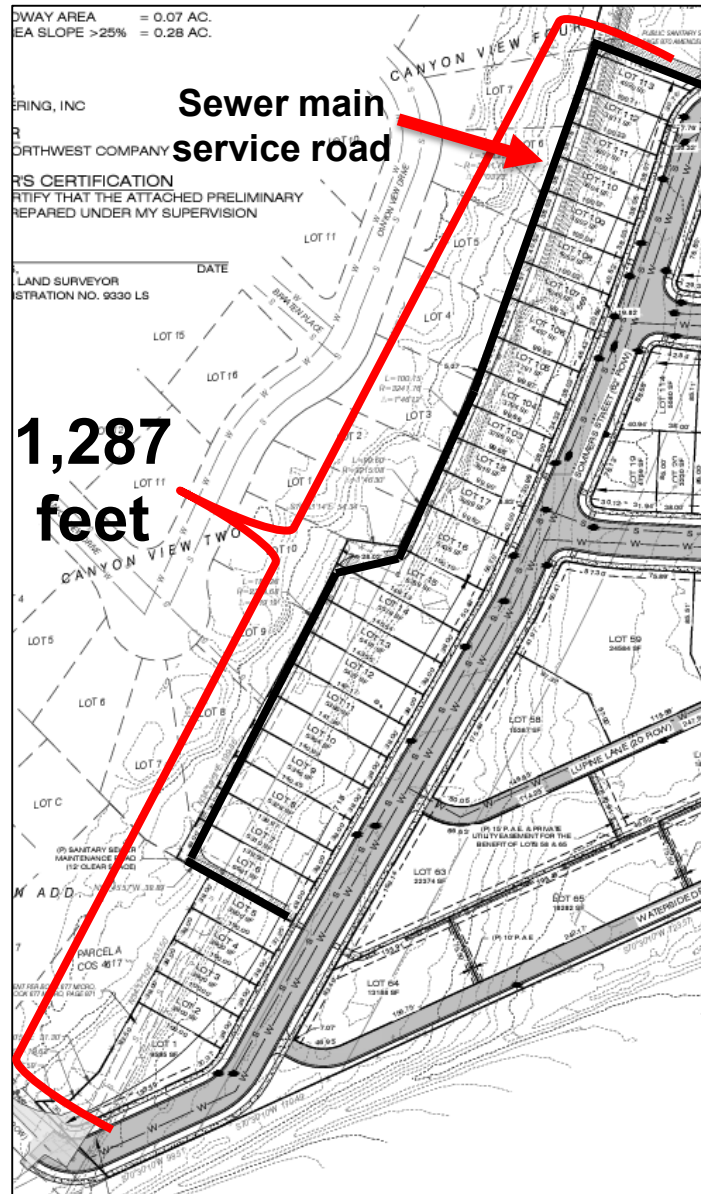


Variance Request #4: Block Length



Article 3,
Section 3-
030.2.A:
480-foot
maximum
block
length

Lots 1-18
and 103-
113

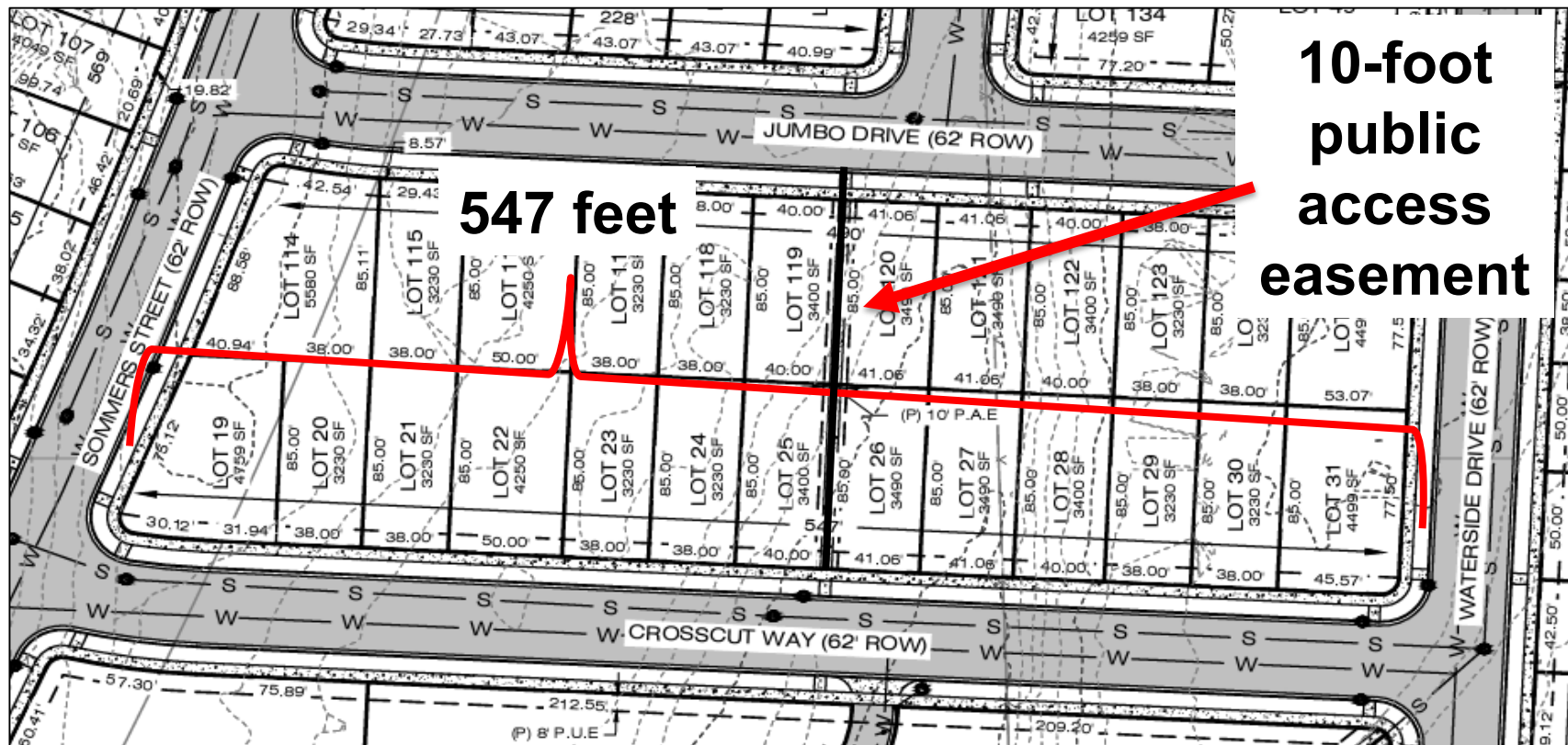


Variance Request #5: Block Length



Article 3, Section 3-030.2.A: 480-foot maximum block length

Lots 19-31, 114-123, and 47-48

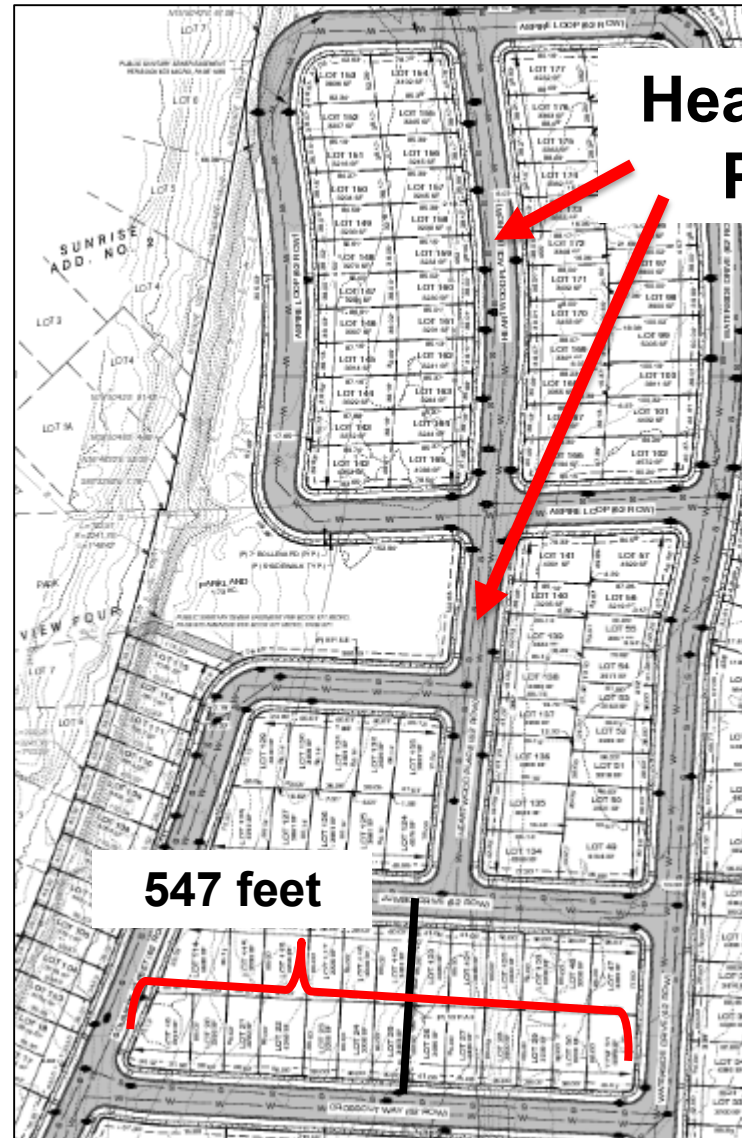


**10-foot
public
access
easement**

Variance Request #5: Block Length

Article 3, Section
3-030.2.A: 480-
foot maximum
block length

Lots 19-31, 114-
123, and 47-48



**Heartwood
Place**

547 feet

Variance Request #6: Block Length

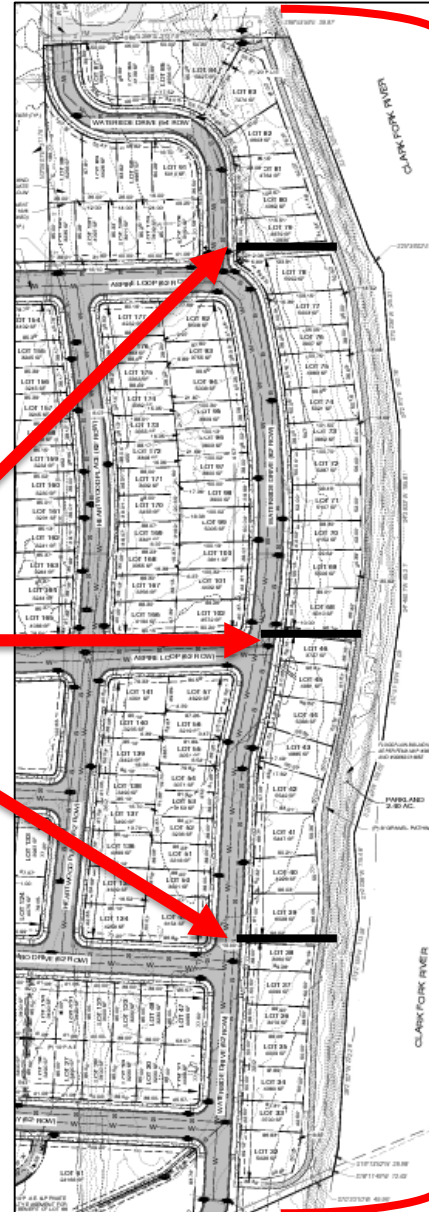


Article 3, Section 3-030.2.A: 480-foot maximum block length

Lots 32-46 and 68-87

**10-foot
breaks
between lots**

**1,815
feet**

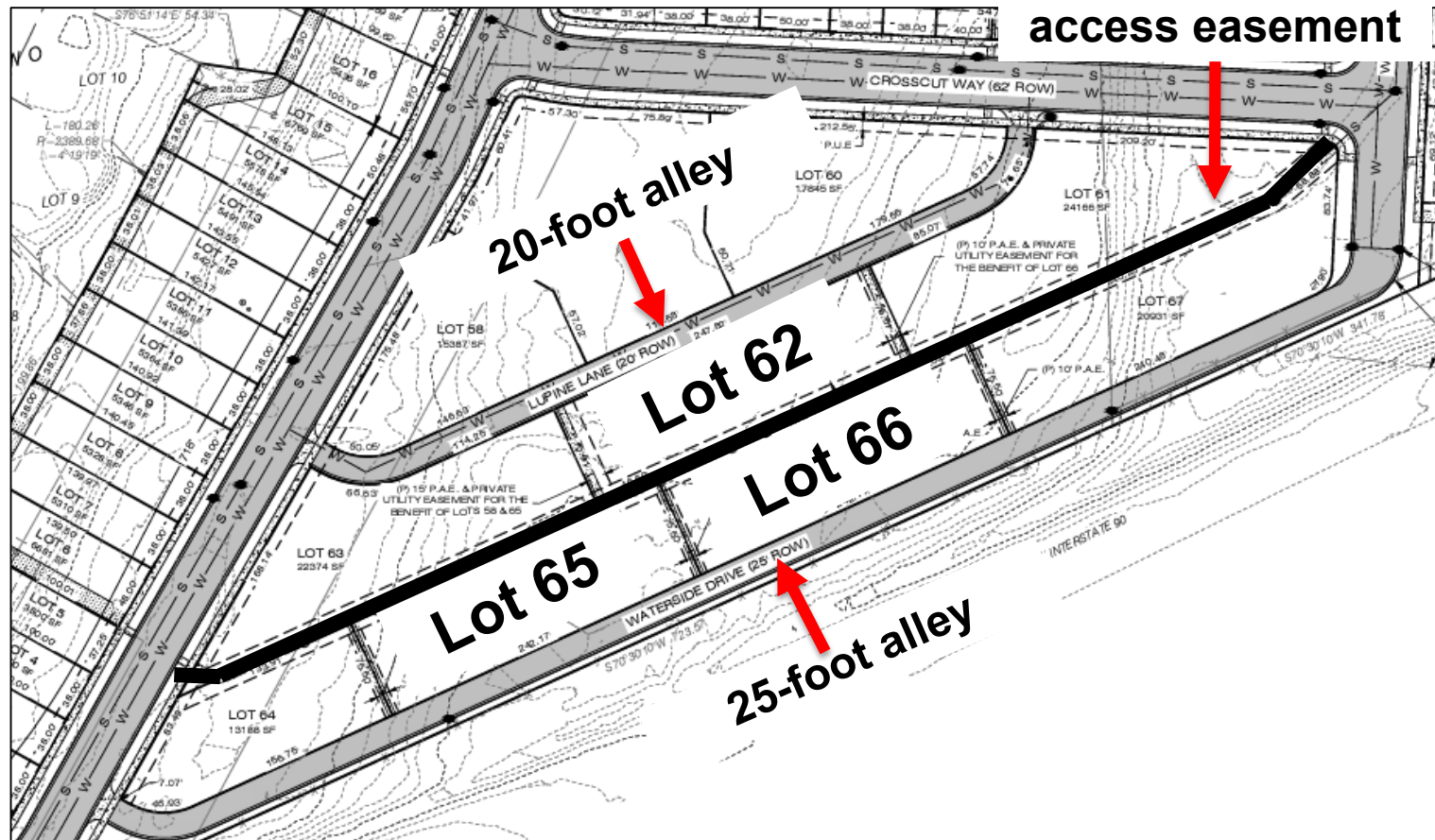


Variance Request #7: Lots Abutting a Street



Article 3, Section 3-030.1.C: Each lot must abut on and have access to a public or private street or road.

Lots 62, 65, and 66



Variance Request #7: Lots Abutting a Street



Lots 58-67

30-07

LOT 9

LOT 10

LOT 13

LOT 14

LOT 15

LOT 16

LOT 59

LOT 61

LOT 62

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

W. CROSSCUT WAY (62 ROW)

LURINE LANE (20 ROW)

WATERSIDE DRIVE (25 ROW)

INTERSTATE 90

20-foot alley

20-foot ped. access easement

550 feet

935 feet

Recommended Motions



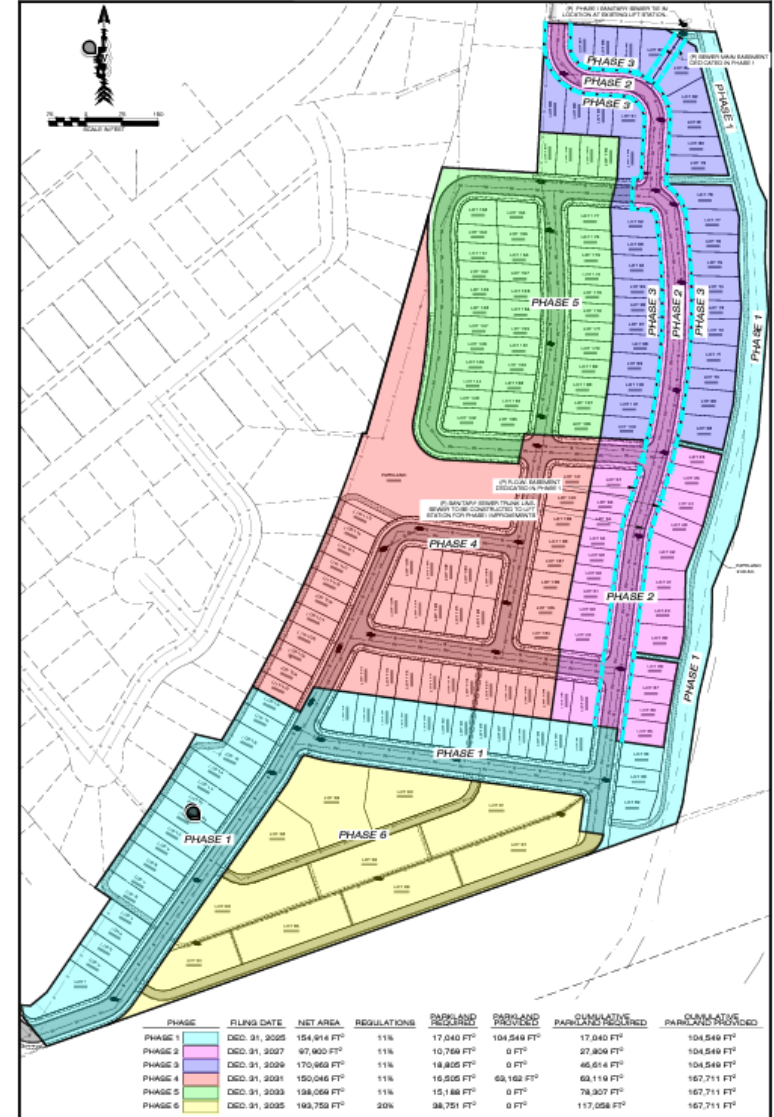
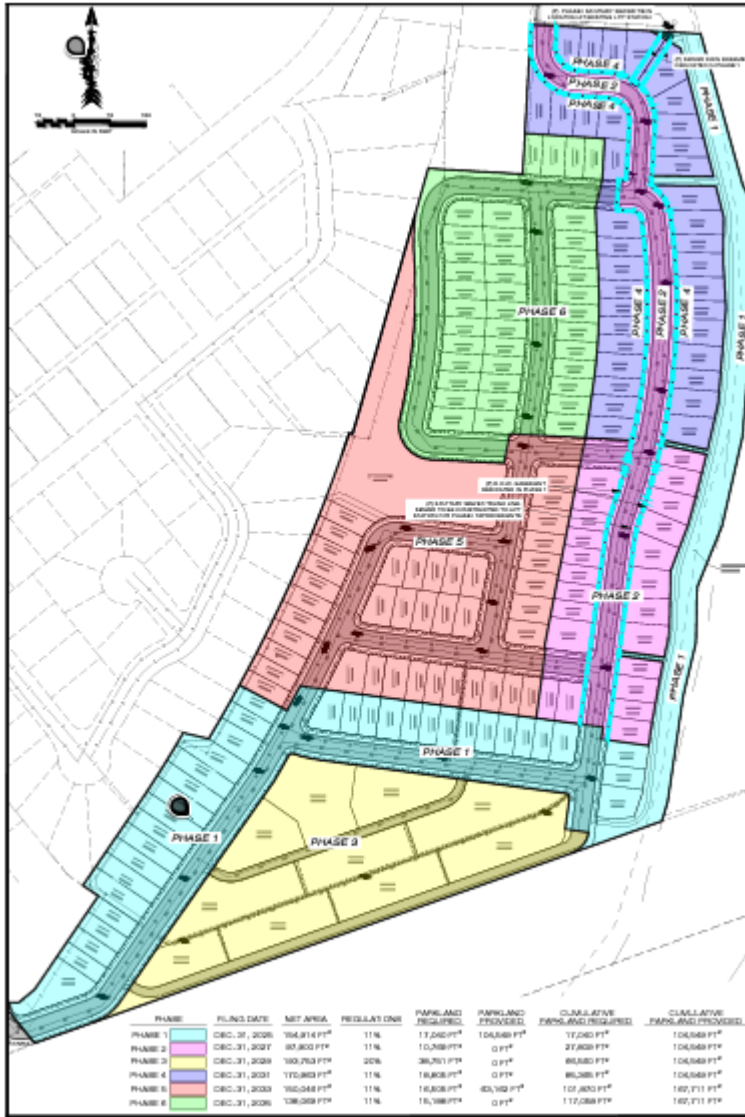
1. Recommend City Council **approve** the adoption of an ordinance to rezone the subject property as shown and legally described in Exhibits A and B from RT5.4 Residential to RT5.4 Residential / NC-A, Aspire Neighborhood Character Overlay.
2. Recommend City Council **approve** a variance from City Subdivision Regulations Article 3, Section 3-020.2 Table .2A to allow Aspire Loop, Heartwood Place, Jumbo Drive, Crosscut Way, Sommers Street (onsite), and a portion of Waterside Drive (onsite) to have a 62-foot right-of-way easement instead of 70 feet for the Low Density Urban Local Street type.
3. Recommend City Council **approve** a variance from City Subdivision Regulations Article 3, Section 3-020.2 Table .2A and 3-020.4.N to allow the northernmost approximately 415 feet of Waterside Drive to have a 54-foot right-of-way easement and one parking lane instead of two.
4. Recommend City Council **approve** a variance from City Subdivision Regulations Article 3, Section 3-020.2 Table .2A to allow a sidewalk on only one side of the street for approximately 460 feet along the northwest corner of Aspire Loop.
5. Recommend City Council **approve** a variance from City Subdivision Regulations Article 3, Section 3-030.2.A(2) to allow the block serving Lots 1-18 and 103-113 to exceed the maximum 480-foot block length requirement.

Recommended Motions



6. Recommend City Council **approve** a variance from City Subdivision Regulations Article 3, Section 3-030.2.A(2) to allow the block serving Lots 19-31, 114-123, and 47 - 48 to exceed the maximum 480-foot block length requirement.
7. Recommend City Council **approve** a variance from City Subdivision Regulations Article 3, Section 3-030.2.A(2) to allow the block serving Lots 32-46 and 68-87 to exceed the maximum 480-foot block length requirement.
8. Recommend City Council **approve** a variance from City Subdivision Regulations Article 3, Section 3-030.1.C(3) to allow Lots 62, 65, and 66 to abut and have access to an alley instead of a public or private street or road.
9. Recommend City Council **approve** a variance from City Subdivision Regulations Article 3, Section 3-030.2.A(2) to allow the block serving Lots 58 - 67 to exceed the maximum 480-foot block length requirement.
10. Recommend City Council **approve** the Aspire Phased Subdivision preliminary plat application, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in the staff report.

Phasing Plan Revision



Sommers Street Offsite

