

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, MAY 01, 2025 – 2 PM

Hybrid meeting – Missoula County Courthouse Annex Sophie Moiese
Room/Microsoft Teams

[Click here to view the meeting recording.](#)

Time stamps (in green) correspond to meeting recording above. Please click to
the time stamps listed to view a particular item in the meeting.

ATTENDANCE:

Commissioners Present:

Chair Juanita Vero
Commissioner David Strohmaier
Commissioner Josh Slotnick

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office
Christina Dewar, Administrative Assistant, Commissioners' Office
John Hart, Lead Civil County Attorney, County Attorneys' Office
Katy Reeder, Planner, Planning, Development, and Sustainability
Shane Stack, Director, Public Works
Mel Fisher, Strategic Initiatives Manager, Commissioners' Office
Tim Worley, Senior Planner, Planning, Development, and Sustainability
Anne Hughes, Chief Operating Officer, Missoula County
Chris Lounsbury, Chief Administrative Officer, Missoula County
Mattie Scott, Administrative Assistant, Commissioners' Office
Allison Franz, Communications Manager, Communications
Jason Mitchell, Director, Public Works
Brenna Davis, Community Engagement Coordinator, Communications
Ian Varley, Planning Manager, Planning, Development, and Sustainability
Vinnie Pavlish, Civil County Attorney, County Attorneys' Office
Kathleen Arthur, Planner, Planning, Development, and Sustainability
Jill Johnson, Administrative Assistant, Planning, Development, and Sustainability
Analeshia Rodriguez, Administrative Assistant, Planning, Development, and Sustainability
Patrick Swart, Planner, Planning, Development, and Sustainability

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:02]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:02]*

Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.

4. PUBLIC ANNOUNCEMENTS [Time stamp – 0:16]

- a. Closed Captioning
- b. Proclamation: Missing and Murdered Indigenous People

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA [Time stamp – 3:57]

6. CURRENT CLAIMS LIST [Time stamp – 04:05]

Claims received as of April 16, 2025 to April 23, 2025 by the Commissioners' Office total \$1,992.993.62.

7. HEARINGS

a. Final Closing Hearing for No Parking Zone on 40th St. [Time stamp – 04:45]

Jason Mitchell, Director, Public Works

Commissioner Slotnick made the motion that the Missoula Board of County Commissioners approve the resolution to close the hearing and set the No Parking Zone on the 40th St.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Resolution 2025-049 Book: 1111 Page: 1383]

b. Frenchtown Storage-16601 Roman Creek Rd. [Time stamp – 11:10]

Katy Reeder, Planner, Planning, Development, and Sus

Commissioner Slotnick made the motion that the Board of County Commissioners of Missoula County deny the request of the Frenchtown Storage buildings at 15601 Roman Creek Rd. based on the findings of fact and findings and conclusions in the staff report.

Commissioner Strohmaier seconded the motion to facilitate an open discussion.

After the discussion. Commissioners Vero and Strohmaier voted against the motion.

[Motion Failed 2-1]

Commissioner Vero made a new motion that the Board of County Commissioners of Missoula County approve the request of the Frenchtown Storage buildings at 15601 Roman Creek Rd. based on the findings of fact and findings and conclusions in the staff report.

Commissioner Strohmaier seconded the motion.

[Motion passed 2-1]

[Letter 2025-067 was sent to PCI in c/o Adam Coleson]

8. OTHER BUSINESS [Time stamp – 01:13:26]

- a. On Our Way Home Houseless Strategy
Emily Armstrong, Houseless Programs Manager, City of Missoula

9. ADJOURN

Chair Vero – Called the meeting to adjourn at 3:44 p.m.

BCC Public Meeting May 01, 2025 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting on the county's YouTube channel: <https://www.youtube.com/c/missoulacounty> or contact the commissioners' office to obtain a copy.

Dialogue in the transcription attributed to "Sophie Moiese Room" is for all speakers that attended the meeting in person. Attendees that participated virtually are labeled individually.

0:02

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

0:09

Closed captioning.

0:11

Cheryl.

0:16

Hello everyone.

0:16

If you are joining us for this meeting virtually today, I'm going to get closed captioning up on the screen for you.

0:24

Should be up there now.

0:27

If you're joining us in person, we'll have closed captioning on all the screens here in the Sophie Louise room.

0:32

There will be multiple chances during the meeting for public comment, virtually and in person if you are in Microsoft Teams during those times.

0:40

If you would like to speak, we ask that you use the Raise Hand feature.

0:43

This is a small hand button at the top of your screen.

0:46

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

0:50

Once called upon, you'll need to hit *6 to unmute.

0:53

If you have any questions during the meeting, please find me.

0:56

Thank you.

0:57

Thank you.

0:58

We have a proclamation, Commissioner Sturmeyer.

1:02

So this is a proclamation for Missing and Murdered Indigenous Women and People Awareness Day.

1:08

WHEREAS, Missoula County and the City of Missoula join an international movement to raise awareness in Montana, the Great Plains in the United States about the crisis of missing and murdered Indigenous women and people.

1:21

And WHEREAS there is no comprehensive estimate of the number of Indigenous women who are missing or murdered in the United States, due in part to systemic barriers such as fear, stigma, legal jurisdictional challenges, racism, sexism, and the high rates of violence faced by Indigenous communities.

1:40

And whereas Indigenous women are two and 1/2 times more likely to experience sexual assault than non Indigenous women, and one in three Indigenous women reports having been raped in her lifetime.

1:53

And whereas domestic violence happens across all gender identities, and more than 84% of Indigenous women have experienced some form of violence in their lifetimes, with most violence against them perpetrated by non-native men.

2:08

And whereas Indigenous people are four times more likely to go missing in Montana than non Indigenous individuals.

2:14

And Montana is among the top five states for cases involving missing and murdered Indigenous women and people.

2:21

And whereas Indigenous women experience a murder rate 10 times higher than the national average.

2:27

And murder is the third leading cause of death for Indigenous women and girls.

2:32

And whereas the red handprint across the mouth has become a national symbol of the MMIW movement, honoring those silenced by violence.

2:41

And the magnitude of violence against Indigenous women today is a direct result of colonization, disrupted tribal ways of life, and ongoing systemic injustices.

2:52

And whereas in Montana, grassroots advocates, families, and tribal nations have built a powerful movement to search for loved ones, demand justice, and change broken systems.

3:03

And following the 2013 murder of Hannah Harris on the Northern Cheyenne Reservation, May 5th, nationally recognized through the leadership of Montana Advocates to honor missing and murdered Indigenous relatives and to call for action, accountability, and lasting change.

3:21

NOW.

3:21

Therefore, we, the Missoula Board of County Commissioners and the Mayor of the City of Missoula do hereby continue to proclaim May 5th, 2025 as Missing and Murdered Indigenous Women and People Awareness Day and commit to honoring the lives of Missing and Murdered Indigenous women and people, supporting the leadership of Native communities and advocacy and reform, and working toward a future where Indigenous people are safe and justice is served.

3:47

Signed this day of May 5th, 2025 by Mayor Andrea Davis of the City of Missoula and year three Missoula County Commissioners.

3:54

Thank you.

3:57

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

4:02

OK.

4:03

We don't see any in the room or online.

4:05

Current claims list as of April 16th, 2025 to April 23rd, 2025 by the Commissioner's Office total \$1,992,993 and 62.

4:18

Is that correct?

4:19

62 cents, 62 cents.

4:22

Oh, we have, we have two hearings and Jason and Shane, we're hoping the yours might be a little shorter and we could move yours up the parking zone and take French Town storage later.

4:38

Is that does that work for you guys?

4:40

That sounds good.

4:41

The work for folks in the room.

4:44

OK.

4:45

We'll begin with Jason Mitchell, Public Works.

4:50

OK, how's that going to work?

4:55

So I just wanted to share this exhibit here.

4:58

Can you just mute that Sheen?

5:01

And then so basically we proposed a resolution for no parking along 40th Ave.

5:08

next to Target Range School from South Ave.

5:11

to the southern extent of the parking lot.

5:15

And thus far I've received no public comment and still open to public comment at this moment.

5:26

OK, thanks.

5:27

Is that, is that it from you, Jason?

5:30

Yep, that's it on my end.

5:32

OK, thank you.

5:35

Commissioners, public comment or is it is it any public comment in the room or online?

5:44

OK, so process wise, we move to close the hearing or just adopt the resolution.

5:52

Let's do it.

5:53
Great.

5:54
Do we have some resolution language?

5:59
Yes.

6:00
Jess, would you like me to read the resolution again?

6:02
No.

6:02
Nope.

6:03
Got it right here.

6:03
Sorry, Jason.

6:04
My, my bad.

6:07
All right, I would move that we request the board approved to close the hearing for 40th St.

6:12
no parking resolution along Target Range Elementary.

6:15
Just adopt the resolution.

6:20
OK, so I guess we would move to adopt the resolution.

6:23
OK, Thank you.

6:25

Sorry for the I'll second that.

6:27

Any further discussion or public comment all in favor, Aye.

6:33

Thank you, Jason for your work on this.

6:35

Thank you.

6:38

OK, next we have Katie Reader with our Frenchtown storage and Tim Worley.

7:48

Good afternoon.

7:49

For the record, my name is Katie Reader with planning, Development and Sustainability.

7:54

Today I'm presenting Frenchtown Storage units.

7:56

This project was originally scheduled to come before you on April 11th, 2025.

8:04

It is here now because the applicant updated their application to better address the impacts to the area.

8:10

This is a proposal from Al Arneson.

8:13

It's a buildings for lease or rent application.

8:17

The location is 15601 Roman Creek Rd.

8:20

and their proposal is to construct 8 storage unit buildings with 132 units total.

8:29

The applicant is being represented by PCI and we have Adam Coulson here to help us with any questions.

8:37

Here is the general location of the project, and here's a closer look to the site.

8:45

The property is currently vacant.

8:47

It is approximately 5 point 0 5 acres and is accessed from Roman Creek Rd.

8:52

at the intersection of Roman Creek Rd.

8:54

and Frenchtown Frontage Rd.

8:58

The subject property is unzoned.

9:01

The growth policy that covers this area is the 2002 Regional Land Use Guide and designates this tract as Open and Resource Land which aims to protect natural resource areas, limits development in hazard prone or premature areas, and allow low density residential use while encouraging agricultural, recreational and forestry activities.

9:26

The tract is located within the Frenchtown Activity Circle, a designated area for growth that supports community development and commercial use near Frenchtown.

9:38

The applicant is proposing to construct 8 storage unit, 8 storage buildings varying in unit sizes with a total of 132 units with some designed to accommodate RV and boat storage.

9:51

The buildings will be oriented north to South to maximize the size of the property.

9:56

A fence will be placed around the property for screening to prevent trespassing.

10:01

They are not proposing an office in this development and none of the buildings will be served by water or wastewater facilities.

10:12

The buildings for lease or rent regulations were adopted in 2013.

10:17

They are for new construction that is in unzoned areas.

10:21

Buildings for lease or rent.

10:22

Reviews are triggered when there are more than four buildings and if more than 30 units being proposed.

10:28

I'm going to go through the review criteria as it is different than subdivisions.

10:33

They are specific for buildings for lease or rent.

10:36

We'll start with impacts on physical environment.

10:40

There are no FEMA designated floodplain.

10:43

Stormwater will be managed with two on site proposed detention areas, one on the east of the one on the east and the other on the West side of the property.

10:52

The proposed amount of detention area is adequate for 100 year storm.

10:57

The property is outside of the air stagnation zone.

11:01

We'll move to impacts on the human population.

11:06

We were we notified adjacent property owners within 300 feet of the property via mail on March 25th, 2025.

11:14

We received one e-mail and many comments via Missoula County Voice, including a petition with approximately 35 signatures listed.

11:22

All feedback strongly opposes the proposed storage unit development, citing concerns about safety, traffic, proposed aesthetics, environmental impact, lack of need, and negative effects on the area's residential character.

11:41

For concerns over the lighting at the site, we are recommending a condition of approval requiring a review of lighting with an emphasis of dark on dark skies practices.

11:51

To mitigate the concerns on incompatibility of the storage unit buildings with the existing nature of the area, we have proposed a condition of approval requiring the installation of perimeter fencing or landscaping.

12:05

The applicant.

12:05

Again, the applicant is not proposing an office with this development.

12:09

Therefore, no additional septic strain fields or wells will be required.

12:14

There will be two access points to the development from Roman Creek Rd.

12:18

Missoula County Public Works will require approach permits for both the existing approach and the new the new proposed approach.

12:27

The property is roughly 1 1/2 miles from Frenchtown and the Frenchtown Fire Department can provide emergency and fire services to this location.

12:36

The property is served by Missoula County Sheriff's Office.

12:40

Adequate emergency medical assistance and Fire Protection and law enforcement are able to respond to the site.

12:47

And again, the property is outside of any FEMA mapped flood plain.

12:54

Part of the process and reviewing a buildings for lease or rent project is to send the project to various Missoula County agencies.

13:03

Missoula County Water quality noted there is a high groundwater in this area that is associated with water quality issues.

13:11

Nearby ponds may compound these issues and the public has it complained about issues associated with algae in these ponds.

13:20

Additional storm water ponds on the property may serve to exacerbate these issues, Missoula County Parks, Trails and Recreation stated.

13:29

The Roman Creek Shared Use Path runs along the frontage or the front of the proposed development, including the two driveways that lead to the facility on 2 Roman Creek Rd.

13:40

crossing over the path.

13:42

We we recommend a condition of approval that the appropriate signage be installed at both driveway locations and the signage should remind the drivers leaving and entering the facility to look and yield for trail users while crossing over the pathway.

13:57

Missoula County Environmental Health commented the proposed storage facility requires A Cosa rewrite to update the properties approved use from residential to commercial to reassess reassess the sanitation needs, primarily stormwater.

14:12

Montana Department of Transportation commented that crash history at Roman Creek Rd.

14:17

intersection suggests a pattern of drivers either failing to stop or not seeing oncoming traffic on the frontage Rd.

14:24

While visibility at the intersection isn't inherently poor, the lack of a 90° angle may reduce driver's ability to see other vehicles when entering the roadway.

14:35

With regards to the traffic concerns, we reached out to Missoula County Public Works Engineering Division.

14:41

They confirm that sight distance is adequate.

14:44

The development will not overburden Roman Creek Rd.

14:47

which is a county maintained Rd.

14:49

No Rd.

14:49

improvements will be required as part of the conditions of approval.

14:53

They also explain that there is approximately 88 feet from the stop sign to the front property line and approximately 110 feet from the stop sign to the approach.

15:04

They assured us that sight distance is not an issue.

15:10

Here are some aerial photos of the intersection from 2002 versus today.

15:16

As you can see, there's not much change except for the tightening up of the southeast corner.

15:22

You can see that here.

15:30

This is a photo taken behind the stop sign at the intersection looking north.

15:37

And then here is a view of the property facing South.

15:40

And you can see Frenchtown Frontage Rd.

15:42

along here in the back.

15:46

In conclusion, staff is recommending approval of this project with the motion on the screen before you.

15:52

Thanks, Katie.

15:59

Thanks, Katie.

16:00

Is Adam from PCI, do you have anything to add?

16:07

Adam Coulson, PCI.

16:08

Good afternoon.

16:11

Katie summed it up pretty well.

16:13

We've worked with the county and with the client to make this site as cohesive as possible in this area, make this development work.

16:24

We agree with those conditions.

16:27

We talked.

16:27

We have already talked about adding a fence, adding, even adding a fence and landscaping to kind of screen that site, help make it look a little bit nicer.

16:38

We believe there will be no problems with stormwater.

16:41

The signage we're definitely going to create adequate signage.

16:45

Make sure it doesn't interfere with the frontage road and yeah, the lighting as well.

16:53

We agree with that Make sure it's dark sky compliant.

16:57

Maybe I'm missing something with stormwater.

16:58

Can you go?

17:00

There's no storm stormwater needs on this site, Correct.

17:06

And there's there's no wastewater or water needs for this site, Just stormwater.

17:13

Just stormwater.

17:14

And where?

17:17

Thank you.

17:17

Yeah, there's 22 ponds.

17:19

I couldn't see it.

17:20

OK.

17:21

Two ponds on the site proposed.

17:23

OK.

17:24

Thank you.

17:24

Yep.

17:27

I'm sorry, did I interrupt you?

17:28

Did you have that's that's all I had to say.

17:30

OK, well, we'll take public comment and because there's a oh, sorry, because there's a lot of folks in the room and online, we're going to limit it to how many minutes, 3 minutes and we want to try to not repeat ourselves.

17:55

So if something's been said before, try not to repeat it verbatim just to help move things along, because there's still another presentation after this that cool with everyone.

18:08

OK, Come on up.

18:13

And then you're.

18:14

I think you're going to have to turn the mic on.

18:17

I believe Adam turned it off.

18:19

Yeah.

18:19

There you go.

18:21

Not quite yet.

18:22

The The button needs to turn green.

18:27

That's great, Ron sang.

18:29

We bought property off of Roman Creek in 1999.

18:32

Since that point in time, I've seen that area just expensively grow.

18:35

A lot more kids coming in.

18:37

Now we want to put a big, huge building right in the corner where you got limited visibility coming down the frontage Rd.

18:43

We've already got kids from the high school, from the grade school, the Army ROTC track club, football clubs, everybody else running up and down the path.

18:51

We limited our visibility.

18:53

Now we're gonna have more wrecks, storm water.

18:55

Is that the 2 little ponds I see there?

18:57

Are we gonna have vegetation around them?

18:58

Is there gonna be growth there or we can't see more coming through there?

19:03

We've got 2 accesses apparently coming in, both off of Roman Creek Rd.

19:07

How about coming off Frontage Road?

19:09

Now you can put more traffic coming off that little Rd.

19:11

Has any of you guys driven up that road lately?

19:13

See all the potholes?

19:15

So apparently the road's in good shape.

19:16

I just.

19:16

I just missed that coming into town here.

19:19

So anyway, adamantly don't want that thing there.

19:23

That's a residential area.

19:24

You destroy people's property values.

19:26

Second thing is there was a comment on this to the to the Missoula voice.

19:33

I wrote a comment.

19:34

In fact, you you got one of my letters where I put I went to submit and they said no, Ron's already been taken.

19:40

So I typed in Ronald.

19:41

Everything went good.

19:43

I submitted bang, my letter's not there.

19:45

I approached the county with it.

19:46

I talked to Katie.

19:48

I talked to actually Sam first.

19:49

She went to Brianna.

19:50

The letter went to Katie.

19:51

They still can't find it.

19:52

So how many people other than the 34th letter did not make it in?

19:57

Did everybody see your documentation, your letters on that?

19:59

OK.

20:01

Mine wasn't there.

20:02

So I'm adamantly against it as it ever since 1999.

20:06

And Ron, can you spell your last name?

20:08

Sorry.

20:09

SANGUINS Native Montana.

20:12

Been in Missoula County since 1977.

20:15

Thank you.

20:15

That 'd be it.

20:18

I didn't want it there.

20:20

Thank you.

20:23

Come on up.

20:30

Thank you and good afternoon.

20:32

My name is Bob Green and I'm a resident of Sorrel Springs.

20:37

I'm one of hundreds of households where this intersection is the only point of ingress egress that we have.

20:45

And right now it's a very challenging intersection.

20:49

It is inclined, it is curved.

20:52

And so when you're coming off the frontage Rd.

20:56

trying to get on to Roman Creek Rd.

20:59

you are heading right at the traffic that stopped at the stop sign.

21:04

That's most of the time.

21:06

So your attention is that way.

21:08

You're trying to make sure you're not going to hit that car, which takes about maybe fifty, 100 feet.

21:14

This access is another 100 feet down.

21:18

Give you a whole lot of time to be looking up, looking out for a boat or a trailer that stopped trying to turn the left into this installation.

21:28

This is not a safe intersection already.

21:31

This is going to make it worse.

21:34

I'm adamantly opposed to this.

21:36

Put that access someplace else.

21:38

Put it on the frontage Rd.

21:41

Make a left hand turn lane.

21:43

This is not good to go as it is now.

21:46

Thank you.

21:47

Thank you, Bob.

21:52

Next.

22:06

Thank you.

22:08

Hi, gang.

22:09

Kelly Durbin Williams, resident of Houston.

22:12

Speaking for myself and for my parents.

22:16

My mother and father-in-law live directly across this proposed site.

22:22

I did go through and I read the whole proposal.

22:25

I also read the the legal counsel's recommendations and points of concern.

22:32

Having read all of the reviews online, it was pretty impressive.

22:36

I thought it was a huge amount of public comment, which I thought spoke volumes of the neighbors.

22:43

I know this is a rational group of human beings.

22:46

I am probusiness.

22:47

I have a small business.

22:48

This isn't about, you know, I love the idea of finding ways to add more income to the French town community.

22:57

I love the possibility of small business development.

23:01

But this is not the particular kind of small business this neighborhood needs or will support.

23:06

And what I know for you as county commissioners is you get a lot of information and a lot of proposals, and you rely on the citizens to come speak to you.

23:14

And So what I will tell you of the 35 comments that did manage to stay online, there were literally over half 16 spoke to the safety concern, which another person cited the law and stated that this kind of business is actually not legal based on the safety concerns that the community is presenting.

23:36

And I would beg you to do your homework on that and to do a traffic count and to do a visibility study if you haven't already.

23:42

And if you have, forgive me, the other thing that came up a lot was people's concern for the, for the current use that's happening, which is currently residential and agricultural.

23:55

And I know that again, is something that speaks to the hearts of the commissioners and to the hearts of the OR to the West Valley community.

24:02

We are working hard to maintain as much of A rural feel as we possibly can.

24:07

And this it's not, there's another, I mean storage in and of itself.

24:12

There was a lot of argument online and I did some research that we have plenty and in fact, it seems we do at the moment.

24:17

There are plenty of vacant storage units.

24:20

So it's not the community that's asking for this.

24:23

It's not the county that's asking for this.

24:25

It is one person who owns the property who wants to to run a business.

24:29

And I don't blame them for that.

24:30

That's their right.

24:32

But it is up to the county commissioners and the neighbors to determine what is appropriate in an unzoned area.

24:39

So again, every all of the issues that came up, as much as you don't want them to be restated for the sake of time, it was a prevalence of safety, the bike path, our athletes, our children, our animals, the groundwater.

24:53

This was fascinating.

24:54

There was only one objection or sorry, one person in support of it online and they literally said this is a gravel parking lot and that's going to kick up dust, which we know is true in our area.

25:07

But if you paved it, we'd be all right with it.

25:09

Well, they own a concrete company.

25:11

I thought that was fascinating.

25:13

Having said that, it's an it will be an eyesore and it will block the view of those four people that own those my in laws who who built their home just five years ago have a clear shot of the pond.

25:25

And again, that's there's no, you know, talk about view shed, talk about sound shed, talk about noise shed, all those things that I learned 15 years ago when I was on the community or on the council in Missoula for the whatever it's called.

25:40

Anyway, bottom line, this is broken on many levels and I think we need to do more homework if you're going to remotely consider this.

25:47

But the last one for me, having currently 4 teenage drivers, it's a dangerous corner.

25:53

And my kids go to Frenchtown High School and they drive that road every day of their lives and it scares me to death.

25:59

So please, please, please reject this.

26:03

Thank you.

26:04

Thank you, Kelly.

26:10

Anyone else in the room?

26:14

OK, we'll go online.

26:16

Oh, I'm sorry.

26:17

Come on up.

26:27

So my name is Greg Bilbrey.

26:28

I live at.

26:29

I'm sorry, Greg.

26:31

You're going to have to get close to the microphone.

26:33

I know you're tall.

26:35

There you go.

26:37

I live at 15700 Roman Creek Rd.

26:41

so directly across the street.

26:45

I'm sorry, Greg.

26:45

Your last name again.

26:48

It's Bilbrey.

26:49
BILBREY.

26:54
Thank you.

26:58
Katie, you cited the study in 2002, is that correct for the intersection?

27:08
Tim Worley with PDSI, think I could speak to that.

27:10
Maybe we could go to that graphic, Katie.

27:14
It's it was actually a, an aerial photo that showed a 2012 example of the intersection on the left hand side.

27:22
And then after French frontage Rd.

27:25
was reconstructed and I think 2019 or so that's the the difference between the the two.

27:32
Why was it reconstructed?

27:36
You would have to ask MDT.

27:37
They were the they reconstructed it from Houston all the way to the YA statement was made that not much has changed.

27:44
Is that correct from those photos?

27:48
The photo on the right, I think shows that there the attempt to make it closer to a 90° intersection.

27:55
OK, less about the degrees.

27:57

The statement was made that not much has changed.

27:59

How many new houses are on there from 2012 to to right now?

28:04

We don't have that.

28:05

You should probably direct your question directly to the Commission, please.

28:08

OK, whoever can answer it.

28:10

How many new homes there?

28:11

We do not have that today.

28:13

No, that's a shame.

28:14

OK, well, my house is one of them that is not in that photo.

28:22

Also, how far away is the State Park from this proposal?

28:29

I need to look at a map, but at half a mile.

28:31

Can you I'm I'm getting the drift that you might have the answer that you could tell us.

28:35

No, I don't have the answer.

28:37

Is this not all part of the whole proposal to know these?

28:44

But can you keep keep going, Greg?

28:47

We also mentioned that the traffic was not a concern.

28:50

There's 138 units being proposed.

28:52

Is that correct?

28:55

If everybody showed up at the same time as like as unlikely as that may be, how is that not a traffic impact for Roman Creek Rd.

29:07

How am I going to get out of my driveway?

29:11

You said they're going to reduce the lighting, talking about putting signs across the bike path so people can see.

29:20

If the lighting is reduced, how are people going to see those signs?

29:23

How are my kids going to be kept safe?

29:25

How are the kids in the neighborhood going to be kept safe?

29:28

How is everybody that uses that path going to be kept safe if there's no lights to see the signs?

29:35

This is a ridiculous proposal.

29:38

This is a residential neighborhood.

29:41

Not a single one of you would want this going directly across the street from your house.

29:48

Not a single one of you.

29:50

This needs to be rejected and placed elsewhere where it's more appropriate.

29:53

Thank you.

29:54

Thank you, Greg.

29:58

OK.

29:58

Is there anyone else in the room?

30:00

Yep.

30:00

Come on up.

30:10

Thank you.

30:11

My name is James Shirely SHIRELEY, I'm a current resident of Frenchtown.

30:28

There's one thing that I have not heard mentioned so far.

30:35

Frenchtown Frontage Rd.

30:38

is a 50 mile an hour speed limit right there.

30:42

It does not become a school speed limit until approximately 200 yards down the road.

30:51

Extremely dangerous intersection.

30:55

And trust me, people travel that frontage Rd.

30:59

at 50 miles an hour.

31:03

You get a vehicle stop there waiting to turn and you immediately have a hazard from somebody coming from either direction.

31:16

And that's my one of my primary concerns is the fact that it's a 50 mile an hour speed limit on that frontage Rd.

31:26

Thank you.

31:27

01 other thing, I'm the one who brought you that petition with 35 names on it.

31:33

Thank you, James.

31:37

And the vast majority of those signatures on there are from the senior citizens of the Frenchtown community.

31:48

That's what I'm here to represent.

31:50

Thank you.

31:51

Thank you.

31:57

Anyone else in the room?

32:01

OK, now I think we're going online.

32:03

Thanks, Cheryl.

32:06

OK, Jerry.

32:11

Dallas.

32:11

OK.

32:16

You're still muted.

32:17

Hi.

32:17

Good afternoon, commissioners.

32:18

My name is Jerry.

32:21

Can you hear me now?

32:22

Yes, thank you.

32:25

OK, good afternoon commissioners.

32:27

My name is Jerry Dellys JERIDELYS.

32:32

I'm a lifetime Montana resident as well as a Frenchtown community resident for over 42 years.

32:38

I'm not going to reiterate what has already been talked about as safety offensive obstructs the free use of property, which is according to Montana Code Annotated 45, eight, 111, a public nuisance.

32:54

What I do want to talk about is people in the community took time to voice their concerns and objectives to help guide you in your decision making and not approve this development.

33:06

People in the area do have a reasonable expectation that homes across from a State Park by a school, a pedestrian bike path and a nice residential area would not be looking at in dealing with this unsafe and unsightly development of an of 132 units.

33:26

I do also want to let you know that that bike pedestrian path is a community hub.

33:33

I honestly use it every day.

33:35

There's a bike path on the other side of the pond that has remained not completed for 14 years.

33:43

There's no shoulder.

33:44

This is really our only safe place to run, bike, walk, cycle.

33:50

Enjoy it.

33:51

And I really pose this development because I do think it has a massive impact to safety.

33:58

And I don't understand why that risk would be meant not taken into effect with this decision making.

34:08

Thank you for allowing me to comment.

34:11

Thank you, Jerry.

34:14

And I see initials, but I don't know the names.

34:17

OK, say that again, Cheryl, Peter.

34:23

And I missed his last name, Damrow.

34:25

Damrow yes, you got it right.

34:29

Thank you, Commissioners.

34:31

So I, along with my wife and our two daughters, who are aged four and two respectively, are live in the third home that is directly across from this property and would also strongly oppose it for all the reasons that have been brought up today in the public hearing and have been registered as public comments in opposition to this development.

34:53

Nothing that the owner or developer has included in the application has allayed any of the concerns we have regarding safety over our kids playing in the area or with the respective angle of the stop sign and intersection at Roman Creek and the Frontage Rd.

35:12

So for those reasons, we would strongly oppose it.

35:14

And I would also just to remind all of you that even though the developer and owner may have checked a few boxes and getting this application and submission to where it is today, that nothing in state law or the regulations compel you to approve this development as it is.

35:31

And I would strongly encourage each and everyone of you to listen to your constituents, those that have voiced their concerns over this development and deny it accordingly.

35:40

Thank you all.

35:42

Thank you, Peter.

35:51

OK.

35:51

We don't have anyone else online.

35:55

We'll close public comment discussion.

35:59

Yeah.

35:59

Can I just ask some questions?

36:00

Yeah.

36:01

So I just want to ask John, we'll start with you.

36:06

And this will help help us out.

36:07

But I think it might also help some of the folks who came here today out this land is unzoned.

36:14

That's right.

36:16

Correct.

36:18

What does that mean in terms of what a person can or can't do with that property?

36:24

Well, it means that a person can do anything that isn't otherwise prohibited by law.

36:30

There are no zoning restrictions.

36:33

There's nothing in Title 76, Part 2 that restricts the use of this property.

36:39

Are you able to hear John's can?

36:42

Can you repeat that?

36:43

Sorry, because the property is unzoned, the person can do with the property anything that isn't otherwise prohibited by law.

36:55

If it was zoned, they could do anything that was otherwise not prohibited by law and not prohibited by the specific zoning regulations that are applicable of that property.

37:08

So why does this have to come before us then?

37:15

Because they're because this individual is proposing to build more than three buildings on their parcel of land and to rent or lease those buildings to the public.

37:31

So if this person was to do, if the applicant was to do 3 buildings of storage units, that wouldn't require approval.

37:39

Is that correct?

37:40

Yeah.

37:41

So just a little history here.

37:43

Thank you.

37:45

Prior to 2013, this proposal would have been reviewed under the Montana Subdivision and Platting Act.

37:53

In 2013, the Montana Legislature carved out of the subdivision review process a separate law that applies when somebody wants to build more than three buildings on a parcel of land and rent those buildings out to the public.

38:17

It's a stand alone statute called Buildings for Lease or Rent.

38:22

So this is a new process that began in 2013.

38:27

The statute doesn't have an intent statement to it.

38:31

A lot of times the legislature will provide the legislative intent for a statute.

38:41

This one doesn't, but it's fair to say that the intent of the Legislature in 2013 was to make it easier for somebody like this applicant to do what this applicant is proposing to do because they don't have to go through the full blown subdivision process and all that is entailed in that.

39:11

And in that same law that the legislature passed in 2013, they exempted, they exempted all proposals like this that only build 3 or fewer buildings.

39:27

So it's important to understand that had this applicant decided to only build 3 buildings on their property and rent them out, they the only thing they would have to do in this circumstance is go to Missoula County and get a building permit because again, there's no wastewater, there's no water facilities.

39:50

So they don't have to go through DEQ and health department review.

39:54

They would literally only need a building permit to do this.

39:58

Is there a unit restriction to those three buildings?

40:05

30 units or less.

40:08

So 3 buildings of 30, a total of 30 units or less.

40:14

Great, thanks.

40:15

So can I.

40:19

So given that this is more than three buildings and more than 30 units, we can make a decision.

40:25

We can't just make a decision because we don't like storage units.

40:29

And as a gentleman said, nobody would want storage units crossing their house.

40:32

I totally get that.

40:33

I wouldn't either, but that's not the criteria here.

40:36

What are what are the what, what is the exact decision space?

40:39

What are the set of criteria that we we must apply when making this decision?

40:47

Josh, I can just read straight out of our regulations and this comes out of state laws.

40:52

John was referring to the governing body may approve or conditionally approve the proposed buildings for lease or rent upon finding first the proposed buildings for lease or rent as submitted or condition.

41:06

Comply with these regulations and other regulations applicable to the property and avoid or minimize

potentially significant impacts on the physical environment and human population in the area affected by the buildings for lease or rent.

41:22

You have to analyze for adequate water, wastewater and solid waste facilities, adequate access to the site, adequate emergency medical, Fire Protection and law enforcement services and that the buildings for lease of rent comply with any applicable floodplain regulations.

41:43

So that's essentially your decision space.

41:47

Thanks.

41:52

Yeah, well could you go back to the review criteria there?

41:56

OK, there we go.

41:56

So impacts on the surrounding human population, what we've and I, I think Josh is absolutely correct in terms of if folks don't want to see storage units, the mechanism to make sure that does not happen is zoning and that ship has sailed for today's purposes.

42:16

But in terms of mitigating impacts, impacts on the surrounding human population, is that where the safety concerns would lie?

42:26

Tim, I think that's fair to say, Correct.

42:29

OK, so let's talk about that a little bit since that was a strong theme today in terms of Traffic Safety and, and, and motor vehicle conflicts with other motor vehicles or pedestrians.

42:41

So what if any sort of traffic analysis is required for buildings for lease or rent proposal?

42:51

There's nothing specifically required in the buildings for lease and rent regulations.

42:56

We did run this by Public Works and Montana Department of Transportation.

43:00

And what Public Works got back to us regarding the crash issue in particular is that there have been 4 crashes at that intersection over a period of five years.

43:12

And we asked Brent O'Connor in particular about whether any of the buildings should be moved on the site to deal with sight distance issues because there is that curve coming from the West.

43:23

And he recommended that that there wasn't really any reason to move the buildings on site for sight distance purposes.

43:29

Can you put up the schematic again of the the proposal so we can.

43:34

Yeah, in particular, like work the vehicle to the intersection.

43:38

Yeah.

43:38

Where Katie's got a laser point there.

43:42

If we could just move to that first building there, Katie.

43:45

Yeah.

43:46

We were concerned that maybe that was a little too close to the intersection.

43:49

It might cause some sight distance issues.

43:52

Is that where the power pole is?

43:54

It's got it.

43:55

I think it's maybe a little further down, but I'm not absolutely sure on that that.

44:02

But we were concerned that there would be sight distance issues maybe from that building or the buildings to the to the West, northwest.

44:10

But public works didn't really have any.

44:12

They didn't think that was necessary.

44:17

OK.

44:17

So I guess another question and I don't know if this would be for you, Tim or Katie or perhaps Mr.

44:25

Coulson.

44:25

It just in terms of when it comes to storage units and projecting the number of folks who are using these per day or at any one point in time.

44:36

I think it is highly unlikely, if not 100% certain, that we're not going to have every one of the renters of these storage units descend upon this simultaneously.

44:48

But is there data in terms of usage of these sorts of facilities?

44:52

I can answer that.

44:57

Thanks, Adam.

44:58

Yeah.

44:59

So the Institute of Transportation Engineers releases a daily trips generator, these big books that have every land use and the averages based on their studies.

45:14

And So what they came up with is that you get .28 trips generated per day per storage unit.

45:21

So with our 132 proposed units, that would be 37 trips generated per day from this development.

45:28

To give a reference point, if this was 51 acre detached housing, 5 new housing units, they give 9.5 daily trips generated per household.

45:42

So that would be 47 1/2 trips generated per day for those five houses.

45:50

OK thank you.

45:52

Can can I we go back to the intersection again?

45:58

So where your actually maybe maybe the draw the line drawing was more helpful.

46:07

Sorry with your cursor you drive all the way past and what's what's the space between the frontage road and the first building?

46:19

I guess what I'm getting at is when when you drive your vehicle to the intersection, you've gone past all the buildings and you do have clear line of sight left and right.

46:28

Is that correct?

46:32

OK.

46:32

And is there anyone from public works or MBT online?

46:40

Yeah, this is Shane Stack with Missoula County Public Works.

46:43

Juan, thanks.

46:44

Shane, can you, can you kind of talk me through this intersection?

46:48

And sure, I I guess from a, a safety standpoint, I think, you know, it was already pointed out the, the number of crashes.

46:57

We get that crash data directly from the Montana Department of Transportation.

47:01

I was already pointed out to that the French Town frontage Rd.

47:03

was reconstructed somewhere in the 1819.

47:09

When that was reconstructed, Roman Creek, the intersection was realigned so that it did approach the French Time frontage Rd.

47:18

at a 90° angle so that you could see quite a bit easier left and right while looking for traffic.

47:25

So I don't know that there's an issue with the alignment of the intersection.

47:29

Third thing I would say is just looking at this, there's plenty of sight distance when you are at the intersection to, to see left and right.

47:38

So from that standpoint, I, I don't know that there's a, a, a safety issue.

47:44

So I don't know if that helps you want.

47:46

And then also folks had concerns about stopping and turning on to Roman Creek Rd.

47:52

coming from either direction on the frontage Rd.

47:56

Can you speak to that at all?

47:58

Well, I, I, you know, obviously there's no turn lane.

48:05

So there's always the, the potential risk or at least I don't believe there is a turn lane.

48:10

I'm going off off memory on that.

48:11

But so there's obviously that, you know, there's a potential risk there.

48:16

But honestly, whatever development goes in here, it generating traffic, you're always going to have that.

48:21

And I think the, the representative pointed out that, you know, if you put five homes there, you're generating more traffic.

48:27

And so from, you know, just from the, the trip trip generation standpoint, there's not much difference, frankly.

48:35

OK, thank you, John.

48:39

I had a heart.

48:40

I had a question Kelly Derwin Williams asked about the, the 16 safety concerns and legality around it.

48:50

And I wasn't sure what, I'm not sure what she's talking about either.

48:55

So she, she mentioned a legal analysis and I haven't done a legal analysis.

48:59

I can tell you which mall I was referring to.

49:01

OK, so I'll just give it to you.

49:05

Sure.

49:05

And I, I mean, I didn't read all the comments.

49:07

It's OK.

49:07

Kelly Durbin Williams, it was specifically, and this is how it was listed.

49:12

And I will tell you that I did not Fact Check.

49:15

So maybe we can do that.

49:18

Code 45-8-11 public nuisance, public nuisance.

49:26

And then it goes on to describe what a public nuisance, nuisance means.

49:30

And it's a condition that endangers safety or health, is offensive to the senses, or obstructs the free use of property so as to interfere with the comfortable enjoyment of life or property.

49:40

So that was the law that was cited by a couple people.

49:44

And the last thing, while you guys are on this topic of safety, it's not as I mean, visibility is a challenge, it's the speed.

49:52

And the proposal for this property specifically is requesting that these be for campers and boats.

49:59

I don't know about you guys, but when I come off of a road onto a 50 mile an hour highway with a boat or a camper, it's slow going.

50:06

And the second thing I would add to the safety is we have high school drivers.

50:11

Need I say more?

50:13

Thank you.

50:15

Thanks for clarifying that.

50:18

Sorry, go ahead.

50:18

Do do you want me to talk about the issue of public nuisance?

50:23

Yeah, I mean, there, there is a concept and it's been codified in law that was just referred.

50:32

It's a public nuisance, and you know, it does provide a remedy for the public to go to a court of law and argue to a judge that some activity is creating a public nuisance and should be stopped or abated in some way.

50:58

OK, but the Buildings for lease or rent statute doesn't reference a public nuisance.

51:09

It doesn't require an analysis of whether or not the proposal will constitute a public nuisance.

51:17

I don't, I mean, I am, I'm, I do not question the, the sincerity of people in this room when they allege that this will be a public, if this goes forward, this will be a public nuisance to them.

51:33

I'm sensitive to that.

51:34

But until there's some sort of judicial ruling that this is indeed a public nuisance, it is.

51:44

It's simply that it's a, it's an allegation.

51:47

It's just, I mean, it's a, it's a basis of expressing public comment as to why this shouldn't be approved.

51:58

Is that helpful at all?

52:00

Not really, no.

52:01

No, it is.

52:02

Did you have anything?

52:10

So I just wanted to be clear here that the piece of this that would be, I guess, our decision space would be around the impact to the human population.

52:21

Yeah.

52:24

And it sounds like there are safety concerns for sure.

52:29

And our traffic engineers believe the sight lines are all right, but that isn't the extent of human impact, all right.

52:40

People have to look at this.

52:41

It is in their midst and no one would want storage units in their midst.

52:51

Also to add to this, we have the opportunity to condition this if we say yes and attempt to mitigate some of the impacts.

53:00

Having lights pointed down at night as opposed to lights pointed up a fence.

53:06

Landscaping to make it less offensive to the eye.

53:10

And if we were to say no, the applicant could build 3 buildings and 30 units with no mitigations.

53:19

No nothing.

53:21

Nothing about lights could be blaring straight out at the people across the street if you wanted to.

53:25

And there'd be no landscaping.

53:27

Probably a chain link fence to prevent theft, but something even uglier than storage units.

53:32

And I personally believe storage units are ugly.

53:35

Yeah.

53:35

So our options, So it feels to me are three units and an ugly fence or 8 and some attempts to mitigate its impact on the ground.

53:48

It doesn't feel to me that that decision is 8 or nothing.

53:53

But I'm I'm just saying what I'm thinking right now.

53:55

Is that correct?

53:59

Yeah.

53:59

Am I, am I or could I ask another kind of question going, I guess, applicants representative, I'm sorry, I forgot your name, Mr.

54:09

Coulson.

54:09

Is that right?

54:11

So if we were to say no to this because of the impacts to the human environment, would you all just build 3 buildings?

54:22

It has been talked about.

54:24

Yeah.

54:25

Thanks.

54:26

Yeah.

54:29

Well, and and I guess also just to add on to that in terms of of comparing, you can sit down Mr.

54:36
Coulson.

54:36
Thank you.

54:38
In terms of comparing what is under review today versus what could just be done without anything coming before us.

54:48
And, and I, I think your point is well taken that a project could come forward that had, would have way more impacts, generate just as many, if not more vehicle trips per day and would not be reviewed for US one way or the other.

55:09
It would, it would just, they'd get their building permit and, and they'd be off to the races.

55:13
So I, I too am skeptical of, of the, just in terms of the decision space that we have today.

55:24
I I'm, I'm skeptical that if we were to say no, that the result would be any less of an impact than what we're able to do today by way of mitigations.

55:38
Yeah.

55:38
Yeah.

55:40
Come back.

55:41
Yeah.

55:41
Ron, come on up.

55:42
Apologize.

55:43

I noticed a code meeting, but I've got a but.

55:49

MM, yeah.

55:50

Sorry to interrupt again, but I got a suggestion and maybe a cure for this.

55:54

You want to put more buildings in to make more money.

55:58

Agreed.

55:58

Pretty much.

55:59

So, yeah.

55:59

OK.

56:00

Why don't you buy your cousin's land?

56:03

His cousin owns the land right down the road.

56:06

If it's for sale, they would be have no effect on that junction at all.

56:11

Alexander's his cousin.

56:12

As Mr.

56:14

Alexander told me, why don't they move it down closer to Frenchtown?

56:17

You wouldn't have the aspect.

56:19

You got all them kids running up and down that Parkway on their tracks and training for all that, the people in their strollers, the young wives, the young mothers.

56:26

So if this goes through at that location, you're going to have that too, along with pollution and asphalt does pollute.

56:35

Thanks, Ron.

56:36

Peter, is it Peter?

56:40

Greg, I'm sorry.

56:41

Yeah.

56:49

So on, on the question of just simply reducing the number of buildings to to three to not have to go through any type, you get a little closer than Mike.

56:58

Yeah, to not have to go through any type of process.

57:01

That does not necessarily mean that's going to reduce the traffic because would the applicant be able to simply lease or rent parking spaces that did not require a building?

57:17

I'm not sure I understand the question.

57:20

Are you saying could you have a parking lot and basically lease parking?

57:24

Correct.

57:26

Yeah, because under the statute it's a building or unit.

57:30

So that's what the the statute captures, buildings or units.

57:34

It wouldn't capture spaces.

57:36

So you could have a unit outdoor storage, just strictly outdoor storage.

57:41

I think you could have that without any review open air storage, right.

57:47

So you could still have a large amount of people simply renting a space to park their vehicles, and that is still not going to reduce the amount of traffic up and down the roads and the safety concerns we all have.

58:03

Thank you.

58:04

Correct.

58:04

Thank you.

58:05

Yeah.

58:06

And that that's an excellent point because again, to deny what we have before us today would not guarantee any less vehicular use.

58:17

In fact, it could see more vehicular use if the revenue source is then simply to park vehicles.

58:25

So, oh, I'm sorry, come on up.

58:42

Jason Williams.

58:44

The concerns I have with that intersection is I've heard someone say you can roll past the stop sign so you can see to the westbound, but you if you roll past that stop sign, it's an uphill grade and in the winter time it's very dangerous.

58:56

You need to sit, be sitting behind that stop sign to get momentum to get out on that frontage road and the people pulling trucks with trailers and everything else out on that road.

59:06

It is very unsafe to be doing that.

59:08

Sorry, Jason, looking past that building.

59:11

Go ahead.

59:11

I just want to make sure I follow you.

59:13

So you're, you're on Roman Creek and I want to with my truck and trailer and it's in the winter.

59:19

I got to drive up to get up to the frontage Rd.

59:22

Once you get to the stop sign, you're sitting on flat ground, but it's an uphill climb to get on the frontage road.

59:28

And I my parents living right there and how many times I've sat there and spun out trying to get going and you can't roll forward past stop sign, look past that building in order to see far enough down without being on that uphill incline and getting going in the winter time makes it a hazard.

59:44

And even when the county stands it, it's still you get freezing rain days or snow days, weekends we're not there.

59:51

It's it's very unsafe, let alone the cars that are going to be sitting on Roman Creek Rd.

59:57

trying to get their code in the gate blocking traffic while they try to wait for the gate to open slowly.

1:00:05

It's ridiculous.

1:00:06

There's no reason for a storage unit out here when everyone's on property.

1:00:11

There's like 14 storage units between the Y and out here and they're all have openings.

1:00:16

It's a stupid place to put a storage unit.

1:00:21

And if you you keep saying if you don't approve this, he can do three buildings, but you do 3 buildings, he's not going to do that because you're not going to make any money.

1:00:29

He needs all 138 units to make his money.

1:00:33

That's all I got.

1:00:34

Thank you.

1:00:34

Jason.

1:00:36

I want to ask that question of Shane, if you're still on.

1:00:42

I am Josh.

1:00:43

Oh, great.

1:00:44

Thanks, Jane.

1:00:44

Good, good to hear you.

1:00:46

So what would be the standard kind of mitigation to increase safety at an intersection like this where you've got cars going at high speed intersected with a, a, a tiny small little feeder road and a little incline, the kind of issue that folks are describing here, what what would be what would be done to make that more safe?

1:01:07

Gosh, you know, I think you could add things like turn lanes doing anything to improve sight distances.

1:01:17

But you know, and I would, I would definitely ask the engineer that's that's developing this if they if they've checked the sight distances there and what they are and, and what the Astro standard is for this particular one.

1:01:34

But yeah, I think adding turn lanes, a lot of times you'll add lighting so that you have better visibility at night.

1:01:45

Gosh, Josh, I those are those are a handful.

1:01:49

OK.

1:01:50

But yeah, All right, does.

1:01:55

Thanks.

1:01:58

Adam, did you have anything to add to that?

1:02:03

I mean, did currently.

1:02:04

Yeah.

1:02:04

Come on.

1:02:04

Come on up.

1:02:04

Come on up.

1:02:09

Did you consider Ashdow standards and turn lanes and lights, etcetera after seeing the traffic that we would most likely be generating and the distance that you can see based off of where we place the buildings, we didn't really talk about that very much.

1:02:30

Thanks.

1:02:31

Thank you.

1:02:38

What are your guys?

1:02:39

Thank you.

1:02:41

I do motion, but I don't like it.

1:02:45

Yeah, I'll just jump in with with one additional thing.

1:02:48

I agree entirely with what I'm hearing here by way of the sentiment that that mini storage units are undesirable.

1:02:58

I think they're absolutely one of the worst land use applications that's out there.

1:03:04

And it's frustrating for me in circumstances like this where I feel like we have limited ability, limited decision space.

1:03:13

We've heard the nuisance statute cited frequently.

1:03:17

And, and I just don't think that that is applicable with the decision that we are making here today, as much of a nuisance as it will be, and it will be a nuisance if you live across from this.

1:03:26

I would not want to live across from this either looking at it and again and and it's it's sad to say, but zoning is the tool to determine what uses go where.

1:03:38

And unfortunately in the case at hand here, we're behind the 8 ball and this is an unzoned area of Missoula County.

1:03:45

And unfortunately also this is a classic case of where personal property rights and the push back against zoning runs headlong against what we envision, what we would like to see in our neighborhoods.

1:04:00

Josh Yeah, yeah, I'm going to I'm going to lean into the the impact on the human population nearby.

1:04:13

And I and I totally couldn't agree with you more, Dave, about the worst land use, type of land use possible.

1:04:23

I do AI do a motion, but I'm going to I'm going to go now.

1:04:29

You could make your motion.

1:04:30

I'm going to make a motion.

1:04:32

I need some language, though.

1:04:36

I'm going to move to deny the Frenchtown storage buildings for lease or rent project as represented in the application packet based on the findings of fact and conclusions law on the staff report.

1:04:50

Is there a second?

1:04:51

I'll, I'll, I'll second it for the purpose of debate.

1:04:55

I would love to hear your rationale, Josh.

1:05:00

Feel like the impact nearby is substantial enough and the and the descriptions you gave are broad enough and Gray enough that the visual impacts the change in life for the people nearby are enough for this and in putting myself in their shoes I would want the same thing.

1:05:18

I totally agree that the real remedy here is zoning and I would encourage you all when, no matter what happens here to reach out to the county and see if we can work with you on that because there's five acres here.

1:05:29

It's unzoned.

1:05:31

Gentleman will come back with something else that most likely will bring on more traffic.

1:05:36

That's that's when I'm so if you, if you really have specific vision for this area, neighbors zoning, as Dave said, is the only way you get there.

1:05:45

This law is pretty broad.

1:05:47

So that's what I'm saying.

1:05:51

I think this is I don't think it's clear.

1:05:57

I I don't think it's clear cut.

1:05:58

I, I don't think the nuisance, I don't think this rises to the level of what would be considered a legally defensible, a nuisance nuisance claim, certainly not at, at this point in, in, in applying regulation to a proposal like this.

1:06:17

May maybe it would fare differently in a court of law.

1:06:19

I don't know.

1:06:21

I get it that there's impacts, but I'm just just not quite there.

1:06:28

I'm leaning into the impact, not the nuisance.

1:06:31

I get that a nuisance would be decided by a judge.

1:06:37

And So what could I just suggest, Josh, that you amend your motion to also include as a basis the public comments that you received prior to the meeting and all of the public comments that you heard today during.

1:06:52

Thanks, because that will that would be part of your lawsuit decision.

1:06:59

So I'd like to amend my motion to say the basis for this motion is the public comment we've heard today and the public comment we've received online up to this point.

1:07:11

That's where I'm coming up with this.

1:07:14

And you've seconded his motion for purposes.

1:07:18

Yeah.

1:07:27

And So what, what's the?

1:07:32

If this is denied, then what happens?

1:07:40

The applicant has 30 days from the day that you issue a written decision, and you will issue a written decision regardless of your decision, that will have findings of facts and conclusions that represent all of the things that are in the motion on the screen, as well as public comment.

1:08:03

And then that applicant would have 30 days to appeal the decision to District Court and ask the court to determine whether or not you made an appropriate decision.

1:08:16

OK.

1:08:17

And then if it's approved, what recourse do upset neighbors have or what?

1:08:25

What's that process?

1:08:27

It's it's the same timeline from the date of the written decision.

1:08:30

There's 30 days for an aggrieved party to make a decision.

1:08:37

But this an aggrieved party can be a person within 300 feet or so.

1:08:43

The only the only private citizen who can make who can challenge your decision is a property owner that is contiguous to this property.

1:08:56

But that would include people on the other side of Roman Creek Rd.

1:09:01

like the two gentlemen that you heard from that live directly across this.

1:09:05

Those individuals are considered contiguous property owners and would have standing to challenge this decision.

1:09:13

But unless you're contiguous, you don't have standing.

1:09:17

Thank you.

1:09:19

But across the road is contiguous, correct?

1:09:23

Thanks.

1:09:26

So I guess, I guess the last thing I would, I would say and, and again, I, I totally understand and, and get the concerns.

1:09:33

I don't think aesthetics rises to the level of denial, and even though there are safety concerns, I do not think the safety concerns articulated today rise to the level of of denial.

1:09:54

OK.

1:09:55

And I, I have to unfortunately agree with Strohmeier because for all the reasons stated, we don't, no one's excited about storage units, but I really don't feel that we have solid legal standing to deny this.

1:10:21

It's incredibly frustrating.

1:10:24

So I we have to do a vote so so so you have a motion on the table.

1:10:35

The motion is to deny unless you want to withdraw your motion.

1:10:44

You guys can vote on that, but then if the vote is two against denial and one in favor, then I'd suggest that one of you 2 make another motion to approve for all the same reasons, and you can vote on that and then the record will be clear.

1:11:04

OK, so we'll do Josh's.

1:11:08

We'll vote on Josh's first, and we'll do it again.

1:11:11

Well, except it didn't get a second so well, no, Dave seconded his amended denial motion so we could debate.

1:11:23

Oh, I was, I'm, I'm, I'm lost.

1:11:27

Dave, Dave has seconded Dave, you, you seconded Josh's motion.

1:11:30

I did just so that we could talk about it for debate purposes.

1:11:33

Oh, OK.

1:11:34

So I think we can just straight up vote.

1:11:36

Go ahead and vote on it.

1:11:39

OK, So the motion again, Josh, can you give us your motion AD Lib here?

1:11:48

Based on the public comment we've heard here today and received up to this point, I would move to deny the Frenchtown storage buildings for lease a rent project as represented in the application packet based on the findings of fact and conclusions of law in the staff report.

1:12:04

And I already, I already, I already seconded that.

1:12:06

So, OK.

1:12:08

So all in favor, aye, aye.

1:12:10

And all in favor and no nay.

1:12:12

I would move to approve the Frenchtown Storage Buildings for Lease or Rent project as represented in the application packet based on the findings of fact and conclusions of law in the Staff report, subject to the conditions of approval found in the Staff report.

1:12:26

Second, any further discussion?

1:12:31

All in favor, aye, aye, No, no for Josh.

1:12:39

OK, Thank you.

1:12:42

Thank you, everyone.

1:12:47

Emily Armstrong, civil discourse.

1:13:01

You're right.

1:13:02

Yeah.

1:13:26

Afternoon, commissioners.

1:13:29

Thank you.

1:13:29

Yeah, thanks for having me.

1:13:31

My name's Emily Armstrong.

1:13:33

I am the houseless programs manager at the City of Missoula.

1:13:37

Do you need me to spell my name?

1:13:39

Great.

1:13:40

Traditional spelling.

1:13:42

Traditional spelling, just how it sounds.

1:13:45

I am here just to give an introduction today to our real presenters.

1:13:49

So thank you for letting us bring this item to you today.

1:13:52

I'm going to turn it over here shortly to two of the members of the leadership group that created the On Our Way Home, Missoula's Community Houseless Houselessness strategy.

1:14:04

Sidney Goodman is a community member and Sam Hilliard is our community's senior coordinated entry specialist.

1:14:11

And as they'll share the strategy is a true community strategy.

1:14:14

It was designed by the community through various modalities designed for the community.

1:14:19

And as we look toward implementation to be implemented by the community, I want to encourage you today to keep the conversation and your questions focused on the On our Way Home strategy and the process and implement implications of such a strategy.

1:14:35

There are many other notable things happening in our community right now in the realm of houselessness and addressing that large issue and much of it is grounded and reflected in the strategy and approach outlined and on our way home.

1:14:47

And with that, I'll turn it over to Sydney and Sam.

1:14:56

Thank you, Emily.

1:14:57

Hello, commissioners.

1:14:58

Thank you for letting us be here today.

1:15:00

My name is Sydney Goodman MAN, and I'm excited to be part of this presentation for you.

1:15:06

I have been a fourth generation Montanan and I have lived in Missoula my whole life and this hits home for me because my experience also has to do with lived experience of homelessness myself.

1:15:18

So this really hits home for me and I want to bring it to the community to get a lot of engagement and adoption at the end of it.

1:15:29

Awesome.

1:15:29

Yeah.

1:15:29

And I am Sam Hilliard Hilliard and I was representing the Missoula Coordinated entry System, which is also my position at the City of Missoula.

1:15:43

I'm, I will just jump right in.

1:15:45

I of course on our way home is not the first community effort that we have had in Missoula to address houselessness.

1:15:53

It really Harkins all the way back to 1993 with the creation of the at Risk Housing Coalition, which still exists to this day.

1:16:02

And then the last plan that we had was reaching home, Missoula's 10 year plan to end homelessness which ran from 2012 to 2022, during which time the Missoula coordinated entry system was created, which during the evaluative process of reaching home upon its conclusion in 2023 was one of the pieces of that initial plan that folks elevated as of very high importance.

1:16:32

It is a system of community collaborators and really asked us to look at how we were serving folks that were experiencing houselessness and working together to do so in a non duplicative way.

1:16:46

And that system continues to grow still to this day and is why we have such a strong foundation of community collaboration.

1:16:55

After the that evaluation was finished, of course, we spent 2025 in the leadership group creating this new plan on our way home.

1:17:07

So just a tiny bit of context in history about what's been done before.

1:17:12

You can go to the next slide.

1:17:16

The purpose of on our way home, of course, as me and Sydney and others on that leadership group can attest, talked for months and months and months about what was most important as far as the purpose of this particular plan strategy.

1:17:34

And a lot of priorities came up and we discussed a lot of things and looked at a lot of data.

1:17:39

But whether that was from the coordinated entry system and homeless management information system, focus groups held with folks with lived expertise, interviews with service providers, community town hall events and just local expert input broadly.

1:17:55

All of that swirled together and we ultimately landed on the purpose of the plan of the strategy to make houselessness in Missoula rare, brief and non recurring.

1:18:09

So as we had 6, excuse me, we had 16 members in our community that came together for our discussions and we were all meeting for all of 2024 through the beginning of this year.

1:18:20

Some of the primary needs, of course, that we've identified, I'm sorry, go to the next slide.

1:18:23

Please ask that the primary needs that we had identified in our group of 16 members, of course, is to and houselessness.

1:18:34

We need to have housing for our.

1:18:36

Can you advance one more slide?

1:18:39

Yes.

1:18:41

I might talk too fast sometimes.

1:18:43

No, you are doing great.

1:18:45

We're just getting you're.

1:18:46

You're doing great, Sydney.

1:18:47

And there's a lag with our slide.

1:18:49

Sorry.

1:18:50

No, it's OK.

1:18:52

I don't know what I should do about it, though.

1:18:54

Just talk officially.

1:18:56

Maybe we'll just hold on for a second till the slide appears.

1:19:00

OK, I can slow down.

1:19:01

Yeah.

1:19:05

Yes.

1:19:13

More, one more.

1:19:14

There we go.

1:19:15

We got here.

1:19:16

Thank you.

1:19:16

Thank you so much.

1:19:17

The primary needs identified to make houselessness rare, brief and non recurring of course is housing.

1:19:22

We need help people with our housing, of course, affording their housing, employment and income, mental health and substance use services for those who are homeless.

1:19:31

It's a very important issue to address.

1:19:34

The barriers to getting these needs met, of course, is lack of affordable and available housing units and the services to maintain them.

1:19:41

So the people who are struggling with different issues in homelessness, mental health, substance use, you know, joblessness, whatever, we're trying to get all of this addressed in our needs identified.

1:19:51

The lack of funding for these services, for these care providers and for people who are working is a big issue we've identified and need to get addressed, and the lack of capacity again for service providers.

1:20:03

For people who need to find these jobs, we just have a lot of issues we identified as our family or as our group and these are what our presentation today is going to kind of address in your in this presentation.

1:20:16

Can I have the next slide please?

1:20:19

Therefore we're going to elaborate in more detail.

1:20:22

These primary strategies that we believe are to help homelessness in Missoula become rare, brief and non recurring.

1:20:27

Certainly to right size the number of beds and associated services for people who need them.

1:20:33

That is a very big issue to address and something that community members seriously need to right size the number of beds and services for their homes, including, you know, affordable housing.

1:20:44

This is a big issue that we really have to think about collaboratively as a community to do.

1:20:50

We also have a strategy to secure funding for high priority activities.

1:20:55

We recognize that securing funding, especially at this day and age and with different events happening, Johnson St.

1:21:02

included, things are really tentative and kind of a little shaky right now.

1:21:05

But as a as our goal to push this forward, we need to have these strategies we think will be helping our community.

1:21:13

The last strategy we're going to discuss today talks about supporting the increase for capacity for for provider capacity because people who are already doing the work on the ground are doing it and we need to figure out how to support capacity for them to increase for more people.

1:21:32

Thank you.

1:21:33

Yeah, thanks Sydney.

1:21:37

Yeah, you can go to the next slide how we 01 back, we spoke too fast, it's the leg How we intend as a community to measure the changes towards the goal of rare brief and non recurring are by evaluating, monitoring something that we're already doing in the coordinated entry system which is a reduction of overall houselessness just broadly speaking, which effects directly that rare piece.

1:22:09

We want folks to get into housing, right.

1:22:12

I think the entire community wants folks to get into housing and to be able to maintain that housing.

1:22:18

One other measure of change we will have is a reduction of chronic houselessness.

1:22:24

Chronic houselessness is a specific definition from Housing and Urban Development, which includes a long period of time that someone has experienced homelessness in addition to having a disabling condition.

1:22:38

These are folks that often need additional supportive services and wrap around supports.

1:22:45

And so if we are able to adequately meet those needs, then we are ensuring that there's an ability for us to have briefer experiences of houselessness in our community.

1:22:56

We also included in that is reduction of unsheltered houselessness.

1:23:00

These are folks that are not utilizing any of the emergency shelters for a variety of reasons.

1:23:06

And then very, very much important and discussion for many, many meetings was the importance of housing stability for formerly houseless people.

1:23:17

Such that right when we're talking about especially those individuals that have experienced chronic homelessness, moving into an apartment is a transition and require special attention and support to maintain.

1:23:29

And in addition to just a rather large gap that we still feel from the defunding of case management.

1:23:38

So even thinking for those that could potentially be at risk of losing their housing, wanting to have some kind of response to that, You can go to the next slide.

1:23:53

We're going to talk through the strategies now.

1:23:56

So how do we get to that goal?

1:23:58

And we've talked about how we're majoring it.

1:24:00

And the first strategy is right sizing the number of beds and related services.

1:24:05

We've given a number of examples on the left side of Y Alls's slide, such as supporting the Housing Solutions fund.

1:24:12

Having flexible funding is really integral to this work.

1:24:16

They're the, the capacity of subsidized programs for low income folks are very, very tight and wait lists are anywhere between three and five years for those programs.

1:24:27

And so having flexible funds for the between is viral.

1:24:33

Maybe take a moment to explain what the housing solution fund is.

1:24:37

Of course.

1:24:38

Yeah, thanks for that prompt one.

1:24:40

Yes, yeah.

1:24:41

So Housing Solutions Fund is a collaborative fund between the City and County of Missoula, United Way of Missoula and Human Resource Council.

1:24:52

And that is funding that is intended very much to be whatever people need, they're able to request things, anything that is going to get someone, this is the like wordy, keep someone in, get them closer to or move them into a new place of housing.

1:25:10

And so anything, anything that is related to that, which it can be a number of a number of things, but most often we see that as deposit assistance, rental arrears, transportation support, relocation support, if folks have support systems in other communities.

1:25:29

So it really is driven by the individual who is experiencing the housing crisis and we trust that they know exactly what they need.

1:25:39

And it's it's it has served over 2000 people since 2021 in the Missoula community with over 95% of those being within Missoula County.

1:25:49

So very impactful, very important gap filler.

1:25:54

And in a climate where there isn't necessarily enough physical units for all of the people that are in need, we have to be thinking of creative alternatives, those that are not often funded by state or federal programs.

1:26:08

So the flexibility of a fund like that is just really important and how we respond to the resources that we have at hand locally.

1:26:17

Most of housing solutions fund requests over the last couple of years have been for prevention.

1:26:24

So the, the, I think it was 80% of the funds spent in 2024 were for folks that were falling behind on rent that needed support to stay where they were, which is an important part of all of this conversation, right?

1:26:38

When we're talking about reducing literal people that are experiencing literal homelessness, if we aren't thinking to, to what is the people that are coming in that have now lost their housing, we're going to constantly be chasing that goal.

1:26:54

So things like Housing Solutions fund extra important when we think about the a lack of preventative funding broadly in our community, the nature of housing Solutions fund is a little challenging because those funds are so flexible finding places that will contribute money and like trust the product that we have already created, right and have served all of these folks to prevent those episodes.

1:27:18

So it's not, it doesn't currently have funding for anyone listening, but United Way is amazing and they're working on it.

1:27:27

Some other example strategies for right sizing the number of beds and related services are in increase to increase and diversify permanent housing options.

1:27:36

When we're saying right size the number of beds, we are not just speaking to emergency beds.

1:27:41

This means like beds that people could live in permanently and call their homes and then prioritize services that support housing access and stability.

1:27:53

How we will measure progress on right sizing the number of beds and related services are narrowing the gap between the need and the resource.

1:28:01

We want to increase available beds and housing units and services and decrease the number of people who need those resources.

1:28:10

Yeah, I'll stop there, thanks.

1:28:13

Thanks.

1:28:13

Of course, go to the next slide please.

1:28:17

OK.

1:28:18

And so for Strategy B and also just to bring up these are these these these strategies, these strategies we're proposing are all listed with examples, but we know that it's kind of a flexible issue because we are only proposing a way to help end homelessness in Missoula, make it very brief and non recurring.

1:28:34

So for Strategy B, we talked about securing the funding for high priority activities.

1:28:40

The example strategies we have are the goals we have in our in our strategy here is to annually name the highest priority, highest funding priorities that we come together to see.

1:28:53

This is a three-year proposal that we have our three-year.

1:28:57

Is there a better word I can use three-year strategy that we have 2025 to 2028 in that we know that there's going to be more in the creation and the implementation of this.

1:29:07

It might end up being five years, it might end up being three years.

1:29:11

We know that as a community where I'm a part, of course this is something that we need to address head on.

1:29:15

We need to really work on this, but it isn't going to be maybe as simply laid out as our strategy proposes.

1:29:20

It might become more complex might even be easier in this example strategy.

1:29:26

In our example strategy, we talk about leading the community wide fundraising efforts.

1:29:32

Again, because our community is impacted from from homelessness, whether it's the against storage units that are on slightly the homelessness issue is not a convenient issue for any of us.

1:29:42

Example strategies also include this one includes the info sharing and outcomes reporting for those service providers for community members.

1:29:51

We want this to be a full engagement.

1:29:52

We're going to measure this progress by securing at least three to five substantive new funding sources to support the highest funding priorities that we're all going to be meeting together to determine.

1:30:03

Can we go to the next slide, please?

1:30:08
Strategy.

1:30:09
Sorry, sorry, Sydney.

1:30:11
Yeah, it's for folks, for folks who might be watching or either today or after the fact.

1:30:17
And just just to be clear, in terms of the strategies AB and C, these, these are not like alternatives.

1:30:24
It's not you're going to pick strategy A or B or C These these are these are all things that will be massaged.

1:30:35
Massaged.

1:30:35
Yeah.

1:30:37
Thank you, David.

1:30:38
Yeah, deep tissue massages.

1:30:40
Yeah.

1:30:40
So they'll all be strategies that will be utilized by partners in the community.

1:30:47
Thank you.

1:30:47
Yes, David, in fact, that's true.

1:30:48
I'm glad I got that right.

1:30:51

I was going out on a limb there.

1:30:52

Yeah.

1:30:53

And this isn't not, this is not something that we're looking forward to have.

1:30:56

We're going to do strategy A and then B and then C.

1:30:58

From my understanding of our, of our year doing this process, this, this, this strategy we're proposing today, this is going to be all kind of interlayed together.

1:31:06

And as the community, we need, you know, it can't be one organization, one person.

1:31:10

We're all going to have to work on this.

1:31:11

And being aware of of where we're trying to go is what we're working to accomplish.

1:31:15

Thank you.

1:31:16

Again, Strategy C is talking about supporting the increased capacity for provider organizations.

1:31:24

Again, because the need is great and many, you know, the need is great and varied, right.

1:31:29

We need, we have a lot of different people that have a lot of different needs.

1:31:32

Houseless homes is one of the major components of this, a key including the mental health services or substance abuse services.

1:31:39

So supporting the increase for capacitor, supporting the increase for incapacity for provider organizations for these example, for this example strategy, we are focused on investing in training, support and resources for providers and staff, the community wide volunteer recruitment and management and recruitment and retention, recruitment and retention support.

1:32:03

And this makes the, of course, lean into organizations like the Housing Solutions Fund, which really helps people, the Human Resource Council, which really helps people, the Poverola, which really helps people.

1:32:13

These are all people that we were grateful to have in our meeting over the 12 months was a lot of voices, 16 voices that came together to say we have been working on this or we see this need and we're trying to get all of this addressed in our strategies.

1:32:29

We're going to measure, measure this progress by keeping the provider employee turnover way turnover rate below the national average.

1:32:38

And correct me if I'm wrong, I think Missoula has extraordinarily good numbers already.

1:32:43

I think the national average is 19% and we are below that.

1:32:48

So we already are taking care of our staff who are sorry, what was the national average?

1:32:52

I think it's 19%.

1:32:53

Nineteen.

1:32:54

Wow.

1:32:55

For for turnover rates for a dangerous game.

1:33:00

So we already have in our community a lot of people who are, you know, with our passion as opposed working towards these goals.

1:33:06

And we're trying to continue keeping that low.

1:33:08

In fact lower the national averages as we are already.

1:33:11

We're going to measure this progress by provider employee, provider employees receiving quarterly training so we can stay up to date and we're going to be able to pivot to the needs as they come up.

1:33:22

Having something like a farther than maybe 3 year plan is maybe too far stretched for all the needs that are going to come up over these years.

1:33:28

And we might need to really have some modifications within the 1st 12 months or not.

1:33:33

I'm just saying we're, we're we're open to being flexible to the needs at hand.

1:33:38

And the last measurement we're going to use to, to assess our strategy C implementation is going to be improvement in care for people served.

1:33:46

And that is going to specifically, it's going to be easier to, to, to in, for example, Sam's position of what she does for our community.

1:33:55

We can see the people who are not homeless anymore are going to be suffering from a lot less mental health issues.

1:34:01

People who are not going through struggling through drug, drug addiction and being homeless.

1:34:05

They're going to have a lot less, you know, we're going to be able to measure the progress of the people who are being served.

1:34:13

Yes, you did good.

1:34:14

Next slide please, your audio on it.

1:34:17

Yes, I to Sydney's point earlier, I think something that we heard resounding across all of the in all of the places that we were either receiving information or talking with community members was that no one wants to see folks experiencing homelessness in our community.

1:34:33

Think the methodologies of how we do that vary, but the ultimate piece being that no one wants to see folks on housed in Missoula and how do you do such a, maybe what some would say, Herculean thing.

1:34:47

But that we believe is wholly possible and that is by exemplifying the role that each person in the community has.

1:34:55

This is not going to be solved by one organization or even a collection of organizations.

1:34:59

It really does require collaboration from neighbors, from community members, from people with lived expertise, certainly city and county governments, the faith community.

1:35:11

I could list off all of these little squares on this slide, but the message really being that everyone has a part to play and as long as there is a curiosity around that.

1:35:20

We have drafted some examples of ways in which these different community members can participate, including the business sector as well.

1:35:31

Those examples are on page 8 of the strategy, but to give you a couple examples, City staff provide support or provide staffing support, resources and administration.

1:35:44

The faith community might partner with providers to meet goals through fundraising, collaborative projects and volunteering.

1:35:50

There truly are ways for everybody to impact this and sometimes it's even just staying abreast to the concerns and issues that are facing the people that are experiencing it themselves.

1:36:03

Back to you, Sydney.

1:36:04

Thank you, Sam.

1:36:07

All right, next slide please.

1:36:10

And I'm excited to share with you commissioners.

1:36:13

This has been a, a, a long thought out process.

1:36:16

The past 12 months or before the last 12 months we've been working on this.

1:36:19

We've been able gratefully to have our presentations to some community organizations so far.

1:36:25

I am so happy to share with you that in the presentations we've completed, we do have the list of these.

1:36:31

Let's see, there's, so there's a list of these 7 organizations that have already adopted our, our strategy.

1:36:39

And yeah, like I said for the next slide on that, that includes again, we have kind of we've tried to reach out to all the, all the, all the organizations that are already kind of doing the work on this.

1:36:51

The the Human Resource Council, Homeward, we have hope Rescue Mission.

1:36:55

We have a lot of members in the community that are already working on the ground that we were able to present to them and say we're doing this together.

1:37:01

We want to get the community involved.

1:37:02

And of course, we want, we know that we all need to do this together, as it's been stated a few times.

1:37:08

So here's our list of seven organizations that have once already adopted our, our goals and our strategy here.

1:37:14

And adoption is what we're looking for is again, the community be aware of involved with and on board.

1:37:22

That means that we're going to be you're good, good.

1:37:26

OK, that's my next one.

1:37:27

No, you're good.

1:37:27

OK, I'm sorry.

1:37:29

You just like naturally weave into it.

1:37:31

So sorry.

1:37:32

You mean to distract you.

1:37:33

That's great.

1:37:34

Thank you everyone.

1:37:36

And so as it says on our last slide or not on as it says on this slide here.

1:37:41

And as an important part of the community, Missoula community responding to houselessness, which

we're all affected by, whether it's we're driving and we see we see on the streets, we know about the current Johnson St.

1:37:52

that's closing down the other issues that are faced.

1:37:54

And I just want to mention that doesn't include the number of people who are living at their parents house or their friend's house or in their car.

1:38:01

This is a this is addressing all the people that we can find at a point in time.

1:38:05

But the real issue I want to just mention from my experience is much more substantial than people are always aware of.

1:38:11

So that being said, the adoption that we are looking to gain from your commissioners today and we're trying to get it broadcast out to our community here is having the name on our, having your name on the strategy's website, supporting our philosophy of the strategy, being an active participant in implementation.

1:38:31

And it's kind of feels like it's maybe big.

1:38:32

But again, as a community, we have the opportunity only together to do this.

1:38:37

This isn't something that can be done from simply one organization or one person so to say, but together I know that we can help work on our goal being met making houselessness very brief and non recurring.

1:38:49

So for adoption again it to be aligning your decisions with the strategy over the next three years that we have, we have provided information for.

1:39:01

I'm going to let you.

1:39:02

No, Sam, Sam can take it from here at all.

1:39:05

That is the end of the presentation.

1:39:07

So our formal request today is an adoption of on our way home, the Missoula community strategy to address houselessness.

1:39:15

Thanks for your time again.

1:39:16

Yeah, thank you.

1:39:17

Thank you.

1:39:18

Any questions or comments?

1:39:20

OK.

1:39:20

For that last bullet is, is there a decision that you think we should, I mean, is there something obvious in mind for that last bullet of adoption?

1:39:33

Yeah, sorry, it was.

1:39:35

What do you mean?

1:39:36

I'm, I might have heard you wrong.

1:39:39

Are you wondering about the alignment, like the alignment of decisions that the county's going to make?

1:39:43

Is there something that you know of out on the horizon that you want us to make sure that we are seeing this strategy or we're going to make our decision based on looking through the lens of this strategy?

1:40:00

Hi, I'm Lee Armstrong, Houseless Programs Manager.

1:40:03

I think there isn't necessarily one specific decision that I see on the horizon right now, but we are in the midst as a community right now of kind of rethinking the approach that that we've been taking over the last number of years in a number of ways.

1:40:19

And I think we have received a lot of feedback recently from some statewide assessment of coordinated entry that's that was done over the last many months as well as national best practice that's really encouraging all communities to move in the direction of housing focused care.

1:40:34

And as a community, we've been talking about that for a number of months now and are just starting to kind of ask the real questions and get curious and start kind of turning the wheels to move ourselves in that direction.

1:40:46

Which is not to say we haven't been focused on housing this whole time, but there is a difference between services that are actually designed to be housing focused and those that aren't necessarily designed with that end goal in mind.

1:40:58

And so I imagine as we start making that pivot as a collective, that there will probably be community decisions that maybe come directly to you commissioners and or that you might be a part of as a as a larger community coalition or leadership body that tie really closely to the on our way home strategy, which centers that kind of housing focused ideology in the in kind of all of the aspects of the strategies.

1:41:23

So no one specific decision, but I think that's an overall community pivot.

1:41:29

There will likely be things that come before you.

1:41:30

Thank you.

1:41:31

That that helps me a bit strummer.

1:41:32

Yeah.

1:41:33

This would be a question for Chris or, or, and this approach to adoption is different than what we would typically do by virtue of, I mean, frequently we're adopting something as an amendment to our growth policy and and not something that another jurisdiction has been taking the lead on.

1:41:53

So I would look to you in terms of whether just your thoughts on adoption in this context.

1:42:01

Sure.

1:42:02

So Commissioners, Chris Lansbury, the Chief Administrative Officer for the record, you know, so we, the county has actually been intimately involved in the this and Hughes, the chief operating officer served as part of the leadership team representing the county during that process.

1:42:15

And you've been updated periodically by her as this was developed.

1:42:18

And so really today I look at this from a like a technical administrative standpoint as an endorsement of the plan that's that will be formally adopted by the City Council.

1:42:28

In essence, the county has been a partner in this in the development and certainly this Commission throughout a number of years now has been very involved in this space, including support for things like the temporary safe outdoor space, the housing I'm going to get the name of the fund wrong as in solutions fund, the housing Sprint fund donation that was recently made by the county to United Way for the housing Sprint, thanks to the generous donation of permanent restroom facilities for the temporary safe outdoor space by the city.

1:42:59

And so I think this is more in the terms of like a formal process, this is more an endorsement than necessarily a direct adoption since the county doesn't have a direct a direct document tied to this that it will become part of like the growth policy or a zoning issue.

1:43:14

So by way of if we wanted to take an action today, would would the appropriate action be that we as the Board of county commissioners endorse the plan?

1:43:23

It would.

1:43:23

OK, thank you.

1:43:24

Do you have something to add?

1:43:26

Emily, you saw me stand up.

1:43:28

Yeah.

1:43:28

I just also want to be very clear that the body coming before you asking for adoption is is the leadership group of On Our Way Home.

1:43:36

This is not a city strategy.

1:43:38

It's not a city plan.

1:43:39

It's a community LED strategy.

1:43:41

And and the On Our Way Home leadership group is the body that's requesting adoption day.

1:43:46

But we can adopt it.

1:43:47

We can only endorsement, OK?

1:43:50

We don't have a we don't have a tool.

1:43:52

OK, 1st, just wanted to say thanks for all the hard work.

1:43:57

You know, that's been a long road and these are tough things to talk about and sometimes put you all in vulnerable positions.

1:44:03

And we appreciate your courage and willingness to share yourself, your literal self in this.

1:44:08

With that, I would, unless you guys have other things, I would move.

1:44:12

We endorse this.

1:44:14

I would second that.

1:44:15

Enthusiastic.

1:44:16

Well, I'm enthusiastic.

1:44:19

Shall I be more enthusiastic?

1:44:20

Yeah, yes.

1:44:22

Thank you for all of your work.

1:44:23

And I enthusiastically second that motion.

1:44:27

OK, All in favor, aye.

1:44:30

Thank you.

1:44:31

Thank you.

1:44:36

OK, with that, we're adjourned in the report.

1:44:39

Thank you.