

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, JUNE 05, 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
Katy Reeder, Planner, Planning, Development, and Sustainability
Kevin Dantic, Planner, Planning, Development, and Sustainability
Tim Worley, Senior Planner, Planning, Development, and Sustainability
John Hart, Civil County Attorney, County Attorneys' Office
Mike Tester, Land Surveyor Manager, Public Works
Karen Baldrige, Property Records Specialist, Clerk and Records' Office
Brenna Davis, Community Engagement Coordinator, Communications
Mattie Scott, Administrative Assistant, Commissioners' Office
Melissa Fisher, Strategic Initiatives Manager, Commissioners' Office
Chris Lounsbury, Chief Administrative Officer, Missoula County
Allison Franz, Manager, Communications

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:07]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:23]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:32]*
 - a. Closed Captioning
 - b. Proclamation: National Gun Violence Awareness Day

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA [Time stamp – 9:11]

6. CURRENT CLAIMS LIST [Time stamp – 10:47]

Claims is unavailable to due to software transition. The claims listing will be available at an upcoming commissioners' public meeting.

7. HEARINGS

a. 2nd Hearing- Petition to Abandon and Vacate a Right-of-Way [Time stamp – 11:10]

Karen Baldrige, Property Records Specialist, Clerk and Records' Office

Commissioner Strohmaier made the motion that the Board of County Commissioners of Missoula County hereby approve the petition to abandon and vacate a described a County Road Plat Book 1 Page 48. Road lying within Tract 2 of COS 3917.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Resolution 2025-060. Book: 1113 Page: 331]

b. Eklund Family Transfer [Time stamp – 29:22]

Katy Reeder, Planner, Planning, Development, Sustainability

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners approve the request by Ross and Glenda Eklund to utilize the Family Transfer Exemption to create a tract to transfer to their son as noted and presented in the exemption application and presented by staff.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Letter 2025-101 was sent to Ross and Glenda Eklund.]

c. Wulf Family Transfer [Time stamp – 29:22]

Kevin Dantic, Planner, Planning, Development, Sustainability

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners approve the request to create and transfer a tract to her mother as presented in the exemption application affidavit and presented by staff.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Letter 2025-100 was sent to Montana Northwest Company in c/o Lynne Edens,]

8. OTHER BUSINESS

[None]

9. ADJOURN

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

BCC Public Meeting June 05, 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.

BCC-Commissioners' Public Meeting-20250605_140006-Meeting Recording

0:02

And with a pledge, pledge allegiance to the flag of the United States of America and to the Republic for which it stands.

0:11

One nation under God, indivisible, with liberty and justice for all.

0:19

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

0:26

We have a closed captioning announcement.

0:29

Cheryl.

0:34

Hello, everyone.

0:34

If you're joining us for this meeting virtually today, instructions for turning on closed captioning are on your screen.

0:40

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

0:45

There'll be multiple chances during the meeting for public comment, virtually and in person.

0:50

During those times.

0:51

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

0:54

This is a small hand button at the top of your screen if you're on Microsoft Teams.

1:00

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

1:04

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

1:07

If you have any questions during the meeting, please come and fight me.

1:10

Thank you.

1:12

Thank you.

1:14

We have one proclamation.

1:15

Would either of you want to read it either way?

1:21

That's good.

1:22

Oh, thanks, John.

1:23

OK, I'll do it.

1:24

OK.

1:24

No problem.

1:28

Whereas firearms are the leading cause of death for children and teens 19 and under in the United States.

1:34

And in Montana, firearms are the second leading cause of death among children and teens.

1:38

And it is estimated there are more than 1100 suicides on college campuses in the United States every year.

1:45

And whereas gun violence kills 125 Americans every day and on average 70 women are shot and killed by intimate partners each month.

1:55

And in Montana, an average of 250 people die and 264 are wounded by guns each year.

2:02

And whereas Montana has ranked among the top five states with the highest suicide rates for the past 40 years, 82% of firearm deaths in Montana are suicides.

2:13

Suicide is the leading preventable cause of death among youth ages 10 to 14, and LGBTQ plus youth are four times more likely to attempt suicide than their straight peers.

2:24

Montana's American Indians are disproportionately affected by gun violence.

2:29

And whereas gun violence cost Montana \$3 billion each year, of which 30.9 million is paid by taxpayers.

2:38

WHEREAS, June 2nd, 2025 would have been the 28th birthday of Hadiya Pendleton, a teenage girl who was shot and killed in a neighborhood park.

2:47

And we honor her life and the lives and and the lives and lost potential of all Americans stolen by gun violence on this day.

2:56

And whereas anyone can join the effort to end gun violence by pledging to wear orange on Saturday, June 7th, 2025 to raise awareness, promote responsible gun ownership and safe storage.

3:06

Safe storage support efforts to keep firearms out of the wrong hands and keep our children safe.

3:14

NOW.

3:14

Therefore, we, the Missoula Board of County Commissioners and the City of Missoula in the state of Montana do hereby proclaim June 7, 2025 as National Gun Violence Awareness Day, Dated this fifth day of June 2025, signed by Andrea Davis, Mayor, and your county commissioners, Juanita Vero, Josh Slanick and Dave Strohmeier.

3:33

Thank you.

3:33

Is there anyone who'd like to speak to this?

3:43

I think you have to.

3:44

There you go.

3:44

Perfect.

3:46

Thank you very much.

3:47

First of all, I want to thank you all for your service to the citizens of Missoula and the county.

3:53

My name is Roxanne Weichel, and I'm a volunteer with Moms Demand Action here in Missoula.

3:59

We are a grassroots, nonpartisan organization of mothers and others with nearly 11,000,000 supporters nationally and 3000 here in Missoula.

4:12

As you can see, a small handful of us are here representing that group.

4:15

Today, we wear orange to demand a future free from gun violence.

4:22

Orange symbolizes the value of each person's life, and we wear it to honor those killed, wounded or impacted by gun violence and to call for an end to this crisis.

4:34

We thank the Missoula business community such as Rock and Rudy's, the Peace Center, and many businesses for providing information this week and supporting this effort.

4:44

So you've just heard in the proclamation the sobering statistics about Montana.

4:50

And I think about this, it's hard for me to wrap my head around this, but Montana currently again ranks #2 in the nation per in per capita suicides by gun.

5:04

Something I rarely think about is that gun violence cost Montana \$3 billion each year.

5:11

This includes costs such as medical care costs, emergency transports, ambulances, police, the criminal justice system, work loss, and quality of life costs.

5:24

You all know that you can't really put a price on lives that are altered or cut short.

5:32

Behind these statistics are Montanans with heartbreaking stories that affect a wide circle of families, friends and their community.

5:42

So initially I thought, well, I'll just look at the last month and tell you the what's made the news in the last month.

5:47

But there were too many of them.

5:49

Three stories that reported in the news in just the last month really impacted me.

5:56

You probably all know about the Mother's Day murder suicide in Kalispell that left four people dead, including two small children.

6:05

The Helena teen who was driving to school was boxed in and terrified by a man with a gun.

6:13

And just within the last week or so, the death of a three-year old in Libby currently reported as an unintentional shooting.

6:20

So just think for a moment about the impact on these people, their families, their neighbors, the schools those kids go to and their friends.

6:30

And this impact last on some form or another forever.

6:34

So these are just a few of what's hit the news in the last month in Montana.

6:40

As you're well aware, our children now have to cope with lockdowns, which are often very traumatic.

6:47

I've heard of students who have texted their parents about their fear or with messages of I love you, and teachers have told us that they've texted parents with I'll protect your children and how frightening it is for them to have to keep their kids quiet.

7:03

In closing, we aren't here today to discuss solutions, but let me remind you how important it is for adults to store their guns safely, securely at home and in the car.

7:17

The best practice is to keep all guns unloaded, locked up, and separate from ammunition.

7:24

This can prevent a person in crisis from having easy access to a firearm for suicide example, and preventing curious children from finding a gun and shooting themselves or someone else unintentionally.

7:39

And it's worth noting that 80% of the guns used by youth in school shootings were from a parent's or relatives home.

7:49

So the message is be sure you're locking up your guns and be sure when your parent, your kids go someplace that you know the status of the guns in that house as well.

7:59

So to raise awareness and to honor victims and survivors, we invite you to join us at 10:00 this Saturday as we line the bare tracks, Excuse me, bridge.

8:10

We're going to meet above the Clark Fork Market.

8:13

We'll provide placards.

8:14

And if you can wear orange this weekend.

8:18

So we hope that you will support this effort and we hope to see you on the bridge Saturday around 10:00 AM.

8:25

So thank you so much.

8:26

I've left some educational materials for you.

8:29

We're involving the youth.

8:30

We do have a Students Demand Action Group here in Missoula where orange was started by youth.

8:35

And so it's very important and rewarding to us to have our youth involved.

8:40

So thank you very much.

8:41

Thank you, Roxanne.

8:44

There anyone else in the room?

8:48

We're online.

8:51

OK, Thank you.

8:52

Is there any public comment on items?

8:56

Oh, come on up.

9:00

OK, well, next is a public comment on items that are not on the agenda.

9:09

My name is Mike Harrison.

9:10

Mike, your your microphone.

9:13

I think Roxanne turned it off.

9:14

If you could hit that green.

9:15

There you go.

9:19

My name is Mike Harrison.

9:21

I talked to Dave last week about parking by the veterans Cemetery and he had the fellow that's in charge of the County Road department get in contact with me and that fellow called me and somebody else called me.

9:35

But you guys have a meeting at 8:00 on Monday that I can't attend.

9:40

He asked me if I'd be there to explain my situation.

9:43

I told him I'd come to this meeting today.

9:45

Basically, I've had a lot of interaction at the State Veterans Cemetery in the last month and there needs to be no parking.

9:58

You will be towed signs put up along Tower St.

10:01

and also on the entrance that abuts the Big Sky High School property.

10:09

I can't remember the name of that street.

10:11

What's happened is the gentleman that run that cemetery.

10:17

People block the entrances to the State Veterans Cemetery when they're there for track meets or whatever is going on at the Big Sky High School.

10:28

And then when I was over there a couple weeks ago, the buses, they were parking on the grass and the white rocks that the veterans cemetery is painted to, they parked on them or over them.

10:40

And it's just a lack of disrespect to the people that are in turn there.

10:48

And I told the guys at the veterans cemetery, since I had Dave's cell number, that I would give him a call and he got the ball rolling.

10:58

So I just can't attend Your meeting at Monday at 8:00, you're going to hear about this.

11:04

And it's important that they have some leverage because it gives the cops and teeth to toe people then out there when they're notified about it.

11:18

Thank you.

11:18

Mike, you have any questions of me?

11:21

Just do you have your e-mail and phone number at the back of the room?

11:28

No, I don't have the e-mail.

11:29

OK.

11:29

Or phone number is great.

11:32

Sounds like Strummer has your number.

11:34

Yeah, I have Mike's number.

11:35

And I think we'll be, I think it's on the agenda to talk about during our public works meeting on Monday.

11:40

So, yeah, I just can't attend that meeting today to talk.

11:43

All right, We'll no, that's not we'll we'll talk about it and we'll be able to get back to you.

11:48

OK, Thank you.

11:49

All right, this I guess the reason that they want to get you involved is because of the length of the property line on tower and it's not just something that you need one sign.

12:02

Great.

12:02

And Mike, if you get a chance, if, if you're in contact with anyone at the cemetery, it would be helpful if they reached out to us also.

12:11

OK, Because we've not heard.

12:13

We've not heard from them.

12:14

That is a really good idea.

12:15

Yeah, I've tried that.

12:16

I will go over there.

12:17

I'm headed over there.

12:19

OK tomorrow, but I'll go over there this afternoon and talk to him.

12:23

OK.

12:23

That would be great.

12:24

Thanks.

12:25

Can I give them your number, Dave?

12:27

Sure, Why not?

12:30

Anybody else has it or or probably the best person to give the best person's number to give them would be either Shane or Jason, who reached out to you.

12:38

If you have their number.

12:39

I don't have their.

12:40

OK, send them my way.

12:41

OK.

12:42
OK.

12:42
Thanks.

12:43
Thank you for your time.

12:44
You bet.

12:44
Thank you.

12:47
Any other public comment in the room or online?

12:52
OK, moving on to the claims list.

12:54
We're still working with the transition to new software, so that list will be updated and provided hopefully soon.

13:05
We have 3 hearings today.

13:07
First one with Karen Baldrige with a petition to abandon and vacate her right away.

13:18
Or Mike Tester.

13:22
You're all backlit back there.

13:24
I can't see who anyone is.

13:26
Good afternoon Commissioners.

13:27
Michael Tester with the surveyor's office.

13:30
This is the second hearing for the Road Plat Book One Rd.

13:35
vacation and I just want to quickly go through the road investigation report again for Rd.

13:44
Plat Book One Rd.

13:45

in Missoula, Mt located in the South 1/2, Section 20 and the northeast 1/4 of Section 29.

13:52

Township 14 N, Range 20 W Principal, Meridian, Montana.

13:56

The date of the investigation was May 28th, 2025.

13:59

Attendees were Dave Strohmeier, county commissioner, myself, Michael Tester, land survey manager, and Jamie Erbacher, representative from WWGM group.

14:13

It was at approximately 3:30 we met on site and a brief discussion and investigation ensued.

14:19

All affected land owners have consented to the abandonment.

14:23

So the road investigators recommend abandonment of the public road right away described in the petition.

14:32

Hey, do you have anything to add?

14:36

I concur with all of that.

14:37

If ever there was a road to be abandoned, to be abandoned, that this, this might be it.

14:45

So, yeah, I, I don't see any, any purpose to hang on to this.

14:50

No shade to the road or lack thereof.

14:56

OK.

14:56

Is there a motion?

14:57

Yeah, sure I will.

14:59

Oh, is there a public comment?

15:00

Thank you.

15:02

Public comment.

15:04
OK.

15:06
OK.

15:06
I would move that we approve approve a petition to abandon vacated County Road described as Rd.

15:12
plat book one page 48 Rd.

15:16
line within track 2 of certificate of Survey 3917 located in the South half of section 20 Township 14 N,
range 20 W.

15:26
I'll second that.

15:28
Any further discussion or public comment?

15:31
OK, All in favor.

15:32
Aye.

15:33
Thanks, Mike.

15:38
OK, Eklund family transfer Katie.

15:56
Good afternoon, commissioners.

15:58
For the record, my name is Katie Reader, planner with Planning, Development and Sustainability.

16:03
Today I'm presenting the Eklund family transfer brought to us by Ross.

16:13
Brought to us by Ross and Glenda Eklund.

16:16
Property location is 17500 Pinto Court, and our technical representative is Eli and Associates.

16:32
The property is addressed as 17500 Pinto Court, located in Frenchtown.

16:38
It is located in the Sorrel Springs Subdivision approximately 3 miles from the Frenchtown Pond State
Park.

16:47

Here are the existing conditions of the property.

16:50

It is currently developed and used for the residents of Ross and Glenda Ekland.

16:54

The property is unzoned and falls within the 2002 Regional Land Use Guide as rural low density residential with a density recommendation of 1 dwelling per 10 acres.

17:05

The property also falls within the French Town Activity Center.

17:11

Ross and Glenda are proposing to give their minor son Hudson Lot 42 B on the exhibit shown while retaining Lot 42 A to remain as their residence.

17:21

The applicants preferred the flag lock configuration rather than an easement for Lot 42 B's access into onto Pinto Lane.

17:33

Part of our process is we send out for agency comment.

17:37

Missoula County Building official noted the property hasn't opened a RE roof permit that will need to be inspected and finalized.

17:43

Missoula Valley Water Quality states that water availability in this area is uncertain since the property is adjacent to the Sorrel Springs public water supply.

17:52

Missoula Water Quality ordinance requires connection.

17:55

If service is available, the applicant should confirm with the water system operator whether new connections are allowed and if sufficient water rights exist.

18:04

And lastly, the land sanitarians at Missoula County Health will require sanitation review and or exemptions.

18:15

In reviewing the request, there were two rebuttable presumptions identified to possibly indicate evasion.

18:22

However, this is the most appropriate exemption to use for what the family wants to accomplish based on the information submitted in the application and affidavit.

18:34

And we should have Ross Eklund online with us today.

18:38

Ross, are you there?

18:40
Yep, I'm here.

18:42
Fantastic.

18:42
Ross, I'm going to ask you a few questions if you're ready.

18:45
I think that's Glenda.

18:52
Are you able to turn your mic up, Ross?

18:55
Yeah.

18:55
Sorry.

18:56
Let me stand closer.

18:58
Is that any better?

19:02
Barely.

19:02
We can barely hear ya.

19:03
All right, let me turn it up here.

19:18
Can you hear me better now?

19:19
A little bit.

19:31
Do you have a screen?

19:32
We can see you.

19:33
Our camera is disabled.

19:37
I don't.

19:38

I don't know how to not disable it.

19:42

OK, well, we'll do our best here.

19:46

All right.

19:46

Ross, did you buy the property with the intent of dividing it?

19:51

No.

19:54

Great.

19:54

Do you or your transferee intend to transfer the property within the next year?

20:00

No.

20:02

Have you talked to anyone at the county about going through subdivision review?

20:07

No.

20:09

Will the property be developed?

20:11

No.

20:13

And will the recipient of the property be residing on the property eventually once they're of age?

20:24

Thank you.

20:26

That that's all the questions I have.

20:28

Thank you, Ross.

20:29

Thank you.

20:31

Thanks, Katie.

20:32

In conclusion, the staff recommends approval with the motion on the screen.

20:37

Oh, I'm sorry, staff recommends approval.

20:44

Let me get you some language real quick.

20:57

I apologize.

21:27

All right, again, I apologize.

21:29

With that, Commissioners staff recommends approval with the motion on the screen before you.

21:34

Here's your language.

21:37

Not OK.

21:38

I'm not seeing I'm having a glitch.

21:39

I'm so sorry.

21:40

We do a question.

21:44

Yeah.

21:44

I didn't know if anyone from Eli and Associates wanted to say anything.

21:50

This is Marias Hale with Eli and associates.

21:52

I don't have anything to add, but I'm here if there's questions.

21:56

And I just want to say thank you for your time today, Commissioners.

21:59

Thanks, Marias.

22:00

I think Commissioner Slotnick has a question.

22:04

Thanks a lot, Ross and Glenda, for joining us.

22:06

Wish we could hear you better, but I really appreciate that you're here.

22:09

Want to hear from you all.

22:12

What's the age of the minor recipient of this property?

22:16

So he's currently 10 years old.

22:18

Here we go.

22:20

Oh man, now we can hear you much better.

22:21

Thanks.

22:23

Well done.

22:24

So thank you for that.

22:26

And why give a 10 year old a piece of property?

22:30

Well, with the expense or, you know, rising expenses in Missoula County, we want just to kind of give him the opportunity and chance to have a place to live, you know, and ideally, if it's close to us and right next to us, that's what we want, you know, in the end.

22:48

So we're just trying to plan ahead and be prepared and do anything we can to make his future a little bit better.

22:57

Dave has a question.

22:58

Yeah, thanks for that answer.

23:00

What's your This is Dave Strohmeyer.

23:02

What's your approach to ensuring that the property remains available for your child to live on after the age of 18?

23:14

Because we have seen instances where folks with minor children were given property through a family transfer in the past and and shortly after the minimum amount of time that is required to hang on to it elapsed, the property owner flipped the property and and did not ultimately end up being used by their children.

23:42

So thoughts in terms of how you're going to ensure that this be available for your child when that child comes of age?

23:53

Yeah, So I mean, we currently live on the property that would be right next to it and we have no intentions of moving, especially with the rising cost of land.

24:03

We have no plans on doing anything else with it either because if, you know, if we did something with it in eight years or 10 years or whenever they decide to, you know, move there or move home or whatever they want to do, most likely they're not going to be able to afford property at that time.

24:22

So we want to, you know, do our due diligence, be proactive and be prepared for when that time comes.

24:31

OK, Slotnick, thanks.

24:33

Thanks for that, Ross.

24:36

So if you own the property in eight years or 10 years and you don't you, you said you're going to keep living there, you have no intention to sell.

24:44

You'll still own the property in eight or ten years.

24:47

It's regardless of its cost, you still own it.

24:52

And your child at that point would be capable of living on their own.

24:58

I guess I'm still not understanding why do this now?

25:01

There's no, I don't see any financial gain or really any gain.

25:06

It it, it does appear from the outset that this, this looks like a way to create an A separate lot, especially with this flag.

25:15

So the flagpole, now it's got its own access.

25:18

This looks like a way to create a sellable lot without going through minor subdivision.

25:26

Yeah, We have no intent on selling the property.

25:29

I mean, we're doing it strictly to give to our kid when he's of age and have the opportunity.

25:35

You know, I don't know what the process is gonna be moving forward for doing a family transfer or doing family split.

25:43

So like I say, me and my wife are very proactive and we like to plan ahead, not wait until something happens and then have to wait, you know, however long it takes.

25:52

So we're just trying to be proactive with everything.

25:55

Does this go to Hudson or does it go into a trust?

25:58

How how is this?

26:00

It's a trust.

26:00

We have a trust set up for Hudson.

26:03

OK, sorry, Strohmeyer.

26:05

So in this situation of a trust and, and forgive me if this sounds cynical, but we've been, we found ourselves in the position of having very sincere folks come before us in the past.

26:19

And then seeing properties get shortly after the, the two year.

26:25

That the, that it needs to be retained by the, the individual who well, that it cannot then be flipped.

26:35

We, we've seen the situation where it, it actually has been and then the properties have been sold.

26:40

So in terms of the trust, I'm, I'm struggling to figure out exactly what to ask, but will you as the parents have some say or our ability to determine whether a property that is in the trust for your child is sold?

27:02

Well, I guess me and my wife would be trustees of the trust if that's what you're asking.

27:08

Yes, that is.

27:11

So I think the answer's yes, yes.

27:17

Can I ask John Yes, thank you.

27:19

John question, is it possible for a trust to have some kind of provision that keeps land from being sold for a certain amount of time?

27:30

I'm not oh, I'm, I'm asking our attorney.

27:33

Sorry, Ross, I'm not a trust attorney.

27:37

I've never draft drafted a trust.

27:39

I would like to think that that could be a term in a trust, but trust documents can be amended and changed over time too.

27:53

I don't know that you can have one.

27:56

I, I honestly, I don't know.

27:58

I'm sorry.

27:59

That's all right.

28:00

I was wondering if and again this question for John, our attorney John Hart, I was wondering if it's possible to condition an approval based on the trust having a provision built into there that this land can't be sold until Hudson is 18 when he would actually be doing the selling, not his parents because the land was gifted to him.

28:22

We can't condition the approval.

28:24

You can you can deny the application or you can approve it, but you can't add conditions.

28:30

All right, thank you.

28:31

We have Tim Worley, I think in the in the audience here.

28:36

Thanks, Tim.

28:37

John said what I was thinking.

28:40

You can't condition a family transfer.

28:42

OK, thank you.

28:43

Thank you, Strummer.

28:45

Another question for John.

28:47

So given the current state of state law, is it is it precluded to deny a family transfer solely on the basis of it of the the the transfer E being a a minor?

29:10

The Legislature amended the law, I think well within the last couple legislative sessions to specifically allow a family transfer to a minor child.

29:26

Thank you, Tim.

29:28

Yeah, I would concur with that.

29:29

And I would also add that you would need to come up with some evasion criteria, probably in addition to what Katie has already elaborated on, to go the direction of denial.

29:44

You you have the wherewithal to do that, but I think you would need some criteria to get there.

29:50

Thanks, Tim.

29:58

A motion, public comment.

30:00

Oh, thank you.

30:01

I am not remembering public comment today.

30:03

Is there any public comment on this?

30:07

OK, thank you.

30:08

All right.

30:11

I'm going to make the motion that this be approved.

30:13

But were it not for this act by the legislature that allows family transfers to a young person, I would say this certainly looks like an evasion, but we can't call it that.

30:24

So I would move that the request by Ross and Glenn Eklund to utilize the family transfer and exemption as presented in the exemption application and affidavit be approved.

30:34

I will second that and also affirm my colleagues comments that it is certainly my hope and desire that this property remain in in Hudson's name for the next eight years.

30:50

Thank you.

30:50

Any further discussion, public comment.

30:53

All in favor.

30:55

Aye.

30:56

Thank you.

30:58

Thank you, Thank you, thank you.

31:03

Oh, next we have the Wolf family transfer and I it's Kevin.

31:10

OK.

31:55

Good afternoon, commissioners.

31:56

For the record, my name is Kevin Dantic, a planner with the Missoula County Department of Planning, Development, Sustainability.

32:03

Today, I'm presenting the Wolf family transfer request.

32:06

This request is brought forward by Myon Wolf with Montana Northwest Company as their technical representative.

32:17

The property is duly addressed as 26197 and 26170 Tiny Farm Lane in Arleigh.

32:25

The property lies approximately 1 mile South of the Lake Missoula County boundary and about 1/3 of a mile east of the US 93 corridor.

32:39

Here we see a close up aerial view of the property.

32:42

2002 Regional Land Use Guide, based on the 1975 Comprehensive Plan, classifieds the area in question as open and resource land with a recommended density of 1 dwelling unit per 40 acres.

32:57

The property in question was created by a Certificate of Survey 4593 in 1996 as Tract Three.

33:05

At 20 acres highlighted here, Some, but not all adjacent lots have already been subdivided.

33:13

Tract One was divided into 4 approximately 5 acre lots with the filing of the Hollis edition in 2007.

33:19

Tract 2 was divided into 4 approximately 5 acre lots via various subdivision exemptions between 2003 and 2012.

33:28

Tract 4 remains in its original iteration.

33:33

Before you are the existing conditions on the property and there are two permitted single family homes, each with permitted septic systems and individual wells.

33:45

Tiny Farm Lane runs diagonally from the northwest to the southeast through the property.

33:56

As proposed, the family transfer request would create a new parcel, 3.9 acres in size, to be transferred to adult mother Jane Wolgast as recipient.

34:07

The remaining 16 point O2 acre parcel will remain in the ownership of applicant Myon Wolf, who intends to reside on the property with no future development planned at this time.

34:21

Tiny Farm Lane will act as the new boundary of the proposed tracks.

34:25

No infrastructure changes are currently planned.

34:34

As part of the review process, this proposal was sent out for agency comment.

34:38

2 agency comments were received on the proposal.

34:41

First, Missoula County Public Works noted that there was an open slash expired mechanical permit to install one single duct ventilation fan.

34:50

Second, the land sanitarians in Missoula County Environmental Health will require sanitation review and or applicable exemptions.

35:02

In reviewing the request, there are three rebuttal presumptions identified that possibly indicate evasion on the screen before you.

35:09

However, this is the most appropriate exemption to use for what the claimant aims to accomplish based on the information submitted in the application and affidavit.

35:24

My aunt is in the room with us today.

35:33

Hello, Mayan.

35:34

Mayan.

35:35

Hi.

35:36

I will be asking you a few questions.

35:38

Shall we proceed?

35:39

Does it move?

35:41

There we go.

35:45

Yes.

35:45

Did you buy the property with the intent of dividing it?

35:48

No, I did not.

35:51

Do you, your transferee, intend to transfer the property within the next year?

35:55

No, we do not.

35:58

Have you talked with anyone at Missoula County about going through subdivision review?

36:03

No, I have not.

36:05

Will the property be developed?

36:10

No, but there already is the 2nd house on it.

36:15

And will the recipient of the property be residing on the property?

36:19

Yes.

36:22

Thank you, Mayan.

36:29

In conclusion, staff recommends approval with the motion presented on the screen.

36:33

Before you Commissioners, here is your language.

36:38

Thank you, Kevin and mine.

36:39

Do you want to add anything or tell us a story?

36:48

We we built the 2nd house maybe four years ago or so for my mother, who's in her 70s and that's currently her US residents.

37:01

She spends a little bit of time with my sister in Canada, but otherwise that's her home.

37:06

And we are mostly looking into the transfer process as sort of part of her estate planning since she has I have three other sisters and just kind of check in the boxes of dividing things and putting it in her name.

37:23

Thank you.

37:23

Is there any public comment or anyone from Montana Northwest Company?

37:33

I forgot to offer the opportunity for them to speak.

37:39

OK, questions from either of you.

37:42

I'm ready for a motion.

37:43

This is way more way easier than the first one.

37:47

So I moved to approve the request by Mayan Anvi Wolf to utilize the family transfer exemption as presented in the exemption application and affidavit.

37:58

I'll second that.

37:59

Any further discussion and public comment, go ahead.

38:02

Sorry, I just in some of the language, I don't know how much it matters, but it listed my mom with her maiden name and not her proper last name.

38:10

Does that matter?

38:11

Thank you.

38:12

We'll fix that.

38:13

OK.

38:13

We'll definitely look into that.

38:15

Thank you.

38:15

Thank you so much.

38:18

OK.

38:19

All in favor, aye.

38:24

OK.

38:24

I think we that's it.

38:26

So we're adjourned for the day.

38:27

Have a great afternoon everyone.