



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



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

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

Date: August 19, 2025, 6:00 p.m.

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

Members in Attendance: Danny Tenenbaum (City Alternate), James Fountain (County Alternate), Danny Oberweiser (County Appt), Lynn Davis (City Appt), Rick Hall (County Appt), Shane Morrissey (City Appt), Josh Schroeder (Conservation District), and Sean McCoy (County Appt)

Members Absent: Peter Bensen (County Appt), Derek Kanwischer (City Appt), Tung Pham (Mayor)

I. CALL TO ORDER [Time stamp – 0:25]

Shane Morrissey called the meeting to order at 6:04 p.m.

II. ROLL CALL [Time stamp – 0:39]

Analeshia Rodriguez called the roll. Six regular members and two alternates were present. James Fountain and Danny Tenenbaum were promoted to voting members for the evening. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:43]

Danny Oberweiser moved, and Shane Morrissey seconded approval of the August 5, 2025, minutes as written. The motion passed unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:37]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 4:49]

There were no staff announcements.

VI. PUBLIC HEARINGS [Time stamp – 4:54]

- A. Jennie Dixon, Planner IV, Missoula County Planning, Development & Sustainability – Belltower PUD Subdivision

REPRESENTATIVE PRESENTATION

Karl Treadwell with 406 Engineering, representative of the developer MCG-Vines, LLC, presented the proposed Belltower Planned Unit Development (PUD) subdivision located at the Old Lolo School property in Lolo, MT. The project involves about 33 acres of hillside land near Hwy 93 S. Following a growth policy amendment and community outreach, the plan emphasizes preserving open space and providing commercial and residential opportunities. The limitation with this property is the steep slopes, with majority exceeding 25%.

Treadwell outlined how the subdivision meets the four key PUD criteria. He explained that the project:

- Maintains the natural hillside by limiting development to already impacted areas.
- Increases residential density while minimizing additional hillside disturbance.
- Exceeds the required parkland dedication standards.
- Provides for the development of dedicated parkland for recreational purposes.

To implement these objectives, the applicant is requesting waivers from subdivision requirements. These include allowances for block lengths exceeding 450', proposing to eliminate landscape boulevards, and sidewalk widths that are primarily 6' on both sides of all roads throughout the subdivision, with the exception of hillsides where a 5' wide sidewalk is proposed on only one side.

The property is planned to be serviced by public water and wastewater utilities via the Lolo RSID #8901. The subdivision will tie into existing water and sewer infrastructure along Highway 93, with a new main sewer extension to the south, so they will have two connections from the property. All utility mains will be fully installed prior to any service cutover. Stormwater will be infiltrated in dry wells. Current development is limited to 56 residential lots due to water and sewer limitation. A significant portion of the site (Lot A) will be reserved for future development. Lot B is intended for commercial use not requiring sewer or water.

The developer collaborated with the Lolo Community Council and Missoula County Public Works to establish the street and right-of-way design standards. Treadwell summarized the housing design and layout planned for the development. A key feature of the subdivision is the preservation of Building 4 and as much as possible, the Old Lolo Schoolhouse. Partnerships with local relocation and preservation experts are being explored for offsite rehabilitation. The project includes a 16-acre Parkland dedication with a proposed public trail system. A public parking area will be constructed at the end of Tertiary Lane to allow community access to the park and trail. The subdivision is proposed to be built in a single phase. Traffic impacts will be minimal due to historical use of the site as a school. The development team will proceed with upgrading the primary access points to improve traffic flow and safety. They reviewed the recommended conditions of subdivision approval and Treadwell expressed that they have no requested changes for the proposal.

STAFF PRESENTATION

Jennie Dixon, Planner IV with Missoula County Planning, Development & Sustainability provided an overview of the subdivision application and review timeline. She highlighted the property was amended in 2023 in the Growth Policy to accommodate this specific proposal. The proposal meets at least four of the five required PUD criteria, potentially five with conditions related to the preservation of the historic Lolo School building. She explained County staff identified three additional waivers, for a total of six. The basis for the waivers is generally attributable to the topographical constraints of the site.

Dixon summarized Lot A will be reserved for future high density or community commercial development. Lot B will be designated for commercial use. Both are limited due to lack of water/sewer connections. The residential portion of the property (outside Lots A & B) will be comprised of 56 smaller residential lots accessed via a looped road system. At the request of Montana Department of Transportation (MDT), a traffic impact study was conducted. A condition of approval requires the implementation of any recommendations from that study

to mitigate traffic impacts. Staff explained a 20' road easement exists from Highway 12 to the southern edge of the property. While vehicular access from this route is not proposed, staff have recommended a pedestrian access easement be provided from the end of Lolo Vista Drive to the park area. Staff also recommended incorporating a 20' pedestrian access easement on the north side of the subdivision. This easement would connect the north property boundary to Primary Road. Dixon stated the subdivider must comply with all recommendations contained in Section 3 of the Geotechnical Study. Staff discussed the design of the parking area for park access.

Dixon concluded her presentation by summarizing key highlights from the recommended conditions of approval for the subdivision. She noted a condition for Lot A in which the subdivider is required to divide Lot A into three separate lots (Lots A1, A2, and A3). She provided an overview of the public comments received to date through Missoula County Voice, with majority in support of using the designated park area for a Frisbee (disc) golf course. There were two additional comments related to traffic impacts and sewer and water issues.

See PowerPoint presentation slides.

PUBLIC COMMENT

No Public Comment.

RECOMMENDED MOTION

Shane Morrissey made the following motion to approve the request, and Danny Oberweiser seconded the motion:

THAT the Belltower PUD Subdivision be approved, based on the findings of fact and conclusions of law in the staff report, and subject to the recommended conditions of approval

BOARD DISCUSSION

Board members asked for clarification on the land use designation for the subject property and when it was put in place. Staff confirmed in the residential designation of the PUD, the project is planned at 8 dwelling units per acre. They noted that it's below the maximum designation of 16 units/acre due to the constraints of sewer and water and steep slopes. In June 2023, the Missoula Board of County Commissioners approved a growth policy amendment to the Lolo Regional Plan which classified the property with four land use designations. Treadwell provided an overview of the growth policy amendment process leading to the current designations.

The Board inquired about Lot A and Lot B. Treadwell added that Lots A and B will be registered through the Montana Department of Environmental Quality (MDEQ) with sanitary restrictions in place. They asked about the proposed uses for the two lots, and why they weren't included in the traffic impact study. Treadwell clarified any future development of units on the lots will require a new traffic impact study. Staff clarified that the current primary access for Lot B is via a driveway at the end of Tertiary lane, but the design configuration may change and will require additional coordination. Brian Throckmorton with 406 Engineering confirmed any development of Lot A and Lot B (beyond the current approvals) will undergo additional review.

Utility loading and road design for parking were discussed within the proposed subdivision. Staff stated Public Works had not identified any concerns related to shifting peak demand for the site. Treadwell responded that wider roads were specifically requested by Public Works to allow for snow storage and ongoing maintenance, and that additional width may also accommodate on-street parking. The board inquired about how the driveway design would create usable on-street parking spaces. Dixon indicated she would work with the subdivider prior to the next hearing to determine how to incorporate as much usable on-street into the design as possible. Questions were raised regarding the design of the turnaround at the end of Tertiary Lane. There was clarification on lot size and density.

Board members inquired whether future phases of the Belltower PUD would be contingent on the acquisition of additional water rights or the expansion of the water treatment facility. Treadwell clarified that the primary constraint is related to wastewater limitation rather than water rights. Board member, Josh Schroeder, noted that Missoula County is in the process of expanding the place of use in order to acquire additional water rights, and he is involved in that legal process in a separate capacity. Staff responded that the primary issue addressed through agency review, particularly with Public Works and the Lolo Sewer and Water Rural Special Improvement District (RSID #8901) was what the appropriate fee would be for connecting to the wastewater system.

Dixon stated that staff will review and address driveway design and on-street parking considerations prior to the next public hearing with the Board of County Commissioners. A board member raised a question regarding ADA compliance on steep slopes. Staff clarified that the PUD provisions allow for deviations where ADA compliance is not feasible. The discussion concluded with Board members expressing support for the project.

VOTE

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

AYES: (8): Danny Tenenbaum, James Fountain, Danny Oberweiser, Lynn Davis, Rick Hall, Josh Schroeder, Shane Morrissey, Sean McCoy

NAYS (0): None

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

No communications or presentations were reported.

VIII. COMMITTEE REPORTS [Time stamp – 1:21:26]

Board member, Rick Hall, reported on the August 19th, 2025, TPCC meeting. The committee approved three items: FY2026 Unified Planning Work Program (UPWP), FY26-30 Transportation Improvement Program, and adoption of the Electric Vehicle Implementation Plan. In addition, the TPCC discussed potential advocacy positions for the City and County regarding the upcoming federal Transportation Reauthorization.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No new business was reported.

XI. COMMENTS FROM BOARD MEMBERS

No comments from Board members were reported.

XII. ADJOURNMENT [Time stamp – 1:23:48]

The meeting was adjourned at 7:27 p.m.

Missoula Consolidated Planning Board August 19, 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 at this link:

<https://missoulacomt.portal.civicclerk.com/event/9790/media>

Missoula Consolidated Planning Board

August 19, 2025 -Meeting Recording

We will call to order tonight's Missoula Consolidated Planning Board for Tuesday, August 19th at 6:04 PM.

And with that, can we do roll call please?

Roll call.

Lynn Davis.

LD **Lynn Davis** 26:25
Here.

AR **Analeshia Rodriguez** 26:27
Derek, can we share?
Derek is absent. Shane Morrissey.
Here.
Tune farm.
Tune is absent Danny Tunenbaum.
Danny is absent. Josh Rader.
Josh is absent. Danny Oberweiser present.
Peter Benson.
Peter is absent, recall.

RH **Richard Hall** 26:57
President.

AR **Analeshia Rodriguez** 26:59
James Fountain.

JF **James Fountain** 27:01
I don't.

AR **Analeshia Rodriguez** 27:03

Sean McCoy.

Here.

Mr. Chair, we have five regular members present and one alternate present.

Would you like to appoint county alternate James Fountain as voting member for the evening? Yes, please.

We have quorum outstanding.

Thank you very much.

And that brings us to approval of the Minutes from the August 5th, 2025 meeting.

Ideally, folks that were there got an opportunity to review that.

Anybody find anything that needed amending or?

Anything along those lines.

And if there isn't?

Oh, wait, Danny, where you going? Move to move.

Approve the minutes from August 5th. Outstanding motion made by.

Excuse me, Danny oberweiser.

I'll second, seconded by Shane, and we'll just do an up and down vote.

So all those in favor of approving the minutes from August 5th, please say aye, aye.

Aye, aye.

RH **Richard Hall** 28:02

Aye.

LD **Lynn Davis** 28:02

Hi.

AR **Analeshia Rodriguez** 28:03

All those opposed please say nay.

Any abstentions?

Hearing no abstentions, no nays. Motion passes unanimously.

OK. That brings us to public comment on non agenda items.

So if there's anybody in house or out in the ether that would like to make a comment on anything outside of tonight's agenda, which is the bell tower PD subdivision.

Or PUD, you can come up and make those comments now.

We'll go ahead and hold public comment open for a couple of minutes.

It's.

And.

If for some reason you're watching and you need to call in, you can call 406-272-4824.

Phone conference ID is 358-8848, four 8 LB sign *5 to raise and lower your hand and *6 to mute and unmute yourself.

And with that, we'll hold on for a second here.

I just actually had a debate about this public comment.

The other day, with a City Council member about having it up front on the city's agenda, and it was interesting.

I didn't lose the argument, no.

But I walked away thinking I'll rethink it a little bit.

I'm pretty adamant that public comment should be upfront, but there was some good points made, so we'll see.

I don't know.

It's not up to me so.

OK. Are you guys seeing anybody on Alicia that I'm not?

OK.

All right.

Well, not seeing anybody in house or online. We will go ahead and close public comment for non agenda items and I don't believe we have any staff announcements and with that we will come to public hearings and tonight we have.

Bell Bell Tower PUD subdivision.

Jenny Dixon is the planner for planning and development and sustainability with the county, and I believe first, I'm sorry I did not get your name, but I believe somebody else.

Go ahead.

Come on up, Sir.

I apologize.

I forgot to ask for your name in our pre meeting.

Just introduce yourself and you can take it away for board members the.

Developer builder folks are going to present first.

Tonight.

Thank you.

My name is Carl Treadwell.

I'm four O 6 engineering, representing the developer, MCG Vines LLC, and I've got a presentation.

For Bell Tower subdivision here.

Everything looks ready to go.

All right, so again, my name is Carl Treadwell.

I'm a professional engineer with 406 engineering and this is the Missoula County Planning Board meeting for the proposed Bell Tower subdivision, located at the Old Lolo School property in Lolo, Mt.

Oh.

Umm.

So those not familiar with the old elementary school, it's located off Hwy. 93 S pretty much right in downtown Lolo.

These are just some maps giving an idea of where it's located. It's about.

33 acres of land on the hillside.

This project has gone through.

A growth policy rewrite it was originally.

Written to be used as public land for the so the school could operate there.

We had a lot of community outreach to discuss the project at the time with the vision of how we wanted to move forward, got a lot of good public feedback as far as what people wanted to see.

So we were we.

We had the growth policy amended for a lot of open space. Some commercial land was set aside and primarily.

16 dwelling unit per acre residential.

In the purple color there and the community expressed a lot of interest in having some commercial opportunities.

So we have some commercial residential.

Proposed in.

The bottom kind of adjacent to the highway.

The massive limitation on this property is the incredibly steep slopes. A lot of it over 25%.

The Reds show anything over 25% between 15 and 25, and orange and Greens are kind of the acceptable flat areas under 10%.

You can see the existing buildings that are also kind of in our way.

So we're proposing this as a planned unit development.

Apud has four criteria that we have to abide by in order to qualify as a PUD, we had to show preservation of natural characteristics of the land.

We did that by trying to maintain the natural hillside as best we can, kind of keep development to already impacted areas.

Economical development and maintenance of public.

Improvements by efficiently kind of demolishing re cutting and regrading the land were able to increase density and minimize the full impact to the whole hillside.

So we've really tried to concentrate development.

On.

What I'm going to refer to as like the middle bench of the property.

Dedications exceeding minimum park land requirements.

We're dedicating.

The entire hillside.

It wraps around the corner.

There is historically a fall, of course out there that people have had access to and able to use.

About a little over 16 acres is getting dedicated on behalf of this property or on behalf of this development.

And the 4th criteria is development of park land for recreational purposes.

A lot of that hillside and open space.

While great neighborhood, obviously.

Much over 25% less usable.

So we're also maintaining on an upper bench a good about half acre of land. That's gonna be kind of more developed for to be flatter and more usable.

So people have a space to throw some balls around, or just hang out, and I'll kind of point these areas out when I pull the maps up. But we tried to achieve all four of those objectives.

Which would then allow us some waivers.

From some subdivision regulations, what we're requesting waivers from our block lengths that exceed the standard 450 feet, we've eliminated the boulevards because

being on the hillside boulevards increase the footprint of the right of way and the development. And then because we're cutting into hillside every.

Foot that we.

Develop as flatland gets at least 2 feet.

I've cut into the hill, so eliminating those boulevards potentially saved us 15 or 20 feet of cut into the hillside.

And we're proposing sidewalk widths primarily 6 feet on both sides, but again not on hillsides. Since we're working on the middlebelt, we do have to do some hill climbs and same thing cutting in to those hill sides is going to have a greater impact.

So we're, we don't have sidewalks on both sides throughout the entire subdivision.

Utilities for the property.

We are gonna utilize the public water and wastewater connections. The property has a historical use with the school being there that we've determined is equivalent to 56 single family homes.

We were working really closely with Missoula County Public Works to determine flows. They were based on DEQ flow rates for an elementary school.

And based on equivalency for residential single family homes, we came up with 56 allowable connections.

We'll tie into existing infrastructure on Hwy. 93 and we'll be extending the sewer main to the South so that we can have two connections from our property.

Some of the water, gas and electrical mains will need to be moved.

We've already been coordinating with.

The managers of the low utilities and with northwestern energy and come up with acceptable plans to them for where they can be located.

All the mains will be installed before any service is cut, so it'll be a very brief loss of service as we just switch and.

Potentially it it actually it should just be able to be turned on.

So no loss of service.

Stormwater's proposed to be infiltrated in dry wells that will be located throughout the property and we have a large lot a reserved for future development.

We definitely had more room available for more than 56 family homes, but because of that water and sewer limitation, we're proposing 56 now and when the facilities are expanded and we can have more connections, we'll propose future development on.

The lower bench on the property.

So we worked with Lolo Community Council in Missoula County Public Works to determine what we wanted their right of way improvements to look like.

We're going to have 210 foot Dr. Lanes, 27 foot parking lanes.

It shows as 7 1/2 because of the curb and gutter that can be utilized as part of the parking 6 foot sidewalks. Again with a six inch curb to the side of it.

And then this leaves room for a six foot planting strip.

You can install utilities, but it'll be green space between.

The side back of sidewalk and any proposed homes.

These are some example layouts for the homes we expect to be building up here.

There are a few different plans, lots of different styles.

These are all going to be developed by MCG Vines LLC.

And this is the layout that we've proposed.

This is the full.

Zoomed out vision of the entire property so that lower bench kind of labeled as lot a. Is will be primarily undeveloped.

We will be preserving and repurposing.

I believe that's building 4 kind of in the center there.

So we're planning all of the development around that and the old Lolo Schoolhouse will be preserved.

I'm gonna talk about that as a historical structure and monument.

This gives an aerial perspective, so you can see.

The impact of the existing development and where we're planning to expand from there.

Commercial lot. Lot B on the South side of the property.

That'll be dry utilities only, potentially storage, but there's no specific plans.

But the lot will be created for some commercial opportunity.

As a part of this Parkland dedication, this shows a preliminary proposed trail system that will run throughout the open space and Parkland dedication.

It kinda it starts in the subdivision circles around that high bench which will be the flatter area of the property and weaves and bends and sways its way all the way through to the other side with potential future connection.

Two other properties.

This is more close up of the development itself.

Again, the old school house will remain building for will remain, and this is the layout of 56 lots.

Two existing accesses.

That.

Allow people to enter and exit the property, and a proposed public parking space within the Parkland dedication.

So there's public access for anyone in Lolo or other areas to visit and access the 16 anchors we're proposing to dedicate.

Again, with an aerial just to give perspective of where everything is compared to existing infrastructure, this is all proposed as one phase.

So this is not a phase development where you will be building all of it. I believe there's a three-year timeline on filing a final plat. So that kinda gets us kick started and moving into getting all these.

Things built.

Mass grading print plan will reshape the site so that we can develop those benches and really concentrate all the homes.

I've got a slightly better map on the next page, but this kind of shows where we're cutting from, so the slashed diagonal lines show areas of the hillside that are going to be cut and sloped to about 50%.

And the rest of the property.

Basically NE of there is going to be filled and re levelled anywhere between.

One and up to I believe about 20 feet of dirt is gonna be milled.

Moved and compacted.

The results of that, the more brightly colored.

Shades show our proposed slopes.

So the Reds again over 25%, Green's below 10% and so you can see we have some areas of steep climbs with the roads, but all of the houses are pretty much on less than 10% grade with this proposal and the bright green.

Central Park area is.

Again, gonna be flat and available with the rest of the hillside dedicated.

So the old Lolo Schoolhouse is an iconic structure on the property. The bell tower in particular is very recognizable, and it lends its name to the subdivision.

But more than that.

We plan on doing some historical preservation with this building.

We looked into national registry. Unfortunately due to the loss of historical integrity. It doesn't qualify.

We're looking into partnerships with local relocation and preservation experts to see if we can potentially move the entire structure and kind of rebuild it off site as a potential museum or.

Whatever.

These preservation experts may see fit for this structure.

The old bell from the bell tower is monumented at the new school location.

So that has been preserved and memorialized at the new school.

We worked with western Montana, Western Montana Cultural, Historical Society.

They wrote a report.

That recommends that we at least preserve the bell tower. There may be a placard kind of dedicating it and.

The east side, the east facade materials can be reclaimed.

They kind of give a good.

Look and feel and presentation to what? That school.

Gave to the property and we'll reclaim some of that and find a way to rememorialize those materials.

All of this may be displayed on site or elsewhere, but plans are not yet finalized.

Traffic impacts will be minimal just because the school was there based on a traffic study.

Daily trips will be about half what they used to be.

In spite of the reduced traffic, we will be proposing the.

Central.

Access to be the primary access and so we have to improve the intersection that's at Tyler Way. We have to improve that intersection to allow.

In inlet and outlet traffic.

Right now it's exit only.

So we'll have to improve that.

To allow for ingress to the property and the southern more access will be right turn only as it is now.

We reviewed the conditions of approval that Jenny wrote for us.

We don't have any changes requested, so we're pretty happy with what she's proposed for us and this is my contact information. If anybody has any questions

now or in the next few weeks or into the future as we keep working.

OK.

Great. Thank you, Carl.

Is a great synopsis of the big project.

And I think, Jenny, you're gonna go next and then board members will jump into our questions and what not.

And real quick annalysha, I can't see it as Josh made it yet.

Josh joined the meeting.

Correct. OK.

So just for the the record, we've we've got Danny Tennenbaum here and Josh Schrader for the meeting as well.

Thank you. OK, go ahead, Jenny.

Thank you.

So for the record, my name is Jenny Dixon Planner with the planning Development Sustainability Department for Missoula County and.

There may be some duplicate duplicate information or overlap in information in the presentation.

But it was pretty massive amounts of information, so a little bit of duplication might not hurt.

But I first wanna actually back up.

And give you a little bit of explanation of how we got to this point and where this will be moving forward, started doing scoping meetings in I believe June of 2024.

So little more than a year ago.

We did 6 scoping meetings, one of which was on the site, and then we also had a required pre application meeting.

With the developer, with the agencies, and then they set up a neighborhood meeting last winter.

Which is also required.

And then we went through the what is called element insufficiency review for the submittal.

That.

I think the there was a little bit of a hang up in getting the GEOTECHS study done, but otherwise I think that went really smoothly. And then the packet was submitted in June of this year with an 80 day time frame for governing body action and that

date.

I believe is September 26th. This will be going to the Commissioners on September 11.

We do that.

A little bit in advance in case they need a little extra time or you needed a little extra time.

Time and if for whatever reason, we needed to continue the hearings, so we fully expect to meet all of those deadlines and.

Have really appreciated working with the developer representatives to arrive at the result that we have right now.

As Carl mentioned, this is a planned unit development.

And it's exceedingly slow. I apologize.

I don't.

So eventually the slide will come up that shows the growth policy, land use recommendations that Carl talked about. An amendment was done to.

Establish the property as I might just there we go.

As a combination of four designations and it was really in anticipation of this proposal with the parks and open space shown in the green and that's that steep area that Carl showed you on the slides.

The red is commercial.

Brown is the residential high density residential 16 dwelling units per acre and then a very small.

Orange Nugget of Community commercial there.

So the subdivider proposed a planned unit development.

That the peward is to allow for creative designs.

That meet certain criteria and if determined to meet that criteria, then they don't need. Then those subdivisions don't need to meet all of the requirements of the lots and blocks and road section and the subdivision regulations.

So there are 5 criteria.

We determined that this proposed subdivision meets, at least for.

And with conditions of approval and efforts to preserve the historic value of in this case Lolo school, potentially five of the five have been met.

Only three are required to be met, so they qualify as a planned unit development subdivision.

And in qualifying for that, like I said, you get to have waivers and they identified in their packet 3 waivers.

From the different provisions, there were three additional that as I was reviewing it and really got kind of deep into it, found three others that also the the staff report with the findings and the conclusions identify all six of the waivers and explain why they are appropriate in.

This situation.

And almost all of them are due to the topography of the site, which has to do with the block length, the Northwest block.

Is 600 feet rather than 450, and that's due to slope. There's no way to make Rd. connections that would break that block up curb and gutter. As Carl mentioned, elimination of Landscape Blvd. Is due to minimizing cut and fill as well As for. Sidewalk on only one side of a portion of one of the roads because it would require too much cut and fill.

And the road width and elimination of bike lanes. All of these factors.

All of these are due to the factor of slope that.

Results in the waivers.

And the existing conditions on the site will come up here in just a minute.

The so you probably are aware the school buildings.

Are still there.

They are proposing to preserve building 4 which?

Is is a little bit north and east of.

Primary school building.

The access points from Hwy. 93. Carl discussed those. There is a third access point.

That will see here in a minute that will not be used with this subdivision off of Hwy. 93, but may be used when lot A is developed.

Lot A is one of the two larger lots in this project.

Lot A is in the northeast corner of the property.

Lot B is in the southeast corner of the property.

Lot B is proposed for the commercial use.

Lot A would be for future development at a higher density residential or some of that Community commercial as as the the growth policy amendment anticipates. But one thing you need to be aware of is the property is not zoned.

Nor do lot A&B have.

Sewer or water connections, so the use of lot 8 lots A&B.
Are very limited right now, and I believe future development will be really kind of.
Looking toward when and how sewer might be provided to those lots.
Until then, it's possible that the commercial lot lot.
B. Down in this this corner here, where there's a little bit of flat.
Might be used for a commercial use that doesn't require sewer or water.
I tell you.
So.
The residential portion of the property outside of lots A&B are 56 smaller residential
lots that are served by a looped Rd.
Primary Rd. heads up the hill.
Connects with secondary and tertiary roads and here are the three access points off
of Hwy. 93. The third one will not be used.
Used unless and until approved, with future development of lot.
A.
This is the one that.
#2 is the one that Carl said.
It will be the primary access.
Across from Tyler Way, I'm sure if it'll be called Tyler Way, but it's across from Tyler
Way and we'll be full full movement and then number one is where the current
driveway to the school is and that will be the right in right out only.
Montana Department of Transportation recommended.
A traffic impact study with a condition of approval from staff that any
recommendations in that traffic impact study be implemented as part of mitigating
impacts of the subdivision.
There is a road easement that that connects from Hwy. 12 to this the southern
border of the property.
Bring up a a bigger picture to show you that road.
Lolo Vista Drive is it's the legality of using that road which is over.
I don't know.
Can you see my mouse?
I'll leave it. I'll stop moving.
My mouse.
So it's right there.

Lolo Vista Drive is a 20 foot wide Rd. easement, but it's it's not proposed to be used for the subdivision for access.

We.

We do recognize it as being having some ability to provide access. And so we did recommend a condition that at the end of that to get from the end of that to the park to provide an access pedestrian access easement.

To provide that connection from that neighborhood, instead of having to go out onto Highway 93.

We also recommended.

Within the the subdivision, a pedestrian pedestrian access easement.

On the north side.

So that's one when I just talked about is getting people from the South side to the park, getting people from the north.

We are well, first of all, let me mention there are these proposed trails here coming off of captive Villa Captivia. If you're French, I guess.

The darker lines are those trails, so I'm gonna put my mouse at the point where it connects with Captiva and see if it'll highlight that.

So you have connection potential from Lolo Vista drive.

Captive villa, up there at the top and then a trailhead that's being proposed down at the end of that cul-de-sac, which is called tertiary lane.

So multiple ways to access that Parkland, but we are looking at, OK.

What if you're not up on captive Villa and you don't?

We don't want people, particularly from the north.

Going out onto Highway 93. So looking at a 20 foot.

Pedestrian access easement connecting from the North property boundary to primary way so you can see where my cursor is right now.

Just connecting from that point over to the road.

Without inhibiting any development potential, because you can connect to, there's a proposed sidewalk.

Let me see what else am I.

The as I mentioned, the GEOTECH study was a little bit of a hang up in the review.

It was completed in May of this year and then they were able to submit in June.

We are recommending that the there's five or six recommendations in section three of the GI Tech study and that those be incorporated into the covenants and applied

to the subdivision as it develops out.

I think what I want to do is actually let me first talk a little bit about the end of tertiary lane, which towards the end became kind of an A puzzle we had to solve, which was initially it was proposed for parking around a cul-de-sac bulb and public. Works. Had, you know, issues with that and parks and trails and open lands? Wanted to see a certain number of parking spaces, so we developed a plan, kind of brainstorming.

All together, of course, 406 put this plan together for how we might see five parking spaces on the West side of of tertiary lane and five parking spaces on the east side for a total of 10 with a fire and public works approved turn around for.

Vehicles there that's still so provides that access and ability to.

Visit the Parkland and park it by by vehicle. If you don't live in the subdivision.

As well as snow storage and fire, turn around.

So this is the anticipated design at the end of tertiary way lane. We do have a condition of approval that requires connecting sidewalks to the trailhead.

I am going to jump ahead to the historical.

Cultural resources which Carl?

Thoroughly, you know, discussed and and I think you know very.

Very appropriate to what we are recommending is there identified efforts to preserve the school as best they can and where it can't be because of not qualifying for the National Register.

Preserve preservation of the bell tower interpretive signage as well as the subdivision name, recognizing historical significance, and again because we can't really be sure what's going to happen with the historical cultural preservation.

An aspect that we did not really count that towards qualifying as apud, but they still met that anyway.

I have our motion here to which is staff's recommendation to approve the bell tower PUD subdivision with 30 conditions of approval. But I'm gonna jump ahead to the last slide.

And then I'll close my part of the presentation of the highlights of the recommended conditions, which as I, as I've been presenting here, have been trying to hit on those highlights.

Which is implementing the traffic study.

One thing I forgot to mention is that lot a the seven acre lot is actually divided by

secondary way and primary road and our regulations say when a public Rd. divides property it creates separate actual separate lots.

So the condition is to where those roads divide lot A to make separate lots and that would result in a total of three rather than one.

Lot a so though like a 123.

The Subdivider will need to petition for a no parking resolution on the portion of Rd. on primary Rd. where parking is not permitted.

Subdivider will need to create an RSID for Rd. improvements for the public roads that are proposed within this subdivision.

All of them are proposed for county maintenance and public access.

We did also recommend a no access strip along Highway 93.

Except for the three approved Montana Department of Transportation Access points to ensure that future development doesn't create driveways or ask for driveways long that highway I talked about the 20 foot pet access easement from the north boundary to primary road and the sidewalk at the end of T.

Lane cul-de-sac.

There is a separation requirement of 20 feet between lots.

19 and 30, which is where the trail gets you.

Up to the pocket park that is on the flatter bench.

That is, I believe, right now 15 feet, but for maintenance purposes, parks wants to see that 20 feet and that's required in our subdivision regulations.

The non motorized easement from Lolo Vista Drive to the Parkland, which I talked about through through lot B.

The Subdivider will install that trail that I showed you on the park plan with a natural surface surface to five feet wide.

The parking area. They will also construct at the end of tertiary lane. The Geotech analysis compliance with the recommendations in Section 3. Utility easements must be 20 feet wide.

Some of them are shown on the plat at 10 feet wide.

And finally, efforts to preserve the Lolo School to the degree that the developer can find a a meaningful, feasible way to do so.

So those are the highlights.

There are 30 and I'm not going to read them to you. So I think with that I'll leave it to questions from the board or from developers or public. Thank you.

Great. Thank you, Jenny.

OK.

All right.

So that concludes our presentations.

Board members, do you guys have some questions, anybody?

Fire away if you got questions, fire away.

I think we covered this whatever when we talked about this a while ago about.

For sure. I think so, yeah.

OK.

All right. All right, everybody.

Anybody online?

I can't see hands.

Anybody got anything they need clarified before public comment or we can move into public comment and then do questions from y'all?

OK, I'm not seeing any hands.

Are you seeing anything?

OK.

All right.

Well, we'll hold off.

On board members, comments or questions until we can incorporate, if we have any public questions as well.

So with that, we will open up public comment.

For this hearing.

And if anybody in House wants to make public comment, you're welcome to come up to the podium.

Just say your name and introduce yourself, and if you are online and you haven't somehow joined the team's meeting and you're watching this and you need to call in separately, you can call in to 406-272-4824, phone conference I.

35888484.

8 LB sign you can press *5 to raise your hand to be recognized for public comment and star five again to lower your hand and *6 to mute and unmute yourself.

And with that, we will hang tight here for a minute and see if we have any in person public comment. We definitely had several.

Comments umm written comments?

Matt, while you're waiting to see if there's anyone I that is something I would like to mention that I did leave a handout on your desks this evening, which is the public comment that we've received thus far on the project all through Missoula County.

Voice sixteen of those.

18 comments are in favor of the park area being used for Frisbee golf course and our parks, trails and open lands staff.

Are right now just looking to secure the park.

And get it improved and then we'll take a look at what that.

Perk is is suitable for given its location and slope et cetera.

And then the other two comments that are actually the very last two comments on the handout that I left.

But but are also available on Missoula County voice for anyone who wants to see them.

Are more concerned about traffic impacts and sewer and water issues, which hopefully are addressed through these presentations and through staff.

Analysis.

Otherwise, that's it for the public comment that we've seen. OK, great. Jenny, thanks for laying those out for us. And ideally everybody got to look at these either way. If you're online, I'm sorry you don't get.

Our our nice little packet. Oh, OK.

Staff's gonna share some of these with online folks and ideally they were also in our packet.

So ideally you gotta see them there as well, although somehow or another I missed. Because Missoula County voice is still open and taking comments up until the close of the Commissioners hearing.

The comments that were in your packet were what I had seen up until I think August 13th, maybe 11th.

And and a lot of them have come in in the last seven days, but they are all about the Frisbee golf.

Yeah. OK.

So the two that had to do with subdivision impacts you've seen and the board should have seen and they've also been out on Missoula County voice.

For over a month.

So OK, that's why I hadn't seen the ball thing portion quite yet and I expect we'll be

probably seeing even more comments between now and the Commissioner hearing.
Yeah, more than likely.

Well, are you guys seeing anybody online that I'm not?

For those of you I don't have control of any of the computer screens anymore, so I can't look.

I'm not actually on teams just for folks that might be curious why I'm asking.

All right, we'll give it just a few more.

Just a little bit longer here, just since this is a a big in.

See if somebody jumps in here and if not, we'll close here in a minute.

Alrighty then. Alright, am I missing anybody?

OK. All right. It looks like we're not gonna have anybody.

For public comment, so we will go ahead and close public comment for the time being.

I have a lot of leeway since we're not county commissioners, so somebody jumps in, maybe we'll give them an opportunity. But for now, we will close public comment.

And Brat can bring us back around to board members.

Anybody wanna jump out there with some questions?

Go ahead, Danny. Sorry. Tenenbaum.

Thanks Sean.

One question I think for Genie is it.

Did I say that wrong, Jenny? Sorry.

What is the land use designation of this parcel under the county's growth plan?

That was in one of the first slides that I showed.

Do you mind if I share again?

It might take.

I think I saw 16 dwelling units per. Yeah. So there are 4 designations.

See if I can get there.

Why?

Yeah. OK.

Sherry Sherry making a minute.

It really does.

I I think I I don't think there's a need to pull it up and if it comes up great, if not the area where the the smaller lots are proposed or is residential 16 dwelling units per acre where the commercial lot is proposed lot be on kind of.

The Southeast wrap around area is is a community commercial designation designation and that is where they are proposing commercial.

The zipper slopes are open lands, and then there's a little.

Pocket of community commercial that's down on Hwy. 93.

Probably I'm gonna say near the Tyler. The Tyler Way intersection.

Yeah, I I was just wondering what the dwelling units per acre are of the residential portion of the PUD?

I think it's approaching 8 dwelling units per acre and the reason that it's not up to the 16 dwelling units per acre is that that you know that's an that was an ambitious designation in the land use plan given first of all sewer and water gives them. 56 so and the lots are only about I believe.

3/10. Let's see no 3000 square feet.

Or 3/10 of an acre.

3/10 of an acre.

Yeah, I had three in there, some so about.

So they're small lots with the slope getting, you know, more density in this area would just be really challenging.

Now they are looking at higher density on lot a, which is the one that is closer to Hwy. 93, possibly in the form of multifamily, but a single residential homes.

It's really hard to.

It's really hard to get to 16 per acre.

And then you add in the slope factor. And so so sorry, I think I heard you say sewer and water limits this to 56.

Yes, 56 total, yes. And so that's.

The 56 lots.

The smaller residential lots, as I said, I think they're about 3/10 of an acre.

Are acknowledged by the county, as you know, being able to be served by Lolo Sewer and water and no more than that unless and until the RSID has more capacity. OK.

And sorry, my last question relates to this.

That designation was put in place by the county in 2023 with their growth plan, update was actually a specific request from the SUBDIVIDER. OK, it was not part of a larger.

Analysis of the Lolo growth policy.

The regional plan for that area, it was specific to the school property because of all of the the.

Things that were happening with the school district and an acknowledgement that this can't stay designated for civic use because it's no longer going to be civic use at that time. Was there public comment, given community, massive amounts of public process.

Was, you know, included in that review.

I don't know how many meetings and I wasn't the case planner, but I know the planner on it was just top notch and of course.

406 I think you guys were part of that as well and had, I mean it was quite a lengthy process.

You want to come up to the mic and just sort of share that process?

That would be helpful.

Thank you.

Yeah. So Carl's Treadwell with 406 engineering again.

The growth policy rewrite process was pretty extensive.

We originally went to the low, Low Community Council, proposed that we needed to amend the growth policy.

Let that simmer for a month with the idea that we would then take like public comment and feedback. A month later we attended a second one.

Have expressed like how are we fitting homes out here?

Like, what's really feasible?

Took a lot of public comment, gave people activities to see like how they would want to see the lands developed around the property, what they'd want to see saved.

We took a lot of those comments.

Threw together three different ideas, came back, presented all three ideas, took votes on what people wanted to see out there, and we moved forward with what we.

Determined to be the most popular option.

Which is kind of what led us to the growth policy that we proposed and ended up at the layout that we're at.

After taking all those comments.

And putting it into a plan, we brought that back to make sure that our.

Proposal was meeting everyone's vision, got a lot of positive feedback and then we're able to move forward with the actual amendment.

So how many did I count there?

2-3 at least 4 Low Council meetings.

Thank you.

Anybody else?

I.

Danielle.

Got a series of questions here, mostly around lot A&B.

First question, I don't if it's for the developer or staff, but the application states that it's going to utilize a municipal facilities exclusion.

File the plat.

And as part of that, I think it explicitly states that the properties can be served by the municipal facilities.

But as I understand it, lot A&B can't be served.

So I was curious how that's going to play out.

Lot A&B will be just registered through DQ as having sanitary restrictions, so nothing will be able to be built there without being reviewed.

Second question is probably for staff around traffic.

I saw in the correspondence with MDT that there is contemplated 200 units. I assume that's like the future development of the lower bench, maybe multifamily, etcetera, but I didn't see that contemplate as part of the traffic impact analysis. And I was wondering why.

I'm going to take a a guess at that 'cause I'm not.

I'm not absolutely sure, but I think MDT is expecting they're gonna have the ability to review traffic impacts of lot A at time of permit or future subdivision.

And so their recommendations now are really based on lot A and lot B.

Not having uses that require sewer and water, so maybe lower impact uses. I think they're looking at traffic impact analysis for 56 lots.

So tracked lot B excuse me.

Sounds like it could be storage units which would drive traffic without sewer and water facilities, right?

Yet those weren't accounted for in the contemplated traffic impact analysis, and that I can't.

I don't have an answer for that.

I think the reason to answer your question is because we don't know what we can

build there until more capacity is available.

We don't know what our limitations are and it's we could propose a traffic impact study for a theoretical amount, but that may not be accurate in the future and we'd have to revisit when we go to subdivide that lot.

It'll have to be re reviewed and we'll have to do another traffic impact study at that time.

We will be working with MDT knowing that we want more traffic going through and discussing with them the potential for having higher traffic volume and making sure we're planning for that.

So we're not improving the access twice.

But without specific numbers, it didn't make sense at this time to propose do a traffic impact analysis for an unknown number.

OK. Danny, can I slide in here just with the as far as lot B goes is what is the access to lot B like?

Is there?

Is it just through the cul-de-sac along the edge, or is there some access off of that?

There was a road that teed in somewhere in there, yeah.

So if if you look at the here, it's a cul-de-sac, but it may end up being, you know, having a little bit of a different configuration that will then have a.

Driveway.

Access easement across this flatter portion, well across the slope, so it will be relatively flat driveway to get to the boundary of Lot B which is over there.

And you can see a potential proposed commercial development dry utility only and that's the driveway off of tertiary lane, only potential access to lot B is through tertiary lane.

At this time.

Now the staff report and the application acknowledge the existence of this Lolo Vista drive.

20 foot wide access easement on a prior Cos.

It's old.

It's beneficial use is. It's not clear who or how it can be used. If they were to determine that they had rights to it.

It potentially could act as a driveway only because it doesn't need Rd. standards, but a driveway to lot B.

That's not the plan.

Although.

You know, a driveway off of the end of a cul-de-sac on a slope is not an ideal way to access a commercial.

Lot. So maybe there's negotiations to happen with lot B and Lolo Vista Drive, but right now that's not the plan.

OK.

All right.

Thank you, Danny. I appreciate that.

Just one more. Yeah, that's alright.

Keep going just a little bit of a hypothetical, but I wanna make sure I understand future.

Triggers in place to review adverse impacts. So on lot a.

Let's say a multi family development proposal came forth.

There's no zoning in place.

I understand that there would be like a revised approach permit or a change of use with MDT to review their facilities, but what?

Because there's no zoning, does the county have any teeth to review adverse impacts in that event, say 190 unit multifamily project that doesn't trigger traffic impact analysis?

190 that does not trigger a traffic impact because a a multi family project that doesn't exceed the 200 average trips per day, no.

Could you?

Would you mind coming up and thank you, Brian.

You good point, Brian.

I know it's a pain.

Brian Throckmorton, 406 engineering. So Danny, you'd have to still go to the Commissioners no matter what we do on that lot, we will come in front of the Commissioners again with staff recommendations. You know, on a full plan.

So there's no, nothing's going to slip through, I guess, yeah.

I I agree with all that one thing.

I'm a little confused on with new legislation and I think October 1st it goes into effect building for lease or rent is moved out.

Of.

Subdivision regulations. Does that change the answer to that?

Not that I'm aware.

And if they were to, I mean, so it's creating a lot in a subdivision that and that is then available for the potential for townhouse exempt development as well.

Possibly true.

I mean again, but that would be tough because there's no zoning.

So so townhome is kind of tough without zoning. You know growth policy is there, but it really has to have zoning to a townhome exemption.

So really or contemplated in the subdivision?

Yeah, it's there's really not much.

That we could do.

I mean, could you go build 1 building on it, I guess and then go through like you know, like a grocery store and go through like just a building permit process probably?

But then we still don't have water, sewer capacity or anything like that, but.

Again, that we with the knowledge of not knowing what we can do there.

It's kind of hard to predict, but the idea is the true idea is to come back in front of this board, in front of the county commissioners and go through this process again when we know.

Thanks Brian.

That answers my question.

Great, awesome. Good questions. Shane, you ready?

My questions are nearly as good as that so.

I assume that there.

I'm not super familiar with how utilities works. Specifically these Public Utilities, but I would imagine that there's peak loading on them and was there. Is there any study contemplating?

Like.

It occurs to me that there was a load on the on the school property.

They typically happen between, you know, the months of September and you know, June and between the hours of eight and four.

It does it matter that we're shifting the peak loading of these utilities to.

Likely you know the opposite hours of that at all.

And then was that contemplated?

Are you talking about power or water or all of the water and sewer? Since those seem to be the the constraining factors here and you know I I understand that that we've run these equivalency calculations, but does the time of day that these things occur matter I have?

Not had any indication from from public works that that's at all a concern.

Thank you.

I guess my other I I don't if this is just an observation or or if it's really a question but. When we looked at the road section.

You know it's 210 foot Dr. Aisles, 2, seven and a half foot parking aisles either side, it looked like.

There's no alleys in this proposal.

Which?

To you know, 90% of this development.

It looks like there's not really going to be able to be street parking or very, very little street parking.

And I guess my, I guess I'll state my concern. My concern is, is that we're actually going to make an 18 foot driving surface on either side of the road with no ability to park cars on it, which is going to increase speeds and potentially create hazardous cond.

Out there.

I mean, because everything's going to be all the all the garages are going to be accessed off the road crossing the sidewalk every time.

And I understand the constraint of not being able to have alleys here.

I'm not.

I'm not complaining about that, but should we think about narrowing up that road profile where it's very clear that we actually can't get?

Parking and then.

Save, you know, put a Blvd. in there or something like that.

To constrain the street, you know, put a, you know, picking traffic die or you know, Rd. diet here to keep the speeds down to make sure that it's safe.

As people are pulling in and backing out of their driveways and things like that. So I guess that's maybe a statement in, I don't know if you guys wanna.

Comment on it.

That'd be great, but yeah.

That is a good question, but as far as narrowing the road, having it this wide was a big part. A big request from Missoula County Public Works 'cause it allows for snow storage, since they're gonna be maintaining the roads and plowing them. They need to have space.

To be able to put all that snow so having that extra space allows them to put it there. And.

Just allowing the extra parking for these homes.

Said, I mean, they're obviously small lots. People have lots of cars nowadays and so I anticipate we'll need this additional parking space, even if it's just one extra space per house. That room is available.

Umm.

I mean, aren't they like 38 foot lots?

And you're gonna have a 18 foot driveway or something like that, which?

1st grade.

He's he's trying to talk through Carl's.

So yeah, we we had proposed narrower roads, but again with snow storage and plowing that that was just their request.

We wanted narrower roads, but we also wanted the county to maintain it.

I I wonder if I'm just gonna throw an idea out there, because if we're talking 38 foot wide lots frontage and 18 to 20 foot wide driveway or will it just be a single?

Driveway for per lot for A1 car.

1818 foot driveways what? How wide?

Two car garages if there's a way we can, we could maybe include a condition that and I want to.

I want to just very lightly approach this because I don't know that it would work.

I'd have to look at it, but somehow require placement of driveways to ensure.

Like, don't place the driveways so that you end up with like 9 feet between driveways.

That then becomes an unusable space for parking.

So to create a driveway plan that allows.

For.

Either a full space between the driveways or or you know, a small enough space that I don't know. I'd have to figure out how to word that.

Yeah, I mean like it.

You know, I'm not gonna, you know, try to try to put a condition.

I just want this to be, you know, a thought here, but I I think that makes a ton of sense back to driveways up, you know, back-to-back flip flop em, so you can.

You know, I guess the map that I was running through my head, I think a parallel parking space.

Supposed to be 22 feet long.

Something like that.

You take a 38 foot lot and you've got an 18 foot driveway in there.

You don't have a legal parking space if you're just doing the same thing over and over. If you start to flip flop the driveways and mirror everything, then you create legal parking spaces which would encourage people to park their cars on the street, which would seemingly alleviate a.

Lot of my concern on that so.

If that's something that you guys could at least look into or.

Yes, I think that's yes, definitely.

Yeah. And the House plans that I showed earlier can accommodate that, even as I laid them out here, I think even aesthetically, it helps to make the subdivision look less cut and paste. When you switch these things up.

So that that'll definitely be incorporated into the design. Yeah. And I mean, as you're walking down the sidewalk, just not having kids, having to stop every.

You know 20 feet to wait for a car.

You know, it's it's slightly larger gap to to cover.

But hopefully we'll.

Help keep people safe.

I think that that was.

Probably the gist of my questions.

I guess so.

We're not settled on the cul-de-sac or the hammerhead at the end of tertiary.

No, we're we're pretty settled on it in the sense that we've we spent some time collaborating, developer county public works, parks planning and arrived at that more rectilinear rectangular.

Five spaces on the.

These five spaces on the West with the turn around at the end was I think I mean was acceptable to everybody.

And I believe meets engineering requirements that they looked at while we were

trying to have those discussions too.

OK, course it all.

You know, it'll the proof is in the pudding, right?

You you have to see how it actually shakes out now.

I tried to write the conditions with enough flexibility that should they come across something, then the sidewalks, you know that, right?

Now are expected to go fully around that area. If for some reason they can't, they can make a connection across tertiary lane to the trailhead just on the east side.

But the expectation right now is it would go fully around.

I guess this was maybe a statement too, so well a question and a statement I I guess I was reading that there's like 5.37 acres of this residential single family residential.

Area right?

I think that was on one of the maps in terms of how many the the acreage and lots of the small 56 lots.

Yeah, yeah, I'm not sure how much acreage is in the the smaller lots, but I think it was on one of the diagrams I saw 5.37. And if there's 56 lots there, then we're talking about 10 acres per or 10 units per acre give.

Or take.

Yeah, yeah.

So it's.

I just wanted to bring it back to like the density that we were talking about 'cause it like they seem like they're quite a bit smaller than 1/3 of an acre lot.

Yeah, actually, look.

So they're not.

They're .15 acres, so they are about they're like 3500 square feet.

Just so they're. They're small. Yeah, but yeah, so when you do that average, that average is, you know, right away most of the time, if you're doing a bigger subdivision, it's Parkland.

I think what we did, we excluded.

When you look at a that excludes 'cause.

Otherwise, if we did the whole subdivision, what you would typically do, we're gonna end up at like 3 dwelling unit snacker, which isn't correct.

So it's more in, you know, what was the purple area where we keeping it and that's about 8 when you throw right away and everything in two.

Thanks.

Awesome. Very good.

All right, Josh, go ahead.

JS Joshua Schroeder 1:36:16

Thank you.

Is it accurate that future phases are gonna be subject to?

I guess the low community, or Missoula County acquiring additional.

Water rights as well as an expanded water treatment facility.

AR Analeshia Rodriguez 1:36:39

Do you know?

My understanding is it's primarily based on a wastewater limitation, so we can't build or connect anything.

We'll we'll never get approval to connect to the system without the wastewater getting expanded first.

JS Joshua Schroeder 1:37:02

God, it's not a water issue.

Then not not a water rights amount of water that's available in that in that place of use.

AR Analeshia Rodriguez 1:37:09

Not that.

Not that we've been made aware.

JS Joshua Schroeder 1:37:14

OK.

OK.

Thank you.

AR Analeshia Rodriguez 1:37:20

Yeah, just to follow, what is the I've forgotten?

What's the status of the treatment plant, Lolo?

It's just right. Nobody wants to fund it.

I don't know, but I am under the impression that it is fully functioning and accessible. To the extent that of, you know, a certain capacity and beyond that they have to somehow get additional capacity to treat and provide that water.

Using whatever water rights, but that doesn't exist right now and they are working on it as as I understand it and I guess I'm anticipating, maybe not in my lifetime, but sometime there will be additional connections available but not now.

Didn't we?

Was it this?

What did we review or the treatment plant came up heavily?

Was it this subdivision?

It might have been the growth policy amendment two years ago was that location?

And we talked about.

Yeah, we talked about the treatment plan extensively because of its capacity.

But I just don't. There's funding, OK.

Technically I got Rick 1st and then Josh.

RH **Richard Hall** 1:38:40

Yeah, I actually don't have a lot of questions, but I was gonna address the treatment plan.

I'm in.

I'm on the impact Fee Advisory Board and after the budget gets passed.

There will there is an application from Lolo for improvements to the treatment plant out of impact fees.

AR **Analeshia Rodriguez** 1:39:03

OK.

Great. Thanks for that update, Rick.

Anything else, Rick, before I pass it off to Josh?

RH **Richard Hall** 1:39:09

No, you know, I mean, I find if I just sit here and don't say anything.

Everybody asks all the smart questions and I don't have to do anything.

So I'm I like the plan.

There's a lot of it that is yet to be determined.

There is an annexation agreement as part of the 30.

Conditions I went through all of them and I think that they cover a lot of the concerns that is a lot of conditions, by the way.

AR **Analeshia Rodriguez** 1:39:41

Yeah.

It is and I and I share your feeling. I like having my questions asked without me saying them as well.

All right, Josh, go ahead.

JS **Joshua Schroeder** 1:39:52

Yeah, I'll. I'll second that as well.

Just want to circle back on the water rights issue.

I know that Lolo, it might be.

Missoula County actually is trying to expand the place of use.

For their in order to acquire additional water rights. But I just wanna again make sure that any future phases of this development are not subject to acquiring additional additional water rights. And the reason that I'm asking is because I'm part of that legal process. On the other side.

Of the county trying to expand their their place of use. So I just wanna make sure there's not any type of conflict of interest or that I need to abstain from any type of a vote.

I.

I don't think so, because I don't believe.

That the subdivision and the PUD in front of us is actually dependent on that.

But I just wanna put that on the record.

AR **Analeshia Rodriguez** 1:40:47

Great. Thank you, Josh.

Anything I don't remember seeing anything.

Yeah, and. And I'm not sure I can adequately answer that.

With the angle that Josh is coming from, but the big discussion that took place as part of the submittal and review by agencies, particularly public works and the the

RSID was what was the fee going to be to connect?
And so I know they're talking about.
They're not hitting in the direction of Lolo RSI.
Shutting down there, looking at it, somehow growing.
But how and when?
I don't know the answer to that. OK, great.
Well, thank you. Anybody else?
Anybody else got you got anything else?
Lynn, you got anything?
Am I missing anybody?

LD **Lynn Davis** 1:41:40
No, I'm good.

AR **Analeshia Rodriguez** 1:41:44
All right.
Well, maybe we should entertain a motion here.
Are you guys ready?
Is everybody OK?
I'm seeing nods of heads.
Could we get that motion back up, please?
Jenny, hopefully it will.
Oh yeah, we gotta wait 1/2 hour or so here for this to. I just wonder why it's going so slow.
All right.
Ideally, somebody can take a stab at that.
It's a pretty short one, actually.
Sounds like a stab.
I move to approve.
So you want.
I moved to recommend to the board of County Commissioners that to approve the bell tower PUD subdivision. Based on the findings of fact and conclusions of law on the staff report and subject to the recommended conditions of approval, as amended.

And you aren't amending them so you don't need that part of it.

But that's OK.

I will remove the as amended in parentheses from my motion.

Very good.

Motion made by Shane. Do we have a second? Second seconded by Danny.

All right. We have a motion on the floor.

Does anybody want to make any statements support or more questions?

Go ahead, Jane. Just a quick statement that I real Shane. I really appreciate the the observation about the driveways and we will address that between now and Commissioners, even if it's not a condition of approval.

Now we'll look at that.

Awesome, yes.

Offend this board can be very insightful.

Anybody got any comment statements?

Most of my questions got asked here.

I I forgot to ask one of my questions.

I'm this is mostly just curious.

Ada compliance can be waived for slope integrity so.

I again I'm. I'm a what is it?

Jack of all trades and Master of none.

So I'm gonna give him my best shot in my research while I was writing this.

Is that even at the federal level, the implementation of the Americans with Disabilities Act that if it's not, if there's technical infeasibility, you.

Can somehow?

Install facilities that don't necessarily meet it.

And so I don't think we look at ADA compliance at the micro level.

Here at the county, I mean we, we encourage it and I I guess I don't wanna go too far and you know, say something.

I'm not totally sure of so.

The PUD does allow to deviate, and if the federal law also allows them to deviate, then this PUD will allow them to not. There's how would you put a sidewalk on this hillside that would meet ADA, right?

Does that mean you can't develop it?

I don't think so.

Yeah. So we're trying to use, you know, we're trying to provide whatever kind of facilities we can that our ADA compliant, but there may be places where you're just not feasible.

All right, copy that.

Interesting. OK.

Any other comments?

I think in general this.

Really demonstrates a lot of hard work on everybody's parts.

I'd have to say it's impressive how fast you guys have moved.

I'm not sure. I was aware you could move that fast.

Doing something like this I'm gonna assume maybe that has something to do with the.

The new updated you know subdivision and regulations in review and all that stuff, so.

Nobody wants to comment.

We're all good.

You guys just wanna jump into a vote?

Oh my goodness. Look at you guys.

All right, let's go to vote before we do a roll call vote, we'll need to make Danny tennis, a voting member for the evening.

Oh yeah. Please, let's make so, Mr. Chair, would you like to appoint city attorney Danny Turner as voting member?

Absolutely. Please.

Thank you.

Roll call, though roll call vote.

Lynn Davis.

LD **Lynn Davis** 1:46:08
Yes.

AR **Analeshia Rodriguez** 1:46:10
Shane Morrissey.

Yes, Danny Tennenbaum, yes, Josh Ritter.

JS Joshua Schroeder 1:46:19
Yes.

AR Analeshia Rodriguez 1:46:20
Danny oberweiser.
Rick Hall.

RH Richard Hall 1:46:25
Yes.

AR Analeshia Rodriguez 1:46:26
James fought in.

JF James Fountain 1:46:30
Yes, sorry. Mic problems, yes.

AR Analeshia Rodriguez 1:46:35
Sean McCoy. Aye, and it is unanimous. The motion passes.
All right, great.
Thanks so much for everybody being here.
And I mean, it's not even late.
So I'll just thank you guys for being here.
OK.
Let's see.
I don't believe we have too much more.
We might have, so we don't have any communications or special presentations, but
committee reports.
Do we have any committee reports?
We're late, but tune isn't here.

RH Richard Hall 1:47:12
Yep, I have one I went.

AR **Analeshia Rodriguez** 1:47:14
Oh great.

RH **Richard Hall** 1:47:14

I went for 2:00 today to TPCC, and he suckered me into a really busy day.
They passed 3 different plans.
One the upwp, which in case you don't know all the acronyms is a unified planning work program, basically a budget saying where transportation funds are going.
They.
It passed.
A we we passed what I'm saying they the transportation improvement draft.
Was passed.
An EV plan? That's electric vehicle plan.
Was passed and there was discussion about taking some positions, advocating for the city and the county and.
The Federal Surface Transportation reauthorization that is upcoming, I believe pretty soon so.
And I think that was it.

AR **Analeshia Rodriguez** 1:48:24
Great. Thanks Rick.

Appreciate you attending that meeting for tune, stepping in there for the board.
I might challenge your retired guy.
Busy day to my stay at home Dad.
Busy day, but will leave it.

RH **Richard Hall** 1:48:39

Hey, my 50th reunion is this weekend.
That's how old I am.

AR **Analeshia Rodriguez** 1:48:45
Nice, nice.

Well, I hope you go and enjoy yourself.

OK.

Let's see. There's committee updates.

Any old business from board members?

New business from board members.

Comments from board members.

You guys want me to tell you a long story?

So we have to sit here for 1/2 hour.

No, I'm kidding, all right.

I'm not seeing any hands or anybody dying to make any comments, so we will call tonight's meeting adjourned.

Thanks for everybody for being here.

Appreciate everybody's time.

See you next time.



Lynn Davis 1:49:25

Thank you.

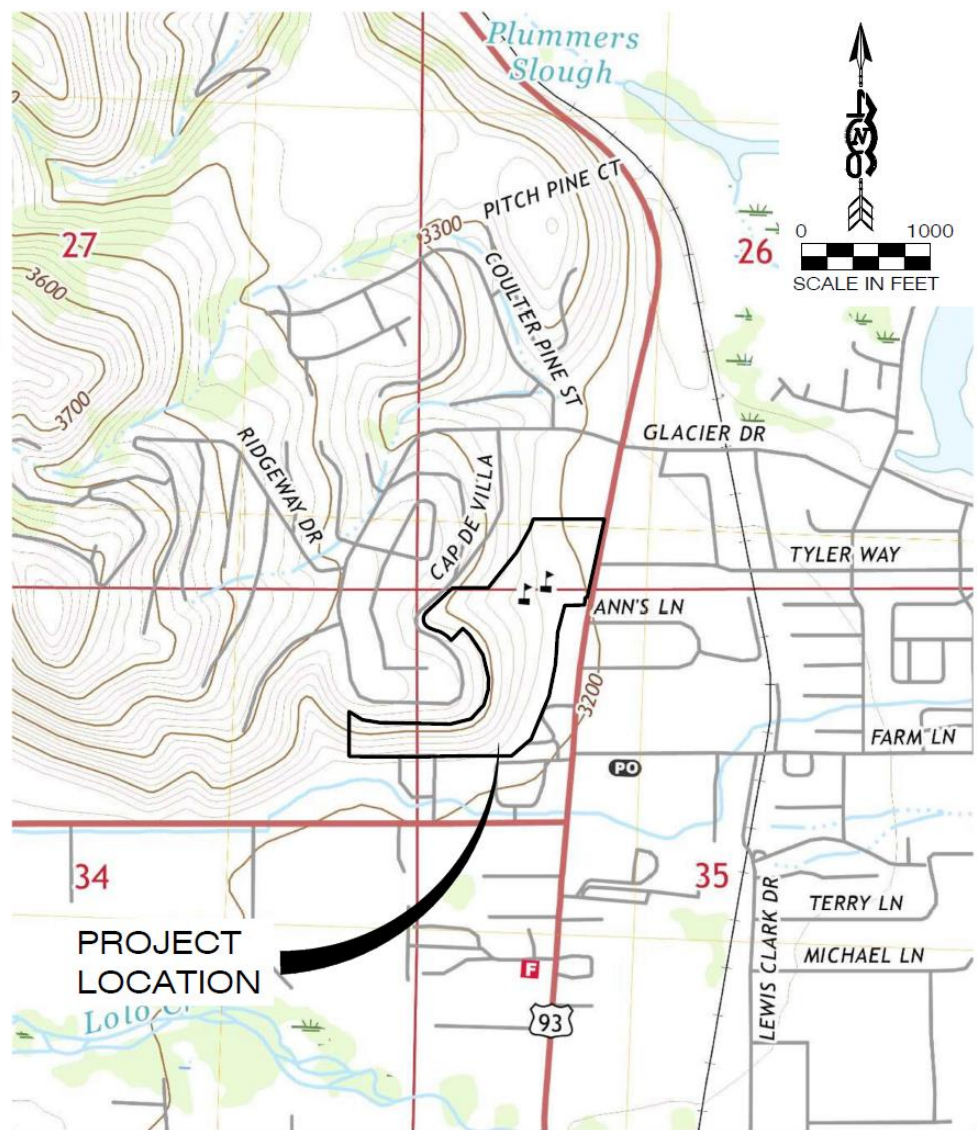
□ stopped transcription



BELLTOWER SUBDIVISION PROPOSAL

PLANNING BOARD MEETING PURSUANT TO
MISSOULA COUNTY SUBDIVISION REGULATIONS 5.8.14

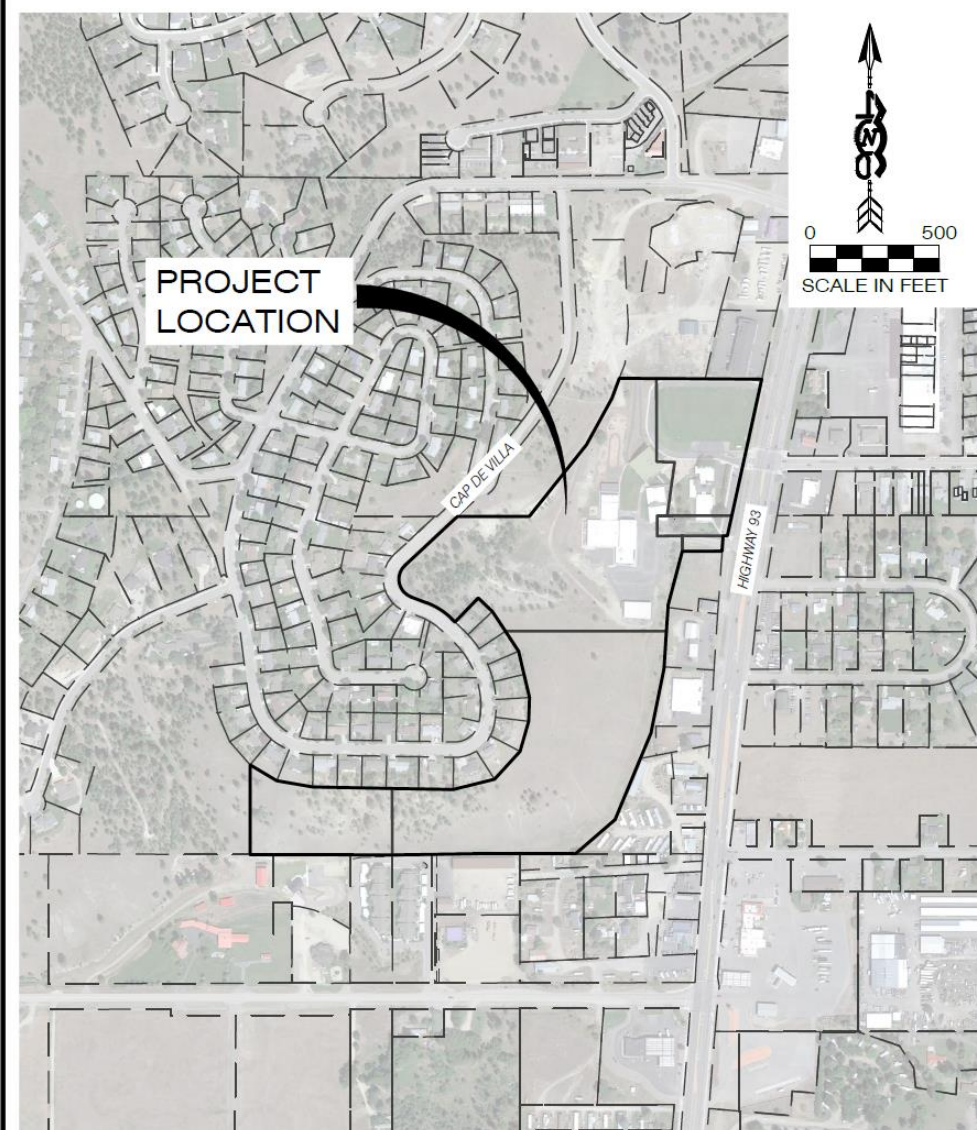
PREPARED BY: KARL TREADWELL, PE
KARLT@406ENG.COM
406-880-9822 (C)
406-317-1131 (O)



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(406) 317-1131
35 8th St. E.
Kalispell, MT 59901
(406) 257-0679
www.406engineeringinc.com

VICINITY MAP
TRACTS A-D, COS 3842 &
TRACTS E & F, COS 4093
S26, S34, S35, T12N, R20W, P.M.M.
MISSOULA COUNTY

PRO#: 22-009
TAB: --
DRAFTER: KT
DATE: JULY 2024
SHEET 1 OF 1



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(406) 257-0679
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AERIAL MAP
TRACTS A-D, COS 3842 &
TRACTS E & F, COS 4093
S26, S34, S35, T12N, R20W, P.M.M.
MISSOULA COUNTY

PRO#: 22-009
TAB: --
DRAFTER: KT
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SHEET 1 OF 1



LIMITATIONS



PLANNED UNIT DEVELOPMENT (PUD)

▶ Criteria

- ▶ Preservation of Natural Characteristics of the Land
- ▶ Economical Development and Maintenance of Public Improvements
- ▶ Dedications that Exceed Minimum Parkland Requirements
- ▶ Development of Parkland for Recreational Purposes

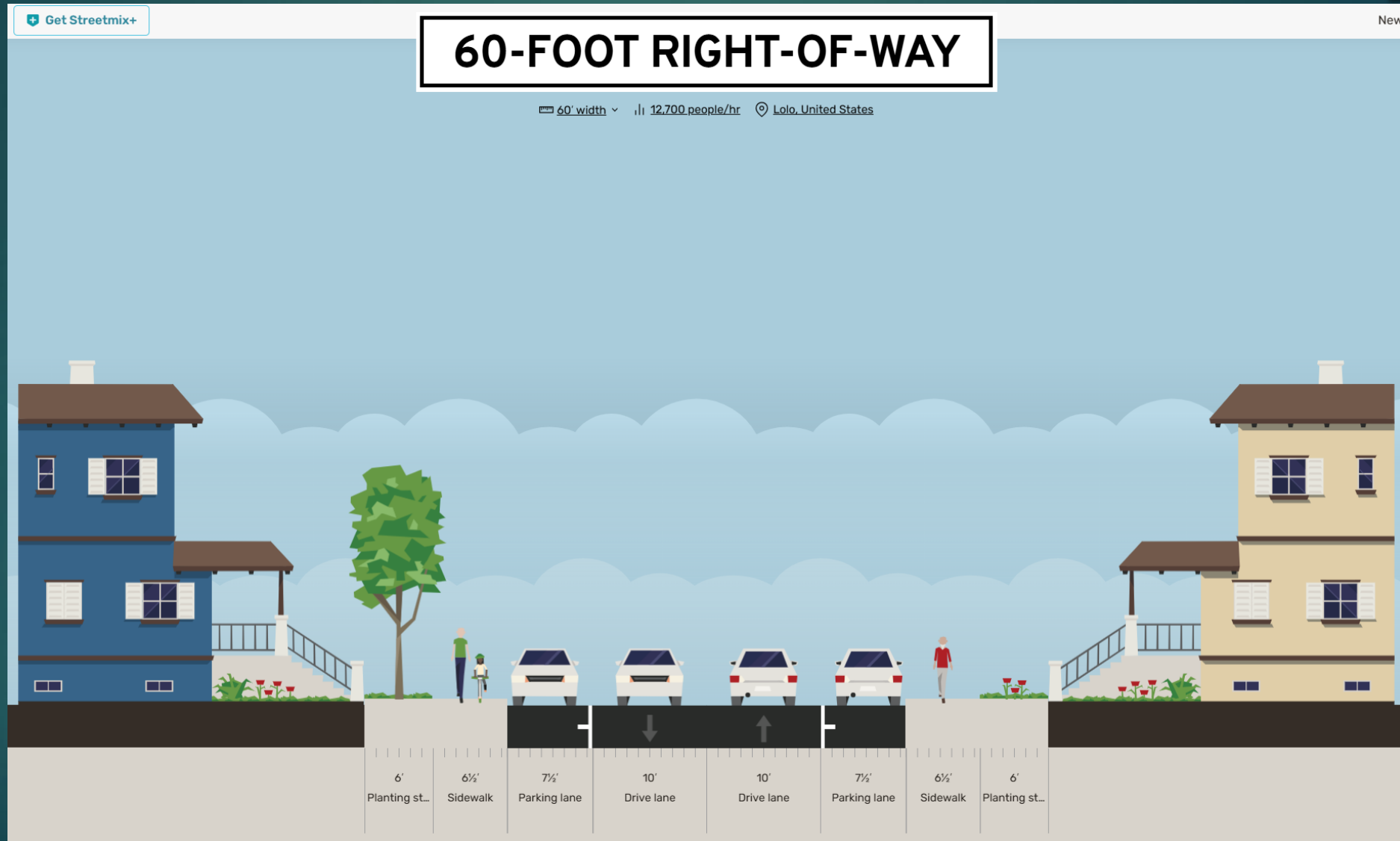
▶ Waivers

- ▶ Allows for Waivers from Subdivision Requirements
 - ▶ Block Lengths >450'
 - ▶ Boulevards Eliminated
 - ▶ Sidewalk Widths primarily 6' on both sides, but not on hillsides

UTILITIES

- ▶ Public Water and Wastewater Connections
 - ▶ Historical use at property allows for 56 Single-Family Homes
 - ▶ Equivalent use by Elementary School
 - ▶ Approved by MCPW
 - ▶ Will tie-in to existing manhole on Highway 93
 - ▶ Extend Sewer Main to the South
- ▶ Relocation of Mains
 - ▶ Water, Gas, and Electric Mains to be moved
 - ▶ No loss of service is anticipated
- ▶ Stormwater will be infiltrated in dry wells
- ▶ Lot A reserved for Future Development
 - ▶ Future Plans to be determined when greater capacity is available

RIGHTS OF WAY HAVE BEEN REVIEWED BY LCC AND MCPW



HOUSING (~ 6DU/AC)

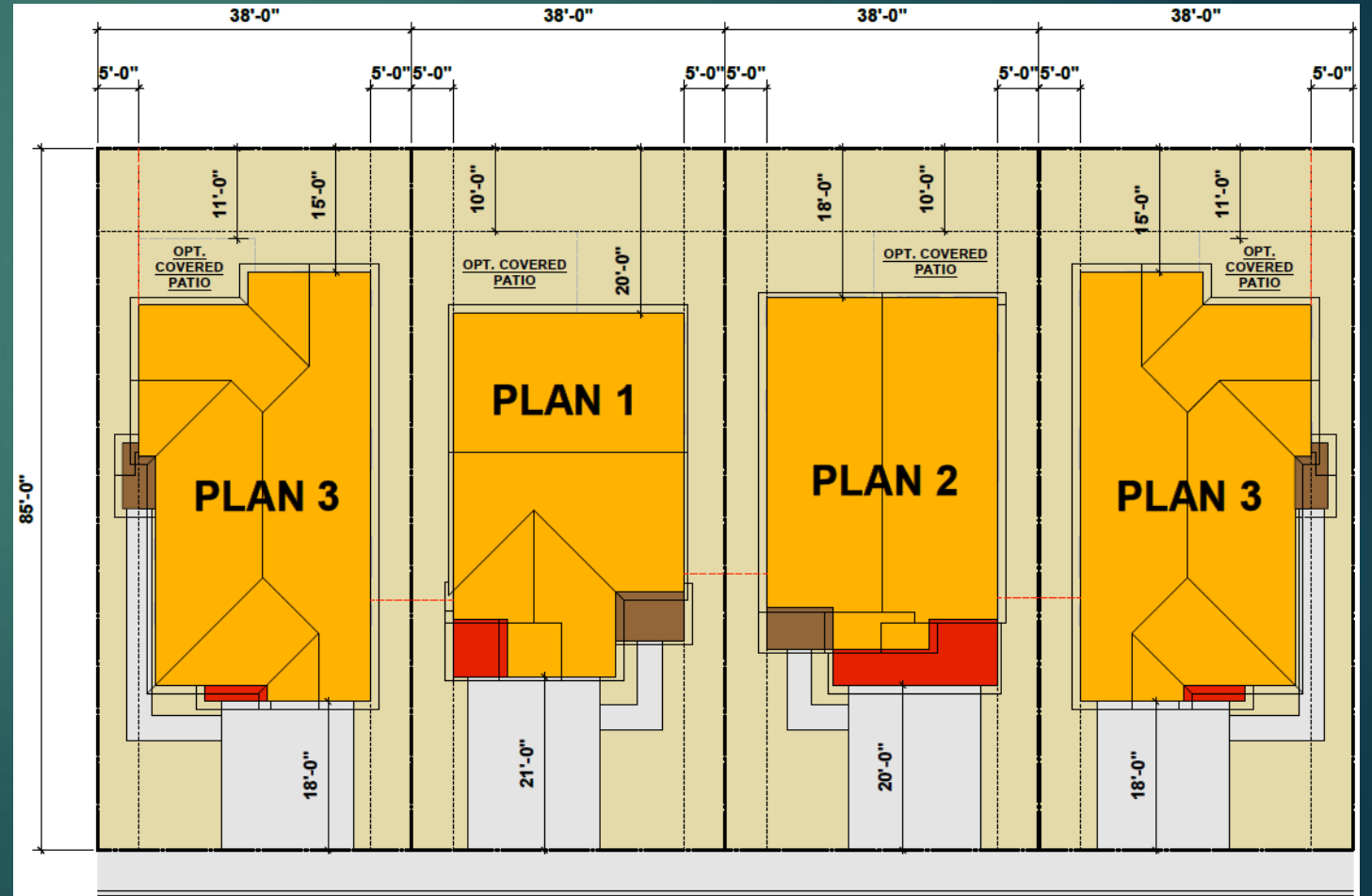


ADOBE RANCH - PLAN 3

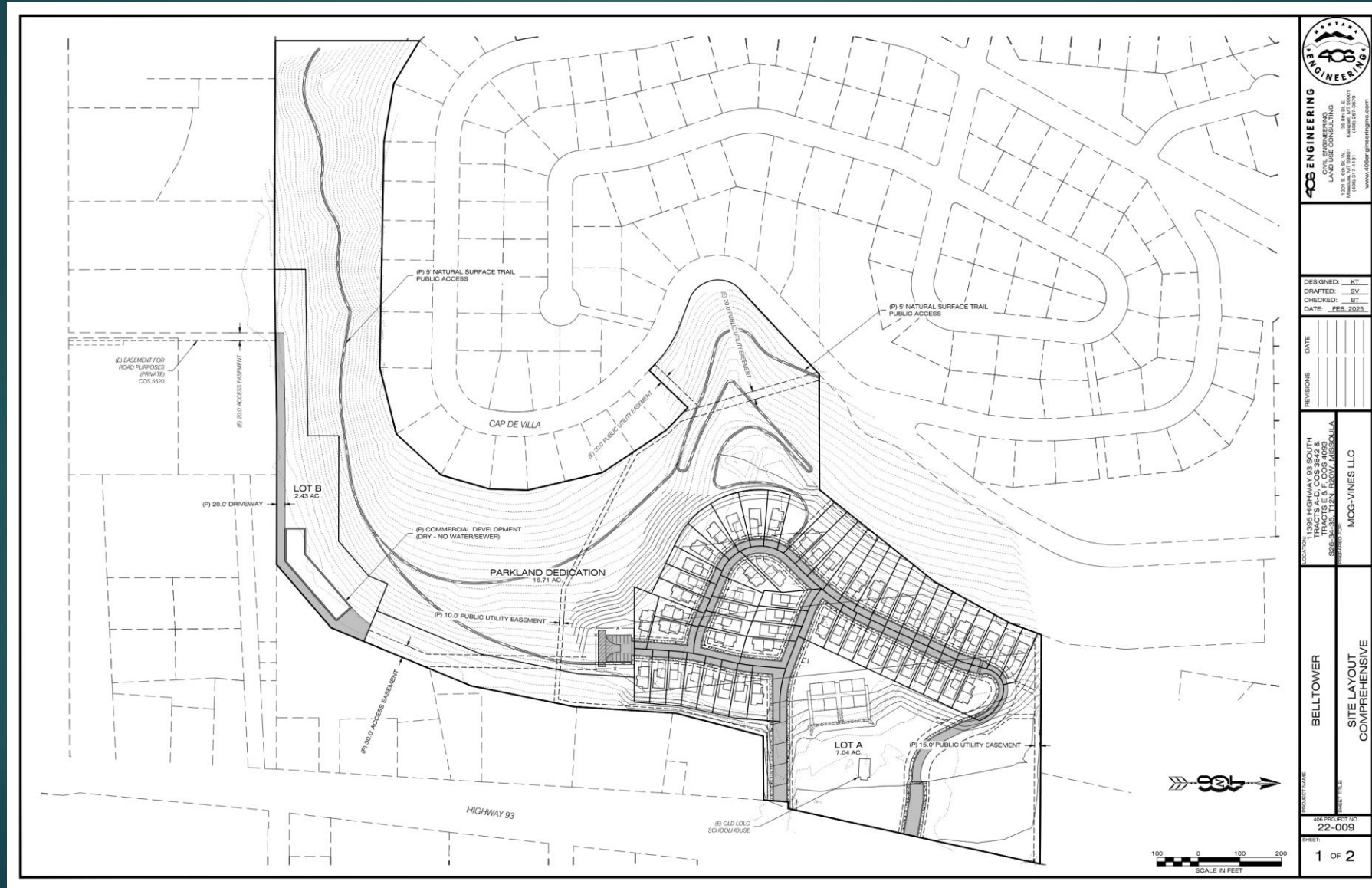
COTTAGE - PLAN 2

SPANISH - PLAN 1

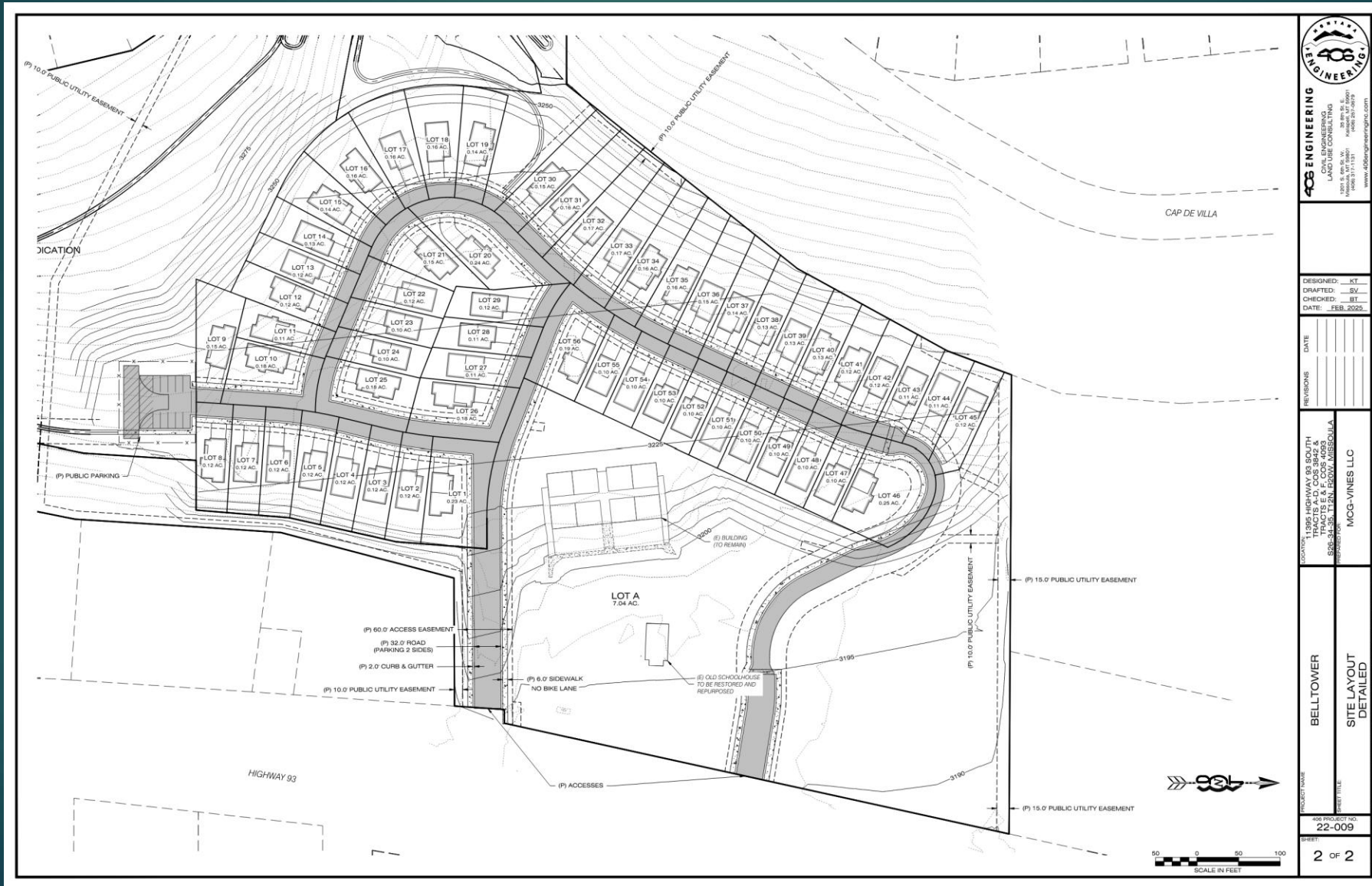
COTTAGE - PLAN 3



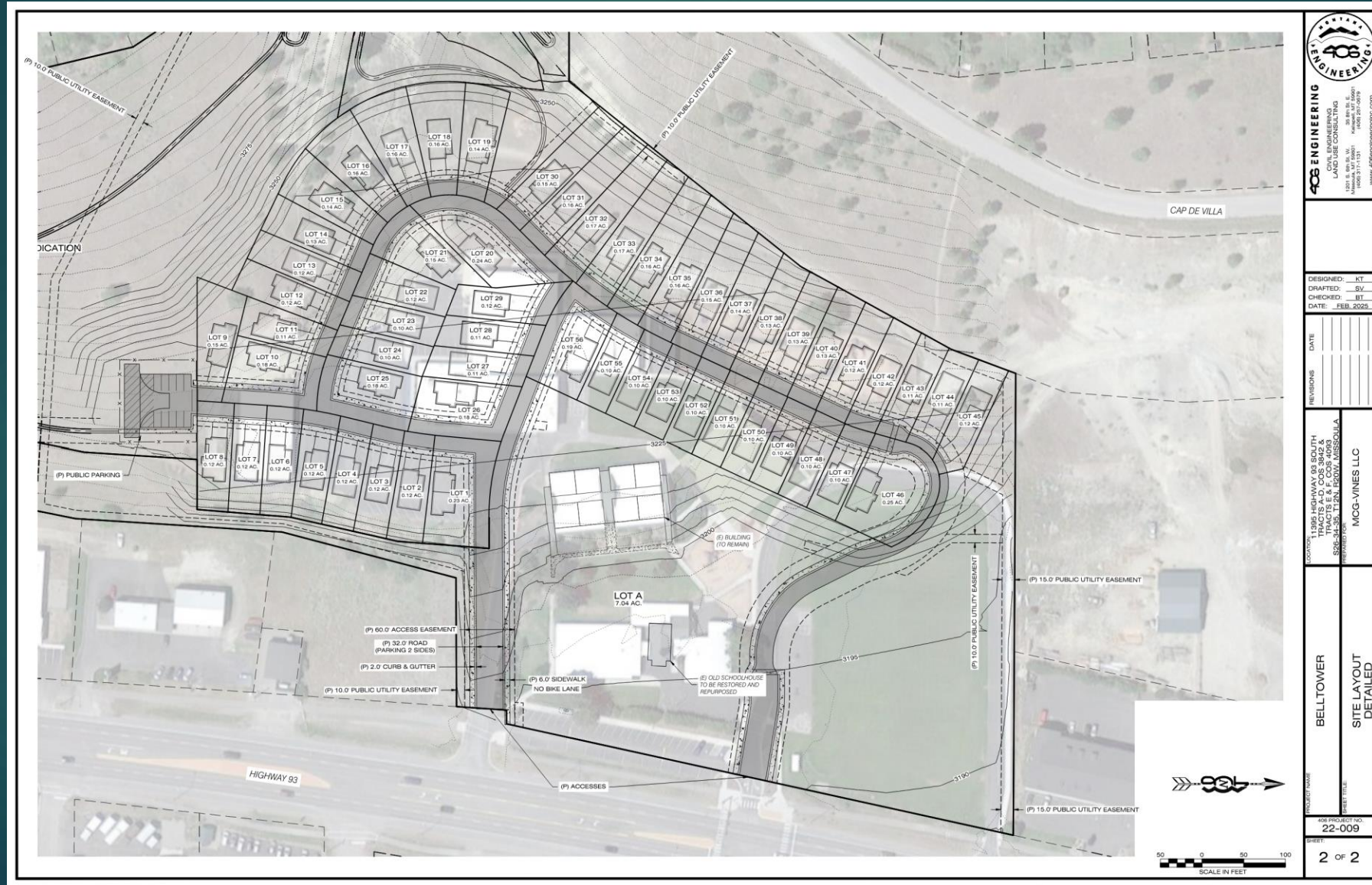
PROPOSAL FOR 56 SINGLE-FAMILY HOMES, COMMERCIAL LOT AND A LOT FOR FUTURE DEVELOPMENT (LOT A)



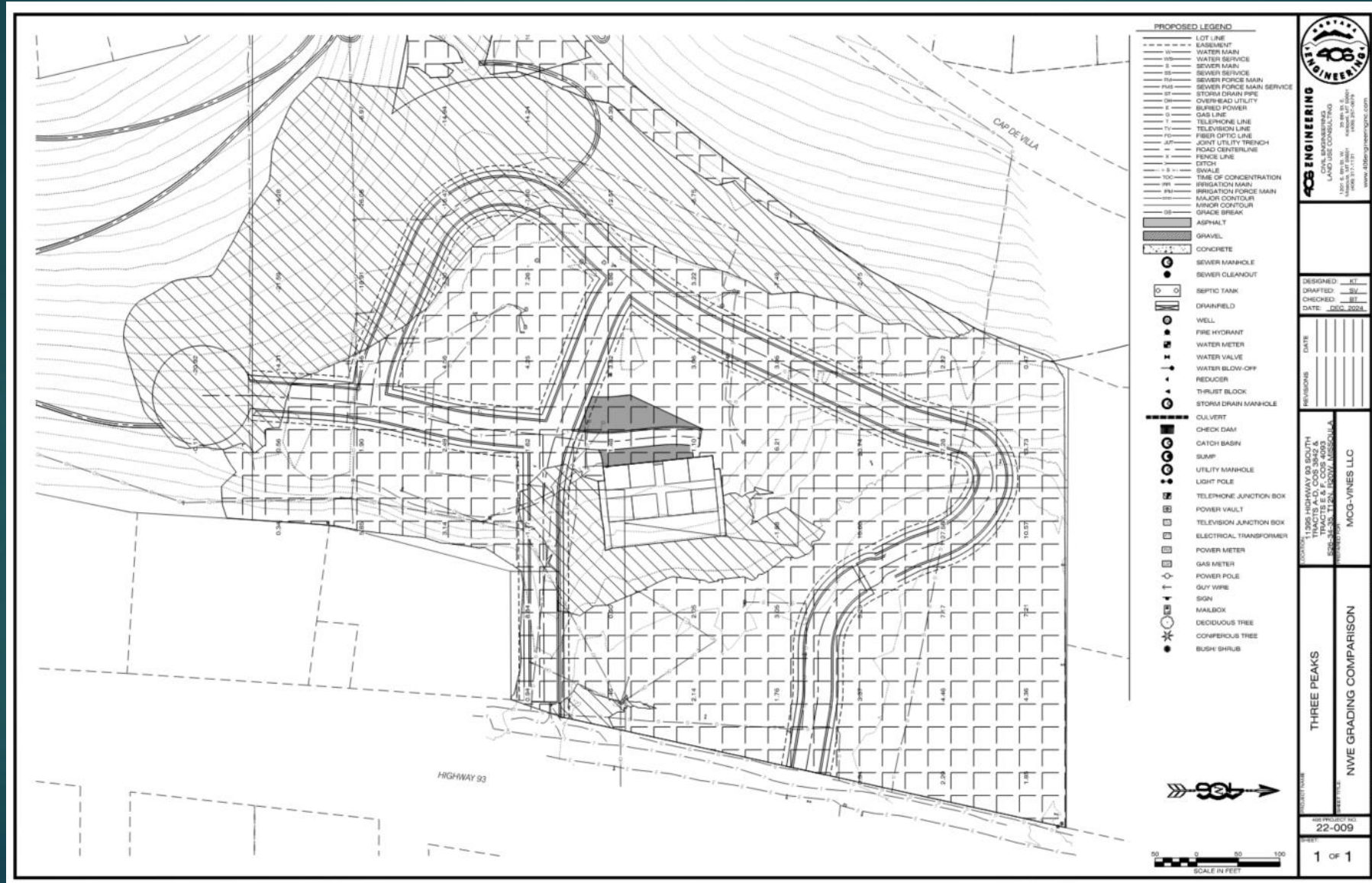




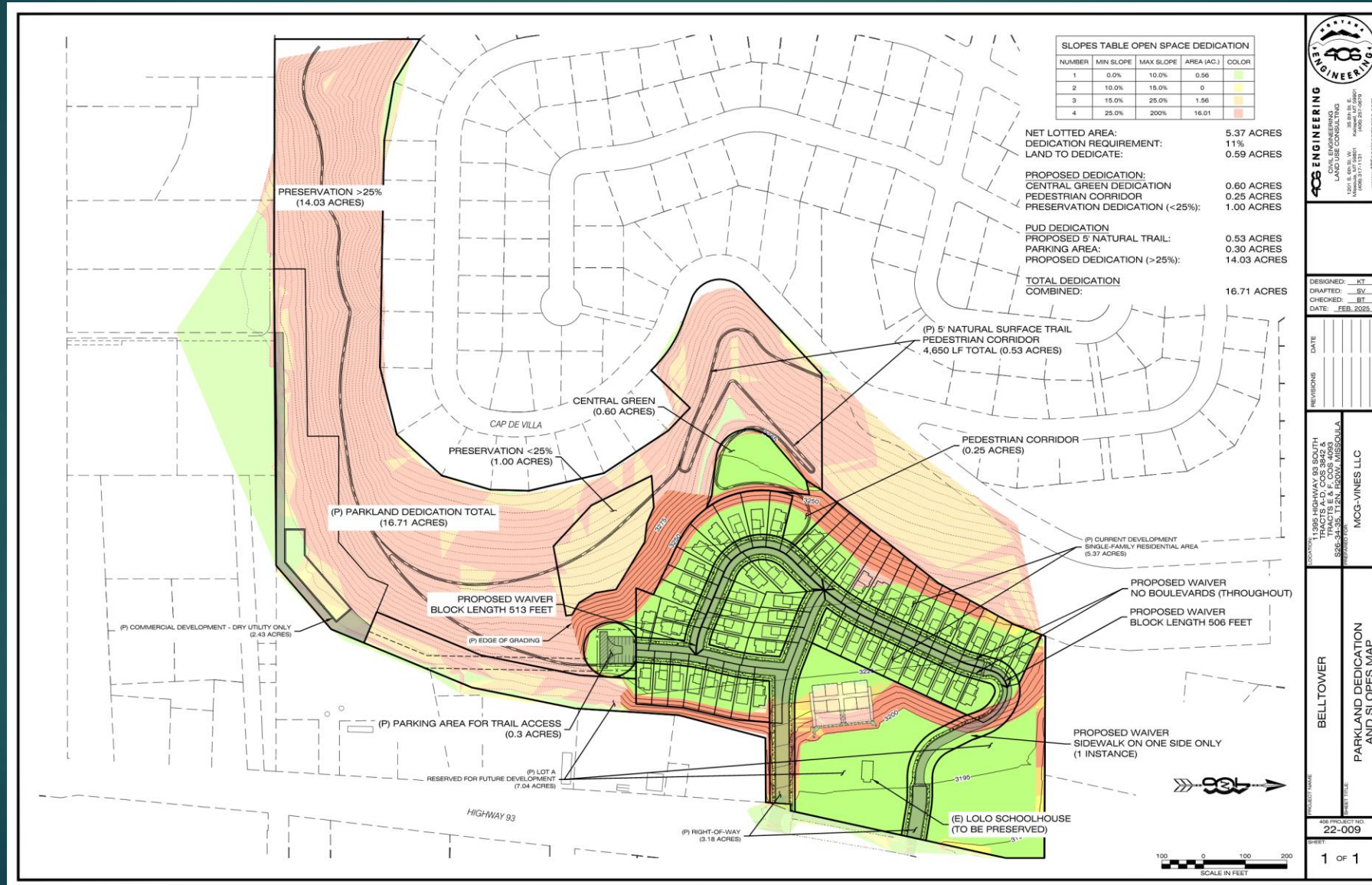
PROPOSAL FOR 56 SINGLE FAMILY HOMES (1 PHASE) PROPOSED TO IMPROVE HISTORICALLY IMPACTED AREAS



A MASS GRADING PLAN WILL RESHAPE THE SITE FOR EFFICIENT INFRASTRUCTURE

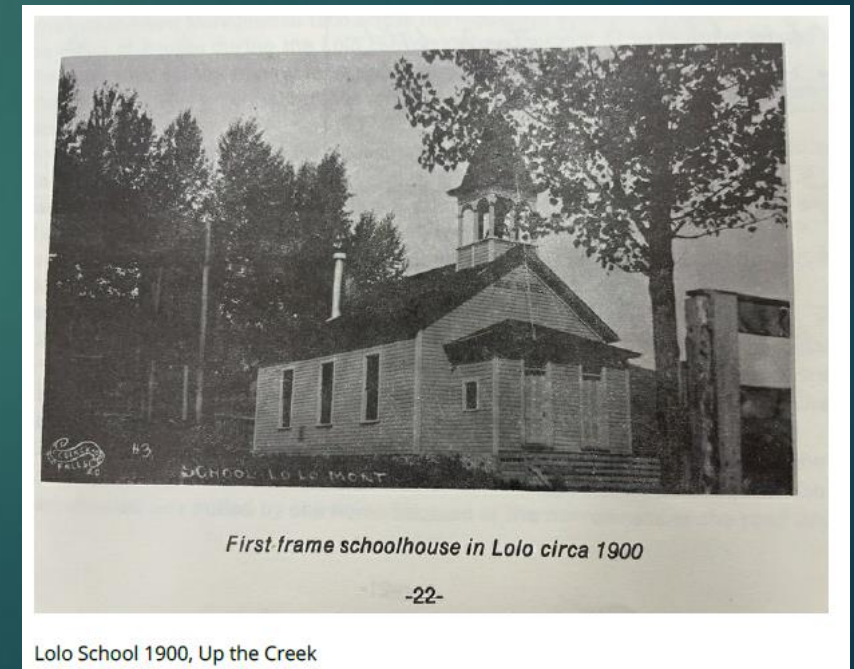


PROJECT WILL DEDICATE 16.71 ACRES AS COUNTY PARKLAND

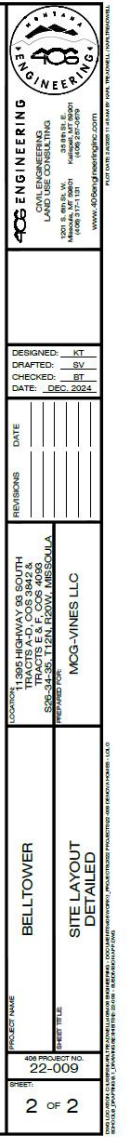


“BELLTOWER.” IT’S MORE THAN A NAME.

- ▶ Does not qualify for National Registry due to loss of Historical Integrity
- ▶ Partnerships with local relocation and preservation experts are being explored for offsite rehabilitation
- ▶ The old bell is monumented at the new school location
- ▶ Western Montana Cultural Historical Investigation Report
 - ▶ Historic Belltower will be preserved
 - ▶ Materials from the east facade can be reclaimed
 - ▶ Commemorative Plaque
 - ▶ Displayed onsite or elsewhere



- ▶ Utilizes existing accesses
- ▶ South access will be Right Entry/Exit Only
- ▶ Upgrades to Lighted Intersection
 - ▶ Tyler Way
 - ▶ To be reviewed by MDT
- ▶ Traffic Study Reports about 1/2 the number of Trips per Day



CONDITIONS OF APPROVAL – ENGINEER'S RECOMMENDATIONS

- ▶ No Changes Requested

QUESTIONS/THOUGHTS/FEEDBACK?



KARL TREADWELL
karlt@406eng.com

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406-317-1131 (o)

Belltower PUD Subdivision

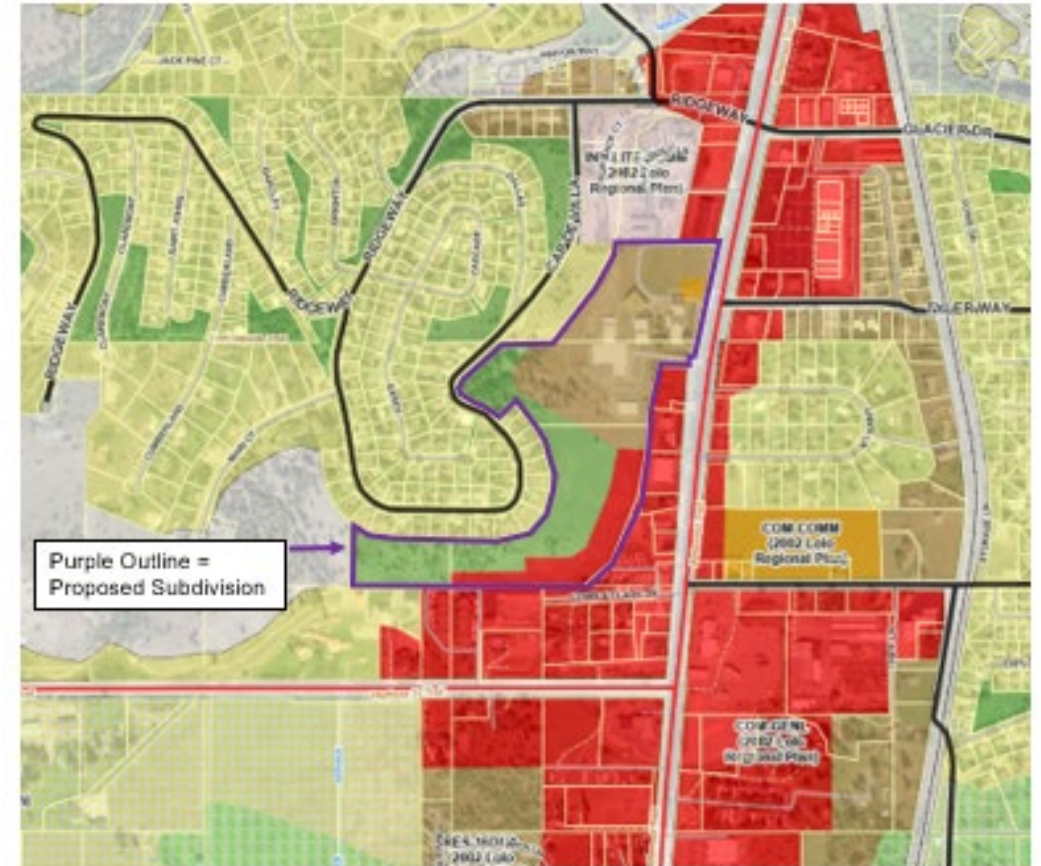
Planning Board: August 19, 2025

Board of County Commissioners: September 11, 2025



Growth Policy Land Use Recommendations

- Residential, 16 du/ac (brown)
- General Commercial (red)
- Community Commercial (orange)
- Open Space (green)



Planned Unit Development Subdivisions

1

encourage creative designs that do not compromise public health and safety

2

promote mixed land uses and clustered designs to better respond to natural site characteristics

3

reduce infrastructure costs

4

accommodate superior common area designs

5

encourage preservation of historic and cultural resources

PUD Waivers

- Section 3.3.2.2 Block Length: Northwest block to 600'
 - Section 3.4.7.3 Curb, Gutter and Boulevard: Elimination of landscaped boulevard
 - Section 3.4.9.4 Non-Motorized Standards”: Sidewalk on only one side of Primary Road on portion of Lot A
 - Section 3.4.7 Road Width for Primary Road as it traverses Lot A
 - Section 3.4.7 ADA compliant pedestrian walkways
 - Section 3.4.7 Elimination of 6' bike lanes on internal roads
-

SLOPES TABLE		
MIN SLOPE	MAX SLOPE	COLOR
0.0%	10.0%	
10.0%	15.0%	
15.0%	25.0%	
25.0%	200%	

LEGEND

---	LOT LINE
---	EASEMENT
---	WATER MAIN
---	WATER SERVICE
---	SEWER MAIN
---	SEWER SERVICE
---	SEWER FORCE MAIN
---	SEWER FORCE MAIN SERVICE
---	STORM DRAIN PIPE
---	OVERHEAD UTILITY
---	BURIED POWER
---	GAS LINE
---	TELEPHONE LINE
---	TELEVISION LINE
---	FIBER OPTIC LINE
---	JOINT UTILITY TRENCH
---	ROAD CENTERLINE
---	FENCE LINE
---	DITCH
---	SWALE
---	TIME OF CONCENTRATION
---	IRRIGATION MAIN
---	IRRIGATION FORCE MAIN
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	GRADE BREAK

	ASPHALT
	GRAVEL
	CONCRETE
	SEWER MANHOLE
	SEWER CLEANOUT
	SEPTIC TANK
	DRAINFIELD
	WELL
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WATER SLOW-OFF
	REDUCER
	THRUST BLOCK
	STORM DRAIN MANHOLE
	CULVERT
	CHECK DAM
	CATCH BASIN
	BUMP
	UTILITY MANHOLE
	LIGHT POLE
	TELEPHONE JUNCTION BOX
	POWER VAULT
	TELEVISION JUNCTION BOX
	ELECTRICAL TRANSFORMER
	POWER METER
	GAS METER
	POWER POLE
	GUY WIRE
	SIGN
	MAILBOX
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH/SHRUB
	SOIL PROFILE
	PERCOLATION TEST
	GROUNDWATER MONITORING

LOTARY ENGINEERING

CIVIL ENGINEERING
LAND USE CONSULTING

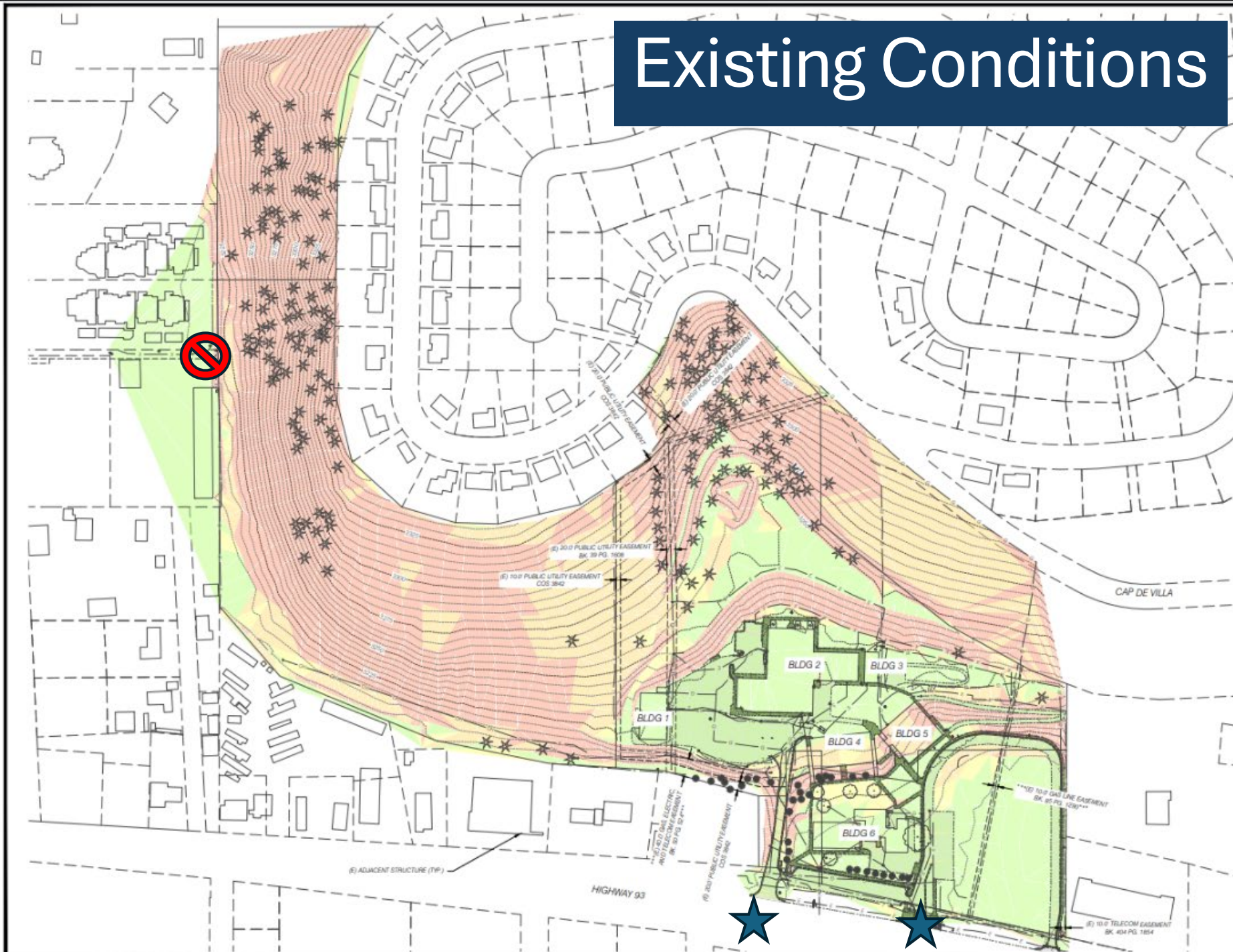
1301 S. 9th St. W.
Tulsa, Oklahoma 74106
(918) 741-1000
www.lotaryengineering.com

DESIGNED: <u>KT</u> DRAFTED: <u>SV</u> CHECKED: <u>KT</u> DATE: <u>FEB. 2005</u>	DATE _____ REVISIONS _____
--	--

OWNER: WATER & CO. 6005 86th S TRACTS E & F CO-3-0093 S26, S34, S35, T12N, R04W, P.4M. MISSOURIA COUNTY MISSOURIA	MDG-VNES LLC
---	--

BELLTOWER	EXISTING CONDITIONS
---	---

PROJECT NAME: _____	PROJECT NO: 22-009
DATE: _____	REVISION: _____



Access



Parkland

NUMBER	MIN SLOPE	MAX SLOPE	AREA (AC.)	COLOR
1	0.0%	10.0%	0.56	
2	10.0%	15.0%	0	
3	15.0%	25.0%	1.56	
4	25.0%	200%	18.01	

NET LOTTED AREA:	5.37 ACRES
DEDICATION REQUIREMENT:	11%
LAND TO DEDICATE:	0.59 ACRES

PROPOSED DEDICATION:	
CENTRAL GREEN DEDICATION	0.60 ACRES
PEDESTRIAN CORRIDOR	0.25 ACRES
PRESERVATION DEDICATION (<25%):	1.00 ACRES

PUD DEDICATION	
PROPOSED 5' NATURAL TRAIL:	0.53 ACRES
PARKING AREA:	0.30 ACRES
PROPOSED DEDICATION (>25%):	14.86 ACRES

(P) 5' NATURAL SURFACE TRAIL
- PEDESTRIAN CORRIDOR
4,650 LF TOTAL (0.53 ACRES)

PEDESTRIAN CORRIDOR
(0.25 ACRES)

- (P) CURRENT DEVELOPMENT
 - SINGLE-FAMILY RESIDENTIAL AREA
 (5.37 ACRES)

PROPOSED WAIVER
NO BOULEVARDS (THROUGHOUT)

PROPOSED WAIVER
BLOCK LENGTH 506 FEE

PROPOSED WAIVER
- SIDEWALK ON ONE SIDE ONLY
(1 INSTANCE)

(E) LOLO SCHOOLHOUSE
(TO BE PRESERVED)

(7) RIGHT-OF-WAY
(3.18 ACRE)

HIGHWAY 9

37 LOT
OPEN
ACRES

RAIL ACCESS:
(0.3 ACRES)

7) EDGE OF GRADING

PROPOSED WAIVER
LENGTH 513 FEET

PRESERVATION <25%
(1.00 ACRES)

CENTRAL GREEN
(0.60 ACRES)

CAP DE VILL

PRESERVATION >25%
(14.86 ACRES)

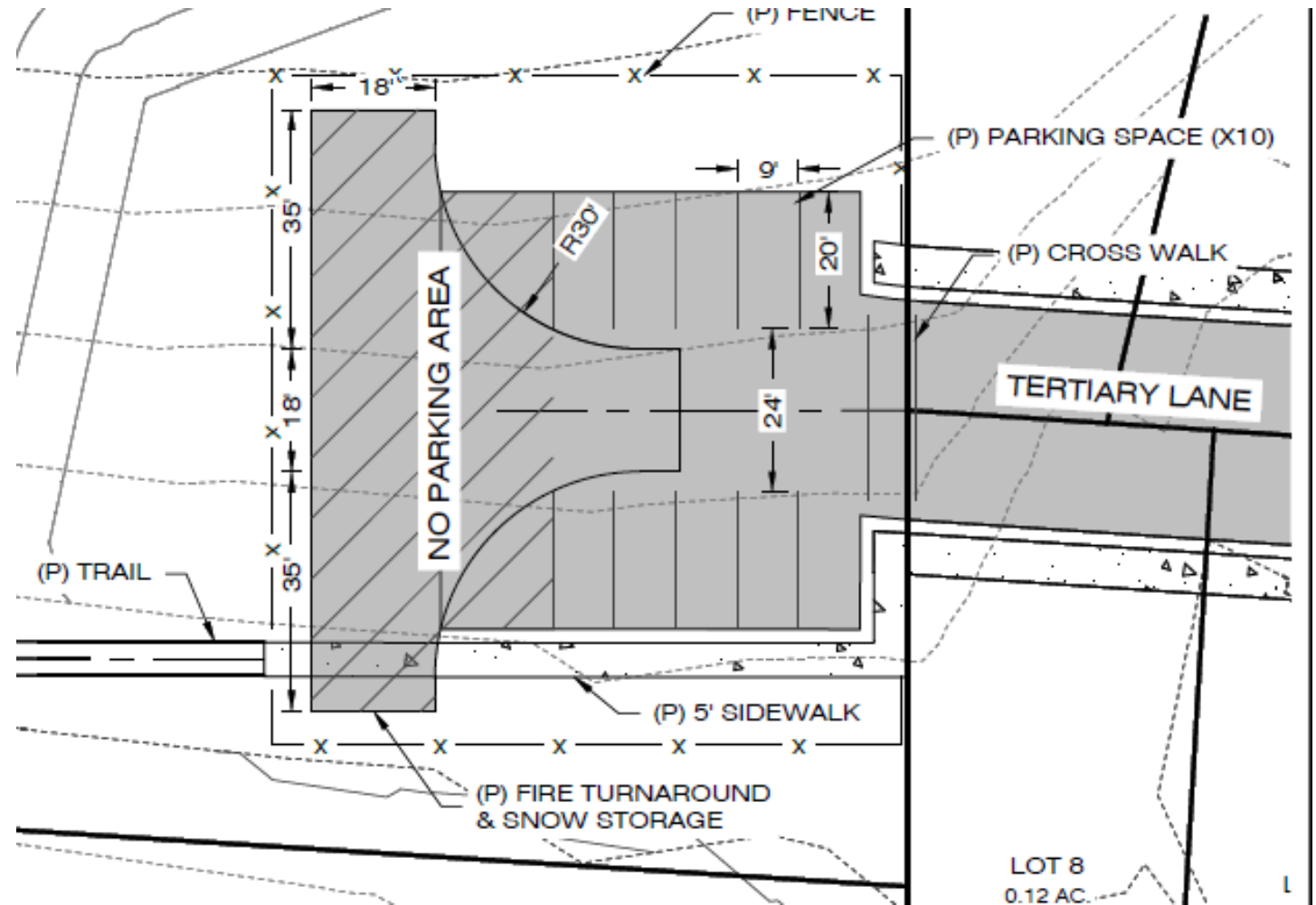
(P) PARKLAND DEDICATION TOTAL
(16.71 ACRES)

(P) COMMERCIAL DEVELOPMENT - DRY UTILITY ONLY
(2.43 ACRE)

 Q&B ENGINEERING CIVIL ENGINEERING LAND USE CONSULTING 39100 15th St. N. Suite 200 Minneapolis, MN 55412 (612) 835-1131 (612) 835-2678 www.qandbengineering.com		DESIGNED: <u>NT</u> DRAFTED: <u>SV</u> CHECKED: <u>NT</u> DATE: <u>JAN. 2009</u>	
PROJECT NO.: 22-009	SHEET NO.: 1 OF 1	LOCATION: 11996 HIGHWAY 93 SOUTH TRACTS A-D, COB 39.42 & TRACTS E & F, COB 40.93 SD-34-35, T12N R25W M5501A MOG-VINES LLO	REVISIONS: _____ DATE _____ _____ DATE _____ _____ DATE _____ _____ DATE _____ _____ DATE _____
PROJECT TITLE: PARKLAND DEDICATION AND SLOpes MAP		SHEET TITLE: PARKLAND DEDICATION AND SLOpes MAP	

Parking Area for Park Access

- Meet Public Works, Fire, and PTOL standards
- Ten (10) parking spaces
- Sidewalk connecting to trailhead
- Fire-approved turnaround

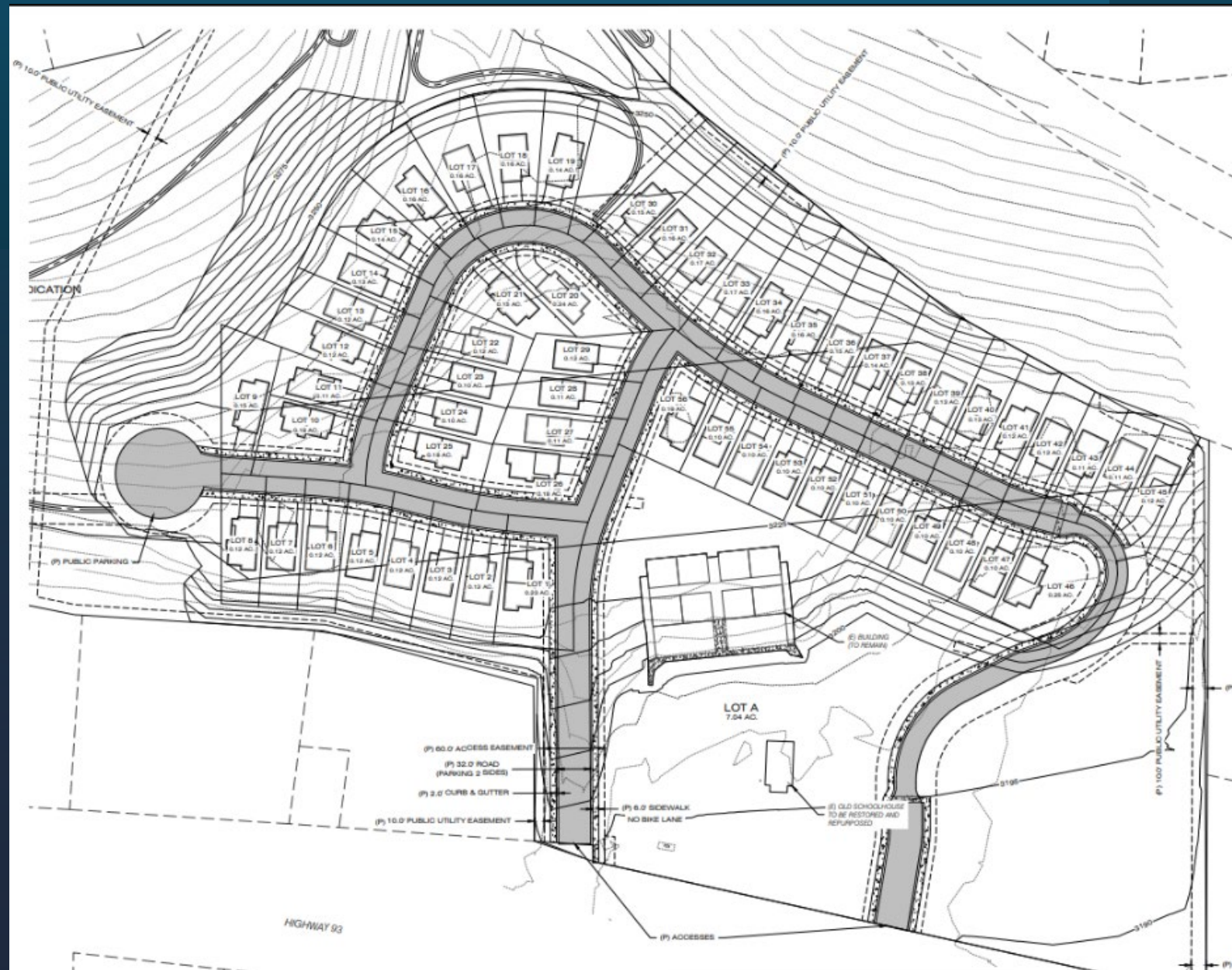


Sewer and Water Lolo RSID #8901

Annexation Petition to
BCC 9/11/25

56 connections (same
as Old Lolo School)







Historical & Cultural Resources: Lolo School

- Preserve on or off-site
 - Restore
 - Adaptive Reuse
- Restore Belltower and include interpretative signage
- Subdivision name recognizes historical significance



Schoolhouse in Lolo circa 1900

Staff
Recommendation

TO APPROVE the Belltower PUD
Subdivision, based on the findings of
fact and conclusions of law in the staff
report, and subject to the recommended
conditions of approval (as amended).

Staff recommends 30 conditions of
approval

Highlights of Recommended Conditions

Traffic Impact Study Implementation (#5)

Where roads divide Lot A, make separate lots (#6)

Subdivider to petition for No Parking Resolution (#7)

Subdivider to Create RSID for road improvements (#8)

No access strip along Highway 93 S (#9)

20' Pedestrian Access Easement (Primary Rd. to N. property boundary) (#11)

Sidewalk at the end of Tertiary Lane connecting to trailhead (#13)

20' Separation Between Lots 19 and 30 (#18)

Non-motorized easement from Lolo Vista Drive to park (#19)

Subdivider to install 5' wide natural surface trail in park (#20)

Parking area at end of Tertiary Lane (#21)

Geotechnical Analysis (#22)

Utilities (#23)

Historic Preservation (#25)
