



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: December 16, 2025, 6:00 p.m.

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

Members in Attendance: James Fountain (County Alternate), Lynn Davis (City Appt), Derek Kanwischer (City Appt), Rick Hall (County Appt), and Tung Pham (Mayor)

Members Absent: Danny Oberweiser (County Appt), Josh Schroeder (Conservation District), Danny Tenenbaum (City Alternate), and Shane Morrissey (City Appt)

I. CALL TO ORDER [Time stamp – 0:04]

Rick Hall, acting president, called the meeting to order at 6:01 p.m.

II. ROLL CALL [Time stamp – 0:11]

Analeshia Rodriguez called the roll. Four regular members and one alternate were present. County alternate James Fountain was promoted to voting member for the evening. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:15]

Derek Kanwisher moved, and Tung Pham seconded approval of the November 18, 2025, and November 20, 2025, minutes as written. The motion passed unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:30]

Bruce Baxter, an East Missoula homeowner, stated that while Planning staff designated the Canyon River Golf Course community and the Aspire Subdivision as Low Urban Residential, the Missoula County jurisdiction portion of East Missoula was shown as UR-3 (high density) on the Zoning Map. He said this zoning does not reflect existing development patterns, infrastructure, or historic zoning, and raised concern that future annexation could allow higher-density development inconsistent with the East Missoula community. He requested that the area instead be designated LU-R2 to better align with existing land use and surrounding neighborhoods. Planning Board member, Rick Hall, clarified that the UR-3 designation that was shown on the Zoning Map is for future annexation purposes only and does not apply to land currently in the County, and therefore was not within the purview of the code that was just changed. He also noted that the portion of the Aspire Subdivision within City limits was previously rezoned to LU-R2 by the Planning Board.

V. STAFF ANNOUNCEMENTS [Time stamp – 8:19]

There were no staff announcements.

VI. PUBLIC HEARINGS

A. Ian Varley, Planning Manager; Lauren Ryan, Planner III, Missoula County Planning, Development & Sustainability – Swan Valley Neighborhood Plan – Amendment to the Missoula County Growth Policy [**Time stamp – 8:26**]

Additional Presenter: Jon Simon

STAFF PRESENTATION

Jon Simon, a resident of the Swan Valley and former Co-Chair of the Swan Valley Planning Committee, presented the Swan Valley 2025 Neighborhood Plan. He outlined the committee's public engagement process and described how community feedback was gathered to identify the values that guided the plan's recommendations. He explained that the Neighborhood Plan is organized into eleven sections, each containing objectives and action strategies. Jon also described the three alternative plan options that were developed by the committee and presented to the community, explaining that these alternatives were reviewed by the Swan Valley Community Council. He concluded by noting that the plan included implementation recommendations and was intended to update and replace the existing 1996 Swan Valley plan.

Jon explained that a primary concern with the 1966 Swan Valley Neighborhood Plan was the lack of implementation. He stated that the 2025 Neighborhood Plan builds directly on the foundation of the 1996 plan, with the key distinction being updated data, community input, and implementation. The planning process included an updated Existing Conditions Report that compared data with newly generated 2025 data to better understand how conditions in the valley have changed over time. The community data collection process that informed the Swan Valley 2025 Neighborhood Plan was summarized. Jon stated that the data collection started with a community questionnaire and included both quantitative data and open-ended qualitative responses. He shared that residents highlighted strong neighbor relationships, community support, and a deep culture of volunteerism and noted that these values were essential in understanding the community values.

Jon summarized key highlights from the questionnaire, and stated a strong majority of residents supported keeping large-scale commercial development out of the valley. He reported that the underlying concern expressed by residents was water quantity and water quality. He concluded that the questionnaire showed limited support for repeating the 1996 approach of adopting a neighborhood plan without implementation.

Jon listed the three core values that came out of the engagement process. The community wanted to maintain its identity as a rural township, emphasizing preservation of rural character, low-density development, volunteerism, open space, and a preference for family-run businesses. For the second value, residents expressed strong concern for environmental quality, including clean air and a resilient forest with abundant wildlife. For the third, it was ensuring accessibility to public lands. He described the current challenges facing the Swan Valley, including rising land prices, limited employment opportunities, age structure of the population, housing affordability, and the impacts of tourism.

The three land use alternative approaches for the Swan Valley 2025 Neighborhood Plan was addressed. Alternative one focused on a commercial zoning ordinance intended to limit large-scale commercial and tourist development while supporting family-run, small-scale businesses and local employment. Alternative two expanded upon the first alternative by adding comprehensive zoning and density standards, revisiting the 1996 plan's recommendations for larger lot sizes and lower densities, strengthening implementation tools and confirming that all

existing lots and uses would be grandfathered in accordance with state law. This alternative also proposed a public-land designation that apply only if Forest Service lands were ever sold, using larger minimum parcel sizes to protect wildlife corridors and open space. Alternative three proposed adoption of a plan without zoning recommendations. Based on analysis of development changes since 1996, public input, and environmental considerations including water quality, the Planning Committee unanimously recommended Alternative two to the Swan Valley Community Council. He noted that the plan includes implementation measures, including standing implementation committees focused on water quality and needed data collection, coordination with the U.S. Forest Service, and economic development.

Ian Varley, Planning Manager with Missoula County Planning, Development & Sustainability, presented the key findings of the Swan Valley 2025 Neighborhood Plan. He described the planning area, noting that the planning area boundaries are a mosaic of private and public lands that align with the Swan Valley Community Council and school district boundaries. He noted that the Swan Valley's year-round population has remained relatively stable at approximately 500–600 residents, while housing has increased. He explained that the 13-member Swan Valley Planning Committee was appointed by the Swan Valley Community Council in November 2023 as a subcommittee to explore land use planning tools in response to concerns about large-scale development proposals.

Ian summarized the extensive public engagement effort, which included mailed questionnaires and community letters, articles in the Swan Valley Pathfinder, community open houses, presentations to local community groups, and 30 monthly meetings of the planning committee. Key themes from public comment on the Swan Valley 2025 Neighborhood Plan were summarized as well. It was noted that residents expressed strong support for protecting the Swan Valley's wild landscape, wildlife, forests, and rural, undeveloped character, as well as the community's strong social ties, community support, and culture of self-reliance. Public comment also reflected concerns about increasing development pressure, limited services and infrastructure, and the challenges of aging in place in a remote rural area. While outdoor recreation was widely valued, residents raised concerns about its impacts on natural resources.

A significant key theme in public comment was zoning. Ian stated many residents supported zoning as a tool to conserve rural character and protect natural resources, while others opposed zoning due to concerns about private property rights, potential impacts on local builders, housing affordability, and a general distrust of government regulation. Staff noted there was confusion about how zoning would function and what activities would or would not be allowed, noting a community member submitted a petition to the community council opposing zoning with 120 signatures. Particular concern centered on residential density and minimum lot size requirements included in Alternative two of the plan. Community members raised concerns regarding the composition and function of the 13-member Swan Valley Planning Committee. Overall, staff concluded that the planning process included robust public engagement and provided multiple opportunities for community participation and comment.

Ian presented an agency comment from the County Floodplain Administrator requesting Planning Board direction on whether to amend the Future Land Use Map to better reflect mapped flood hazard areas. The recommendation proposed assigning the Open and Resource Lands designation to all areas within the Zone AE floodplain and flood fringe, and the Public Lands and Open Space designation to areas within the Zone AE floodway. It was noted that this change was not incorporated into the current draft of the plan and is therefore seeking a Planning Board recommendation on whether to proceed.

An overview of the Community Council summary was given. Public hearings were held in Condon on October 21, 2025, followed by a second meeting on November 17, 2025. It was noted that while Montana law does not require a Community Council recommendation, Missoula County's Growth Policy does, and therefore a recommendation was requested. At the October meeting, the Community Council formally disbanded the Swan Valley Planning Committee after determining it had fulfilled its purpose. On November 17, 2025, the Community Council voted 3–1, with one abstention, to recommend the plan with amendments, including:

- Change the recommended maximum resort and hotel size from 50 to 30 beds
- Removed the recommendation regarding the feasibility of the water quality district
- Changed the plan to recommend zoning more consistent with Alternative 1 (regulating large commercial, industrial, resort and telecommunication use), instead of Alternative 2 which included residential density and minimum lot sizes

Staff further explained that the plan was reviewed for consistency with the Missoula County Growth Policy and was found to be consistent with 13 of 16 goals, did not contradict any goals in the plan, and that the December draft updated future land use designations to better align with the Growth Policy's Land Use Element. Staff concluded with a recommended motion for the Missoula Consolidated Planning Board adopt a resolution recommending the Swan Valley Neighborhood Plan be adopted by the Missoula Board of County Commissioners as an amendment to the Missoula County Growth Policy, based on findings of fact and conclusions of law.

See PowerPoint presentation slides.

BOARD QUESTIONS [Time stamp – 54:52]

Planning Board members asked clarifying questions regarding the proposed recommendation to designate the mapped floodplain areas, specifically how this would affect residents on private property. Ian responded that future land use designations apply to both public and private lands, but that these designations are policy recommendations, not zoning or regulatory restrictions. He clarified that the Open Space designation does not prohibit development on private land by itself. Any proposal to build in the floodplain must comply with Missoula County's floodplain regulations. Additional questions addressed if there were any Forest Service special use permit cabins in the planning area, with confirmation that 17 permitted residential cabins exist on Forest Service lands near Holland Lake. Discussion also touched on economic development implementation strategies, with Jon giving clarification that the Swan Valley Community Council showed a preference for Alternative one and intended to form standing committees in early 2026.

A member requested clarification on how the three plan alternatives were revised following review by the Swan Valley Community Council and how those changes were made in the alternatives that were presented to the Board. In response, staff explained that the Planning Committee functioned as a subcommittee of the Community Council and was formally dissolved, at which point the Community Council took responsibility for the final recommendations. Community Council addressed the community's primary concern about large-scale resort and hospitality development, and recommended reducing the maximum size of hospitality uses from 50 beds to 30 beds to reinforce a small-scale, family-operated tourism goal, removing the recommendation to pursue a water quality district in favor of other mechanisms that didn't require a taxation district, and revising the zoning-based alternative to regulate types of uses rather than residential density or minimum lot sizes.

Staff addressed the three Growth Policy goals that were found to be neither furthered nor contradicted by the plan. Ian explained that one of these involved historic preservation and coordination with Tribal governments and added that two additional goals related to inter-agency coordination and streamlining development review, emphasizing that a neighborhood plan is not required to advance every Growth Policy goal.

PUBLIC COMMENT [Time stamp – 1:13:35]

- Edward Klassen, a resident of Condon, provided public comment opposing the zoning portion of the Swan Valley 2025 Neighborhood Plan. He stated that he represents the 130 people out of the 163 who oppose the zoning of any kind and preferred Alternative one. He said that Alternative one was not being clearly shown and that sections of Alternative two, including references to the minimum lot sizes of 40-acres and 10-acres, were still included. He raised concerns regarding the planning process, noting that many planning committee meetings lacked proper public notice, meeting minutes, or a voting quorum, and some meetings were held online without the public being aware or able to participate. He added that 19 of the 30 subcommittee meetings did not receive the required seven-day public notice, and that several meetings in January, March, and April 2025 were held online without public access. He further stated that the draft of the plan that was approved by Community Council was held by a meeting that did not meet quorum. He also stated that notice of the zoning change did not reach all residents, including renters and people living in homes held in trust. Klassen asked that the plan be sent back to address these process concerns and that the community be given more time to review it before any decisions are made. He added that removing limits on housing or subdivision size could help younger family members remain in the valley. He concluded by noting that additional petition pages were being submitted for the public record.
- Grace Siloti, Chair of the Swan Valley Community Council, resident of Condon and local business owner, provided public comment describing her participation on the Swan Valley Planning Committee as an effort to gain knowledge of the planning process. She stated that all meetings were open to the public and noted the challenges of ensuring that every person is represented when individuals choose not to attend or engage appropriately. As a Council member, she expressed appreciation in the Council's work and explained that the Council supported Alternative 1 as a fair balance that acknowledged concerns about property rights while respecting the feedback of residents who participated through the meetings and surveys. Speaking as a resident, she highlighted the area's strong culture of volunteerism, community support, and rural identity and the importance of protecting the area's natural resources and wildlife. She concluded that the process was positive overall and that the Community Council acted to preserve the character of the Swan Valley. She also explained that Community Council meetings are held on the third Tuesday of each month at 6:00 p.m. at the Swan Valley Community Hall, with notice provided on the Swan Valley Facebook page, Post Office and Community Center.
- Zoe Mohesky, a Swan Valley property owner, stated her support for the plan. She expressed agreement with the plan's core values, noting they reflect community values and are consistent with the 1996 Swan Valley Plan. She stated she attended many of the Planning Committee meetings and open houses and believed the public had ample opportunities to participate. She supported the future land use objectives, density recommendations, and map. Mohesky encouraged adoption of the implementation of a blanket zoning or special zoning district for Alternative one. She also expressed support for future consideration of residential zoning.

- Marcia Tapp, a resident of Condon, shared her involvement in the community, and expressed her support for Alternative one. She asked the Planning Board to keep Alternative two as an option for future consideration due to concerns about the impacts of increased density on groundwater and septic systems. She cautioned that overdevelopment would lead to water and septic failures and emphasized the importance of protecting the valley's natural character. She concluded by inquiring about the petition opposing the zoning, stating that they were not informed signatures as the individuals did not participate in meetings or open houses.
- Sharon and Steve Lamar, residents of Condon, expressed their support for the Swan Valley 2025 Neighborhood Plan planning process and the work of the Planning Committee, and stated support for both Alternative one and Alternative two. She noted that the community is changing and experiencing increasing development pressure from larger corporate interests. She commented that there were plenty of opportunities for public participation, including open houses and multiple meetings. She raised a specific concern regarding the proposal of a 260-foot cell tower to be built near the local museum, and believe the tower would negatively impact the character of the community. She asked the County to provide input to this issue, asking to limit the tower height to 200 feet consistent with Alternative 1, or to relocate the facility away from the museum.
- Ted Morgan, a resident of Condon and a member of the Swan Valley Community Council, commented that he was the member who abstained from the Community Council vote due to the divided opinions within the community. He stated that if a zoning mechanism is pursued, Alternative one appears to have most of the communities support. He acknowledged that concerns about growth are common across Montana but emphasized the importance of relying on actual data, noting that development rates in Condon over the past five years have not ranked among the community's highest growth periods. He also expressed that adopting Alternative one, would allow time for them to see the future growth trends. Morgan concluded by stating his opposition to large commercial developments, and noted that Alternative one addresses those concerns while supporting the community's character.
- Luke Lamar, a resident of Condon and former member of the Swan Valley Planning Committee, provided public comment on his own behalf as a citizen. He stated that his experience on the Planning Committee highlighted misunderstanding about zoning and the differences between Land Use Alternatives one and two, noting that signatures collected in opposition of the zoning were not fully informed and that petitions have no legal effect until zoning is enacted by his understanding. He urged the Planning Board to accept the Swan Valley 2025 Neighborhood Plan as recommended by the Swan Valley Community Council, specifically supporting Land Use Alternative one. He emphasized that Alternative one preserves the plan's three core values and expressed support for the floodplain recommendations.
- Michael Flynn, a resident of Condon, stated that earlier public comments regarding how the petition of signatures was presented were inaccurate, noting that the petition was explained clearly and multiple times. He also stated that public outreach for the meetings was inadequate, explaining that although he lived in Condon during that period, he did not receive mailed notices, a flyer, or a questionnaire and was unaware of the zoning process until later. Mr. Flynn further expressed concern that some plan language and descriptions were

misleading, citing the example of the proposed bed-count change from 50 to 30 as being portrayed incorrectly. He concluded by stating that the meeting process was inappropriate and urged the Planning Board to reconsider making a recommendation before moving forward.

RECOMMENDED MOTION

Tung Pham made the following motion to approve the request, and James Fountain seconded the motion:

THAT the Missoula Consolidated Planning Board adopt a resolution recommending the Swan Valley Neighborhood Plan, as shown in Attachment A, be adopted by the Missoula Board of County Commissioners as an amendment to the Missoula County Growth Policy, based on the findings of fact and conclusions of law.

BOARD DISCUSSION [Time stamp – 1:49:54]

Staff addressed questions from the Board regarding the Community Council recommended changes and highlighted the six primary future land use strategies. It was emphasized that Strategy number six represents the key policy direction, clarifying that the updated future land use map is advisory only, that its residential density and minimum lot size recommendations are guidance rather than regulatory requirements, and that only Strategies one through five are intended to be implemented through potential land use regulations such as zoning. Staff further explained that earlier drafts had proposed zoning tied to residential density and lot size standards consistent with the future land use map, but that approach was revised based on community input. It was noted that the addition of a future land use map is required by the County Growth Policy for neighborhood plans.

The discussion focused on the implementation strategies listed in plan as being advisory only and how zoning recommendations would be implemented. Ian explained that county-initiated zoning would require a distinct legal process, including additional public engagement such as open houses and public meetings. Staff clarified that the growth size limits and other policies contained in the Swan Valley 2025 Neighborhood Plan are advisory and is referenced during subdivision process to see whether it's consistent with community objectives. Staff further explained that the Plan does not currently change any densities on any existing properties, but includes a Future Land Use Map, stating any future zoning actions by the Missoula County Commissioners must be consistent with the plan. Members addressed concerns regarding the public notification and process.

Clarification was requested regarding the recommended motion, specifically how Alternative one and Alternative two were referenced and how the Community Council's recommended changes were reflected in the version of the Swan Valley 2025 Neighborhood Plan. Ian clarified that the plan incorporated the Community Council's recommendation to align more closely with Alternative 1, removing recommendations for residential density zoning and minimum lot sizes. Staff also confirmed that the proposed resort and hotel maximum number had been reduced from 50 beds to 30 beds, as reflected in the current draft and Alternative one was the option formally voted on by the Community Council.

Board members stated their support for the motion and Alternative one, noting that the plan is advisory, provides protection for the Swan Valley, reflects community values, and does not constitute zoning. They discussed the role of federal floodplain regulations, acknowledging that floodplain development is already regulated through FEMA standards regardless of plan adoption, but expressed concern about incorporating new changes at this stage. Karen Hughes,

Director of Missoula County Planning, Development, and Sustainability, explained that the County participates in the Community Rating System and adopts land use guidance that further restricts development for areas with flood hazard, so the County is not relying solely on regulatory floodplain regulations, but also within the land use plans and any future zoning that may be implemented. Staff explained that the Floodplain Administrator had raised this concern earlier in the process, but a subsequent conversation led staff to believe it was no longer being pursued, so it was not incorporated into the draft plan or presented to the Community Council. The board concluded that they did not want to make the floodplain recommendation to the future land use map.

VOTE

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

AYES: (5): Lynn Davis, Derek Kanwischer, Tung Pham, James Fountain, Rick Hall

NAYS: (0):

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS [Time stamp – 2:10:41]

There were no communications or special presentations.

VIII. COMMITTEE REPORTS [Time stamp – 2:11:48]

Board member, Tung Pham, reported that the Transportation Policy Coordinating Committee (TPCC) recently held three presentations addressing an updated Public Participation Plan, proposed amendments to the Long-Range Transportation Plan, and an update on Federal Grant Priorities.

IX. OLD BUSINESS [Time stamp – 2:12:19]

No old business was reported.

X. NEW BUSINESS [Time stamp – 2:12:22]

No new business was reported

XI. COMMENTS FROM BOARD MEMBERS [Time stamp – 2:12:25]

There were no comments from Board members.

XII. ADJOURNMENT [Time stamp – 2:16:03]

The meeting was adjourned at 8:18 p.m.

Missoula Consolidated Planning Board December 16, 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/9794/media>

Missoula Consolidated Planning Board

December 16, 2025 -Meeting Recording

AR **Analeshia Rodriguez** 4:44

Called to order, I'm Rick Hall with the chair tonight.

Can we have a roll call please?

Roll call.

Lynn Davis.

Derek kalischer.

President.

Shane Morrissey.

Shane is absent, tunefan.

Here Danny tennenbaum.

Danny is absent. Josh Rader.

Josh is absent Danny Oberweiser.

Danny is absent James Fountain.

Recall.

Mr. Chair, we have four regular Members present and one county alternate present.

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

And we have Matt Coram.

Hope it stays on, doesn't it?

I usually do this at from home.

His approval of minutes we have backed up minutes from November 18th, which we'll start with first.

Does anyone has everyone had a chance to read them?

Any additions or amendments?

Or corrections.

If not, can I have a motion to accept?

I'll move to accept the Minutes from November 18th.

Seconded by tongue.

We just need a voice vote up or down.

All in favor? Aye, aye.

LD Lynn Davis 28:32
Hi.

AR Analeshia Rodriguez 28:33
Any opposed minutes are approved.
Next is the minutes from November 20th.
Get any additions, corrections or changes?
Alright, we need a motion to accept as written.
Anyone. I'll make a motion to accept. Approve the Minutes from November 20th.
Erica can't.
I'll second doing it again.
All in favor?
Aye, aye.
Any opposed?

JF James Fountain 29:06
Skype.

AR Analeshia Rodriguez 29:09
And that passes unanimously.
Next is public comment on non agenda items and these are items that are not on the agenda for tonight. So if you have a comment, it's not about that.
Please approach and give us your name and you have 3 minutes right?
My name is Bruce Baxter.
I'm 36 year old E Missoula homeowner. I'd like to thank the board for your work on the Aspire Subdivision.
I have a short type page of comments about each E Missoula. I'd like you to consider the planning staff has designated the Canyon River Golf Course community east of East Missoula as low urban residential.
Designated the Aspire property adjacent E Missoula as low urban residential.
Which is equivalent to their current zoning of LT5-4, designated the Ben Hughes Easy Street edition West of East Missoula's Low Urban residential but zoned the Missoula

County's jurisdiction of East Missoula, as UR3 high density.

This is in violation of several of the city's own bylaws.

There was no public hearing announcing a zoning change.

The affected residents of East Missoula were not notified. E Missoula has no infrastructure to support high density. There are no sidewalks.

There are no grocery stores. The unimproved streets are substandard.

There are no bike or pedestrian paths.

There is no Safeway to walk or ride a bicycle on the Interstate or under the railroad bridge to travel to the city.

The eastern half of East Missoula, adjacent to the Aspire property, was zoned for several decades for a maximum of four units per acre. We have now built and completely infilled the area with quarter acre and larger lots.

None of this meets any definition of high density.

If E Missoula is being singled out as the only high density zoning in the area, this means the city means to tear down all of our existing housing and replace it with high-priced, high density housing.

These are fighting words in East Missoula. We have spent all of our lives building up and paying for our existing homes and neighborhood.

S.

The non city E Missoula area zoning, I believe needs to be changed to correspond to the existing land use and matched surrounding neighborhoods. Low urban residential LUR 2 the reason this needs to be addressed now.

Is now any E Missoula homeowner could apply for annexation, be instantly zoned high density, and build 40 apartments.

4090 apartments per acre tomorrow.

I asked the planning board to make an amendment to correct this now and not codify the East Missoula neighborhood aside high density to avoid future problems.

Thank you.

Would you say and I can address that?

Can I do that?

I'd be happy to hear your comments.

We were the ones that did that zoning for the city, that designation that's on the zoning map doesn't apply because that area is not in the city as you know.

Yes, it's in the county.

The reason that they zoned it that is because it's a.

Site of future annexation someday, and therefore they gave it that zone. Although that zone has no power over anything. As you pointed out.

It does have the ability to be annexed as Aspire approved by being annexed into the city and then be dancer.

I was the one here that changed the zoning of the Aspire Subdivision to.

Limited.

Urban.

Too, from the second highest.

Urban high that it was zoned at since it's part of the city, I don't have much say on that.

I'm a county member on this board.

We will pretty soon be separating the board from City and County so.

Your comments are well taken.

We don't have any control over that area outside the city.

Even though the map was in our plan, it doesn't have any effect because it's not within the city of Missoula and therefore was not within the purview of the code that was just changed.

Does that sound accurate to everybody?

Yeah, one last comment if I may.

We felt the Inspire property and all of East Missoula should have been rezoned to the Lu R2.

But we did rezone the part that was in the city to LUR too, so.

I we changed that and that was a five to three vote. I believe something like that.

So it whether that will have any effect on the city? Who knows but.

We did do that as a board. So we hear you and we hear you and understand.

Thank you.

Thank you.

Any other public comment on items not on the agenda?

How about online?

Do we have anyone? If you'd like to join the meeting in your browser, it's up on the screen.

You can also call 406-272-4824.

And press *5 to raise your hand and *6 to mute and unmute.

Anyone.

All right, we'll close public comment on items on non agenda items.

Next is staff announcements.

Do we have any?

Next begins our public hearings.

1st on the on the agenda is the Swan Valley Neighborhood Plan Amendments, Missoula County growth policy presenting will be Lauren Ryan or Ian Barley or Ian Varley.

Take it away.

All right.

Thank you so much board members.

I really appreciate it.

Let's see here.

Let me share my screen.

It's going here.

Thank you so much all of you for being here tonight and I would like to thank all of the board members for all of your hard work on the city's code.

There was a lot of meetings, a lot of late meetings.

I just wanted to recognize the hard work that you guys did there and I really appreciate that. And I'm sure they do too.

Kicking us off tonight with regards to the Swan Valley 2025 neighborhood plan.

I'm actually gonna. It's a part of this.

I'm going to pass this over to.

A resident of the Swan Valley and the former Co chair of the Planning Committee.

His name is John Simon, and I will.

OK.

I think all right, you are ready to go, John. Thank you.

And I want to thank the Committee for taking under consideration. The neighborhood plan is developed by the Swan Valley community and look at that picture. Could you give us your name and your address please?

John Simon and I'm a resident of Condon, and I served as Co chair with Helene

Michael on the subcommittee of our Community Council that was responsible for this effort over the past two years.

Pause for a second and take a look at that image.

And recognize that we all say we love Montana.

But I'll tell you that's a piece of Montana that I particularly love.

Quite a bit.

Our valley is a special place and the level of commitment, passion, concern of the Community residents is huge, not only because of the beauty of that landscape, but because of the culture of the community.

What I'd like to do in the next 10 minutes or so 1012 minutes is take you through the journey.

That this committee undertook over the past two years.

To deeply engage the community to produce the products, the documents that are required by the planning process of Missoula County.

I'll highlight a few things of the instruments we use to collect community input and community information, and out of it, I want to take a few minutes to to make very clear what the core values of the Community were identified.

As that guides the work of the committee and the recommendations of the plan, the neighborhood plan itself has about 11 sections. Each section has objectives and action strategies.

It's a long list.

There are prioritizations within that list, but the effort was to put down before county government and really for ourselves. The many things that over time, we believe our Community could tackle in order to improve it.

The committee made three or developed 3 alternative.

Options to present before the community. I'm gonna take the opportunity to show you all three. So you have a clear understanding of what we considered. Ian will actually take you to what the decision of the Community Council was when we presented it to the Community Council in the.

October and the November meetings.

There also is a.

Recommendation on what implementation should be given an assessment that the 1996 plan, 29 years old, which is the operative document that has never been revised

and approved.

Many of the concerns around that plan was the lack of implementation, and I think you'll find that the 2025 plan builds strongly upon the 1996 plan because it was full of good ideas.

The difference being there was very little implementation of the many good ideas that were in the 96 plan.

We formed in November 2023.

So we're we're a toddler.

We took two years to do this.

There was a deep commitment to getting accurate updated data from the 96 exercise and to generate extensive public comment in order to create a new or in truth, an update of the 96 effort.

The particular products that were developed are in accordance with the requirements of the planning process in the county.

An existing conditions report that Ian and Karen and Laura and their team worked very closely with us to update that.

So we had a pretty good snapshot of what was there, but what was most important on that existing conditions report.

Was to get a sense of how things have changed. So we did a lot of work looking at 96 data, 2001 data and then comparing it with the data we generated.

In 2025.

We looked at the past land use map associated with the 96 approved report and interim map efforts that have been made that did not lead to approval and then generated a 2025 future land use map as is required in the planning process we went through.

Multiple drafts of the neighborhood plan.

All of them were circulated widely within the community to get input leading to a final draft that was produced.

Used in September of this year.

Because that document.

Was considered detailed and long.

We also voluntarily took the effort to produce an executive summary of it, to make it even more accessible.

I think it's a seven or eight page executive summary and that was distributed widely throughout the community.

The data collection started with a community questionnaire that went out to about 750 tax addresses that were in the county database.

And it had both quantitative and qualitative aspects.

And I actually wanted to start with the qualitative stuff, though. A lot of the analytics for the neighborhood plan actually come from the quantitative stuff. When we asked people.

If you had to describe that value.

That I showed in that first photo to somebody who had never been there.

What would you say?

And you know, we use the standard tools. We word mapped it and this, that and the other thing, it's beautiful. It's serene, it's majestic.

And that's what that image captures, but equally important to me was what came out of that open-ended qualitative piece.

Question one.

In the questionnaire was why people love the place and they love the place because neighbors interact.

People help each other.

There's a deep culture of volunteerism within the community.

It's a bunch of independent, strong willed, strong minded coots.

But what holds us together as we all love the dating place.

And that's part of what makes.

Condon, and particularly our piece of the Swan Valley, I think a very special place.

Most substantively, I think is Question 8, where and I'm going to give Ian and his team great credit for this because this was not one of the questions that the committee generated on its own.

This is something that the professionalism of the planning staff said put this question in and see what you learn and we ask people, what would you accept?

I just said it's a bunch of independent minded people that don't.

Particularly want a a heavy hand.

Of county rules and regulations on many days. But we said all right, we know we have water and septic rules.

What are the rules?

Would you be comfortable with and I think it's worth for the planning committee to realize that the vast majority of the people who responded to the survey said let's keep the large scale commercial developments out of our piece of the valley.

We just gone through the Holland Lake Lodge episode where a Utah based hospitality industry came in with a proposal to transform a historic lodge into a large scale commercial hospitality industry.

And not only are part of the valley, but if you remember the history, the whole state of Montana and then additional comments from Florida to California came in and said.

Please don't mess up Holland Lake and don't mess up the Holland Lake Lodge.

And there were scale issues.

There were culture issues.

There was tone issues and in a community that doesn't always find things to agree upon, I think the final tally was it was almost 4999 comments to one.

In 404,999 comments opposing the development that the Forest Service received in one or two in favor of it pulled us together as a community.

And I think it laid the groundwork for this planning.

Exercise to say let's not have that fight with the next powder.

That comes along in 2026 or 2028 or 2030.

I don't fight that battle every two years, as Montana is discovered and out-of-state capital comes in and sees what a tremendous opportunity there is in the hospitality industry here.

Let's actually accept that in order to prevent this, we need to have rules in a Community that doesn't want a lot of rules.

Overwhelming 163 were +18 weren't sure.

43 are negative on the creation of a zoning ordinance to keep large scale commercial developments.

That would change the culture of the valley on the valley.

We then asked what a more complex set of regulations be acceptable to you as citizens of it, and this has to do with the issue of density.

The growth from 96 to 2025 in residential structures was about 70%.

We grew a lot.

We grew in a particular way, however, we grew from 23%.
Second, you know summer only residents to about 40% of our citizens right now.
Are summer only residents?
So we've become a half of us are a part-time community.
I live year round.
I plow my Rd.
You know, I love my summer neighbors.
I'm also happy when they leave in September and October in our little village becomes quieter.
Through the winter. But the real issue around density is water quantity and water quality.
It's no surprise that water is a main driver of development in Montana overall.
But we also, neighbor Seeley Lake, and we've watched the water wars of Seeley Lake for the last 20 years. And we know from their experience or the experience in Lincoln. That if you don't pay attention to your water issues, you end up with a very tough set of public policy choices that are quite expensive.
So although it was about rural density and land minimum lot sizes, it really underlying it. The second issue is really a water quantity and water quality issue and we'll talk a little bit about how divisive that was within the community.
Again, 114 in favor.
59 not sure, but overwhelming between those two groups, people were, you know, saying yeah, we got to do something about water.
We also had a third option which is submit a neighborhood plan as an administrative document that meets county requirements with no implementation or enforcement request from the county at all.
A repeat of the 1996.
Experience and interestingly to me, people learn the lessons.
If you don't have rules, you know don't necessarily get what you want when you ask the county to do something because there's other county, there's other pressures on the county planning and decision making process.
So that's the some of the key highlights out of that questionnaire.
The other thing that that questionnaire and our initial community meetings, probably that first six to eight months did was we said let's see if we can agree on core values

and the three core values that came out of this process is that one, we're a rural Township and.

We want to maintain our self, the character, the volunteerism, the low density, the. The the things that make rural small communities special.

We want a preference for family run businesses.

We want.

You know, open space that, that, that maintaining or preserving the rural character of the community came up as the number one value.

Second value was very clear.

People liked the fact that they have clean air, clean water, a dark night sky.

A forest that is not as fire resistant as we would wish it to be.

But certainly has a lot of wildlife and people value that.

And as density changes, the corridors for the Grizzlies get closed down or.

You know the winter range for the elk gets impeded upon and with increasing density, you change those aspects of our community. And the third one though, it is not directly the responsibility of the county, was a very clear sense.

That the content community is not in favor of the sale of public lands in Montana.

So it was very important to members of the Community that we say whatever our plan says, the county should communicate to the Forest Service and others that we are not in favor of large scale sale of the greenlands of our national forests. 90% of the land in.

The planning area.

89 percent, 89% of the land in the.

Area is federal land.

It's US Forest Service property.

So if we're gonna have access to our public lands for hiking and fishing and camping and horseback riding, snowshoeing, cross country skiing, we got to keep those lenses public lands and the Forest Service does have a responsibility to to take community input and voice. And we hope that.

The county will voice very clearly.

That this community, through its neighborhood plan has said please do not sell off the public land.

Of the Flathead National Forest.

Plan itself has 11 sections which I mentioned.

It's the standard format for the planning thing.

Each section has specific objections and strategic actions that you've had an opportunity to see. The report I don't need to go through.

The specifics of it, some are more detailed than others because some have more issues to address than others.

The committee was very good at dealing with the reality, what we called the reality around us, OK.

And a very I think clear and very thoughtful problem analysis of the challenges a community like Condon faces in 2025 in the state of Montana in the country of the United States, an affordable housing is absolutely near the top of that land prices even before the.

COVID transformation.

We're accelerating rapidly.

With the sale of the Timberlands to The Nature Conservancy and then the transfer of those lands to the US Forest Service, our timber industry has been transformed in the area and the the employment opportunities within the woods have been constrained, leading to a real challenge to create employ.

Opportunities. Our population is aging.

We went from an average age of about 48 to an average.

Change of 64 in that 25 or almost 30 year period.

I actually looked this up.

You need a World War and be Germany or Japan to have that kind of change in your age structure. And in those cases it's 'cause they killed off the young.

In our case, it's because the young moved out, the elderly and the retirees. The elderly stayed, the retirees moved in.

The age structure of the population is quite old.

And that has a whole set of challenges associated with it.

Tourism will be part of our economic engine, but tourism is a double edged sword. I don't go.

To certain hiking trails in the summer because I don't want to be in a parking lot with lots of people.

I live there year round.

I can afford to do it other times in the year, but finding a balance on tourism, the recreational impact, is a real challenge. And as I highlighted before, this issue of sale of public lands is something felt very strongly in the Community.

As I said, we live through the Haun Lake Lodge experience.

We're a luxury tourist organization.

Wanted to transform a beautiful lake into a large scale resort.

We saw it with paws up.

We've seen the corporatization of commercial space in Seeley with the introduction of the Dollar General store.

There, we've watched the lakeside development where a gated community with \$394 million at a minimum.

Lots were created which will have tremendous burden on the water supply for lakeside.

We've watched the helmville battle and we're watching Bigfork.

Make some decisions around hospitality industry.

So it's not a condom problem.

This is a regional problem that we're trying to get out ahead of and try to preserve.

Be very clear on our values.

Be very clear on what we want.

And try to create a mechanism by which my grandchildren and their children will have a place to leave Missoula and go to the for the weekend and come hiking and swimming in a beautiful Holland lake.

The neighborhood plan created 3 alternatives. As I said, alternative one was what we called the commercial zoning.

Ordinance where we would request that the county develop zoning materials that would restrict large scale businesses and we spent a lot of time debating how to define that.

I said values wise we want to encourage family run business.

We want to encourage employment.

We know we have to have some economic engines and some dynamism in order to not be like the highline communities and die out.

So there was OK.

We don't want Outers, 600 bed lodge.

What do we want?

So we went to the owners of the bed and breakfasts and the lodges and the guest houses and the dude ranches and said what's a reasonable size and what they told us was 50 beds, keeps it family centric.

It's a manageable size.

It's not an overwhelming burden in the tourist industry.

We were very clear.

We do not want amusement parks.

We do not want gondolas. We do not want water parks. We do not want large scale RV parks.

Though we are not topography wise, eligible for large scale industrial wind farm.

But we looked at the crazies and said we don't wanna get crazy like the crazies.

We don't wanna win war up here.

Then there was a very interesting development which is very current and topical, which is the issue of our dark night sky. We've had an incredible year of northern exposure lights and people would go out on the airfield.

As a community and watch him and oh and ah them and have a great time with that.

But we also have a proposal pending to put a 260 foot tall telecommunications tower, Verizon done through harmoni towers that by FCC regulations would require 24/7 365 day a year strobe lights and people said build it at 200.

We're not saying don't build a tower, we're saying can you give us a tower that helps Verizon get in the market, which is really what it's all about?

We have no Verizon coverage up there.

We have only AT&T and T-Mobile. Fine, you know, I'm I'm not anti capitalist here. But to do it at the expense of the dark night sky when you have the option to do it at 200 feet not require lighting seems to be.

The the debate, and again at every opportunity.

Support and encourage family run small scale businesses.

Andrew's alternative two was the more comprehensive zoning recommendation, it said. Take everything in alternative one and deal with density issues.

Go back to the 96 plan where the community said we want lot size to be 10 acres.

In low density rural 40 acres on the open space, that's what this community said to the county in 96.

58% of the lot sizes in 2025 are under 10 acres.

So the good idea, let's keep it low density expressed by the community in 96 just wasn't implemented.

There's no other way to look at that. Some of those small lot sizes were grandfathered into the 96 plan. So it's not a absolute cut point.

There are the use of cluster development with five acres.

Lots and then common open space, including a current development project there. So there's a realistic sense of it, but we basically said in alternative two was let's go back to the 96 recommendation only now give it some teeth.

Write the rules and regulations such that it gets implemented.

We were very clear that the existing uses and lot sizes are all grandfathered in, consistent with state law.

We reiterated that over and over.

It's not a negotiable point.

It's part of state law.

And then we got creative and we asked the county to make a public land designation applied to the Forest Service land if and only if it is sold and it becomes private property within the county.

And for that, we said let's use 160.

That'll keep things open for the Grizzly corridor. That'll keep things open for the winter, range for the elk.

But again, that's if and only if public lands are sold off, which we encourage would not happen.

Alternative three, as I said is submit a plan with no recommendation for zoning ordinance.

What I would call a non enforceable repeat of the 1996 experience, those are the three alternatives we put before the community.

There is a lot of public comment on all of it.

Ian will go through both the process and some of that.

Again, because we had the 96 activity, we use the 96 future land use map and fundamentally what we did is we say what's been changed that's irreversible.

Charles Road, which was in a one to 40 area in 96, has two and three and five acre lots.

It makes no sense to keep it as one to 40.

It was in one to 40 and 96 'cause. It was seen as part of the Grizzly Corridor.

We understand now behavioral practices and Grizzlies are running more north-south and East West.

So it made no sense to keep that area of Condon into one to 40 and the most of the changes were actually to become less restrictive.

So that went to the lower smaller lot size aspect from the one to 40.

And the two land use maps.

Posted next to each other.

Are quite informative because as you'll see in the report, we overlaid the physical structures and you can see the increase of residential structure density, which is a proxy for a septic tank.

So it helps us get a sense on some of the water issues that we may face in the future.

That was the recommendation of the Planning Committee, based on the 96 plan. The analysis of changes that occurred on understanding of the development pressures and a careful consideration of a lot of public input. The committee unanimously recommended to the Community Council alternative two zone for commercial develop.

And zoned for density slash, water quality, water quality.

It was unanimous from the committee.

We also developed and Ian will talk about what happened.

We also said let's not repeat 96. Let's actually ask our Community Council to set up 3 standing implementation committees, one on water quality.

And collect the data necessary to know do we have a problem and if so, how much of a problem do we have?

Unfortunately, the data sets are dispersed between federal, state, county and you know.

Businesses send in some water data, but it's not collated.

It's spotty, so the effort is really to build a longitudinal data set to look at changes in water quality over time, so we can have a thoughtful debate on whether we have a water problem coming or not.

A key standing committee to deal with the Forest Service 'cause they control 90% of

the land in the planning area, and we don't have a Chamber of Commerce. But we need to get serious about economic development so that we.

We have a dynamic community and as we as we change.

That's the work of the committee.

Let me hand it back to Ian to tell you what happened in the October and November Community Council meetings.

Thank you.

Thank you.

All right.

Thank you very much, John.

Appreciate it again.

My name is Ian Varley.

I'm a landies planner planning manager with Missoula County.

I'm gonna take us through the neighborhood plan Key findings.

All right.

Few topics that we'll cover here just a little.

We're just gonna kind of revisit the what the planning area is.

What were the different roles of both the?

The different entities that were involved in the planning process, the Planning Committee, the Community Council and staff, we'll talk about the public engagement summary as well as what were the key themes that came out of public comment. The Community Council summary, again, are the meetings that we had.

In October and November, we'll talk about consistency.

With the county's overall growth policy, and finally, I'll end with a recommended motion.

All right.

So our planning area, right?

John kind of touched on this right.

This is a huge landscape, right 2244 thousand acres spread over multiple drainages.

Really, the focus of the area really is this kind of center of the area in the box, right?

That's the mosaic of private and public land that sits in the bottom of the valley.

This corresponds with the Community Council boundary and also the school district, right?

That's the planning area boundaries and the corresponding.

Little more about the valley, right?

It's there about between 500 and 600 people that live in the Valley year round.

Incredibly enough, that number has not changed in over 30 years, right?

You go all the way back to the 1990 census and that population has maintained very stable.

What hasn't maintained stable is the number of houses, right?

The number of houses has grown quite a bit over the years.

But as as John kind of pointed out right, it's created a different dynamic in the community where about half of the homes are seasonally occupied, the other half are occupied year round.

That's really changed the nature of the valley.

So the the 13 member Swan Valley Planning Committee was appointed by the Swan Valley Community Council as a subcommittee, and this was done in November 2023 to explore land use planning tools in response to.

Concerns about large scale development proposals, right?

As we talked about, we talked about powder and seeing the other ones that and that that had occurred in the valley.

As well, county staff attended all of the Swan Valley Planning Committee meetings.

And we provided remote access, right?

We brought our computers and we hooked up with the Wi-Fi and we had a remote meeting that people could attend.

We administered the Community questionnaire.

It was prepared, kind of in in tandem with the community or with the with the Planning Committee. We prepared various documents and maintained a project website on the Missoula County Voice, a plan development process lasted almost two years from start to finish, which is a pretty pretty average.

For a planning.

Process of this nature and then finally, the Community Council provided a recommendation on the plan.

Recently, I'll talk a little more about that.

Let's dive into public engagement.

A community with a community questionnaire was sent to all tax addresses. The in

the valley that we could amass. There were also two community lender letters that were sent to all those tax the same tax addresses that talked about the the mission of the of the planning committ.

And the goals and what they what kind of been discovered along the way?

There have been five articles in the CLI Swan Pathfinder, which is the the more popular.

Newspaper up there, several community open houses.

That were held at the Swan Valley School one in April, another one in June 2025.

The materials from those open houses were hung up at the Mission Mountain mercantile in Kannan.

This is kind of the largest grocery store kind of store.

And gas station up there. So lots of visibility right from those materials?

By doing so.

There were presentations that were done to four local community groups. These kind of Q&A sessions, right, that were facilitated by the Planning Committee.

There's one for the local chapter, the AARP.

There's the fire department Emergency Response Unit Smart, which is a group associated with the school up there, and the Historical Society.

In total, there were about 30 monthly meetings of the planning committee.

We doubled up on a couple of number of months. There were two meetings. All meetings were publicly accessible, either in person, online or both.

And of course, information agendas and meetings were available on a project website with physical copies of the meeting of the Minutes of the meeting minutes and and the plan drafts were always available at the Condon Library.

What's in some of the key themes that came out of public comment?

Certainly John kind of talked a little bit about this when we talked about the Community questionnaire and this was stuff that was kind of repeated in both of the open houses that we held that the Community values, the Swans wild landscape, wildlife and forests. They really valued main.

The rural and undeveloped character of the valley. They were small.

Like, really strong community ties, support for their neighbors and a strong sense of self-reliance.

Concerns about?

About development pressure, right? Again thinking about the the powder case and and development that could could radically transform the valley, limited services and infrastructure, right?

That kind of make it make it tough to get older and and in the valley and and make it hard to kind of you kind of have to plan ahead when you live up on Condon.

The locals really value the outdoor recreation, but have concerns about the impacts of that activity on resources in the in the valley.

Let's talk about a big one here.

This is kind of an elephant in the room.

Key themes about zoning, right?

As the you know, kind of starting in June of this year, right, and the early drafts of that plan were released, right? It became apparently a very obvious right that this plan was recommending the implementation of zoning and was very upfront about that, right.

And many felt that the implementation of zoning was very important to maintaining the rural character on the conservation of the valley, right. John spoke about that quite a bit.

But many also oppose zoning, right?

They're citing concerns about private property rights, impacts to the local builders, right, limiting further limiting housing right in a place where housing affordability is is a really important topic, right? That makes it really hard for families who may work and live up there to to be able.

To purchase a home and then of course just a general distrust of of government regulation.

There's a lot of confusion about how zoning works, right?

What it does and does not do, you know, people have different concerns about like, well, you know, if I do this or if I do that, like, can I still do that under zoning? You know, can I build a second home?

Can I build a barn?

Can I build fences right?

Like a lot of concern, just about how zoning works.

And that's really common, right when you're introducing essentially a new regulatory framework, right?

How does this work and how does it impact me?

So Community Ed Classon right submitted a petition to the Community Council that opposed zoning with 120 signatures.

And I'm. I'm sure he'll probably talk more about that.

And of course, a particular source of concern were these elements of residential density and the minimum lot size restrictions that were a part of alternative 2, right?

This was the alternative that that kind of provided these minimum lot size restrictions that would ultimately kind of restrict the number of homes on a property.

And that seemed to be the crux of the issue, right? For a lot of folks was were those that was that type of density or I'm sorry, that type of zoning.

Another set of key themes were about the planning process as well.

I'll talk about those.

Let me get this esky.

Thing out of the way. There we are.

Community members raise concerns about the planning process, particularly the composition and functioning of the 13 member, Swan Valley Planning Committee.

Concerns focused on the procedural issues, including failure to post a meeting, agenda 48 hours in advance.

There was lack of voting quorum at every meeting.

Right. Or some meetings that didn't lack that voting quorum early meeting minute early meetings, lacked meeting minutes.

Or they were delayed getting the meeting minutes up.

Staff reviewed all of these issues as they were brought up by different members of the public.

And and and occasionally you know, especially if they kind of rose to a certain level, right.

We talked with the board of County Commissioners about this.

We talked with the County Attorney and they provided opinions about about what they were seeing and hearing.

And so some of these comments identified issues that definitely had merit, right.

We ordered.

We had one meeting repeated right when the when the agenda wasn't posted 48 hours in advance. We repeated that meeting, but others we didn't.

We didn't feel have as had as much merit, right?

Sometimes folks cite it wrong, the wrong sections of law and pointed out issues that really didn't have any relevance.

But you know again like we know we tried tried our best to to make take corrective action when that was possible.

Staff overall felt that there was a robust public engagement process that the public and the public had many opportunities to participate and to provide comment on the process.

We have one agency comment that we're seeking a recommendation from the Planning board on our county floodplain administrator suggested the signing. Any zone AE floodplain or flood fringe and taking those areas and and assigning them the plans open and resource land use designation and any area that had.

The zone AE floodway with the public lands and open space designation. Right. By doing so, these designations create a framework for potential future zoning and growth policy review and development projects.

That preserve flood hazard areas is open space and guide development away from these flood hazard areas.

So we didn't implement this this change like staff didn't implement this change in the map.

And the latest drafts of the plan?

So we're seeking a recommendation from you on whether to proceed with that or not.

Let me bring this up.

This is kind of a.

Highlights this right.

On the right side, you see the future land use map and on the left side you can see that kind of red ribbon that runs down the middle of the valley, right?

That's the the only map floodway floodplain in the valley is along the Swan Valley River.

And so that runs from north or from South to north through the valley?

And so you we would wear those designations, those floodplain designations exist.

We would change the future land use map to.

To sort of apply that along.

At River corridor all the way through.

So if you kind of think about this feature land use map on the right side, it would create a sort of ribbon of these dark green and light green designations that would, you know, cover those floodway floodplains throughout the along the Swan River there.

We'd happy to talk a little more about that if you have questions or concerns about that.

Talk a little bit about the Community Council summary, right?

This the first meeting was on October 21st.

That was the public hearing date in Condon.

As a reminder, Montana law doesn't require a Community council recommendation as a part of a review process on a plan, right?

This but our own county growth policy does require it, right?

So we did want a recommendation on this plan by the Community Council.

We had 44 people sign in at the meeting.

There were four community council members in attendance in the October meeting.

There were five in attendance at the November meeting.

One of the things I did like place at this meeting is the Swan Valley Planning Committee was disbanded by the Community Council, right? Having determined that had it fulfilled its mission.

So the planning committee, while the many of the Members are what you know, many of them are here or attending, so active, right. That committee no longer meets and has been disbanded.

Public comment focused on concerns about zoning.

How grandfathering, which is again kind of became a catch all term for like non conforming uses under zoning. You know what you can do or what you can do?

Canon can't do under zoning.

A lot of people have different concerns. You know, it's like I've got a 11 acre property and I want to build 3 houses and you know, kind of do this under this potential zoning.

So lot.

Lots of you know, kind of concerns about how zoning works, right?

And of course, the impact of development.

And rural character common themes that we heard throughout this planning process.

Later in the November meeting, this is on the 17th, the Council, the Community Council, did vote to recommend the neighborhood plan with certain amendments right. Three in favor, one against and with one abstention.

So wait a minute. The the county, the County Council did recommend changes to the plan, right?

About those as a part of their recommendation, one of the changes they recommended was to change the maximum resort and hotel size from was that was said originally at 50 beds and they wanted to change that down to 30 beds, right?

So kind of requiring a more strict threshold on like on the kind of the size of resorts or hotels that would be recommended by the plan, they removed a recommendation regarding the feasibility of the water quality district, right. There was a water quality. Section of the plan that.

Recommend exploring different options for like how might we, umm know more about the water quality in the water quantity in the valley? And so this was one of the options right?

That's how we do water quality monitoring in the Missoula Valley, right?

We have a water quality district that we pay for as a tax entity and they took that out, finding that that didn't too much government, right?

And so we removed that as well.

One of the main changes though, was the change in the plan to recommend zoning more consistent with alternative one.

Right. And this alternative one is the one that regulates large commercial industrial resort and telecommunication uses instead of the alternative two, right, which include those residential density and minimum lot size permissions, they essentially they took out the residential density and minimum lot size recommendations and said listen if.

You're going to do zoning if this plan is going to recommend zoning we're comfortable with with regulating these uses, but we're not comfortable with regulating these other uses.

And so the final though the version of the plan that you have before you, right?

Is voiced in a way that that's consistent with alternative one, and it does not

recommend a residential density or minimum lot sizes.

Well, the consistency with the growth policy, right?

The consistency is very important, right?

This is something that appears both in state law and in our own growth policy that these area or neighborhood plans right have to be consistent with the county's growth policy, right?

You can't have a an area or neighborhood plan that recommends something that that is counter right to what the county's overall growth policy is trying to do.

So a little bit from our growth policy, right, neighborhood or area plans provide locally driven guidance for land use planning, right plan should be developed to help implement the county's growth policy by providing more focused guidance on conservation and development in those areas.

Those future land use maps that are in incorporated into the plan that gets incorporated into the county's overall future land use map, right?

So if this plan is approved by the board of County Commissioners, the map would become a part of the sort of fabric of future land use maps that make up the maps of the overall county.

And then review and recommendation from the Community Council and Planning Board are necessary right as a part of these as part of being consistent with the growth policy.

Area plans must use a variety of public engagement methods and be open to the public.

They're required to address the following topics, future land use and development, housing, commercial and industrial development, public services and infrastructure, natural resources and community character right.

And this plan does address all of those topics. Area plans don't have to be consistent with all goals in the growth policy, but they must not run contrary to any of the goals in the plan.

We've determined into our analysis, right.

And you the the.

Staff report that you have in your hands goes, you know, it kinda goes through each and each one of the goals in the plan and and determines how it it it meets that that goal and so of the 13 out of the 16 goals, right it is we.

Feel it is consistent with that and it doesn't contradict any of the goals in the plan. In the December's draft, staff also made changes to the future land use designations, linking them to the designations in the growth policies, land use element, right. It just creates a tie between that so that the structures that exist in the as part of the Missoula Valley's land use element, right. There's, like kind of a Common Core of of. Issues there that the kind of they speak to each other. Alright, so with my conclusion here. We will end with the recommended motion. That the Missoula County that the Missoula Consolidated Planning Board adopted resolution recommending the Swan Valley Neighborhood Plan as shown in attachment a be adopted by the Missoula Board of County Commissioners as an amendment to the Missoula County Growth policy based on the findings of fact and the conc. Of law. Thank you. Let me know if you have any questions. Anyone have any questions on the board? Online on the board. And then.

LD **Lynn Davis** 1:21:47

Yes. One question was about the change. For the flood zones to the open space, and I wondered if that went through private property like how would it impact? The people, if it goes through private property.

AR **Analeshia Rodriguez** 1:22:07

That's an excellent question, right? These designations, all these designations run through private property, right? They run on public property. They run on private property. And.

They do.

Again, so the changes would occur on the map and the and. But remember of course that these plans essentially these all of these designations are recommendations, right?

The the recommendations.

Really come down to, you know, recommended uses recommended lot sizes that are there in those designations, but it's not a mandatory thing, right?

If you were to move to build in the the floodplain anyway, right?

Regardless of the designations in the future.

Map you still have to meet certain standards, right?

Because it's a regulatory the floodplain is regulated by the county, right?

And and so there's already regulations in place there, whether it's public or private land.

And so that's that's something to keep in mind as well, right?

So while the the recommendations that the the land use resit recommendations in the plan wouldn't necessarily be regulatory right, there are already regulatory changes, regulatory requirements, excuse me.

That are imposed by the floodplain management program itself.

LD **Lynn Davis** 1:23:32

OK.

I think I get it.

I'm just wondering if someone could build now and then they couldn't build in a certain area even though it's a floodplain and you'd have to pay for flood insurance like something like that for example.

AR **Analeshia Rodriguez** 1:23:46

Yeah, it has to be reviewed.

Like, yeah, if you want to build a home, like in the floodplain, right?

LD **Lynn Davis** 1:23:48

Yeah.

AR **Analeshia Rodriguez** 1:23:50

It has reviewed under the like the floodplain rules, right? And certainly like there are different.

Yeah, there's there's, there's insurance requirements and different changes here.

I'm not the floodplain administrator, right?

So it's like if you are interested in in, you know pursuing, you know some kind of development on your property in the floodplain, right?

I'm not the expert necessarily to talk about that, but we certainly do have someone on staff who.

Is in charge of kind of guiding people through that process, right?

What you can and can't do in the in the floodplain, and how do you kind of overcome different hurdles that you may have to right in terms of like raising up the the grade level of the building or installing floodplains or different things that oftentimes are recommendations that?

They make.

LD **Lynn Davis** 1:24:32

Yes. So then if you change the open space, there's no building or no opportunity for that.

I know it's a great, probably.

Whatever .00 chance that anyone would want to, but I just wanted to get some clarity on that. Thank you.

AR **Analeshia Rodriguez** 1:24:52

Anyone else?

I had a question.

I don't know who can address it.

Are there Forest Service lease cabins in your area?

Yeah.

Pretty special use permits there are.

Yep, come on up to the mic, please. The the questions I understood is are there special use permits with residential cabins on Forest Service lands?

Right. And the answer to that is yes, there are.

On on Harlem Lake, I think there are 17.

Yeah, there are 17 properties on for a service land through special use permits.

It sounds like the majority of them are not.

Majority contents, not and and of the residential structures. The majority vast majority are vast majority.

Turn up.

Yep. Thank you.

Any other questions?

I did have one more question for.

John, please.

Umm.

The the recommendation for an Economic Development Commission that was projected.

By the Community Council work.

No, I think the Community Council signaled their intention to try at the January February meetings to create those standing committees.

I didn't hear any, OK?

Got it.

Reservation about that part of the implementation strategy.

The change from the Community Council was to show a preference for alternative one in lieu of alternative 2.

OK.

I mean, obviously the change, the makeup of the, the the age in the area have to have jobs, so you know.

I guess that's still a focus of the community.

I think people get that and they're trying to figure out in a changing Montana with the change in the timber industry particularly, how does a town like Condon, how does a Township like Condon survive economically?

Do we know the history of the highline and, you know, keeping our school was identified as a priority, keeping our gas pump.

Keeping our post office keeping our grocery store.

If you read the, I think the book's called 56 counties.

And he goes through why communities thrived and what communities died.
It's a pretty clear analysis of what a community needs to do to survive.
Great. Thank you. And taken to heart across the community.
Thank you.
Any other questions from the board?
Hey, Rick.
Right, Derek.
Yeah. I think for Ian, just maybe clarification if you can go back a few slides.
Oh, sure.
Just just wanted to clarify and review. Let's see.
The committee worked on three alternatives, discussed them, made recommendation to the Council and the Council.
Has.
Not sure which.
Yeah, here we go.
Can you talk a bit about this process where the console has made these recommended changes and how these decisions are reflected in the alternatives that are before us this evening for for just yeah. Oh, sure, that makes sense.
Yeah, no.
What was the the kind of process that we went through to to?
Or like, where physically in the document are these changes made?
World see. Or is it more just kind of like what was the thinking behind the changing of these elements?
Yeah, just clarification on why these changes were recommended by the Council after the committee went through.
Their deliberations and work over the course of a long process. Oh, OK.
Yeah, yeah, that makes sense.
I mean, so certainly like remember the the the planning Committee was a subcommittee, right?
And it was dissolved.
In that October meeting, I think the idea was that.
The Community Council right felt that, you know, have had a certain kind of ownership of the process, right?

Like it's like, really like, you know, we have. There are concerns that we would have the change from 50 beds to 30 beds.

They felt, I think, gave them more security, right, that larger hotels would make it harder to run these larger hotels.

That would change the valet, right?

So it's looking to kind of keep this small scale kind of family operated.

Kind of environment right by?

Moving to restrict the the size of those of these operations right to 30 rather than 50 beds that would that would sort of further that goal.

Similarly with the the recommendation regarding the feasibility of the water quality district right there was kind of like a it's like, you know, like there's there's other ways that we could get to finding more about water quality.

And you know, and that could be a combination of, you know, kind of citizen science and better organization and and getting water quality information from the entities up there that do have to monitor their water, right. There are public water supplies up there, you know, different restaurants and.

And businesses right that have to.

Test their water so that recommendation was like it's like they felt that they could get to this through other mechanisms that didn't necessarily require a taxation district, right?

Which is really what?

A water quality district is in some ways the final one, right?

That was a. This is a tough one, right?

But I think that certainly at the October meeting like there was a lot of opposition to zoning and a lot of concern that like.

You know what is this gonna do to people's plans for their future?

You're right. Like I, you know, a map.

Got 10 acres.

You know, I'd like to give 5 acres to, you know, one of my my children when they get older, but the zoning wouldn't allow me to do that.

Or, you know, it's like I don't understand how the family, you know, like, there was a couple things, but like, there was a different, different concerns that people had about how this would work, right.

And it was, I think, kind of scary.

And there was a lot of opposition and so.

In, in my opinion, right, the Community Council opted for more of a compromise.

Is a decision and and I think maybe it was put one of the Council members kind of said listen, like we we form this planning committee and this process right to focus on the concerns about you know large hospitality industries coming in here dooming resorts and radically Chang.

The.

Character of the valley, right?

Let's focus the final recommendations on that fundamental concern and.

And so that's I think part of the.

The thinking that went into.

Changing that alternative from from 2:00 right?

Which is has this the density?

Minimum lot sizes to a type of zoning that that wouldn't wouldn't regulate density or minimum lot size is right.

It would just regulate types of uses in the valley.

Does that help at all?

And we actually have.

We have the the Community Council President here too, and we can ask her to come up and perhaps provide more context on that.

Yeah, that does help. Appreciate. OK.

Lynn.

LD **Lynn Davis** 1:32:32

OK.

Towards the end you you had a slide that said 13 out of 16.

Items match.

Growth plan or something like that. I just wanted to clarify what three things didn't.

Are they three things or am I missing it somewhere?

AR **Analeshia Rodriguez** 1:32:53

No, you're you're correct.

LD Lynn Davis 1:32:53
It's Tom.

AR Analeshia Rodriguez 1:32:55
That is the that is the case, right?
There are when we went through and looked at each individual goal and and and tried to decide whether this plan furthered that goal, there were three that we kind of didn't feel like it's like this plan doesn't really do much for those goals, right?

LD Lynn Davis 1:32:58
Yeah.

AR Analeshia Rodriguez 1:33:09
It doesn't run counter to them.
One that comes out of, I think this is goal three or four, right?
There's one that says, you know, to that that's about historical preservation, right and.
You know, working with with tribes.
And other, you know and and to try and kind of conserve and protect their interests and and needs in areas and this plan just doesn't really do that right.
There is a section of the plan that that kind of addresses the the valley from the tribe's perspective, right, using a lot of their place names and like kind of the way that they use the valley and lived in the valley, right?
So those those perspectives, but like at the end of the day, you know the CSKT didn't opt in.
Then provide us like like we'd really like this plan to say this, that never happened, right?
So we weren't necessarily going to claim that this this plan furthered that goal when we felt like there there really wasn't a strong justification.
Made. There's a couple other two that there's I believe it's like, you know, it's kind of like the 1415.
#14 and #15 goals in the plan are more about kind of coordinating, you know,

between different.

Entities and agencies in the county and you know, streamlining the development review process and different things and it's like now this plan doesn't really do that, right.

This plan doesn't have to further every goal in the in the in the plan. This plan does have further every goal of the growth policy, right?

There's just some things that it doesn't have to do.

LD **Lynn Davis** 1:34:42

OK.

Thank you.

AR **Analessia Rodriguez** 1:34:44

You're welcome.

Any other questions from the board?

And since I'm the chair this time, I'm going to call a 5 minute break so we can have a little Switcher legs and have a bathroom break and we'll come back. And when we return public comment, correct.

OK.

We'll call the meeting back to order and open it up for public com comment on items on the agenda.

We'll take.

Comments from both in the room and online, so we'll start with the person online.

I just please give your name where you're from and you have 3 minutes.

I understand you wanted to give your time so.

Does anyone have any objection to him providing his time so he can have 6 minutes?

No, no. It's anybody online.

6 minutes. You got it.

Thank you, Sir.

My name is Edward Klassen.

I am the opposition towards the zoning portion of this I represent 130 people out of the 163.

That don't want zoning of any kind, tried to get them pushed towards the number

one plan.

We have not at the Community level.

Same #1 plan. Yet when you ask the question, how does this represent plan #1?

Everything from plan #2 is still into all the information there.

I've asked multiple times where plan #1 actually is and this is the plan plan. #2 still has the zoning for 40 and 10 acre partials in there.

As for public participation on 6/7/24.

Only I'm sorry.

November 27th they had a meeting.

No minutes, December 18th, 23 meeting.

No minutes.

You give your name.

My name is Edward Clausen. Thank you.

I live in Condon.

On January 22, 2024.

Meeting no minutes, February 1224. Meeting no minutes.

July 22, 2024 meeting no minutes.

January 27 meeting.

No minutes.

This is all part of the public record.

I was told that some of the law didn't apply on Dash 26 or public notice.

We have 19 out of the 30 meetings that were held by the subcommittee, did not have a seven day notice.

I still think it applies.

If it OK online only and then we weren't involved in and didn't know about was January 27th.

2025 March 3rd, 2025, March 312025, April 7th, 2025, April 14th, 2025.

We're all online and we did not have access.

Quorums the the plan that they pushed forward was in a meeting that only had four people that voted for it.

There was no quorum on 925-2025 331-2025. There was only four people.

3/17/2025 there's only three people, 3320254 people 12/16/2024. Five people.

10/12/2024 five people 9/16/2024 five people 8/19/2024, only four people, and

6/17/2024 five people.

They didn't have a quorum. They were required to have at least six people there.

They didn't have a quorum.

OK. At the meeting in October, they had 44 people present.

There was 22 people that had no notice.

Of the zoning or anything they didn't receive the notice.

So although they tried to send it out to the taxpayers, we have people that have their houses and trusts. We have people that are renters and actual voting members.

That's what I have on my list.

130 voting members INCONTIN and if you look at the numbers on the census for Montana, there's only 271 people at this point in time that live there full time.

Well, you only have 520 people on the voter rolls, which are being cleaned up as we speak.

So we represent the 20% required to cancel any zoning at this point in time.

However, I'm hoping I can bring it to you.

We can say either they take the plan back.

And fix the the.

Process.

Or it's gonna end up like the the 2018 plan where it actually they didn't adopt it.

The 1996 plan they didn't adopt because they had some of the same issues. I've been bringing these issues to the community. I brought them to the the Council that you can't have these things that violate the sunshine laws and then just keep pushing it forward.

I understand.

The council members.

Voted for plan one, but there is no Plan 1 so.

Any questions? Concerns.

So we will address, we'll have that question addressed about the plan, one Plan 2 for you not, yes.

And I would like the community to have ample amount of time to see the plan before it's actually implemented. And if we're going to remove the the I. I honestly think I could have had the people get on board.

If we remove the the housing restriction numbers 'cause, we have three members

right now that wanna slice off for their family members one acre if this implements them, they're non conforming their house and their family members cannot stay here and their young generations, we will get that quest.

Answered yes, Sir. OK.

Thank you. Thank you.

Any questions for the?

All right.

Thank you.

Tell you.

Any other poet?

One last thing, I do have the rest of the petition I'd like to present to you.

It's already in the record if it that's OK. Is it already in the record? Not these two pages.

Can you give it to staff please as well? See that we get.

Thank you for your time.

Next, please come up.

And name and where you're from.

Hi my name is Grace Saloti and I'm from Condon.

I am a resident.

A business owner.

And chair of our Community council.

Oh.

I've also lived there pretty much my whole life since 1976, so I'd like to make a comment as the chair of the Community Council, and then I'd like to make one as a citizen.



+14***14** 1:47:03

So I.

And.



Analeshia Rodriguez 1:47:13

As the Chair of the Community Council and also being on the Board of the planning. I did so because I wanted to learn.

I wanted to have knowledge instead of misinformation and it was a pretty cool process.

There were 13 volunteers, people that took time out of their life to try to do something that is very, very, very delicate.

You have to play a balancing act because you have a lot of people you're representing.

And you're thinking for that's a very difficult thing to do to balance.

So we always make everybody happy. Absolutely not.

But that was two intense years of a lot of time.

Those meetings were all open to public.

It is not one person's responsibility to try.

To make sure that every single person is heard.

It's impossible if people don't come to those meetings if people don't voice their opinion in a positive, respectful way.

You can't yell at the end at people who have just given two years of their life.

This was a big, big issue for our little community. I know that first hand from living there my whole life.

I know the dynamics. I'm very proud of what we came up with as a council.

I am extremely proud of our Council.

There were five of us.

Three of us voted yes.

One was a no and one was. What's that word?

Abstained.

And what we did is we listened.

We listened to everybody's voice, Tim, that was here.

Voice to me that he didn't want his property rights.

Infringed on? I heard it loud and clear.

So that's why I agreed with alternative one.

That was very fair. 'cause, you have to listen to all those people that went out of their way to come to the meetings to fill out the surveys, to come to the school. When we put up boards all around the room begging people to come so we could.

Give them facts and not gossip.

So we went with alternative one which.

Which was a Super fair compromise.
And it's a beautiful thing because it's a beautiful place we live and they're disappearing fast.
So that's what I'll say about that. As a Council member.
It's a tough job.
You have to balance, so not everybody's always happy.
So now, as a resident, I've grown up there. I've lived there, I've seen things come and go.
One thing that bothers me is always hearing about.
About affordable housing, there's needs to be a new word for that.
There's not affordable housing anywhere.
And.
Our community is so frickin awesome we have one of the most top notch Volunteer Fire qru we have every kind of nonprofit you can imagine doing some good.
We have churches that come to our store.
We own a local grocery store saying. Does anybody have a surgery this month? It's a beautiful place.
We don't go without and if someone needs help, they have 10 people.
People there to help them.
And I've seen people come and I've seen people go.
I call it the chains of the guards.
But there are places that we have to try to preserve, and one thing to remember is we are the crown of the continent.
And if you don't know what that is, you need to Google it.
You need to read it and you need to learn it because it's important to understand what we are.
We're a rural community.
We are in the wilderness.
And there's places that shouldn't be ruined. Where the headwaters were a very unique place in this state. We are the headwaters crown of the continent.
And there's a lot of things out there. Our animals, our forests, whatever that do not have voice that we have to speak for. It's a fragile balance and it takes a lifetime to learn the respect of it.

It's taken me a lifetime to get to this point in my life to understand what really we have.

Of.

I kinda need you to wrap it up OK, but anyway, I just wanted to let you know that I think it's OK. It's positive.

We did a good thing.

Could you stand for questions please?

I have a question for you, sure.

How does your Community Council let people know that there's a meeting?

Oh, we put out.

We we put out notice on we have a Swan Valley Facebook page, so I posted on there and then we hang up at the post office.

And then we hang at the Community Center a notice. And then, of course, we're a small town.

So it goes like wildfire in 2 minutes. Is it the same time every month?

Every single month, third Tuesday, 6:00. Swan Valley Community hall.

All the time.

Everybody in the community knows it's there every month.

Yep, how far in advance? I mean, you already know when it's gonna be, but yeah, when do you post your agenda? Well.

When when I get up, it's kinda interesting. I try to do it as soon as I can.

Can, but being out in the middle of where we are sometimes is hard 'cause I have speakers that I've lined up cancel, so then I'm scrambling trying to get somebody else lined up.

To speak with our community about something that we can learn about.

Oh, probably four or five days.

Yep, try to do it the Tuesday before.

Sometimes it's a Wednesday or Thursday, OK.

It's every Tuesday, 6:00 PM.

Thank you.

Any other questions?

Like no other questions.

No, thank you.

Thank you.

Are there any other public comments? Looks like we have someone else coming up. And please give your name and you have 3 minutes, OK.

My name is Zoe Mohesky and I have recreated in the Swan Valley since I went to college here. So I hate to stay up.

It's like 40 years ago.

I'm very familiar with the area and you know, like skiing, swimming, the hiking, all kinds of things.

Anyway, I loved it so much. My husband and I actually bought 2 properties up there that we still have.

So in terms of how much time do I spend up there, I bet it's half my life.

I mean my permanent residence here in Missoula, but I'm up there every single minute I can be.

I'd rather be there than here anyway.

I wanted to just agree with the values that were listed.

The core values I think they really represent the valley and I think as Ian pointed out, that when they had that open-ended survey that that's a lot of the things that everybody said that we really like this part of the valley. And I'm not going to reiterate them.

Because you got them right there in front of you.

And while those values really haven't changed.

Much since almost 30 years ago.

Since the 1996 plan, it's good to see that they're still reiterated that respect for the natural environment is still there. And I think that's great. I'd like to thank though that the county and both the Swan Valley Community Council members for recognizing that this update needed.

To be done.

And the committee that was appointed by the Swan Valley Community Council, that's a great group of people that were so dedicated and very informed.

About the area and the history and thank the county for even providing the staff resources and Ian and Lauren, they did a great job and I know what it's like to try to travel up and down that valley at night in the winter.

So I give them a lot of kudos for that.

And so they've been there and in real receptive and provided different resources. And I did attend many as I could of the Planning Committee's meetings. I attended the open house and overall I think the reception. Was really good for a lot of people and most of the citizens had, I think, ample opportunity to comment. I mean, like I say, the meetings were there. I knew when they were, if I was in the valley, I'd go. I support the future land use objectives and strategies and they map and its density recommendations. I know that that's kind of an issue. They were there in the 96 plan and I actually have been involved in planning in that area since about 1994. So I'm familiar with it. Back when the 96 plan was done. It was a tremendous effort to get people together to talk. That's when the forest was going through a lot of changes of whose ownership was going to be as a Plum Creek. I don't know, but it was really a big deal just to get people at a table to talk about it. And I think the reason a lot of it wasn't implemented is because, you know, zoning was still kind of out there. That's what they did in the city, but the ideas were there and the recommendations for land use was there and I really appreciate that one subdivision was done. Fairly recently, Glacier Meadows, where they took their 80 plus acres or whatever and developed one acre parcels and open a big open space part in the middle so that you know it can be done. It's not unusual to be done. So anyway, I support the whole idea of the the approval, what the plan is, although now I think it should maybe be the 2026 plan because it gets adopted. And then I had a kind of a question of and I I sort of understand why and I sort of don't. But why? Like in the 96 plant recognizes the Lindbergh Lakes Zoning District 25 AI think it is, but it didn't show it. On the next plan. But I I'm hoping that that still stays intact. In other words, in the upcoming, so I would support and encourage adoption of the blanket zoning district.

I mean, I know zoning is a bad word up there, but something's got to be done sooner or later, and if they could just create some kind of a special district that says like option one or alternative one kind of, we don't want this stuff and if.

You know that can get done.

It needs to be done soon though. I mean things are coming.

Montana's landscape's changing really fast.

And the valley can't really afford to play catch up with developers, so I completely support a blanket zoning for at least alternative one. I am also in favor in most ways.

OK, I will in most ways with also some kind of residential zoning.

But I know that this gentleman's concerned about. I know other people in the valley are concerned about it.

It's going to take a lot more time and discussion, but again, try to get that alternative one done and say we're going to move on and think about some of these others because.

You know Development's coming, so you know, we either need to step up now or cry later because we didn't do anything anyway.

Hope we can still preserve the valley. Thanks.

I'll be brief.

I'll be brief because the two previous speakers voiced my opinion.

Also, I just wanted to address a couple of things I'm start.

ING, we bought our property in 1991, lived there full time since 2010.

I have been on the school board.

I was on the Fire Commission board.

I was the Community Council member.

I've been on all the volunteer boards throughout the years.

So I know the community very well.

And I I really would like to have you support number one, the option #1.

I prefer option #2 because I know what's going to happen to our water.

I know what's going to happen to our our septic systems if we overload our community.

It just is a natural state of affairs.

If we overload, we're going to have water problems. We're going to have septic problems.

So I really I support number one, but I really would like to have #2 and so as our former previous speaker said, let's keep that option open for the future so that we can protect that beautiful place.

They don't make it like that anymore.

There is no other Swan Valley in the universe.

It's so special, and the more we don't take care of it, the more it disappears.

So I really would appeal to you.

To to really take that under advisement, we can't have. We can't have gravel.

Pets. We can't have powders. We can't have all the stuff that's trying to encroach on us every day, every day.

People are looking to build a Dollar General, for heaven's sakes. The other thing I would like to address before my time is up is the petition 100 and some names on this petition.

Where were those people? They could have come to the meetings.

They could have come to the open houses, they could have been informed had they chosen to.

Instead of signing a petition where they were not informed, the petition would say here sign this is anti zoning.

That's not an informed signature and I would really stress upon you that those people were not at the meetings because I was at the meetings.

They were not at the open houses because I was at the open houses.

They were not informed signatures, in my opinion, and that's all I have to say, but thank you very much.

Thank you to the county for giving us Ian and Lauren.

They were fantastic. Thank you.

Thank you.

Any questions for?

OK.

Thank you.

Is there anyone online that has a comment?

Turn.

I see a hand.

406880.

Can we hear from that?
You give your name and unmute.
Bar 6.
Person with the number ending in 3314.
Are they allowed to unmute?
*62 mute and unmute.

 **+14*****14** 2:02:21
Sorry.
Yes. Can you hear me?

 **Analeshia Rodriguez** 2:02:26
There we go. Yep.

 **+14*****14** 2:02:28
OK.
I'm sorry.
My name is Sharon Lamar and Steve Lamar is here with me.
And.
We live in, Condon, and we purchase property here.
49 years ago in 1976.
So we have a lot invested in our community.
And we fully support the work that the Planning committee did.
And of course we support alternative one.
We definitely support alternative 2.
Our communities changing.
We have big corporate interests moving in and wanting to build.
And we need to take action and I wanted to comment too that there were plenty of
meetings for people to participate.
We went to the open house.
We attended several meetings.
And they were well advertised.
So lots of lots of participation was available.

The one concern we have right now is about a 260 cell tower.

Excuse me.

260 foot cell tower that is being proposed to be built.

Right behind our museum.

Steve and I are both active in the Historical Society.

And our concern is that it would destroy the.

Character of our community. Some of the cabins.

Are 100 years old, over 100 years old, and this tower would tower over those buildings and the rotating light would destroy our dark skies.

We have an eagle's nest. We don't have an eagle's nest.

There's an eagle's nest located very close to that proposed site.

Of the tower.

So these things are happening fast, fast and we hope that the county officials can have some input into this power and at least keep it to 200 feet as alternative one recommends.

And.

At best, relocate the thing so that it's not right behind our historic buildings and that's basically what I wanted to comment on. Thank you. Thank you.

 **Analeshia Rodriguez** 2:05:37

Thank you.

 **+14*****14** 2:05:38

Thank.

 **Analeshia Rodriguez** 2:05:39

Any questions for the commenter?

We have one other person, Ted M.

Ed, could you introduce yourself and?

You have 3 minutes.

 **Ted M** 2:05:55

Yeah. Yes, I can.

Yeah, my name is Ted Morgan. My wife and I live here in Condon.

I'm also a Community council member, but I would say I was actually the vote that abstained and the reason that I abstained in reality is because this is such a split issue and if we you are gonna choose some type of zoning mechanism, I think that the most.

The support would go towards option one. Understand people are afraid and I understand that's across Montana.

But at the same time, we do need look at numbers and we need to look at development rate in Condon and the past five years is not even in the top three growth years for Condon. We are not seeing the growth currently and I think going with an.

Option one.

Or potentially just implementing the plan would let us get have five years or even, you know, three years availability to see those growth trends.

The other thing that we have to think about is obviously what Marcia said.

We don't want dollar generals.

We don't want those types of multinationals in our community, so.

I think that Plan 1 covers that amongst other things, but those are my comments. I appreciate it.

AR **Analeshia Rodriguez** 2:07:03

Thank you.

Thank you for being so brief.

Let's see. I think we have another comment from Luke Lamar.

LL **Luke Lamar** 2:07:19

Yeah. Thank you.

I'm my name is Luke Lamar.

I'm a Swan Valley resident living in Condon my whole life.

My first breath was Swan Valley Air.

Actually, I'm 43 years old, lived in the swan my entire life.

I've spent two of those years as a proud member of the Swan Valley Planning Committee, but these comments are on my own behalf as a citizen.

During that process, I learned a lot or there's a lot of misunderstanding surrounding zoning and. And while I can appreciate and understand people's opinions and not wanting private property.

Rights infringed upon or not wanting zoning.

It it's been my understanding that the signatures were not explained or informed.

The difference between zoning alternatives one and two for that petition that Mister Clawson spoke about earlier.

It's also my understanding that any petition is not valid until the zoning for it to be enacted, and so.

I just wanted to point that out to the planning board.

I urge the Planning Board to accept.

Up the the recommended Swan Valley neighborhood plan is recommended by the Community Council and land use alternative one.

It preserves the three core values identified in the plan, and I've yet to talk to anyone who disagrees on those 3 core values in preserving our water and our wildlife and our access to public lands and our rural community and open space.

Ian briefly talked about.

How much we value our water quality and some of those recommendations by the agency about enacting floodplain recommendations.

I fully support that because we care for our water quality and that came up time and time again during the process.

But yeah, I just want to voice my support for the neighborhood plan as presented by the Community Council and hope that the Planning Board accepts it as recommended.

So thank you.

AR **Analeshia Rodriguez** 2:09:26

Thank you.

Any questions?

And is that it for our public comment?

You've already no, we don't have rebuttals.

We you've had your time and thank you.

We have one more, OK.

I didn't know if that was someone that hadn't taken their hand down.

Go ahead and unmute them.

Please introduce yourself and you have 3 minutes.

MF Michael Flynn 2:09:58

My name is Michael Flynn.

I live in Condon and.

I I think there's a couple things that we we've gotten on track of and and one Mr. Lamar's comments and the previous comments are absolutely inaccurate about how Mr. Clawson presented the petition.

It was well explained and I listened to him, explained it several times.

So there are there completely inaccurate on how that goes. Having us different opinion is fine, but to say that the progress.

The process wasn't accurate. Is incorrect.

The other thing is I don't think posting it on Facebook a flyer in front of a library or a flyer in a store is an adequate way.

To inform the public of a meeting we live there an entire year before we even knew that happened, and we still don't get any mail.

From the Commission on upcoming events, we were never sent the flyer.

We were never sent the questionnaire and we lived in Condon during those times.

So while we may be anomalies to be able to say that this is adequate is incorrect because we are interested. We did start attending the meetings when we found out about them.

We do want to be involved and for everyone to have the speculation that you had your chance.

That's that accurate, and it shouldn't be portrayed as much as far as the plan itself, just the way things are worded.

Is.

It's borderline atrocious and I can give several examples.

But a perfect one is, well, we talked to several people and reduced the bed count for 50 counts to 30 counts.

Well, there's two sets of minutes out there where Grace herself admitted that she talked to one person to make that 30 count instead of 50 count.

So how this is portrayed is wrong the way it was explained to me is that the Commission would be the one presenting it, not John from the disbanded League because they're presenting the one side that they presented everyone else and everyone disagree.

With. So this is kind of a sham of a meeting.

I think the presentation is done absolutely incorrectly and I think it's out of bounds and I think you should reconsider actions before going forward. Thank you.

AR **Analeshia Rodriguez** 2:12:17

Thank you.

Right.

Not all the hands.

We have no further public comment.

We will close public comment.

And I'm gonna take another brief break.

And when we come back in, could you?

Address some of the comments we've had so far and especially clarify whether we're we're at recommendation one or Recommendation 2.

So thank you 5 minutes.

Well, we're all back, so we'll get this back underway.

Could I have the people in the audience to please?

Thank you.

Can we see a slide of what the specific recommendations are?

Is there one?

I'm also like, I'm gonna look up on the.

These are specific recommendations, right?

These were the we've seen this cut this slide before, right where we kind of breakdown the changes that were made.

In the document and then the other thing I'll bring up here like we did change right from to recommend zoning more consistent with alternative one and alternative two and I'll kind of show you in the plan itself where the rubber hits the road here in that so we.

At this is.

I can give it a little bit bigger.

This is chapter 3 land use in the plan, right?

We've got a section of future land use objectives, right?

These are high level objectives that they're trying to meet, right?

Keep the same.

Keep it wild.

Use the minimum number of rules possible.

Focus regulations on future development only, right?

And these are the strategies that really implement those objectives.

The first one is is about commercial development, right?

Kind of addresses.

These kinds of large destination resorts, large hotels, amusement parks.

Works, golf courses, etcetera.

Should be, should not be allowed.

Right commercial development should be limited to small scale businesses.

That's number two.

#3 to the extent possible, protect scenic views Darksy and Lance prohibiting telecommunication towers.

#4 is this kind of home based businesses and occupations should be broadly permitted.

Five is a little bit of a funny one, right where we're essentially saying that the.

You know.

It's not a, it's not a huge deal, whereas the the plan is itself non regulatory right.

All of this is essentially a policy recommendation, right?

But like, just because your house doesn't or your property doesn't fit the definitions in the future land use map, right?

That's OK. Like your your your grandfather.

That becomes a non conforming use, right?

But it's a little bit of a it's not really necessary because the plan itself isn't regulatory.

This is where the rubber hits the road is number six, right?

And I'll read this in its entirety in 2025. Neighborhood plan updates. The 2025 neighborhood plan updates the 1996 future land use map.

Have to reflect current land use patterns and developments.

The map should remain advisory and its recommendations regarding residential density and minimum lot sizes should be treated as guidance, not as regulatory requirement. Only future land use strategies one through 5 are intended to be implemented through a land use regulations such as zoning, right? That's where this altern.

One really hits the road and it read differently. In earlier versions of the plan, right? The plan that was was presented to the Community Council read differently. It says no. We want to do and we what we are recommending implementation of. Of zoning, right. That would regulate residential density.

I mean on lot sizes in accordance with the future land use map. It appears in there. We're not taking the and then there there have been questions.

Why don't you just take the future land use map out?

It's because our our growth policy has a future land use map and it requires these neighborhood plans to have future land use maps.

If we were to, we wouldn't take forward as staff, we wouldn't take forward a plan that.

Didn't we didn't have that element right.

That was a bug.

A key problem that that there was a kind of an aborted planning attempt in that resulted in a document.

This was 2018, right?

It didn't have the map, and so we're like, it's gotta have the map, right. And even though it but it's just advisory, right?

It's just a policy vision for a place.

It's not regulatory like zoning is.

Anybody have any questions?

Yeah. Ian, can you you kind of touch on it like this, is this process is advisory only.

And so I was looking at the implementation strategies in the appendix in our packet and there's a lot of stuff there and a lot of it is advisory only, meaning like.

It's part of the plan, but you know, for federal law, for example, whatever.

But there is a bunch of stuff that.

Would require the county commissioners to enact, in particular, the zoning.

Yep. Can you describe that process?

Meaning is there is are these neighborhood plans, especially in these rural areas typically kind of adopted whole cloth by the Commissioners or like every individual zone recommendation has to get a, you know, proposed and vetted and like how does this work?

It's a little bit of a like a it's a.

It's a fantastic question, right?

Certainly we saw that the the 1996 plan recommended zoning and it was never implemented, right.

The policy, depending on who's The Who, are the Commissioners, right?

You know, priorities change something.

So just because a plan recommends that you do something.

Certainly doesn't mean that it happens, right, and that's that's certainly to John's point earlier, right? That like you know, there's a lot of great ideas in 1996, but they weren't implemented.

It really does take the action of, you know, particularly the.

The county commissioners to say we want to implement zoning, you know, you know, perhaps in the Swan Valley, right?

And that's a separate like statutory process, right?

Like so they we would use a separate section of law that regards looking at zoning and and and so it would, it would require a different process.

It would also include public involvement, right? There would be open houses and there would be meetings and there would be a separate process that would help develop what the zoning is gonna do and what it's not gonna do.

And so that process would probably play out over a period of time, right?

It could be six months, it could be a year.

If it if it happens at all, right?

But that really is whether that the county moves to initiate zoning, right.

That's ultimately the the the board of County Commissioners.

We'll make that decision.

And then and they will.

I'm sorry. Then the the only time I was I mentioned that they will the the the county Commissioners can tweak this plan you can.

You can also suggest changes to the plan they will ultimately they ultimately will

decide what wording goes in here, right?

And to be clear, it has to originate specifically from the county commissioners, meaning like it's not like the the Swan Valley Commission Council can.

Say hey like come show up in a meeting and.

Proposes like it has to come from one of the Commissioners.

The yeah, exactly.

It's county initiated zoning and they could.

They would have to move to do that. Now. Of course, there's other types of zoning, right?

There's citizen initiated zoning, right? Where a group of citizens come together.

They identified a a district and they can.

There are other ways to zone that don't require the county.

But that would be the most likely like outcome, right?

Is that the the Commissioners would initiate it?

Thank you.

Hi, Mike.

I keep hitting the wrong button.

Does the growth this the size limit?

Does that have the effect of law, or is that advisor as well? That's advisory?

Yep, yeah, it gets referenced right when I go into when I entering a subdivision process.

Right, that this, you know, either this what they're proposing in the subdivision either meets that or it doesn't meet that. But, you know, ultimately a developer or an applicant writing a subdivision process.

It's like I don't.

I don't wanna follow that with the community or what the plan says and.

But there is a growth plan to guide that, and that's what this is, yeah.

Exactly says what we want as residents.

Right provision, but this is not the law, got it.

And from what I see in this there is.

It doesn't create any zones, it creates a zoning map, but parcels are not actually being zoned, correct?

Well, it creates again.

Like, just not to be nitpicky about that, the the terminology right.
Because it creates a future land use map, right?
And it's not zoning.
But the that map certainly can influence, right?
Any zoning?
That the Commission moves to enact has to be in accordance, right with the plan, right? Which makes the plan so important, right?
We have to get the plan right.
Because if in the the Commission moves to do zoning at a later time, right, it can't run counter to what the plan says, right?
But but as of right now, it does not change any densities on any existing properties.
Yep, does not and and have that effect for anybody that is in that city area. Yep. OK.
Any other questions?
When anything, nothing.
Umm.
Not that's really required to, but I'm gonna address the the notification part as a Community council member.
48 hours is the requirement for notice. We all of us, as board members, go to classes every year, which I'm sure we wish we weren't going every year too, but on by the University of Montana telling us what the public meeting law is in the state and.
What's required?
No Community Council has a budget to mail out notices to to all of its residents.
We we don't have a budget period right now. As a matter of fact, that's all handled by the county.
And.
Almost all of us do it the same way, which is on Facebook at the post office, at the store, anywhere we can find a board in our little area and it's always at the same time so.
People know, and I will say one thing, if if we ever had 44 people show up at a Community council in Bonner, Milltown, which is bigger than Condon, I'm pretty sure.
I would be.
I'd fall out of my chair because it just doesn't happen.

So.

You know, I feel like there's, you know.

It certainly was a long process and I think that it had a lot of public input.

But it did meet the, you know, meet the requirements. As far as I'm concerned, but it's really up to the County Attorney to decide that.

And that's who guides us with everything that we do.

So that's why we're not allowed to have little little confabs at a bar or or a little e-mail. Conversations outside of meetings.

It's all gotta be public. So scout all gotta be in view of everyone.

So that's my little diatribe about that.

So, OK, do we have a motion or?

And then we'll start with discussion.

Motion. I do have a motion.

Yes, let me get that.

Get on the screen.

All right.

Deezen out there.

OK.

Here's our recommended motion.

And I'd hit the wrong button again.

You should just leave it on all the time.

Someone like to make a motion.

I'll. I'll. I'll give it a shot.

I move that the Bzulu consolidated Planning Board adopt A resolution recommending the Salon Valley neighborhood plan as shown in attachment a be adopted by the Missoula Board of County Commissioners as an amendment to the Missoula County Growth Policy. Based on the findings of fact and conclusions of law. Do we have a second?

JF **James Fountain** 2:28:46
I'll 2nd.

AR **Analeshia Rodriguez** 2:28:48

Motion is made made by Tung and seconded by James.

That we adopt the resolution in front of us.

Is there any discussion?

Yeah, I would like clarification on contents of this recommended motion in terms of alternative one versus.

Are we calling it alternative A&B or one and two, one and two?

So one and two and how the recommended changes from the Council are being reflected correct, it's in the.

Yep, yes.

Right, so this was the plan that was presented to the Community Council, right?

Recommended Alternative 2.

Right. The plan is being presented to you incorporates the Community Council's recommendation to change that and it reflects.

More on alternative one, right?

So not recommending zoning that has residential density, minimum lot sizes and that's.

Yeah, exactly.

There's a the 30 beds thing is up here at the top right.

On the 30 beds, we used to be 50 beds, now it's 30 beds.

Great. Thanks for your clarification.

Any other discussion or clarification, Lynn?

LD **Lynn Davis** 2:30:31

Yes, so this option one was voted on by the Community Council, that correct?

AR **Analeshia Rodriguez** 2:30:38

That's correct.

LD **Lynn Davis** 2:30:39

OK.

Wait, I just had this made this sound like it happened after.

OK.

Just general discussion.

It would be that I'm in support of option one and looking to vote in favor of this, and mainly because it is advisory.

And it does.

Protect the area with many things that people are asking for.

So I feel like it's valuable.

In that respect and and it's not zoning, it's it's it is a community plan or neighborhood plan.

Sorry, so yeah, it would be in support of it.

AR

Analeshia Rodriguez 2:31:32

Anyone else?

Online, James or here?

If I may, I wanted to just bring back up the the issue of the the recommendation by the floodplain administrator to change the land use map to reflect.

The the He recommended designations in the in the floodplain in the floodway, right that he thought better represented what should happen inside the that that those floodplains.

I did have a question about that.

So thank you for bringing that up.

It's my understanding that floodplain.

Building in the floodplain is regulated by federal government that it's FEMA and and things like that that really dictate the counties what they can and can't build and what mitigation they have to do. And all those things. So.

Am I correct in that?

I think you're correct in that.

Yes, that's the way I understand it works too.

Yeah. So as you pointed out.

Whether we adopt it or not, it's in effect.

I mean, I'd like to hear other people's feelings.

My my feeling is that.

The community did this plan?

I don't really wish to add to it at this point, but we have a comment from staff.

That probably knows a lot more about flood plain than I do.

Point here.

Hi there, Karen Hughes.

Planning. Development. Sustainability.

I think part of the rationale for this recommendation is that Missoula County's part of the community rating system, so we adopt higher than the requirements and part of how part of what we do is in our land use plans for areas with flood hazard, we adopt A.

Guidance land use guidance that restricts development and those further restricts development in those areas so that we're not only relying on the floodplain Reg but also our land use plans and the potential for any zoning that might come along at some point.

Thank you.

Umm.

I think my feelings remain kind of unchanged.

This went through a lot of community comment and.

Umm.

I feel like throwing something in recommended by the county at this point.

Come.

I don't feel real good about it, just I mean, I feel fine about the rest, but.

So I like to hear everybody else's opinion on that.

Yeah, I guess I'm a little confused now.

Are are you suggesting that the only way that that that comment could be incorporated into the into the recommendation is? If so, we amend it.

You could.

You could you could suggest.

I mean like, you know, making this change the, you know like.

That, that, that, this change is worth doing.

I mean, ultimately it's up to the board of County Commissioners whether they wanna do it or not. Right and so.

Bob will ask him the same question, right?

Is this something that's a change you want to do to the map?

And they can. They'll ultimately decide.

And then wanna do process wise is this is this are we in this situation? Because this

comment came in late after you had already made your it.

It was late, right?

So but to in in defense of our floodplain administrator, he had made this comment earlier in the process.

We had a subsequent conversation that made it seem like it wasn't necessary, and so we didn't do it like we never suggested it and it never got incorporated into the plan before we met with, like, the Community Council, right?

Went to that and it was only after it went, you know, after we we release a new draft where we send it back out to agent for agency comment.

And that's when he caught it and said no. Like you, I I really meant what I said. I want you to make this change.

I was like, but at that point I was like myself as staff.

I didn't feel comfortable making it either, right?

And we so this is when we decided like, well, let's just take it to planning board and see if they have any thoughts and opinions about it.

Yeah, well, I'm here if you're not comfortable.

I'm certainly not comfortable so.

Well, it makes sense, I say let the we'll let the elected officials decide, right? Yeah, exactly.

Let them take the heap of that. That makes sense.

Any other comment about that part of it?

I think everyone's weighed in, but but James, do you have any questions, comments.

JF **James Fountain** 2:36:09

No, I think I'm. I'm all set tonight. I think you.

AR **Analeshia Rodriguez** 2:36:12

OK.

Well, let's have a roll call vote.

So I guess we're, we're not making a change.

We're just on the motion as it sits in front of us now.

Roll call vote Lynn Davis.

LD Lynn Davis 2:36:38
Yes.

AR Analessia Rodriguez 2:36:40
Derek can rusher.
Tune pham.
James foutin.

JF James Fountain 2:36:49
Yes.

AR Analessia Rodriguez 2:36:50
Recall.
Yes, and it is unanimous.
The motion passes.
Thank you all for coming.
Thank you for your comments and thank you staff so much for your work.
Thank you community for your hard work, all of you.
OK.
I'm just.
I was literally just and if you guys could talk outside, we've still got more business to conclude here.
Next on the agenda is communications and special presentations.
Do we have anything from TPCC or anything?
I do have one quick recommendation. OK or 11 January 29th is the is the anticipated hearing?
That this, this one Valley neighborhood plan would have the first of two hearings right that this this plan.
Would have with the board of County Commissioners.
So I just wanna make that announcement.
Everyone here that in the room January 29th will be chance for comment with up with the county commissioners on this plan. So you have another opportunity for

public comment.

We are advisory only.

So what our recommendation is they can do as they wish.

OK.

Did I jump ahead to communications and special?

Oh, committee reports is next.

Ah yeah. TPCC had a three presentations around. Upcoming presentations on is around the public participation plan along an amendment to the long range transportation plan and an update on the federal grant priorities, so.

The very interesting stuff actually quite relevant to the things that we're working on, but I'm gonna reserve comments.

Or until the final drafts are made public, for for books, are they revising the the long range plan based on lack of funding and things?

Exactly. Yeah, they're, they're they're readjusting some of the funding in the priorities to ensure certain projects continue to get funded, right.

All right.

Thank you.

Old business, we have none.

New business, we have none.

Comments from board members.

Well, we're missing one, Sean.

Oh, he's moved on to his role as as a politician.

I've already seen him comment on on something on next door already, so he's already being a politician already so.

Lynn, please.

Sorry I didn't see your hand.

LD **Lynn Davis** 2:39:32

Oh, you're fine.

I just put my hand up, but this is my last meeting.

I'm not gonna continue on with the Commission or the city.

Planning Commission.

So it's a pleasure working with everyone.
And yeah, just kind of a wild experience, right?

AR **Analeshia Rodriguez** 2:39:51

Right.
Are you a city member, Lynn?

LD **Lynn Davis** 2:39:55

I'm a city member, yes, so.

AR **Analeshia Rodriguez** 2:39:56

OK.
Well, thank you for your service.

LD **Lynn Davis** 2:39:59

You're you're welcome.
Yeah, like a year, year and a half.

AR **Analeshia Rodriguez** 2:40:01

I think it's.

LD **Lynn Davis** 2:40:03

Yeah, it's a good experience.

AR **Analeshia Rodriguez** 2:40:04

I think it's.
I think it might be my last one and I think it's been three years or more than one term, so.
But maybe it's my last one.
I don't know.
We don't know if there's a county one yet, so we'll find out. We believe there is a count one more.
Count one more meeting. One more meeting. I'll be at one more I.

I'll be January 20th.

January 20th I'll be in Mexico. The targeted date so.

If it's 80°, I may not be here.

We will try not to have the room at 80°.

So I'll be connecting gotcha.

Well, we'll also try not to have the room at 80°, which we have had.

All right. So there's one more of this board.

Yes. Remember when we started the transition, we needed to have that in case a project came in.

We do have one project in the county that needs.

When's it anticipated that the city board will be constituted in meeting?

I am not 100% sure they are following the same timeline we are following.

So I don't know when I don't think that their regulations become effective until March.

And so I don't think their board will start until February, March.

And then the City Council's meeting on the new code on the 26th also right.

2020 second OK.

On on what we just did, OK.

I thought they moved it to January.

No, it's January.

It is January, OK.

I thought it was January. They moved their considerations to January, I thought.

Yeah, January 22nd.

Yeah.

It is the 26th.

I was right.

So, same same date we're meeting. Where we gonna? We're gonna be in the same room.

Oh, OK. The Consolidated Planning Board will meet on the 20th and we did get the cancellation of the the first meeting of the month, OK.

Great. Thank you.

Yep, all right, adjourning.

Thank you all.
I guess I'll see you again.

LD **Lynn Davis** 2:42:43

Thanks everyone.

JF **James Fountain** 2:42:48

Bye all.

Have a good night.

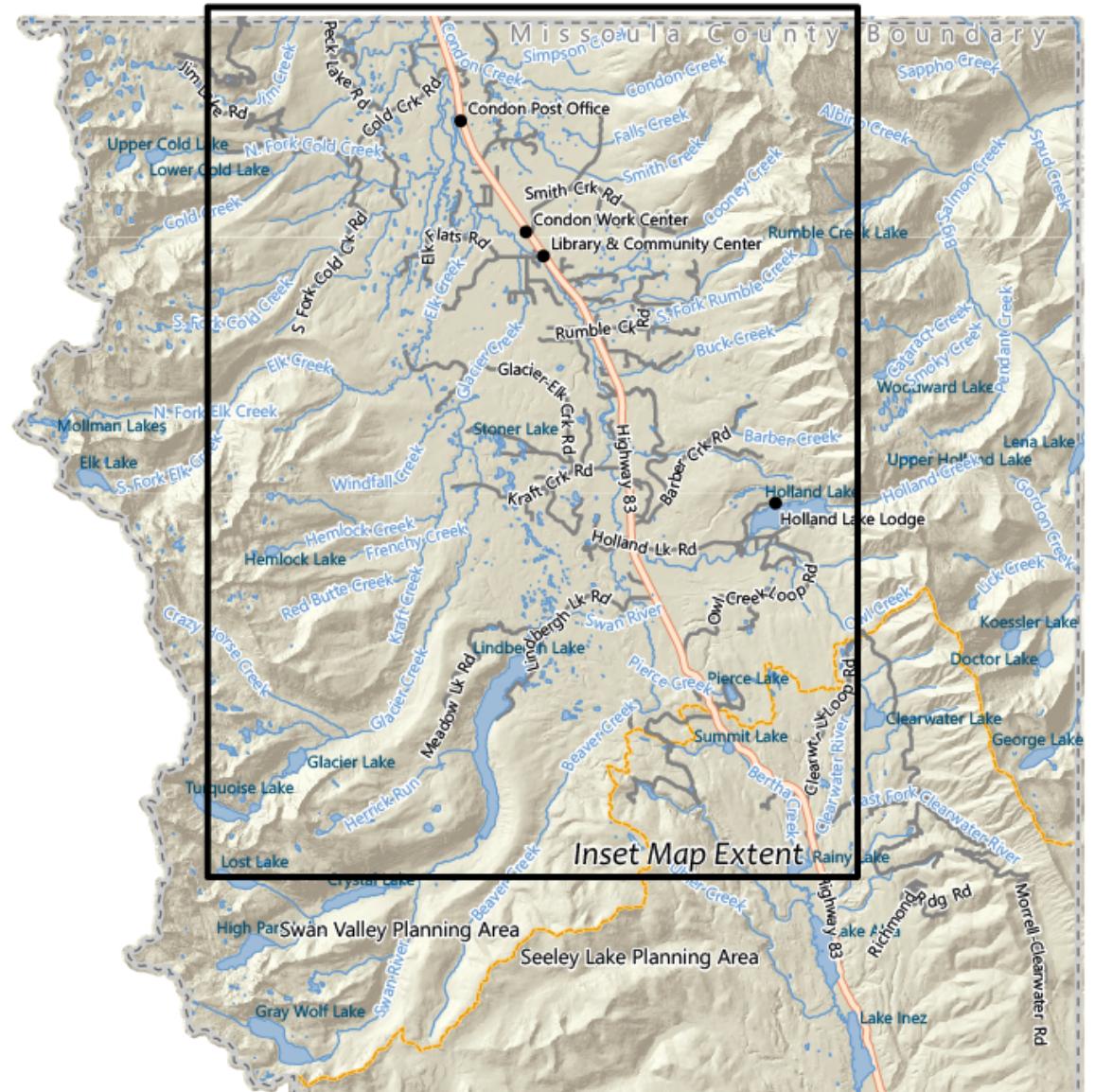
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Swan Valley Neighborhood Plan Key Findings

Ian Varley, Planning Manager
Planning, Development, and Sustainability

Planning Area



Background – Process & Roles

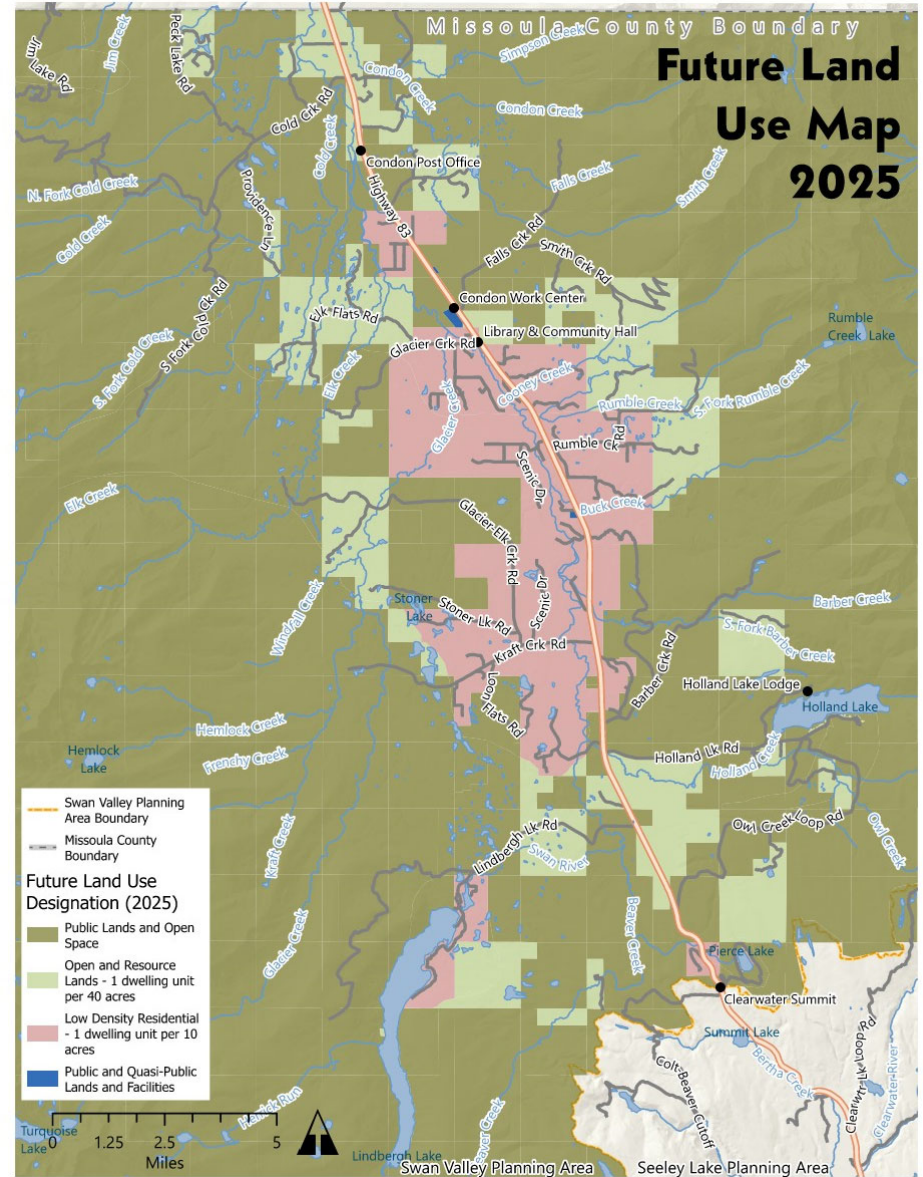
- The Swan Valley Neighborhood Plan had not been updated since 1996
- The Swan Valley Planning Committee (SVPC) was appointed by the Swan Valley Community Council in November 2023 to explore land use planning tools in response to concerns about large-scale development proposals.
- Staff attended all SVPC meetings, offered remote access, administered the community questionnaire, prepared documents and maintained the project website.
- Process with the committee lasted almost two years from start to finish.

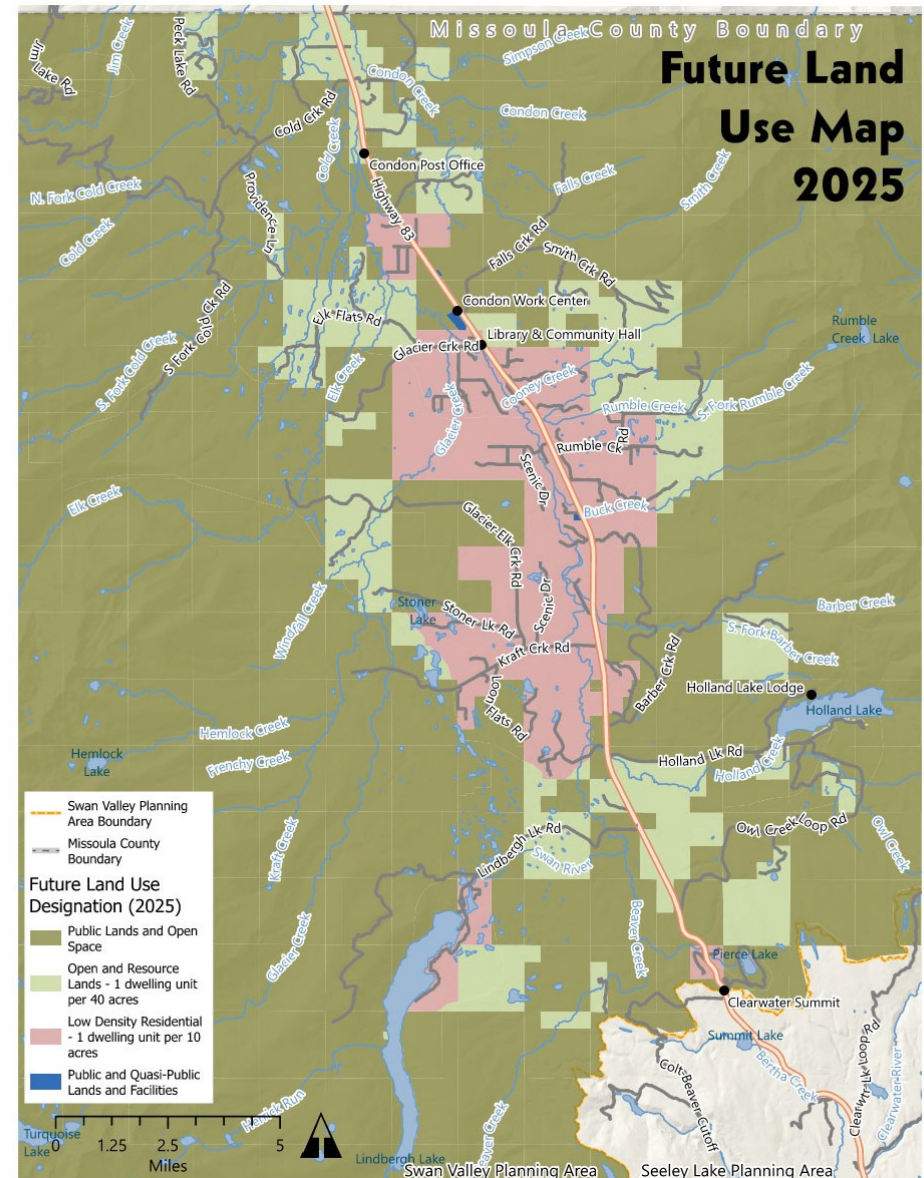
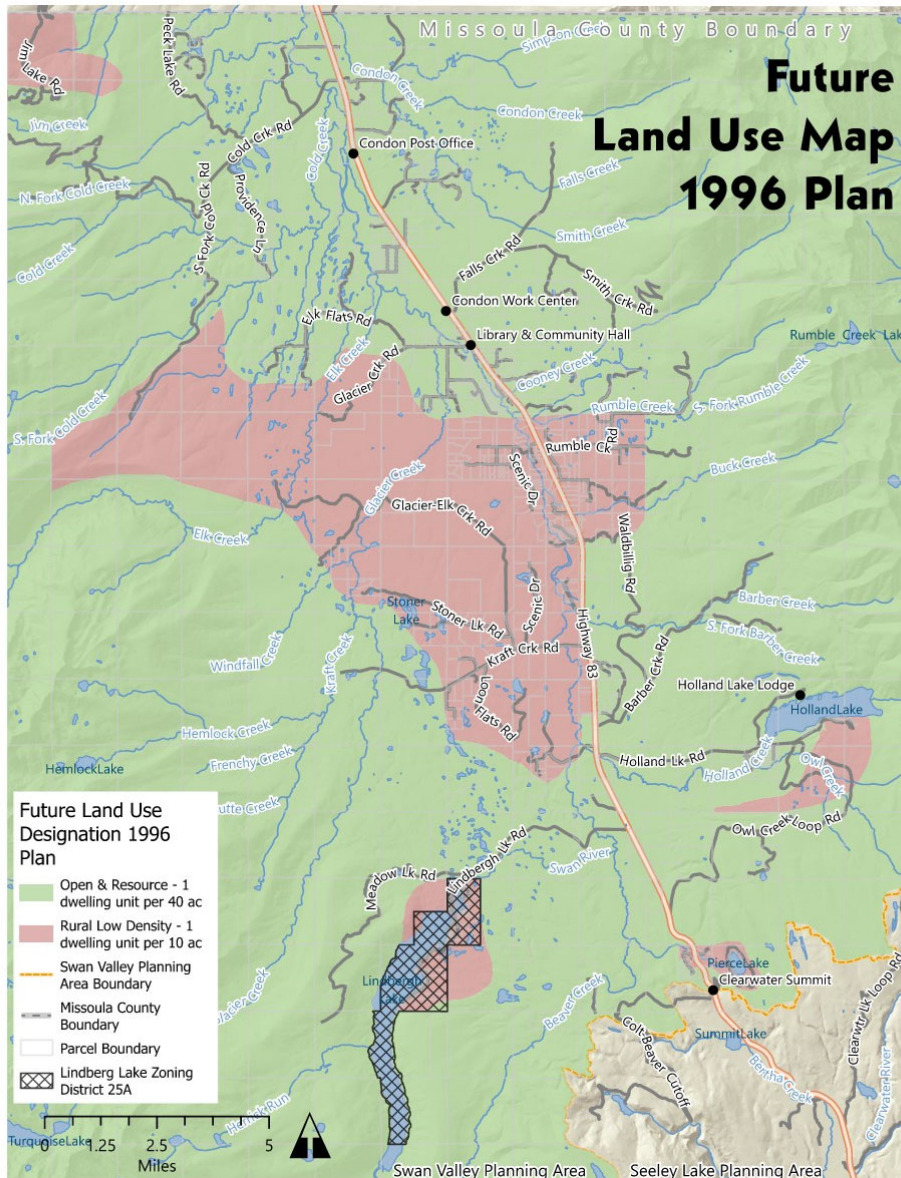
Background – Process & Roles

- Draft core values, goals, strategies, and a future land use map were shared at public meetings in April 2025, generating revisions to the plan
- A second public meeting was held in June 2025 with the release of the first draft plan.
- A public review period over summer 2025 led to a second draft released on September 29, 2025.



Future Land Use Map





Alternatives Considered

- The Planning Committee & staff developed three alternatives that helped the community understand what zoning options the plan could recommend:
 - Alternative 1: Restrict large scale resort, commercial, industrial and telecommunications (e.g., cell tower) uses.
 - Alternative 2: Everything in Alternative 1 plus restricting residential density and minimum lot sizes in accordance with the future land use map
 - Alternative 3: Adopt the neighborhood plan with no recommendations regarding zoning. The plan would remain advisory only.



Community Council Summary

- 10/21/2025 public hearing date in Condon.
- Montana law doesn't require a community council recommendation, but it is customary to do so.
- 44 people signed in, four council members in attendance
- Swan Valley Planning Committee was disbanded having fulfilled its mission.
- Public comment focused on concerns about zoning, how grandfathering or non-conforming uses work, the impact of development and rural character.
- On 11/17/25, Council voted to recommend the Neighborhood Plan 3-1 with one abstention.

Community Council Summary

- Change the recommended resort and hotel size from 50 to 30 beds
- Removed the recommendation regarding the feasibility of the water quality district
- Changed the plan to recommend zoning more consistent with Alternative 1 (regulating large commercial, industrial, resort and communication use), instead of Alternative 2 which included residential density and minimum lot sizes



Growth Policy Goals

- Goal #1: Conserve vital natural resources including surface and ground water, air quality, agricultural resources, iconic landscapes, fish and wildlife species and their habitats, and native plant communities.
- Goal #4: Reduce Missoula County's contribution to climate change while promoting resiliency and adapting to its impact on the natural environment and communities.
- Goal #5: Promote economic development that creates opportunities throughout Missoula County including people living and working in rural communities and across wage levels.

Growth Policy Goals

- Goal #6: Embrace emerging economic trends and new technologies that will prepare Missoula County for the economy that will exist in 20 years.
- Goal #8: Proactively plan and provide for the logical growth of communities while protecting rural character and sustaining county resources by guiding development to areas most suited for it.
- Goal #9: As part of planning, support the provision of infrastructure and services to and within rural communities.

Growth Policy Goals

- Goal #10: Provide opportunities for a wide range of housing choices, especially for those who are homeless or experiencing high costs for housing relative to income.
- Goal #11: Reduce the safety risks and costs associated with wildland fire, flooding, and other hazards.
- Goal #13: Promote equal access to employment, safe housing, transportation, community services and amenities for all segments of the population.
- Goal #16: Promote cooperation between Missoula County and the city, state, federal and tribal governments.



Missoula

C O U N T Y

Conclusion

Recommended Motion

"THAT the Missoula Consolidated Planning Board adopt a resolution recommending the Swan Valley Neighborhood Plan, as shown in Attachment A, be adopted by the Missoula Board of County Commissioners as an amendment to the Missoula County Growth Policy, based on the findings of fact and conclusions of law.."

Town of Condon

Missoula County, Montana

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We the undersigned residents and registered voters of Condon Petition to Terminate Attempted Zoning of Condon Community Council District To the Board of County Commissioners of Missoula County, Montana. Based on Montana Code Annotated 76-2-229 which indicates a valid petition of 20% of real property owners in the district can petition to terminate zoning

For Registrar Use Only	Signature	Date Signed	Actual Address (Not PO Box)	Printed Name	Phone Number
1	<i>Brandon McCreary</i>	9/16/25	[REDACTED]	Brandon McCreary	[REDACTED]
2	<i>Scott McCreary</i>	9/19/25	[REDACTED]	Scott McCreary	[REDACTED]
3	<i>William Hostkamp</i>	10/2/25	[REDACTED]	William Hostkamp	[REDACTED]
4	<i>Charles Penicard III</i>	10/2/25	[REDACTED]	Charles Penicard III	[REDACTED]
5	<i>H Craig Utter</i>	10/2/25	[REDACTED]	CRAG UTTER	[REDACTED]
6	<i>Tennie Webb</i>	10/2/25	[REDACTED]	Tennie Webb	[REDACTED]
7	<i>Michael Robbins</i>	10/2/25	[REDACTED]	Michael Robbins	[REDACTED]
8	<i>Paul Gregg</i>	10/3/25	[REDACTED]	Paul Gregg	[REDACTED]
9	<i>Katharine L. Gregg</i>	10/3/25	[REDACTED]	Katharine L. Gregg	[REDACTED]
10	<i>Dyn Saari</i>	10/3/25	[REDACTED]	DYN SAARI	[REDACTED]
11	<i>Zane Meyer</i>	10/4/25	[REDACTED]	ZANE MEYER	[REDACTED]
12	<i>William Shoup</i>	10/4/25	[REDACTED]	William Shoup	[REDACTED]
13	<i>Lynne Shoup</i>	10/4/25	[REDACTED]	Lynne Shoup	[REDACTED]
14	<i>David L. Kenzie</i>	10/4/25	[REDACTED]	DAVID L. KENZIE	[REDACTED]
15	<i>Andersen Andersen</i>	10/5/25	[REDACTED]	ANDERSEN ANDERSEN	[REDACTED]
16	<i>Benjamin Blaise</i>	10/5/25	[REDACTED]	BENJAMIN BLAISE	[REDACTED]
17	<i>Melissa Pierce</i>	10/5/25	[REDACTED]	Melissa Pierce	[REDACTED]
18					
19					

I hereby make an oath that I am the Circulator of this petition; that I personally, witnessed all of the signatures on the petition; and to the best of my knowledge and belief, each signature is that of the person whose name it purports to be.

Signature & Date of Circulator: _____

Printed Name: Edward Klassen

Address: 249 Trapper Dr, Condon, MT 59826

Missoula County, Montana

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petition of 20% of real property owners in the district can petition to terminate zoning

[illegible]

Valid:	Invalid:
I hereby make an oath that I am the Circulator of this petition; that I personally, witnessed all of the signatures on the petition; and to the best of my knowledge and belief, each signature is that of the person whose name it purports to be.	I hereby make an oath that I am the Circulator of this petition; that I personally, witnessed all of the signatures on the petition; and to the best of my knowledge and belief, each signature is that of the person whose name it purports to be.

Signature & Date of Circulator: _____
 Printed Name: Edward Klassen
 Address: 249 Trapper Dr, Condon, MT 59826