

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, FEBRUARY 12, 2026 – 2 PM

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

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

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

ATTENDANCE:

Commissioners Present:

Chair Josh Slotnick
Commissioner Juanita Vero
Commissioner David Strohmaier

Staff Present:

Christina Dewar, Administrative Assistant, Commissioners' Office
Annie Cathey, Lead Administrative Assistant, Commissioners' Office
Katy Reeder, Planner, Planning, Development, and Sustainability
John Hart, Lead Civil County Attorney, County Attorneys' Office
Lauren Ryan, Planner, Planning, Development, and Sustainability
Ian Varley, Planning Manager, Planning, Development, and Sustainability
Tim Worley, Senior Planner, Planning, Development, and Sustainability
Samuel Scott, Assistant Recording Director, Clerk and Records' Office
Andrew Hagemeyer, Director, Community and Economic Development
Flanna McLarty, Land and Development Specialist, Community and Economic Development
Jason Mitchell, Chief Officer, Public Works
Melissa Fisher, Strategic Initiatives Manager, Commissioners' Office
Patricia Spotted Wolf, Administrative Specialist, Commissioners' Office
Jordan Hulla, Senior GIS and Planning Specialist, Planning, Development, and Sustainability
Tenzin Lhaze, Communications Engagement Coordinator, Communications
Allison Franz, Manager, Communications
Carey Powers, Communications Coordinator, Communications
Patrick Swart, Planning, Development, and Sustainability

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:03]*

3. LAND ACKNOWLEDGEMENT [Time stamp – 0:19]

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

4. PUBLIC ANNOUNCEMENTS [Time stamp – 0:49]

- a. Closed captioning

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA [Time stamp – 1:29]

6. CURRENT CLAIMS LIST [Time stamp – 08:44]

Claims received as of January 28, 2026 to February 04, 2026 by the Commissioners' Office total \$1,198,471.33.

7. HEARINGS

a. Nordberg Family Transfer and Aggregation Exemption [Time stamp – 09:01]

Katy Reeder, Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Board of County Commissioners of Missoula County hereby approve the request by Jason Nordberg to utilize the family transfer exemption, as presented in the exemption application and affidavit and utilize the aggregation exemption, as presented in the exemption application and affidavit.

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Letter 2026-057 was sent to Jason Nordberg.]

b. Brown Family Transfer [Time stamp – 14:35]

Katy Reeder, Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the request by Leta Brown to utilize the family transfer exemption to create and transfer a .69-acre tract to her daughter.

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Correction Letter 2026-062 was sent to Leta Brown.]

c. Final Resolution: Swan Valley Neighborhood Plan [Time stamp – 18:05]

Lauren Ryan, Planner, Planning, Development, and Sustainability

Ian Varley, Planner, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the resolution Swan Valley Neighborhood Plan, as shown in Attachment A, be adopted as an amendment to the Missoula County Growth Policy, based on the findings of fact and conclusions of law.

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Resolution 2026-021 Book:1124 Page:1147]

d. Grant Creek Crossing Phase 1 *[Time stamp – 29:22]*

Andrew Hagemeyer, Director, Community and Economic Development

Flanna McLarty, Development Specialist, Community and Economic Development

Commissioner Vero made the motion that the Missoula Board of County Commissioner approve the request to approve Phase 1

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Signed RCA was sent to Andrew Hagemeyer]

e. RSID 8901 Boundary Change *[Time stamp – 1:32:26]*

Jason Mitchell, Chief Officer, Public Works

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioner approve the proposed resolution modifying the boundaries of RSID 8901 to add the properties in Exhibit A1

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Resolution 2026-022 Book: 1124 Page: 1135]

f. OTHER BUSINESS *[Time stamp – 1:36:07]*

a. You're Great Awards

I. Lauren Ryan

II. Ian Varley

8. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 3:39 p.m.

BCC Public Meeting February 12, 2026 – Transcription

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

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

0:03

Pledge allegiance to the flag over the United States of America, to the Republic for which it stands, One nation under indivisible, with liberty and justice for all.

0:19

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

0:26

Do we have any public announcements?

0:42

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

0:49

If you are joining us in person, we will have closed captioning on all screens in the Sophie Moise Room.

0:54

Just a friendly reminder, there will be multiple chances during the meeting for public comment in person and virtually.

1:00

The Chair will open discussion for public comment after each staff presentation.

1:05

Please respectfully keep your comments to 3 minutes.

1:07

If you are on Microsoft Teams, we ask that you use the Raise Hand feature.

1:11

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

1:14

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

1:18

Then once called on, you will need to push *6 to unmute.

1:22

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

1:24

Thanks.

1:26

Thanks Christina.

1:29

Do we have any public comment on items not on the agenda?

1:34

Nice to see you Travis.

1:35

And Travis, as a veteran, you know the rules are three minutes.

1:38

We'll begin as soon as you say your name.

1:41

Hi there, Travis Mater, 26 year resident of Missoula.

1:45

And I swear this is my last public comment in a cycle of recent public comments.

1:49

But I won't be able to talk to you guys on Monday, which is stutter butter day.

1:55

But in in detailing some of the things I've been sifting through with the Epstein files, which anyone

can do by putting names in, Klaus von Stutterheim is not himself on any sort of like e-mail or communication, but Steve Elkman is.

2:09

They were both managing directors at Deutsche Bank.

2:11

And one of my interests is how money flows and how **** * is still right about following money.

2:16

Maybe avoiding some of the salacious click bait stuff that a lot of the focus is on.

2:19

But one of the things I like doing show and tell.

2:22

I brought this book.

2:23

I, I, I really, I support books.

2:24

I like books.

2:25

I like my kids to read them.

2:27

Robert Maxwell was the father of Ghislaine Maxwell.

2:31

And it's really interesting when you look at like Epstein's interest in rural places like New Mexico and Los Alamos back in the day.

2:40

Robert Maxwell was also interested in used post Soviet bloc money cutouts to to transfer money.

2:46

And so when you think about someone that comes from New York in 2012, this is stutter butter.

2:51

That's my that's my little nickname for him.

2:54

It comes in 2012 to to Montana up in Seeley Lake.

2:57

There's going to be, you know, discussions further about development, sewage, septic, all that kind of stuff.

3:02

But it's just interesting how someone in Montana politics gets really, really interested in in promoting certain things.

3:08

I myself in 2016 was a, was a critic of and using Missoula as a place for the International Rescue, refugee rescue, resettlement, whatever the acronym is.

3:19

And that's because I worked at the Poverello Center for seven years and I saw how we were struggling to house some of our, our, our folks here.

3:25

I'm probably getting close to 3 minutes so I don't want to go over, but I will continue looking into some fascinating details, not to disparage people who are no longer with us, but to better understand how power operates.

3:35

Especially since I sometimes feel, maybe not objectively it's not true, but I feel like sometimes people take a special interest in my my activities.

3:43

I do sometimes drive with a single headlight though, and that technically is illegal.

3:48

All right, that's it for now.

3:49

Books.

3:50

Travis, have any other public comment?

3:57

So Sir, I'll just say the same rules for you.

3:59

3 minutes and it'll begin as soon as you say your name.

4:02

A note is make sure the green light's on.

4:09

My name is Tyson Moore Moore.

4:13

Mr.

4:13

Chair, I represent the Evans and Verdon LLC.

4:18

We are the operator of the three funeral homes in Missoula County and I come this morning or this afternoon to I guess to see if we can't have some discourse in the in the future about indigent burial in our county.

4:34

It's a topic that we've been discussing with the Sheriff's Department of Corners for a number of years and it's time that we maybe take a bigger look at indigent burial in Missoula County.

4:48

We currently do not have a program in Missoula County.

4:51

Of the five largest counties in Missoula, in Montana, we are the only one that does not.

4:57

And it's, it's becoming problematic as our, as our county grows and our indigent population grows as well.

5:06

And so I, I don't have a lot more to say today other than I would, I would appreciate being able to be on some sort of agenda or be able to meet so that we can come together and talk about how we can care for these folks in a, in a safe, dignified way while protecting Missoula County as well.

5:25

Well, thank you.

5:26

Thanks, Sir.

5:26

Did you sign in?

5:27

Because it'd be great to check back in with you later.

5:29

So.

5:30

OK, thank you so much.

5:34

Any other public comment if if you're here to talk about an agenda item?

5:38

No, it's not an agenda item.

5:39

OK.

5:41

All right, so you get 3 minutes as soon as you say your name and turn the green light on.

5:45

My name's Edward Classen.

5:46

I live in Connor, Montana.

5:48

Family's been here well, since 1868.

5:51

A lot of our family, you know, the Dowdy Ranch and Swan Mountain outfars, that's relatives as well.

5:57

But irregardless, the issue that I have here today that I need you guys to addresses, we have a county community council member that has received \$500.00 at a voting one of the issues.

6:12

And then we have to ask the question if her 501C3 that's received hundreds of thousands of dollars over the last four years is actually legal to be doing and and voting on these things.

6:25

So I'd like to have an A time where we can speak about this or maybe we can come up there and discuss it.

6:34

I don't want to sanction anybody, but I think we need to address those kind of issues within our county community council.

6:45

The other item, how we talked about who was informed in regards to the referendum that was passed on the 9th to establish the community council and have the seven members.

6:58

I still haven't had any response.

7:00

Get back to me on that.

7:01

If you could do so, I'd greatly appreciate it.

7:06

We've got quite a bit of menace here.

7:08

Want to use them all up?

7:10

Well, you know, I can tell you a little bit about what we do in county and I'd like that to get out that we do the Easter egg hunt for county community.

7:19

We do the Santa's Village for county community.

7:21

We do the Santa's Village for Posh chocolate and up there in Big Fork and we are now establishing a food bank.

7:28

We have about 100 customers in Condon that we actually deliver food between the Veterans pantry.

7:36

And I'd like to see if there's some some assistance that we can do for the the elderly in the community and if we could do something to allow them to fill out the paperwork for the tax thing.

7:48

They're really going to need some help with that one because we have some, we have some individuals that are living on approximately \$1200 a month and their taxes on their home is \$600.00 or \$6000 a year.

8:01

So we visit with these people.

8:02

We'd like to help them.

8:04

We brought in approximately 10,000 lbs of fresh produce last year and we'd like to bring in more.

8:11

And I know you guys have some stuff down here.

8:13

We've been trying to get with your community down here to help us out, get the kids hot lunches and those kind of things.

8:18

So I know there's a lot on the on the agenda.

8:20

You can go back through it, but if we could spend some time doing for our community, I'd greatly appreciate that.

8:27

Thank you.

8:28

Thank you.

8:31

OK, any other public comment on items not on the agenda in person or online?

8:44

OK, Our current claims list, claims received as of January 28th, 2026 to February 4th, 2026 by the Commissioner's Office total \$1,198,471.33.

8:59

We have 5 hearings today.

9:01

The first hearing is the Nordberg Family Transfer and aggregation exemption and Katie Reader will start us off.

9:21

Thank you.

9:22

Good afternoon, Commissioners.

9:23

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

9:29

Today I'll be presenting the Norberg family transfer and aggregation request.

9:33

This application was submitted by Jason Norberg with Missoula Engineering serving as the technical representative and we have them with us today.

9:44

Katie, can you get a little closer to the microphone?

9:46

Yeah, thanks.

9:49

The property, The project is located on an unaddressed parcel off a Mystic Moon Rd.

9:54

in the Potomac area South of Hwy.

9:57

200.

9:58

Access to the property is provided via Morrison Lane and Blixit Creek Rd.

10:04

This graphic shows the existing conditions.

10:07

The property is currently undeveloped and consists of approximately 20 acres.

10:14

The applicant proposes to create 210 acre tracks transferring attract 17-A1 to his spouse, Jennifer Norberg, while retaining ownership of the remaining track 17-A-2.

10:27

The long term intent is to hold the property for their children when they are of age.

10:33

As part of this request, the applicant is proposing to aggregate a historic underlying boundary dating back to an 1889 deed that has been surveyed over multiple times through the Clerk and Recorder's Office.

10:45

That boundary is shown here in the orange.

10:52

The parcel is designated Open and Resource Glands under the 2002 Regional Land Use Guide and is located in an unzoned area.

11:01

While this designation is not primarily residential, it generally supports development at a density of 1 dwelling unit per 40 acres.

11:10

Here's a graphic.

11:11

This graphic illustrates the proposed configuration with Track 17-A1 located on the northern portion of the property and the remaining Track 17-A2 on the southern portion.

11:26

In addition to comments from the Clerk and Recorder's Office, standard agency comments were received from the Health Department and Building Safety.

11:34

The parcels will be required to complete Cosa Sanitation review and or applicable exemptions and any future development will require the appropriate building and trades permits during staff.

11:49

During review, staff identified 2 rebuttable presumptions relating to the transfer being structured through the applicant spouse as an interim step with no immediate development proposed.

12:00

Staff also noted 3 general evasion criteria including a recent property transfer, a boundary line relocation approval in 2024 and potential inconsistency with the growth policy.

12:13

However, after evaluating the full context of the request, staff finds the proposal supports the family's goal for long term land ownership.

12:24

This application was submitted before the new affidavit came into effect, so Jason Normberg is here to answer the family transfer questions.

12:36

Good afternoon, my name is Jason Nordberg.

12:40

I just have a few questions for you.

12:41

OK.

12:43

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

12:46

I purchased the property with the intent to, in the future, transfer to my two children.

12:53

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

12:57

No.

12:59

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

13:03

I have not.

13:04

Will the property be developed in the future for my children's home sites?

13:09

Will the recipient of the property be residing on the property?

13:13

My wife, Jennifer?

13:14

No.

13:15

OK, thank you.

13:16

That's all.

13:16

Thank you.

13:21

Staff will be recommending approval if I can bring up the motion or do you want to open it up?

13:32

Mr.

13:32

Robert, do you feel like you'd like to say anything else or your representative say anything else?

13:37

OK, thank you.

13:39

Great.

13:39

Then based on the findings presented in the staff report, staff recommends approval of both the family transfer and aggregation request.

13:48

Commissioners, here's your motions.

13:51

Thanks.

13:53

I move to approve the request by Jason Norberg to utilize the family transfer exemption as presented in the exemption application and affidavit.

14:01

I'll second that and ask for any public comment.

14:07

Seeing none.

14:08

All in favor aye.

14:10

And I move to approve the request by Jason Norberg to utilize the aggregation exemption as presented in the exemption application and affidavit.

14:19

Any public comment on this?

14:23

I'll second it.

14:24

Sorry, I got my order wrong.

14:25

All in favor aye.

14:27

OK, thank you.

14:31

Thanks, Katie.

14:35

On to the Brown family transfer.

14:54

Great.

14:56

OK, thank you again, Commissioners.

14:58

For the record, Katie Reader, planning planner with Planning Development Sustainability.

15:02

Next, I have the Brown family transfer request submitted by Lita Brown with Montana Northwest serving as the technical representative.

15:11

This subject property is located at 3114 S 7th St.

15:16

W, between Tower and Hiberta St.

15:20

The property is zoned Citizen Zoning District 13 and is designated residential under the 2019 Missoula Area Land Use Element.

15:31

Here's a graphic that shows the existing conditions of the property with the existing home here at the southern portion of the property.

15:40

This graphic illustrates the proposed configuration with Lot B approximately .69 acres located on the northern portion of the property and Lot A approximately .31 acres on the southern.

15:54

The applicant proposes to divide the existing one acre parcel to create a .31 acre lot to transfer to her adult daughter, Megan Brown.

16:04

Miss Brown will continue to reside in the existing home while Megan, who currently lives at the property, intends to construct a single family residence on the new lot.

16:13

Both homes will utilize the existing access standard.

16:18

Agency comments were reviewed, received from the Health Department and Building Safety.

16:22

The parcel will be required to complete Cosa sanitation review and obtain or obtain applicable exemptions, and any future development will require the appropriate building and trades permits.

16:36

During review, staff identified one general evasion criterion, that the proposed division is located within a platted subdivision.

16:45

Staff evaluated this factor and determined that the request remains consistent with the intent of the family transfer exemption.

16:51

Based on the information provided in the affidavit, staff recommends approval.

16:58

Commissioners, here's your language.

17:05

Lita Brown in the space.

17:08

Yeah, feel free to come comment.

17:20

I bought the property with the intention of there's already an existing develop.

17:27

Well, it started being developed in the back acre and then my daughter is planning on building the house back there and then I would remain in the front.

17:37

Great.

17:40

That's good.

17:40

Thank you.

17:43

Thank you.

17:44

I move to, I don't have any questions.

17:46

I move to approve the request by Alita Brown to utilize the family transfer exemption as presented in the exemption application and affidavit.

17:53

I'll second that ask for any public comment on this.

17:57

OK, Seeing none all in favor, Aye.

18:01

Good luck.

18:05

All right.

18:05

Next, we have a resolution on the Swan Valley Neighborhood Plan and Ian and Lauren will present.

18:48

OK, good afternoon, commissioners, members of the public.

18:50

My name is Ian Varley.

18:52

I'm a planning manager here for the Planning Development, Sustainability department here at Ian.

18:56

Can you maybe raise the mic or I'm very soft spoken.

19:01

There we go.

19:08

All right, today we're here to do a request for adoption.

19:11

We're requesting that the county commissioners adopt the Swan Valley neighborhood Plan, right?

19:15

This is a follow up meeting to the intent to adopt hearing that we had two weeks ago on January 29th.

19:27

Why are we doing this or why do we start this whole journey, right?

19:29

It's good to kind of remember these points, right?

19:32

The last neighborhood plan for this area was adopted in 1996, right?

19:36

It'd been a long time since this area had seen any kind of planning whatsoever, right?

19:40

A brief effort to update the plan kind of in the late aughts, early teens, fizzled out and, and, and generated a plan that was never approved, right?

19:51

And there were certainly growing concerns that large development projects could transform the character of the area.

19:58

And it certainly seemed that we had support from the community, certainly the Swan Valley Community Council and of course you, the county commissioners.

20:04

Right then we're all kind of came together to make this effort happen.

20:12

Looking at our process timeline, the planning committee was formed by the community council way back on November 21st and 2023.

20:21

The first draft of the plan was released just last year on June 14th.

20:27

The Community Council held its first hearing on October 21st, right?

20:31

We had about 40 people in attendance, maybe a little more than that.

20:35

And then the Community Council turned around and voted to approve the plan, a vote of three to one with one abstention on November 18th.

20:44

Then the plan proceeded to the Planning Board hearing on December 16th where we received a unanimous recommendation.

20:49

And of course, we did our intent to adopt hearing on January 29th, 2 weeks ago.

20:55

And we heard at the last step of the process, February 12th today for the adoption here ortho adoption meetings.

21:01

There were a few amendments that were made by the, the BCC to the neighborhood plan.

21:09

And these were reflected in the, in the current draft of the plan, the final draft, right, that we change designations in the future land use map, they're better changed to reflect the existing flood hazard areas in the, in the valley, right?

21:19

And I'll, I'll bring up an image of that and we can take a look at what those look like.

21:23

We did have maps on display at the hearing and and so people were kind of aware what was going on there.

21:29

We had some questions about the issue and we were able to clarify that there were changes to the objectives and strategies of the wildfire section of the plan that were particularly suggested by Commissioner Strohmeier.

21:39

So those were also reflected in the new version, right?

21:44

So here's our the future land uses, the nations for the future land use map of the area.

21:48

Not easy to see, right?

21:49

But when we zoom in a little bit, we can see this green strip that kind of cuts right through the middle of the valley through that pink and you can see the flood hazard.

21:58

I think it's the flood way and the flood hazard area, right, That are both reflected with the designations in the plan.

22:04

This doesn't really impact land owners in the area, right?

22:08

The policy itself is sort of non regulatory, right?

22:12

It's A and so there's not there's not there isn't a big change to anyone, but it is kind of best practice that we do.

22:18

And it was a suggestion by our floodplain administrator, Matt Highmold.

22:24

All right, So what did we hear on January 29th?

22:28

After that last hearing staff got together, we kind of debriefed a little bit.

22:32

And one thing that we certainly kind of came away with, there were even some comments about this right is a communion about the neighborhood plan and zoning, right.

22:38

The plan isn't zoning, but it make recommendations on how zoning should be implemented in the future.

22:45

Below we'll see a couple of slides.

22:46

These were shown actually at on our October meeting with the community council.

22:51

They're really trying to drive this home.

22:53

And this is something that both the, the planning committee and staff really tried to, to do a good job of, of really communicating this point, right, That the two are two different separate sections of law, right?

23:04

One is regulatory, the other is not.

23:07

One impacts private property rights and the other does not, right?

23:11

They're, they're basically separate processes, right?

23:13

But what's certainly what the neighborhood plan does do is it makes a recommendation on zoning, right?

23:16

So if people were opposed to zoning, chances are it's, you know you're going to be opposed to the plan even recommending it, right?

23:29

Also on the public hearing on January 29th, we heard comments that basically there was support for the plan and folks that saw that as an important tool to protect the values held by the community, clean water, dark night sky, real character, etcetera.

23:41

Some felt that the the community council changed to the zoning recommendations by removing the residential density elements, right, as a good compromise, right?

23:49

That was Grace Alodi's contribution in that particular moment was the, you know, it's like, you know, we hate, we had this hearing in Condon.

23:56

Lots of people showed up, a lot of people that were, you know, uncomfortable with the especially with these residential portions of the zoning.

24:02

So we changed the plan to reflect that, right?

24:04

That was, that was, that was certainly something that she communicated at the time for questions about the floodplain, right, and potential changes to the future land use map.

24:12

We were able to clarify those and certainly just general opposition to zoning and concerns about the planning committee's process, right, including missing meeting minutes and a lack of quorum at every meeting.

24:27

So we haven't received comments since the January 29th hearing.

24:30

I'll briefly kind of take us through that.

24:31

There were about 11 comments since the 29th.

24:34

If we go a little back, back a little bit further to January 19th, there were 26 comments.

24:38

What was an, it's certainly an interesting observation that we had was there really isn't opposition to the plan score values or objectives, right?

24:46

If the, the plan is sort of base in terms of like there are these core values, right?

24:49

Keep it rural, keep it wild, these kinds of things, right?

24:52

That kind of really set the tone for the whole plan.

24:55

Then there are a set of objectives, right, that kind of say like here's how you know, this is what we're going to this on a more detailed level, this is what we want to accomplish.

25:02

And finally, there are strategies that says this is how we're going to get it done, right?

25:06

And it's really the subset of strategies in particularly in the land use section that talk about zoning, right, that have generated the most opposition.

25:13

But by and large, there hasn't been a lot of opposition generated about other elements of the plan.

25:18

So we heard certainly concerns about additional government regulations, right, that zoning will restrict the development of housing, making affordability worse, but also the importance of conserving the Swans, wild landscape, water, wildlife, dark night sky and real character.

25:33

Some would like to see zoning implemented as a reflection of the plan score values.

25:39

So what are we requesting today?

25:40

We are requesting to approve the final resolution adopting the Swan Valley Neighborhood Plan and the plan will be effective today as an area plan of the Missoula County Growth Policy.

25:53

So with that, I'll close with a recommended motion.

25:58

I move to approve the final resolution adopting the Swan Valley Neighborhood Plan as an amendment to the Missoula County Growth policy.

26:04

And I'm going to go sit up here with Lauren and John here in case you have any questions.

26:09

Thanks a lot, Ian.

26:12

So if anybody would like to comment on this, now is your time.

26:16

You get same deal, 3 minutes.

26:20

Kind of disagree that we've had hours of documentation without us being ever refuted, but OK.

26:27

Yeah, so there's are a few refutable arguments which he kind of blanket over the actual Montana cannot push to another agency anything that they're required to do Sunshine laws.

26:42

So the refuted argument that the county does or the county community doesn't have to pass this or that the missing minutes or missing meeting notes are just in something we can pass over at this point in time.

26:59

It's pretty a hard refutable argument that they didn't follow the law.

27:03

However, the rule that the community as a whole with a petition can do away with any referendum on planning or zoning we truly intend at this point in time.

27:18

But if you do pass it here today without taking the zoning portion that the community has said they don't want out of there, out of the map, we're going to do away with this referendum with the required number of signatures.

27:29

And we'll have an attorney meeting here the next two weeks to make sure that happens.

27:34

We've already turned the petition in.

27:36

We have a large majority.

27:38

We have over 35% of the actual voting members.

27:42

That's because we're relegated to the voting members for this.

27:45

There's only 460 people that vote in Condon and have that.

27:50

We only need 108 people to sign a petition, but we had 140 people that signed a petition that don't want zoning.

27:57

We have a lot of businesses and you know, different individuals believe that the, the zoning issue is directed to towards their own business so that we can save the businesses that are there that you know, but there's, there's some validity to that.

28:13

Those arguments.

28:14

They're also, there's some validity that I see that you guys are doing family transfers.

28:20

But for us, a family transfer is going to have to be 5 acres and we don't have 5 acres.

28:24

We can't do family transfers up there.

28:26

It's non compliant.

28:29

So we asked you guys to go through the the notes, the community in their notes and what they actually wrote clearly stated that they did not want zoning of any type.

28:42

We've got enough regulations.

28:45

We have great regulations already.

28:47

We have planning and zoning.

28:48

We have health department for our septic and a water and we have EPA regulations, Army Corps engineers.

28:55

We have enough regulations at this point in time.

28:57

But if you adopt this resolution with the zoning of 1 and 40 and and 1:00 and 10:00, we're going to have very little choice but to go down the road of petition to have it cancelled.

29:10

One other option is we take it to the voters.

29:13

You and your position at this point in time have an option in the planning that you can take it to the voters and let them decide.

29:22

Let the voters decide if they get out there and they get the votes that they want, this zoning for county community or proposed zoning for county community, they can go get the votes.

29:35

Any questions?

29:38

Good, thank you.

29:42

Anybody else like to speak to this?

29:50

So somebody online?

29:53

Yes, please.

29:57

All I have is letter H, but letter H, please go ahead.

30:02

OK, my name is Helene.

30:03

Michael, can you hear me?

30:05

Yes, I just wanted to emphasize that the proposal proposal is for land use one which only recommends zoning for large businesses.

30:19

There's no zoning recommended for one to 10 and 1 to 41 structure per 40 acres, one structure per 10 acres in this recommendation.

30:30

So I heard Ed saying something different to that and I just wanted to clarify that that's not the case.

30:38

The the recommendation for zoning, which was presented at the community Council recommended only restricting large businesses coming into the Swan Valley.

30:49

Thank you.

30:50

Thank you, Mr.

30:52

Chairman.

30:54

Yes, Sir, this is Bill Lombardi from Seeley Lake.

30:57

And Mr.

30:59

Chairman and Commissioners, thanks for here having this hearing today.

31:03

And I would urge you strongly urge you to adopt make the final adoption of this neighborhood plan which updates the 1996 neighborhood plan was a result of almost two years of work by a hard working committee.

31:20

There was subset of the the Swan Valley Community Council and numerous public hearings, public meetings and a lot of opportunity to provide public input.

31:32

As Helene Michael just mentioned, she was the Co chair with John Simon did a very good job of getting public input on all of this.

31:41

And I want to thank the planners and the Planning Commission for providing the the work of the input to help us get this done.

31:49

But it updates the 1996 plan and basically what it does three things.

31:55

It upholds the values, the core values of the Swan Valley, which is to preserve the Valley's rural character, low density housing, open spaces, small family run businesses and strong community volunteerism.

32:10

2, protects the clean water, air and a healthy fire resilient forest with abundant wildlife.

32:17

And three, provides accessibility to our public lands for hiking, hunting, fishing, camping and riding.

32:24

As Helene just mentioned, it doesn't affect residential properties.

32:29

There was some, you know, vociferous public pushback on the residential property issue for zoning.

32:36

But what zoning does it provides some teeth in the neighborhood plan without any teeth.

32:42

This plan doesn't have any bite.

32:43

It's just, it's, it's just a plan.

32:46

It doesn't have no regulatory enforcement.

32:49

So I would urge the committee to it adopt alternative one and put some kind of zoning into place to protect the royal character of the Value Valley and the values that held by Condon residents.

33:03

And basically what this came out of was the Holland Lake issue, which you're all aware of.

33:08

And the commissioner has asked us and those in the Swan Valley to take control of our future.

33:14

And that's what this, this neighborhood plan reflects.

33:19

It's telling saying this is what this valley wants for the future.

33:24

So I, I want to thank you for providing the resources to do this.

33:29

And I would strongly urge you to adopt this and move it along as quickly as possible with public input.

33:34

So thank you, Mr.

33:35

Chairman and Commissioners, thank you.

33:40

Anybody else like to speak to this in person or online?

33:50

All right.

33:51

Juan, do you have any questions for staff?

33:54

Yes, I was hoping either John Hart, County Attorney or Ian maybe again clarify our address, Ed's comments or confusion.

34:06

I think there, I think we have a little bit of a misunderstanding.

34:08

And so I was just hoping that you'd be able to answer some of his questions.

34:18

Well, more about the kind of like again, the process and this is a plan, this isn't actually zoning.

34:25

And so you could just clarify that.

34:27

Again, I'll start with just and and you know, John, feel free to jump in at any time here.

34:33

But yeah, it's our understanding, right, that like in order to do a referendum, a petition in a referendum process with regards to zoning, right, you need to, the zoning needs to be in place first.

34:46

Like that.

34:46

You need in order to sort of have a reference on on an issue or on a law, right, That law has to be there.

34:53

That was my understanding.

34:54

Well, just certain.

34:58

So certainly the plan isn't zoning itself right here unless you've gone I mean that that's the simple insane it in the most simple terms, adopting this neighborhood plan is not adopting zoning for the Swan Valley.

35:17

That is an entirely separate process on it under an entirely separate statutory scheme that would go through a whole other public process and and would be considered by you at some other separate time that there there is no zoning.

35:39

If you approve the recommended motion, there will still not be any zoning in the Swan Valley.

35:47

And then I guess the next question is then how does the county or the community make use of an area plan?

35:55

I mean, it's a it's a it's a policy, right?

36:01

It's a basically a big list of of kind of to do's, right.

36:05

And certainly the, the plan is taken, it is referenced, right?

36:10

When a subdivision comes forward, right?

36:11

They'll look at what the pub, the, what the, the neighborhood plan says, right?

36:15

But that subdivision can be denied based on the, that plan itself, right?

36:20

They might find other problems with the subdivision and it ultimately gets denied.

36:23

But that's not the, the plan itself can't do that.

36:26

So it is referenced in law, but otherwise, you know, there's a lot of sections in here, you know, transportation facilities, services, you know, that are essentially, you know, we'd like to do more of this or, you know, county, please help us with that.

36:38

That's really the function of the plan.

36:42

Thank you.

36:43

And then I guess you were talking about family transfer, but I, I, I missed that.

36:47

Oh, just because I heard some concern that family transfers on five acres couldn't occur if this plan was adopted.

36:55

Yeah, that's so that the the community council changed the plan, right?

37:01

And so they removed the portions of the plan that recommended residential density zoning.

37:07

So that would that sort of took out any regulation of like a plan you couldn't legally do zoning then that regulated the minimum lot size, whether that was done through a subdivision or through a family transfer, right.

37:21

So that's, you know, even if if the county were to initiate zoning, right, that regulated per the recommendations of the plan, you know, regulate, you know, resorts and large commercial and large industrial and all these kinds of things, right.

37:36

What it does now, if that was to be enacted, right, a person could do still do a family transfer of of any size because the zoning is not going to doesn't address that residential element or a minimum lot size.

37:49

Thanks for that clarification.

37:50

Thanks.

37:50

And this is not zoning.

37:52

This is just the plan.

37:54

John, did you have let me just follow up on what Ian had said about a growth policy which includes this neighborhood plan?

38:04

I'm sorry, John, can you maybe move the microphone a little closer?

38:07

So I'm I'm going to read to you from the code 76-1-605 S Part 2A growth policy.

38:20

And this neighborhood plan is a growth policy, is not a regulatory document, and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulations adopted pursuant to the law.

38:40

A governing body may not withhold, deny, or impose conditions on any land use approval or other authority to act based solely on compliance or a lack thereof with a growth policy adopted pursuant to this chapter.

39:01

That's what the Montana Legislature has said about a growth policy, but the Montana Supreme Court has said that the document is not without meaning and you need to make decisions that are in substantial compliance with it.

39:21

But again, you can't deny a land use proposal based solely on this neighborhood plan.

39:31

So for instance, the five acre family transfer proposal from somebody in the Swan, you could not

say no to that simply because the the family transfer parcel is not in strict compliance with the neighborhood plan.

39:52

That would not be a lawful basis for saying no.

39:56

Thanks.

39:57

Thank you.

40:01

I don't have any other questions.

40:03

I guess we have a text from Strohmeier.

40:17

Sorry, I'm looking for it that he apologizes that he can't be here, he's in DC, and that he's fully supportive of the Swan Neighborhood Plan.

40:33

So with that, I'd move to approve the final resolution adopting the Swan Valley Neighborhood Plan as amended to the Missoula County Growth Policy.

40:42

I'll second that and ask again for any public comment from anybody else yet spoken or has something new to say.

40:53

I've got a question if this is going to actually establish A zoning district.

40:57

No, OK, It's not going to establish the zoning district.

41:00

Our our attorney was quite clear, this is not zoning.

41:03

This is a plan.

41:04

I know, but in the, the, the, in order to establish the actual zoning, you have to have a zoning district first.

41:10

So I by adopting this resolution and we'll talk more in a couple in the next week or so with your people, we believe by adopting this, you're establishing A zoning district in Condon community that allows us to move forward with the petition.

41:24

So if we adopt this, it makes a zoning district for Condon and we'll have to make sure that we comport with that and for Chapter 4 of the the planning.

41:37

So I know that's contentious and I'm just going by what I'm representing is the 140 plus people.

41:45

And if I did just also homeowners, we'd have over 300 people.

41:50

So I think you have a meeting with your people here this week.

41:56

Is it correct on this issue with the petition?

42:04

So by the petition, I, I think you're referring to the petition that was submitted to the elections office.

42:10

Yes, yes, yes.

42:11

I, I'm not the attorney in the county attorney's office that reviewed that petition.

42:16

That's my, that's my counterpart, Vinny Pavlich.

42:20

But I have talked to Vinny about that petition and and it's, it's both of our opinions that not today, not tomorrow there there will not be a zoning district that's created.

42:35

So that petition, right, that one right, right.

42:40

But what about the, the petition to remove the referendum that could go go forward and remove the referendum.

42:50

I I don't know about it.

42:51

Any other petitions, I'm sorry.

42:53

So we'll thank you.

42:55

Go ahead.

42:56

So I think we're, I think we're good.

42:57

We have a motion, we're doing a second.

43:01

We got some public comment.

43:03

Thank you all in favor and just clarifying that this is not a zoning.

43:08

This is a so just and we're about to vote on this and, and and this is not zoning.

43:12

This is not a zoning district.

43:14

This is a neighborhood plan, Mr.

43:16

Chairman, voting on a neighborhood plan.

43:17

We're not voting on zoning.

43:19

We're not voting on a neighbor on a zoning district, a neighborhood plan.

43:22

So we have, we have, Mr.

43:25

Chairman, Bill Lombardi, again from the planning committee, and that was the understanding of the planning committee, the understanding of the Swan Valley Community Council, the understanding of the Planning Commission of Missoula County.

43:39

And that's your understanding that there is no zoning in this, that that would have to be adopted later.

43:45

So putting a petition forward, there is no zoning districts.

43:49

So any kind of petition, it's not right so to speak in legal terms and the the Commission and the Planning Commission would have as our understanding that they would have to adopt zoning standards as we recommended an alternative one which effects commercial businesses and properties and things like that, not residential.

44:11

And that's our understanding and I hope that is your understanding as well.

44:15

And there is, there is no zoning district, none.

44:18

All right, I'm going to bring us back to the moment.

44:21

And the moment is we have an A motion to approve the Swan Valley Neighborhood Plan.

44:27

Not zoning, not zoning districts.

44:29

We're approving the Swan Valley Neighborhood Plan as an amendment to the Missoula County growth policy.

44:35

I seconded that.

44:36

We got some public comment.

44:38

Anybody else before we do a vote?

44:44

OK, All in favor.

44:46

Aye, aye.

44:47

Thanks everybody.

44:55

Hang out.

44:56

We do before we do the next thing.

44:58

Karen Hughes.

45:00

Oh, OK.

45:01

It's on me.

45:01

I thought you were coming to the microphone.

45:05

Can I lead into this?

45:06

We're doing this now.

45:07

Yeah.

45:07

Now do you want to?

45:08

You want to?

45:09

When?

45:09

You're now.

45:12

Just wait.

45:13

We're going to wait a minute on this.

45:19

So our next hearing is on the Y no Grant Creek crossing.

45:26

I'm sorry afternoon commissioners.

45:45

I'm Andrew Hegemeyer with Community and Economic Development and I'm Flanna Mclarty with Community and Economic Development.

45:54

And we're here to present on a an application, a request for tax increment financing from or in the Grant Creek Crossing tax or Targeted Economic Development district.

46:08

And with us is a number of the applicants.

46:11

So if you have questions, they are here.

46:15

The request is from Grant Creek Crossing LLC and what they're asking for is a reimbursement of \$7.9 million and TIF funds that comes out of the Grant Creek Crossing Targeted Economic Development District.

46:30

So a little bit about the Grant Creek Crossing targeted Economic Development district.

46:34

It's located just South of I-90 and just West of Reserve St.

46:43

along Grant Creek in the central part of Missoula.

46:46

It is in the county this this district's our newest targeted economic development district.

46:52

It was created just in the late 2024.

46:58

It's about 84 acres in size.

47:00

It's a reclaimed gravel pit.

47:02

So right now it's it's mostly just vacant.

47:05

There is a storage unit on the site, but it lacks any of the basic infrastructure that's necessary to have any sort of development at scale.

47:15

So this the, the development team that's working on this project is proposing to develop the entire site, but over multiple phases.

47:23

And what we're dealing with here is phase one of their project, which is about 39 acres of that 84 acre targeted economic development district.

47:33

Right now, they're proposing a 200 home apartment complex on about 9 acres.

47:40

The rest of the property or the rest of that 39 acres is targeted for development.

47:45

However, they haven't solidified specific plans yet, but what they're targeting is a mix of uses and including potentially additional residential.

47:54

Their timeline for building out Phase 1 of this proposal is about five years.

48:01

So what the application for the 7.9 million is for is for public infrastructure that will support the development of the property.

48:11

And I'm going to kind of walk through what those infrastructure improvements are.

48:15

So phase one here is basically that is this area that's highlighted in blue.

48:22

That's not a too scaling map, it's just for representation.

48:27

But that's essentially the section of the property that will be developed in Phase 1.

48:31

And in order to develop this, quite a bit of infrastructure needs to occur.

48:35

First of all, there needs to be infrastructure improvements or intersection improvements to reserve and Schramm, which is right about there.

48:42

The yellow * that will include a traffic light and some re angling of the intersection.

48:50

They're also looking at pedestrian improvements, a long shrom that kind of connect to the district.

48:58

And then water and sewer, which is a real critical component of any sort of development at scale is not located on the property.

49:04

They have to actually extend it from Expressway right from there up to there just to reach the property.

49:13

And then once the property, well, I'm sorry, so we have to extend the water and sewer to the property and the utilities are actually will need to be brought down and looped through the property as well, gas and electric.

49:28

And then once they've got all the utilities to the property, then they actually need to build the infrastructure within the property to be able to develop.

49:35

And that looks like at least in phase one, a road, we're calling it Rd.

49:39

A for now and all the utilities, water, sewer, gas, water, electric all all be in that utility right away.

49:49

And so that's, you know, a significant amount of infrastructure needs to go into this project to make this property developable.

49:56

And then that will get us that, that 200 unit apartment building which is located right about there on the property.

50:05

In terms of how this proposal is going to work, the developer is self financing this.

50:11

It's they're using private financing to put in the infrastructure.

50:14

Once that infrastructure is in place that will allow the development to occur, the vertical development of the buildings and everything the homes that once that vertical development occurs, then we start collecting property taxes on on those on those structures that will allow the increment to grow.

50:33

As the increment grows that will then allow us to start reimbursing the development team for this, for this public infrastructure.

50:42

And so we call this sort of like a, we call this a delayed reimbursement.

50:48

And with this I hand it to plan it as part of our review of the developers application, we want our department wants to make sure that we the development itself will yield enough increment to support repaying the cost of the infrastructure.

51:09

So to make sure that we can it will actually generate enough revenue to pay the \$7.9 million to the developer.

51:18

So in doing this, we look at revenue projections based on the proposed development that they have planned for the area.

51:29

This is just a model.

51:30

So we use today's market values for properties and taxable values as well as today's mills to then see in the future what is the revenue that potentially could be generated from the development.

51:49

So currently the total taxes in the entire district, so the entire 84 acres is around \$71,000.

52:03

Sorry, that was the base year in 2024 when the district was created.

52:09

Current taxes for 2025 are around \$168,000, of which \$56,000 of that is going into the tax increment fund.

52:19

By the time that phase one is complete in about 5 years, we estimate that the tax increment revenue would be around \$1.2 million annually, showing that the development would support the repayment of the request for \$7.9 million overtime.

52:43

And then the table on the right shows that currently the taxable value, and this is for the entire district is around \$200,000.

52:53

But over time, once phase one is complete, we're estimating that taxable value to increase to over \$2,000,000 for the area, the 39 acres that are being developed in phase one.

53:07

Just to break this down, the taxable value per acre is about \$10 per acre today.

53:13

Our projections show that once complete, it would be over \$40,000 per acre.

53:20

Sorry, 40 yeah, I did say that right 40,000 yes, perfect.

53:31

In our review we also have to make sure that the request, oh thank you next is consistent with state statute as well as county planning documents and guidelines.

53:46

So and reviewing the application for compliance with state statute, costs that may be paid for using TIF are shown on the left hand side and then the proposed improvements are on the right hand side.

53:59

So eligible cost include water, sewer, utilities, roads as well as other transportation needs.

54:10

Workforce housing is also an eligible cost that TIF may be used to pay for.

54:16

The proposed improvements are LIFT listed on the right.

54:19

This request would only be reimbursing for the public improvements.

54:25

While workforce housing is an eligible cost, that tip may be paid for.

54:30

We will not be paying for any of the housing elements, just the water extension, the sewer extension, the road, the main roads and dry utilities.

54:44

So I just wanted to clarify that we will not be using TIF to actually construct the vertical construction of the housing.

54:56

So the request is in compliance with statute.

55:00

Next, we check for consistency with the growth policy.

55:05

So the goals of the Missoula Area Land Use element include creating opportunities for retail, service and or employment which a potential commercial or industrial development in phase one would address.

55:21

A second goal is to provide for a mix of commercial and residential choices.

55:27

This 200 unit multifamily housing will have one to four bedroom units, creating a variety of housing for the area.

55:36

A third goal is to plan and build infrastructure, which the request is to reimburse for these necessary infrastructure improvements for development.

55:45

And then last to utilize public partner, excuse me, public private partnerships to finance and build, which these improvements will be privately financed until we have enough public funds available to reimburse, which addresses that goal.

56:04

So it is compliant with the growth policy.

56:08

And then last we that's OK, check for consistency with the comprehensive development plan of the district.

56:18

So the Grant Creek crossing targeted economic development district goals are to promote economic development and supportive value adding industry of which providing the infrastructure necessary for development would open up the property for proposed commercial or industrial developments.

56:38

The second goal is to invest in the efficient delivery of public infrastructure, which this private

financing structure would allow construction to occur immediately and infrastructure to be put in before waiting until we have the the public funds available to address the infrastructure needs.

56:59

Third goal is to support the development of attainable workforce housing.

57:03

The proposed 200 unit multifamily housing does meet our draft TIF workforce housing policy.

57:11

The draft workforce housing policy has targets that we are trying to meet, one of which is at least 11 units per acre, dwelling units per acre.

57:22

And then the second is a range of square footage based on bedroom size, so that the assuming that the cost will bedroom size, yes.

57:36

So there's a range per bed for how many bedrooms are in the unit.

57:42

So like a one bedroom would have a range of around 7:00.

57:47

I'm going to get 700 to 900 square feet roughly.

57:51

So we're trying to make sure that we're not building luxury, but so regulating kind of smaller targeting smaller bedroom sizes we're assuming will address the affordability piece.

58:06

The proposed like I said, the proposed housing development does meet this policy and the IT will be about 22 units per acre housing units per acre for this.

58:18

And then last goal is to enhance public safety services and the traffic improvements at Schramm and Reserve including the traffic signal and sidewalk will help address some safety issues.

58:30

So it is compliant with the comprehensive development plan.

58:38

All right.

58:38

So we did put this project up on Missoula County Voice to capture any public interest and we did receive a couple comments.

58:45

One was a question that was about whether this would be reimbursed.

58:52

Would it be essentially reimbursed retroactively?

58:55

You're upfront and the answer is it's retroactively.

58:59

And then all that question also asked where we could find additional information about the project.

59:04

And then we also received a second comment that was in general support of the project.

59:08

They did that.

59:10

That comment did specify that like like to see pedestrian facilities across the bridge and then along Grand Creek.

59:21

We have two committees that citizen committees that we take these sort of applications to.

59:27

The first is the Missoula Jurisdictional Advisory Committee, which is actually a committee made-up of affected taxing jurisdictions that are within Missoula County's Ted.

59:37

So they're not really citizens or represents of taxing jurisdictions.

59:42

And then the second committee is the Missoula Development Authority, which is a group of citizens.

59:47

Both of these boards recommended approval unanimously of the project to the Commission.

59:54

And I don't think.

59:58

Yeah.

59:59

So that's the end of our presentation.

1:00:01

And the next slide is a motion when you're ready.

1:00:05

Thanks a lot.

1:00:08

Andrew and Flanna, would anybody like to comment on this please?

1:00:17

Just make sure you make the button go green and say your name is that green.

1:00:26

Good afternoon, Commissioner Slotnick Invero and members of the county Commission staff.

1:00:32

Thanks for having my name is Brian Chaffin.

1:00:34

I'm the executive director of the Clark Fork Coalition.

1:00:36

As you all know, we're a water local watershed nonprofit that's been protecting and restoring the Clark Fork River watershed since 1985.

1:00:45

One of the things that we do in that time as we protect tributaries to the Clark Fork River, including Grant Creek, along which this project will impact, it's adjacent to the property and will impact Grant Creek.

1:00:57

And we recognize that this is a hearing for in an application for public funding for reimbursement of infrastructure.

1:01:05

But since that infrastructure is going to impact the Creek and there's some commitments around that Creek, I thought I'd bring those concerns to the Commission now.

1:01:14

Apologies, lost my place for a second there in last year.

1:01:19

Just over a year ago, in February of 2025, the Missoula County, City of Missoula, Missoula Conservation District in the Clark Fort Coalition signed a memorandum of Understanding called the Vision and Strategy for Restoring Grant Creek.

1:01:34

And in that, the purpose of the MOU is to formalize the party's intent to collaborate on efforts to restore and conserve Lower Grant Creek as a clean, healthy, natural stream using the Greater Vision and Strategy document for Restoring Grant Creek.

1:01:47

Within that, just two important points on the responsibilities taken up by the city and county are to ensure city and county right pairing ordinances are aligned and enacted and that local government agrees to address bank stability, stream sediment balance and hydrologic capacity in development plans along Grant Creek.

1:02:06

The proposal here for this infrastructure reimbursement uses public money to reimburse infrastructure and some of the infrastructure will impact Grant Creek including the stream crossings and storm water development.

1:02:18

Our concerns about about that project are that the stream crossings, while we know the ideal stream crossing would likely be a bridge that has stream matrix underneath of it, we recognize that that's probably unaffordable or or or expensive under this particular project.

1:02:35

And so the way we would request the county to consider when they're moving, when they're moving forward, we're not asking the county to deny this request for reimbursement, but to consider the commitments under the Grant Creek vision strategy document when they're thinking about plans moving forward.

1:02:51

And one of those would be to think about stormwater.

1:02:54

If you look at the stream crossings, as well as how far the development will beat up against Grant Creek, there's very little room for any kind of natural infiltration.

1:03:04

Grant Creek is listed as impaired on for nutrients, temperature and settlement and the development is going to constrict Grant Creek.

1:03:15

The crossings are going to constrict Grant Creek that won't allow high flows to to dissipate or mitigate except for downstream.

1:03:21

And so thinking about places to along the development to defray or or displace stormwater green infrastructure elements such as bioswales, infiltration galleries, more green and less impervious, I think would make the project better, but would also uphold the county's commitments under the vision and strategy documents.

1:03:40

So we ask the the the Commission and the planning aspects of Missoula County to think about that as they move forward.

1:03:48

And we we can commit to helping with that, whether it be design, whether it be advice and whether it also be potentially providing public engagement signs they need anything else you need to let the public know why these design elements are important moving forward.

1:04:04

OK, Thanks Brian.

1:04:05

That's good stuff.

1:04:06

Appreciate it.

1:04:06

Thank you.

1:04:06

Thank you.

1:04:08

Anybody else?

1:04:16

Green is on yes, I'm I'm a resident of my name is Susan Andrews and I'm a resident of the Grant Creek condominium complex, which is a built was built back in 1994 and it's just two-story units.

1:04:37

We have 102 units overall and most of them are two-story, 2 bedrooms and then we have some 1 bedrooms and we have some 3 bedrooms.

1:04:45

And it's a very quiet community.

1:04:47

It was for many years and then the Elk Foundation went in.

1:04:52

And for the last six years, if I'm not mistaken, we have been putting up with the apartments, the 900 unit apartments that have gone in and then the continued building near a Cracker Barrel near, come on in.

1:05:09

And now I'm learning as of last week, 2 weeks ago perhaps about the possible roundabout that may be taking place in that area.

1:05:22

And now we've got this wonderful 200 units situation going on just South of the highway.

1:05:30

Have any of you ever lived near the highway 'cause I do and it is increasingly loud?

1:05:38

It is.

1:05:39

It's really sad.

1:05:40

It's really sad what we've allowed Missoula to to come to in that area.

1:05:45

It also is Motel Row, Hotel Row.

1:05:49

So I really, I'm not against this particular situation, but what I am against is the units that you're projecting to go in.

1:05:58

I think that is outrageous.

1:06:00

Putting people, workforce housing.

1:06:03

What the heck is that?

1:06:05

I don't know.

1:06:06

But it's not appropriate.

1:06:08

Forcing people.

1:06:09

You've already forced a lot of people to live near the freeway.

1:06:12

It's outrageous.

1:06:15

That's all I got to say.

1:06:17

And if you haven't lived near the freeway, come and join me, because in the summer, it's pretty bad.

1:06:25

Thank you.

1:06:25

Thank you.

1:06:28

Anyone else like to speak?

1:06:35

Anybody online?

1:06:40

Oh, Kevin.

1:06:44

Hi Commissioners, can you hear me?

1:06:46

Yes, Sir.

1:06:47

Great.

1:06:48

And sorry once again, I know I spoke last week and once again your system does not allow cameras, so you cannot see me.

1:06:55

So that would enable that capability would allow for enhance public engagement.

1:07:04

For future reference, I'm Kevin Davis.

1:07:07

I in my spare time, I host a volunteer Reserve St.

1:07:12

public working group and we meet on those Friday mornings.

1:07:16

And I empathize with some of what Susan just said.

1:07:20

I I really appreciate what Clark Ford Coalition spoke to a moment ago.

1:07:25

In fact, I was one of the many volunteers that served on that Grant Creek working group to help help arrive at some of those assessments and give us some good direction there.

1:07:38

So I just, you know, I don't have in 3 minutes enough time to ask all my questions.

1:07:45

I would just suggest that especially since TIF is being utilized here, there needs to be more public engagement, public involvement with where these funds are going, how they're to be used.

1:08:01

And I don't really feel comfortable with the amount of time that's been allocated so far to accomplish that.

1:08:06

For example, you know, one of my questions is this is all about phase one of the project that the \$7.9 million figure.

1:08:15

What about the subsequent phases and what will that amount to in terms of funding?

1:08:21

So do we have a total picture yet of what the total amount of TIF will be towards this development and under what timeline?

1:08:31

I'm curious to know what traffic study, where can we get access to the traffic study that was referenced in the application to determine that a traffic signal is necessary at Shram and Reserve and what are the side effects or unintended consequences of that?

1:08:48

Has Montana Department of Transportation been involved with that?

1:08:53

And like I said with my working group, we we meet almost weekly and, and I was a bit surprised that this is all this traffic signals been given a green light without as far as I know, any public comment period.

1:09:10

So we'd like to be involved on that too.

1:09:12

Any changes to that N Reserve area where we've seen some pretty horrific crashes?

1:09:21

And with that, as Susan spoke to that single ingress egress north of I-90 and then flowing South on the reserve, there's, there's got to be much more consider than just adding a traffic signal, which could eventually just equate to a a net zero effect when you factor in the thousands of additional cars flowing out of this new development and impacting that area.

1:09:49

So lots more questions.

1:09:51

I hope there's more to come.

1:09:52

I don't understand the figures yet and how they're being allocated.

1:09:56

So I hope there will be more public involvement.

1:10:00

Thank you.

1:10:02

Thanks, Kevin.

1:10:06

Anybody else, anyone else online?

1:10:14

OK.

1:10:15

Want any questions for staff?

1:10:17

Well, maybe you guys could repeat, I think Kevin, one of his last questions was about the the 7.9 million.

1:10:25

Can you give us a breakdown because so folks understand what that is going to pay for.

1:10:31

I think it was on your second slide.

1:10:33

Yeah, I can bring that back up or I, yeah, I can't remember.

1:11:08

OK.

1:11:10

All right.

1:11:11

Sorry it took a while to bring that back up, so I'll have to rifle through this real quick.

1:11:17

But it's all the fund public infrastructure improvement.

1:11:22

So traffic light and reserve sidewalk on tram, extension of sewer and water, this is City of Missoula.

1:11:31

Sewer and water from Expressway up to the property.

1:11:35

Dry utilities which are gas and electric, they need to kind of be looped through the property, apparently gas specifically.

1:11:44

And then the electrical line which is already there needs to be buried and then the road to make the property itself developable and the utilities need to go along that road as well.

1:11:56

So all that up to 7.9 million.

1:12:00

Thank you.

1:12:03

And then, oh, sorry, did you, I made a question for John in the, in the process of constructing something on this scale, when does MDT get involved and how, you know, I, I honestly don't know exactly when they get involved, but I think at the closer to the time of developing buildings, whether they be the workforce housing or the mixed-use.

1:12:40

And because the developer, you know, then has to show that the traffic pressures where the where the proposed light is, is not gonna be, you know, too much for that particular intersection.

1:12:58

And I think that's maybe already happened and that's why there's a traffic light proposed.

1:13:04

Thanks.

1:13:05

And I was gonna invite Jeff Smith, the project engineer up.

1:13:08

Thank you so much.

1:13:08

That was all these things, Jim.

1:13:09

Thank you.

1:13:10

Thanks, John.

1:13:11

Thanks, Jeff.

1:13:12

Thank you.

1:13:13

Jeff Smith with WGM group.

1:13:15

So the the process of permitting a traffic signal at SRAM is is fairly lengthy.

1:13:20

It starts with outreach to MDT and then completion of a traffic study.

1:13:25

Traffic study was submitted to the City of Missoula, MDT and Missoula County probably a year and a half ago.

1:13:33

And some of the elements that we looked at were course traffic that would be generated from this project, a mix of uses.

1:13:40

And we also looked at safety at this intersection for the Westview Mobile Home Park.

1:13:44

There was a, a remarkably high number of accidents at that Schramm and Reserve St.

1:13:50

intersection.

1:13:50

If you try to take a left out of Montana Club, it's certainly not safe during most parts of the day.

1:13:56

So start with a traffic study, outreach to MDT and then there's several rounds of plan review and plan some middle.

1:14:02

So we've, we've submitted and we submitted initial plans for the signal probably a year ago.

1:14:08

And then I've gone through several rounds of iterations with with MDT in the city to the point where we have a couple mechanical agreements to finalize.

1:14:19

Otherwise the the plans for the signal have been improved.

1:14:21

And there's also, yeah, coordination with Synnex's driveway across the across the street gets gets revised.

1:14:27

So coordination with those affected off site land owners occurs as well.

1:14:33

Thank you.

1:14:36

Yeah.

1:14:37

And I just wanted to maybe talk a little bit about the relationship either in the tax increment finance and the development itself.

1:14:44

So the development itself is actually kind of like we're financing the project, but the typical processes that in the development would normally be permanent under still apply for these projects and Flanna and I aren't necessarily involved in the permitting, right.

1:15:03

So we have requirements that they may they have the permitting done that they get these approvals that they go to MDT, that they have zoning compliance approvals, but we're not necessarily ushering through the them them through the zoning compliance permit process or the MDT process.

1:15:21

So there's there's some connectivity like we're aware, but we're not necessarily we don't have our fingers in there making the sausage.

1:15:30

I'm super glad you brought this up as lots of concerns about stormwater and traffic etcetera.

1:15:35

This is about a financing mechanism and all of those regulatory mechanisms around specific issues absolutely apply to this project as they would to any development project in Missoula County.

1:15:46

And Brian brought up some fantastic issues around stormwater, very real, especially in this area.

1:15:50

And MS-4 will be involved more than an acres.

1:15:53

We're going to be disturbed.

1:15:54

Tons of science will be poured into this, around stormwater as into these other things, just like any other development of this scale in Missoula County.

1:16:04

Yeah.

1:16:04

And I'd add that that Missoula County has excellent stream side setbacks.

1:16:08

They will apply, I would say, best in the state.

1:16:10

I can't tell you exactly what they are, but maybe 125 feet.

1:16:15

Yeah, I should know.

1:16:16

I wrote them, but I forgotten.

1:16:19

Yeah, but but not to say that environmental improvements can be eligible expenses to TIF and in the future there are opportunities, it's this is a privately financed project.

1:16:35

But in the in the future this district could look at opportunities to enhance this, you know, great.

1:16:41

As part of this mechanism, I want to speak to 1 little bit on the financing that I'm personally finding very attractive and that's the low risk piece of it for the county that we are.

1:16:50

This is a delayed reimbursement.

1:16:52

As Andrew said, the developers are privately funding the creation of the infrastructure and they're not eligible for any TIF reimbursement until they create vertical infrastructure.

1:17:02

I'm sorry, vertical development.

1:17:04

And there is increment.

1:17:06

If for very real business reasons they don't decide to go forward, then there is no increment by which we would pay back this loan.

1:17:13

So we're in a great position in terms of limiting our risk.

1:17:21

Can.

1:17:22

Sorry, can we have the correct language slide, you would like the motion?

1:17:26

Yes, please.

1:17:26

OK, stand by.

1:17:32

I think I have something written differently here.

1:17:35

Possibly.

1:17:35

Yeah.

1:17:35

Here you go.

1:17:38

Is there no other comment?

1:17:40

Right.

1:17:41

Oh, please do.

1:17:43

Thanks, Juan.

1:17:47

Hi, I'm Gretchen Watkins with the Clark Ford Coalition.

1:17:50

Also.

1:17:52

I just don't totally understand the funding mechanism and how this all works.

1:17:57

And so I'm curious if you're allowed to condition the approval with inclusion of green infrastructure, the bare minimum of the, you know, environmental regulations currently you can make the entire buildable site impervious.

1:18:19

So you can make the entire thing parking lot and building and just put the storm water in the ground.

1:18:28

We already have 9000 plus dry wells that make our sole source aquifer very susceptible and day lighting or using green infrastructure really allows us to minimize the maintenance and reduce the vulnerability to our water systems.

1:18:51

And so if using public funds, there is a way that we can say we would like this to be done in the most environmentally sound way utilizing green infrastructure.

1:19:06

I don't know if that's a possibility or not.

1:19:10

Thanks.

1:19:12

John, Can I, I want to try some of this and then will you fix it when I get it wrong say, OK, so Gretchen, if I, if I understand your question right, could we condition this financing mechanism based on some specific improvements or types of types of development?

1:19:32

And my understanding that the question before us right now is about a financing mechanism, not about the specifics of the development.

1:19:39

When the developer goes forward, let's say if we if we use this financing mechanism to this delayed reimbursement to help assist in the construction of or the reimbursement of the construction of this infrastructure at a later date, the developer will have to come with a building permit.

1:19:58

As to what that is, we don't even really know yet.

1:20:02

What we, what we can talk about right now is the financing mechanism not what will follow once the sewer, water and bit of pedestrian infrastructure and traffic light are, are completed.

1:20:16

Is that correct?

1:20:17

I mean in perhaps in concept you can negotiate these into the project ahead of time.

1:20:28

However, you would the developer could say no and and say this, this doesn't pencil.

1:20:38

I mean this, this property is so difficult to develop.

1:20:42

It's sat vacant for 20 decades and they're privately financing this.

1:20:52

So it and we would have to have pretty objective measurements.

1:20:57

And I mean, it's, I get what I'm trying to say and maybe conceptually, yes, but I think in practical application it would be, I don't know how we would really facilitate that.

1:21:12

And especially in a situation where it's being privately financed.

1:21:16

I mean, we have to remember the developer is paying 8,000,000 bucks to build all this infrastructure and sitting on that note for years before reimbursement occurs.

1:21:28

I, I, I just keep going back to, I mean, the, the best way to approach, I think targeted these districts is to, to have a plan and try to execute that plan over time, right?

1:21:41

And so there could be opportunity in the future where there is money available for specific projects and specific outcomes that we could, we, we could make enhancements or habitat restoration, things like that.

1:22:01

You know, as I mentioned that we're not really a development.

1:22:05

We, we aren't the reviewer of that the, the development specific projects.

1:22:08

I the stormwater plan wasn't submitted to us.

1:22:13

So they could have it all could be green infrastructure.

1:22:17

We're making an assumption.

1:22:19

It's not, I think right now, I don't know.

1:22:21

I mean, so I, it's, it's a tough, it's a tough thing to try to figure out at the tail end of the project, right?

1:22:27

I mean, in, in the public hearing, like is this that conceptually what we could do or not?

1:22:32

I think maybe perhaps, but it's a it's a negotiation as well, especially when they're using private funding.

1:22:41

Yeah.

1:22:42

And also those on the ground kind of conversations happens later in the process.

1:22:49

Yeah, I mean, I understand we're, I'm also really hardened by the fact that this mechanism will exist for the developer when they come, when it comes time to doing that bridge.

1:22:59

Yeah, Yeah.

1:23:00

It's really expensive to do the bridge Brian was talking about and there's a funding opportunity that would not exist for that bridge were it not for this being in a Ted.

1:23:11

You know, if I put on my planner hat a little bit, when we try to require conditions, it's also called an exaction in a legal term, right?

1:23:20

There has to be some direct proportional impact that's that's recognized.

1:23:25

We have standards and so we would be asking for concessions above and beyond that standard and that's a can be, can be.

1:23:34

We would be asking them to pay for it and finance that for years and then before we reimburse them.

1:23:39

And that's a, that's a tough space to be in.

1:23:42

That could be considered an exaction.

1:23:46

I, I don't know, you might know, John.

1:23:55

I mean, it could be I, I, I don't know, honest to God, I don't know much about this project.

1:24:01

I know I'm, I'm the lawyer you got at this hearing, but I, I'm not involved in this, in this at all.

1:24:09

So here he's saying, yeah, I mean, I'm gonna, I'm gonna, I'm gonna lean into, I'm really confident in our MS-4 program.

1:24:17

And like I was just saying, there are opportunities to do types of work on this site that would not exist were it not for a Ted.

1:24:25

And given that the people involved, who they are and what their goals are and what our goals are, I have high hopes that we can reach some of those.

1:24:34

I'm going to live with that.

1:24:39

OK.

1:24:40

Oh, whoops.

1:24:40

There's one more.

1:24:42

Oh, please.

1:24:47

OK.

1:24:49

I think he he went already.

1:24:50

Sorry.

1:24:51

May I speak again?

1:24:52

I think you went.

1:24:53

You went once, Kevin.

1:24:54

I did.

1:24:55

May I not speak again?

1:24:59

If you if you're going to say something you hadn't yet said, you bet.

1:25:03

I just wanted to summarize in my mind what I'm hearing today.

1:25:05

And that is a lot of speculating and projections.

1:25:09

And I'm just wondering if it's if you're capable of postponing this until a lot of these questions are answered.

1:25:17

And also if the big concerns of from law enforcement, Fire Protection in schools, school superintendents that we heard from in the last year when this was voted on to become a a tad, if those have been fully addressed.

1:25:34

I know I've talked to the three different Missoula super Missoula County superintendents just this week that have major concerns about how TIF is impacting their respective school districts and recovering some of that at our tomorrow's Reserve St.

1:25:53

public working group.

1:25:55

Anyone's able to join.

1:25:56

So I just think we've given all the speculation.

1:25:58

I'm I'm just wondering what the rush is, why this has to be a decision today when we're hearing today from officials at a lot of folks don't have answers and what this may lead to in terms of additional TIF requests down the road on this project.

1:26:14

Thank you.

1:26:16

Thanks.

1:26:18

I appreciate that.

1:26:20

Again, I think that the question is about the financing mechanism and, and the hesitancy it's going, we're going to answer those questions further down the process.

1:26:32

Like the question before us right now is about this financing mechanism And I feel confident and comfortable moving forward with that so that we can get to these questions that folks have.

1:26:41

Sorry, I would just, I just in addition, I think the things that are we're we're struggling with are conceptual concepts right now.

1:26:50

We understand this project very well and how it relates to targeted economic development districts and the law and that's all very solid.

1:27:00

There's some, there's been questions thrown to us that are conceptual that we maybe don't know the answer to that being one.

1:27:09

The other part is Kevin just spoke for the school districts and in the taxing jurisdictions, but they reviewed this application and recommended approval for it.

1:27:18

I was going to note M Jack voted.

1:27:21

So they've seen this in recommended approval.

1:27:24

OK.

1:27:24

And I don't know if Jeff Smith had anything to add.

1:27:30

You were sitting on the edge of your seat.

1:27:32

I couldn't tell if you wanted to say something.

1:27:33

Thank you.

1:27:34

Jeff Smith W gym group I I was thinking of the M Jack committee that I attended as well in the robust conversation that occurred there.

1:27:39

So, OK, thank you.

1:27:41

Which is great.

1:27:42

Why we have the M Jack committee to formalized way to hear what those folks have to say.

1:27:47

OK, thank you.

1:27:48

I move to support using 7,000,902, \$1322 in TIF funds for repayment of public infrastructure improvements in the Grant Creek crossing.

1:28:01

Ted, I'll second that and call again for any more comment.

1:28:11

OK, All in favor, aye.

1:28:16

Thanks everybody.

1:28:18

So we have the RSAD 89-O1 boundary change and we're gonna do a 2 minute bio break before yes.

1:28:28

Did I miss something?

1:28:29

We'll do them when I come back.

1:28:30

Thanks.

1:32:09

Got about RSID 89-O1.

1:32:14

Yeah.

1:32:14

Jason.

1:32:14

Commissioners.

1:32:16

Hey, man.

1:32:17

Oh, Jason.

1:32:18

Good to see you.

1:32:19

Good to see you.

1:32:20

And so am I ready?

1:32:22

Are we back from break?

1:32:23

You are whoop.

1:32:24

All right.

1:32:25

Hello, everyone.

1:32:26

I'm Jason Mitchell, Chief Public Works Officer for Missoula County, and today I'll be presenting a resolution to modify the boundaries of Special Rural Improvement District 8901.

1:32:37

Many of you know 8901 as Lolo Water and Sewer.

1:32:42

As you know commissioners, Montana Code provides the Board of County Commissioners with the authority to change the boundary of RSI DS once per year.

1:32:50

This actually allows the RSID to reflect the most recent conditions and determine the parcels that actually receive benefit.

1:32:59

This is kind of a unique RSID and the number of members that it has.

1:33:03

Currently about 13150 parcels are included and it's been ongoing since potentially the 1960s if not sooner.

1:33:13

The clerk and recorders offices along with the RSID manager researched the history of this RSID.

1:33:19

They come through 70 plus resolutions and compared to findings to those that are actually receiving benefit within the district.

1:33:27

And just for your information with this RSID we defined the benefit is actually having physical connection to water and or sewer.

1:33:37

And then as of today there are 30 parcels that are being proposed for removal and 117 parcels that are being proposed for inclusion.

1:33:46

So simply or put, 117 parcels that have service that have not been paying into the system.

1:33:53

And so to give a chance for objection, although not legally required, we mailed out letters to all the impacted land owners on 1/16/2026.

1:34:05

These letters notice land owners of the removal or addition of their property and stated multiple ways to object these decisions.

1:34:13

And several residents actually elected to call or e-mail and we looked at each parcel in a case by case basis and several changes were made to the exhibits.

1:34:23

So we heard people loud and clear.

1:34:25

A couple of these instances were plots of land that didn't have service and we had them on there for addition.

1:34:32

And then therefore, we removed them from the exhibit.

1:34:35

So I just wanted to clear up too that while this is not a required step in creating a new capital improvement RSID, this was kind of pre work for the new capital improvements.

1:34:45

And the fact that when we create a new RSID for capital improvements, we'll use this RSID as the base.

1:34:52

And so we wanted to make sure that we got it accurate and complete from the from step one.

1:34:58

And now I'd like to turn it over to John Hart or Sam Scott with the Clerk and Records office.

1:35:02

They put considerable work into this and I just want to see if they have anything to add.

1:35:07

Thanks, Jason.

1:35:08

John, I don't have anything to add.

1:35:11

I think Jason did a nice job summarizing the purpose of this boundary change resolution before you.

1:35:17

Great.

1:35:18

Thank you, Sam.

1:35:22

Sam said we're good.

1:35:23

OK, sorry, gave us a thumbs up.

1:35:25

Thank you.

1:35:26

Thank you.

1:35:28

There's a recommended motion I move to approve the resolution changing the boundary of RSID 8-9 O1 to add the properties in Exhibit A and remove the properties in Exhibit B I'll second that and ask for any public comment on this.

1:35:48

OK.

1:35:48

Seeing none.

1:35:49

All in favor.

1:35:50

Aye.

1:35:51

Thanks, Sam, and thanks, Jason.

1:35:52

John, thanks so much.

1:35:53

You know, it was a ton of work to clean this up.

1:35:55

Thank you.

1:35:56

Yeah, thank you to Sam.

1:35:57

Thank you so much for the clerk and recorder's office.

1:36:00

Well done.

1:36:05

Yeah, Never, never to the attorneys here.

1:36:07

We have we have one other thing here, other business.

1:36:10

Yeah.

1:36:11

We are so excited to take this opportunity.

1:36:14

Can we we drag Karen up here?

1:36:19

Oh, OK.

1:36:21

I I am excited and I and I want to stand up because we want to acknowledge and just these are these seems like a little elementary school, but these are some you're great.

1:36:37

And we want to give these to Lauren Ryan and Ian Varley and just so appreciate all the work and time and hours and sweat and tears and missing wildlife on 83 that you guys did for over 2 years and the time you spent up in the Swan and helping that community craft their neighborhood plan.

1:37:00

Just really, really appreciate the work you guys did.

1:37:03

Absolutely.

1:37:03

I know we just got a, a taste of the passion that people feel when they come here and that you guys were, we got a taste.

1:37:10

You all were swimming in that swimming pool.

1:37:12

And, and I've heard lots of people from the Swan say I hate this or I like that.

1:37:18

And I've only heard people say great things about both of you.

1:37:22

So we really appreciate how you represented Missoula County and shepherded this project through many years.

1:37:28

And we should thanks, too, to your families that let you go away at night and be gone for so long because it's not an easy trek up there.

1:37:36

I want to, I want to read, read this.

1:37:38

If you guys don't let us indulge.

1:37:42

So you're great for creativity, determination and perseverance in the effort to develop and shepherd the Swan Valley Neighborhood Plan through a two year process to completion.

1:37:53

This involved intense in person engagement with a SWAN planning committee, community council and members of the public, developing the plan and land use map, hosting public engagement efforts including a questionnaire and open houses, numerous trips to Condon and responding to so, so, so many questions, comments and concerns along the way.

1:38:14

With grace and humanity and excellent.

1:38:17

So thank you, thank you, thank you.

1:38:18

Thanks.

1:38:18

Thanks.

1:38:19

Give them that.

1:38:22

Yeah.

1:38:23

Would you mind?

1:38:24

I just want to do a quick comment here.

1:38:25

Thank you so much for this and this is a huge honor for us.

1:38:28

I would love to thank Lauren Ryan.

1:38:29

This is tomorrow is her last day with our department.

1:38:32

I know, but you're not going far.

1:38:35

You're not going far.

1:38:35

Far, right.

1:38:37

Just with our.

1:38:38

You don't need a new e-mail.

1:38:39

I know.

1:38:40

God, she's even closer to you guys than she is to us.

1:38:42

Yeah.

1:38:43

Yeah, exactly.

1:38:43

But I would like to thank her for all of her hard work and the incredible amount of patience that it took to kind of get to where we got to right with this process.

1:38:51

And especially for her incredible eagle eyes.

1:38:53

I've never seen someone sight deer on the side of the road like Lauren.

1:38:58

Like she can.

1:38:59

Yeah.

1:38:59

Like, yeah.

1:38:59

She would drive home every time.

1:39:00

And it was like, wow, I don't.

1:39:01

I don't even see anything.

1:39:02

And she would be like, already slowing down.

1:39:04

So really appreciate all of your hard work.

1:39:06

So thank you so much, Lauren.

1:39:07

Thank you.

1:39:07

Thank you both.

1:39:08

Thank you.

1:39:08

Oh, wait.

1:39:08

I have Lauren 's.

1:39:12

I have.

1:39:12

I have Lauren.

1:39:14

No, I need this.

1:39:15

We need one.

1:39:16

We can't do this.

1:39:19

Yeah.

1:39:19

Yeah, we gotta get a photo.

1:39:22

Yeah, we have Carrot.

1:39:23

But where do you want?

1:39:26

Do we have the blankets?

1:39:29

Yeah, We don't have the plan.

1:39:31

Can you The blankets.

1:39:33

Nice.

1:39:34

Can we have?

1:39:34

You don't have.