

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, APRIL 02, 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
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:

Cheryl Hartman, Commissioners' Office
Daniel Stone, Clerk and Recorder's Office
Katy Reeder, Planning, Development, and Sustainability
John Hart, County Attorneys' Office
Kevin Heisler, Public Works
Tim Worley, Senior Planning, Development, and Sustainability
Sam Scott, Clerk and Recorder's Office
John Wilke, Community and Economic Development
Andrew Hagemeyer, Community and Economic Development
Annie Cathey, Commissioners' Office
Christina Dewar, Commissioners' Office
Melissa Fisher, Commissioners' Office
Chris Lounsbury, Chief Administrative Officer, Missoula County
Tenzin Lhaze, Communications
Patrick Swart, Planning, Development, and Sustainability
Allison Franz, Communications
Patricia Spotted Wolf, Commissioners' Office
Anne Hughes, Chief Operating Officer, Missoula County
Flanna McLarty, Community and Economic Development
Vincent Pavlish, County Attorney's Office
Izzie Varley, Planning, Development, and Sustainability
Lauren Ryan, Community and Economic Development
Erik Dickson, Public Works

1. **CALL TO ORDER** [Time stamp – 0:01]
2. **PLEDGE OF ALLEGIANCE** [Time stamp – 0:02]
3. **LAND ACKNOWLEDGEMENT** [Time stamp – 0:33]
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** [Time stamp – 0:41]
 - a. Closed Captioning Available
 - b. Proclamation: Crime Victims' Rights Week
 - c. Proclamation: Sexual Assault Action Month
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** [Time stamp – 7:56]
6. **CURRENT CLAIMS LIST** [Time stamp – 08:07]
Claims received as of March 17, 2026 to March 25, 2026 by the Commissioners' Office total \$657,472.17.
7. **HEARINGS**
 - a. **Missoula Rural Fire District Annexation Petitions** [Time stamp – 08:29]
Daniel Stone, Clerk and Recorder's Office

Commissioner Vero made the motion that the Board of County Commissioners of Missoula County hereby adopt Resolution to annex all properties as presented by staff.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Resolution 2026-057 Book: 1126 Page:993]
 - b. **MCA 15-6-138 Tax Abatement Application: Montana Knife Company**
Samuel Scott, Clerk and Recorder's Office [Time stamp – 14:13]

[Postponed until April 30 Commissioners' Public meeting]
 - c. **MCA 15-24-1401 Tax Abatement Application: Montana Knife Company**
Samuel Scott, Clerk and Recorder's Office [Time stamp – 15:25]

[Postponed until April 30 Commissioners' Public meeting]
 - d. **TEDD Workforce Housing Policy** [Time stamp – 20:47]
John Wilke, Community and Economic Development

Commissioner Strohmaier made the motion that the Board of County Commissioners of Missoula approve and adopt Targeted Economic Development Districts Workforce Housing Policy as presented by staff.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Signed RCA was sent to John Wilke]

e. Granite Peak RV Resort Phasing Plan Extension [Time stamp – 35:48]

Katy Reeder, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Board of County Commissioners of Missoula approve the phasing plan extension, extending the Phase 1 final plat submittal deadline to August 22, 2029.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Letter 2026-085 was sent to PCI, Inc. in c/o Ron Wetzsteon]

f. Morgan Lane RSID Petition [Time stamp – 42:08]

Katy Reeder, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Board of County Commissioners of Missoula approve the resolution of intent to create RSID 8450 for improving a portion of Morgan Lane.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Resolution 2026-060 Book:1126 Page:994]

g. Subdivision Regulations Maintenance Amendments [Time stamp – 48:22]

Tim Worley, Planning, Development, and Sustainability

Commissioner Strohmaier made the motion that the Board of County Commissioners of Missoula approve the Subdivision Regulations Maintenance Amendments as written and presented by staff.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Signed RCA was sent to Tim Worley, an updated resolution will be on a future upcoming meeting]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 2:53 p.m.

BCC Public Meeting April 02, 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.

0:02

Would you please join the pledge?

0:06

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

0:24

Thank you for that.

0:33

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

0:41

Do we have any public announcements?

1:06

Hello everyone.

1:07

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

1:13

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

1:23

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

1:28

In person and virtually, the Chair will open discussion for public comment after each staff presentation.

1:35

Please respectfully keep your comments to 3 minutes.

1:38

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

1:41

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

1:44

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

1:48

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

1:51

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

1:54

Thank you.

1:56

Thanks Cheryl.

1:59

OK, we have a couple of proclamations 1 one for each.

2:03

Whoever would like to go first.

2:05

I can do Crime Victims Rights week.

2:10

Whereas the term victim is much, is more than just a description and carries legal standing, specific rights and protections.

2:18

And whereas the Montana Constitution guarantees individuals the right to dignity, and the state and federal

laws, including the federal Crime Victims Rights Act, provide additional rights, such as the right to meaningfully participate in the criminal justice process.

2:33

And whereas victim service providers, advocates, law enforcement officers, prosecutors, and other allied professionals support survivors, in Excuse Me and other allied professionals support survivors in seeking justice by upholding these rights.

2:46

And whereas, including and elevating survivor voices ensure they are seen and heard while forging and sustaining Community Trust.

2:54

And WHEREAS engaging survivors ensures responses and services are meaningful, empowering, and survivor centered.

3:01

And whereas, nearly 1/3 of Missoula County residents live in rural areas where isolation and reduced anonymity can create significant challenges.

3:11

And the agencies below work to address barriers and provide critical support to survivors throughout the county.

3:17

And WHEREAS survivors experiences can serve as a catalyst for implementing innovative programs, shifting existing programs in new directions, and changing policies or practices that prevent survivors from accessing services or pursuing justice.

3:31

And WHEREAS National Crime Victims Rights Week provides an opportunity to recommit to involving survivors of violence in spaces where decisions are made.

3:40

And WHEREAS the Missoula County Community Justice Department, Crime Victim Advocate and Justice Initiative Divisions, YWCA, Missoula University of Montana Student Advocacy Resource Center, All Nations Health Center, and First Step Resource Center are hereby dedicated to amplifying the voices of survivors and creating an environment where survivors have the confidence they will be heard, believed, and supported.

4:03

Now.

4:03

Therefore, we, the Missoula County Commissioners, do hereby proclaim the week of April 19th through 25th, 2020 sixth as Crime Victims Rights Week.

4:12

Reaffirming Missoula's commitment to creating a victim service and criminal justice response that assists all victims of crime during Crime Victims Rights Week and throughout the year.

4:22

And expressing our sincere gratitude and appreciation for those community members, victim service providers and criminal justice professionals who are committed to improving our response to all victims of crimes so they may find relevant assistance, support justice, safety and peace.

4:37

We ask that you volunteer, donate, or otherwise support the agencies.

4:41

Dated this second day of April your Missoula County Board of Commissioners.

4:47

Thanks Juan.

4:50

OK, our second proclamation, whereas Sexual Assault Action Month, calls attention to the fact that sexual violence is widespread and has public health and safety implications for the City and County of Missoula and beyond, and whereas rape, sexual assault and sexual harassment harm our friends, families and community.

5:12

Studies show one in six women and one in 33 men have been raped or experienced attempted rape.

5:19

One in nine girls and one in 53 boys experience child sexual abuse at the hands of an adult.

5:25

And 13% of all college students experience rape or sexual assault through violence.

5:31

And whereas people of color, especially Native American women, experience violence, unwanted sexual contact or abuse at a much higher rate than other demographics.

5:42

And whereas statistics can tell us how many people are harmed, but talking to a survivor reveals the true impact of this violence, that the true impact of this violence is the loss of safety and trust.

5:55

And whereas, the goal of this month is not merely awareness, but prevention of sexual harassment, abuse and assault.

6:03

And whereas prevention means stopping sexual violence before it happens by changing norms that allow it to exist in the first place, ranging from attitudes, values, and behaviors to laws, institutions, and social norms.

6:19

And whereas prevention is everyone's job and all of us can help create safe environments by intervening to stop behavior, promoting healthy attitudes and relationships, and believing survivors and connecting them to resources.

6:35

And whereas we strongly support the efforts of national, state, and local sexual assault prevention and response programs in their efforts to create safe and healthy communities.

6:47

Now, therefore, we the undersigned do hereby continue to support the University of Montana Student Advocacy Resource Center, the YWCA of Missoula, All Nations Health Center, First step at Providence Saint Patrick Hospital, the Make Your Move project of Missoula Public Health, law enforcement agencies including the Missoula Police Department, Missoula County Sheriff's Office and University of Montana Police Department, the Missoula County Community Justice Department, the Special Victims Unit of the Missoula County Attorney's Office, the City Attorney's Office, and communities across the county in playing an active role to prevent sexual violence along with the United States government in the state of Montana.

7:34

We do hereby proclaim April 2026 as Sexual Assault Action Month in the City of Missoula and Missoula County, signed by the Mayor of Missoula, the Chief of staff at the University of Montana, the president of the Associated Students of the University of Montana, and year three Missoula County Commissioners.

7:54

Thanks Dave.

7:56

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

8:01

Anybody online OK?

8:07

Our current claims list claims received as of March 17th, 2026 to March 25th, 2026 by the Commissioner's Office total 657,000 dollars, 400 and 7600 and 57,472 and 17 cents.

8:25

OK, we have 123-4567 hearings today.

8:29

The first one is on Rural Fire District annexations.

8:36

All right, good afternoon, Commissioners.

8:37

Dan Stone, Special Taxation Analyst with the Clerk and Treasurer's Office.

8:41

We are reviewing some petitions into the Missoula Rural Fire District today, and I will go ahead and pull up a map of those properties, provide a little more context.

8:56

All right, so on the map here, areas in blue are the existing Missoula Rural Fire District boundaries and areas in pink here are the properties that are petitioning into the district today.

9:06

This is a block of properties just West of the airport that are all under the same ownership.

9:11

They're all owned by Valley View Farms LLC.

9:14

And I'll go ahead and go through these legal descriptions real fast.

9:19

Maybe not real fast, just a forewarning.

9:21

These are kind of long and convoluted.

9:23

So just bear, bear with me on these as we get through them, but all right, so, yeah.

9:28

Petitions to annex land into the Missoula Rural Fire District have been submitted to the clerk and treasurer, and the properties proposed to be annexed are legally described as Tract One, a certificate of Survey number 6857, located at 5280 Dashom Lane, 598 O 8.

9:45

That's Tax parcel 5141 O 4, that portion described in Book L of Deeds page 513 lying within track 2B1A, Certificate of Survey number 6600 located section Section 3, Township 13 N, Range 20 W Principal Meridian, Montana, located at 4055 and 4085 Rooster Ridge Rd.

10:08

59808.

10:10

And that's tax parcel 480600 an on address parcel, that portion described in book B of Deeds of page 69, line within tracks 2B of Certificate of Survey number 6316, located in sections 3 and 4, Township 13 N, Range 20 W Principal Meridian, Montana, Tax parcel number 420283002.

10:33

And on address parcel, track 2A of Certificate of Survey number 6315.

10:37

That one is Tax Parcel 201-208-2900, an unaddressed parcel, that portion described in Book B of Deeds at page 69, lying southwest of Certificate of Survey Number 6315, located in Section 4, Township 13 N, Range 20 W, Principal Meridian, Montana.

10:58

Tax parcel number 420283001.

11:02

An on address parcel, that portion described in book 97 of Deeds at page 409, line within tract 2B1 of Certificate of Survey number 6600, located in section 10, Township 13 N, range 20 W, Principal Meridian, Montana.

11:18

That's Tax parcel 420283005, an on address parcel that portions described in book F of Deeds at page 116.

11:29

Line within tract 2B1 of Certificate of Survey number 6600, located in Section 10, Township 13 N, Range 20 W Principal Meridian, Montana.

11:39

That one's tax parcel 420283006 an on address parcel.

11:45

That portions described in book N of Deeds at page 248 lying within track 2B1 of Certificate of Survey Number 6600 located Section 10, Township 13 N, Range 20 W, Principal Meridian, Montana Tax parcel 420283007 an on address parcel.

12:03

That portion is described in book 97 of Deeds at page 392 lying within tracks 2B1 of Certificate of Survey Number 6600, located in section 10, Township 13 N, range 20 W, Principal Meridian, Montana Tax Parcel number 420283008, and on address parcel.

12:23

That portion, as described in book E of Deeds at page 60, line within tract 2B1 of Certificate of Survey number 6600, located in Section 4, Township 13 N, Range 20 W, Principal Meridian, Montana Tax Parcel number 2420283003.

12:41

An on address parcel.

12:42

That portion is described in book A of Deeds at page 197, line within tracks 2B1 of Certificate of Survey number 6600, located in Section 4, Township 13 N, range 20 W, Principal Meridian, Montana Tax parcel 420283004.

13:00

Last one I promise an on address parcel track 4 of Certificate of Survey number 5431.

13:06

Now one is Tax parcel number 480706.

13:11

The petitions have been signed by property owners who represent at least 40% of the acreage and 40% of the taxable value of the properties to be annexed.

13:18

A notice of hearing has been published twice in the Zulian and all property owners have been noticed of the of the hearing.

13:23

And the petitions are now presented to the board for your decision.

13:25

And the motion would be to either approve or deny Missoula Rule Fire District petitions for annexation as presented.

13:34

Thanks Dan.

13:35

Dave.

13:35

One, does Missoula Rule Fire have anything?

13:40

OK, OK, I I move to approve.

13:45

Oops, sorry, any public comment on this?

13:51

OK, I move to approve Missoula Rule Fire district petitions for annexation as presented.

13:57

Second, any public comment on this?

14:01

OK, all in favor.

14:03

Aye, aye.

14:04

Thanks, Dan.

14:07

Sam.

14:13

Good afternoon, Commissioner Sam Scott with the Clerk and Treasury's office sharing my screen.

14:23

All right, so 2 quick items here for you.

14:28

Both are requests that we don't get very often.

14:33

This first one here is a property tax abatement application for manufacturing machinery, fixtures and equipment, also known as Class 8 property.

14:42

And sorry trying to get to the right application here.

14:47

There we go.

14:49

Submitted by Montana Knife Company of 8659 Robbins Rd.

14:55

This application requests an abatement of the new construction that was completed or the new machinery that they have on site.

15:03

We don't have much detail into that.

15:06

Everything we do here for both of these two abatement applications is contingent on qualifying classification by the Department of Revenue and their certified values from that equipment as well.

15:15

So just take that with a grain of salt as the values here are estimates only by the applicant, not certified by the Department of Revenue yet.

15:25

But this application under 15-6-138 again is for just the Class A property that is going to be or is now at that location.

15:35

As of December of this last year, this is the first year where this abatement would be applicable.

15:41

And so they have applied for an abatement.

15:44

Now in 2024, the Board adopted a policy to just guide your decision making on these abatements as policy number 24-1.

15:55

Don't want to go through it in too much detail here, but the the meat of it is the abatement rate is set at these three increments based on the market value of the equipment in excess of any other applicable exemption amounts that the applicant may have.

16:10

And so at 0 to \$10,000 of value in excess of other applicable exemptions, the abatement would be approved at 100 percent, 10,000 to 20,000 would be 90%, and then 20,000 and \$1.00 and greater.

16:24

It would be an 80% abatement.

16:28

There is no discretion of the board for this petition to deny the abatement.

16:33

It has to be approved.

16:34

If it's not heard by the board, then it is approved at an 80% abatement by default, so it is presented to you for your decision.

16:44

However, with that said, Montana Knife Company has requested that we table this and the next abatement we'll talk about until the April 23rd meeting.

16:52

They would like to, I have some specific language somewhere, but they just want to do their due diligence in researching this abatement and any other benefits thing I have as they're part of a Ted district, if I'm not mistaken.

17:06

And they just need to do some some more research in that regard.

17:09

So while they've submitted the application, we have to hold the hearing.

17:11

They would like this tabled until April 23rd so they can determine if they'd like to continue with the application.

17:16

Excellent.

17:17

Thank you, Sam.

17:18

John, do we have to take formal action to table this to April 23rd?

17:24

OK, we will do that.

17:26

Thanks.

17:27

Great.

17:28

So then moving on to the next item which is similarly a tax abatement application for new and expanding industry.

17:37

This is one that I will admit I am not as familiar with.

17:41

We had the county has not received a tax abatement application like this since 2017.

17:47

So there is a little bit of a learning curve for myself here as we go through it.

17:51

But again, Montana Knife Company has applied for a tax abatement on they're qualifying improvements to 8659 Robbins Rd.

18:01

to at an estimated cost, their estimated cost of a little over 10 and a half million dollars.

18:07

The construction was completed again this last December.

18:09

So this would be the first year where the abatement would be applicable.

18:12

They qualify as their go down here as more than 50% of their annual gross income comes from out of state sales.

18:21

So that's how this they qualify as a new and expanding industry.

18:27

This one here.

18:28

I am not going to speak to exactly what your decision space is at the moment.

18:35

I think on April 23rd we might have a little bit better understanding of that and particularly based on what Montana Knife Company would like to do at that point.

18:44

But again with this request as well, they requested that it would be tabled until April 23rd.

18:49

But the to be clear, the abatement would be for either 75% or 50% of that new taxable value.

19:01

Thanks, Sam.

19:03

We will take this up again on April 23rd.

19:07

Thanks, John.

19:11

Wilkie, that's a good question.

19:18

Do we need to take public comment on that?

19:20

John, if there's anybody you'd like to speak about these tax abatement applications, you're welcome to you.

19:30

Now you could also send us e-mail or leave messages and we'll have another chance to talk about this on April 23rd.

19:40

They requested April 23rd so I guess it would be up to the board if they would like to hear that on April 30th or April 23rd.

19:46

But the requesters, if we can do it April 23rd, let's do that.

19:55

Oh, does it is it is April 23rd full?

19:58

Well, maybe we should do it April 30th.

20:01

We can tell them we would love to accommodate the schedules full and we'll do April 30th.

20:06

OK.

20:06

John, is there any statutory scheduling?

20:11

A piece of information we should be keeping in mind here that we're via violation of if we do do April 23rd decision does have to be made within 120 days of us receiving the.

20:19

So April 30th we'll we'll begin.

20:21

OK.

20:21

Would you please pass on our apologies?

20:23

It was about scheduling.

20:24

We're excited to talk about this.

20:25

And one more thing I'd like to mention that I forgot to mention was that as part of the new and expanding industry application, we are required to notify all the effective taxing jurisdictions.

20:34

We did send them all certified mailings of it.

20:36

I spoke with Missoula County Public Schools yesterday, unsure if anybody's going to submit any comment, but we'll have that on April 23rd.

20:43

Thanks for doing that.

20:45

OK, thank you for all of that.

20:47

And now we'll jump to John Wilkie and a workforce housing policy.

20:51

Thank you, John Wilkie, housing specialist for Missoula County.

20:56

So I'm just going to walk you through a bit of the background, why we developed this policy, why it's coming to you now, the process that we followed and where we ultimately landed.

21:05

Then I'll cover the content of the policy and answer any questions that you have.

21:11

So as we all know, Missoula County is in a housing crisis.

21:14

We ended the pandemic with a shortage of about 2400 housing units.

21:19

The most recent housing report from Mor shows that our market continues to be chronically undersupplied, especially for homes that are priced under \$600,000, which is roughly the median sale price for a single family home.

21:31

Between 2010 and 2025, the cost of a median priced home in Missoula County nearly tripled, increasing by over 180%.

21:39

Over that same 15 year.

21:41

Household incomes in Missoula County grew by less than 50%, so they obviously haven't kept pace with that increased cost of living.

21:49

As a result of this and other factors, about half of Missoula County residents are considered cost or Missoula County renters are considered cost burdened, which means that they're spending more than 30% of their gross monthly income on their rent.

22:03

And unfortunately, these trends are not unique to Missoula or Montana or really the Mountain West.

22:08

We're seeing this kind of all over, particularly in areas with growth throughout the country.

22:15

So to address this, in 2021, the Montana Legislature amended the definition of eligible uses for tax increment financing to include workforce housing as a form of public infrastructure that can be supported by TIF.

22:28

The state did not define what workforce housing means in this particular context, and they intentionally left that up to local jurisdictions who administer TIF to define that based on the market realities of where they are.

22:41

And the reason this is coming to you now, we currently have 3 developers across three of our Teds out of the Y Grand Creek Crossing and the West Bonner Log Yard who are proposing housing as part of their projects and will likely be seeking TIF support for those projects.

22:56

So this policy is really about defining what workforce housing means for Missoula County and then creating a transparent framework for how TIF can be used to support those projects that are in the pipeline and then future projects that come up too.

23:10

So in the simplest terms, the goal of this policy is to promote the development of housing that's both attainable and affordable for Missoula County residents.

23:19

From the outset, we recognize that No2 projects are ever going to be the same, so we needed to have some degree of flexibility baked into this policy to accommodate that.

23:29

And by far the biggest challenge that we face in developing this policy was balancing 2 things.

23:33

So creating a framework that developers would actually be willing and want to use to build housing within our Teds, and then also making sure that the housing that's built is actually affordable and attainable for people who live here.

23:50

So at the outset, our initial draft really leaned heavily on those stricter affordability requirements.

23:55

We included restrictions on rent and sale prices, limits on household incomes, and requirements that homes remain affordable for a set period of time.

24:05

As we tried to make that policy work, we engaged with housing stakeholders for profit and nonprofit to test whether or not those were really workable requirements.

24:14

And what we heard consistently from those developers was that the those requirements would pose an undue administrative and financial burden on them, particularly compared to the limited level of TIF support that we're able to provide those projects.

24:33

And the overall message was that having those requirements in place would actually discourage housing development within the Ted's rather than incentivize it, which has been our goal with this policy from day one.

24:43

And then those conversations also highlighted A broader issue, which is that housing projects or any project within our Teds face higher cost from the getting from the beginning just due to a lack of basic infrastructure.

24:56

We're already aware of that.

24:56

That's why they were created as Teds in the 1st place.

24:58

They don't have infrastructure, but we are trying to use that tool to build infrastructure in those places.

25:05

So essentially what we found out or what they told us was that the housing developer looking to build within our Ted is already starting several steps behind a housing developer that would be building near city limits, are within city limits where those that basic infrastructure is already in place.

25:20

And because of that, these projects within our Ted's are inherently more complex and more expensive to build.

25:26

So the goal of this policy was to kind of level that playing field and make housing productions within our Ted's more feasible.

25:36

So as we tried to work through these challenges with our housing stakeholders, at the end of last year, we brought together a group of more than a dozen housing developers and community members, a pretty even split of nonprofit and for profit partners to help shape a policy that would actually work in reality.

25:54

And through that workshop with all of them, we were able to reach a general consensus.

25:59

And the policy that we're presenting today reflects that input.

26:06

So the policy creates 2 tracks for workforce housing, attainable housing and affordable housing.

26:11

Attainable housing are projects that are generally going to be led by a for profit developer rather than using strict income limits or price caps.

26:20

Housing developments within this track rely mostly on market based guardrails to keep the housing cost lower and those include increased density with a target density of about 11 units or more per acre, smaller home sizes, smaller bedrooms and more modest finishes and amenities.

26:38

And then on the other side, the affordable housing track, those are typically going to be housing projects that will be developed by our non profit partners using established affordable housing programs.

26:51

Some examples would be below income housing tax credit program, Habitat for Humanity, Community Land Trust, Section 8 housing.

27:00

And just by the very nature of those programs already being involved with those established affordable housing programs, they're going to come with those stricter income limits that we wanted to have in the 1st place.

27:10

So that'll be limits on income, income verification for households, rent limits, sale price limits and then a set term of affordability for how long asked to remain affordable for.

27:26

And this two track system allows us to offer different levels of TIP support depending on the type of housing that's being developed.

27:30

So for attainable housing, TIP will primarily be used to support public infrastructure and public facilities.

27:37

The goal there again is to help help offset those higher costs of building in our Teds and make those projects more feasible.

27:45

And then on the affordable side, affordable housing side, we're able to offer a deeper level of TIP support for that public infrastructure, but also for vertical construction.

27:57

That wouldn't be vertical construction costs that wouldn't wouldn't be offered to those for profit developers.

28:03

And that additional level of support will be tied to the level of public benefit that those affordable housing projects will provide.

28:14

So here's a brief overview of the eligible uses of TIF for housing developments.

28:23

Really pretty standard across the board for what we already consider with our other TIF funded projects.

28:28

But the key point being that last one where support for vertical construction will be limited to those nonprofit LED truly big A affordable housing projects.

28:44

So as we are evaluating or as we get applications, we evaluate those projects.

28:49

We're gonna look at several factors that'll include project costs, financial need of the project, the amount of TIF that's being requested relative to the public benefit.

28:59

So that'll include things like the type and reach of the infrastructure that's being built, as if there's a project that's requesting funding for only on site infrastructure that will really only benefit one parcel versus projects that will have broader infrastructure implications and have a broader public impact for the area and for the Ted.

29:20

We'll also make sure that these applications align with the comprehensive development plan for each Ted, the county growth policy and other guiding documents.

29:29

We'll evaluate the mix of housing types being offered and the overall community need for those housing types within that area.

29:39

And a key factor will be assessing the amount of TIF that's actually available within the district.

29:45

We will give preference to projects that include home ownership opportunities and family size units.

29:50

So rather than we'll still, we'll still support projects have one studio and one bedroom units, but we'll try to incentivize projects that we'll be building 2-3 and four bedroom.

30:02

So those are typically hard to find a typically more expensive and then again for those affordable, for those affordable housing projects only, we'll consider the depth, breadth and the duration of the portability in terming in determining the deeper level of TIFS support that we can we can provide to those projects.

30:24

So in addition to that stakeholder engagement, we also received public comment directly from residents and also through the Missoula County Voice page.

30:34

This slide summarizes the main themes that we heard.

30:37

A number of questions about whether TIF should be used for housing at all and interest in stronger and long term affordability requirements.

30:45

Concerns that the the attainable housing tract may not result in housing that remains affordable over time.

30:51

Questions about who this housing will ultimately serve, especially whether it will benefit local workers, and suggestions that we limit TIF to only traditional infrastructure uses that TIPS has has been used for in the past.

31:07

And to be fair, some of these, some of this feedback does reflect a lot of the same challenges and tensions that we were trying to work through when we were developing this policy.

31:17

We did take these things into account and we've really done our best to address those concerns while still creating a policy that's practical and usable and that will actually result in more housing being built.

31:33

So in January, we've got recommendations for approval for this policy from both M Jack and MDA.

31:40

And with that, I'm happy to answer any questions that you have and if you already have a recommended motion.

31:48

Thanks, John.

31:48

Yeah, do you guys have questions?

31:52

Awesome.

31:53

Any public comment on this?

31:57

We have heard about this before, so it's not Griffin's wondering like how come you can't even ask any questions?

32:03

We've gone, we've gone round and round with this.

32:05

So we're I'm actually, oh, Kevin's got a question.

32:08

I'm going to finish my rant, then I'll ask Kevin.

32:11

I'm really proud of this because we work closely with the development community, the folks who were going to build the houses.

32:16

And as you said in your intro, this needed to be workable for them.

32:20

And it also needed to yield houses that can actually be attainable.

32:24

And not saddling the development community with the added burden of having to monitor AM IS or the what the median house price is at any one moment or an affordability index, which is not what they're equipped to do.

32:37

Having them set up these guardrails on size and density and finishes make a lot more sense.

32:44

I think it's a really good way to go and I think it will work overtime as well.

32:48

Even as our economy changes, houses that are built in this way will always be on the lower end of value compared to those that are much larger on much larger lots and have higher quality finishes.

33:01

So with that, Kevin, please ask, ask your question.

33:06

Thank you.

33:07

Commissioner Slotnick, can you hear me?

33:08

Yes, Sir.

33:10

Excellent.

33:10

Kevin Davis, Reserve St.

33:12

Public working group.

33:14

We meet on most Fridays, including tomorrow morning, 9:00 to 10:00 on Zoom.

33:20

Anyone and everyone's welcome to join.

33:23

We cover these topics quite a bit in detail.

33:26

And I'm at work.

33:28

I can't turn on my camera.

33:31

Your system won't allow it.

33:32

But thanks for at least hearing me.

33:35

I'm at work, like a lot of Missourians, to pay my really high property taxes, which I consider to be community investments.

33:44

So I'm trying harder to stay current on a lot of these topics to understand where public funding is going.

33:52

I appreciate this presentation today.

33:54

I'm a little surprised to not see any comment or references to schools, Fire Protection and law enforcement.

34:04

I've spoken with school superintendents and fire officials the last few months about the side effects of TIF tax increment financing, which is partly why TIF is so controversial these days in Missoula and surrounding areas.

34:22

So I think it'd be important to add that component to make sure schools Fire Protection is included, at least considered since to a degree, TIF diverts funding away from schools law enforcement and Fire Protection.

34:40

So those side effects should continue to be considered and factored into these determinations.

34:48

Thank you very much.

34:49

Thanks, Kevin.

34:52

Do we have any other public comment?

34:56

OK, well, a motion I would move that we approve and adopt the Targeted Economic Development District's workforce housing policy.

35:05

Second.

35:06

OK, once again, I'll call for a public comment.

35:10

We're seeing none.

35:10

All in favor.

35:12

Aye, aye.

35:13

Thanks for all your good work, John.

35:14

Thanks, John.

35:16

Next up, our very own Katie Reader.

35:47

Thank you.

35:48

Good afternoon, commissioners.

35:50

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

35:55

This afternoon, we'll be discussing the Granite Peak RV Park at phasing plan extension request.

36:01

This RV park is located at 9900 Thoroughbred Lane, just northwest of the Interstate 90 and Hwy.

36:08

93 N Interchange, more commonly known as the Y Access is via Thoroughbred Lane.

36:16

The technical representative for the project is Ron Weston from PCI, who we have available for technical questions.

36:28

Granite Peak RV Resort received approval in August 2024 for A50 space two phase expansion.

36:36

Phase 1 includes 29 spaces with the current deadline of August 2026 and Phase 2 includes 21 spaces with a 2034 deadline.

36:47

The Applicant is requesting an extension of the Phase one deadline to August 2029.

36:53

The project previously received special exception approval on June 18th, 2024 to allow expansion of the legal non conforming use.

37:04

Since approval, the applicant has been working actively working on engineering and utility plans including Rd.

37:12

drainage and infrastructure coordination.

37:14

Sewer will be provided by the city and water will be provided by the Y Area Water Agency and DEQ.

37:22

Reviews are still in progress and the extension allows time to complete those approvals and construct phase one.

37:29

This request was sent to various Missoula County agencies.

37:32

We received one comment from the Water Quality District stating no objections.

37:41

The request for extension has been reviewed against the applicable criteria in the Missoula County Subdivision Regulations.

37:48

I will run through these quickly.

37:51

Staff finds that the request complies with the regulations and the applicant has demonstrated the ability to meet the revised timeline despite the change circumstances.

38:01

Staff also finds that all aspects of the governing bodies original decision on the preliminary plat, including the findings of facts, conclusions and conditions of approval, remain valid if the extension is granted.

38:14

With respect to phasing, each phase is required to function independently.

38:19

The applicant has demonstrated that each phase will include fully functional infrastructure and will not rely on future phases.

38:26

Additionally, all required improvements for prior phases must either be completed or secured with the financial guarantee before any subsequent phase proceeds.

38:36

Staff also evaluated weather conditions in the surrounding area have changed.

38:40

No significant changes have occurred or expected to occur that would alter the original review of the preliminary plat.

38:48

Finally, the timing of the proposed phases is not anticipated to disrupt the planning or provision of public facilities and services in the area.

38:57

Based on this analysis, staff finds that the request meets the applicable criteria for approval of the extension.

39:04

And with that, Commissioners, here's your language.

39:10

Thanks Katie.

39:11

Ron, do you would you like to speak on this?

39:19

Good afternoon, everyone.

39:21

Thank you, Katie.

39:22

Ron Woodson with PCI.

39:25

So it's only been like a year and a half since we've, we got preliminary plan approval, plan approval and I should have asked for three years, but for some reason we only asked for two.

39:36

So during the first year after approval, we were mainly going through all of our designs for sewer, water, grading and drainage and streets, all the all that type of stuff.

39:48

Once we had all that together, we had to go back through the city's USRC, which is utility services review committee because we have to connect to city sewer and that's been going on since October.

40:04

And a lot of that's because our plans are in the health department waiting for them to give their approval.

40:11

So then we can take it.

40:12

After we get USRC approval, then we can submit to DEQ.

40:17

So though you know that's progressing slowly, but it's progressing and.

40:24

The owner, Dave Swisher, he's very interested in expanding the RV park.

40:30

There's only really, there's KOA that's right in the middle of town sort of.

40:35

And then there's, there's this larger RV park and there's Jim, Jim and Mary's.

40:40

So there is a need for, for more RV spaces.

40:44

And he's made a lot of improvements out there, quite a bit of improvements, lots of repaving and just just many, many things.

40:53

And he is bent on getting this thing done and, and moving forward as quickly as possible.

40:59

Thank you.

41:01

Ron, I want to, can I ask you a quick question?

41:03

So I just want to make sure I understand.

41:04

So you're saying this goes through the city, County Health Department, then the URC and then DEQ, right.

41:11

Well, well, first it goes through USRC and then USRC asks everybody for comments.

41:16

OK.

41:16

So the health department's comments are, are I guess forthcoming and then once we get those and then USRC gives their approval, then we can submit to DEQ.

41:26

OK, Thank you.

41:27

Yeah, sure.

41:31

Any public comment on this?

41:35

You guys have any questions or No?

41:37

Thank you, Katie and Ron.

41:40

I'd move to approve Grant Granite Peak RV Park phasing plan extension based on the findings of facts and conclusion of law in the staff report, subject to recommended conditions of approval as amended.

41:54

Second, once again, any public comment on this?

41:59

OK, All in favor.

42:01

Aye, aye.

42:04

Thanks, Katie.

42:04

Thanks, Ron.

42:08

All right, Morgan Lane.

42:19

Sam Scott again with the clerk and Treasurer.

42:22

Our office received a petition to establish a rural Special Improvement District and RSID for paving and improvements along Morgan Lane and a portion of Mustang Lane.

42:35

Roger Beatty.

42:36

Beatty, apologies, that's nice.

42:38

Your last name is the petitioner Contact and I believe is here today or maybe online to speak to speak to the petition.

42:49

We received signatories from 8 of the 14 properties included and Morgan Lane and we can go into much more detail, but I it would probably be best to start out with the petitioners.

43:00

Roger, please.

43:01

Thank you.

43:05

Good afternoon.

43:05

I'm Roger Beatty, I live on 18384 Morgan Lane.

43:10

About 4-5 years ago I was asked to help out with the roads.

43:13

Part of my past is road construction.

43:16

The previous Rd.

43:17

boss had become I'll so I started helping.

43:21

But I went back in history to see how much we were paying to have Rd.

43:25

maintenance, gravel grading, plowing.

43:29

I was pretty shocked at the cost that the homeowners were absorbing when just 100 yards down the road it's county paved and maintained.

43:39

And so now you got, you know, people split on this whole idea of Haven.

43:45

So I looked into it a little more and I asked why?

43:48

Why are we not paving as why are we not getting an RSID?

43:52

And everybody said, well, nobody's really ever pursued it.

43:55

So being from that industry, I said it's a no brainer for me to pursue this if nobody else will.

44:02

So I took it upon myself to pursue it.

44:06

And another reason for Morgan, Morgan gets the most traffic of any road up there on the dirt.

44:13

The reason being is at the end of Morgan, there's about 1/2 mile that nobody lives on.

44:19

It's just woods.

44:21

And it goes back there to a cul-de-sac and a Creek and we call it the Enchanted Forest.

44:25

Everybody, everybody goes back there and recreates.

44:29

So our Rd.

44:30

probably gets double or triple the traffic and it just gets tore up.

44:35

So as taxpayers and as HOA members, we're all paying for that.

44:41

So that's part of the reason why I started it.

44:44

And I know people had mentioned that we had people in the past had tried to do the same thing that I'm doing now, and it always failed.

44:54

I guess I don't know why it failed.

44:57

And then in the covenants after, you know, 50% of the lots were sold, the homes built, it was supposed to be paved.

45:07

So this just been kind of a long standing, maybe a 2530 year argument of why and why not.

45:14

But the amount of money that we're spending on maintenance is pretty over the top.

45:20

And I do know a lot of the people that I've talked to and got the signatures, they're a static that they want it.

45:27

They've been hoping and wishing for it for many, many, many years.

45:32

So that would be the biggest reason is the amount of traffic we're getting.

45:39

Everybody calls it a private road, but it's not really, you know, and they're paying for it, I guess.

45:44

So that would be my two cents on why I took the initiative that nobody else wanted to.

45:52

Thanks for the explanation and good job on the organizing.

45:55

It's hard to do.

45:57

Thanks.

45:57

Thank you.

45:57

Do you guys have any questions, any public comment on this?

46:05

OK, we will entertain a motion.

46:07

I would move that we false along.

46:10

So I guess I just didn't quite get to what you actually have before you today is oh geez, is a resolution of are we going to get to your some really long multi syllabic legal descriptions of property?

46:23

Absolutely.

46:23

I love that.

46:24

No, You have a resolution of intention to create the district before you today.

46:30

And so this establishes the specifics of the OR the proposed specifics of the districts, including the finances cost estimate, the bond directions, those sorts of things, the boundaries of the districts, which properties are to be included.

46:41

And then directs our office to solicit protest from from other 14 property owners involved as well as publishing it in the paper, that sort of thing.

46:52

With a second meeting to be held on June 4th here to hear a resolution to actually create the district and any protests that we may receive.

47:01

Thank you, Sam.

47:01

So anybody has the opportunity to protest or comment otherwise between now and June 14th?

47:07

Great.

47:08

June 4th, June 4th, awesome, great.

47:11

Thank you.

47:11

Thanks for doing the organizing.

47:13

And we will talk about this again on June 4th.

47:17
I would.

47:17
The motion would be to approve the resolution of intention.

47:20
OK.

47:21
Sorry.

47:21
Say we should just switch.

47:23
I would move that we approve the resolution of attention to create RSID 8450 for improving a portion of Morgan Lane.

47:30
Second, any public comment.

47:33
OK.

47:33
All in favor.

47:34
Aye.

47:35
Thanks, Sam.

47:37
Thanks, Roger.

47:41
Enchanted Forest.

47:41
Yeah, I got to go visit.

47:43

I hadn't even heard of the Enchanted Forest.

47:45

I bet, Tim.

48:22

All right, For the record, Tim Worley from Planning Development and Sustainability, and this is Part 2 of the Missoula County Subdivision Regulations.

48:33

We brought this before you last week.

48:37

It's a continuation of a discussion about Get My Stuff to queue up here, urban and rural standards updates and clarifications to existing text and also exhibit or Appendix A in the subdivision regulations.

49:00

So just a recap from last week.

49:04

I described subdivision regulations maintenance amendments pertaining to the urban area.

49:10

These recommended amendments stem from errors we discovered in Appendix A which shows the urban area.

49:17

The urban area defines higher development intensities and therefore the need for urban scale road and non motorized infrastructure.

49:24

I described amendments to two definitions in Chapter 2 and design standards in Chapter 3.

49:32

During public comment, an engineer, and it was Andy Mefford from PCI noted confusion about a reference to community or municipal water or sewer systems that was proposed to be added.

49:48

The logic of the sentence, which also references density, was questioned as well.

49:55

So I visited with the health department about the issue and they confirm that there really are nuances with

public water and sewer definitions depending on the type of system, the number of people served, etcetera, and they pointed me to city, county health code and DEQ definitions.

50:14

I settled on public wastewater treatment slash disposal system on the wastewater side of things and public water supply system on the drinking water side.

50:26

These definitions come out of regulation one and DEQ rules.

50:34

I referenced or I reflected on the newly added subsection that was the source of the confusion.

50:41

It appears to be redundant and therefore we recommend eliminating this subsection.

50:52

It turns out that I borrowed this language from other portions of the subdivision regulations.

50:57

These are sections that need to be amended with the updated definitions.

51:03

And so, Commissioners, here's the brand new text I'm bringing before you today.

51:11

This slide shows 2 recommended changes.

51:13

One, new wastewater and water supply language with an improved transition to the role of subdivision density, and two, proposed elimination of the level of development language.

51:31

Rural area references essentially on the following page would require similar amendments.

51:36

Again, this amounts to applying the new wastewater and water supply language as well as improving sentence structures.

51:49

These amendments are secondary to the main triggers of urban area standards, which are being within higher intensity land use designations and being within the Lolo Water and Sewer District or RSID 9 O1.

52:02

These changes will improve our urban area and rural area purpose and intent statements as well.

52:10

So, Commissioners, I have an updated motion for you and will be available if you have any questions.

52:19

Any questions.

52:24

I'm grateful for you and Andy.

52:25

Yeah, thanks.

52:26

Hammering this out.

52:27

Absolutely.

52:27

Thanks.

52:28

The health department, water quality district, Yeah, it really helped me out.

52:31

That's great that you all were able to work together.

52:34

Any public comment on this?

52:37

OK, we can do a motion.

52:39

I move to approve the proposed amendments to the Missoula County Subdivision Regulations as shown in attachments A through C and as amended at the Board of County Commissioners hearing dated April 2nd, 2026.

52:51

Second, once again, any public comment?

52:55

OK, All in favor?

52:57

Aye, aye.

52:58

Thanks for your work on this, Tim and Health Department and Mr.

53:01

Redford.

53:02

Thank you.

53:04

I do believe that we are adjourned.

53:07

Thanks.