Missoula Board of County Commissioners

PUBLIC MEETING MINUTES
COVER SHEET

THURSDAY, AUGUST 13, 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:
Cheryl Hartman, Commissioners' Office
Andrew Hagemeier, Community and Economic Development
John Hart, County Attorneys' Office
Sam Scott, Clerk and Recorder's Office
Kevin Dantic, Planning, Development, and Sustainability
Izzie Varley, Planning, Development, and Sustainability
Christina Dewar, Commissioners' Office
Melissa Fisher, Commissioners' Office
Karen Hughes, Planning, Development, and Sustainability
Tenzin Lhaze, Communications
John Wilke, Community and Economic Development
Analeshia Rodriguez, Lands and Communities
Sarah Avery, Lands and Communities
Carey Powers, Communications
Flanna McLarty, Community and Economic Development
Mattie Scott, Commissioners' Office/Facilities

1. **CALL TO ORDER** *[Time stamp – 0:00]*

2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:04]*

3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:21]*

Y̓etłx̣ʷa qe es yammil̓š
l st̓l̓t̓úlixʷs Séliš u Ql̓ispé
sqlqélixʷ.

Qe es putestm łu sqlixʷł ṇk̓ʷuʔul̓mis u sm̓im̓iʔis.

Qe es lemtm łu x̣ʷl̓ x̣ʷlč́muʔusšis u x̣ʷl̓ sqlqelixʷ y̓etłx̣ʷa.

Y̓etłx̣ʷa qe esyaʔ u qe es čt̓im y̓e st̓úlixʷ x̣ʷl̓ ci putis č̓n̓eṇnes.

Today, we are gathered together in the homelands of the Salish and Kalispel people.

We respect their tribal ways and their stories.

We are thankful for their ancestors and for the people today.

Today we are all caring for this land for those yet coming.

4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:36]*
   a. Closed Captioning

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

6. **ADMINISTRATIVE CONSENT AGENDA ITEMS** *[Time stamp – 1:58]*
   None

7. **CURRENT CLAIMS LIST** *[Time stamp – 1:44]*
   Claims received as of July 31, 2026 to August 05, 2026 by the Commissioners' Office total of $1,600.292.16

8. **HEARINGS**
   a. **Loterbauer-Rosco Road Aggregation and Family Transfer** *[Time stamp – 02:26]*
   Kevin Dantic, Planning, Development, and Sustainability

   Motion 1:

   Commissioner Vero made the motion that the Board of County Commissioners of Missoula County approve the request by Tyler Loterbauer to utilize the aggregation exemption to the Montana Subdivision and Platting Act, as presented in the exemption application and affidavit.

   Commissioner Strohmaier seconded.

   [Motion Passed 3-0.]

   Motion 2:

   Commissioner Vero made the motion that the Board of County Commissioners of Missoula County approve the request by Tyler Loterbauer to utilize the family transfer exemption to the Montana Subdivision and Platting Act, as presented in the exemption application and affidavit.

   [Letter 2026-185 was sent to IMEG in c/o Tamara Ross.]

   b. **Blackfoot Crossing County Water & Sewer District** *[Time stamp – 14:07]*
   Samuel Scott, Clerk and Recorder's Office

   Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners approve the resolution incorporating and organizing the Blackfoot Crossing water and sewer district.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Resolution 2026-105. Book:1132 Page:721]

c. **Missoula Rural Fire District Impact Fees** *[Time stamp – 38:22]*
Izzie Varley, Planning, Development, and Sustainability

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve the resolution to adopt impact fees for Missoula Rural Fire District as outlined in the impact fee study prepared by Tischler Bise and recommended by the Missoula Rural Fire District Board of Trustees and the Missoula County Impact Fees Advisory Committee.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

[Resolution 2026-104. Book:1132 Page:722]

9. **OTHER BUSINESS**
[None]

10. **ADJOURN**
Chair Slotnick – Called the meeting to adjourn at 3:17 p.m.

BCC Public Meeting August 13, 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.

0:04
Pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, for liberty and justice for all.

0:21
Today we are gathered together in the homelands of the Salish and Kalispell people.

0:26
We respect their tribal ways and their stories.

0:28
We are thankful for their ancestors and for the people today.

0:32
Today we are caring for this land and for those yet coming.

0:36
Do we have any public announcements?

0:39
Yep, I'll do the closed captioning announcement.

0:41
And just a couple of reminders.

0:43
Hello, everyone.

0:44
If you're joining us for this meeting virtually today, instructions for turning on closed captioning or on your screen.

0:50
If you're joining us in person, we'll have closed captioning on all the screens here in the Sophie Louise room.

0:55
Just a friendly reminder, there be multiple chances during the meeting for public comment virtually and in person.

1:02
The chair will open discussion for public comment.

1:04
We will have after each staff presentation.

1:08
Please respectfully keep your comments at 3 minutes.

1:11
If you're on Microsoft Teams, we ask that use the Raise hand feature.

1:15
This is the small hand button at the top of your screen.

1:18
If you're calling in on the phone, you'll need to push *5 to raise your hand.

1:20
Then once called upon, you'll need to push *6 to unmute.

1:24
If you have any questions during the meeting, please come and find me.

1:27
Thank you.

1:28
Thanks Joe.

1:29
Before we dive into our hearings, do we have any public comment on items not on the agenda?

1:34
Means anybody can speak about anything they would like for three minutes.

1:37
You can do this in person or online.

1:44
OK, seeing none, our current claims list claims received as of July 31st, 2026 to August 5th, 2026 by the Commissioner's Office total $1,600,292.16.

1:58
We have no administrative consent agenda today, so we're going to jump right into our first hearing and Kevin Dantic will present.

2:25
Thank you, Commissioners.

2:26
For the record, my name is Kevin Dantic.

2:28
I'm a planner with the Missoula County Department of Planning Development, Sustainability.

2:32
Today I'll be resenting the my staff report for the Loderbower Roscoe Rd.

2:37
Aggregation Family transfer.

2:39
This request has been brought forward to you by Tyler Loderbower, Tamara Ross and I Meg is Tyler's technical representatives.

2:51
The property's address is 12282 Roscoe Rd.

2:55
lies approximately 1.25 miles east of the Petty Creek and three miles southwest of the nine mile interchanges off of Interstate 90.

3:04
It is included within the Alberton Community area.

3:07
You can see the parcel here on the map.

3:09
We have Houston up here in the top right corner.

3:12
Petty Creek is just off the map here to the left.

3:17
Here we have a close up aerial view of the property, circled in red.

3:21
The parcel is unzoned and is classified as Open and Resource Land for the 2002 Missoula County Regional Land Use Guide, which summarize the land use objectives and designations from the 1975 Comprehensive Plan.

3:36
Plan recognizes the role natural resources play in the lifestyles of the citizens of Missoula County in order to promote orderly development and to protect the resources that stimulates that development.

3:48

The designation of open and resource land is made to protect important areas, areas of important natural resources and production, forestry and agriculture, to protect areas of natural hazard, for example, steep slopes and floodways, and to reserve land for the future where development during the time frame of this plan, again 1975 would be premature and costly.

4:12
It's not an open, it's not a primarily residential designation, but it does recommend one dwelling unit per 40 acres and the development of agricultural, recreational, forestry activities would be encouraged in these areas before you are the existing conditions on the parcel.

4:32
The subject property was created by the filing a Certificate of Survey 5515 on February 2nd, 2004 and contains 20.1 acres.

4:43
Property is unzoned and is currently vacant.

4:46
There are no primary or accessory structures on the property.

4:52
The claimants proposal is twofold.

4:55
First, the claimant requests an aggregation of tracks within Section 5, Township 14 N, Range 22 W, Certificate of Survey 5515 to eliminate a historic underlying boundary line that was identified by the Missoula County Clerk and Recorder's Office.

5:11
2nd, the claimant proposes to use the family transfer exemption to the Montana Subdivision of Platting Act, which is outside of platted subdivisions for the purpose of a single gift or sale in each county to each member of the land owners immediate family.

5:27
That will be a 10.05 acre tract to Tyler's father.

5:34
The applicant has used the appropriate exemption for addressing that tract of record issue, which could otherwise cloud the property title.

5:42
The aggregation will eliminate an historic underlying boundary, which you see here on the screen circled in red along that section line along the southeast SE quarter.

5:57
Proposed conditions.

5:58
The applicant's father, Terry Loderbar, will be gifted proposed Track 1, 10.05 acres outlined here.

6:07
The proposed family transfer tract is intended to, quote, create a tract of record allowing for the claimant to live next to his parents as they age.

6:15
Both tracks are intended to be developed with residential dwellings and individual well and septic systems.

6:23
The unconventional layout of these tracks as we see here we do have proposed Tract 2 which will remain with claimant Tyler wraps around proposed Tract 1 here.

6:32
According to the applicants representatives, the reason for this layout is to meet the private covenants for the parcel.

6:38
The private covenants do require each track to be 10 acres in size and this layout that you see before you is to allow the setbacks for sanitation facilities and to meet the claimants preferred building sites on the parcels.

6:55
As part of the review process, the proposal was sent out for agency comment.

6:59
Two agency comments were received.

7:02

Kyle Crapster from the Missoula County Environmental Health did note the proposal will require sanitation review or to cite applicable exemptions.

7:09

And Rita Hagler from the Missoula County Public Works Building Division noted that there are no open or expired permits on the parent tract.

7:18

And, of course, all future structures will require all applicable trade permits.

7:25

In reviewing these requests, Staff does consider Chapter 8.4, the Missoula County Subdivision Regulations, which lists general evasion criteria when evaluating claimed exemptions to determine if the request should be considered an evasion of subdivision review.

7:41

There were 4 identified #1 Staff has identified that the claimant, Tyler, does own property, other property in Missoula County.

7:50

However, the recipient does intend to build a residence and lived on the gifted tract.

7:55

The application states that the recipient plans to live next to the claimant as they age, so they are going to be building on the tracks in the future in order to facilitate multi generational living.

8:09

The claimant did acquire the property within the past two years on May 1st, 2026 and this was after attempts to find a piece of property that was suitable for the aforementioned multi generational living #3.

8:21

The parcel is contiguous to plaited lots where common roads are shared.

8:26

That would be contiguous to Ponderosa Acres which is filed in 1966 to the South of the parent parcel which does share a common Rd.

8:35
terrace view drive that actually accesses this parent parcel.

8:40
And #4 The proposed division is incompatible with the density recommendation for that 2002 Regional Land Use Guide one for 40 acres.

8:50
However, adjacent platted subdivisions and certificates of survey show wide variations in residential density in the area.

8:58
Most adjacent parcels are not adhering to the recommendations of the growth policy due to smaller parcels.

9:07
Staff has identified that these are the most most appropriate exemptions to utilize for what the claimant aims to accomplish based on the information submitted in the application and affidavit, and Staff concludes that the proposals are not an attempt to evade the Montana Subdivision and Blotting Act.

9:26
In conclusion, Staff recommends approval of the motions presented on the screen before you, the applicant and their representative are here to answer any questions.

9:36
Commissioners, here is your language.

9:41
Dave Rwan, do you guys have any questions?

9:43
Oh, I should ask the family or if your representative would you like to speak?

9:47
You're totally welcome to.

9:48
I'll just quickly introduce, for the record, Tamara Ross, I Meg, landowner representative.

9:58
And we have Tyler and Jennifer here present as well.

10:01
So yeah, feel free to reach out with any questions.

10:04
OK, Thank you.

10:05
Thanks.

10:07
Please before you sit down, you almost did.

10:11
So I did not fully track the rationale for why we have this unconventional layout or one of the lots basically fully wraps around the other.

10:23
I've never seen anything like that before and I did not quite understand why covenants would play any role in this.

10:32
Yes, thank you, Commissioner.

10:33
Aside from the 10 acre minimum in the covenants and the desired lot layout for the land owners, they're trying to accommodate a view shed on this property.

10:42
There are sanitation, I suppose elements that we should consider and I will let Dan step in to kind of talk about the sanitation components.

10:53
OK, who's also online?

10:56
OK, Dan.

11:02
Hey, Commissioners, can you hear me?

11:04
Yes, Sir.

11:05
Yeah.

11:05
So it it is kind of a unconventional layout a little bit.

11:14
One of the main drivers here is that 10 acre minimum for the private covenants.

11:21
This is an area that has some bedrock outcroppings, you know, exposed all the way to the surface and those can be found kind of a long Roscoe road and then as you travel kind of north and east of that of this property as well.

11:41
We did some preliminary investigation for septic system design and making sure that we dig the soil profiles that we are needed for and with the build sites in order to fit all the pieces together with the well in the drain field.

11:57
This is how we came up with this layout.

12:00
There's also requirement in the sanitation DQ subdivision world that we keep mixing zones and well isolation zones on the subject properties.

12:10
And so in order to stay away from the neighbors and and meet that requirement, that's why we essentially have that long flag that's going to go kind of wrap around the other parcel.

12:21
So it is a little unconventional, but that's how we put all those pieces together to make sure that we're considering all those regulations to go through this process.

12:30
And we've worked with Tyler and and Terry on this.

12:33
And to them it's it works because they're they're family and they intend to live here for quite some time.

12:40
So they didn't have any concerns about it.

12:42
So if there's any follow-ups, let me know and I can talk more about it.

12:48
Thanks, Dan.

12:50
You guys have anything else?

12:51
No, I so appreciate that explanation.

12:53
And I couldn't not being out on the ground.

12:56
I didn't understand the geology.

12:57
So, yeah, that was that was really helpful, Dan, appreciate it.

13:01
You bet either you guys have a a motion.

13:06
Oh, any thank you.

13:08
Any other public comment on this?

13:14
OK, I move to approve the request by Tyler Lodobauer to utilize aggregation exemption as presented in the exemption application affidavit.

13:21
Second, once again, I'll call for any public comment.

13:24
OK, seeing none, All in favor aye.

13:28
And I also move to approve the request by Tyler Lodobauer to utilize a family transfer exemption as presented in the in the exemption application affidavit.

13:37
Second, any public comment.

13:42
OK, all in favor aye.

13:44
Thanks everybody.

13:45
Thanks, Kevin.

13:46
Thank you all for coming.

13:48
Good luck.

13:52
Next up, Sam Scott.

14:07
Good afternoon, Commissioner Sam Scott with the Clerk and Treasurer's Office.

14:10
And today, the second in as many weeks, we have a County Water and Sewer district proposal before you.

14:17
This petition was submitted by Gregory Morse, the manager of Blackfoot Crossing LLC.

14:23
Sorry, let me make that full screen.

14:29
Who is the sole owner of tract 1C of Cos 7077?

14:35
The petition we have before us in the proposed district encumbers just that single piece of property and its entirety.

14:41
Because of that, the petition just has one signature, the sole owner of the property.

14:46
And because of that, there is not an election to, in order to establish this district as there was last week on these horror springs water in the sewer district.

14:56
There are three actions that would need to be taken today that are all part of the resolution.

15:00
That's part of the packet, which is to determine that the petition complies with all relevant statutes, determine the boundaries of the district and then to actually incorporate and organize the district itself.

15:13
Our office has certified as to the contents of the petition that it does comply with all those those necessary statutes, that it is signed by the proper owners.

15:23
There is not a water, water, sewer system on this property as I as far as I'm aware at the moment.

15:27
And so in determining the exact properties and boundaries that are impacted by this water and sewer system, we have the petition at its face value to to learn that from.

15:38
And then the final act would just be the actual incorporation of the district.

15:45
I believe Gregory or a representative may be here or online to speak to the project as a whole.

15:51
But otherwise, I can answer any questions and have motion language as well.

15:55
Sam, just a quick question, So please correct me if I get this wrong, but my understanding is if a petition like this meets all the requirements of the process which you your office goes through and it sounds like according to you it does, then there's no sort of decision space.

16:11
We we're just kind of affirming that you all have gone through this and given it the thumbs up.

16:16
These statutes.

16:17
Highly technical language there.

16:18
Yeah, the statutes.

16:19
And John, please correct me if I'm wrong.

16:20
Say the Commission shall yes, that's that's that's and to incorporate the district.

16:26
Yeah.

16:26
Shall is Latin for thumbs up, right.

16:28
I guess.

16:28
OK.

16:29
Thank you, Sam.

16:30
I appreciate it.

16:32
You guys have any questions?

16:35
So does property owner or his representative have anything to say today?

16:46
Not present.

16:49
OK.

16:52
All right.

16:54
We would entertain a motion.

16:58
Public comment.

16:59
Oh, thank you.

16:59
Any public comment on this?

17:06
Kevin Davis?

17:09
Kevin, you've got 3 minutes.

17:11
Thank you.

17:12
Commissioner Slotnick, can you hear me?

17:13
Yes, Sir.

17:15
Excellent.

17:16
I guess I kind of feel obligated to speak since maybe no one in the else in the public will.

17:23
And I think the reason of that is I'm, I'm a long term Missourian and different hats I wear include hosting the Reserve St.

17:33
public working group.

17:34
We meet you on on most Friday mornings, 9:00 AM to 10:00 on Zoom.

17:40
We're Zooming tomorrow morning.

17:41
If anyone's interested.

17:42
We've had this developer, Gregor Gregory Morse, on our one of our meetings to present the Blackfoot Crossing project.

17:52
And I guess I'm just a little surprised to see this and with lots of questions surrounding it, including how does it impact the greater area outside of this particular development?

18:07
What are the ramifications?

18:08
What are the maintenance costs?

18:10
Who assumes ownership if and when the developer sells the property?

18:15
I would think a lot of folks in Bonner would have a lot of questions about that and hope the commissioners do as well.

18:21
So maybe after I speak, if there could be kind of more insight, what, what does this entail down the road?

18:28
Can anyone creating a subdivision create a water and sewer district to then pass those costs, especially maintenance fees on the future property owners?

18:39
Thank you.

18:41
Thanks, Kevin.

18:41
So I, I, I want to point out a couple things and then I would invite Andrew Hegemeyer because nobody's commenting typically don't do a lot of back and forth, but Andrew's here.

18:50
Some of your questions are reasonable.

18:52
So I'm going to speak my piece and then let Andrew fill in.

18:55
So on the matter before us today, we have a petition to create a sewer and water district.

19:01
As our attorney and Sam Scott have pointed out, if the requirements are met by law, we shall approve.

19:08
We don't have any decisions based beyond that.

19:13
That doesn't mean that your questions aren't valid.

19:15
They're just not pertinent to the piece of this that we're voting on today.

19:20
So what I'd like to do is ask Andrew Hagemeyer, who runs our economic development office and Andrew manages our Teds.

19:27
And this is in a Ted and all the things you are talking about are very pertinent and relate very much to the Ted itself and the development that could follow.

19:35
So Andrew can speak to that.

19:41
Yeah, this is Andrew Hagemeyer with Community Economic Development.

19:45
Yeah, at this time that we don't have a lot of details about what his plans are for sewer and water.

19:49
There is an application in with the Montana DEQ for a wastewater treatment system and that's about what we know.

19:59
It's for this property.

20:01
And like the commissioners have said, the decision space here today, well, there isn't a decision space.

20:06
He's signed.

20:07
He's sent in a petition and according to statute, can create a water and sewer district.

20:13
So.

20:14
Doesn't really have to explain much about what that water and sewer district does.

20:22
Sam has all may also have some additional information.

20:25
I was just going to say I was going to add one other thing please do Sam which is that the creation of this district establishes it as an entity that is able to self manage the district themselves.

20:36
It'll be governed by a board of directors of which they have already chosen 3 directors and I can list those real quick.

20:43
That is Gregory Morris, Jennifer Morrison, Douglas Hadley have all done the necessary certificate and acceptance of appointments to be established as directors when the district is created.

20:54
The end results of today, if this passes, then we would send this on to the Secretary of State who would incorporate it at the state level and then send it back to us to file one last time with the county.

21:05
And then they manage the district as they cease fit going forward.

21:10
Thank you.

21:18
Kevin, you have another question.

21:22
Yes, if I may follow up.

21:25
Sure.

21:26
I think that's all very helpful information.

21:28
It sounds like everyone here has good intentions and is doing everything by law and protocol.

21:34
I would just say as a county taxpayer and long term citizen, it sounds to be a very disjointed process since as you said this property involves, it's a Ted, a targeted economic development district.

21:51
It will involve tax increment financing.

21:54
It will pass along costs that aren't even being discussed today to current and future owners of those properties and surrounding properties.

22:05
So I think it's just opening up the door for so many unknowns relative to another agenda item today are hard working members of the Missoula Rural Fire who are asking for additional fees to for associated developments like this.

22:21
So it just seems to me a very disjointed process and I just, I'm glad that I can speak to that and that's included on the record.

22:29
Thank you.

22:30
Thanks, Kevin.

22:31
And I would say I, I got to push back on you a little bit.

22:33
I don't think this is disjointed at all.

22:35
This gentleman creating a sewer and water district is a far cry from receiving TIF money to build a water system.

22:45
As far as I know, we don't have a TIF application.

22:48
Even if there was a TIF application, that would have to be, that would have to go through our M Jack board, which includes representatives from the fire district, and through the MDA board, the Missoula Development Authority Board.

23:00
Both those boards would then make recommendations to say yes or no to the county commissioners and then the commissioners would approve of this.

23:07
The creation of a sewer and water district in a Ted is a very far cry from the actual installation of a sewer and the assumption of cost due to that sewer system actually existing.

23:21

We're we're a really long ways away from that and there's a lot of process and lots of questions would have to be asked.

23:26
This is he's creating a sewer district doesn't mean there's a sewer.

23:29
I live in Target range.

23:30
We have a sewer district and we don't have a sewer.

23:32
So there's a there's a really long way to go and lots of process involved and plenty of opportunity for public comment yet to come.

23:39
Looks like we have one more Matt's.

23:45
Yeah, Matt's Larson, Missoula County lifelong resident.

23:50
You know this.

23:50
This is kind of part and parcel for how the Commission chooses to get hung up on semantics and like one talking point rather than the entire forest of costs that it's basically just throwing down the county's throat and the taxpayer's throat.

24:10
And it's very intentional.

24:13
It's very pushed through, it's very last minute, and it's very subsidized by all of us.

24:21

Our kindness and our tax bill, it, it spills over into many other discussions in many other parts of the county, such as like low, low, the low, low water system, stuff like that.

24:36
That's currently being decided in the Supreme Court because of lack of planning by the county and the county's predecessors and lack of responsibility of the current representatives of our county Commission, our county attorney's office, and are, you know, just part and parcel across the board.

24:58
It's just lack of planning and lack of any sort of accountability and just steamrolling through new VBROS, Airbnbs developments and just no, no transparency during the whole thing and off obfuscation of decision making by even the County Attorney by related and, and local law firms who weigh in on each one of these developments like a little cash cow.

25:34
And that's just kind of how we're looked at by the county and the county's representatives in my, in my personal opinion, and I think in the opinion of a lot of other people in this room.

25:45
But I guess we'll wait and see who speaks.

25:52
Mr.

25:53
Morris.

25:58
Hello, everybody.

26:00
You have 3 minutes as well, Sir.

26:02
Thank you so much.

26:04
My apologies.

26:05
On the schedule I have.

26:08
Yeah, I'm out of town right now.

26:09
I'm sorry, Gregory, if you're going to speak as the property representative, you're the owner.

26:13
You have more than 3 minutes.

26:14
You can give your pitch.

26:16
Sorry about that.

26:16
OK.

26:17
Hey, thank you so much, everybody.

26:19
It's nice to to speak with all of you again.

26:23
I just want to highlight a couple of things that I've heard that have spoken thus far.

26:30
This is the beginning of a process.

26:34
To your point, Commissioner, this is not a decision around the Ted and TIFF.

26:40

This is purely a step along the way to being able to finance the construction of our water and sewer infrastructure so that we can deliver a responsible, attainable housing development to serve Missoulians.

26:56
And this opens up a number of avenues for us to be able to secure financing of many different types.

27:07
Delivering housing affordably is a very difficult process that I wake up to do every day.

27:16
And yes, we are having conversations with the county with regards to Ted and TIF funding.

27:26
However, this project is not going to be built purely with Ted and TIF funding and it may not even have any Ted and TIF funding, but we are going to use every vehicle and every Ave.

27:39
that we can to deliver something that is desperately needed in Missoula County.

27:46
And that's what I continue to wake up for every day.

27:50
Going back to the conversation from our last meeting with regards to radical creativity, this is one of the steps along that path to radical creativity.

28:01
So we continue to work on this and hope to be able to bring a water and sewer capability to our development and should the surrounding community desire to connect to that at a point in the future.

28:23
We have been approached by many members of the local community who realized that is a problem on both sides of the river.

28:31

And we are working also with Cindy Kennedy in the Grant's office to figure out how to extend this development should the surrounding community desire it to support their needs.

28:46
And so we think this is really good infrastructure both for our development and community as well as the surrounding community should they be interested in that.

28:55
And so I respectfully request that we approve this so that we can start making those applications for funding and move this forward and and deliver attainable housing for Missoulians.

29:08
I don't have anything else to add at this point, but know that we've been working with Andrew Hagemeyer in the Economic Development Office as well as DEQ as well as DNRC as well as the public health department to make sure that we're we're building a great system.

29:30
And we continue to engage with local environmental groups on making sure that we're delivering something that is respectful of the environment and is better than having a bunch of septic fields in the area which we know don't treat water particularly well.

29:50
So that's really all I've got to say, but I'd appreciate the support of this and I look forward to continuing to work with all the people on this call, many of of which I've spoken with directly and and continue to work with.

30:05
But that's all I've got.

30:06
Thank you so much.

30:07
Thanks.

30:08
And Mr.

30:08
Morris, I think you weren't here for the beginning of this item.

30:12
When Sam Scott and our attorney John Hart let us know that as long as process was followed and Sam and John have said yes, the process was indeed followed properly, that there really is no decision space for us.

30:25
You dotted all the IS cross the T's, you get a sewer district that is entirely different than the process of using tax increment financing.

30:33
Yeah.

30:33
So, Andrew, would you mind just filling in any of this anything I didn't say that I should have said when trying to describe that process?

30:41
No, that's correct.

30:41
I I great.

30:42
It was really helpful for Gregory to give the context around why this water and sewer district is coming forward 'cause it ultimately the creation of like why there is a lot of county process and county involvement in the long term end result of having the development in this property.

31:00
The water and sewer district creation is a little bit independent from that.

31:05
It, it, it, it is the private side that really decides when and why to create this.

31:11
And, and you know, so why it might feel a little bit disjointed there.

31:18
It, it, it's not the overall process around the, the development of the property is being coordinated, but the timing of this.

31:25
And you know, without Gregory here to explain that, it was a little confusing.

31:29
So it's really helpful to have Gregory here for that.

31:32
And, and I'd just like to add my apologies from a context perspective.

31:36
I'm dealing with this sort of a family medical emergency and at home right now out of state.

31:41
So I apologize for some, I, I had the timing of this wrong because of all the stuff that's going on.

31:48
So my apologies to everybody.

31:51
Oh, no worries, Gary, please.

31:56
Yes, Sir.

31:56
Make sure it's push.

32:00
So I'm Gary Mattson.

32:01
I live in West Riverside.

32:02
I've been there for 60 years.

32:04
I just have the greatest respect for Greg Morrison, what he's doing in that community and what he proposes.

32:10
He's a member of Family Promise in Bozeman, and their purpose is to create housing for people who lack housing to end homelessness to the best he can.

32:20
He's the very sincere person in what he's doing.

32:24
And this radical creativity that has been happening is because originally his idea was to use TIF funding to supply the funding for the membrane bioreactor.

32:36
And the community turned out in huge numbers and they were against a travel Plaza that would lead that.

32:42
And so then you went into the creative, the radical creativity process, which this is part of.

32:49
And it would only affect the people that live on that in that development.

32:54
It wouldn't affect other taxpayers.

32:56
I'm not going to help pay for that sort of district and either is anybody else except those that live in the property.

33:01
So I, I know that that you don't have a choice as to whether approved it or not, but I just wanted to speak up in favor of Greg because he, he doesn't get the credit he deserves.

33:14
Thanks.

33:17
All right, only because there's not very many people here.

33:19
Well, Matt's, we'll let you do this one more time.

33:21
You get 3 minutes, and then we are going to move on.

33:26
Oh, bless your hearts.

33:27
This is Matt's Larson.

33:29
I guess I would just speak for all the other residents of East Missoula and Bonner whom seem to live in a Gray zone.

33:41
Zone where reality, as it's shown in quote, UN quote these chambers or whatever you want to call this, we, we find ourselves here today, maybe with like 1 developer who has some radical creativity, but whom is basically just one of many that exploit the, the obfuscation of decision making between the city and the county, between the infrastructure that both the city and the county manage and the city and the county attorney's offices.

34:25
There's a lack of ethics panel at the county.

34:29

There never has been at the city, but there's obviously some issues there if you want to talk about their criminal prosecution at the city.

34:42
But anyway, what I mean to say is everyone else in East Missoula doesn't really hear the radical creativity thing as much as they live the reality that they can't even get a representative and City Council, much less proper infrastructure, streetlights and, you know, sidewalks.

35:12
So radical creativity is great, but so is just, you know, rubber to the road, basic management of the problems between the city and the county.

35:29
It's as though we're talking about two different countries and in two different philosophies.

35:36
There is a housing crisis in both places.

35:38
Both places need infrastructure.

35:40
Both places need firemen and police.

35:43
But for my entire life as a young adult to now, no one's addressed this from City Council, no one's addressed this greater like Gray zone that is Bonner and E Missoula.

35:56
And so I guess it'll continue to be townhomes and storage facilities until people can decide to focus on, you know, sidewalks, proper representation and kind of transparency and accountability to who's actually making the decisions.

36:11
Is it John Hart or is it whomever John Hart hired?

36:15
Matt, you got 10 seconds.

36:17
All right, great to talk.

36:21
OK, ready for a motion.

36:27
OK.

36:27
And I would just say thanks, Andrew and staff for all the work you've put into this.

36:34
For clarification, the project we're talking about or the proposal before us is not in East Missoula.

36:40
And the City of Missoula has no connection whatsoever to what we're doing outside of the city limits here today.

36:47
I would also say that this is what we're contemplating here.

36:50
And what what by state law has been prescribed for us to do is part of a process governed by statute.

37:01
And so again, what we're contemplating is not disjointed, it's not steamrolling, it's not lacking transparency or planning.

37:10
This is an outgrowth of the land use planning that we have done thus far to create the foundation for what will unfold in West Riverside and it's also part and parcel of the zoning that we enacted in the not too distant past.

37:31
So no surprises here and I would move to approve the resolution confirming that the petition

complies with the requirements for a citizen initiated water district, establishing the boundaries of the Blackfoot Crossing Water and sewer districting, declaring the district as an organized county water and sewer district.

37:51
Second.

37:53
OK, any public comment from anybody we have not yet heard from?

37:58
So I, we did 2 already, Kim.

38:00
So I, I think we're just going to, if you haven't already spoken on this, welcome to it.

38:07
OK, All in favor.

38:09
Aye.

38:11
Thanks everybody.

38:17
Thank you, Sam and John.

38:18
Yeah, thank you.

38:19
Sam.

38:19
Forgot to mention you earlier.

38:22
OK, Next up, Missoula Rural Fire District impact fees and Izzy Barley will lead us off.

38:32
OK, good afternoon, commissioners, how everyone doing?

38:37
Yes, thank you so much.

38:37
We are here to talk about the Missoula Rural Fire Department's impact fees and the adoption thereof.

38:43
And I'm going to start off with just a couple, a little bit of background, right, kind of where we've been, what our impact fees.

38:50
I do want to call.

38:50
We do have some very special guests with us this afternoon.

38:53
We have Corey Horsens, Deputy Chief and Kurt Paulson.

38:57
Kurt Paulson, Chief Intern Chief.

39:01
OK, thank you very much.

39:03
And we also have Colin Macalwini.

39:06
Yes, OK, good.

39:07
I've got your name back correctly, right from Tischler Bias, the consultant that was hired to conduct the impact fee study, right.

39:13
So what are impact fees?

39:14
These are one time fees on certain types of new development in specific areas of the county, right?

39:19
So this is going to apply only to areas that are inside the Missoula Rural Fire District areas that petition into the district, right.

39:26
So if you're in see the lake, right, you are in down by Florence, right?

39:29
You are up at Potomac Reno, right?

39:30
These aren't these aren't going to impact you, right?

39:33
These are just areas that are inside of this district generally we've had, so we, we established a Missoula County voice page for this topic, right?

39:45
And, and generally comments there on this were very positive about these kinds of things, right?

39:50
This is a shift of tax, the burden of taxation for new infrastructure from existing taxpayers, right, to new developers.

39:58
And so generally people see the value in that and see that there's always a few Kendo kind of naysayers, right?

40:03
People concerned about the relationship between property taxes and impact fees, right?

40:08
They're kind of two different beasts, right?

40:09
It's very important to note that impact fees can only be spent on essentially new stuff, right?

40:14
These are new fire apparatus, a new station, right?

40:19
There are new like sort of tangible physical items, right, that have to be purchased in order to service new growth.

40:25
Now we still need the property taxes, right?

40:26
If you were going to buy a or gonna build a new station, you were gonna buy 2 apparatus to service that station, right?

40:31
You still need firefighters to staff those things, right?

40:35
And that's what your property taxes pay for, right?

40:37
To continue to, that's a little bit of a shift of the burden of that.

40:39
And that's what some of the confusion, I think, and some of the comments were about.

40:44
So with that, right, I'm gonna, I'll come back at the very end to lead you through the motion.

40:49
But in the meantime, right, I'm gonna hand it over to the very capable hands of of Colin, who's gonna kind of walk us through the study.

40:57
And of course we have Corey, if you have any questions from the perspective of Missoula Rural Fire Department.

41:02
So give me a second here to get this up.

41:06
Do you have any questions for me before we get started?

41:10
No thanks.

41:11
Not yet, not yet.

41:13
We'll get there.

41:53
Great.

41:54
Thank you.

41:55
Good afternoon commissioners.

41:57
Colin Mceny with Tischler Bison as he did, great introduction.

42:00
He actually used to work for one of our competitors on the East Coast.

42:03
So he kind of addressed a few of my slides, but wanted to sort of dive into a little bit of the nuts and bolts of of how we got here.

42:13
So you have an understanding of of that final fee amount, what it represents.

42:17
Here's our experience.

42:18
I run the Western Region office in Boise, ID.

42:22
We've been doing a lot of work though in Montana throughout the years.

42:26
Just finished up Missoula City's impact fee study update.

42:29
Have completed Missoula County fee study a few years ago along with French Town and this is Toucaine Rd.

42:36
impact fee as well, including also Bozeman and Whitefish just a few years ago.

42:42
Izzy did a great job of explaining this.

42:44
But, but really sort of high level, you know, we're thinking brick and mortar infrastructure that this new revenue is going to go towards is collected on new growth to offset their new demand on that infrastructure.

42:56
Typically when the building permit is issued.

42:58
And so that's why actually the fire district is coming to the county because you would be the one actually collecting that impact fee on their behalf and then transmitting it over to the fire district maybe every month or every quarter.

43:10
Can't be used for maintenance.

43:12
You have a leaky roof at a station and that's not because of the new homes that were built that that should fall under other revenue sources.

43:20
Same with operation.

43:21
You know, we can get you to dollars to build that new station, but the ongoing costs have to come from other general fund revenues.

43:29
Other examples here, you know, more specific with fires is any replacement of existing apparatus or unit or units engines and and rescue units wouldn't be impact fee eligible.

43:41
Essentially that's part of your replacement cycle or maintenance cycle.

43:45
But any net new unit or or expanding of capacity would be impact fee eligible.

43:51
And then you're going to get into instances and, and this is a good example of 1 where if you're up and moving a station, moving station 1 into another locations, that's more strategic.

44:02
Only the portion of that new station that's added capacity, added bunk rooms, added bays to have more units respond out of that is the impact fee portion is the growth related portion.

44:15
So if you go from just real roughly a 4000 square foot station to 10,000 square feet, there's this added 60% there that that could be funded with impact fees.

44:26
We need a capital improvement plan in Montana and I have that in one of my slides here and they also what I have in this report is actually a more summary summed up CIP.

44:37
The district has a really great full sort of maybe a 30 page report that they put out of even longer term.

44:43
What we're thinking here is more 10 years out.

44:46
They have a very long term CIP that includes things that aren't just impact the eligible sort of make maintenance related items following state statute.

44:54
We have to update these every five years.

44:57
I mean, so you hopefully you'll see me in a few years to update the county's impact fees and then Frenchtown fires as well.

45:03
The infrastructure that we fund with impact fees have to have a 10 year useful life or longer.

45:08
That's not an issue when we're thinking about fire stations or fire engines or ladder trucks.

45:14
But it's really not just the, you know, small capital outlay items that we're talking about.

45:17

It's really that the, the sort of heavy infrastructure, I'm sure you're well aware of that, that the state earliest year limited what they defined as public facilities that were eligible for for impact fees.

45:32
What's slated in the estate statute now is water, wastewater, stormwater, transportation, public safety.

45:37
There was language there that was scratched out that said any public facilities beyond these this cat these these 56 categories is eligible under sort of majority rule for for the county or the city.

45:53
And more recently because of this, like city of Missoula had to scratch out their park impact fee because it wasn't specifically prescribed in in this in the state statute, but fire certainly still still there.

46:07
And the communities that have an impact fee have to have an impact fee advisory committee.

46:11
So we've met with them a few times.

46:14
They're folks of the community.

46:15
They have to be residents of of the district, but then also a few of them have to be home builders or within sort of the development community.

46:23
Because along with looking at growth assumptions and capital plans, we we present in these sort of Nexus studies at the maximum support will fee amount.

46:32
What you know, after we crunch all the numbers, what's the ceiling that the community could defensively collect in some cases that these fees have gotten to a level that that it might stifle growth or or be perceived to stifle growth.

46:45
And we get we get input from impact the advisory committee that they might recommend lower than that ceiling, lower than 100% if they think that's going to be a severe burden on certain projects.

46:58
The whole process here.

47:00
So when we kick this off early this year is sitting down with the chiefs and understanding their capital improvement plan, what's growth related, what are their levels of service.

47:10
We also even you'll see a map in a slide or two of like, should we look at service areas?

47:16
Because the geography of actually Missoula rural fires is kind of unique, right?

47:21
It's sort of spider webs throughout, throughout the county.

47:23
And so we wanted to see if, if we should slice this a little bit further in this case, in their case, any growth in any improvements on on their plan benefits everyone within the district because there are some units in station one or going West or east and and some units in Lolo have to then respond to to the units that are responding from station 1.

47:44
And so it's sort of a network a ripple effect.

47:47
And so we're looking at a district wide analysis here, evaluate any credits and and we actually have one in here where if there's an existing revenue that is going towards or had gone towards infrastructure expansion, station expansion, you want to reduce the credit or reduce the impact fee to make sure you're not double collecting on homeowners.

48:08

So if they pay a full freight impact fee, that we're reducing the the impact fee slightly to account for property tax that they're also paying to service that debt.

48:19
So you'll see a credit in here for that review that with the fire board, get their review and input and, and recommendation to move forward.

48:25
Same with the advisory committee.

48:27
The committee we met a few times and they did recommend 100% of the maximum.

48:31
And I'll present that in a minute here and then go into the, the county commissioners, as I mentioned, eventually you'd want it in a sense have this agreement, this IGA in place where you'll be collecting on their behalf, the district's behalf when the building permit is issued and then remitting that to them periodically, similar to, I would imagine the agreement that you have with French Town Fire right now.

48:55
So here's a map here of Missoula Rule Fire, just so you're understanding kind of the boundaries that we're we're looking at.

49:02
Also the blue dots probably a little oversized, but that's where new growth has occurred in the last five years.

49:08
So probably no surprise that sort of all throughout the district, even sort of that western edge there and, and eastern edge and northern edge and southern edge, there's there's homes and commercial development happening in these impact these studies.

49:24
We want to prepare sort of land use assumptions is what we call it.

49:28
And it's our our residential and non residential growth assumption.

49:32
So in 2026, we estimated there to be 31,405 hundred residents within Missoula rural Fire District.

49:41
And that's going to grow by 5400 people the next 10 years.

49:46
It's a 1718% increase from where we're at right now.

49:50
A lot of that being single family homes.

49:52
You can see that broken down single family versus multi family units.

49:55
So it's 2000 single family homes and about 2500 multifamily units.

50:02
On the commercial side, we actually relying on Missoula MPO and metropolitan plant and planning organization.

50:09
They have a travel demand model where there's all these different TA ZS traffic analysis zones, hundreds of them sort of covering the whole sort of planning area.

50:18
And we, we sort of parcel those out just looking at the fire district boundaries to estimate job projection there.

50:25
And that's actually a 21% increase going from 1415 thousand jobs to 1718 thousand jobs in the next 10 years.

50:36
You can kind of see us mattering there, the lion's share being retail and industrial, a little bit of office and then institutional is healthcare and education in going into.

50:49
So the fee calculation itself, we're using what's called incremental expansion approach.

50:54
This approach in a sense quantifies the facility current level of service and we do that by looking at the floor space of their stations and the and the value there and also the value of their fleet of their apparatus.

51:07
Compare that to your current residence in a sense to understand that current level of service.

51:12
We bring that into dollars by looking at the capital plans and they say, hey, it's going to cost us 800 bucks per square foot of station space.

51:21
And that's where we bring that sort of station level service into a fee to collect on new homes in a sense that the every new home if this is adopted would be paying into the current level of service to continue that sort of ratio into the future.

51:35
It's an important and sort of these impact fee studies is for the most part you're not over collecting on growth.

51:41
And one way to do that is making sure you're not over collecting for a level of service.

51:45
And so if say you know the desired level of services is here, but but your current level of service is here, we typically have to collect for the the, the sort of current level of service.

51:56
So we're not overburdening growth by something that, that that hasn't been invested in.

52:01
And we're using Edu's called equivalent dwelling units as that demand factor.

52:05
I have a few slides that that go into that and specifically it's it's fire station expansion.

52:10
So we're thinking of adding bays or bunk rooms and then apparatus, so expanding that fleet to respond to that new demand.

52:19
Just an illustration here of how we calculate that fee.

52:21
So what you're going to see in a few slides is, is that inventory of station space, inventory of, of fleet and then how many Ed us equivalent dwelling units there are to get a level of service, a ratio there.

52:36
And then we can understand how many Ed us come from different development types.

52:40
Multiply those two together gets us as maximum supportable fee amount in a sense that that dollar amount represents continuing current levels of service as the community grows.

52:53
Can't go above that or you know, our recommendation wouldn't be adopted a fee higher than what we're showing here, but you can go below that.

53:01
We're just basically setting that ceiling.

53:05
So a lot of numbers here, a lot of footnotes, but really that Edu, I mean, you'll probably hear this on the utility side for water and wastewater is an Edu is a is set to the demand from one single family home.

53:20
We can find that demand from a single family home based on how many people are in the single family home, how much hours, the percentage of day that they're in those at home versus recreating or at work.

53:32
And then we can do that also for multifamily development, retail, office, industrial, institutional.

53:37
On the commercial side.

53:38
We're also looking at not just employees, but consumers that are coming in, in the time spent that that consumer spending at the retail spot, retail location and then also vehicle trips as well.

53:50
So, so you know you're going to see retail have a high fee because they're also generating a lot of traffic on the roads compared to maybe smaller just employment centers that are more 9:00 to 5:00 where retail's going to be open longer and generate more traffic.

54:04
So you crunch all that, all those numbers on the right hand side, you're seeing Edu's equivalent dwelling units by land use, single family, multifamily.

54:13
So one single family home in the green, one EDUA multifamily unit, SO1 apartment unit is equivalent to .68 single family units, 1, you know, so almost 2 to one there.

54:26
But the recommendation is actually to be consistent with with your current fee schedule for the county fees in Frenchtown Fire where you're doing the residential fees by the size of home, the square footage of the home that's in the middle there where you're seeing gosh, maybe 15 categories broken down by the square footage smallest of homes, 750 square feet have a .3 Ed US.

54:47
And so it'd take basically three small units to be equivalent to one single family home.

54:52
But then the largest of homes, 4000 square feet or greater 1.5.

54:57
And so they actually represent 50% greater demand than sort of a standardized single family home.

55:03
On the commercial side, retail .9 Ed us per thousand square feet.

55:09
So almost 1000 square feet of retail space is equivalent to one single family home.

55:14
And this is where the proportionality of the fees come in.

55:17
You're going to see the fee being set to those Ed us there.

55:23
And then a little wrinkle when it comes to Missoula rule fire is that a a meaningful amount of their calls are actually going into the city in a sense 1/3 of their calls.

55:36
That's an annual report there, 2025 S of 3800 calls 2800 actually went into the city in a sense into a boundary that we cannot collect or not seeking to collect a Missoula rule fire fee And to make sure that the fees proportionate, we're actually going to be reducing out a third of their fleet and of their station space.

56:00
To really understand what's the demand coming from the folks in the area that we can collect an impact fee for.

56:08
It's not terribly unique, but but a little unique because you know, there is always just sort of a back and forth mutual aid within fire districts and cities and stuff.

56:17
But but when we see something this great, it's important that we we actually discount the the analysis for that.

56:27
So this can get a little repetitive, but we have what's in the ground today.

56:32
Station space, 3000 square feet, 31,000 square feet and then that's sort of what's in the ground, what they're providing today to all residents, but also to folks and and demand within the city.

56:45
So we remove that out by a third.

56:47
So the 30,000 becomes 20,000 in the Gray line.

56:52
Then that is an essential divided by how many Edu's there are within the district, that's 13,700.

57:01
Just sort of dividing the two, we get 1489 square feet per thousand Edu.

57:07
So almost one square foot, 1 1/2 square feet per one single family home.

57:11
It's kind of that facility level of service.

57:14
Based on their capital plans for Station 6, it's about $733 to construct a new station within Missoula County.

57:24
Level of service multiplied by that cost to serve cost to construct gets us $1092 per Edu just noted here.

57:32
Just as sort of a interesting item is, is Missoula City's station 6 is anticipated cost 1000 bucks per square foot.

57:39
So, so I think the the fire district's actually being a little bit more economical with their with their build apparatus here.

57:48
So there's 22 units today in their fleet again associating 1/3 of that to calls within the city.

57:55
So that 22 becomes 14 1/2.

57:58
We have a level of service here of 1 unit per thousand Ed US1 unit per thousand single family homes.

58:05
Weighted average of their fleet right now is almost $500,000 level of service.

58:10
Multiply that cost gets us $527.00 per Edu.

58:15
Here's the levels of service multiplied by our growth projections to understand at those ratios and and the growth rate, what are we going to need to see in facility expansion and fleet expansion to justify collecting the impact fee.

58:33
So based on those rates, we'd want to see that their CIP to have at least 500 or 5000 square feet of new stations.

58:40
So that's almost one new station and three new units.

58:45
Based on those growth rates and current costs, that's about $505.2 million in growth related capital costs.

58:52
And so that's in a sense the cost if we continue to expand, continue to grow and to serve that growth at least from a capital side would be over $5 million final fee here.

59:05

So we have that cost per Edu when we add the station and apparatus components to get to 1900 dollars per Edu and then multiplying that cost factor by the demand factor by land use, we're getting the maximum export of fee amounts in the green.

59:21
Those smaller homes, you know anything below 2000 square feet is is less than one Edu.

59:29
So those those fees are going to be less than the $1600.

59:32
So for a 1200 square foot home, their demand is .6 Edu.

59:38
So .6 times the cost gets us $971 per unit.

59:44
This is per unit.

59:45
So if you build a 10 unit apartment building, you'd pay 10 times this amount here.

59:51
Then on the commercial side you're seeing that broken down by 1000 square feet of development of of structured space.

59:58
So it's $1500 for retail per thousand square feet down to $372 per thousand square feet.

1:00:07
Lastly, here's the the CIP capital improvement plan for the districts was summed up especially looking at the the growth related portions that we can solve for with impact fees.

1:00:18
Highest priority for them at the moment is relocating Station 1 and then expanding that.

1:00:23

So right now they're at about I think 6000 or so square feet and then they want to expand to 15,000 square feet.

1:00:32
So that added square footage is that gross share.

1:00:34
So that's where we get the 57 percent is capacity added into the system that we could fund with impact fees.

1:00:43
Importantly though is what we're looking is a 10 year plan here based on those growth projections.

1:00:49
And so the the revenue projections are is limited, right.

1:00:53
So there's a restrict restriction there on how much you're going to grow or what you project to grow in 10 years.

1:00:58
And so the revenue projection for station one from impact fees is $3.5 million.

1:01:05
So the district would still need to bring in 7.5 million to complete that project.

1:01:10
Importantly, this is sort of indication that we're not just looking at a capital improvement plan, almost like a wish list and just putting that on to all growth, right?

1:01:18
We saying, OK, there's a slice of this pie that each new home accounts for.

1:01:23
It's a small slice and we're going to grow, but maybe we're not going to get to the full amount over 10 years there.

1:01:29
Now further out there there's additional station expansion.

1:01:32
So let's say they were, they were able to secure a bond for Station 1 project, they could use impact fees to either service that bond or use those fees collected to be spent, you know sort of stockpile that cash for Station 5.

1:01:48
We look in stations in an apparatus separately.

1:01:52
So we have, gosh, what is this, 9 total units, six of which would be able to be funded, nearly fully funded over the next 10 years with impact fees.

1:02:03
So we're able to address the water tender in a few years, Type 5 engine and some staff vehicles and even a Type one later on.

1:02:12
So the overall plan here, $23 million, fourteen, 15,000,000 is related to growth or essentially we're adding capacity to allow growth to come in.

1:02:22
And maybe that growth is actually greater than 10 years too, right?

1:02:25
They're sort of building out these stations for 20 or 30 years worth of growth, not just 10 years worth of growth.

1:02:30
So the 10 year revenue brings in about $5.2 million.

1:02:35
So if the district wanted to complete this plan within 10 years, they'd have to bring in another $18,000,000 to to fully fund that.

1:02:45
My last slide here's for comparables.

1:02:49
We got fire impact fees being collected in Montana and the top figure there you see in Frenchtown, actually the highest this is for a 2000 square foot home.

1:02:59
They're paying about $2000 in Frenchtown, Bozeman and about 1300.

1:03:05
And actually we should switch this the Missoula rule, the 1500, it will be greater than the Bozeman there.

1:03:11
And then you can kind of see that the other cities collecting city impact fees and then the full, we're trying to get a full spectrum here of impact fees being collected in the state of Montana, specifically fire.

1:03:24
And then and then what are the other ones there?

1:03:26
So you can see Bozeman in total for 2000 square foot home.

1:03:29
They're collecting for fire, but also transportation and water and sewer, which ended up being $22,000 for for 2000 square foot home.

1:03:38
Whitefish is about 9000 city of Missoula.

1:03:44
This hasn't been formally adopted.

1:03:46
So the the current fee schedule right now is at about $6500 for a single family home.

1:03:52
And then within Missoula County you're also collecting for the sheriff and and pathways impact fees.

1:03:57
So including the $1500 for Missoula Rural Fire District would put it at about $3100 for a single family home.

1:04:09
Just as you know, last slide here, the fire board did approve the CIP and, and the 100% of the maximum square fee amounts also reviewed this with the the county commissioner or county advisory committee a few times and they also recommended 100% of the maximum.

1:04:26
I think importantly that what that 100% represents is that current level of service is that, you know, to continue what we're providing today to our current residents, every new home will have to chip in this amount.

1:04:38
Typically if if we don't adopt at the maximum level, other revenues would have to come in to to continue that level of service into the future.

1:04:48
That was my last night.

1:04:51
Thanks Colin.

1:04:53
The folks from Rural Fire like to say anything.

1:05:01
Good afternoon commissioners.

1:05:02
My name is Corey Horsens.

1:05:03
I'm the deputy Chief of the Missoula Rural Fire District, and while I certainly can't explain impact fees in the way that Colin can, I can certainly attest to the fact that our cost of providing service has gone up dramatically.

1:05:16
A lot of that is attributable to growth, but a lot of it is also contributable to inflation.

1:05:20
For example, a new fire engine is now in the neighborhood of $1,000,000.

1:05:25
The cost of a new fire station is around $1000 a square foot.

1:05:29
We're obviously very committed to supporting the community and providing the highest level of service that we can.

1:05:34
And this is Ave.

1:05:36
that our board saw to allow for growth to pay for itself at least in part.

1:05:42
So certainly happy to answer any questions you might have relative to the fire district, but our board and the both the impact of the advisory committee have requested that you approve this at 100% of the maximum allowable based on the study.

1:05:58
So thank you for your time.

1:05:59
I'm happy to answer any questions.

1:06:01
Awesome, Thank you so much.

1:06:02
Dave or Juan, do you guys have any questions?

1:06:05
Maybe I missed something that your last or second to last slide Colin that showed the dramatic difference between Bozeman's impact fees and the rest of the towns or communities in this.

1:06:14
Can you explain why?

1:06:16
What did I miss?

1:06:18
That's a great question, Commissioner.

1:06:19
The the biggest price tag there's their Rd.

1:06:22
impact fee completed that maybe 18 months ago.

1:06:28
So that's fifteen, $16,000 per home that they're, that Bozeman's charging.

1:06:35
They're also seeing very similar inflation and costs.

1:06:38
They're also dealing with something that Zulu deals with too, is their, their right of way to acquire land, you know, where they need roadway expansion is, is half the cost of a, a $20 million project, a half, half of it's right of way acquisition now.

1:06:53
And they sort of, I, I would joke, you know, but they're kind of, maybe I shouldn't say this, but there's a Boseman approach, right?

1:06:58
They they actually adopted 100% of the maximum, which hasn't been the priority for City Council here.

1:07:06
And so you kind of seen that reflected in in fee amounts there.

1:07:10
Thank you so much.

1:07:12
Yeah, thanks.

1:07:12
That, that makes a lot of sense to think about buying right of way in Gallatin County or in the city of Bozeman is going to be really expensive at that.

1:07:23
Do you have anything else?

1:07:24
I just want to add a couple things they've been said, but I want to say them again for especially for Griffin and Katie.

1:07:31
Oh, is there an online thank you, Greg, or do you have a no?

1:07:34
OK, All right.

1:07:37
So my little comment here, the county already has impact fees.

1:07:42
The city of Missoula has impact fees.

1:07:45
As Tisha Bryce has shown us, impact fees are exist across the state.

1:07:50
This is a new thing for Missoula rural fire, but it's certainly not a new thing in our community or our our county.

1:07:57
I think it's a really good idea because new growth has a financial impact on everyone who lives here.

1:08:05
Typically, we address that impact through an increase in property taxes.

1:08:09
This is a way where new construction and new growth can cover in part some of the financial impact they incur.

1:08:17
It's just on new, new homes.

1:08:20
This isn't on everybody paid at the point of building permit and it doesn't cover everything that's new that we'll need to address the needs of growth, but it does it does a little bit.

1:08:30
It's it's definitely headed in the right direction and it helps us to some degree address the ever increasing arc of property taxes.

1:08:37
So there you go.

1:08:41
We have motion language.

1:08:43
I'll bring it up here.

1:08:46
Sorry about that.

1:08:47
Any other public comment, I would love to comment if possible.

1:08:52
This is Greg Morse.

1:08:53
Oh, sure.

1:08:54
I Greg, I'm sorry.

1:08:55
I thought you were.

1:08:55
It was a leftover hand from our first item.

1:08:58
You're no, no, very, very welcome to speak to impact fees.

1:09:02
No, no worries.

1:09:03
Thank you so much, Commissioner.

1:09:05
So on on behalf of myself in the Blackfoot Crossing development, and I'll keep this quick.

1:09:10
Developers don't usually stand up and speak in favor of raising fees, but but I'm doing it tonight and here's why.

1:09:17
Under the schedule, our development could pay over $1,000,000 to the district.

1:09:22
That cost doesn't disappear it it will show up in the price of a home.

1:09:26
This will raise housing prices, but it's the right way to raise them because the alternative is worse.

1:09:32
Affordability isn't just the price at closing, it's the cost of owning overtime.

1:09:37
When a district can't keep pace with the rooftops, it covers response time, stretch, fire rating, slip, and then every home owner pays every year indefinitely an insurance.

1:09:49
The choice isn't no cost, isn't cost or no cost.

1:09:52
It's a known cost paid by growth now or a hidden cost paid by everyone later.

1:09:58
Growth should pay its own way, and from our perspective, we'd love to see a defensible check upfront, then watch the district fall behind.

1:10:07
I think the the consultants in the district have done a good job in evaluating this on a regular basis, setting reasonable rates and we're 100% in support of this and I candidly look forward to paying those fees.

1:10:23
Over $1,000,000 isn't nothing, but we think it's the right thing to do for a development for and to support growth in the community and support the Missoula Rural Fire Department, which will provide services to our neighborhood.

1:10:36
So that's all I've got to say, but we're strongly in support of this measure.

1:10:40
Thank you.

1:10:42
Thanks, Mr.

1:10:42
Morse.

1:10:42
So again, I'm here again.

1:10:48
And it was a volunteer firefighter in the 1970s.

1:10:53
And we used to, we used to have a surplus military fire truck and it would run out, it would vapor lock on the way to a fire.

1:11:04
And so there we'd be driving down to a fire and our truck would stop.

1:11:08
And so the only point is times have changed.

1:11:11
We had 30 volunteers at that time in in Bonner, Milltown.

1:11:16
And so that situation has changed.

1:11:19
I'm pretty sure the firefighters are better trained now than we were, but we did our best.

1:11:24
And and Josh, you say always say things tend not better than I could, but what you've said about the need for that is, is very true.

1:11:33
And I just wanted to offer that that tidbit about how important it good equipment is and good firefighters are.

1:11:41
Oh, thanks.

1:11:42
Thanks.

1:11:42
Gary and Angela, you have 3 minutes if you'd like to speak.

1:11:48
I just wanted to regarding the fee comp slide, I find that to be very misleading because it doesn't showcase the different areas within Missoula County.

1:12:00
For example, in Lolo you just instituted water and sewer impact fees to the tune of $17,000 and if that were allocated or shown on that chart, you would find that building in Lolo is more expensive than building in Missoula by the tune of about seven, $800.

1:12:24
I while I'm all for this particular impact fee, I wish you would have when looking at water and sewer, not taking the 100% at that point for those because you have really to the detriment of a community, priced people out.

1:12:41
For every $1000 that you put an impact fee, that new homeowner has to come up with an additional $300 in income and pays an additional 10 to $20.00 per month in their mortgage fee.

1:12:56
And when our population at 82% of which cannot afford a home and the three of you sit there and

talk about attainable affordable housing and the need for housing, these impact fees are a detriment to that mission.

1:13:12
And while I'm for this particular one, I think you need to look at the county as pockets, you know, Seeley, Lake Bonner, East Missoula, Lolo, French Town and you'll see that if you break those out, there are several communities that are going to be hurting with these constant upgrades to impact fees.

1:13:31
Thank you.

1:13:33
OK, Kevin, is your hand up from prep from before or would you like to speak to impact fees?

1:13:40
Yes, if I may speak absolutely great, thanks.

1:13:44
My comments are kind of to cocktail on what I just heard from that public commenter about and, and it's kind of a conundrum we're in to our, our firefighters need more funds.

1:13:56
Costs are increasing, but yet impact fees are making housing less affordable.

1:14:02
And what I hear often from a lot of my neighbors, other community advocates around Missoula at our Reserve St.

1:14:13
public working group meetings is tax fatigue.

1:14:17
And a lot of our especially elderly neighbors on fixed income are getting priced out of Missoula because of these ever increasing fees and taxes.

1:14:30

What I didn't see in that presentation, which I thought was really helpful for planning purposes, was level of service pertaining to existing homeowners.

1:14:40
And a lot of us that live just outside of Missoula city limits and within Missoula County are having serious, serious issues with maintaining homeowners policies.

1:14:52
We're seeing spiking homeowners rates.

1:14:54
And when you call just about any insurance carrier in Missoula County today, they will tell you it's for two primary reasons.

1:15:03
And we've talked about this before, one being the distance from the closest fire station and two being the response times.

1:15:12
And by no fault of our firefighters.

1:15:15
So they're they can only do so much with the equipment they have and where they're located.

1:15:19
But we are subpar.

1:15:21
We are below standard in a lot of Missoula County for those two very important factors.

1:15:29
And consequently, I've got neighbors that cannot afford their homeowners insurance and some that are getting non renewal notices right now in the midst of high, high fire season.

1:15:41
So I'd like to see more attention spent on existing levels of service and how to improve upon that before we shift so much focus to growth and sprawl and more outlying areas of Missoula County.

1:15:57
Thank you.

1:16:01
OK.

1:16:05
You guys have anything else?

1:16:07
Any public comment?

1:16:08
Any more public comment?

1:16:11
Izzy, no more comment.

1:16:13
I'm just in case you have more questions or let me to initiate the motion.

1:16:20
I move to approve a resolution to adopt impact fees from Zulu Rural Fire District as outlined in the impact fee study prepared by Tisha Vice and we're recommended by Missoula Rural Fire District Board of Trustees and the Missoula County Impact Fee Advisory Committee.

1:16:34
Second, any public comment that we haven't already heard.

1:16:40
OK, All in favor.

1:16:42
Aye, yeah.

1:16:44

We just want to thank the folks from Missoula Rural and I do believe this is the way to have growth help pay for itself and its impacts on community services.

1:16:56
So I'm pleased that we got this passed.

1:16:59
Yeah, thanks.

1:17:00
I'd like to thank you guys as well.

1:17:01
I know it's a heck of a process and you had to work with your board and with Tischler Vice folks and Izzy and I really appreciate that you hung in there for it and have been such good partners.

1:17:09
Thank you.

1:17:11
Thank you.

1:17:12
With that, we are done.

1:17:13
Thanks for coming, Colin.