1. CALL TO ORDER
Commissioners Present: Commissioner (Chair) Jean Curtiss, Commissioner Bill Carey, Commissioner Michele Landquist

Staff Present: Public Works Director, Greg Robertson, CAPS Director, Pat O’Herren, CAPS, Jennie Dixon, CAPS Karen Hughes

2. PLEDGE OF ALLEGIANCE

3. PUBLIC ANNOUNCEMENTS
   PROCLAMATION ~ Relationship Violence Awareness Month
   Chair Curtiss read the Proclamation

4. PUBLIC COMMENT
   None

5. ROUTINE ADMINISTRATIVE ACTIONS
   Current Claims List: $2,161,830.91

   Executive Session
   Commissioner Carey made motion that the Board of County Commissioners approve the Current Claims List in the amount of $2,161,830.91. Commissioner Landquist second the motion. The motion carried a vote of 3-0.

6. HEARING & DECISION (Continued from September 24, 2014)
   Petition to Abandon a Portion of a Public Right-of-Way (Lundberg Road, Condon)
   (POSTPONED TO 10-22-2014)

7. HEARING (Certificate of Survey)
   Bruner (Mira) Family Transfer ~ Big Flat Road

   Jennie Dixon gave staff report and asked Ms. Mira Bruner the standard family transfer questions.
Commissioner Landquist: Are there any irrigation ditches on this property?

Mira Bruner: There is...the irrigations rights you mean?

Commissioner Landquist: Well, irrigation rights and/or a trench that runs through an irrigation system. A ditch that runs through the...

Mira Bruner: It doesn't run through the property. We have irrigation rights but we have to cross the driveway to access the irrigation ditch.

Commissioner Landquist: So will you be splitting those up between the two (2) parcels or keeping the rights with the one? I'd like to know how that's going to go historically.

Mira Bruner: We'll probably leave it with three (3), we haven't discussed that in detail.

Commissioner Landquist: I just think it's something that needs to be considered when we're splitting up properties. There's ways that you can split them up, depending on how many inches you have; so much can stay with the three (3) acres, so much can stay with yours if you've historically used it. I hate to see those go by the wayside, especially when they usually go from one point to another point, with points in between. People sometimes feel like they're entitled to use it when they're really not, so that's one of the things that I think you need to make sure you're clear on when you sell your house. Even for building your new house one of these days, you may need to sell that and it could end up being a sticky wick-it for the neighbors. People too often don't understand irrigation rights and the responsibilities that go along with them.

Mira Bruner: Good point.

Chair Curtiss: So that won't be anything conditioned in this, it's just something to consider.

Public Comment
None

Executive Session
Commissioner Landquist made motion that the Board of County Commissioners approve the request by Mira Bruner to create one (1) additional parcel by use of the family transfer exemption based on the fact that there does not appear to be an attempt to evade subdivision review. Commissioner Carey second the motion. The motion carried a vote of 3-0.

8. HEARING
Installation of Water Main in County Right-of-Way (Between Jeff Drive & Linda Vista Blvd along Upper Miller Creek Road ~ PCI Project)

Greg Robertson: The purpose of the main extension is to boost pressure in the upper Linda Vista area which is suffering currently. We have advertised this for public comment, as of this morning we have not received any comment for or against the proposal.

Public Comment
None

Executive Session
Commissioner Carey made motion that the Board of County Commissioners approve the request by Mountain Water to install a water main in County right-of-way along Upper Miller Creek Road between Linda Vista Blvd and Jeff Drive. Public Works will be the one getting the permits. Commissioner Landquist second the motion. The motion carried a vote of 3-0.

9. PRESENTATION
Launch of Public Involvement Portion of Growth Policy Update Project

Pat O’Herren: The goal of any strategic plan, of course, is much more than creating a document that has nice pictures and pretty maps in it, and sits on the shelf and becomes shelf art. The goal of any strategic plan, and this particular plan, the Growth Policy Update, is to help us achieve the mission of Missoula County and Community and Planning Services. That mission in a nutshell is to provide exceptional efficient and very effective public service to all of our residents. This plan will help map a path to provide that service in the future and the only way that we’ll be successful in doing that is with partnerships with our communities, with our urban residents all of them, and with our rural residents as well. There’s roughly a hundred and twelve thousands (112,000) people in Missoula County today, significantly more than when the first plan was adopted in the late 60s and followed up in the mid 70’s. Change is difficult, it’s difficult for all of us, both personally and professionally, whether it’s in the workplace or whether it’s at home. Dealing with that change obviously involves partnerships that help us realize what the core values are for our communities and for our people and what goals those individuals and communities have, in today and into the future. Those partnerships that we have range from the incredibly significant and beneficial partnership with another sovereign nation, the confederated Salish and Kootenai tribes of the Flathead Reservation, to very small local organizations, such as the Missoula Organization of Realtors. Those partnerships range from pyramid mountain lumber in Seeley Lake, which helps that community thrive and exist and has done so in the past, and will continue in the future. Yet also, involves partnerships with the new businesses coming to the Missoula area such as, Harris Manufacturing is revitalizing the Bonner area. It also involves partnerships with non-profit organizations, be it the Five Valley Land Trust or the Missoula Housing Authority or Homeward or others. These partnerships reach across the county, they’ve been developed over the years, they’re exciting, they’re innovative and they’re crucial if we’re going to map our future for not only for ourselves, but for our child and new residents that come in the future. Those partnerships will help us ID both values and goals that are social in nature, cultural, economic and natural resource based. Those are the key components of what makes Missoula such a wonderful county to live in and work in and visit. As I mentioned, change is difficult, this will be a difficult conversation for staff, for residents, for our partners, but change is something that we can’t avoid, it’s coming, it’s here on a daily basis and it will occur well into the future. Just because it’s hard doesn’t mean we don’t undertake the process, in fact, that’s all the more reason for us to move forward with this. I want to thank you for your commitment to this process, to this project. You have identified it as a very high priority for the entire county. Developing a growth policy is not an insignificant effort, it requires commitment and it requires the backing of elected officials, so thank you very much for your support of this today. As I mentioned it’s an exciting time, we have a staff that is more than willing to take this project on. With us today is Nancy Heil, who is the project lead, she’s one of our Senior Planners in Community and Planning Services. She’s helped by numerous other staff, both in her section and in our permitting section, as well. Joining us we’re very happy to say is the consulting firm of Land Solutions, which is Dave DeGrandpre’s Consulting Firm. Dave works across the State of Montana, whether it’s in small communities or counties in the Bakken, to land use planning and implementation measure in Lake County when he was the Director of the Lake County Planning Department at the time. We have an incredible team here, as I mentioned, this is an opportunity for us to help, not only our children but our children’s children and all of those folks that are going to come here in the future. It’s going to be long, it’s going to be hard, but it’s going to be incredibly
rewarding when we get to the point where you have a document to consider for adoption and implementation. Having said that, I’d like to turn it over to Nancy and to Dave.

**Nancy Heil:** Today we also wanted to provide a little bit of background on the project and for some upcoming public involvement opportunities and to let folks know that there’s a lot more information out on our website, which is [www.mcgrowthpolicy.us](http://www.mcgrowthpolicy.us). And as Pat mentioned, we have Dave here today, and he’s going to give a little bit of an overview with a PPT presentation, which will include a list of some of the upcoming listening sessions.

**Dave DeGrandpre:** We’re gonna start with some frequently asked type questions, just to orient you. What is a growth policy? It’s a community vision for how to provide places for people to live, work and recreate. Growth policy is kind of an unusual term. Most places it’s called the comprehensive plan or a master plan. In the State of Montana by statute, it’s called a Growth Policy. Ultimately, it’s a master land use plan for a community. The growth policy guides planning and community development efforts in the coming years. The jurisdiction we’re considering here is all of Missoula County except for the City of Missoula. As I think you know, the City of Missoula is undertaking their own growth policy planning project called “Our Missoula”, at this time. The reason that we’re initiating this project now is because the growth policy that is in effect today was updated in 2005, as you know, there’s been a lot of changes since 2005. The current growth policy also includes city and county components. There’s been a split in the planning offices and each jurisdiction is, again, undertaking its own growth policy right now. Finally, State law requires that there’s a review every five (5) years. Growth policy typically contains and by law actually, it must contain certain things, but it typically contains a vision statement. What we’re talking about here; it’s an idea or a concept of who and what we are and want to be in our future. By law and in according to good planning practices, in order to develop a growth policy or any planning project, it’s important to understand where we are today, what our needs are going to be in the future and what some of the trends are that we’re seeing. So that we can get our heads around; what’s the population today, what do we project for a growing population in the future and of course, how do we get there? There’s where we get to goals and objectives. So those are statements of where we want to be in again, specific steps. So it’s specific steps we’re taking in order to achieve those objectives. I think one of the most important components of a growth policy or any planning project is implementation or an action plan. What we’re anticipating at this time is a couple of different levels of actions. We’re thinking a relatively short term so one (1) to five (5) years on how to achieve the more short term goals of the growth policy, and then probably some longer range goals and actions for the future…probably up to twenty (20) years is what we’re thinking at this time. Essentially, we have the growth policy broken into three (3) general themes; 1) landscapes, 2) livelihoods and 3) communities. We think this is gonna be how the document is organized. We think these are three (3) critical components to the long range planning process and so that’s how we’re moving forward at this time. This winter we will take all of the public input and look at the 2005 growth policy, look at ways that certain issues have been addressed in the past. We’ll come up with a set of draft goals and objectives and policies moving forward. Following that, we’ll hold a second round of public listening sessions where we’re going to say to the public; this is what we heard from you, or at least this is what we think we heard, these are the goals, objectives and policies that we came up with. Did we get it right? Are we approaching these problems or these issues the right way? That’s really one of the themes of this project, we want to continually check in with the public and make sure that we’re listening to what they’re saying, we’re hearing correctly and I guess set our courses straight if we’re a little bit off. Next summer we expect to have a whole draft document ready to be released. We’re going to take it around the county to different locals again at that time. And ask what do you think? Then finally, there’s a public hearing and adoption stage which will occur next fall and winter.
Continued with PPT Presentation.

**Public Comment**

**Burt Caldwell:** The greatest fear of man-kind is fear of the unknown, in normal civilization that translates to the fear of change. So you’re right, it’s going to be difficult, no matter how you do it, it’s going to be difficult. I hear that you’re working with the city, but to be frank, the county is limited in size, and it’s going to grow in population. The city’s going to grow physically, as well as in population; it’s going to get larger. I wanted to question, or at least make sure that you’re working with the growth policy group with the city to make sure that 20 years from now, or 10 years from now when you’re doing your long term plan that you don’t set yourself up that as the city grows there’s going to be a conflict between the city growth policy and the county growth policy. I read the newspaper every day and I haven’t seen that much in it so I think the publishing of information needs to get more.

**Commissioner Landquist:** Where looking at this as revising the growth policy; how does this effect certain regional land use plans that we have in place, like the Lolo Regional Landaus Plan, the Seeley Regional Plan? In my mind, I imagine if we run into areas when we’re doing the field work for ideas on how this growth policy will go, we may end up identifying something that – oh, well that’s a good idea to have that in the growth policy and that will also lead us to needing to amend that regional growth policy. I’m looking at this similar to how sometimes we do transportation things when something crops up and we have to amend the long range transportation plan in order to bring a project forward. Because you’re right, as we change and grow certain needs and desires, goals and objectives or those areas change as well. So, are we prepared to be able to look at those other guiding documents?

**Pat O’Herren:** We definitely are, and I’ll let Nancy expand on that. We spent a great deal of time on this issue and Dave and Nancy have been discussing it as well. It’s important to those local communities to make sure their goals and values aren’t specifically altered in some contrary way.

**Nancy Heil:** As Dave mentioned in the presentation, our intention is that all of the existing regional plans will remain in effect. The growth policy will continue to serve as an umbrella document and the regional plans actually give more specific guidance at a level that the county-wide growth policy simply couldn’t do at a level that a specific community can look at it. So we are looking at that closely, it’s an ongoing conversation we’ve had among staff and consultants and as we move the process forward, we’ll be paying attention to that. Also, ensuring that the regional plans are consistent with the overall growth policy.

**Chair Curtiss:** I would think that for example, we have a few of our regional plans that have been there a while, like Frenchtown.

**Nancy Heil:** Frenchtown actually doesn’t have one.

**Commissioner Landquist:** The Wye-Mullan area.

**Chair Curtiss:** So, there could be things that pop up that we’re talking…

**Nancy Heil:** Sure, we’ll be looking at that consistency issue as we’re moving further down the road, through the process.

**Chair Curtiss:** That will give us a good basis to do one in Frenchtown.
**Commissioner Landquist:** One other question; I think I mentioned this in an Admin Meeting the other day. Since this is our growth policy and I’m sitting here with my cellphone right in front of me and most everybody’s got one these days, we are growing and changing and communication towers need to grow with some of those changes as well. Are we going to since aesthetics and our view sheds are pretty dog gone important to us everywhere, are we going to look at shaping something in our growth policy that talks to the aesthetics of cellphone towers and how they can be designed in a way that they don’t stand out like a cellphone tower? They can make them cryptic and make them look like trees these days and they can make them look like clock towers in appropriate places. That’s one of the things that I personally would like see, but I know I’m not alone on that.

**Nancy Heil:** So part of what we’ll be doing in these listening sessions is hearing from folks in our communities about the issues, just like that one, that are really important to people. As this arises to the surface we’ll be looking for ways to have those identified and folded in where appropriate.

**Commissioner Landquist:** It’s more than just view shed, there’s historic trails and stuff that are important but I also know up Hwy 12, some years ago, a cellphone tower was proposed to be put in and it would have affected the view shed of the Lewis & Trail and Nez Perce stuff, but it never did come about. But yet for the safety of our patrols in that area there’s blockages and stuff. So there’s good reasons, good valid reasons, to have new and improved communication towers, but there’s ways of doing it so that they don’t effect a view shed, whether it be just for pleasure or historic nature.

**Pat O’Herren:** To go back a little bit to the regional plans as well; one of the great advantages of those regional plans is that most of them have seen some sort of implementation occur, since they were adopted. That implementation is not always regulatory in nature, I think we have nine (9) different areas where we’ve helped the Seeley Lake Community Council and the community itself reach and achieve the goals that in the plan. One of the critical issues that we’ll be addressing in this series of public involvement meetings will be to talk about that implementation, how it can occur, that it is not always regulatory in nature, but how those community plans work in concert with the overall, as Nancy calls it, the umbrella plan, the growth policy.

10. **OTHER BUSINESS**
   None

11. **RECESS**
   Being no further business to come before the Board the Commissioners are in recess at 2:18.