



Missoula Consolidated Planning Board
Agenda

Date: October 1, 2019, 7:00 PM
Location: City Council Chambers
140 W. Pine Street, Missoula , MT
Members: Peter Bensen (Co. Alt.), Vince Caristo (City Alt), Neva Hassanein (Mayor appointee),
Dudley Improta (CC appointee), John Newman (Mayor appointee),
Helen Pent Jenkins (CC appointee), Michael Houlihan (BCC appointee),
Andy Mefford (BCC appointee), Stephanie Potts (BCC appointee),
Jason Rice (BCC appointee), Jamie Hoffman (PB appointee)

If anyone attending this meeting needs special assistance, please provide 48 hours advance notice by calling Development Services at 406-552-6630 or Missoula County Community & Planning Services at 406-258-4657.

Pages

1. Call to Order
2. Roll Call
3. Approval of Minutes 1
4. Public Comment
5. Staff Announcements
6. Public Hearings
- 6.1 Missoula Downtown Master Plan amendment to the Our Missoula Growth Policy (Linda McCarthy - Downtown Missoula Partnership; Laval Means - City of Missoula, Development Services) 22
<https://missoulasdowntownmasterplan.com/>

Recommended motion:

That City Council approve a resolution to replace the existing 2009 Greater Missoula Downtown Master Plan and adopt the 2019 Missoula Downtown Master Plan as an amendment to the 2035 City Growth Policy.

- 6.2 Referral – Rezone of property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential

Recommended motion:

APPROVE the adoption of an ordinance to rezone property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M., from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

- 7. Communications and Special Presentations
 - 8. Committee Reports
 - 8.1 Transportation Policy Coordination Committee - Michael Houlihan
 - 9. Old Business
 - 10. New Business and Referrals
 - 11. Comments from MCPB Members
 - 12. Adjournment
-



Missoula Consolidated Planning Board Minutes

September 17, 2019, 7:00 PM
City Council Chambers
140 W. Pine Street, Missoula, MT

Voting members present: Peter Bensen (Co. Alt.), Vince Caristo (City Alt), Neva Hassanein (Mayor appointee), Helen Pent Jenkins (CC appointee), Michael Houlihan (BCC appointee), Andy Mefford (BCC appointee), Stephanie Potts (BCC appointee), Jamie Hoffman (PB appointee)

Regular member(s) absent: Dudley Improta (CC appointee), John Newman (Mayor appointee), Jason Rice (BCC appointee)

1. Call to Order

Ms. Jenkins called the meeting to order at 7:00 p.m.

2. Roll Call

Donna McCammon called the roll.

3. Approval of Minutes

Ms. Jenkins noted that the minutes from the September 03, 2019 Missoula Consolidated Planning Board (MCPB) were missing select comments she made at that meeting. *The Missoulian* quoted select statements made by Ms. Jenkins; Ms. McCammon to review the video and amend the minutes accordingly for consistency.

A motion was made by Mr. Bensen, seconded by Ms. Hassanein, to approve the September 03, 2019 Missoula Consolidated Planning Board Minutes with the amendment listed above. With a voice vote of all 'ayes' the minutes were approved. [Amended/Approved minutes attached 09/18/2019.]

4. Public Comment

There were no public comments.

5. Staff Announcements

There were no staff announcements.

6. Communications and Special Presentations

6.1 Downtown Master Plan Update 2019 - Special Presentation. (Linda McCarthy - Downtown Missoula Partnership; Jason King - Dover, Kohl & Partners; Emy Scherrer - City Development Services)

Ms. McCarthy, from the Downtown Missoula Partnership (DMP), stated that three organizations operate out of her office: the Missoula Downtown Association, the Downtown Business Improvement District, and the Missoula Downtown Foundation. She

attended on behalf of the DMP and the Downtown Master Steering Committee to present the new Downtown Master Plan. Ms. McCarthy stated that they had been working on this project for over a year. She provided a history and introduced their partners at Dover, Kohl & Partners. The plan is available for review on-line. Funding has come from both public sector and private sector funds. Dover Kohl & Partners was selected out of an RFP process where there were ten applicants. The guiding principles of the plan were to be authentic, inclusive, innovative, versatile, and viable. She stated they had many focus areas for the plan: Land Use and Infrastructure, Downtown Housing, Parking and Transportation, Street Design Standards, Retail and Commercial Business Development, and Quality of Life.

She stated that almost 4,000 Missoulians were engaged in the process over the course of the last year. They had over 60 meetings with stakeholders, multiple conference calls, four different public presentations that had attendances between 200 and 400 persons per presentation. Ms. McCarthy stated that the plan was comprised of five major components, which will be detailed by a representative of Dover Kohl & Partners. She stated that they are in the adoption process and all three organizations within her office have adopted the plan. In October she will be coming back the Planning Board to ask for approval as an amendment to the City's Growth Policy. She stated that it is much like a neighborhood plan and would be a replacement to the original Downtown Master Plan from 2009.

Mr. Jason King, of Dover, Kohl & Partners, presented a project overview. Mr. King spoke of the multidisciplinary team for this project, which included national experts, local experts, economic and housing professionals, outreach professionals, multi-modal transportation and parking, landscape architects, planner and economists. He stated many of the ideas came from the steering committee and the technical advisory committee; the project was funded by the City of Missoula.

The project was started two and a half years ago, and Mr. King's firm started about a year ago. They have now reached the approval process. The plan was drafted and presented in May at the Wilma Theater, where there were over 200 participants. The plan was refined throughout the summer and comments were incorporated. Over 800 comments were received on the different chapters of the document. Mr. King stated that over 3,200 people participated formulating the plan. Next they took the ideas to the elected officials, appointed officials, and staff for input on feasibility and funding possibilities. On-Line activity sites have allowed the input of a greater number of individuals. The last time they met they asked over 200 persons attending if they still thought the plan was on the right track; 66% said "yes", 23% said "probably yes", 3% was "not sure", and 4% said "no". 90% of the responses were "yes" or "probably yes". Mr. King presented the "Big Five Ideas":

1. Downtown needs to be more than one "postcard" view
2. Improve Mobility, Health & Safety
3. Stay Original. Stay Authentic. Be Green. Create Opportunities.
4. Enhance Parks and Public Spaces and Better Utilize the River
5. Downtown for Everyone

Mr. King stated that the plan was revised and improved:

1. Plan usability improved
2. Economic development revisions
3. Parking and transportation revisions
4. Rethinking Wyoming Street neighborhood
5. Greener plan
6. Expanded thinking on downtown sites with more thought to cost, i.e. property tax burden. Some proposals were scaled back and they found ways to pay for others. He stated that the plan is financially responsible.

A slide demonstrated the area in an illustrative plan. Mr. King stated that the plan had not been adopted yet. There were a series of public involvement workshops scheduled for this week. He and his staff were available to answer questions. He thanked the Planning Board members for their time and consideration.

Ms. Jenkins stated she had attended a presentation at the Wilma Theater and appreciated the time and preparation of Downtown Missoula Partnership and that of Dover, Kohl, & Partners.

7. Public Hearings

7.1 Amend the growth policy and consider rezoning 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadow - Jenny Baker, City

This agenda item was initially presented at the September 03, 2019 meeting of the Missoula Consolidated Planning Board (MCPB). See meeting minutes for full details. Presentations were made by Ms. Jenny Baker, Planner, City of Missoula Development Services, and Mr. Nick Kaufman, WGM Group, attending on behalf of Resource Research Ltd and HEH LLC. Written comments and public comments were presented; public comments to the MCPB closed September 03, 2019 at 9:49 p.m. This is a continuation of that agenda item.

Ms. Jenny Baker, City of Missoula, Development Services, provided a brief summary of the motions before the board.

1. Growth Policy Amendment. She stated that this amendment was to change the Residential Medium density, which allows 3 to 11 dwelling units per acre and to make that Neighborhood Mixed Use, which permits a higher density, more building types, as well as commercial.
2. Rezoning. This would change the 57.5 acres from the Hellgate Special Zoning District to a standard Title 20 zoning district of B2-1 Community Business, which is business, commercial and residential.

She stated that many questions were brought up at the last meeting which she and other staff are here to address:

- Capacity at Hellgate Elementary School. Ms. Baker provided a letter from Mr. Douglas Reisig, the Superintendent at Hellgate Elementary. Mr. Reisig stated in his letter that current enrollment from Kindergarten through 8th Grade is 1,545 students. Mr. Reisig wrote that the school had recently expanded and easily could accommodate another 250 students, which would push the student enrollment to approximately 1,800 students. An addition, 200 students beyond that could be accommodated, but it would be crowded. He also went on state that the school district has done this in the past, before a new middle school was built.
- Fire Access. Ms. Baker distributed an email from Adam Sebastian, Assistant Fire Marshal, Missoula Fire Department. Persons at the last meeting were concerned that the streets were narrow and fire equipment would be delayed due to this. Mr. Sebastian stated in his email that this development could be served and cited provisions from the *2012 International Fire Code Chapter 5 Fire Service Features and Appendix D*.
- Transportation. Ms. Baker introduced Jeremy Keene, Interim Director of Development Services, and Aaron Wilson, Manager, Transportation Planning. Mr. Keene spoke about work being done on transportation in the area. He was part of the BUILD Grant delegation that went to Washington DC last week to ask for support for a \$23M BUILD Grant. He stated that this grant would help build out the road network in that entire area; Mullan Road to Broadway; west of Reserve Street, out to the airport. He stated that they have been working on completion of the road grid network as that area develops. Mr. Keene stated 9,000 more homes will be needed over the next 20 years and that this area in the Mullan Road/Broadway area could accommodate anywhere from 1/3 to 1/2 of that growth if it is done right. He emphasized the need for the BUILD grant but stated that his department was also fully prepared to take it on themselves if they don not get the grant. It would take longer to complete but the city is already working to complete those road networks. There are projects in the capital improvement plan right now for Mary Jane Blvd to connect from Mullan up to Broadway. He stated the importance of accommodating the growth within the city or it would go elsewhere. Mr. Keene told the board members that currently 25% of the Missoula workforce commutes from outside of Missoula County. He emphasized the importance of providing affordable housing, good paying jobs, and a transportation network with connectivity and multi-modal uses. Mr. Keene stated that the development agreement would provide predictability, connectivity of roads, an understanding of land use, and transitions of existing uses.

Ms. Hassanein asked for more details regarding the master planning of this area, and the order in which it is anticipated to occur, and to which plan does this refer? Mr. Keene stated that in 2005 the county passed a grid road resolution for this area, which was part of a plan done at that time that looked at development of the entire area. It laid out the future network of roads and started to address the issues of Flynn Lane, where there was a narrow county road running past a school that needed to handle higher traffic volumes. Mr. Keene indicated that the plan to connect Mary Jane Blvd between Mullan and Broadway was started in 2005; along with that they started to provide and lay sewer lines to support that area. He detailed that if a large grant was not approved, their method for development of the road networks would be development driven; as development occurs, they would look to the developers to help provide the funding to

build those roads. He understood that there is currently a high demand for housing and the development is responding to that.

Mr. Bensen asked about details regarding the statement that 1/3 of the development in Missoula would be west of the Reserve Street area; which was being discussed tonight. He asked if this was hyperbolic for Washington or was that truly the situation. Mr. Keene specified that the numbers listed in the growth policy, as well as the transportation plan, state that this area was planned for about 3,000 homes; which is 1/3 of the growth. Mr. Bensen stated that at the last meeting the public was concerned that this growth was not anticipated, and the roads and school system could not support the growth. Mr. Keene responded the City does struggle to respond to the growth, which includes proactively applying for grants to fund the road network and to do good planning as it happens. He stated that part of the solution is to ensure that development can be served by transit services and bike-ped transportation, which create livable communities. The ability to have mixed use and neighborhood businesses and jobs will reduce the number of daily driving trips.

Ms. Potts asked about providing for other types of transportation; specifically, does the BUILD grant include non-motorized options, such as bus, trails, safer sidewalks, and bicycles? She followed with, if the BUILD grant does not get approved, are there funding sources? Mr. Keene answered that a large portion of the BUILD grant included bike trails and there are a number of new trail networks that would be created in that area, including connecting to existing trails, the Mullan Road Trail and the Flynn Lane Trail. He stated that Mountain Line largely depends on having density to make transit work. Densities of approximately 12 units per acre are needed to make transit work in a cost-effective manner. He stated that currently that area has development of 5-7 units per acre. Mr. Keene emphasized that Missoula is land-limited for development.

Mr. Hoffman remarked that Hellgate Meadows is east of the area being discussed at this meeting. It was about 40 acres and was developed in about 2002. He stated that the planning effort included 100 acres, not just the 40 acres that was developed at that time. He asked if the same transportation/road plan utilized in the preliminary design concept was designed at the time Hellgate Meadows was approved; or is it a new plan to accommodate the higher density? Ms. Baker stated that Hellgate Meadows is a special zoning district and the new proposal is in front of the board this evening as the previously proposed subdivision was never completed. Mr. Hoffman asked if this plan utilized the road plan from the original planning effort from 2002, or has it changed because of increased density? Ms. Baker stated she was not familiar enough with the 2002 plan to answer that question. Ms. Potts had researched the 2002 passing of the special zoning district. She stated that, at that time, the design strategies utilized a design call "traditional neighborhood design, also known as new urbanism"; it was a lot about narrow streets and trying to combine pedestrian and car facilities on streets to slow traffic. Ms. Potts detailed how the 20-foot wide streets with parking on the street was part of that design. She provided board members with copies of the original ordinance from 2002 and meeting minutes from platting and zoning committees.

Ms. Hassanein asked for more information about the transportation issue; at the last meeting there were a lot of residents who voiced concerns on transportation and roadways in conjunction with the number of dwelling units being added. Mr. Keene clarified that he was not attending to advocate for the project, but to advocate for good

planning and planned growth. He stated that in planning a transportation network, a grid network is planned that will support that level of anticipated growth. This included mechanisms of traffic signals, roundabouts, and a collector street network for bikes, pedestrians and cars. He stated that they still support traditional neighborhood design and promote the density and intensity of use, as well as the housing type and product that people can afford and get into at an entry level.

Mr. Houlihan asked about traffic signals and their location. Mr. Keene replied that they were planning for a traffic signal or roundabout on Mullan Road and Mary Jane, which will be a future collector street. He stated that it is a problem that Flynn Lane does not have a traffic signal at Mullan Road, and it is very difficult to make a turn, particularly when dropping off or picking up at the school. The new collector street of Mary Jane Blvd would connect to Mullan Road with a signal or roundabout to better accommodate the traffic. At the north end of Mary Jane there would be a signal or roundabout at Broadway, which would be a new north-south parallel connection to Reserve Street and take some pressure off Mullan Road and Reserve. Mr. Keene continued that this would also take the pressure off Flynn Lane and the street for the school, allowing it to be a local street. He stated that in the future that network would also include George Elmer Drive connecting to Broadway, and England Blvd connecting between Mary Jane Blvd and George Elmer Drive.

Mr. Mefford asked if the plan was in print or in concept only. He cited the Russell Street Bridge project history. He also asked about the monies being collected from the development and where they were going and how they were being put to use. Mr. Keene stated that the plan was a concept and a policy; there is a capital improvement plan, and the policy around grid road network that was created by the county. He indicated that if the BUILD grant were awarded, there is a date by which the project must be completed; usually five years to complete all the work. He repeated that if the BUILD Grant is not awarded it will continue to be worked on as funding is available; development fees and transportation impact fees are a primary method for creation of new roads. He again stated that this was development driven. Mr. Mefford mentioned the current condition of Reserve Street, capacity and needed repairs. He feels there is a big gap in Reserve Street's ability to move traffic; the plan seems vague and conceptual in his view. Mr. Keene responded that 65% of the right-of-ways have already been secured; they have letters of commitment from the remaining landowners stating that they will work with his department to complete those right-of-ways, and sewer lines are in the ground along these same corridors. He stated that it is more than a "wish list", George Elmer Blvd and Mary Jane Blvd are portions of this, but visible progress is slow. Those roadways were built as development occurred.

Mr. Caristo stated that he did research on the BUILD grant that was submitted. He confirmed that a lot of thought had gone into the road network and the non-motorized network as well. He asked about new development impact fees and if they were in place or still being worked on. Mr. Keene stated that there were no changes to the development impact fees.

Mr. Wilson added context to the discussion; he stated that planning is a process and is constantly being re-evaluated. He stated that one large roadway is less efficient than many smaller roadways.

Mr. Bensen appreciated the comments but continues to feel issues exist. One of the comments made at the public meeting on September 03, 2019 was that the neighborhood anticipated small shops and instead had the social security administration and a bank relocate to their neighborhood. He stated that although it is a great idea to have small neighborhood shops to develop an efficient community and reduce transportation needs, the reality is that there is no control over that.

Mr. Caristo asked Mr. Keene or Mr. Wilson to prioritize improvements made with BUILD grant funding. Mr. Keene stated that, within the BUILD grant, the Mary Jane Blvd corridor would be the top priority, it had already been prioritized in the CIP, with or without the BUILD grant, that project will move forward. He hopes to have engineering plans done on that next year, so they are ready to construct it whether they have the BUILD grant or not. After that, Mr. Keene stated, they would continue to the west, the connection on England, to the south half of George Elmer, and the last piece would be George Elmer going north from England up to Broadway.

Mr. Mefford stated that while north-south connectors are great, but there are still only two primary entry points; Costco or Mullan and Reserve. Mr. Keene stated that the goal was to get people up to Broadway, which has a lot more capacity than Mullan Road.

Mr. Nick Kaufman, Land Use Planner with WGM Group, attended on behalf of Resource Research Ltd and HEH LLC. He recapped his presentation at the September 03, 2019 Planning Board Meeting for those members unable to attend that meeting. He stated that their goal is to provide contemporary housing for today's market and getting the densities higher so that people can afford a home near where they work. He stated that Mr. Keene referenced that 25% of the workforce works outside of Missoula county. That means that 17,600 people drive into the community and out of this community every single day. That is why Highway 93 had to be widened by 100 feet. Mr. Kaufman stated that the traffic has to do something; today one of the things they do is turn off at Blue Mountain Road, drive Big Flat Road to Kona Bridge Road, then they get on Mullan Road. This area is used as a by-pass. He affirmed that the number one criteria to purchasing a home is affordability. If a person cannot afford a home in Missoula, they will buy it outside of Missoula. Missoula is accommodating the trips of these 17,600 on their major corridors; people need to be living in Missoula. He explained that the parcel is 57.7 acres; a northern parcel of 8.5 acres and the rest is a single parcel. HEH LLC was formed by David Edgell and Wade Hoyt and has acquired the northern most 8.5 acres. HEH LLC has also acquired the 17.7 acres south of that; and Resource Research Ltd has an offer on the remaining 31.5 acres. He stated that the current proposal for the 8.5 acres was 10 units per acre; which consists of mostly single-family; two-family and three 4-plexes; below that would be 120 single story, single-family homes; no three-story buildings; and no neighborhood commercial. The site designer would be Opticos, who provides contemporary planning for the "missing middle" which are live/work; town homes, duplexes, and tri-plexes. Mr. Kaufman provided slides of the elevational views and how the property would be accessed using city standard, city-width streets; not the width of the streets in Hellgate Meadows. He explained how density could be achieved in reducing yard setbacks and homes could be fronted on common green space; which, he stated is good for families and citizens 55+ for the security it provides. The name for these is "pocket park homes" or "cottage homes". No dwellings would be over 2-stories in the plan he presented. Another perspective east of Mary Jane Blvd demonstrated

building locations, heights and mixes. Mr. Kaufman discussed the 2015 Our Missoula Growth Policy:

- Residential-Medium is less intensive than the existing zoning
- The current land use designation is not congruent with recent policy changes
- Neighborhood Mixed Use provides an appropriate return on public investment.

Mr. Kaufman stated that the original work on this project was with Title 19. With Title 19 three different zoning districts were allowed on the 57 acres. Today that is called split zoning; in split zoning you have to go to the least intensive district, which does not allow achievement of densities for workforce housing on this property. The 8.5 acres is going through subdivision review to determine street, sewer and water and will be completed in two phases. He anticipates that it will take 10 years to build out the 57 acres. Neighborhood meetings were held on April 10, August 21 and 28 and modifications were made following those meetings. The major concerns voiced by neighborhood members were: traffic, uncertainty and assurances. He addressed traffic concerns and future plans for those roadways and how uncertainty would be reduced by a master plan showing intended development, parks/common areas, and more intensive uses on the collector streets. Neighborhood assurances would be in the form of a Development Agreement between the city and the developers. He discussed the post September 03, 2019 Master Plan and proposed Development Agreement:

- Limits commercial uses to Neighborhood Business Uses only, in conformance with B1 District standards, and further limits the location of Neighborhood Business Uses to a location either side of Mary Jane Boulevard within five hundred (500) feet of Mullan Road; and
- The density of the residential development is limited in the Master Plan by distinct area classifications:
 - a. Area A: fourteen (14) dwelling units per acre with a maximum building height of 35 feet; and,
 - b. Area B: twenty-one (21) dwelling units per acre or density calculated as 2,000 square feet of parcel area per dwelling unit on the Subject Property, and with a maximum building height of 40 feet, which is the maximum allowed in the B2-1 Community Business zoning district.
 - The total density on the Subject Property is less than half the density allowed for lands zoned B2-1 Community Business (43 dwelling units per acre or 1,000 square feet per dwelling unit);
- The Master Plan limits the multi-dwelling buildings to a maximum of sixteen (16) units per multi-dwelling structure, and limits attached townhouses to no more than eight (8) attached dwelling units per structure on the subject property.

Mr. Kaufman stated that this is a work in progress and he and the developers would continue to work with Missoula Development Services on the Development Agreement. He thanked the Planning Board and the audience for their interest and attention.

Ms. Jenkins asked for clarification on the open space/green space for the development. Mr. Kaufman displayed a slide of the conceptual Master Plan and pointed out those areas. Ms. Jenkins stated that the Development Agreement did not specifically call out locations of the green spaces; Mr. Kaufman indicated parks and common area locations on a slide, along with connectivity. Mr. Kaufman stated subdivision review requires approximately 20% open space/park area per the subdivision and platting act of 1973; this area has approximately six acres of parkland.

Ms. Potts inquired about the Development Agreement tool and if it would be attached to the entire 57 acres. Mr. Kaufman stated that she was correct, it would be attached to the entire 57 acres and park dedication is independent of subdivision.

Ms. Hassanein voiced concern regarding prime agricultural soils and the criteria the board should be using in determining the rezoning. Ms. Baker provided the review criteria and followed up with language for the proposed motions. Review Criteria:

1. Growth Policy
2. Public Services/ Transportation
3. Compatible Urban Growth
4. Promotes Public Health and Safety
5. District Character & Suitability of Uses

Ms. Potts asked how the development agreement fits into the motions, or if they are assurances from the developers. Ms. Baker stated that the Development Agreement would be discussed in further detail at the LUP meeting on September 18. The Development Agreement is not finished at this time but would be part of a motion that City Council would vote on in the future. She stated that is a binding agreement, so even if the listed developers signed the agreement but later did not develop the properties, the agreement would remain with the land and would apply to future proposals, if this one does not come to fruition.

Ms. Jenkins stated that she feels that Neighborhood Mixed Use, on its' own merit, is not a bad designation. She did not see any issues in voting for this; the current problems in transportation by the community are because the development has not been completed. She felt that by approving this the transportation issues would be alleviated; she cited the dead ends of Mary Jane Blvd that were not supposed to be dead ends. Even without the BUILD grant she feels there is good prioritization for this area.

Ms. Hassanein asked Mr. Keene if the BUILD proposal was not funded, how much longer would it take to build out the project. Mr. Keene stated that is hard to determine; if funding doesn't come in the source of a BUILD GRANT, the local funding source is development impact fees. He said that if development happens then they have the ability to fund these projects; without development is gets pushed out in the future until enough of those fees have been collected. He clarified that these fees do not have to be tied to this specific development, but from anywhere in the community in the form of a transportation impact fee. Mary Jane Blvd is in the queue for funding in FY20 and city council approved the funding for the design. Mr. Keene stated that hopefully they would receive the funding next year for at least one of the segments to be constructed. He stated that without the BUILD grant it could still be built in the next 2-3 years.

Ms. Hassanein asked about the nearly 4,000 entitled lots and what, if anything, was being done to encourage development in those areas as opposed to development of greenfield areas. Ms. Baker responded that a number of those lots were for approved subdivisions, but they have no control on when those phases will be brought forward or if they do, it may not be under the subdivisions they were approved under.

Mr. Kaufman stated that before the recession they were designing larger lots and wider infrastructure. Following the recession development did not kick off again until May 2018. He stated that in the interim construction and labor costs increases substantially and wages did not. The developments designed pre-recession were for demand at that time.

Mr. Caristo brought up that greenfield development takes a long time and is expensive in terms of infrastructure and planning; the problem will always exist in either leading or following with infrastructure. He felt that this land development had been planned for some time and is a relatively efficient place for new housing, although this is an increase in density of approximately 3 dwelling units per acre from the original plan. He was encouraged that the development agreement would be tied to the property.

Mr. Hoffman was involved in the original Hellgate project and was familiar with it. He agreed that increased density was a necessity to keep housing affordable. He stated that when the project was first developed it cost \$100,000 for a small home on a small lot; that same property is now selling at \$230,000 - \$240,000. He noted the enormous change in the housing market from 2002 to this moment. He stated he would support the proposal and feels that traffic issues will be addressed.

Ms. Potts stated that she had a question that would also be addressed in subdivision review; however, she desired more information on the 2-A zoning conclusions; adequate provisions for water, sewer, schools, parks and other public requirements. She asked for details on right-of-way requirements for Mary Jane Blvd and asked if the city had a plan if the development did not proceed and if connectivity would still occur in that scenario. Mr. Keene indicated that Mary Jane Blvd needed to be completed regardless of what happens regarding development of this property; there is a transportation need in that area that needs to be fixed. He stated that if the community will be investing \$17M of their own monies and \$23M of federal monies, it needs to benefit the community and offer a level of housing affordability and mixed used development. Ms. Potts stated she is concerned about quality of life in high density areas, the loss of green space and greenfields although she is in complete agreement that more affordable housing is needed.

Mr. Keene asked the board members to consider that the BUILD grant received the support of a number of conservation groups because they see that developing this area is a way of preserving other open space in other areas around Missoula, that we all value. Mr. Bensen agreed with Ms. Potts' comments. He continues to be concerned about the schools and their ability to absorb the density. Greenspace and disappearing agricultural areas remain a concern

Ms. Hassanein agreed that if this much agricultural land was being taken, then the development should be as dense as possible. She felt mixed use would provide a better neighborhood; having said that, she stated that does not cause her to support the subdivision itself as there would be no mitigation for the loss of the agricultural land.

Ms. Baker stated that this is considered prime farmland if irrigated; however, it has been zoned for residential development since 2002; it is used as a hay field, but there has been an intention for two decades that it would be residential. Major subdivision review will come before the Planning Board, minor subdivisions will not. Ms. Baker stated that every subdivision has an impact to agriculture component and would be considered as specific development proposals were presented.

Ms. Jenkins continued to be concerned about park land and open space but reminded the board that those would be addressed through subdivision review. Ms. Hassanein asked if the development would have to be built to its' fullest permitted density. Ms. Baker replied that it did not.

Moved by: Vince Caristo

Seconded by: Michael Houlihan

Recommend City Council adopt a resolution to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium to Neighborhood Mixed Use on 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, based on the findings of fact in the staff report.

AYES: (8): Peter Bensen, Vince Caristo, Neva Hassanein, Helen Pent Jenkins, Michael Houlihan, Andy Mefford, Stephanie Potts, and Jamie Hoffman

ABSENT: (3): Dudley Improta, John Newman, and Jason Rice

Vote results: Approved (8 to 0)

Moved by: Vince Caristo

Seconded by: Peter Bensen

Recommend City Council adopt an ordinance to rezone 57.5 acres of land north of Mullan Road, east of Flynn Lane, and west of Hellgate Meadows, as shown in Exhibit A, from Hellgate Special Zoning District to B2-1 Community Business, based on the findings of fact in the staff report.

AYES: (7): Peter Bensen, Vince Caristo, Helen Pent Jenkins, Michael Houlihan, Andy Mefford, Stephanie Potts, and Jamie Hoffman

ABSTAIN: (1): Neva Hassanein

ABSENT: (3): Dudley Improta, John Newman, and Jason Rice

Vote results: Approved (7 to 0)

7.2 Missoula Urban Area Open Space Plan - Finding of Conformance and Recommendation for Adoption as an Issue Plan (Kylie Paul-Co; Donna Gaukler-Ci)

Ms. Gaukler, City of Missoula Director of Missoula Parks and Recreation, introduced Grant Carlton, the new city open space director, and the Missoula County Parks Trails and Open Lands Staff: Kylie Paul, Juniper Davis, and Karen Hughes. She acknowledged Elizabeth Erickson and the entire Open Space Advisory Board and Open Lands Advisory

Committee, whom she stated did the majority of the work on the Missoula Urban Area Open Space Plan 2019.

The Missoula Urban Area Open Space Plan 2019 was presented. Ms. Gaukler asked that Missoula Consolidated Planning Board (MCPB) find the 2019 Open Space Plan to be in conformance with the city and county growth policies and recommend adoption as an issue plan for both growth policies.

She presented background and purpose of the open space plan:

- Updates the 1995 and 2006 Open Space Plans
- Addresses current public demands, while recognizing changing trends and conditions and balancing the many benefits of open space
- Guides Open Space/Open Lands programs in the Missoula Planning Region, including expenditures of public and private funds for open space conservation.
- When combined with other relevant plans, serves as a continued statement of our community's priorities for parks, trails, and open space.

Ms. Gaukler displayed a map of the planning area demonstrating designated public lands and the focus area for this plan.

The Plan Vision: The plan's open vision is to conserve, protect, and connect Missoula's system of open space lands to achieve a coherent and connected open space system, with access to a park, trail, open space land, natural area, or recreation area available in every neighborhood.

Goals:

- Conserve natural systems through purchase and stewardship of land, conservation easements and other available tools, for the benefit of future generations.
- Protect community open space values including important natural, cultural, and recreational resources.
- Connect urban green spaces and anchor areas through corridors and connect areas of development with open spaces through corridors.

She presented plan highlights: 1) conceptual framework/model, 2) implementation, and 3) benefits/services of open space. Ms. Gaukler stated that there is a model that demonstrates how the greater open space system works. Open space types included:

- conservation lands,
- park lands,
- historic, cultural, and scenic,
- agricultural,
- corridors.

Values and Benefits cited in the Plan Highlights:

- Ecosystem Services
- Habitat & Movement Corridors
- Ag and Soils
- Scenery/Views
- Culture & History
- Climate Resiliency
- Equity & Inclusion
- Health & wellness
- Economic

Ms. Gaukler recounted the public process. The team has worked on this for over two years and has hosted community focus groups, countywide statistically valid survey, an open-space open-house and questionnaire, public comment period on open space plan, city and county websites with project information, e-newsletter and news coverage throughout the process, involvement of advisory committee members, and support by city and county advisory committees.

County Growth Policy Goals:

Goal 1 - Protect natural resources

Goal 4 - Address climate change mitigation and resiliency

Goal 7 - Sustain and promote resource-based industries, including recreation

Goal 8 - Proactively plan for growth and sustain resources

Goal 9 - Provide infrastructure and services

Goal 11 - Reduce risks and costs associated with hazards

City Growth Policy Goals:

- Livability - thoughtful decision-making around land use
- Safety and Wellness - healthy lifestyles, safe and accessible parks and open spaces, access for all abilities and ages, clean and healthy environment
- Community Design - responsible use of outdoor resources, preserve and protect natural resources and areas, improve urban outdoor amenities
- Environmental Quality - protect and enhance open spaces, agricultural land/water, health of river, wildlife habitat and travel corridors, trees and vegetation, viewsheds/scenic vistas, additional open space lands

In conclusion, Ms. Gaukler stated that

- Goals, objectives and implementation strategies are consistent with, and conform to, County and City Growth Policy.
- Address and furthers the city and county growth policy goals by preserving natural resources, acknowledging and responding to climate change, preserving agriculture, air and water quality, enhancing neighborhoods, and helping avoid development in hazard areas.
- Product of a robust public process. Approved and recommended by the City Parks & Recreation Board, Open Space Advisory Committee, and Open Lands Citizen's Advisory Committee.
- Qualifies as an Issue Plan under Growth Policies.

PUBLIC COMMENT

There were no public comments.

Public Comment Hearing Closed 9:23 p.m.

PLANNING BOARD COMMENTS

Mr. Caristo asked how the plan would be used, including testing future investments in open spaces. Ms. Gaukler stated that the open space plan is a high-elevation plan which developed a vision for the community. She stated that all the components of the open space plan were used as criteria through their voluntary partnerships. She explained that open space bonds are spent with willing landowners who want to do conservation. All the items in the presentation were criterion for best use of limited resources; from a regulatory perspective it represents a foundation of what the community desires in urban development. The Master Park Plan clearly establishes standards for greenspace.

Ms. Hassanein appreciated the amount public process that went into the development of the plan. She had hoped that it would also provide priorities on where recent bond funds would be directed. Her concern was that often the spending goes toward recreation and trails, which is fine, but river corridors and Tower Street are important in the areas of flood control, the same applies to agricultural lands. She asked if there was any way the Open Space Program could set priorities for the expenditure of bond funding, rather than responding/reacting when proposals come forward. Ms. Gaukler responded that it is an opportunistic and voluntary action when property owners choose to easements on their properties. The staff within her department are proactive about where they go. She stated that the Open Space Plan, in concert with the City Plan, Master Park Plan, the City's Conservation and Climate Action Strategy, the Long Range Transportation Plan, the Forest Plan, and the Conservation Land Management Plan all act as guidance documents in setting priorities. She stated that challenges exit in managing and balancing developed park lands, which are usually symmetrical and five or more acres in size and at regular intervals, with agricultural lands. Ms. Gaukler affirmed that some of the biggest changes in the 2019 plan, as compared to the 2006 plan, were the emphasis on the values and benefits of ecosystem services, which had not been itemized in the past.

Ms. Jenkins asked about cash-in-lieu payments that can occur instead of park land dedication. She is concerned that in-lieu fees are often chosen over park land dedication. Ms. Gaukler confirmed that cash-in-lieu and/or park land dedication, as it relates to subdivision, is one of the most difficult decision-making aspects of her department. She stated that the Master Park Plan and the goal for a connected community that has access to well-maintained infrastructure would call for at least a 5-acre park to serve every resident within a 10-12 minute walking distance. Sometimes with the subdivisions, she stated, there are also needs for storm water management, or the transportation system does not work as planned, or for whatever reason, including landowner rights, they may to break those parcels into smaller pieces. Her department tries to determine the park most likely to serve the great number of citizens. She stated that it was very difficult with .5 - 1.0 acre parcels to meet the needs of the neighborhood. Cash-in-lieu is never used for maintenance.

Mr. Bensen asked to revisit the slide that stated, "qualifies as an issue plan under growth policies". He asked if there were more ways to analyze a development and not use density as the singular issue. Ms. Gaukler indicated that this is an advisory document with the goal of providing greater clarity in advising developers and planners and it is a continuing challenge to keep the issues clear and how to apply issue plans to them.

Moved by: Stephanie Potts

Seconded by: Michael Houlihan

THAT the 2019 Missoula Urban Area Open Space Plan, as shown in Attachment A, is in conformance with the 2035 Missoula City Growth Policy and the 2016 Missoula County Growth Policy.

BE IT RESOLVED THAT the 2019 Missoula Urban Area Open Space Plan, as shown in Attachment A, be recommended to the Missoula City Council for adoption as an Issue Plan of the 2035 Missoula City Growth Policy and to the Missoula Board of County Commissioners for adoption as an Issue Plan of the 2016 Missoula County Growth Policy, based on the findings of fact and conclusions of law.

AYES: (8): Peter Bensen, Vince Caristo, Neva Hassanein, Helen Pent Jenkins, Michael Houlihan, Andy Mefford, Stephanie Potts, and Jamie Hoffman

ABSENT: (3): Dudley Improta, John Newman, and Jason Rice

Vote results: Approved (8 to 0)

7.3 Rezone 2520 Strand Avenue, RT2.7 and C1-2 (Jenny Baker - City Development Services)

Ms. Jenny Baker, Planner III, Development Services, City of Missoula stated that this re-zone request came from Mr. Nick Kaufman, WGM Group, representing Mr. John Brauer. The subject property is three parcels located west of Reserve Street, between Mount Avenue and Strand Avenue. It is part of the Two Rivers Neighborhood Council and City Council Ward 6.

Mr. Brauer had requested a boundary line relocation and rezoning of properties located at 2511 Mount Avenue; 2518, 2520 and 2526 Strand Avenue; and 1715 S Reserve Street to C1-2 Neighborhood Commercial and RT2.7 Residential (two unit/townhouse). These were the current zoning designations on these properties, however the zoning is not aligned with the parcel boundaries, thus creating a split-zoned parcel at 2511 Mount, 2518 & 2520 Strand and 1715 S Reserve Street, where both the C1-2 and RT2.7 zoning designations apply.

There were three parcels that comprised this request. The first parcel (two lots) contains addresses 1715 S Reserve Street, 2511 Mount Avenue, 2518 and 2520 Strand Avenue. The parcel contains a commercial structure facing Reserve Street, and numerous mobile homes. The second parcel at 2520 Strand Avenue contains one detached single dwelling. The third parcel at 2526 Strand Avenue contains one detached single dwelling. Pursuant to boundary line relocation, 1715 S Reserve Street will be on its own parcel, and it will be zoned C1-2. Following the boundary line relocation, one of the two remaining parcels would be zoned C1-2, and the other zoned RT2.7. If approved, this rezoning would be followed by a 31-lot major subdivision, called Orchard Homes Estates. The subdivision would create single dwelling lots on the western edge of the parcel with RT2.7 zoning, and multi-dwelling/commercial lots closer to Reserve Street. The total area to be rezoned is 6.89 acres. The boundary line relocation, occurring concurrently with this request, would create split zoning, which is prohibited under Title 20. There is a major subdivision proposal that is under consideration, which is still in element review, but the board will see it come forward at a later date.

Ms. Baker displayed an aerial view of the property and provided descriptions on location, current structures, approximately 17 mobile homes in addition to a dwelling not considered in this request. A slide demonstrated the boundary lines prior to location and how the lots would be configured following boundary line relocation.

She described current growth policy designations and allowable densities and followed that with a slide of the current zoning map. The buildings along Reserve Street are part a Design Excellence Corridor Overlay typology 4. Following the boundary line relocation, split zoning would be created, which she demonstrated on a map showing Lot 2A. To eliminate the split zoning, which is not permitted under Title 20, a rezoning must be completed for this parcel.

Ms. Baker presented a slide demonstrating the requested zoning and the new parcel layouts. The commercial building would be on its' own lot and would maintain the same zoning it current has, and it keeps the Design Excellence Overlay. The center parcel would remain C1-2 and does not have a Design Excellence Overlay. She explained that the reason for that is the overlay is intended to shape development that faces transportation corridors or are in strategically important areas; as this parcel does not front Reserve Street, it would not apply here. Lot 2B would be Residential, RT2.7.

She provided the Planning Board Members with Review Criteria for approval:

1. Growth Policy
 - C1-2 zoning corresponds to the growth policy recommendation for land use. She stated that while RT2.7 is less density than the growth policy recommends; the prevailing zoning on city parcels in this area, it applies to some

of the parcels and she felt it would be a good transition between the higher density C1-2 and the lower density to the west, which is between 3 and 11 dwelling units per acre.

2. Public Services/Transportation

- Ms. Baker stated that the rezoning does facilitate adequate provision for public services. She indicated that this is in an infill area surrounded by existing infrastructure. It is already in an area that is served by water, sewer, schools and other public requirements.
- When the parcels are redeveloped, which is the subdivision proposal the board will consider, it will be served by sewer and water. It was her understanding that currently the single dwelling was operating on wells and septic systems.
- Subject property is two blocks north of C.S. Porter Middle School, where there are playing fields and playgrounds.
- Property is close to the Reserve Street travel corridor and has access to both Mount Avenue and Strand Avenue.
- Further improvements to transportation and infrastructure will be provided through that subdivision.
- The existing road network is able to handle the traffic generated by the existing uses and this rezoning would not change that level of use.
- There are intermittent sidewalks in the area.
- The area is less than 1/4 mile from Mountain Line's route 8, which runs along Eaton Street.

3. Compatible Urban Growth

- Permits a use of both commercial and residential development in an area that already has both. The boundary lines will be different, but the zoning is the same.
- The two zoning designations facilitate a transition from more intense residential/commercial development to the east, to less dense residential development to the west.

4. Promotes Public Health and Safety

- Emergency services are available to the site. Fire and law enforcement are available to address potential problems of noise, property damage, or personal injury. The site is within proximity to Missoula hospitals.
- The rezoning promotes the general welfare through the provision of more housing in close proximity to already developed areas of the city, where transportation and utility infrastructure already exists.
- This rezoning will not adversely impact the provision of adequate light and air as all future development will be required to meet internal and external building separation standards.

- This rezoning encourages an appropriate use of the land by complying with City Growth Policy goals and objectives, and adopting a zoning designation that aligns with the land use recommendation, as well as one that provides a transition between intensive commercial uses to the east, and less dense existing residential development to the west.

5. District Character & Suitability of Uses.

- The rezoning is suitable for the subject property and gives reasonable consideration to the character of the district. The permitted commercial development here is similar to that which exists along Reserve Street, and the residential component with the existing residential development to the west.

Kate Dinsmore, WGM Group, advised those attending that she was available to provide more information on the rezoning and subdivision.

PUBLIC COMMENT

Janna Moser, 2605 Mount Avenue, asked about the boundary line relocation to create lots 1A, 2A, and 2B, and due to that boundary line relocation, there would be a split zone. She asked why the boundary relocation was necessary since it was outlined around the mobile homes. The subdivision proposal that she has seen gives the impression of increasing the commercial space so apartment buildings can be accommodated. She asked for a better understanding on the necessity of the boundary line relocation. She returned later to ask about an increase in the residential portion. Lastly, she asked about the specific allowable housing units in the Growth Policy.

Ms. Dinsmore, WGM Group, showed a slide with the overlay of the proposed rezoning, the boundary line relocation and the proposed subdivision. She stated that through the boundary line relocation would allow development of Phase I on a vacant piece of land. This would allow the mobile homes on the adjacent parcel to remain during that initial phase of construction. The owner chooses to develop the empty parcel first, and the site where the mobile homes are located would be located through a future phase. She presented a slide of the proposed development: single family homes on the west side. Following Phase I, there are three multi-family apartments of 27 -, 25, and 25- units planned. Currently the plan is to commence Phase I, single family dwellings, without impacting the current residents of the mobile homes. Regarding the question on increasing the residential portion, Ms. Dinsmore stated that the intent was to provide a transition between Reserve Street, on the east side, which is built for a lot of density as a commercial corridor; and lower density residential on the other side; the intent is to provide a transition. She stated that this is congruent with the Growth Policy, and actually has less density than is called for in the Growth Policy. Single family would be provided for on the west side near the existing residential, transitioning toward higher density along Reserve Street.

Ms. Baker explained the Growth Policy and the recommendations with that.

Jan Chacrell / Shakell (*unknown spelling. Did not spell name/did not sign-in*) stated that this is city zoning and was spot annexed into the city in March. She stated that the

comparison zonings were not in line and that zone 12, which was the county zoning, for everything except the Reserve Street Corridor, called for one house per acre and suddenly 23 houses per acre were proposed for this area. She felt this is very high density and not in keeping with the neighborhood. She stated that the trailer park had been grandfathered in as one of the acceptable uses as far back as 1959; the other uses are one- and two-family dwellings; commercial and industrial enterprises are prohibited. She stated that the county zoning to the city zoning is like comparing apples and oranges. She stated that she has concerns and was not consulted and would like to have a joint meeting. Of the two meetings advertised, she stated that one was a small 2 by 2 sign put at the foot of a pole on the corner of Mount and Reserve, which no one saw. She stated that the sign announcing this meeting was "in the middle of Reserve Street, on the right-hand side, where you couldn't possibly stop to see it." She was told that there was not a lot of community interest expressed, and she feels this was because the community did not know. She spent the last week walking the neighborhood canvassing and everyone concurred that they had no idea this was happening. She would like to see more community input and more valid comparisons. She disagrees totally with the findings for Number 1 and Number 5 and also with parts of the others. She asked about getting a copy of the Growth Policy. Lastly, she cited impacts on the aquifer and a needed water study for the adding of these dwelling units. She felt she may have dug her well deeper due to the stress on the aquifer caused by the increased density on this 3-acre area.

Ms. Baker stated that the annexation in March was for one acre, not the entirety of the parcels being discussed at this meeting. She described that there was a notification poster placed on Mount, another on Strand, and another on Reserve. Additionally, she sent letter to all residents within the boundaries of this request and also to residents and owners within 150 feet. This is the first public meeting and the requirement to have a neighborhood meeting comes with the subdivision and this is prior to that. There will be more opportunities to have neighborhoods come and hear the proposal. This meeting is for the rezone request and the subdivision request will come at a later date. Ms. Baker advised that the Growth Policy is posted on the city's website and she can also email a link to those requesting it. Ms. Baker clarified that lot 2B RT2.7 rezoning would allow the 20 proposed units, all single dwelling; and multi-dwellings on lot 2A and specifics would be forthcoming at the subdivision review.

Marsha Johnson asked why more density was needed in this area. Ms. Baker answered that this is an area that was designated for higher density by the Growth Policy; these lots are Community Mixed Use, which allows up to 40 dwelling units per acre. What is prompting this specific proposal is the property owner's desire to change the use of the land and the subdivision would come before the board. The density is driven by the owner's plans for his property, and the Growth Policy permits that with greater density.

Larry Nagy, Business Manager of Target Range Sewer and Water, stated that his office has a business location on the corner of Mount Avenue and Reserve Street. He stated that the high-density apartment complex will generate more traffic in the already congested area of Mount and Strand. He has witnessed about an accident every day. He hasn't seen any provisions for roadway improvements to provide for the new homes, the apartments in addition to the existing traffic from Big Sky High School, Valley Christian

School, DNRC, and Community Hospital. He is against the proposal without having more information on roadway improvements.

Public Comment Hearing Closed 10:17 p.m.

PLANNING BOARD COMMENTS

Ms. Jenkins asked Ms. Baker to provide details of the stormwater provisions. Ms. Baker cited an email from Mr. Bob Hayes, Storm Water Superintendent, Storm Water Utility Division, Public Works Department, City of Missoula. He stated that the rezoning, in itself, would not indicate a change of the listed uses. However, when the project does come before subdivision review it will be studied in greater detail. She stated that road dedication is also part of subdivision review.

Mr. Caristo was concerned about how changes in densities impact the current residents. Ms. Baker clarified that the proposed densities have not changed. Mr. Caristo is also sympathetic to persons in a re-zoning situation who do not actually own the property.

Mr. Bensen agreed with Mr. Caristo and shared his concerns. Ms. Baker stated that most of these concerns would be addressed during subdivision review; further, the Planning Board also has the option of recommending to the City Council that they need to look at changing the approval criteria.

Ms. Hassanein asked about transportation, one of the criteria for approval, and inquired about the traffic on Mount Avenue. She asked about the dead-end street in one of the graphics. Ms. Baker stated that the street Ms. Hassanein was referring to would connect from Mount to Strand as there is an option to obtain that property; and although it is not owned at this time, the subdivision proposal has that street connection.

Ms. Jenkins reviewed the motions before the board and stated that there would be future opportunity to address concerns during subdivision review. Ms. Potts shared her concerns about traffic and the loss of mobile homes in the community due to infill and the creation of affordable housing.

Moved by: Neva Hassanein

Seconded by: Michael Houlihan

APPROVE the adoption of an ordinance to rezone from RT2.7 Residential and C1-2 Neighborhood Commercial / Design Excellence Corridor Overlay to the following, in accordance with new lot boundaries:

Lot 1A: C1-2 Neighborhood Commercial / Design Excellence Corridor Overlay and

Lot 2A: C1-2 Neighborhood Commercial

Lot 2B; RT2.7 Residential, based on the findings of fact in the staff report.

AYES: (6): Neva Hassanein, Helen Pent Jenkins, Michael Houlihan, Andy Mefford, Stephanie Potts, and Jamie Hoffman

NAYS: (2): Peter Bensen, and Vince Caristo

ABSENT: (3): Dudley Improta, John Newman, and Jason Rice

Vote results: Approved (6 to 2)

8. Committee Reports

8.1 New Subcommittee / Low Income Housing

Ms. Jenkins stated that trying to keep persons in their mobile homes may be the wrong conversation. She felt the conversation needed to be: What are the economic incentives for the developer to have a buy-back program so that the mobile home ends up acting as a deposit on a permanent home? She believes that the board should be looking to improve access to economic mobility and permanent housing; which will not happen by keeping this group in mobile homes. Mr. Bensen concurred that this was a good point to make and the conversation would continue when the subcommittee meets next. The subcommittee will meet independent of the MCPB scheduled meetings and will bring those conversations before the Planning Board when applicable. Subcommittee group is comprised of Ms. Jenkins, Mr. Mefford and Mr. Bensen. Ms. Potts expressed interest in joining the group, if a seat is still available. Ms. Jenkins will work with staff to establish a meeting date and time.

8.2 Transportation Policy Coordinating Committee

Mr. Houlihan attended a Transportation Policy Coordinating Committee Meeting earlier in the day and will present his report at a future meeting.

9. Other Business

No other business presented at this meeting.

10. New Business and Referrals

There was no new business.

11. Comments from MCPB Members

12. Adjournment

Ms. Jenkins adjourned the meeting at 10:40 p.m.



DEVELOPMENT SERVICES

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EXECUTIVE SUMMARY

Agenda item:	Missoula Downtown Master Plan amendment to the Our Missoula Growth Policy
Report Date:	9/24/2019
Project Lead:	Laval Means, Planning Manager
Public Meetings & Hearings	
Planning Board (PB) hearing:	10/1/2019
Planning Board public hearing legal ad:	Published in the Missoulian on September 15 and 22, 2019
Applicant:	Development Services initiated request on behalf of the Downtown Missoula Partnership (DMP)
Notification:	<ul style="list-style-type: none">• Extensive public outreach process including site visits, hands-on design sessions, listening sessions, stakeholder interviews, technical meetings, surveys, tours, online engagement and two public presentations at the Wilma in January and May, 2019• https://missoulasdowntownmasterplan.com/• Two legal ads in the Missoulian

RECOMMENDED MOTION

That City Council approve a resolution to replace the existing 2009 Greater Missoula Downtown Master Plan and adopt the 2019 Missoula Downtown Master Plan as an amendment to the 2035 City Growth Policy.

I. PROPOSAL SUMMARY

Amend the 2035 Missoula City Growth Policy and replace the existing 2009 Greater Missoula Downtown Master Plan and adopt the 2019 Missoula Downtown Master Plan (Link A).

The 2019 Downtown Master Plan is a Neighborhood Plan document that establishes priorities for public-sector action while providing direction for complementary private sector decisions and serves as a tool to evaluate new development proposals, direct capital improvements, and guide public policy over the next 10 years. The 2019 plan is proposed to replace the [2009 Greater Missoula Downtown Master Plan](#) (Link E) which serves as the Downtown Neighborhood Plan in the [2035 City Growth Policy](#) (Link D). According to state law, a Growth Policy may include one or more neighborhood plans, and the plan must be consistent with the Growth Policy (MCA 76-1-601 (4)(a)). As such, the MC Planning Board is required to review proposed amendments and provide a recommendation to City Council.

II. BACKGROUND

One of the primary actions for implementing the goals and objectives of the City Growth Policy is through development of neighborhood plans. Neighborhood plans should, first and foremost, further the goals of the City Growth Policy but focus on specific issues and ideas to preserve and improve neighborhoods. Neighborhood plans allow for refinement of the goals, objectives and actions in the Growth Policy. They are an opportunity to strategically plan for ways to address neighborhood needs and priorities and help to inform other City processes.

II. BACKGROUND

By definition, neighborhood plans focus on a smaller geographic area; a subset of the overall City Growth Policy study area. Neighborhood plans are adopted as attachments (amendments) to the City Growth Policy and must be consistent with the City Growth Policy, but address matters at a finer geographic scale. Existing neighborhood plans provide additional detail and guide neighborhoods in specific action while remaining generally consistent with the overarching City Growth Policy.

Generally, long range planning information is most relevant and useful within the first five to ten years of plan adoption. Neighborhood plans should be regularly reviewed and maintained to be kept current with overall community goals and directions, meet anticipated community needs and reflect the wishes of current participants.

In 2009, the first Missoula Downtown Master Plan set an ambitious path for economic development and prosperity. The 2009 plan was used to inform the 2035 City Growth Policy update and incorporated existing neighborhood plans, and relevant policy documents into a consistent community-wide land use framework.

The 2019 Downtown Missoula Master Plan update was undertaken in response to the accomplishment of many 2009 goals and objectives, the changing conditions of the project area, the inclusion of 2009 recommendations into the City Growth Policy, and age of the existing 2009 plan. This update will build on the success of the past 2009 plan and serves to guide decisions over the next 10 years, impacting the City's historic downtown and adjoining neighborhoods, and furthering the overarching goals of the City Growth Policy.

The 2019 update is consistent with and reflects the Goals and Objectives of the 2035 City Growth Policy in a number of ways. Specifically, Goals six and eleven of the Livability Chapter state that, "Missoula's growth will be ever-mindful of the unique characteristics and sense-of-place that define and establish our community," and that, "Missoula will have a vibrant and sustainable downtown with a diverse mix of cultural activities, housing and businesses." The Economic Health Chapter, Goal ten, states to, "continue to promote downtown Missoula as the community's center for government, commerce, entertainment, arts and culture." The Housing Chapter takes it further, stating in Goal nine and ten that, "there will be higher-density residential and mixed-use projects in the downtown area in order to diversity housing options, increase the residential base that will support downtown businesses, and allow residents to enjoy downtown amenities," all while, "maintain[ing] the unique areas of downtown," and, as stated in Goal one of the Community Design Chapter, "protect[ing] and enhance[ing] Missoula's strong sense-of-place by connecting, supporting and protecting the community's existing distinctive qualities including natural resources, the vibrant diverse community, distinct neighborhoods, and downtown."

Missoula's Downtown Master Plan update is a project of the Downtown Missoula Partnership (DMP), a collaboration between the Downtown Business Improvement District of Missoula, the Missoula Downtown Association, and the Missoula Downtown Foundation, in cooperation with the City of Missoula. The DMP raised funds for this plan and completed a nationwide search through a request for proposals before hiring a multidisciplinary team of planners led by Dover, Kohl & Partners (DK&P).

III. AGENCY AND PUBLIC COMMENT

Agency and public comments were considered and incorporated as appropriate into the 2019 Downtown Missoula Downtown Master Plan through an extensive public engagement and outreach process. More than 3,000 individuals participated in the planning process, and over 800 written comments were submitted by Missoulians. Most comments were appreciative of the planning effort and many included detailed suggestions per chapter. See the [2019 Missoula Downtown Master Plan, Appendix 5: Missoula Inclusiveness](#) (Link C) for a full report on public outreach and engagement.

IV. REVIEW CRITERIA

The 2035 City Growth Policy outlines review criteria for updates to current neighborhood plans and considers:

The plan must be modified to fit the Neighborhood Plan Template.

The plan fits the Neighborhood Plan Template. As a “Choice Worthy City” it describes and encourages the elements needed to be a great neighborhood. The vision for the area is outlined through five major themes with associated assets, issues and opportunities described for each theme. A chapter is dedicated to implementation.

The plan will not address changes to land use, however, the plan may continue to provide greater detail that guides and remains consistent with the Future Land Use Map that is a part of the City Growth Policy.

All illustrative planning is consistent with the City land use map as part of the City Growth Policy.

The plan must address the Residential Allocation associated with the area.

“Residential Allocation” has been replaced by the concept of Suitability in the Our Missoula Development Guide (OMDG). The OMDG document identifies the downtown area as having a high Suitability for residential development. The plan recognizes this as it relates to high residential suitability and addresses inclusiveness, regional affordability and housing in Chapter 6. Downtown for Everyone, specifically in 6.5, Retaining and Building Affordable Housing, and 6.7, Missing Middle Housing. One of the five major themes of the document is, “Create a Downtown for Everyone,” which is referenced throughout the document, specifically the development of the Railyard and Sawmill districts, and calling attention to adaptive reuse and naturally occurring affordable housing (NOAH).

The plan shall address sustainability measures.

The plan addresses sustainability measures in Chapter 5. Enhance Parks & Public Spaces, & Better Utilize the River, specifically in 5.14, Green Infrastructure and 5.16, Becoming a Great City. One of the five major themes of the document is, “Stay Original, Stay Authentic, Be Green and Create Opportunity.” Chapter 4. Improve Mobility, Health and Safety, describes the need for greening existing places, specifically calling attention to multi-mobility transportation.

Prioritization on addressing updates to neighborhood plans is based on the following:

Existence of any potential plan variations.

The establishment of 2019 master plan update was undertaken in response to the changing conditions of the project area and accomplishment of many 2009 goals and objectives. Recent development has led to variations from the 2009 plan, and could potentially limit or alter some of the 2009 recommendations. The 2019 plan utilizes many of the remaining recommendations that the 2009 plan calls for, and reconfigures those actions to meet the contemporary need and infrastructure of the downtown. These recommendations include the revitalization of East and West Broadway, the development of the Riverfront Triangle and Railyard housing, realignment of Front and Main streets, neighborhood character protections, parking solutions, transportation alterations with an emphasis on multi-modal planning, and parks and trails improvements.

Extent of development activity occurring or anticipated.

General goals accomplished from the 2009 plan include major development east of Higgins, including ROAM student housing with mixed use retail and a new parking structure with mixed use retail on Main St., the Lee Gordon low-income housing and new library project on Front St., and adapted new uses of structures located along east Spruce for housing and commercial. Other major actions that have been realized include the new development of the Mercantile Marriott hotel on Higgins Ave and Front St., the development of the Sawmill

IV. REVIEW CRITERIA

District along Wyoming St., and commercial revitalization and building updates along the Hip Strip.

The City anticipates rebuilding the Higgins Ave Bridge to enhance pedestrian travel, continuing development in the Sawmill District, and continuing development east of Higgins Ave including the new AC Marriott Hotel and the Wren Hotel on the corner of Main St. and Pattee St.

For future development, the 2019 master plan will continue the foundations of the first plan, balancing the fundamental concepts of planning for the public realm and the private realm by considering gateways, streetscapes, connectivity, safety, transitions, design, use, economic development and general place making. Additionally, they account for concepts of transition, flexibility, and partnership as a way to be responsive to changing economics and the reality of the existing context. Overall, the plan is divided into five main themes which guide the document throughout:

- Downtown needs to be more than one postcard street
- Improve mobility, health and safety
- Stay original, stay authentic, be green and create opportunity
- Enhance parks and public spaces, better utilize the river
- Downtown for everyone

The plan focuses heavily on revitalizing what makes Missoula unique with details such as underpass murals and trail connections, and provides a deeper dive into the major issues the public expressed concern about including housing, transportation, parking and parks.

Interest from the neighborhood.

Community outreach for the project suggested a strong interest from the neighborhood and Missoulians in general, with nearly 4,000 individuals and comments submitted from the public and well attended outreach and surveying events. Over the past year there has been 60 public stakeholder meetings and/or conference calls, letters, surveys, meetings, a 10-week public comment period to absorb feedback from the community, and several public presentations which drew between 200 and 400 citizens concerned about reinvigorating downtown.

Age of the plan

The 2035 City Growth Policy recommends updating neighborhood plans every ten years. The current Greater Missoula Downtown Master Plan was established in 2009 and meets that recommended threshold.

V. LINKS:

- | | |
|----|--|
| A. | 2019 Downtown Missoula Master Plan Draft – to be adopted |
| B. | 2019 Downtown Missoula Master Plan Extended Report |
| C. | Additional Resources and Appendices |
| D. | 2035 City Growth Policy |
| E. | 2009 Greater Missoula Downtown Master Plan |

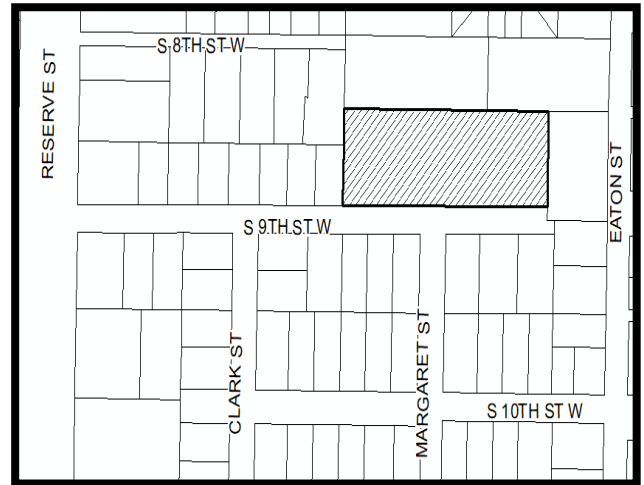


DEVELOPMENT SERVICES

435 RYMAN | MISSOULA, MT 59802-4297 | 406.552.6630 | FAX 406.552.6053

STAFF REPORT & REFERRAL

Agenda item:	Referral – Rezone of property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling)
Report Date(s):	9/24/2019
Case Planner:	Jenny Baker, Planner III
Report Reviewed & Approved By:	Mary McCrea, Planning Supervisor
Public Meetings & Hearings:	Planning Board (PB) hearing: 10/1/2019 City Council (CC) 1st reading: 10/7/2019 Land Use & Planning (LUP) pre-hearing: 10/16/2019 City Council hearing: 10/21/2019
Applicant:	Housing Solutions LLC Alex Burkhalter PO Box 2099 Missoula, MT 59806
Fee Owner:	Mountain View Chapel 2320 S 9 th Street W Missoula, MT 59801
Agent:	Professional Consultants Inc. Dale McCormick P.O. Box 1750 Missoula, MT 59806
Location of request:	The subject property is located at 2320 South 9 th Street West, east of Reserve Street, in Franklin to the Fort Neighborhood Council and City Council Ward 6.
Legal description:	The property is legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.
Legal ad:	The legal ad was published in the <i>Missoulian</i> on September 15 and September 22, 2019. The site was posted on September 16, 2019. Adjacent property owners and the physical addresses within 150 feet of the site were notified by first class mail on September 3, 2019.
Zoning:	RT5.4 Residential (two-unit/townhouse)
Growth Policy:	The applicable regional plan is Our Missoula: City Growth Policy 2035 which recommends a land use designation of “Residential High Density,” with greater than 24 dwelling units per acre.”



STAFF RECOMMENDATION

APPROVE the adoption of an ordinance to rezone property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M., from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

RECOMMENDED MOTIONS

- | | |
|--|--|
| PB p/h:
10/1/19 | APPROVE the adoption of an ordinance to rezone property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M., from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling). |
| CC first reading:
10/7/19 | [First reading and preliminary adoption] Set a public hearing for October 21, 2019 and preliminarily adopt an ordinance to rezone property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two unit/townhouse) to RM1-35 and refer this item to the Land Use and Planning Committee for presentation on October 16, 2019. |
| LUP:
10/16/19 | Discussion only – pre-public hearing |
| CC p/h:
10/21/19 | [Second and final reading] (Adopt/Deny) an ordinance to rezone property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling) |

I. INTRODUCTION

Development Services has received a request from Alex Burkhalter of Housing Solutions Inc., represented by Dale McCormick of PCI, to rezone the subject property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling). If approved, this rezoning will result in a standard zoning district under Title 20 which can't be conditioned.

The applicant requests this rezone to facilitate construction of a thirty-six (36) unit affordable senior housing complex, contingent upon obtaining federal funds to assist with financing the project. The current zoning, which permits up to fifteen (15) units on the 1.88 acre parcel, only in the form of detached dwellings or duplexes, does not allow the density, nor does it permit the multi-dwelling building type needed by the senior housing project. There is an existing church on the east end of this parcel, and it will remain pursuant to this rezoning, and pursuant to construction of the proposed affordable housing project.

The City Council recently approved a 5 lot minor subdivision on the subject property in May of 2019. The owner intends to proceed with filing the final plat for this subdivision (Mountain View Chapel Addition), but was not able to do so prior to initiating this rezone request. That is the reason the applicant requests rezone of the whole 1.88 acres, even though the church will remain at the eastern end of the subject property.

Staff has reviewed the applicant's rezoning application packet and bases the recommendation of approval on the following findings of fact:

II. Rezoning review criteria

Findings of fact: General

1. The subject property is located at 2320 South 9th Street West. It is east of Reserve Street, where 9th Street dead ends at the eastern boundary of this parcel. The legal description for the subject property is: 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.
2. A church (Religious Assembly use) occupies the east end of the subject property; the western portion of the parcel is vacant.
3. Religious Assembly is a conditional use in the RT5.4 Residential zoning district. In February of 1984, the County Board of Adjustment voted to approve the religious assembly use at this location. Per Title 20, Section 20.01.110.F.1, the church is an existing, lawfully established conditional use.
4. On May 13, 2019, the Missoula City Council approved a 5 lot minor subdivision on this property, called the Mountain View Chapel Addition.
5. The approved subdivision proposed to keep the church on newly created Lot 1, and use Lots 2-5 (the parcel area that is currently vacant) for new residential development.
6. Lots 2-5 of the Mountain View Chapel Addition Subdivision are only created as legal entities upon filing of the final plat for the subdivision. Though the owners intend to file the final plat for this subdivision, they were not able to do so prior to initiating this rezone request, which is the reason the rezone request applies to the entire parcel, rather than just future Lots 2-5.
7. Development surrounding the subject property is primarily single dwelling residential, though there is a group living facility to the north of the property.
8. The subject property is currently served by a septic system. All new development will be required to connect to City sewer and water. A condition of approval for the subdivision requires the existing church to connect to City sewer and water prior to filing the final plat.
9. The subject property is inside the Urban Growth Area, the Wastewater Facilities Service Area, the Air Stagnation Zone, and is served by City water.
10. Franklin Park is located within one-quarter mile walking distance from the subject property.
11. The subject property is located within an established service area for Missoula hospitals and the City Fire and Police Departments.

Growth Policy:

12. The *2035 Our Missoula City Growth Policy* is the applicable regional plan and recommends a land use designation in this area of Residential High Density – greater than 24 dwelling units per acre.
13. Zoning districts which correspond with the Residential High Density designation include: RM1-35, RM1-45, RM1.5, and RM0.5
14. According to the *2035 Our Missoula City Growth Policy*, the RT5.4 zoning district most closely correlates with a land use designation of Residential Medium – 3 to 11 dwelling units per acre.
15. The requested zoning of RM1-35 allows density of up to 43 dwelling units per acre, and more closely aligns with the *Growth Policy* land use designation of Residential High Density – greater than 24 dwelling units per acre.
16. The City Growth Policy calls for a focus inward approach to encourage infill development in the urban core where infrastructure already exists and promotes mixed-use, increased density, and enhanced connectivity while limiting sprawl and promoting efficient use of existing infrastructure.
17. The *Housing* section of the City Growth Policy describes the Focus Inward approach to development as one that provides opportunities by designating appropriate areas for higher density and housing near existing infrastructure and services. Such development has added benefits, including decreasing household expenses like transportation.
18. The *Safety and Wellness* section of the City Growth Policy encourages healthy lifestyles by promoting a complete active transportation network to increase safety for all transportation systems including vehicular and active transportation.
19. The City Growth Policy identifies many goals and objectives related to housing in the City of Missoula. The introduction to the *Housing* chapter identifies that within the next 20 years the population projections indicate the urban area will grow by 18,500, which presents a need for approximately 9,000 new housing units.

Zoning

20. The subject property and all of the surrounding area are currently zoned RT5.4 Residential (two-unit/townhouse). In this zoning district, the minimum parcel area and area per unit is 5,400 sq. ft. The setbacks are 20 foot front and rear, 10 foot street side, and 7.5 foot or one third the building height side interior. Maximum height limit is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater. The permitted building types are detached house, two-unit house, and two-unit townhouse.
21. Under the current zoning and given the parcel size of 1.88 acres, the subject property could accommodate up to fifteen (15) dwelling units, for a density of 8.07 dwelling units per acre. This density is significantly below that recommended for this area in the Growth Policy.
22. The applicant is requesting RM1-35 Residential zoning, which is a multi-dwelling residential zoning district. The minimum parcel area is 3,000 sq. ft. and the minimum parcel area per unit is 1,000 sq. ft. The setbacks are 20 foot front and rear, 10 foot street side, and 5 foot side interior. Maximum height limit for buildings in this district is 35 feet. The permitted building types are detached house, two-unit house, multi-dwelling building, multi-dwelling house, and townhouses.
23. Under the RM1-35 Residential zoning district, the subject parcel could have up to 81 dwellings, which would be 43 dwelling units per acre.
24. The current proposal for the senior housing project has thirty-six (36) units, for a density of 19 dwelling units per acre. This is still below the Growth Policy recommendation of greater than 24 dwelling units per acre, but it is closer to achieving that density recommendation.

Transportation

25. The subject property is accessed from South 9th Street West, which is a city public right-of-way that dead ends at the eastern boundary of the subject property, without connecting to Eaton Street. South 9th Street West is

classified as a Local Residential Street. All development will gain access from this frontage, and there are no on-site roads proposed.

26. South 9th Street West adjacent to the subject property is paved to a 26 foot surface width within a 50 foot public right-of-way. There are no improvements, such as curb, gutter sidewalk or boulevard, along South 9th Street West.
27. A condition of approval for the Mountain View Chapel Addition Subdivision requires the subdivider to install half street improvements adjacent to the length of the subdivision frontage along South 9th Street West to include 17.5 foot roadway from centerline of the right-of-way to back of curb, curb, gutter, 7 foot landscaped boulevard and 5 foot sidewalk.
28. The subject property is within the Missoula Urban Transportation District (MUTD). The closest bus line is Route 8, which runs on Eaton, turning east on 10th Street. This is a distance of .15 miles from the perimeter of the subdivision. Route 2 runs on Johnson Street within a half mile of the subject property.

Conclusions of Law:

1. Whether the zoning is made in accordance with a growth policy;

29. The rezoning complies with the Residential High Density land use designation of the Growth Policy. RM1-35 Residential is one of the zoning districts that corresponds to the high density land use designation by allowing development at a density of up to 43 dwelling units per acre.
30. The rezoning complies with many of the focus inward goals and objectives of the growth policy.

2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; 2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems;

31. The rezoning facilitates the adequate provision of public services, including transportation, water, sewer, parks, and other public requirements, because the area is inside the Urban Growth Area and the Sewer Service Area, and is served by existing infrastructure. Franklin Park is within one-quarter mile of the subject property. Transit is available within 0.15 miles on Eaton and South 10th Street West and within a half mile at South 10th Street West and Johnson Street.
32. The rezoning considers the effect on transportation. Though there will be an increase in traffic as a result of the rezone, improvements to 9th Street, including provision of sidewalk where there currently is none, will contribute to improving street conditions and connectivity in the area, while lessening the impact of the increase in traffic.

3. Whether the zoning considers the promotion of compatible urban growth;

33. The rezoning promotes urban growth by implementing a zoning classification that permits higher density, in alignment with the Growth Policy's density recommendation for this area. There is currently a mix of higher density multi-dwelling development in the midst of single dwelling residential.

4a. Whether the zoning is designed to promote public health, public safety, and the general welfare; 4b. Whether the zoning is designed to secure safety from fire and other dangers; 4c. Whether the zoning considers the reasonable provision of adequate light and air; 4d. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;

34. The rezoning will promote public health, public safety, and the general welfare by locating residential density in an area with established access to sewer, water, emergency services, hospitals, streets, public transit, and other urban services.
35. Emergency services are available to the site. Law enforcement personnel and procedures are available to address potential problems of noise, property damage, or personal injury. Fire protection is also available to the site.
36. This rezoning should not adversely impact the provision of adequate light and air as all future development will meet required internal and external building code and zoning code setbacks.

37. This rezoning should not diminish the value of existing buildings in the area. The new housing project will increase the value of the subject property, and promote the general welfare by providing affordable dwelling options for senior citizens.

5. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;

38. The rezoning to RM1-35 considers the character of the district by proposing a residential zoning district and a residential development project in the midst of an established residential neighborhood.

39. The rezoning proposes development that is suited to the neighborhood, because it is similar to other completed developments in the area where there are multi-dwelling buildings and higher density in the midst of surrounding single dwellings.

III. AGENCY COMMENT

Missoula Valley Water Quality District:

No comment received.

Health Department - Air Quality Division:

The Air Program has no concerns with the proposed rezoning for 2320 S 9th St W. Benjamin Schmidt

Health Department – Environmental Health:

No comment received.

Missoula County – Emergency Management:

Office of Emergency Management has no comment. Adriane Beck

Missoula Urban Transportation District:

No comment received.

City Parks & Recreation:

No comment received.

Office Of Housing & Community Development:

See attached comment.

City Attorney:

No comment received.

Missoula Redevelopment Agency:

No comment received.

City Police:

No comment received.

City Fire:

No comment received.

Montana Department of Transportation:

No comment received.

City Storm Water Division:

No comment received.

City Wastewater Division:

No comment received.

City Water Division

No comment received.

Missoula Housing Authority

See attached comment.

IV. ATTACHMENTS

1. Agency Comment: Office of Housing & Community Development, Director Eran Pehan, 09/15/19
2. Agency Comment: Missoula Housing Authority, Director Lori Davidson, 09/13/19
3. Public Comment: C Murray, 09/08/19
4. Public Comment: Human Resource Council, Executive Director Jim Morton, 09/13/19
5. Public Comment: K Engler, 09/08/19
6. Public Comment: M McClements, 09/11/19
7. Public Comment: N Wild, 09/03/19
8. Public Comment: P Hogan, 09/12/19

Rezone

2320 S 9th Street W

**RT5.4 Residential to
RMI-35 Residential**

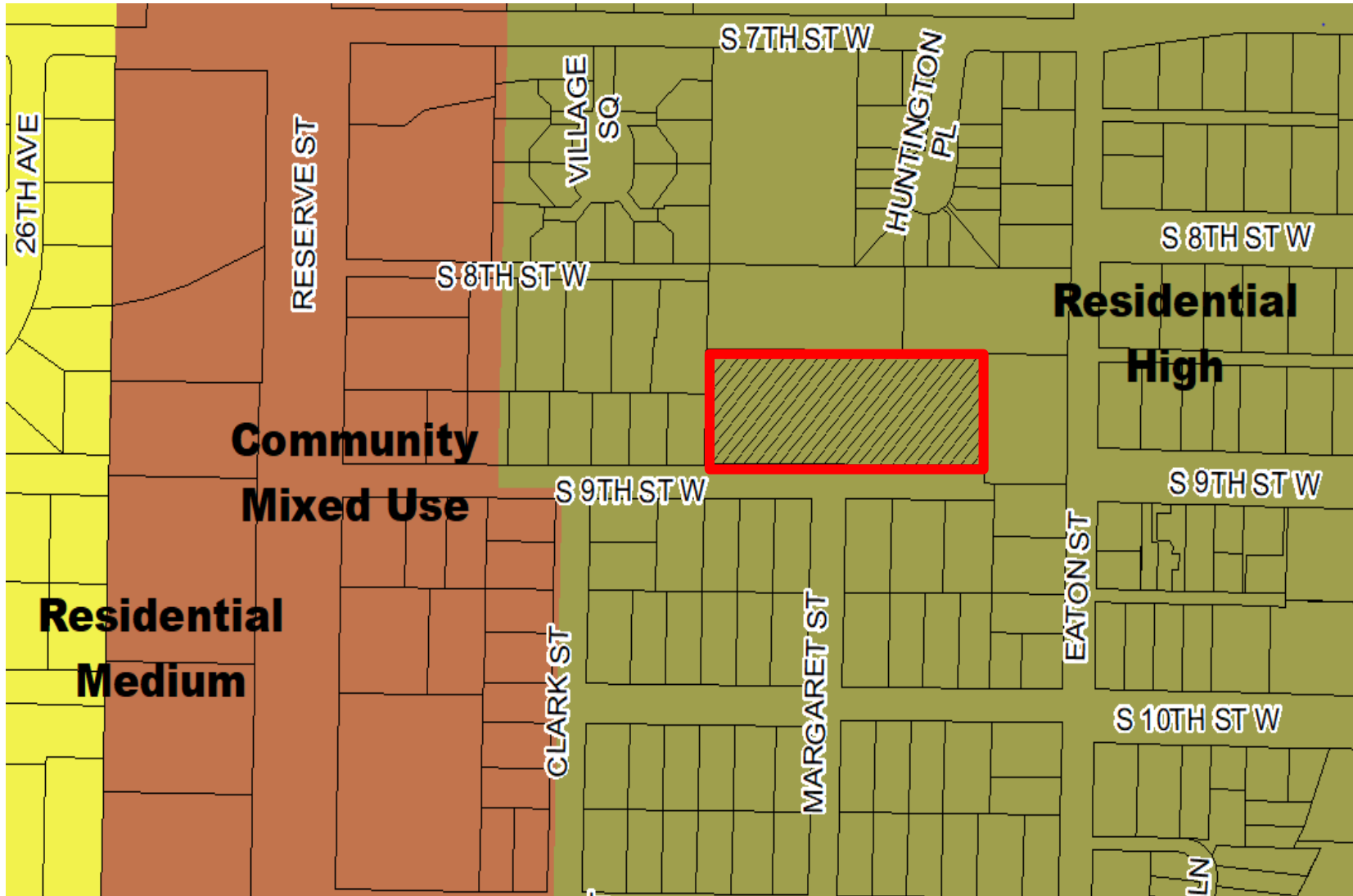
Jenny Baker
Development Services
October 1, 2019



Property Location



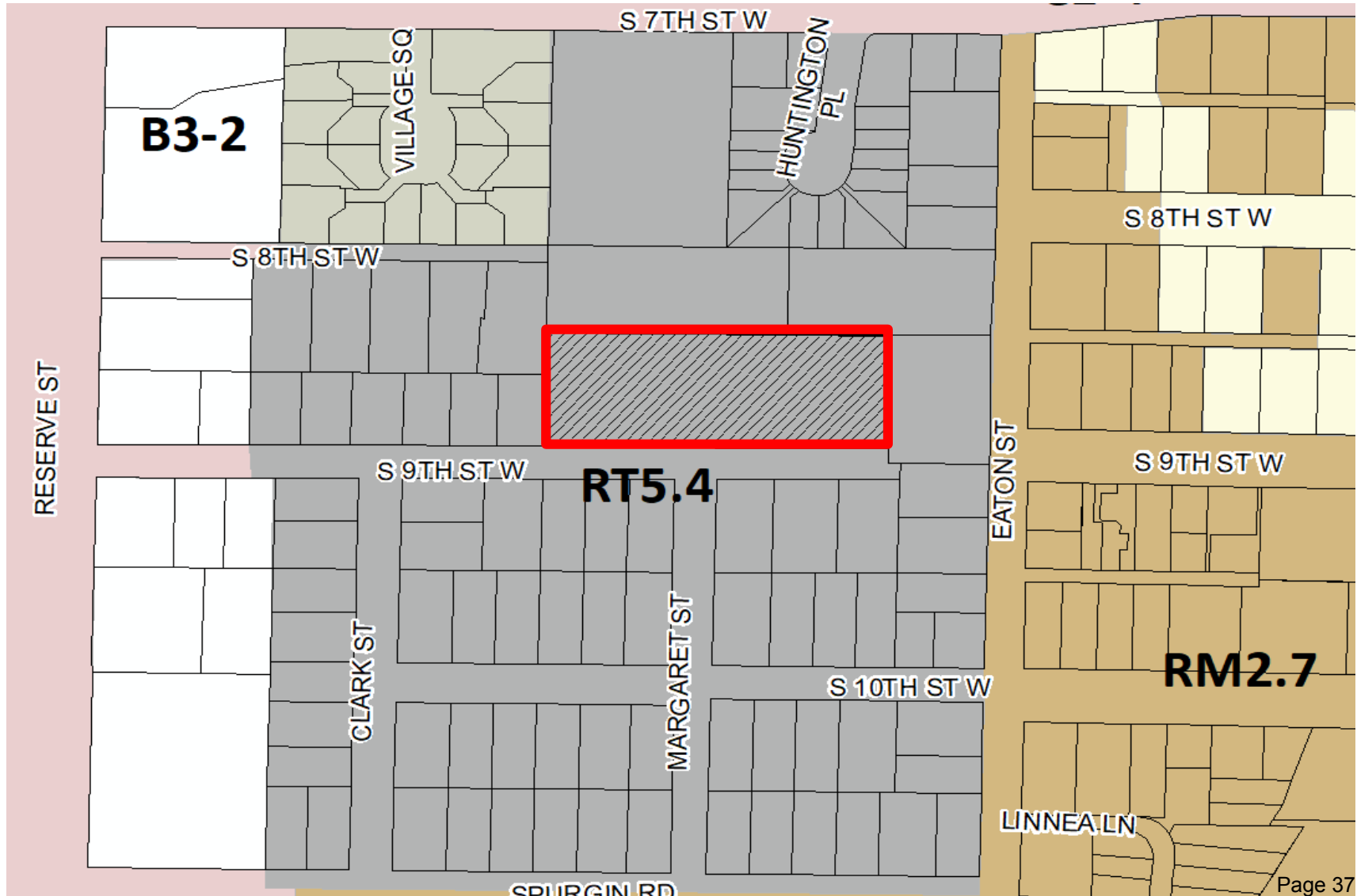
Missoula City Growth Policy



Supports Goals related to –

- Livability – inclusion of all age groups
- Safety & Wellness – provision of adequate social services; access to affordable & safe housing
- Housing – develop sufficient supply to meet needs of all age groups, income levels
- Community Development -- “focus inward,” support more compact development patterns

Area Zoning



Zoning Comparison



	RT5.4	RMI-35
Building types	Single, duplex	All
Min. parcel area	5,400	3,000
Area per unit	5,400	1,000
Setbacks	20' Front & Rear, 7.5' Side	20' Front & Rear, 5' Side
Height	30/35 feet	35 feet
Units per acre	8	43

- I. Growth Policy**
- II. Public Services/Transportation**
- III. Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. District Character & Suitability of Uses**



valid from owners

16 additional

Total received = 27

Neighbors' concerns:

- Increase in traffic on dead end street
- Inadequate parking provision
- Lack of pedestrian infrastructure & no street lights

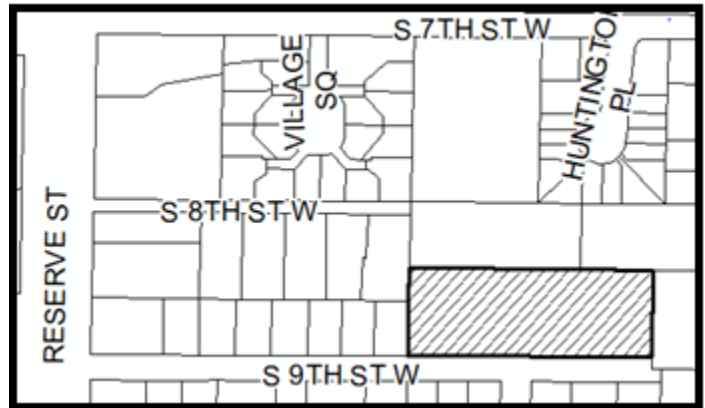
Letters of support:

- Housing & Community Development, Missoula Housing Authority, Missoula Aging Services, Human Resource Council
- Two neighbor comments in support of project

APPROVE the adoption of an ordinance to rezone 2320 South 9th Street West from RT5.4 Residential to RMI-35 Residential, based on the findings of fact in the staff report.

ORDINANCE NUMBER _____

AN ORDINANCE TO REZONE 1.88 ACRES OF LOT 4 IN RM COBBAN ORCHARD HOMES, IN SECTION 29, TOWNSHIP 13 N, RANGE 19 W, P.M.M. A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF, LOCATED ON 9TH STREET WEST, EAST OF RESERVE STREET AND WEST OF EATON STREET, FROM RT5.4 RESIDENTIAL TO RM1-35 RESIDENTIAL.



BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOULA:

THAT THE ABOVE DESCRIBED PROPERTY IS HEREBY WITHDRAWN FROM THE RT5.4 RESIDENTIAL ZONING CLASSIFICATION AND REPLACED WITH THE CLASSIFICATION OF RM1-35 RESIDENTIAL.

Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

PASSED by a _____ vote and

APPROVED by the Mayor this _____ of _____, 2019.

ATTEST:

APPROVED:

Martha Rehbein
City Clerk

John Engen
Mayor

(SEAL)

From: [Eran Pehan](#)
To: [Jenny Baker](#)
Subject: RE: Rezone 2320 S 9th St W - Skyview Affordable Senior Housing
Date: Sunday, September 15, 2019 4:19:48 PM

Ms. Baker,

The Office of Housing and Community Development would like to express our support of the Skyview Affordable Senior Housing development. The proposed development, a new senior affordable rental community, will provide over 30 homes to an underserved demographic in our community. Households with people over age 65 are projected to increase by 2,024 over the next five years. According to the U.S. Census, 7.7% of the population over age 65 is living at poverty levels. This amounts to 662 seniors in our community in desperate need of affordable homes.

The proposed development of this site is in alignment with Our Missoula, the City's adopted Growth Policy. The proposed site is in a neighborhood connected to transit and in close proximity to services. This development is also in alignment with A Place to Call Home, Missoula's recently adopted Housing Policy. One of the most impactful resources for affordable rental home development is the Low- Income Housing Tax Credit (LIHTC) Program. This program brings millions of dollars of private equity into our community to help us achieve our stated goals around housing affordability. As such, the Office of Housing and Community Development is committed to supporting LIHTC projects that are in alignment with our identified needs and our guiding growth documents. If this project is awarded Federal Housing Tax Credits and receives the necessary rezone, Housing Solutions LLC will help Missoula meet the very present and growing need for affordable housing among the 65+ senior population.

Neighboring residents have expressed concerns regarding infrastructure needs, including incomplete sidewalk grids, in the area that could be exacerbated by this development. The Office of Housing and Community Development is committed to working alongside the Franklin to the Fort Neighborhood, elected officials, departments within the City of Missoula, and Housing Solutions LLC to further explore and mitigate these concerns and to ensure this senior affordable rental community is a positive addition to the neighborhood.

Eran Fowler Pehan

Director

Office of Housing and Community Development

406-552-6395

From: Jenny Baker <BakerJ@ci.missoula.mt.us>

Sent: Friday, August 30, 2019 3:09 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Mike Brady <BradyM@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Chris Boza <BozaC@ci.missoula.mt.us>; 'envhealth@missoulacounty.us' <envhealth@missoulacounty.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Corey Aldridge (caldridge@mountainline.com) <caldridge@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Karen Gasvoda <GasvodaK@ci.missoula.mt.us>; Bob Hayes <HayesB@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; 'abeck@co.missoula.mt.us' <abeck@co.missoula.mt.us>; 'nholloway@co.missoula.mt.us' <nholloway@co.missoula.mt.us>

Cc: Michelle Cares <MCares@ci.missoula.mt.us>; Julie Merritt <JMerritt@ci.missoula.mt.us>; Neighborhood Council - Franklin to the Fort <f2f@ci.missoula.mt.us>

Subject: Rezone 2320 S 9th St W - Skyview Affordable Senior Housing

Good afternoon –

Hoping to get your input on this proposal to rezone a property on 9th St W where, if the rezoning is approved, a 36 unit affordable senior housing project is proposed.

Will you send me your comments by **September 13, 2019?**

Thanks much.

Jenny



September 12, 2019

Missoula City Council
435 Ryman Street
Missoula, MT 59802

RE: Rezoning of 2320 South 9th Street/Skyview Affordable Senior Housing
Missoula, Montana

Dear City Council Members,

I am writing to express my support of the zone change request for the proposed Skyview affordable housing project. I understand this request has prompted considerable opposition from the immediate neighbors. Despite this opposition, this sort of affordable senior rental housing is greatly needed in Missoula and will increasingly be needed in locations similar to the one proposed.

The City Council has recognized the need for denser infill development in its growth policy and newly adopted Housing Policy. I strongly encourage you to follow through with the goals of the policy by granting this zone change request.

This will be a senior development with little additional traffic and residents who desire the same thing as those who already live in the area; a quiet and peaceful environment close to services. Seniors desire to live in Missoula's neighborhoods, not just in commercial areas, and Skyview would fit in well with the surrounding area. As an example of successful senior tax credit property in a single-family area I would urge the Council to consider Burlington Square located just a few blocks south.

As many on the council know, earning an award of the valuable and limited housing credit is very difficult. In 2019, Missoula has a great chance at bringing some of this housing money to our community, but it can't happen without this zone change.

Thank you for your consideration of all Missoulians when making your determination.

Sincerely,



Lori Davidson
Missoula Housing Authority

— EST. 1982 —

MISSOULA *aging* SERVICES

— WE'RE PROUD *of* OUR YEARS —

September 13, 2019

Missoula City Council
435 Ryman Street
Missoula, MT 59802

RE: Rezoning of 2320 South 9th Street/Skyview Affordable Senior Housing

Dear City Council Members,

I am writing to express my support of the zone change request for the proposed Skyview Senior Affordable Housing project. I understand this request has prompted considerable opposition from the immediate neighbors. Despite this opposition, this type of affordable rental housing is greatly needed for older adults in Missoula and will increasingly be needed in similar locations to the one proposed.

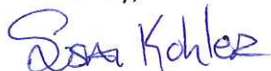
The City Council has recognized the need for denser infill development in its growth policy and newly adopted housing policy. I strongly encourage you to follow through with the goals of the policy by granting this zone change request. I also encourage the city to continue to address the concerns of neighborhoods who will continue to be impacted by similar infill opportunities.

The Skyview Affordable Senior Housing project will be an older adult development with little additional traffic and residents who desire the same thing as those who already live in the area; a quiet and peaceful environment close to services. Older adults desire to live in Missoula's neighborhoods, not just in commercial areas, and Skyview would fit in well with the surrounding area. As an example of a successful senior tax credit property in a single-family area, I would urge the Council to also consider Burlington Square located just a few blocks south.

As many on the council know, earning a valuable and limited housing credit award is very difficult. In 2019, Missoula has a great chance at bringing some of this housing money to our community, but it can't happen without this zone change.

Thank you for your consideration of all Missoulians when making your determination.

Sincerely,



Susan Kohler
CEO - Missoula Aging Services

T 406.728.7682 F 406.728.7687
337 Stephens Ave | Missoula, MT 59801

MISSOULAAGINGSERVICES.ORG

From: [Carol Murray](#)
To: [Jenny Baker](#)
Cc: [Malcolm Lowe](#); [Michelle Cares](#); [Julie Merritt](#)
Subject: Rezoning 9th Street property for Skyview project
Date: Sunday, September 8, 2019 10:52:03 AM

September 8, 2019

Carol Murray
2333 S 10th Street W
Missoula MT 59801

Jenny Baker
Development Services
435 Ryman
Missoula MT 59802

Dear Ms. Baker,

I am writing regarding the rezoning on 9th Street for the Skyview project.
I live a block away on 10th Street and I am very concerned about rezoning that property for denser population.

Referencing the criteria for rezoning,

“whether the zoning is designed to secure safety from fire and other dangers” and “whether the zoning is designed to facilitate the adequate provision of transportation”

Both 9th and 10th Streets are dead end streets so there are only a couple streets that are available for driving in and out. Traffic will become more congested on those streets. In addition, if there is a fire or other danger, there are not many routes or much room for emergency vehicles to get there.

“whether the zoning considers the effects on motorized and nonmotorized transportation”

The increased traffic will affect our quiet neighborhood, especially since we do not have sidewalks or street lights to help pedestrians. Since 9th and 10th are dead ends, the city rarely plows, thus making the streets more difficult to maneuver, both by car and by foot.

“whether the zoning considers the character of the district”

The character of our neighborhood is clean, quiet, and friendly. I’d like to keep it that way. I know most all of my neighbors, people watch out for one another, and help each other out. Introducing more people to the neighborhood will compromise these characteristics.

Please do not approve rezoning this property. This area will not support the extra people due to no access for traffic/emergency vehicles and no pedestrian amenities.

Thank you.

Carol Murray, LMT

September 12, 2019

Missoula City Council
435 Ryman Street
Missoula, MT 59802

RE: Rezoning of 2320 South 9th Street/Skyview Affordable Senior Housing
Missoula, Montana

Dear City Council Members,

I am writing to express my support of the zone change request for the proposed Skyview affordable housing project. I understand there is opposition from some residents in the neighborhood. However, this sort of affordable senior rental housing is greatly needed in Missoula and will increasingly be needed in locations similar to the one proposed.

The City Council has recognized the need for denser infill development in its growth policy and newly adopted Housing Policy. Those putting forward use of this site for senior housing have been diligent in their search for property suitable to such a use. The choice of this particular site was done with sensitivity to the neighboring properties and the neighborhood. This will be a senior development with little additional traffic, serving residents who desire the same thing as those who already live in the area; a quiet and peaceful environment close to services.

Seniors desire to live in Missoula's neighborhoods, not just in commercial areas, and Skyview would fit in well with the surrounding area. As an example of successful senior tax credit property in a single-family area, I would urge the Council to consider Burlington Square located just a few blocks south.

As many on the Council know, earning an allocation of the valuable and limited housing credits is very difficult. In 2019, Missoula has a great chance at bringing some of this housing money to our community, but it cannot happen without this zone change.

I know you will give this request thoughtful consideration.

Sincerely,



Jim Morton
Executive Director

Incapacity
Assessment
Services

Low Income
Advocacy

Workforce
Development

Energy
Assistance

Owner
Occupied
Home
Rehabilitation
Loan Program

Affordable
Housing
Development

First Time
Homebuyer
Assistance

2-1-1
Information
& Referral

Energy
Conservation

Rental
Assistance

Summer
Food
Service

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1801 South Higgins Avenue, Missoula, Montana 59801 (406) 728-3710 FAX (406) 728-7680

Offices in Missoula, Mineral and Ravalli Counties  Equal Opportunity in Service and Employment



From: [Kathy Engler](#)
To: [Jenny Baker](#)
Subject: Skyview
Date: Monday, September 9, 2019 2:38:36 PM

After serious consideration, I am wondering why there is a push to place marginalized people in a corner of a marginalized neighborhood. I have lived here for over 29 years and I can assure you that anyone living here must be able to drive. Years ago, the city incorporated us into the city saying that we would be better off. They raised our taxes, slapped a SID on everyone for the sewer and walked away. It is rare that we even see a snow plow.

Regardless of what goes into that property, please bear in mind that all the infill that has been done so far has too little parking and our streets have become parking lots. Those new places have sidewalks that dead end at the irrigation ditch and people have to go back out into the road.

I hope a lot of thought will go into developing that lot with consideration to traffic as well as pedestrians. So far, development has not been what it might have been.

Thank you for the opportunity to vent.

Kathy Engler
1104 Clark St.
Missoula, Mt 59801

From: [Mark McClements](#)
To: [Michelle Cares](#); [Julie Merritt](#)
Cc: [Jenny Baker](#)
Subject: 9th St. Re-zone
Date: Wednesday, September 11, 2019 3:14:02 PM

Dear Council Members Cares and Merritt,

My name is Mark McClements, and I am a resident of your ward (2410 Mount Ave.) as well as a member of the Franklin to the Fort Neighborhood Leadership Team. I am writing today, as a private citizen, in support of the re-zone for the vacant lot on 9th st. I firmly believe that the need for increased housing, especially affordable housing, is the biggest issue facing Missoula at this moment. Building a 30+ unit dwelling only helps alleviate this issue, and if the builder is approved for the grant to make these units affordable, senior housing, that also helps care for one of the most vulnerable demographics in our community. Ours is one of the lowest income wards in the city, and new construction beautifies the area, decreases crime, provides local jobs, and due to the sidewalks this project would be mandated to install, would increase the mobility, walk-ability, and overall health of our neighborhood.

I have spoken with two of the more outspoken opponents of this project, John German at 2402 S 9th and Malcolm Lowe at 1114 Margaret St., and I have yet to hear what I find to be a valid reason for not wanting this project. They do not want this project next door, and I empathize with that. However, this is not about what is best for the people within a 150 ft radius of that lot, it is about what is best for Missoula.

In my conversations with these folks, they have listed increased traffic, parking concerns, and decreased property value as their main anxieties about this project. I had the pleasure of visiting this lot last night and speaking with Mr. German and another neighbor about the project for upwards of an hour (~7-8:00pm) during that time one single car drove past. While 7-8 isn't rush hour, one car an hour is hardly a high traffic area, and an additional 30 vehicles coming and going over the course of a day isn't going to be an insurmountable change. Parking spaces are included in the mock ups I have seen for the development, and I believe it is mandated that they provide one parking space per unit(?) so parking seems to be a non issue, there is also street parking currently that would not be infringed upon by this development which could accommodate 20+ additional vehicles should there be spillover from the parking lot. That may be a concern for these folks, but the simple fact of the matter is that street parking is for everyone and you cannot reasonably be upset about people using this space. As far as housing prices are concerned, These two studies: one [published 2014 from the University of Georgia, about how property value increases when vacant lots are developed or improved](#), and [this study from The National Vacant Properties Campaign published 2005](#) about how vacant lots decrease home values, increase crime, and have a negative cumulative affect on the neighborhood clearly dispute that stance. (the later study refers more so to vacant homes rather than lots, but one could extrapolate the data to support the same theory for vacant lots). Mr German also mentioned the inability of fire trucks or other emergency vehicles to turn around where 9th dead ends, which this new development would not change at all.

I personally live ~100 yards from the Burlington Square apartment complex (2420 Burlington), which is a 51 unit, low income, senior community. It is ~30% larger than the proposed development in terms of residents, and follows the same guidelines of income restrictions as far as low income/affordable senior housing goes. It was admittedly already in place when I purchased my home two years ago, so I did not see any change, and it is just off

of Mount Ave. which is an already busy street; However, I can watch out of my front window as people drive in and out, and anecdotally I would estimate the number of vehicles coming and going to be around 20-25 daily. The complex is well maintained and fits into the neighborhood despite being 3 stories surrounded by single level family homes. It is shielded by trees which I think adds to its fit into the neighborhood -and if possible I think there should be mandated some sort of privacy landscaping surrounding the 9th street construction to make it more agreeable to the people next door. I submit the Burlington Square complex as a case study of how great a development like this can be. I for one will gladly take 50 senior citizens in my neighborhood. They aren't causing problems, they aren't driving crazy, they aren't up all hours of the night blaring their music, they are about as ideal neighbors as you can ask for, and for anyone to make a stand against increased formidable housing options in general, but especially a complex like this perplexes me to say the least.

I do commiserate with Mr German, Mr. Lowe, as well as their direct neighbors. They have lived in their homes in an unchanged neighborhood for many years, and change is difficult for anyone, especially those who have come to expect a certain level of comfort, and to whom this development poses a threat -real or perceived- to their way of life. But change is necessary for growth and progress. We cannot abide by the fears and misplaced anger of the old guard in planning for our future as a neighborhood, as a city, or as individuals. For this reason I must voice my full support regarding the re-zoning for the lot on 9th St. I think its good for our neighborhood, good for our ward, and good for our city, and I hope I can count on your vote to support this and future improvement projects.

Yours in service,

Mark McClements
2410 Mount Ave. Missoula, MT 59801
(253) 651-4613
mark.mcclements@gmail.com

The views and opinions expressed here are mine alone and do not necessarily reflect those of my colleagues.

From: [Wild Nancy](#)
To: [Jenny Baker](#); [Julie Merritt](#); [Michelle Cares](#)
Subject: Skyview Project
Date: Monday, September 2, 2019 4:45:25 PM

My concerns are the following:

- 1-Lack of sidewalks and street lights if people are walking.
- 2-It will increase traffic on our already fast moving street. We have small children and pets on 9th street. We have apartments on 9th street that create more traffic now.
- 3-Diminishing quality of life due to over crowding
- 4-We do need speed bumps to slow down traffic right now.
- 5-Can't understand the fast traffic since it is a dead end street.



Virus-free. www.avg.com

From: [Hogan, Patricia](#)
To: [Jenny Baker](#)
Subject: RE: Rezone 2320 S 9th St W - Skyview Affordable Senior Housing
Date: Thursday, September 12, 2019 12:14:55 PM

Good day, Jenny – I strongly feel that this proposed project will be a benefit to the community of Missoula, not only for seniors seeking affordable housing, but it also seems to meet all the review criteria for rezoning.

Thank you for this opportunity to comment.

Patricia A. Hogan | 1650 South 12th West | Missoula MT 59801
406.543.5509 - h | 406.523.5865 - w | reckless50@gmail.com

You will make mistakes, but make them with enthusiasm. -- Colette

From: Jenny Baker <BakerJ@ci.missoula.mt.us>
Sent: Friday, August 30, 2019 3:09 PM
To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Mike Brady <BradyM@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Chris Boza <BozaC@ci.missoula.mt.us>; 'envhealth@missoulacounty.us' <envhealth@missoulacounty.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Corey Aldridge (caldridge@mountainline.com) <caldridge@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Karen Gasvoda <GasvodaK@ci.missoula.mt.us>; Bob Hayes <HayesB@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; Beck, Adriane <abeck@co.missoula.mt.us>; 'nholloway@co.missoula.mt.us' <nholloway@co.missoula.mt.us>
Cc: Michelle Cares <MCares@ci.missoula.mt.us>; Julie Merritt <JMerritt@ci.missoula.mt.us>; Neighborhood Council - Franklin to the Fort <f2f@ci.missoula.mt.us>
Subject: Rezone 2320 S 9th St W - Skyview Affordable Senior Housing

Good afternoon –

Hoping to get your input on this proposal to rezone a property on 9th St W where, if the rezoning is approved, a 36 unit affordable senior housing project is proposed.

Will you send me your comments by **September 13, 2019?**

Thanks much.

Jenny

Messages and attachments sent to or from this e-mail account pertaining to City business may be considered public or private records depending on the message content. The City is often required by law to provide public records to individuals requesting them. The City is also required by law to protect private, confidential information. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you

From: [Janelle Jones](#)
To: [Jenny Baker](#)
Cc: [Harley Jones](#)
Subject: Resident AGAINST rezone of 2320 S. 9th Street W from RT5.4 to RM1-35
Date: Monday, September 30, 2019 10:25:16 AM

Dear Ms. Baker,

My husband and I bought the house that is right on the SW corner of Margaret Street and 9th Street last year; it was a quaint neighborhood and was close to his parents. We are definitely against this re-zoning request; it will completely change the character of the neighborhood (and definitely NOT for the better.). It definitely goes against several of the Review Criteria for Rezone Requests (#4-whether the zoning is designed to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements, #6-whether the zoning considers the effect on motorized and nonmotorized transportation systems (CLEARLY THIS DOES NOT-JUST BECAUSE A BUILDING PHYSICALLY FITS INTO A SPACE DOES NOT MEAN THAT THE AREA CAN ACCOMMODATE EXTRA TRAFFIC-anyone who physically comes and looks at the space and the surrounding area can see that it absolutely does not make sense from the traffic perspective alone), #8-whether the zoning considers the CHARACTER of the district and its particular suitability for particular users (guaranteed, this will adversely affect the character of the neighborhood; this is not an apartment complex neighborhood; it is single family homes; townhomes would be bad enough, an apartment complex would overwhelm the neighborhood with traffic and parking issues alone); and #9-whether the zoning conserves the value of buildings and encourages the MOST APPROPRIATE use of land throughout the jurisdictional area (I am certain the value of the homes in our neighborhood will go down-we certainly wouldn't have bought a house across the street from an apartment complex because that is not a neighborhood we would want to live in and, again, this neighborhood is not set up to handle the crowding/traffic/parking of an apartment complex, just because the proposed building will physically fit into the space.)

We both graduated from high school in Missoula (almost 30 years ago) and can tell the difference between growth/change that doesn't destroy the character of what makes Montana the great place it is; we have also been to places like Chicago, New York and many places in cities in California and Florida-we don't want the "density" of Missoula to reflect the density in places like that (why do you think so many people come to Montana from those more crowded places-it is to GET AWAY from that crowding/"density.>"). We are definitely AGAINST the proposal to rezone the property of 2320 S. 9th Street, making it inappropriately more population dense for this particular neighborhood. LEAVE THE ZONING THE WAY IT IS.

Sincerely,

Janelle and Harley Jones
1105 Margaret Street
Missoula, MT. 59801

**2320 S 9th Street
West**

**Rezone Request:
RT5.4 to RM1-35**

**VALID PROTEST
PETITIONS**



October 2019

PROTEST PETITION – REZONING REQUEST

I, Chris & Stephanie Walchuk, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Christopher Walchuk Stephanie Walchuk
Property owner address	1104 Margaret St Missoula 59801
Date	
Signature(s)	 

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

RECEIVED
SEP 17 2019

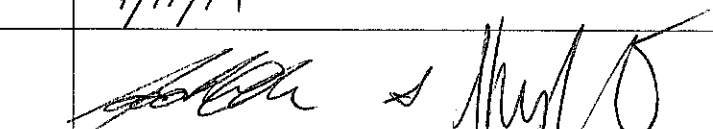
MISSOULA, MONTANA
DEVELOPMENT SERVICES

PROTEST PETITION – REZONING REQUEST

I, Sheyla & Jordan Orr, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

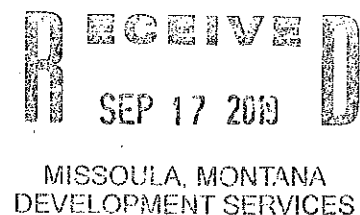
The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Sheyla Orr & Jordan Orr
Property owner address	2405 S. 9 th St W. Missoula, MT 59801
Date	9/11/19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.




PROTEST PETITION – REZONING REQUEST

I, Johnathan Smith / Kristi Smith, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

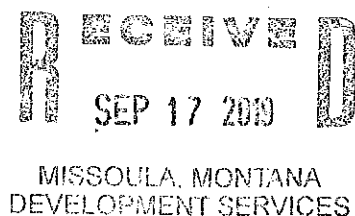
I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	KRISTI SMITH Johnathan Smith
Property owner address	2333 S 9TH ST W MISSOULA, MT 59801
Date	9/13/19
Signature(s)	

(PREVIOUSLY SENT IN BUT DIDNT REALIZE
WE NEEDED BOTH SIGNATURES)

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.


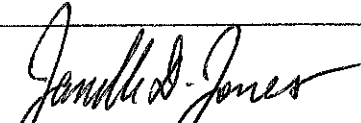


PROTEST PETITION – REZONING REQUEST

I, Harley & Jonelle Jones, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

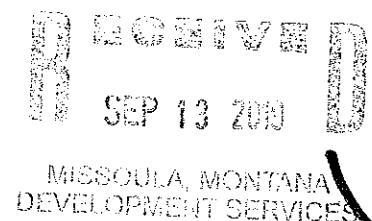
The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Harley L. Jones & Jonelle D. Jones
Property owner address	1105 Margaret Street Missoula, MT 59801
Date	9/11/2019
Signature(s)	 

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.



PROTEST PETITION – REZONING REQUEST

I, Maureen O. Jenkins, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

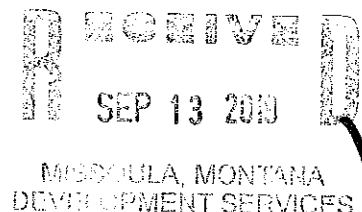
The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Maureen O. Jenkins
Property owner address	1109 Eaton Street
Date	September 12, 2019
Signature(s)	Maureen O. Jenkins

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.




PROTEST PETITION – REZONING REQUEST

I, THEODORE & KATHLEEN ENGLER, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

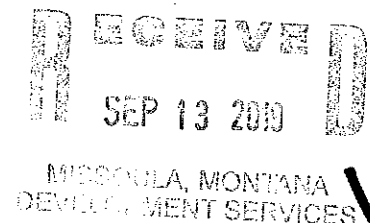
The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	THEODORE T. ENGLER KATHLEEN L. ENGLER
Property owner address	1104 S. CLARK ST MISSOULA, MT 59801
Date	9-12-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

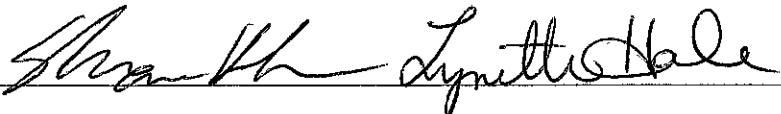


PROTEST PETITION – REZONING REQUEST

I, Shane & Lynette Hale, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Shane Hale, Lynette Hale
Property owner address	2309 S. 9 th ST. W. MISSOULA MT 59801
Date	9-11-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Steven Soper & Nancy Soper, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	STEVEN SOPER NANCY SOPER
Property owner address	2409 S 8 th ST W MSLA, MT 59801
Date 9	9-12-19
Signature(s)	Steven Soper Nancy Soper

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, John and Marsha German, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	John M. German Marsha German
Property owner address	2402 S. 9 th St W - Missoula, MT 59801
Date	September 10, 2019
Signature(s)	John M. German Marsha German

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Don And Nancy BEARDSLEY, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	DONALD H. BEARDSLEY NANCY M. BEARDSLEY
Property owner address	2412 So. 9th St W. MSB. 111. 59801
Date	9/10/19
Signature(s)	Donald H. Beardsley Nancy M. Beardsley

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Sheila Jay Mergenthaler, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Jay Sheila Mergenthaler
Property owner address	2315 S. 9th. St. W
Date	9-10-19
Signature(s)	Sheila Mergenthaler Jay Mergenthaler

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

**2320 S 9th Street
West**

**Rezone Request:
RT5.4 to RM1-35**

**ADDITIONAL PROTEST
PETITIONS**

**(Petitions not valid due to
signatures or distance)**

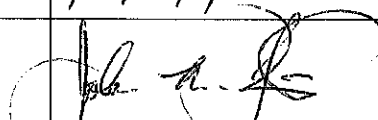
October 2019

PROTEST PETITION – REZONING REQUEST

I, Johnathan Smith, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Johnathan Smith
Property owner address	2333 S 9 th ST W MISSOULA MT 59801
Date	9-9-19
Signature(s)	

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

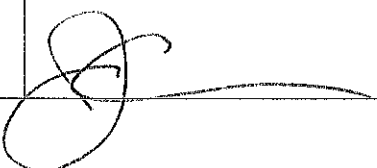

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Jadrian Coats + Alberta Ramirez^{renter/s}, am a property owner within 150 feet of the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

^{renter/s} Property owner(s) name(s) (printed)	Jadrian Coats + Alberta Ramirez
Property owner address <i>renter</i>	2405 S. 9 th St. W. Missoula 59801
Date	9-23-2019
Signature(s)	 

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

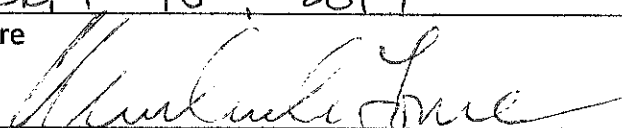
1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

PROTEST PETITION – REZONING REQUEST

I, Malcolm Lowe, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)
<u>Malcolm Lowe</u>
Property owner address
<u>1114 MARGARET ST, MISSOULA, 59801</u>
Date
<u>SEPT 10, 2019</u>
Signature


LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, ANDREW A. OLSEN & ELLARAE E OLSEN, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	ANDREW A OLSEN ~ ELLARAE E. OLSEN
Property owner address	2411 SO 10 th West, Missoula, MT 59801
Date	9-10-19
Signature	Andrew A Olsen ~ Ellarae E. Olsen

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, Robert E. Johnson, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	<u>Robert E. Johnson</u>
Property owner address	<u>2331 S. 10th ST. W.</u>
Date	<u>10/11/2019</u>
Signature	<u>Robert E. Johnson</u>

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, James L. Isaacs Shirley M. Isaacs, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)
James L. Isaacs Shirley M. Isaacs
Property owner address
2335 So: 10 th St. W. Missoula, MT. 59801
Date
9-11-2019
Signature
James L. Isaacs, Shirley M. Isaacs

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, Carol Murray, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	Carol Murray
Property owner address	2333 South 10 th Street West, Missoula MT 59801
Date	9.11.19
Signature	Carol Murray

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

Handwritten initials: JM

PROTEST PETITION – REZONING REQUEST

I, David P. Larson, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) <u>David Larson</u>
Property owner address <u>2338 S. 10th St. W.</u> <u>Missoula, MT 59801</u>
Date <u>Sept 10, 2019</u>
Signature <u>David P. Larson</u>

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, Michael D. Gaab, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	Michael D. Gaab
Property owner address	1115 S Clark St Missoula MT 59801
Date	9/10/19
Signature	Michael D Gaab

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Delivered to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, Marilyn J. Holgate, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

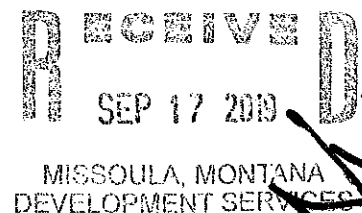
Property owner(s) name(s)	Marilyn J. Holgate
Property owner address	2408 So. 10 th St. W., Missoula, MT 59801
Date	Sept. 16, 2019
Signature	Marilyn J. Holgate

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802




PROTEST PETITION – REZONING REQUEST

Leigh Rodriguez, Iden Axelson-Rodriguez am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	Leigh Rodriguez, Iden Axelson-Rodriguez
Property owner address	2418 S. 9th St. W. Missoula, MT 59801
Date	9/13/19
Signature	

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, Joe & Gloria Strickland, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	Joseph P. Strickland Gloria M. Strickland
Property owner address	2419 S. 10 th St. West msla.
Date	9-23-19
Signature	Gloria M. Strickland Joe Strickland

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

RECEIVED
CITY OF MISSOULA
SEP 24 2019
DEVELOPMENT SERVICES

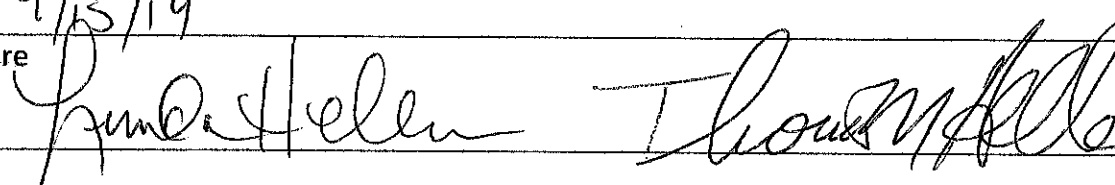
W
D

PROTEST PETITION – REZONING REQUEST

I, Thomas & Linda Hellem, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

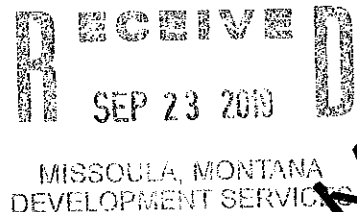
Property owner(s) name(s)	Thomas M Hellem & Linda M Hellem
Property owner address	1115 Margaret St Missoula, MT 59801
Date	9/5/19
Signature	

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802



PROTEST PETITION – REZONING REQUEST

I, Katie Hutchen & Doug Hutchen, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

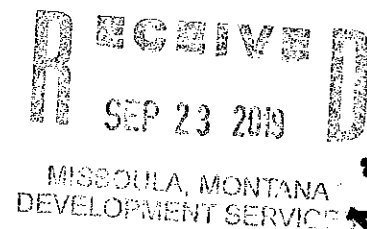
Property owner(s) name(s)
<u>Katie & Douglas Hutchen</u>
Property owner address
<u>2435 S 9th St. W MSO, MT 59807</u>
Date
<u>09/19/19</u>
Signature
<u>[Signature]</u>

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

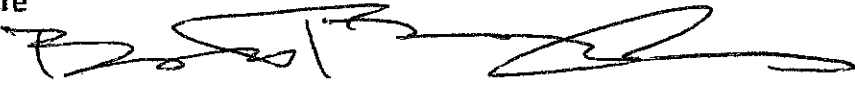


PROTEST PETITION – REZONING REQUEST

I, Brett Beaver, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).


I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

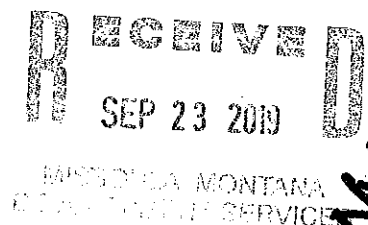
Property owner(s) name(s)	Brett Beaver
Property owner address	2412 S. 10th St West
Date	9/18/19
Signature	

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:


Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802



PROTEST PETITION – REZONING REQUEST

I, Arleeann Santoro, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9th Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)
Arleeann Santoro
Property owner address
2404 S. 10 th St. West Missoula, MT 59801
Date
9/20/19
Signature
Arleeann Santoro

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services
Attn: Jenny Baker
City of Missoula City Hall
435 Ryman
Missoula, MT 59802

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