

## **Missoula City Council Land Use and Planning Committee Minutes**

**September 16, 2020**

**1:15 pm**

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**Members present:** Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Heidi West

**Members absent:** Stacie Anderson, Bryan von Lossberg

### **1. ADMINISTRATIVE BUSINESS**

The meeting was called to order at 1:16 pm.

#### **1.1 Roll Call**

#### **1.2 Approval of the Minutes from 8/26, 9/2, and 9/9/20**

The minutes were approved as submitted.

##### **1.2.1 Minutes from August 26, 2020**

##### **1.2.2 Minutes from September 2, 2020**

##### **1.2.3 Minutes from September 9, 2020**

### **2. PUBLIC COMMENT**

There was no public comment.

### **3. COMMITTEE BUSINESS**

#### **3.1 Referral – Staff Report for 365-375 Scott Street Group Living Conditional Use**

Kaitlin McCafferty with Development Services presented the staff report on 365-375 Scott Street Group Living Conditional Use. The owner of the subject property is 1029 W Pine Partnership (Jerry Dirnberger), represented by Jules Landis with In2itive Architecture.

The applicant is proposing two group living structures with 23 bedroom suites that have shared kitchen and gathering spaces, for a total of 46 suites on this parcel.

Ms. McCafferty showed the location of the subject property and reviewed the zoning. The subject property is zoned C1-4 Neighborhood Commercial/DE-D Design Excellence Overlay: Gateway. According to Title 20, Section 20.10.020, a Group Living use requires conditional use approval to operate in the C1-4 zoning district. Title 20 defines Group

Living as "Residential occupancy of a dwelling by other than a 'household' typically providing communal kitchen/dining facilities."

Our Missoula Growth Policy designates the property for urban center land use. Urban center is a land use that's intended to address the concentration of downtown uses, including commercial office, retail, arts and entertainment, eating and drinking establishments, and residential uses.

Ms. McCafferty showed the current condition of the site, and a current schematic of the proposed projects. There will be two buildings, both with 23 bedroom suites, with shared kitchen and living spaces. The allowable density for group living use is calculated per Title 20, and includes 2.7 residents per 1000 square feet in parcel area in this zoning district. The subject property is just above 17,000 square feet, allowing for 47 residents on this property. Forty-six bedroom suites are proposed. One resident per bedroom suite would be permitted.

In order to comply with Title 20 requirements on density, staff is recommending a condition of approval requiring the applicant limit the density to one resident per bedroom suite, and provide a copy of the lease agreement that includes this restriction prior to building permit approval.

The site plan was reviewed, as were the proposed parking and bike parking spaces to be provided.

There are two proposed conditions of approval for this conditional use, including that the property shall comply with all applicable portions of Title 20, and that the applicant shall restrict density to one resident per bedroom suite.

The committee discussed concerns over bike theft in multi-family dwellings. Jules Landis, on behalf of the applicant, stated that it was their intent to make this long-term bike parking with a roof and a fence. The details about how vehicle parking will be allocated at the property have not been ironed out yet.

The committee asked about the intended demographic group. Jules Landis stated that this site is intended to be a co-housing or "pod style" living arrangement, very similar to dorms on college campuses. The target would include employees of the businesses in the surrounding area: the hospital, retail, and restaurants.

Title 20 requires density be kept at one person per bedroom suite. There was some discussion about how that would be enforced.

Mary McCrea with Development Services clarified that this particular section of Title 20 had not anticipated the pod living arrangement. Group living typically applies to community residential facilities. Title 20 puts limits on density to help address public facility and service demands, and prevent overcrowding.

A committee member expressed their concern about accessibility to the upper floors of the proposed structures.

In terms of parking, there was a question as to whether Fresh Market had been approached about a shared parking agreement. Marie with In2itive stated that the owner has approached Montana Glass but not Fresh Market.

The committee asked about the possibility of a manager living on site, and what the price point of the units would be. Mr. Landis stated that the owner has considered having a manager on site, and that the goal of the cost per unit is to make it affordably priced; it's aimed at under market to make it accessible to all.

The committee returned to the question of one resident per room. It was clarified that that enforcement is outside the city's ability to monitor. Ms. McCrea further explained that the intent of the condition is that the applicant show that they can comply with the zoning density restriction by providing the lease agreement; it is up to the owner to enforce that agreement. If there's a problem with overcrowding, it may come up as a violation and the City would then have to work with the property owner to bring it in compliance.

There was no public comment.

Pre-public hearing; informational only.

### **3.2 Referral – Staff Report for 2275 N Reserve Street Tavern and Casino Conditional Use**

Cassie Tripard with Development Services provided a staff report concerning 2275 N Reserve St Tavern and Casino Conditional Use, brought forth by Jeff Maphis of JCM Architecture on behalf of Club Properties LLC. She reviewed the location and its current zoning: C2-4 Community Commercial. The project was reviewed for compliance with Design Excellence standards and was found to comply.

Our Missoula Growth Policy recommends a land use design of regional commercial and services for this site. Areas designated as such are for commercial uses that serve the needs of the broader region.

Ms. Tripard showed photos of the existing structure. While Title 20 landscaping chapter was not triggered by the proposed plan, the owner will voluntarily improve landscaping. She reviewed the proposed site plan. The building footprint will not change aside from an added vestibule area at the rear entry. There will be no increase in required parking. Renderings of the proposed project were shown.

Ms. Tripard reviewed the conditional use review criteria, including if the proposed use has compatible operating characteristics with the surrounding neighborhood. The existing lighting will remain, but if any new site or building lights are installed, it must be reviewed by Development Services. The site is not expected to generate additional traffic.

The condition of approval for this conditional use includes that the site shall comply with all applicable portions of Title 20 and Design Excellence Review approval.

There was no public comment.

Pre-public hearing; informational only.

## **4. ADJOURNMENT**

Meeting was adjourned at 1:53 pm.