

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

**July 21, 2021
12:35 pm
ZOOM Webinar**

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

Members absent: Bryan von Lossberg

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 12:35 p.m.

1.1 Roll Call

Amanda Vermace called the roll.

1.2 Approval of the Minutes

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Reappointment to the City Board of Adjustment

Jordan Hess introduced the item and stated that the appointments for the City Board of Adjustment were mayoral appointments. Dale Bickell, Chief Administrative Officer, attended the meeting on behalf of Mayor Engen. The committee expressed support of the appointments to the board.

Moved by: Amber Sherrill

Confirm the Mayor's reappointment of Sandy Mitchell to the City Board of Adjustment for a term beginning immediately and expiring on June 30, 2024 and reappointment of Joseph Suchanic and Don Briggs to the City Board of Adjustment as regular members for terms to begin July 1, 2021 and expiring on June 30, 2024.

AYES: (9): Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (3): Stacie Anderson, Gwen Jones, and Bryan von Lossberg

Vote results: Approved (9 to 0)

3.2 Comprehensive Code Reform

Eran Pehan, Director of Community Planning, Development and Innovation, introduced the item and gave a background on the comprehensive code reform. The realignment and creation of the Community Planning, Development and Innovation department with the city has allowed multiple divisions to be under the same department and allowed these teams to work together towards a comprehensive code reform. Ms. Pehan turned the floor over to Laval Means, Community Planning manager and Ben Brewer, associate planner, both with Community Planning, Development and Innovation.

Ms. Means and Mr. Brewer provided an overview on comprehensive code reform and the potential plan for implementation. Ms. Means started by sharing how the problem was framed. Most areas of concern involved outdated processes and policies in addition to supporting the Community Planning, Development and Innovation departments mission. The departments mission is to promote equitable, sustainable and quality growth and development.

Gwen Jones joined the meeting at 12:45 p.m.

Stacie Anderson joined the meeting at 1:03 p.m.

Laval Means, Community Planning manager, gave an overview on the policy foundation. The foundation would include recommendations to update policies and implementation of new regulations. Ben Brewer, associate planner, explained the research that was done and the takeaways from the research which included:

- Audits
- Unified Development Ordinances
- Form-Based Code

Mr. Brewer continued by covering some things to consider in order to make a comprehensive code reform to work. Ms. Means described the potential path that will focus on three areas which include:

- Community Engagement
- Implementation
- Innovation

Ms. Means also discussed the track for Implementation of the Unified Development Ordinance, Innovation and Growth Policy. Ms. Pehan concluded by reviewing the next steps.

The committee discussed the development of the process, current concerns over policies, sensitivity to commercial and residential development placement, loopholes in the building permit process, short term rental agreements, low income housing support, and coordinated efforts to align with community development. One suggestion was to create a multi-layer database for public access to see what is going on in their community. The committee showed support for the code reform and one member referenced a book by Shane Phillips called "The Affordable City" that focuses on supply

and quality of life rather than supply *or* quality of life. They felt the code reform would be supportive of both instead of one or the other.

4. ADJOURNMENT

The meeting was adjourned at 1:43 p.m.