

Missoula City Council Land Use and Planning Committee Minutes

September 29, 2021

1:00 pm

ZOOM Webinar

Members present: Stacie Anderson, Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Sandra Vasecka, Bryan von Lossberg, Heidi West

Members absent: Jesse Ramos, Amber Sherrill

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 1:00 p.m.

1.1 Roll Call

Amanda Vermace called the roll.

1.2 Approval of the Minutes

1.2.1 Approval of the Minutes from July 21, 2021, meeting

The minutes were approved as submitted.

1.2.2 Approval of the Minutes from September 15, 2021, meeting

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment.

Heidi West and Heather Harp joined the meeting at 1:03 p.m.

3. COMMITTEE BUSINESS

3.1 Unleash Boarding Kennel

Post Public Hearing - Discussion Only

Spencer Stark, associate planner with the Community Planning, Development and Innovation department, provided updates for the Unleashed Boarding Kennel item. The updates pertained to public comments that were received, and Mr. Strake gave an overview of the public comments.

The floor was opened for committee discussion. The applicant team was available for questions and comments. The applicant team included Jennifer Haviland and David Gray. Members of the committee inquired about capacity in the kennel. Ms. Haviland stated the capacity is 20 dogs for the daycare and 10 dogs for the boarding at the facility. The committee also discussed the 24/7 staffing of the kennel. It was clarified that the staff

on site during the overnight hours are working, so no additional infrastructure would be needed to accommodate staff sleeping. The conditional use review criteria were also discussed. The applicants gave some background on how animals are selected and addressed recent complaints and how they worked to remedy some of the concerns. Additionally, the committee discussed the reason for the request. This discussion included the cleaning process of the animal waste both inside and outside of the facility.

The floor was opened for public comment. Don Sawyer, a property owner living near the facility, gave his opposition to the applicant's request. The applicant, Jennifer Haviland, commented on the evening schedule. She stated the animals would be taken outside at 8 p.m. for one final break.

3.2 Rezone 500 South Higgins Avenue from Missoulian PUD and M1R-2 Limited Industrial Residential to C1-4 Neighborhood Commercial / DE-D Design Excellence Overlay, Hipstrip and OP1 Open Space.

Post Public Hearing - Discussion Only

Cassie Tripard, Land Use Supervisor with the Community Planning, Development and Innovation department, gave a short overview to the rezone request. She provided an update regarding public comments received and included background on the city standards that covered the concerns. The focus was on increased traffic, maximum allowable building heights and changes to parking capacity.

The committee discussed the reason for the rezone request, the difference between current zoning and proposed zoning, parking concerns, setback standards, building heights, and project cost. Ms. Tripard was able to explain the tools used and gave information on current policies and regulations.

4. ADJOURNMENT

The meeting was adjourned at 1:51 p.m.