

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

**December 8, 2021
10:00 am
ZOOM Webinar**

Members present: Stacie Anderson, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Heidi West

Members absent: Mirtha Becerra, John P. Contos, Jesse Ramos, Sandra Vasecka, Bryan von Lossberg

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 10:00 a.m.

1.1 Roll Call

Amanda Vermace called the roll.

1.2 Approval of the Minutes

1.2.1 Approval of Minutes from the November 17, 2021 meeting

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Referral and Staff Report - 3719, 3721, 3723 Grant Creek Road Annexation and Zoning Upon Annexation

Discussion only: The City Council will held this public hearing on Monday, December 6, 2021, and the public hearing will remain open until they take it up under final consideration on December 13, 2021.

Emily Gluckin, Associate Planner with the Community Planning, Development and Innovation department, presented on the item. Ms. Gluckin gave some background on the subject property with visuals of the area. She also went over the condition of approvals including the amendments made since the public hearing opened.

Staci Anderson joined the meeting at 10:13 a.m.

The committee sought clarification over the water and sewer utility connections and suggested water rights be transferred to the city upon annexation of the property. Ryan Sudbury, Senior Deputy City Attorney, stated he would look into this suggestion further and follow up accordingly.

3.2 Our Missoula Development Guide (OMDG) 2018-2020 Yearbook

Informational only

Ben Brewer, Planning Supervisor with the Community Planning, Development and Innovation department, introduced the item and gave credit to the staff that have been involved in the project. Mr. Brewer provided the project background which originally started as the Urban Fringe Development Area (UFDA) project in 2007. The intention of the UFDA was to be a tool to track residential development and ensure it aligns with the existing infrastructure. After ten years, in 2018, the project was evaluated and a new project was created called the Our Missoula Development Guide (OMDG). The OMDG was developed to align with the city's Our Missoula Growth Policy. The study area includes city and some county land.

Mr. Brewer explained the concept of the project and the resources used to help create the OMDG. He also showed maps of the project area that focused on key items which included;

- Capabilities and Constraints - where development can or cannot occur
- Net Capacity/Developable Lands -how much development can occur
- Composite Suitability - where development should occur
- Opportunity - where development can and should occur

Additionally, Mr. Brewer gave a breakdown of the estimated growth within the study area. He also explained what the suitability features included. These are primary features within a project area, and he included a Suitability Tier chart. The chart was based on the number of suitable features available within a quarter of a mile from the development area.

Ben Brewer, Planning Supervisor with the Community Planning, Development and Innovation department, displayed maps showing the residential building permits from the years 2018 - 2020 that were issued for both the city and county within the study area. David Gray, Associate Planner with the Public Works and Mobility department, added that the boundary area is also the Urban Service Area boundary. Mr. Brewer provided project numbers which included the number of multi-dwelling units constructed under each project. Some discussion was held over Townhome Exemption Development (TEDs) in association with Entitlements. Entitlements are defined as residential units expected from platted lots in approved subdivisions and expected units from preliminarily approved subdivisions that have not yet been platted.

The committee discussed how to focus community development inward instead of outward, zoning policies and the growth policy. Additionally, they talked about the floodplains within the study area, and tracking the development within the study area. It was noted that the OMDG could be a helpful tool with the development of Code Reform and the Affordable Housing Trust Fund processes.

4. ADJOURNMENT

11:25 a.m.