

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

February 9, 2022

2:05 pm

ZOOM Webinar

Members present: Stacie Anderson, Mirtha Becerra, Daniel Carlino, John P. Contos, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka

Members absent: Heidi West

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 2:10 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 January 12, 2022

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment on items not listed on the agenda.

Stacie Anderson, Gwen Jones, and John Contos joined the meeting at 2:13 p.m.

3. COMMITTEE BUSINESS

3.1 “Title 5 Amendments: Cannabis Business Standards” White Paper

Mirtha Becerra joined the meeting at 2:33 p.m.

Cassie Tripard, Planning Supervisor, Spencer Starke, Associate Planner, and Madson Matthias, Assistant Planner, all with the Community Planning, Development, and Innovation department, presented on the item. Ms. Matthias introduced staff and provided details on the legalization of recreational marijuana including why the amendments to Title 5 are being proposed. Mr. Starke took over the presentation by sharing background information over energy consumption and impacts. He also covered trends and ideas around lighting types. Ms. Tripard covered lighting metrics and comparisons. Ms. Matthias included what other communities are doing. She also added that staff are already looking into odor and air quality issues that have been reported. Additionally, the city of Missoula has already been working toward Climate Action and Long-term policies and goals which includes:

- Climate Ready Missoula

- Climate Smart Action Plan
- 2020 - 2023 Strategic Plan
- Our Missoula 2035 City Growth Policy

Madson Matthias, Assistant Planner, went over feedback received from stakeholders. Cassie Tripard, Planning Supervisor, added staff recommendations that included cultivation lighting options and filtration requirements. Spencer Starke, Associate Planner, explained potential hurdles in regulations being enforced due to Montana State Laws.

Lastly, Ms. Tripard provided a breakdown of the process to date and the staff recommended motion. Additionally, she requested feedback regarding four topics.

- Exempting small/local businesses
- Lower PPE thresholds for greenhouses
- Zoning implications
- Goal of filter: weighing intent

The committee focused their discussion on lighting requirements, programs to assist businesses with requirements regarding lighting, energy efficiency goals, timeframe for implementations of any requirements, enforcement of any passed regulations, and air quality concerns.

The committee also discussed how to define a small business. A few suggestions were made to define a small business by its canopy or tier based on their size of operations, the number of people the business employs, the number of locations a business may have. Some committee members addressed concerns over giving certain businesses special consideration over others and equality on regulations across the board for all businesses, specifically around energy efficiency.

Another concern was the amount of feedback from the stakeholders. Members would like to ensure as much inclusiveness as possible. Ms. Tripard stated the low outcome of feedback from stakeholders was likely due to the businesses being dispensaries, and that the regulations would not affect their businesses.

Colleen Powers made a public comment. She wanted to give kudos to Cassie Tripard and the team involved in this process. Ms. Powers stated the team has worked hard to include all stakeholders and encouraged stakeholders to provide feedback to be heard.

The motion was moved to the floor. There was some disagreement over the amount of government regulations on the item. It was understood that the motion on the floor is to allow staff to be drafting the regulations and set the public hearing for the draft regulations to be presented.

Public commenter, Colleen Powers, came back and touched on the idea of vertical farming. Ms. Tripard further explained that vertical farming allowed for more open floor space since the plants could be stacked.

The motion passed and although a member voted no, everyone agreed that a public hearing can be set for April 4, 2022.

Moved by: Mike Nugent

Direct Community Planning, Development, and Innovation Staff to prepare an ordinance amending Title 5, the City of Missoula's Business Licenses and Regulations Ordinance, in alignment with the presented "Title 5 Amendments: Cannabis Business Standards" white paper and set public hearing process with a April 4, 2022, public hearing at City Council.

AYES: (10): Stacie Anderson, Mirtha Becerra, Daniel Carlino, John Contos, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, and Amber Sherrill

NAYS: (1): Sandra Vasecka

ABSENT: (1): Heidi West

Vote results: Approved (10 to 1)

4. ADJOURNMENT

The meeting was adjourned at 3:29 p.m.