

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

**March 9, 2022  
12:10 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, Heidi West

## **1. ADMINISTRATIVE BUSINESS**

The meeting was called to order at 12:19 p.m.

### **1.1 Roll Call**

Amanda Vermace called the roll.

### **1.2 Approval of the Minutes**

#### **1.2.1 Approval of Minutes from the March 2, 2022, meeting**

The minutes were approved as submitted.

## **2. PUBLIC COMMENT**

Paul Buckles provided a public comment. Mr. Buckles gave some background information about himself and his occupation. The organization provides in-home and community-based services for disabled and have Medicaid services. He is looking to start a non-profit organization and seeks to apply for a community block grant. His hope is to build supportive housing for the chronically homeless and on waiver services. Mr. Buckles stated his attendance is required to apply for the grant and asked for any advice on his effort for approval of the block grant. The deadline for the community block grant is March 31, 2022.

## **3. COMMITTEE BUSINESS**

### **3.1 River View Subdivision and Rezoning, 1923 River Road. Ms. Alex Eidam, Senior Planner, City of Missoula**

<https://www.engagemissoula.com/river-view-subdivision-and-rezone>

The committee chair, Jordan Hess, opened the item regarding the River Road Subdivision and Rezone request by going over the purpose of the second meeting. The meeting was pre-public hearing and was for informational and discussion only. No strong opinions from the committee could be provided. Alex Eidam, Senior Planner with the Community Planning, Development, and Innovation department, stated there was no additional updates since the last meeting on this item. She was ready to give visuals and answer questions. The committee allowed for public comment first.

Russell Mellen, a resident at Carter Court near the property seeking the subdivision and rezone. Mr. Mellen wanted to make clear the Carter Court residence are not against the

subdivision for the property but is opposed to the request to rezone. With the rezone, it allows for 19 units instead of 10 units under the properties current zoning. Mr. Mellen added current concern over infrastructure and safety around his community. He also stated access to public transportation was not safe. He believes allowing the rezone will add-on the existing issues they already have.

Evelyn and Richard Fizell, a Carter Court resident, reiterated the same concerns as Mr. Mellen over public transportation and infrastructure. Ms. Fizell added that if the rezone is approved and allows for 19 units, that they be single story and a 55 years or older community. She also circled back to concerns over traffic. Richard Fizell expressed concerns over the process for the proposed project.

Karie Shelton, another Carter Court resident, provided her public comment over the proposal. Ms. Shelton had questions about when the infrastructure would need to be constructed. Another question she raised was details on the owners of the property and what the owner's intentions are.

The committee was opened to ask questions. They discussed the access to Lafray Park which is adjacent to the property. Ms. Eidam provided information about the requirements and what is allowed under the regulations. Information was also sought on the history of the neighboring subdivision Carter Court. Ms. Eidam was able to provide some history and the park land dedication. Mary McCrea, Permit and Land Use Manager with the Community Planning, Development, and Innovation department, added to the history of Title 20 and subdivision requirements before it was implemented.

Some other topics discussed included affordability of the proposed project and research that is done by staff for projects. It was clarified that decisions are based on the facts of the land and what is required by state law.

The committee circled back to a comment from the public regarding the infrastructure installation process. Staff was able to provide detail on this process. They also added details about the surrounding area.

Joseph Dehnert, with IMEG and representative for the applicant, provided details on the companies involved in the development of the proposal. Danny Oberweiser, with IMEG, reiterated Mr. Dehnert and also touched on the overall project cost by explaining how the zoning will affect the property value and not the overall project cost.

Additional input was given regarding the variances being requested. One committee member stated having history of a community where subdivisions are being requested is helpful. Another member clarified that no communication is had with developers on projects outside of the decision space and added context regarding concerns over an earlier comment about LLC companies.

#### **4. ADJOURNMENT**

The meeting was adjourned at 12:59 p.m.