

Planning Board Summary

Greenough Heights Subdivision and Rezoning

PLANNING BOARD RECOMMENDATIONS:

Rezoning

On Tuesday, March 22, 2022, with six members present, the Missoula Consolidated Planning Board voted 6 ayes and 0 nays to recommend approval of adoption of an ordinance to rezone 1006 W. Greenough Drive from R8 Residential and OP1 Open Space to a different configuration of R8 Residential and OP1 Open Space based on the findings of fact and conclusions of law in the staff report.

Subdivision Variances

The board also voted 6 ayes and 0 nays to recommend approval of the two variance requests as follows:

1. Approval of the variance request to allow Lots 19 and 20 to have less than 2,000 square feet of contiguous buildable area.
2. Approval of the variance request to allow no boulevard and a six-foot streetside sidewalk along the open space parcel adjacent to W. Greenough Drive without a boulevard.

Preliminary Plat (Subdivision) Application

The board voted 6 ayes and 0 nays to recommend approval of the preliminary plat application with the following motion:

Approval of the Greenough Heights Subdivision preliminary plat application, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in the staff report.

Planning Board Discussion:

Planning Board discussion included the following:

- Concern about vehicle speeds, intersection sight distances, and pedestrian and bicyclist safety on Greenough Drive. The Rattlesnake Transportation Committee provided helpful written comments (available through eScribe). Transportation issues are already apparent in this area and new development will add to the situation.
- The City should consider whether it would be best to have complete street improvements prior to or in conjunction with new development, as opposed to sometime in the future. Board members recognized money for street improvements is always an issue.
- A trail connection from the subdivision to the trail in Greenough Park would be beneficial. The Parks & Recreation Department is encouraged to monitor use patterns - it is possible people will make their own unofficial trail from Greenough Park to Greenough Drive.
- Would it be better if the subdivision street was one-way? Different street designs for different contexts or circumstances would be helpful.
- Lots 19 and 20 might be better absorbed into the open space / parkland lot, with additional density provided in the remainder of the subdivision. Board members asked about increasing the density in this area.
- There may be spillover vehicle parking in this subdivision from users of the Waterworks Hill trails.
- Board members asked questions about storm water runoff and retention, site grading, and erosion, including how concentrated runoff might impact slope stability.
- Public comments: The sole commenter expressed concern about the imported fill material already onsite being washed downslope during heavy rain events. Also, Greenough Drive

leading into downtown is steep and can be dangerous under winter conditions. The commenter said she tried to participate in the developer's mandatory neighborhood meeting in May but could not access it through Zoom. IMEG said many other people were able to participate.

See the Planning Board Minutes for public comments and further Planning Board discussion.

Planning Board Recommended Conditions of Approval:

1. As shown on the preliminary plat, the subdivider shall dedicate the proposed public right-of-way for W. Greenough Drive, the internal subdivision road, and the alley on the face of the final plat, subject to the review and approval of Public Works & Mobility, prior to final plat approval. *City Subdivision Regulations Section 3-020.3.B.*
2. The subdivider shall construct the street, boulevard, and sidewalk improvements shown in the submittal packet to W. Greenough Drive along the entire frontage of the subdivision, subject to the review and approval of Public Works & Mobility and Parks & Recreation, prior to final plat approval. *City Subdivision Regulations Section 3-020 Table .2A and Section 3-020.4.*
3. The subdivider shall construct the internal street, boulevard, sidewalk, and alley improvements shown in the submittal packet, subject to review and approval of Public Works & Mobility, prior to final plat approval. *City Subdivision Regulations Section 3-020 Table .2A and Section 3-020.4..*
4. The subdivider shall install a crosswalk across W. Greenough Drive between the sidewalk along Peggio Lane and the sidewalk at the northeastern entrance to the subdivision, subject to review and approval of the Public Works & Mobility Department, prior to final plat approval. *City Subdivision Regulations Section 3-020.4.C*
5. The subdivider shall cause all street and non-motorized improvements to be designed and built in accordance with the City of Missoula Public Works Standards and Specifications and City of Missoula Subdivision Regulations except as modified by variance, and comply with the Americans with Disabilities Act requirements, subject to the review and approval by Public Works & Mobility, prior to final plat approval. *City Subdivision Regulations Section 3-020.2..*
6. The subdivider shall cause the following statement to be shown on the final plat, in the development covenants, and on each instrument of conveyance, subject to review and approval of Development Services, prior to final plat approval: "Acceptance of a deed for a lot within this subdivision shall constitute the assent of the owners to any future SID/SLID, based on benefit, for the upgrading of streets and alley within this subdivision and W. Greenough Drive, including but not limited to paving, curbs and gutters, non-motorized facilities, street widening, street lighting and drainage facilities." *City Subdivision Regulations Section 5-050.3.AA and BB; Missoula City Public Works Standards and Specifications, Chapter 12.*
7. The subdivider shall submit a geotechnical report providing an evaluation of and recommendations for mass site grading and surface runoff control, subject to review and approval of Public Works & Mobility and Parks & Recreation, prior to final plat approval. All disturbed slopes shall be graded according to the approved plan. Cut-and-fill slopes, and intersections of manufactured and natural slopes, shall have curved configurations that reflect the forms and shapes of surrounding topography. Graded slopes must be applied topsoil and planted with a vegetative ground cover no later than the first growing season to prevent erosion and weed invasion in consultation with the County Extension Office. All site grading and revegetation shall occur prior to final plat approval subject to review and approval of Public Works & Mobility and Parks & Recreation. *City Subdivision Regulations Section 3-040.3.K and L.*
8. The subdivider shall include the following statement in the development covenants, subject to review and approval of Development Services, prior to final plat approval: A geotechnical report shall be required prior to development of each lot, and lot development shall follow recommendations in the report, subject to review and approval by the City of Missoula Public

Works & Mobility Department, prior to building permit approval.” Lot owners shall submit a geotechnical report by a licensed geotechnical engineer, subject to review and approval of Public Works & Mobility, prior to building permit approval. All lot development shall follow recommendations in the report. Deviations to the approved plans must be reviewed and approved by a geotechnical engineer and Public Works & Mobility prior to commencement of alternative building processes, not after the alterations have been made. [76-3-608(6)(a), MCA *Effects on Public Health and Safety based on the April 9, 2021 Geotechnical Evaluation by ALLWEST*].

9. The subdivider shall submit complete grading and drainage plans showing grades of streets, drainage facilities, and a storm water pollution prevention plan meeting Montana Department of Environmental Quality standards, subject to the review and approval of the Public Works & Mobility and Parks & Recreation Departments, prior to final plat approval. *City Subdivision Regulations Sections 3-040 and 5-020.11.*
10. The subdivider shall install all drainage facilities in accordance with approved plans, subject to review and approval of Public Works & Mobility, prior to final plat approval. *City Subdivision Regulations Sections 3-040.3.D.*
11. The subdivider shall cause to be shown on the final plat all drainage easements, including identification of their width and purpose and providing for perpetual maintenance by the lot owners, subject to review and approval of Public Works & Mobility and Development Services. The final plat shall include a signed statement stating the drainage easements must remain clear, open, and may not be obstructed with fences, structures, or other impediments, and the responsibility for maintenance of drainage facilities located on the lots is the responsibility of the lot owner. This statement shall also be included in the development covenants. *City Subdivision Regulations Section 3-040.2.B and 3.H.* The applicant shall provide plans for address signage and a fire hydrant plan, subject to the review and approval of City Engineering and City Fire, prior to filing the final plat. All approved fire protection improvements shall be installed in accordance with the approved plans. *City Subdivision Regulations Section 3-010.1.B and F.*
12. The subdivider shall update the Noxious Weed Management and Revegetation Plan, incorporating comments provided by Parks & Recreation, and append the revised plan to the development covenants, prior to final plat approval. The subdivider shall remove all Russian Olive trees from the property and provide evidence of noxious weed control and revegetation across the property in accordance with the approved plan, prior to final plat approval. The plan and implementation efforts shall be reviewed and approved by Parks & Recreation and Development Services prior to final plat approval. *City Subdivision Regulations Section 5-020.14.K.*
13. The subdivider shall install all public and private utilities underground as proposed in the submittal packet, subject to review and approval of Public Works & Mobility, prior to final plat approval. Any utilities installed under street pavement shall be stubbed to the right-of-way line to minimize future disturbance of street and sidewalk improvements. *City Subdivision Regulations Section 3-050.*
14. The subdivider shall demonstrate that all utilities, including but not limited to water lines in the vicinity of Peggio Lane needed to serve the subdivision, are located within public right-of-way or utility easements and all utility extensions are made in accordance with City policies, to be reviewed and approved by Public Works & Mobility, prior to final plat approval. *City Subdivision Regulations Section 3-070.6*
15. The subdivider shall cause the final plat to include the following statement, subject to review and approval of Development Services, prior to final plat approval: “The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities in, over, under, and across each area designed on this plat as “Utility Easement” to have and to hold forever. *City Subdivision Regulations Section 5-050.3.X*

16. The subdivider shall submit water supply, sewage disposal, and solid waste disposal plans, subject to the review and approval of Public Works & Mobility, City-County Health Department, and Montana Department of Environmental Quality, prior to final plat approval. The subdivider shall install all approved water and sewer utilities prior to final plat approval. *City Subdivision Regulations Section 3-070.*
17. The subdivider shall dedicate the proposed open space area to the City of Missoula on the final plat. *City Subdivision Regulations Section 3-080 and 5-050.3.Y.*
18. The subdivider shall submit a boulevard landscaping plan for W. Greenough Drive frontage and the internal subdivision street, subject to review and approval of Parks & Recreation, prior to final plat approval. The subdivider shall obtain a boulevard landscape permit from Parks & Recreation Urban Forestry and install all street trees according to the approved plan prior to issuance of certificate of occupancy for each lot. *City Subdivision Regulations Section 5-020.14.H and Section 5-050.5.C.*
19. The subdivider shall provide plans for address signage and fire hydrants, subject to the review and approval of Public Works & Mobility and City Fire, prior to final plat approval. The subdivider shall install all approved fire protection improvements in accordance with the approved plans, subject to review and approval of Public Works & Mobility and City Fire, prior to final plat approval. *City Subdivision Regulations Section 3-010.1.B and F.*
20. The subdivider shall provide a street naming exhibit to be reviewed and approved by Development Services prior to final plat filing. *City Subdivision Regulations Section 3-020.12.*
21. The subdivider shall provide a street signage plan in accordance with the Manual on Uniform Traffic Control Devices, subject to review and approval of Public Works & Mobility and City Fire. The subdivider shall install all approved signs, subject to review and approval of Public Works & Mobility and City Fire, prior to final plat filing. *City Subdivision Regulations Section 3-020.4(H)(2).*
22. The subdivider shall amend the development covenants, subject to review and approval by Development Services, prior to final plat approval. The covenants shall state these sections cannot be amended without governing body approval: SID/SLID statement, wildland urban interface fire protection standards, snow removal from all sidewalks including along the subdivision property and open space parcel along W. Greenough Drive, living with wildlife guidance, unencumbered access to and lot owner maintenance of stormwater facilities on lots, geotechnical design and review requirements for all lots, and noxious weed control. *[76-3-608(6)(a), MCA Effects on Public Health and Safety, Local Services, Wildlife, and the Natural Environment as Described in the Findings of Fact]*