

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

**April 13, 2022  
11:50 am  
ZOOM Webinar**

**Members present:** Stacie Anderson, Mirtha Becerra, Daniel Carlino, John P. Contos, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, Heidi West

**Members absent:** Jordan Hess, Gwen Jones, Kristen Jordan

**1. ADMINISTRATIVE BUSINESS**

The meeting was called to order at 11:50 a.m.

**1.1 Roll Call**

Amanda Vermace called the roll.

**1.2 Approval of the Minutes**

**1.2.1 Approval of the Minutes from April, 6, 2022**

The minutes were approved as submitted.

**2. PUBLIC COMMENT**

There was no public comment.

**3. COMMITTEE BUSINESS**

**3.1 Phased Development Review for Phase 2 and 3 of Remington Flats Subdivision**

Stacie Anderson joined the meeting at 11:53 a.m.

Lauren Stevens, Associate Planner with the Community Planning, Development and Innovation department, gave some background information about the Remington Flats Subdivision project and provided a layout of her presentation. Ms. Stevens showed a visual of the subject property, including details on the phases of the subdivision development. She explained the Phased Development Review process and the options the City Council has when recommended amendments are requested.

Ms. Stevens shared a slide listing the review criteria used for the city's subdivision regulations and the proposed plat for phases two and three. Additionally, she covered the staff review and agency and public comment received to date. The concerns highlighted were regarding complaints received by the City-County Health Department and Storm Water Utility staff. Public Works Engineering staff also gave new details on funding and installation of infrastructure in the area. Lauren Stevens, Associate Planner, continued by going over the recommended amendments in the order they are listed on the staff report and the recommended motion of approval.

The committee discussion focused on the air quality and storm water complaints. They expressed concern with the mass grading of the land and the soil composition that play a large role in the complaints received. The committee sought out ways to better coordinate and enforce the issues caused by the construction of the subdivisions in the area to avoid future complaints.

Brian Throckmorton, with 406 Engineering and representative for the applicant, elaborated on the project concerns. He also stated that rules may already be in place that could help address the complaints being received.

Sheamus Land, from Ward 3, provided public comment on where the climate lens comes into play for major projects like the Remington Flats subdivision.

#### **4. ADJOURNMENT**

The meeting was adjourned at 12:31 p.m.