

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

**November 30, 2022**

**4:00 pm**

**Council Chambers (in person) or TEAMS (virtually)**

**Attend in person: City Council Chambers, 140 W Pine, Missoula MT**

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

**Members absent:** Kristen Jordan

**1. ADMINISTRATIVE BUSINESS**

The meeting was called to order at 4:00 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 November 16, 2022**

The minutes were approved as submitted.

**2. PUBLIC COMMENT**

City Council President, Gwen Jones provided information for a Committee of a Whole meeting that was scheduled under short notice. Ms. Jones provided meeting details and encouraged public participation.

There were no comments from the public.

Committee members, Stacie Anderson and Sandra Vasecka joined the meeting shortly after the meeting started.

**3. COMMITTEE BUSINESS**

**3.1 Riverfront Trails Major PUD Subdivision, Targeted Growth Policy Amendment, Annexation, Utility Services Boundary Amendment, and Rezoning**

Informational Item Only: Introductory presentation and discussion on the proposal and staff recommended motions to approve the annexation, targeted growth policy amendment, rezoning, Utility Services Area Boundary amendment, and preliminary PUD subdivision plat, subject to the recommended conditions of approval. Public Hearing set for December 5, 2022.

Cassie Tripard, Planning Supervisor with the Community Planning, Development and Innovation department, presented on the subject item scheduled for a public hearing on

Monday, December 5, 2022, with final consideration on Monday, December 12, 2022. The proposal included several requests and some requests must be approved in order for others to be considered. Ms. Tripard shared visuals of the property location and the proposed plat. If approved, the property would allow for 178 regular dwelling units and 110 senior living units. She also explained the property's status within the city's Growth Policy and the 1997 Miller Creek Area Plan.

Each request was broken down in the order they require approval. These requests and focus points included;

- A targeted Growth Policy Amendment
  - Appropriateness of the amendments
  - Review criteria
  - Recommended motion
- Annexation Request
  - Current status
  - Annexation policy
  - Zoning upon annexation
    - current zoning
    - proposed zoning upon annexation
  - Recommended conditions of approval and motion
- Rezoning request
  - Current status
  - Proposed zoning request
  - Riverfront Trails Neighborhood Character Overlay modifications
  - Rezoning review criteria
  - Recommended motion
- Utility Services Boundary Amendment
  - Current status
  - Proposes request
  - Recommended motion
- Planned Unit Developments (PUD) Subdivision
  - Defined PUD
  - Proposed plat
  - Criteria for PUD designation

- Subdivision review criteria
- Conditions of approval
- Recommended motion

The committee inquired about comments received regarding floodplain changes, ground water concerns, the public schools capacity with amount of population growth. They also discussed concerns about the plans for the senior living units. Additionally, Alderperson Anderson attended a neighborhood meeting and inquired about traffic concerns that were heavily expressed during that meeting. Other topics that were touched on were regarding the infrastructure improvements and connectivity to the surrounding areas. Ryan Guelff, Transportation Engineer with the Public Works and Mobility department was able to assist in some of the responses circulating the traffic concerns and infrastructure improvements.

The floor was open for comments from the public.

Doug Odegaard, a resident near the proposed project, commented on concerns with increased traffic and lack of community engagement. He stated traffic will increase if the proposed senior center and religious assembly are allowed. Mr. Odegaard also commented on the lack of transportation options and other services the neighborhood is lacking.

Art Pencek, another resident near the proposed project, also raised concerns about increased traffic and mentioned problems with a nearby bridge. Mr. Pencek also expressed frustration with the timeline and process of implementation of the proposal. He would like to see the infrastructure be completed prior to the traffic increasing.

Julie Anton, another nearby resident, expressed concerns with the height variance being requested. Ms. Anton doesn't feel the height variance blends with the character of the neighborhood. Another issue she stated was that the residents should not be required or asked to pay for the roundabout. Ms. Anton feels the residents are maxed out and cannot afford that burden.

The committee continued their discussion about the process and options for amendments. Members of the committee sought clarification on the funding options for infrastructure updates. Alderperson Anderson listed other issues and concerns brought to her attention by her constituents that she would like to be addressed at the public hearing.

### **3.2 Request to Extend Conditions of Annexation – 3719, 3721, 3723 Grant Creek Road**

Informational Item only - Public hearing is open until December 5, 2022

Dave DeGrandpre, Planning Supervisor with CPDI, gave a post public hearing presentation to summarize the subject item. Mr. DeGrandpre provided location details, history on the annexation including the condition. He stated that the applicant has requested an extension on the timeline for two or the conditions and explained why. The extension would amend the deadline for completion to December 13, 2024, for the two conditions. Mr. DeGrandpre also shared photos that displayed the completion of the other four conditions. Additionally, he confirmed there was no changes or updates since the public hearing held on Monday, November 28, 2022.

Tod Gass, Project Manager with the Missoula Redevelopment Agency, reiterated his support to the proposed extension of the annexation conditions.

**4. ADJOURNMENT**

The meeting was adjourned at 5:38 p.m.