

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

**November 16, 2022**

**3:10 pm**

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

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

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

**Members absent:** Stacie Anderson, Sierra Farmer

**1. ADMINISTRATIVE BUSINESS**

The meeting was called to order at 3:10 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 November 09, 2022**

The minutes were approved as submitted.

**2. PUBLIC COMMENT**

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

**3. COMMITTEE BUSINESS**

**3.1 Re-appointments to the Historic Preservation Commission**

Committee chair, Mike Nugent, introduced the item and gave details on vacancies on the Historic Preservation Commission (HPC). Committee member Amber Sherrill moved to reappoint Leif Fredrickson, Paul Filicetti and Cathy Bickenheuser to the HPC. There was no comment from the public or committee members.

Appoint Leif Fredrickson, Paul Filicetti and Cathy Bickenheuser to serve as voting members on the Historic Preservation Commission with terms beginning January 1, 2023, and ending on December 31, 2025.

AYES: (10): Mirtha Becerra, Daniel Carlino, John Contos, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (2): Stacie Anderson, and Sierra Farmer

**Vote results: Approved (10 to 0)**

### **3.2 Conditional Use Interim Ordinance**

Eran Pehan, Director of the Community Planning, Development and Innovation department (CPDI), introduced the subject item. Ms. Pehan provides some background before turning the presentation over to Jen Gress, Senior Planner with CPDI. Ms. Gress presented in more detail the proposal, the background, considerations, reviewed amendments and the comments that have been received concerning the conditional use interim ordinance. A big contributor to the proposal has been the increase in development action requests over the last few years. Ms. Gress covered the three categories used;

- Change to permitted in all districts currently conditional
- Change to permitted in some districts currently conditional
- Remain conditional

A public hearing has been set for November 28, 2022, and is subject to additional reviews for extensions if approved.

The committee sought an explanation regarding the Tavern/Nightclub category and comments received asking that this category not be subject to conditional use review. They also requested clarification on the difference between Microbreweries/Distilleries vs. cideries and wineries. The committee also discussed bed and breakfasts, auto wrecking and Junk and salvage categories. Additional conversation ensued around the legal process and enforcement. They also asked how these amendments would affect the public involvement.

Public Comment:

Chris Chitty, Principal with Hone| Architect and building, commented in support of this change and gave examples of two projects his business has been waiting to get conditional use approval. Mr. Chitty wanted to provide examples that show the work it creates with little benefits.

Levi Thane, an Architect with A & E Designs, reiterated what Mr. Chitty stated. Mr. Thane also asked for more detail on a permanent solution vs. the interim being proposed.

Public involvement during the public hearing was encouraged. Committee member, Heidi West did recuse herself. The public hearing and final consideration for this item has been set for November 28, 2022.

## **4. ADJOURNMENT**

The meeting was adjourned at 3:54 p.m.