

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

December 7, 2022

1:25 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, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, Heidi West

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 1:26 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 30, 2022

The minutes were approved as submitted.

2. PUBLIC COMMENT

There were no public comments for items not listed on the agenda.

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.

Committee Chair, Mike Nugent introduced the subject item. A public hearing opened on Monday, December 5, 2022. Cassie Tripard, planning supervisor with the Community Planning, Development and Innovation department was present for follow up questions from Monday's hearing. The applicant and other city staff present were Jim Nugent, city attorney, Mary McCrea, permits and land use manager, Kody Swartz, applicant representative, Ryan Guelff, transportation engineer, Adam Marsh, utility engineer

The conversation consisted of follow-ups to address questions raised during the public hearing. The topics focused on:

- Examples of structures that are comparable to one of the proposed requests.

- The Community Residential Facility zoning code
- Zoning Comparison
- The proposed roundabout
- Potential bus stop services in the area
- River access and protection of the Riparian area
- Background to the retention pond
- Addressed Fire concerns expressed

Sandra Vasecka joined the meeting at 2:18 p.m.

The committee also inquired about allowable density, options for funding the proposed roundabout, total dwelling units. They also wanted to know if any units would be lost should the request to build over height is denied. It was confirmed that 288 dwelling units are being proposed and the extra height being requested would allow for a pitched roof instead of a flat roof. The lot would consist of 173 single family/duplex units, 5 units as multi dwelling and 110 senior living units.

Public Comment:

John Pearson, a local resident had a few concerns he addressed. One concern was related to the electrical magnetic fields created from the power lines and how it effects the public close to those lines. Mr. Pearson also mentioned frustration in how some of these projects are funded and disagrees with the costs falling on the taxpayers or residents.

The committee discussed further about the phone, television, and electric services in the area. They also talked more regarding the floodplain and other flooding concerns.

Julie Anton, a resident of Maloney Ranch, inquired about funding for the riparian area, flood risks and alternatives for the senior living facility and the religious assembly should they not construct as being purposed.

More discussion ensued regarding the same topics already mentioned. The item was held open until final consideration on Monday, December 12, 2022.

4. ADJOURNMENT

The meeting was adjourned at 3:12 p.m.