

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

November 17, 2021

1:00 pm

ZOOM Webinar

Members present: Stacie Anderson, Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Sandra Vasecka, Heidi West

Members absent: Jesse Ramos, Bryan von Lossberg

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 1:00 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 10, 2021

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Appointments to the Planning Board

Jordan Hess introduced the item and gave background on the appointments to the Planning Board including details on the applicants. The Planning Board has three vacancies to fill. The committee expressed appreciation for the applicants and emphasized the importance of having the boards assistance in making decisions.

Moved by: Jordan Hess

Reappoint Shane Morrissey and Ellie Costello as regular members and Sierra Farmer as an alternate to the Missoula Consolidated Planning Board for the term beginning January 1, 2022 and ending on March 31. 2025.

AYES: (8): Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, and Heidi West

ABSENT: (4): Stacie Anderson, Jesse Ramos, Sandra Vasecka, and Bryan von Lossberg

Vote results: Approved (8 to 0)

3.2 Adopt West Broadway Community Master Plan

Information resources: www.envisionwestbroadway.com

Annette Marchesseault, Project manager and Redevelopment Specialist with Missoula Redevelopment Agency department, introduced the item gave some background on the West Broadway Community Master Plan. She also introduced Rob Piatkowski, Town Planner and Project Manager with Dover, Kohl and Partners. Ms. Marchesseault stated that a public hearing will be held on December 2, 2021, at the City Council meeting and on December, 13, 2021, it will go before the City Council for final consideration.

Mr. Piatkowski presented on the master plan for the West Broadway area. The topics covered during the presentation included;

- Planned funding sources
- Steering committee involved
- Stakeholder groups
- The community planning process
- The project timeline
- The community image survey
- The virtual charrette
- A final draft of the Broadway Community Master Plan recommendations

Mr. Piatkowski's presentation on the final draft was informative and is available on eScribe. The final draft included an introduction and background of the project. It also covered the process, five of the big ideas, plan specifics and implementation. He also covered an implementation matrix and the next steps for approval.

The committee expressed interest in looking over the presentation in more detail. They also asked about future connectivity to the surrounding neighborhood. Another topic discussed was zoning for the project area and the amount of density that would be allowed.

Moved by: Heidi West

I move the City Council to set a public hearing and adopt the Envision West Broadway Community Master Plan as an amendment to the Downtown Missoula Master Plan, which is an amendment to the Our Missoula City Growth Policy.

AYES: (10): Stacie Anderson, Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (2): Jesse Ramos, and Bryan von Lossberg

Vote results: Approved (10 to 0)

3.3 Referral – Resolution Delaying East Missoula Annexation

Mayor John Engen introduced the item, he would like to postpone the annexation of East Missoula Corridor until the year 2034. He explained the original agreement from 2000 had anticipated the annexation into the city by 2024. The Mayor elaborated on the reason for the request, stating this would allow additional funding sources for East Missoula that would not be available after being annexed.

The committee asked how the annexation originated and showed support or the request.

Lee Bridges, an East Missoula resident, expressed support for the delay and commented on the desire to complete their initiatives over the next decade to be a better asset to Missoula.

Jack Ballas, another East Missoula resident, also shared his support for the delay of the annexation and his appreciation for the staff that have been involved with the East Missoula neighborhood projects.

Moved by: Julie Merritt

Adopt a resolution delaying the date of contract sewer petition annexations of properties provided sewer service pursuant to the interlocal agreement with the East Missoula County Sewer District until at least January 1, 2034.

AYES: (10): Stacie Anderson, Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (2): Jesse Ramos, and Bryan von Lossberg

Vote results: Approved (10 to 0)

3.4 Rezone 2520 Schilling Street and 2134 Dearborn Avenue, located at the northeast corner of the intersection of Schilling Street and Dearborn Avenue, from RM2.7 Multi-Dwelling to B2-2 Community Business.

The City Council will hold this public hearing open until the take it up under final consideration on November 29, 2021.

Kaitlin McCafferty, Associate Planner with Community Planning, Development and Innovation, highlighted the proposed rezone request.

Staci Anderson joined the meeting at 1:12 p.m.

The committee discussed concerns over the increased volume of traffic in the neighborhood and sought input from Aaron Wilson, Infrastructure and Mobility Manager with the Public Works and Mobility department. Mayor John Engen and Mr. Wilson stated the prediction of traffic volume is unknown at the time of any rezone requests but council should base decisions off of the maximum density allowed on the proposals. Mr. Wilson also added that there was no concern over the rezone request and staff would be able to work towards improvements quickly and efficiently. Such concerns over traffic can be evaluated at any time. He emphasized that things like traffic studies can be done whenever the need arises.

Sandra Vasecka joined the meeting at 1:21 pm

The committee also commented over the costs associated with a rezone requests in addition to the overall projects cost.

Jenny Mish, a resident near the requested rezone property, expressed concerns over current traffic speeds in the neighborhood and the communities desire to have more traffic calming. Ms. Mish also sought to have more community engagement with the local government process in an effort to understand and better assist with the decisions that are made.

Dennis Lower, applicant and owner of the property requesting the rezone, gave some history on the properties and his intention for the future of the property.

3.5 Recreational Marijuana Ordinance – Cassie Tripard, Ben Brewer, Leigh Ratterman, Spencer Starke, and Madson Matthias, City of Missoula

<https://www.engagemissoula.com/recreational-cannabis-land-use-regulation-update>

The City Council will hold this public hearing open until the take it up under final consideration on November 29, 2021.

Madson Matthias, Assistant Planner with the Community Planning, Development and Innovation department, introduced the team and the item being presented. In addition to Ms. Matthias, presenting staff also included Cassie Tripard, Land Use Supervisor and Spencer Starke, Associate Planner, both with the Community Planning Development and Innovation department.

Mr. Starke went over the proposed amendments that impacts the city's current zoning codes. Ms. Tripard gave an in-depth review on the proposed amendments surrounding the use and building specific standards. Ms. Matthias took over and explained the state requirements and how it differs from the city's approach. Mr. Starke also added information about the use classifications around the manufacturing, production and industrial services for cannabis products. He also covered the next steps for the ordinance to go into effect prior to January 1, 2022.

The committee expressed concerns over the existing land uses of marijuana businesses not within commercial zoning, the difference between medical and non-medical marijuana production. They also discussed what the process would be should a dispensary change hands or relocate. Another topic covered was over the non-transparent glazing regulations. One member strongly disagreed with some of the proposed regulations, specifically the non-transparent glazing, additional buffers and home occupation restrictions listed in the proposed ordinances. Some other items covered included more restrictions in addition to state regulations, energy consumption.

Public comment was received from a community member, Matts Larson. Mr. Larson expressed the desire to reduce the stick with the states regulations and felt time and money should be spent on bigger issues.

4. ADJOURNMENT

The meeting adjourned at 3:40 p.m.