

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

March 29, 2023

12:40 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, Sierra Farmer, Gwen Jones, Mike Nugent, Jennifer Savage, Amber Sherrill, Heidi West

Members absent: Daniel Carlino, John P. Contos, Kristen Jordan, Sandra Vasecka

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 12:40 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 February 8, 2023

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 Referral and Staff Report - Rezone of Deer Creek Road Tract 2 of COS 5850 from R20 Residential to R40 Residential

The Land Use and Planning committee will take public comment before voting on motions related to this item. Recommendations made by the Land Use and Planning committee during this meeting will be forwarded to the April 3rd City Council agenda under final consideration for a final vote. Public comment is invited and encouraged at all of these meetings.

Committee chair, Mike Nugent, went over the updated process for the project from the Public Hearing through Final Consideration.

Lauren Stevens, Senior Planner with the Community Planning, Development and Innovation department, was available for questions and confirmed there was no new information since the public hearing opened.

The committee discussed the subject parcel having denser development constraints.

This item has been scheduled for Final consideration at the City Council meeting on Monday, April 3, 2023.

Recommend City Council conduct second and final reading and (adopt/deny) an ordinance rezoning the subject property located one parcel east of 984 Deer Creek Road, legally described as Tract 2 of C.O.S. 5850 in Section 20, Township 13 North, Range 18 West, P.M.M, from R20 Residential to R40 Residential based on the findings of fact in the staff report.

3.2 Referral and Staff Report - Hellgate Village West Townhome Exemption Development Conditional Use

The Land Use and Planning committee will take public comment before voting on motions related to this item. Recommendations made by the Land Use and Planning committee during this meeting will be forwarded to the April 3rd City Council agenda under final consideration for a final vote. Public comment is invited and encouraged at all of these meetings.

Madson Matthias, Associate Planner with the Community Planning, Development and Innovation department, stated there were no updates on the subject project.

The committee confirmed that the project was submitted during an old ordinance resulting in the format for which it's being heard. The committee also discussed the project timeline and clarified that this was the final phase of the project.

This item has been scheduled for Final consideration at the City Council meeting on Monday, April 3, 2023.

Recommend City Council approve the Townhome Exemption Development conditional use request for the Hellgate Village West Townhome Exemption Development (TED) proposal located west of Mary Jane Boulevard based on the findings of fact and conclusions of law in the staff report, subject to five (5) conditions of approval listed in the staff report.

4. ADJOURNMENT

The meeting was adjourned at 12:48 p.m.