

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

**June 21, 2023**

**2:45 pm**

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

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

**Members present:** Stacie Anderson, Daniel Carlino, John P. Contos, Sierra Farmer, Gwen Jones, Kristen Jordan, Mike Nugent, Amber Sherrill, Heidi West

**Members absent:** Mirtha Becerra, Jennifer Savage, Sandra Vasecka

**1. ADMINISTRATIVE BUSINESS**

The meeting was called to order at 2:45 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 June 7, 2023**

The minutes were approved as submitted.

**2. PUBLIC COMMENT**

There was no public comment.

**3. COMMITTEE BUSINESS**

**3.1 Staff Report\_Sapphire Place Annexation, Rezoning, Subdivision, & Master Site Plan**

Dave DeGrandpre, Planning Supervisor with the Community Planning, Development and Innovation department, provided an update on the project and a recommended condition of approval regarding when the parcels annexation into the city will go into effect.

The committee sought additional details regarding the clubhouse and the governance around it. Mr. DeGrandpre explained form-based code which listed permitted uses and conditional uses. The clubhouse being proposed doesn't fall under either category and the applicant will be filing an application for conditional use regarding the clubhouse. The clubhouse would be for the use of the residence within the subdivision and would be entirely private and would be run by a management company.

This item was scheduled for final consideration at the next City Council meeting on Monday, June 26, 2023.

**Adopt/deny** a resolution to annex the subject property legally described as Tract 2-A of Certificate of Survey No. 6689 located in the NW1/4 of Section 7, Township 13 North,

Range 19 West, P.M.M. Missoula County, Montana as shown on Exhibit A, and zone upon annexation to Sxwptqyen Area Form Based Zoning Code transects OS Open Space, T3 Neighborhood Edge, T4-O Neighborhood General - Open, T4-R Neighborhood General - Restricted, and T5 Mixed-Use Center, subject to the conditions of approval, based on the findings of fact and conclusions of law in the staff report.

**Approve/deny** the variance request from Article 3, Section 3-030.1.C.3 of the City Subdivision Regulations, which requires each lot to abut and have access to a public or private street or road, to allow 3 lots to be provided access via an alley and public access easement containing a pedestrian path, based on the findings of fact and conclusions of law in the staff report.

**Approve/deny** the Sapphire Place Subdivision Preliminary Plat Application and Master Site Plan, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in the staff report.

#### **4. ADJOURNMENT**

The meeting adjourned at 2:51 p.m.