

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

August 23, 2023

3:55 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, John P. Contos, Kristen Jordan, Mike Nugent, Amber Sherrill, Sandra Vasecka, Heidi West

Members absent: Daniel Carlino, Sierra Farmer, Gwen Jones, Jennifer Savage

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 3:57 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 August 16, 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 Appointments to the City Board of Adjustment

The subject item was introduced. Amber Sherrill express gratitude for the work and expertise of members involved with the City Board of Adjustments and she made the recommended motion. There was no additional discussion. Heidi West stepped away and was not present at the time of the vote.

Moved by: Amber Sherrill

Confirm the Mayor's reappointment of Patrick Bridegam, John Newman and Lance Koch to the City Board of Adjustment for terms beginning immediately and expiring on June 30, 2026.

AYES: (6): Stacie Anderson, Mirtha Becerra, John Contos, Kristen Jordan, Mike Nugent, and Amber Sherrill

ABSENT: (6): Daniel Carlino, Sierra Farmer, Gwen Jones, Jennifer Savage, Sandra Vasecka, and Heidi West

Vote results:Approved (6 to 0)

3.2 Reappointment to the City Board of Adjustment

The subject item was introduced. Amber Sherrill reiterated her earlier comments regarding the members involved with the City Board of Adjustments and she made the recommended motion. There was no additional discussion. Heidi West stepped away and was not present at the time of the vote.

Moved by: Amber Sherrill

Confirm the Mayor's reappointment of Ryan Morton to the City Board of Adjustment, from an alternate to a regular member, for a term beginning immediately and expiring on June 30, 2026.

AYES: (6): Stacie Anderson, Mirtha Becerra, John Contos, Kristen Jordan, Mike Nugent, and Amber Sherrill

ABSENT: (6): Daniel Carlino, Sierra Farmer, Gwen Jones, Jennifer Savage, Sandra Vasecka, and Heidi West

Vote results:Approved (6 to 0)

3.3 Icon Apartment Homes Annexation, Subdivision, and Master Site Plan

The Committee Chair, Mike Nugent, introduced the subject item and informed members that the motions listed would be voted on during Final Consideration at the City Council meeting on Monday, August 28, 2023.

Sandra Vasecka joined the meeting at 4:07 p.m.

Dave DeGrandpre provided follow-up information from questions that didn't get answered during the public hearing on Monday, August 21, 2023. He covered the regulatory parameters and what authorities' council has in the decision-making process. These topics included the annexation elements and policy and the subdivision review criteria. Mr. DeGrandpre also went over the cost of services for things like the infrastructure to be built and the maintenance responsibility for parks and transportation services in the development area.

Joe Dehnert, with IMEG and representative for the developer, also responded to some of the questions from the public hearing. Mr. Dehnert shared a visual of the site plans and did a walkthrough of the street access and parking areas. He explained that it was mandated that these parking areas be accessed from the rear of the buildings. He also explained why the project added commercial lots to the project. Mr. Dehnert touched on the club houses being proposed with this development. Additionally, he expressed cooperation and collaboration efforts for future bus stops. He confirmed the development has already planned robust pedestrian facilities. The last topic he discussed was around sewer capacity. Since development in this area has been planned for over a decade, there was no major concern, and the developer would cover the installation costs for this project.

Will Ralph, with Braxton Development, elaborated in more detail on the park land and open spaces in the development. He stated the playgrounds will have equipment for all age groups, walking paths with exercise equipment, picnic and grilling areas, and an indoor site for pet grooming, and an outdoor dog park. The development will also provide two club houses for the residents. The primary club house is larger and would provide at least six full time employees. Staff would provide support and maintenance for the amenities provided at the club house. These amenities include a fitness center, pool and hot tub lounge area, and picnic space. The secondary club house will also be staffed on a smaller scale. This club house will provide a smaller fitness center and a hot tub for the residents within the development. Mr. Ralph also shared that he has been in communication with the superintendent from the nearby schools and plans to provide more data to help the schools better prepare for the future students coming once the development is occupied.

The committee discussed potential future options for the club house facilities. They could be converted to commercial space if desired. They also got confirmation that the parks and open spaces in the development are open to all the public but would be owned and maintained by the developer. They also talked about providing data for the schools more efficiently in the future. Additionally, the committee sought details on the ownership of the commercial property. The developer could sell the property or maintain ownership and lease the spaces available. No decision has been made as to whether the commercial lot would be sold. If the commercial property is sold, a development agreement could be established to ensure the residence receive the type of commercial businesses they desire within the neighborhood. Another topic discussed was concerns regarding the traffic study. It was clarified that the traffic study was not required but would result in approximately 6,000 additional daily trips. The neighborhood streets are about half neighborhood collectors and the others are considered either a primary or secondary collector. The committee also got an estimated timeline for when construction would begin on the project and its anticipated complete date. Construction is expected to start sometime in 2025 with occupancy starting in 2026, but the first phase would not be fully completed until 2027. The second phase would begin upon the first phase being completed. The goal is for the project to be fully built by 2030. Lastly, it was made clear that this project was not expedited, but with new legislative changes, some project can be expedited if they meet the criteria. Mr. DeGrandpre provided details on this process and what options council has in order to approve or deny any expedited projects.

This item is scheduled for final consideration on Monday, August 28, 2023.

Adopt/deny a resolution to annex the subject property legally described as Tract B of Certificate of Survey 6850 located in the E ½ of Section 12, Township 13 North, Range 20 West and the W ½ of Section 7, Township 13 North, Range 19 West, P.M.M., as shown on Exhibit A, and zone upon annexation to Title 21 Form Based Zoning Code transect zones: OS Open Space, T3 Neighborhood Edge, T4-O Neighborhood General - Open, T4-R Neighborhood General – Restricted, and T5 Mixed-Use Center, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in the staff report.

Approve/deny the Icon Apartment Homes at Dougherty Ranch 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 was adjourned at 4:48 p.m.