



Emergency Services · Group Care · Foster Care & Adoption · Counseling · In-Home Services

Mary McCrae
Permits and Land Use Manager
City of Missoula
Community Planning, Development, and Innovation Department
mccream@ci.missoula.mt.us

Youth Homes cares for vulnerable children who are facing abuse, neglect, emotional trauma and substance abuse problems. Through our emergency shelters, therapeutic group homes, foster care and adoption programs and counseling services, we provide a safe refuge for these youth while they begin the difficult process of healing. Since 1971, we have cared for more than 19,000 children and their families in Western Montana.

Youth Homes' main office that houses the administrative support to all eight of our programs is located at 550 N California Street. The other half of this building is the Shirley Miller Attention Home, a Home that provides emergency shelter services to 12-17 year olds. In June of 2023, due to staffing shortages, Youth Homes suspended services at the Shirley Miller Attention Home. Since Youth Homes operates three other shelters, we have been able to accommodate youth that have needed this service. Our plan is to re-establish this service in a different location in Missoula. We have been in conversations with community partners on this project: Missoula County, Youth Court, Child and Family Services and Providence's Psychiatric Department.

Earlier this year, Youth Homes was notified that the office space we rent for our Dan Fox Family Care Program is increasing by 40%. We simply cannot afford this rent. The prudent recommendation made by the Board of Directors and Leadership Team was to bring the Dan Fox offices over to the Attention Home. This will require no construction and be a significant cost savings to the organization. Dan Fox Family Care provides therapeutic foster care, adoption, outpatient services and Transitional Living Services, a program that help youth aging out of the foster care system.

Our mission remains the same, "to help every youth feel safe, have a sense of belonging and find a place to call home." We will continue to work tirelessly on behalf of vulnerable children. The Deed that we are requesting be lifted was created in 1991. At that time, we operated three group homes, serving a total of 24 youth. Today, we serve 42 youth in our four group homes and 3 shelters and serve 200 youth in our Dan Fox Family Care Program.

100% of Youth Homes kids have been affected by significant trauma. The behavioral health care system in Montana has struggled as a result of the pandemic, which has made our homes and programs more essential than ever. Children with high needs are increasingly more common. It is crucial we find our way through this.

To help us continue with our essential mission, we need the help of the City of Missoula. Our current zoning does not allow Youth Homes to adapt our programs and services over time. Furthermore, our property also is encumbered with an unnecessary deed restriction. We look forward to resolving these concerns in partnership with the City.

Sincerely,

Amy Schaar, Chief Executive Officer



CITY REZONE APPLICATION

A. GENERAL INFORMATION

- 1. Submit the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the rezoning fee the rezone proposal will be scheduled for public hearings at Planning Board and City Council.
3. Name of proposed Rezone: Youth Homes Corporate Offices
4. Name(s) of Applicant: Amy Schaer, CEO, Youth Homes
Mailing Address: 550 N. California Street
Telephone Number: 406-541-1652
Email Address: aschaer@youthhomesmt.org
5. Name(s) of Owner of Record: Youth Homes
Mailing Address: 550 N. California Street
Telephone Number: 406-541-1652
Email Address: aschaer@youthhomesmt.org
6. Name and Company of Representative: Colin Lane, MMW Architects
Mailing Address: 125 West Alder Street
Telephone Number: 406-543-5800
Email Address: colin@mmwarchitects.com
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) Yes
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Signature lines for Applicant's Signature, Owner's Signature, and Representative's Signature, each with a corresponding date of 11/13/23.

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 550 N California St, Missoula, MT 59802

Legal Description - complete and unabbreviated: EAGLE WATCH ESTATES, S21, T13 N, R19 W, Lot 2, 37251 SQUARE FEET

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above): **N/A - boundaries are unchanged**

Geocode: **04-2200-21-2-15-07-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	C1-4 - Neighborhood Commercial / DE-D Design Excellence Downtown Gateway Overlay	Commercial: Cannabis Store, and Commercial: Family Practice Clinic
Adjacent (South)	RM1-35 Residential / PUD Shady Grove	City Park
Adjacent (East)	PUD/Eagle Watch	Apartments
Adjacent (West)	C1-4 Neighborhood Commercial / DE-D Design Excellence Downtown Gateway Overlay	Commercial: Western Cider (Winery use)

2. What is the current zoning of the property (including intensity designator)? **PUD/Missoula Youth Homes**

3. What is the requested zoning for the property (including intensity designator)? **C1-3 Neighborhood Commercial / DE-D Design Excellence Downtown Gateway Overlay**

4. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property? **The applicable City Growth Policy is the Our Missoula 2035 City Growth Policy which designates the property as Urban Center land use. The applicable Vicinity Plan is the Missoula Downtown Master Plan 2019 which designates this site as part of the West Broadway Gateway land use area.**

5. What is the intended use for the property? **Youth Homes proposes to continue the use of the property as their corporate offices, with additional offices replacing the existing Attention Home (a therapeutic youth crisis center). This proposed rezone is being submitted concurrently with a proposed Change of Use permit application. The Change of Use is not anticipated to require any significant construction work.**

D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

1. Whether the zoning amendment is consistent with MCA § 76-2-304:
 - a. Whether the zoning is made in accordance with a growth policy; **The subject property is located at the edge of the downtown core. The Our Missoula Growth Policy establishes this area as an Urban Center. This area has long been anticipated by the city an extension of the urban core, including in specific documents such as Missoula's Downtown Master Plan (2019). The area is part of Missoula Redevelopment Agency's Urban Renewal District II. The Urban Center land use designation in the City Growth Policy is intended for areas with a concentration of downtown uses including commercial offices, retail, arts and entertainment, eating and drinking establishments and residential. The current relatable zoning districts with the Urban Center land us designation are C1, C2 and CBD. The request to rezone to C1-3 aligns with the Urban Center land use designation of the City Growth Policy.**
 - b. Whether the zoning is designed to secure safety from fire and other dangers; **This area of the proposed zoning is easily accessed from Missoula's existing fire infrastructure, with both Station 1 and Station 3 located less than 1.5 miles away. By removing the existing 24-hour occupancy (removal of the Attention Home program) and replacing it with a B-occupancy (office), the proposed Change of Use application reduces safety concerns.**
 - c. Whether the zoning is designed to promote public health, public safety, and the general welfare; **The proposed zoning promotes public health, safety, and welfare of the community by allowing continued use of the property by a non-profit organization dedicated to health and safety for youth. The**

organization's programs are continuously evolving, and the proposed zoning allows for future adaptation and growth.

- d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; **The proposed zoning facilitates adequate provision of public infrastructure by encouraging urban land use in areas with existing infrastructure, including access to transportation and services.**
 - e. Whether the zoning considers the reasonable provision of adequate light and air; **The existing structure will remain, and no additions or expansion is proposed. The rezone will allow offices in the existing structure and will not impact the provision of adequate light and air.**
 - f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems; **The proposed zoning is in an area with excellent access to motorized and nonmotorized transportation systems.**
 - g. Whether the zoning considers the promotion of compatible urban growth; **The proposed zoning is compliant with the Our Missoula Growth Policy and Missoula's Downtown Master Plan.**
 - h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses; **In compliance with the goals of the growth policy, the proposed zoning district allows a broad range of uses, including the previous and proposed uses of the building.**
 - i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area. **The proposed Change of Use and proposed zoning change recognize the value of the existing building. The proposed Change of Use does not require any significant construction work.**
2. Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition; **The current PUD**

includes a specific requirement that limits the use of the land to the Youth Homes' Attention Home program. Requiring a specific youth program in permanent zoning documents is unnecessary and burdensome. The proposed zoning change removes this excessive requirement.

3. Whether the proposed zoning amendment is in the best interests of the city as a whole. **The proposed zoning removes burdensome requirements from the current PUD, and implements the goals of the Our Missoula Growth Policy and Missoula's Downtown Master Plan. Youth Homes is a valuable resource for the community and the proposed zoning allows continued growth and adaptability for the organization.**

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined, as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- The current plat** of the subject property.



WGM GROUP
WWW.WGMGROUP.COM

MISSOULA YOUTH HOME, 550 N CALIFORNIA ST
MISSOULA, MONTANA

SITE MAPPING

LEGEND-EXISTING

- SUBJECT PROPERTY BOUNDARY
- - - PUBLIC RIGHT-OF-WAY LINE
- - - LOT/TRACT/PARCEL LINE
- - - EASEMENT LINE
- ▨ EXTERIOR BUILDING WALL LINE
- ▨ CONCRETE SIDEWALK
- ▨ ASPHALT
- - - EDGE OF ASPHALT
- - - CURB AND GUTTER
- - - CURB AND GUTTER W/LAYDOWN
- - - VERTICAL CURB
- W WATER MAIN
- WS WATER SERVICE
- S SANITARY SEWER MAIN
- SS SEWER SERVICE
- AP AERIAL POWER
- BE BURIED ELECTRIC LINE
- T BURIED COMMUNICATIONS LINE
- G GAS MAIN
- X FENCE
- CONTOUR (1 FOOT INTERVAL)
- ⊕ CURB BOX/WATER SERVICE VALVE
- ⊕/V WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ BLOW OFF
- ⊕ SANITARY SEWER MANHOLE
- ⊕ DRAINAGE SUMP
- ⊕ UTILITY POLE
- ⊕ EM ELECTRIC METER
- ⊕ TEL COMMUNICATIONS PEDESTAL
- ⊕ IRR IRRIGATION CONTROL VALVE
- ⊕ GM GAS METER
- ⊕ EVERGREEN TREE (SIZE AS NOTED)
- ⊕ DECIDUOUS TREE (SIZE AS NOTED)
- ⊕ SIGN/SIGN TEXT
- ⊕ FOUND SURVEY MONUMENT
- ⊕ CONTROL POINT

SURVEY CONTROL POINTS

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
150	990211.95	841025.79	3178.75	MAG NAIL
151	990120.21	841244.55	3179.39	WGM OPC
153	990098.60	841051.62	3180.21	WGM OPC
155	990087.64	841163.60	3179.96	WGM OPC
156	990256.45	840949.96	3178.00	WGM OPC

HORIZONTAL DATUM:
MONTANA 2500 STATE PLANE COORDINATE SYSTEM (NAD83-CORS) AT GROUND

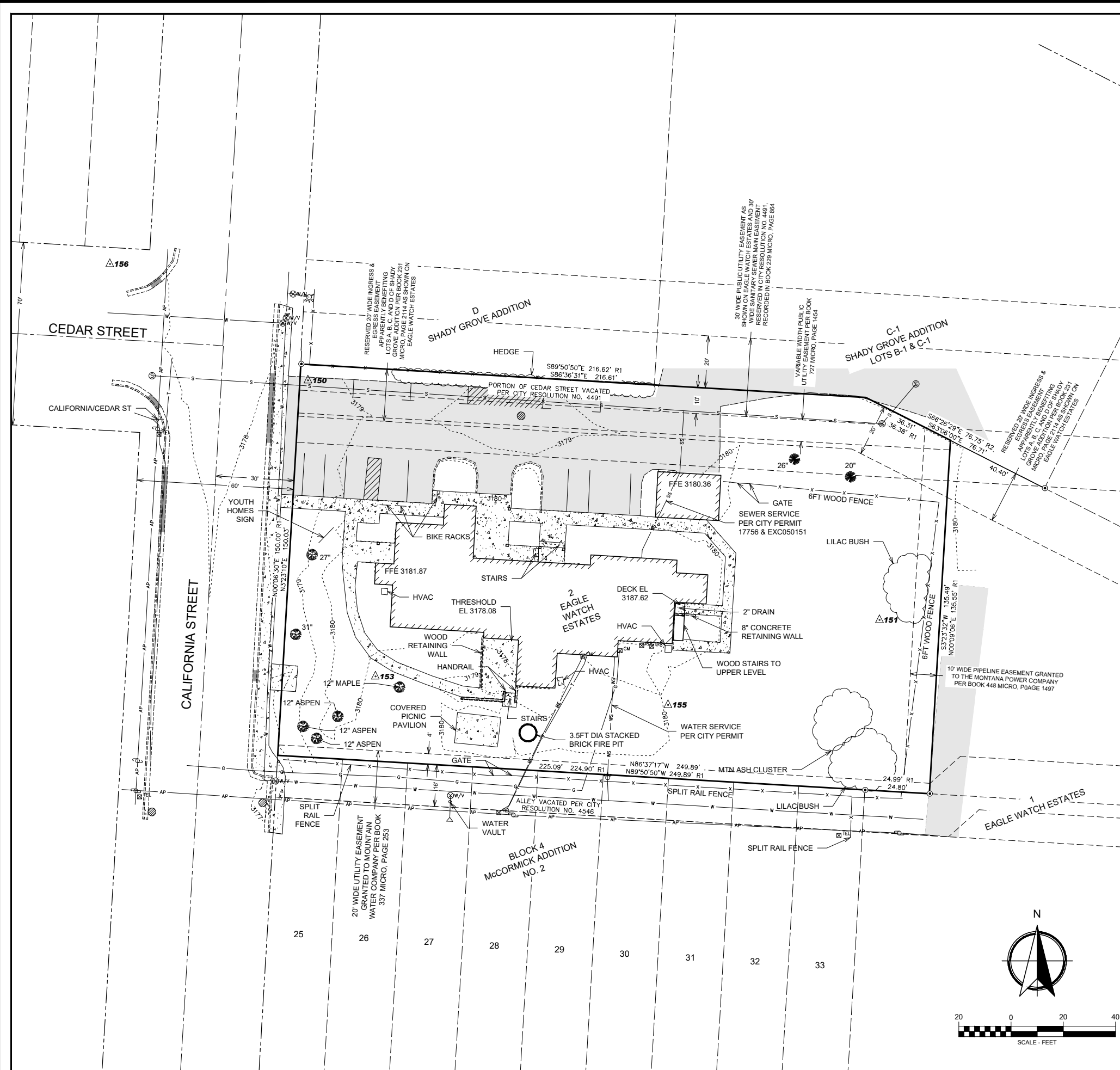
VERTICAL DATUM:
NAVD88

R1: RECORD DATA PER EAGLE WATCH ESTATES
R2: RECORD DATA PER SHADY GROVE ADDITION LOTS B-1 & C-1

EASEMENTS SHOWN HEREON ARE FROM REVIEW OF SUBDIVISION GUARANTEE NO. 1109043-M PROVIDED BY FLYING S TITLE AND ESCROW OF MONTANA, WITH A GUARANTEE DATE OF AUGUST 17, 2023

ZONING INFORMATION IS PER ZONING LETTER FROM THE CITY OF MISSOULA COMMUNITY PLANNING, DEVELOPMENT & INNOVATION, DEVELOPMENT SERVICES DIVISION - ZOE WALTERS, ASSOCIATE PLANNER DATED AUGUST 23, 2023.

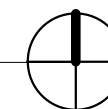
THE SUBJECT PROPERTY IS CURRENTLY ZONED MISSOULA YOUTH HOMES PUD (ORDINANCE 2788); THE MISSOULA YOUTH HOMES PUD FOLLOWS RM1-35 PARCEL AND BUILDING STANDARDS: TITLE 20, SECTION 20.05.050, TABLE 20.05-3

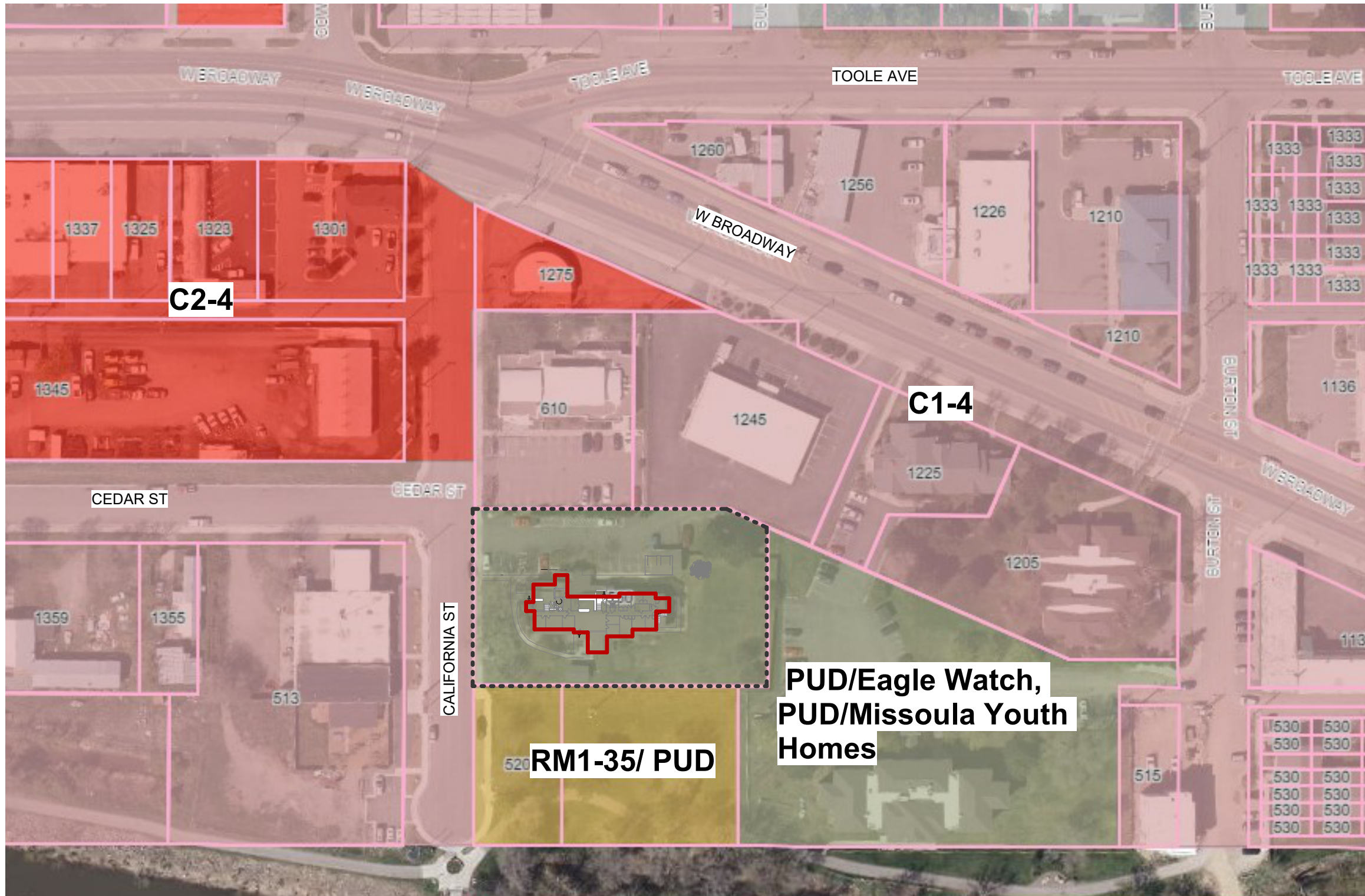


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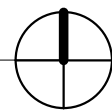
1 VICINITY MAP
NTS

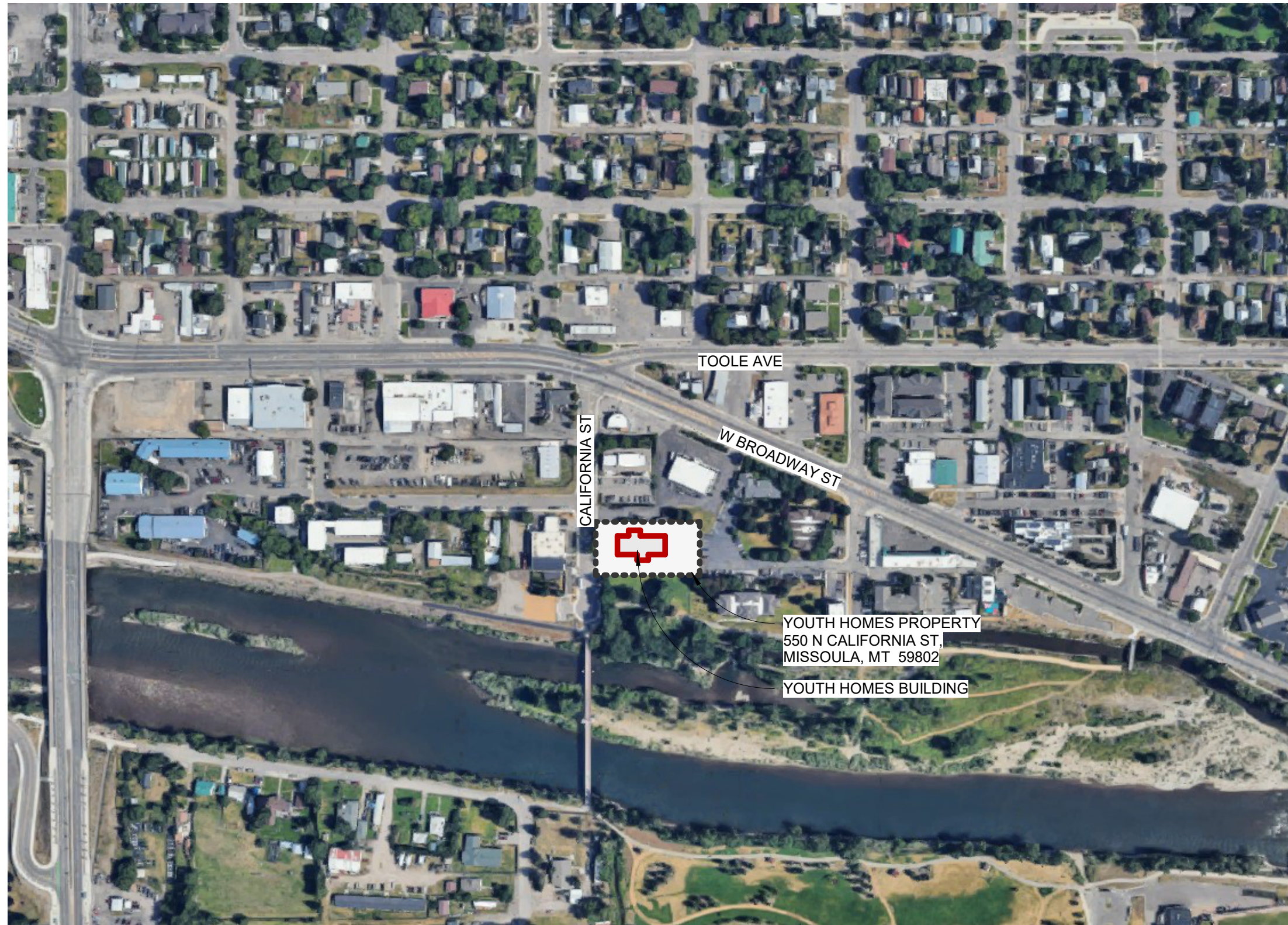




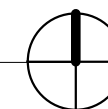
ZONING MAP

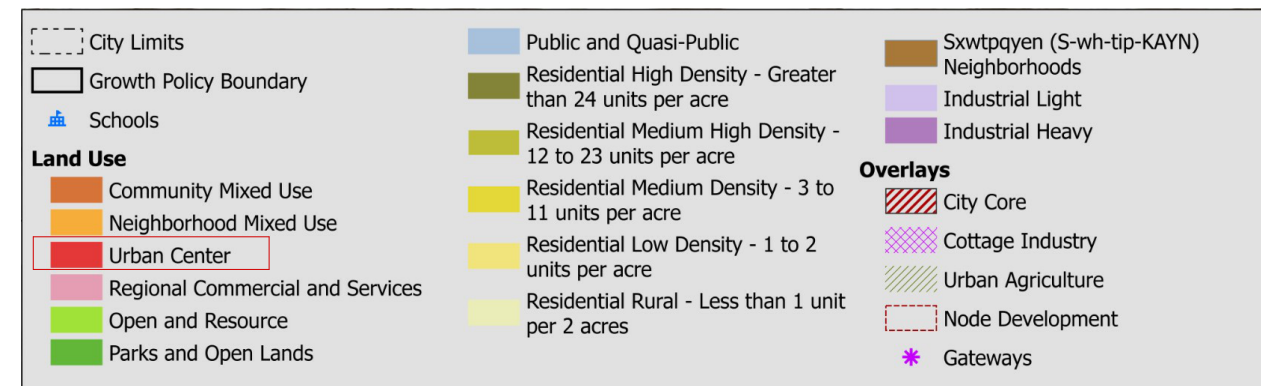
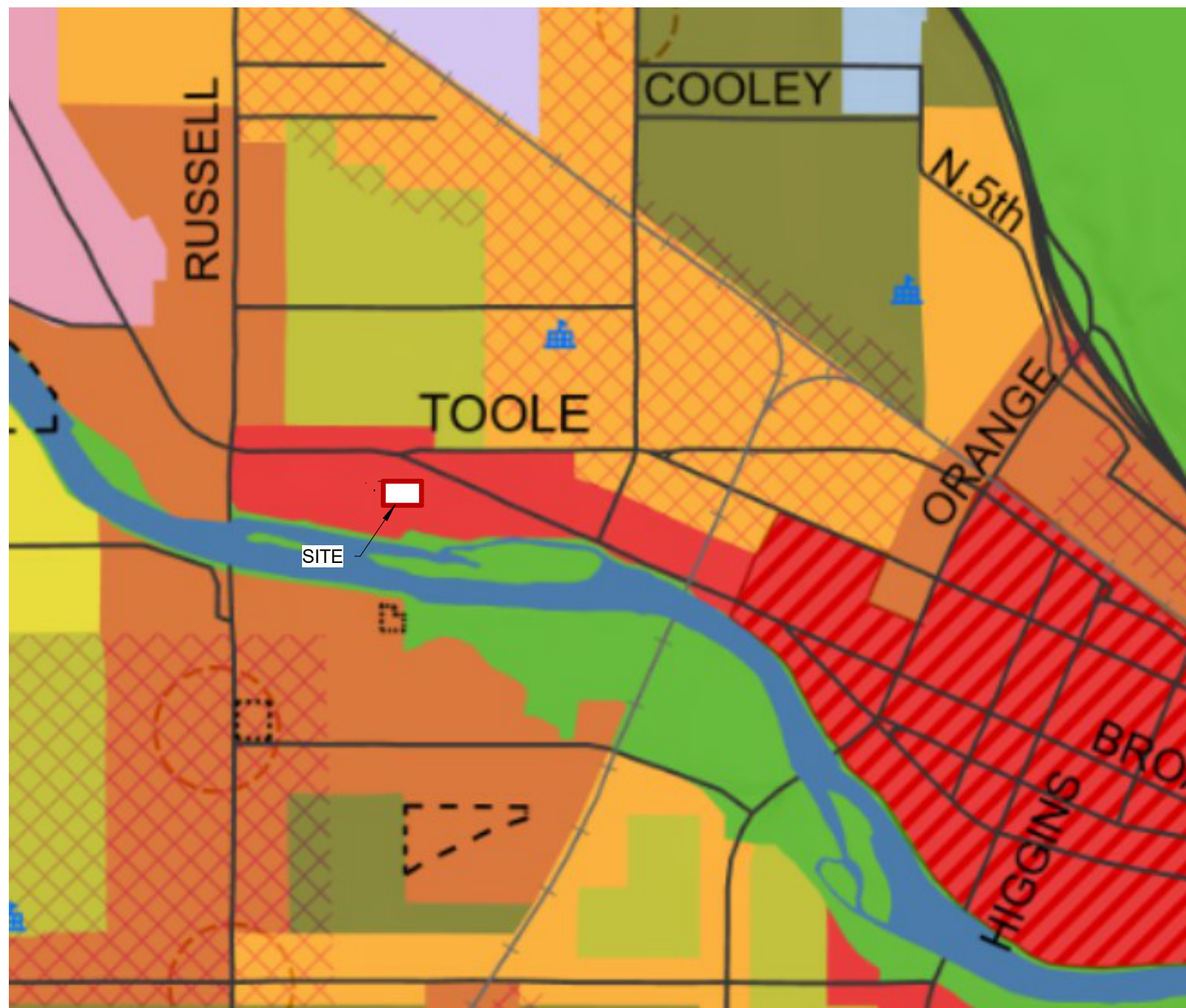
1" = 100'-0"





1 AERIAL PHOTO
NTS





COMPREHENSIVE - LAND USE DESIGNATION

1" = 400'-0"

