

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

June 12, 2024

1:45 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, Daniel Carlino, Sierra Farmer, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, Bob Campbell, Eric Melson

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 1:51 p.m.

1.1 Roll Call

Amanda Vermace called the roll.

1.2 Approval of the Minutes

1.2.1 Minutes from June 5, 2024

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comments for items not listed on the agenda.

3. COMMITTEE BUSINESS

3.1 High Park Views 13-Lot Major Subdivision

Staff presentation

Lauren Stevens, Senior Planner with the Community Planning, Development and Innovation department, gave a presentation on the subject item. Ms. Stevens provided details on the proposed project which included details on the four variance requests and the Preliminary Plat application that City Council would vote on at the public hearing. She also shared a visual of the property location and gave background on the existing conditions of the parcel. She shared a map of the slopes of the property along with the surrounding areas, She gave an overview of the proposed layout of the subdivision that included infrastructure layout and open space dedication. Ms. Stevens also went over the subdivision review criteria. This included details on the current Land Use designation and Zoning. Other items covered were the impact on local services, the natural environmental, wildlife and their habitats, Public Health and Safety, Agencies provided recommendations on any items that showed potential impacts. Ms. Stevens covered the review criteria for requesting variances. She shared information on all four variances being requested. Lastly, she went over the five staff recommended motions that are subject to the twenty-eight conditions of approval that are being proposed at the public

hearing. All the details regarding the proposed motions and the conditions of approval are available on eScribe.

Danny Oberweiser with IMEG representing Rebecca Donnely the applicant, gave some background on the property and stated the proposal presented would be the most feasible to develop the land. Mr. Oberweiser also informed the committee that although a traffic study was not required, one was conducted and no potential impacts were found. He also stressed his desire to see this subdivision approved due to the dire need for housing in Missoula. .

The committee inquired about connectivity from Simon Drive to High Park. There was concern raised regarding the Owl population and how it would be impacted by the subdivision. They also sought more details on the revegetation plan for stabilization specifically for the grading and drainage on the property.

There was no public comments. The proposal has been scheduled to go before City Council for a public hearing on June 24, 2024.

4. ADJOURNMENT

The meeting was adjourned at 2:24 p.m.