

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

September 18, 2024

11:40 am

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, Bob Campbell, Sierra Farmer, Gwen Jones, Kristen Jordan, Eric Melson, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka

1. ADMINISTRATIVE BUSINESS

The meeting was called to order at 11:42 a.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 28, 2024

The minutes were approved as submitted.

2. PUBLIC COMMENT

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

3. COMMITTEE BUSINESS

3.1 123 South Curtis Street Rezoning and 10-Lot Major Subdivision

Staff presentation.

Alex Bramlette, Senior Planner with the Community Planning, Development and Innovation department, presented on the subject item. She shared visuals of the site and covered the site proposed plan. She also covered the review criteria for the subdivision portion of the project and the rezoning portion. Ms. Bramlette highlighted the four variance requests. Lastly, she shared that the Planning Board recommended approval.

Tamara Ross with IMEG and the representative for the applicant, praised staff for their time and hard work. She was enthusiastic about the proposed project and was available for questions.

Council member Kristen Jordan inquired about the location of the nearest bus stop and also asked if the project planned to provide permanently affordable housing.

3.2 Rezone of 2139 South 7th Street West from R5.4 Residential to RM1.5 (multi-dwelling)

Staff presentation.

Zoe Walters, Associate Planner with the Community Planning, Development and Innovation department, presented on the subject item. She shared visuals of the property location and described the current conditions. Ms. Walters provided a comparison of the existing and proposed zoning. She also covered the review criteria for the request. The Planning Board public hearing resulted in support from the member and they recommended approval.

Harrison Schutt, applicant for the project expressed excitement for the project and was available for any questions.

Council member Kristen Jordan inquired about utility connections on behalf of a concerned neighbor. She also asked about nearby bus stops and if there would be permanently affordable housing built. She also sought details on if this project does fit with the neighborhoods character.

Troy Monroe, City Engineer with the Public Works and Mobility department, provided a visual and some details to the infrastructure plans around the property.

Public Comment:

Wes Brumwell, property owner to the south, commented on the rezone request. His concern pertained to the property not having an alley and the maximum allowable building height if approved. He did not feel this proposal fits with the neighborhoods character.

4. ADJOURNMENT

The meeting was adjourned at 12:22 p.m.