

Missoula City Council Land Use and Planning Committee Minutes - DRAFT

December 11, 2024

1:00 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, 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 1:02 p.m.

1.1 Roll Call

Amanda Vermace called the roll.

1.2 Approval of the Minutes

1.2.1 Minutes from December 4, 2024

The minutes were approved as submitted.

2. PUBLIC COMMENT

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

3. COMMITTEE BUSINESS

3.1 Our Missoula 2045 Land Use Plan

Discussion

Committee chair, Mike Nugent gave a summary regarding the motion on the floor.

Laval Means, Planning Manager with the Community Planning, Development and Innovation department, provided a summary of what has been heard from the Public Hearing held at the City Council meeting on Monday, December 9, 2024. The topics she covered included place types, mobility options, zoning designation, and parking concepts.

The committee inquired about changes discussed earlier regarding the Land Use map. They sought more details about plans of a commercially zoned region around the Catlin Street area. There was discussion around parking amendments and parking incentives. They requested clarification on whether residential development would be allowed in a Civic Place Type. Committee member, Daniel Carlino, went over his amendment package. He was seeking a total of 7 amendments. The committee also discussed the anticipated increase in population and the expected increase in the number of dwelling units over the next 20 years. They also touched on the need to be wildfire smart. They asked about policy objectives that support the community investment programs and if

staff collaboration between departments that would be affected by the updated plan. Committee member, Sandra Vasecka discussed her amendment about changing an area in the Rattlesnake Neighborhood from Urban Residential Low to Urban Residential High.

A recess was called at 2:38 p.m.

The meeting resumed at 2:48 p.m.

Public Comment:

Jenna Richter (they/them), a member of the public, commented on development issues including parking policies for new buildings. They also countered some narratives regarding parking policies and mandates that were presented and their effect on the low-income population.

John Wolverton, volunteer with Pro Housing Missoula, commented on the change of the map from the original draft to the current draft of the mid rattlesnake egress in case of an emergency. He inquired as to the zoning for this area. He is supportive of the idea of simplifying the map of Urban Residential Low and Urban Residential High.

Adam Cook, a member of the public, thanked Council Member Carlino for bringing up residential uses of industrial areas. He called for defining the compatibility idea with specific quantitative ideas. He also advocated the idea of comprehensive parking reform including the taxation of parking.

A member of the public (person did not state their name) thanked the public outreach of the plan. He requested council to look at the broader vision of parking and appreciated the transformative plan for more integration of future developments.

Lisa Davey, with Common Good Missoula, reiterated her appreciation for the work that has gone into the plan. She encouraged viewing parking as an incentive and to create some parking reduction. She appreciates that the plan is transformative and continues to follow regulations and keep community character.

Mr. Carlino informed the council that he updated the language from his previous comment and proposed that the map be updated to its original version to be denser. The committee questioned why the map was updated.

Additional Public Comment:

Ryan Salisbury, a member of the public, expressed concern about the schedule and its effect on the surrounding properties. He went into detail regarding a specific piece of property. Chair Nugent requested that comments be emailed to the council as well to capture details.

There were no further comments from council.

Chair Nugent introduced council member amendments. Carlino presented further on his amendments and continued his comments regarding updating the map of the rattlesnake. The committee had an inquiry regarding the amount of units and the difference on land use. They also had questions regarding the impacts of changing an area from Urban Residential Low to Urban Residential High. The committee wanted to know if staff had identified any issues with the surrounding subdivisions and/or Home Owners Associations (HOA). They also sought further clarification on the difference between

Limited Residential Use and Low Residential Use, and the emergency services policy and asked about moderate risk versus high risk. They followed up regarding the HOA inquiry and the relation to zoning. Staff responded. The committee asked for confirmation that OEM weighed in with recommendations to downgrade in certain areas and they sought more details about water constraints.

Each amendment was placed on the floor for committee discussion. The first amendment had not previously been discussed so public comment was allowed for Mr. Carlino's amendment to change the map in the Rattlesnake area.

Public Comment:

Mr. Wolverton touched on the fire risk being very similar to the Upper Rattlesnake and questioned why similar areas would be treated differently.

This item has been scheduled to close the Public Hearing and take a final vote at the City Council meeting on Monday, December 16, 2024.

Moved by: Daniel Carlino

Amend the Land Use Plan to change the map in the Rattlesnake area back from the updated (current) version to the original version.

AYES: (6): Daniel Carlino, Kristen Jordan, Eric Melson, Mike Nugent, Jennifer Savage, and Sandra Vasecka

NAYS: (6): Stacie Anderson, Mirtha Becerra, Bob Campbell, Sierra Farmer, Gwen Jones, and Amber Sherrill

Vote results:Failed on a tie vote (6 to 6)

Moved by: Daniel Carlino

Amend the Land Use Plan to change the definition of limited urban residential to remove language; and rely heavily on cars for transportation. Also remove language; are primarily car-dependent to access services, with biking as a secondary mode of travel. also rely on driving and cycling to access services. There may be dedicated trails and routes that support biking and walking, but walkability is less emphasized than in more urban neighborhoods

AYES: (12): Stacie Anderson, Mirtha Becerra, Daniel Carlino, Bob Campbell, Sierra Farmer, Gwen Jones, Kristen Jordan, Eric Melson, Mike Nugent, Jennifer Savage, Amber Sherrill, and Sandra Vasecka

Vote results:Approved (12 to 0)

Moved by: Daniel Carlino

Amend the Land Use Plan to change all Urban Residential Low to make it Urban Residential High.

AYES: (5): Daniel Carlino, Bob Campbell, Kristen Jordan, Eric Melson, and Sandra Vasecka

NAYS: (7): Stacie Anderson, Mirtha Becerra, Sierra Farmer, Gwen Jones, Mike Nugent, Jennifer Savage, and Amber Sherrill

Vote results:Failed (5 to 7)

Moved by: Daniel Carlino

Amend the Land Use Plan to have an area of limited Urban-Mixed Use, Urban Mixed-Use low or Urban Mixed-Use high in every neighborhood.

AYES: (3): Daniel Carlino, Kristen Jordan, and Sandra Vasecka

NAYS: (9): Stacie Anderson, Mirtha Becerra, Bob Campbell, Sierra Farmer, Gwen Jones, Eric Melson, Mike Nugent, Jennifer Savage, and Amber Sherrill

Vote results:Failed (3 to 9)

Moved by: Daniel Carlino

Amend the Land Use Plan to remove #28 about form-based code on Page 118.

AYES: (5): Daniel Carlino, Kristen Jordan, Mike Nugent, Jennifer Savage, and Sandra Vasecka

NAYS: (7): Stacie Anderson, Mirtha Becerra, Bob Campbell, Sierra Farmer, Gwen Jones, Eric Melson, and Amber Sherrill

Vote results:Failed (5 to 7)

Moved by: Sandra Vasecka

Amend the Land Use Plan to change the [Urban Residential Low] brown filled area in the Rattlesnake region to Urban Residential High.

AYES: (7): Daniel Carlino, Bob Campbell, Kristen Jordan, Eric Melson, Mike Nugent, Jennifer Savage, and Sandra Vasecka

NAYS: (5): Stacie Anderson, Mirtha Becerra, Sierra Farmer, Gwen Jones, and Amber Sherrill

Vote results:Approved (7 to 5)

4. ADJOURNMENT

The meeting was adjourned at 4:14 p.m.