

Date: July 30, 2019

To: Missoula Consolidated Planning Board

From: Christine Dascenzo, Planner, Missoula County Community & Planning Services

Re: Staff - Planning Board Communication

A. UPCOMING PLANNING BOARD AGENDA ITEMS

1. August 6, 2019

- a. Hearing: Title 20 Amendments to Townhome Exemption Development (TED), Ben Brewer, City
- b. Presentation: Urban Renewal District Presentation, Missoula Redevelopment Agency, Ellen Buchanan

2. August 20, 2019

- a. Hearing: Open Space Plan - finding of conformance and recommendation for adoption as an issue plan, City-County
- b. Presentation - Downtown Master Plan Update 2019, Linda McCarthy (Downtown Missoula Partnership) and Laval Means (Development Services) – tentative, City

3. September 3, 2019

- a. Hearing: Montana Suds, LLC, - Special Zoning District Rezoning, Jamie Erbacher, County

B. UPDATE ON PREVIOUS ITEMS

1. Missoula Area Mapping Project

On June 6, 2019, the Board of County Commissioners officially adopted the Missoula Area Land Use Element on a 3-0 vote. Some changes were made to the map and text of the element while under BCC review. The final version can be reviewed online, here: <https://www.missoulacounty.us/home/showdocument?id=47140>.

2. City Annexation Policy

On July 22, 2019, the Missoula City Council adopted the Annexation Policy on a 9-0 vote.

C. OTHER ITEMS OF INTEREST

1. Recruitment for Jamie Hoffmann's Seat

After receiving word that Jamie Hoffmann will be relocating at the end of the year, the process to recruit a new member has begun. This seat is appointed by the Conservation District and that board will be discussing it at their next meeting on August 12. If they choose not to appoint, the Planning Board selects a member who is then approved by the County Commissioners and City Council.

2. New Committee Forming Out of Infill Discussion at 7/16 Meeting

a. Summary from Helen, Emailed on 7/16

Dear Planning Board Members,

Thank you for a spirited meeting this evening. For those of you that missed it, we had a presentation by Tom Zavitz from the City where he shared the "Our Missoula Development Guide--Looking Forward" document (attached). You can read more about the specifics of the document as well as the minutes in the next few days, but one issue did arise from our conversations. We decided to begin exploring potential policy recommendations to the County Commissioners as well as the City Council as they relate to re-aligned incentives to promote infill development in the Urban Development Area. We didn't discuss specifics other than to state that the incentive structure needs to be reviewed because we continue to want to promote infill development but development continues to grow outside of areas with easily accessible infrastructure.

Therefore, we formed a subcommittee consisting of myself, Peter Bensen, Michael Houlihan, and Andy Mefford to begin to move this project forward. We would love additional participation by other planning board members. Additionally, we have asked CAPS to invite a member of the Missoula Redevelopment Agency to provide the full board with a presentation on tax incentives for residential development. We may also have the Missoula Association of Realtors come to a meeting. This is in an effort to bring the entire planning board up to speed on current incentives and development perspectives.

At our next planning board meeting, I'd love to see if other folks would like to join the subcommittee, we can name the subcommittee, and schedule some time for goal-setting.

I look forward to sharing more about this project with all of you. Peter and others, if I missed anything, please chime in!

Sincerely,
Helen Pent Jenkins
Vice Chair, Planning Board

b. Update on Presentations to the Full Board

Ellen Buchanan from MRA will present to the full board at the August 6 meeting. Eran Pehan from the City's Housing and Community Development office will present on October 15. A presentation from MOR has yet to be scheduled.

c. Committee Requirements

Agendas and minutes are required for committee meetings. In order to provide 48-hour notice of the meeting, agendas should be sent to CAPS four days before to the meeting. They must include an item for public comment on anything not on the agenda. Minutes must include:

- Date, time, and place of meeting
- A list of the individual members of the public body, agency or organization in attendance
- The substance of all matters proposed, discussed, or decided
- At the request of any member, a record of individual votes taken by member

Agendas and minutes can be sent to caps@missoulacounty.us.