Missoula City Council Land Use and Planning Committee Minutes

August 19, 2020
12:20 pm

To register to attend and/or comment: https://ci-missoula-mt.zoom.us/calendar/list
For agenda and related documents: www.ci.missoula.mt.us/webcasts
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Members present: Stacie Anderson, Mirtha Becerra, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, Heidi West

Members absent: John P. Contos, Jesse Ramos

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

1.2 Approval of the Minutes from August 5, 2020

The minutes were approved as submitted.

2. PUBLIC COMMENT

No comment

3. COMMITTEE BUSINESS

Expo Parkway. Dave DeGrandpre provided a presentation, available online.

3.1 Rezone 508 S 3rd St W to Apply AR Overlay

Pre public hearing - informational only

Emily Gluckin, planner for Development Services, presented a request to rezone the property located at 508 South 3rd Street West. For more details please find the presentation online.

The subject property is located at 508 South 3rd Street West. The applicant requested an increase in density of the existing multi-dwelling development from sixteen to twenty-two dwelling units.

According to a Montana Historical and Architectural Inventory report, the building has contributing elements to McCormick Historic District. The Historic Preservation Commission deemed the building as historically significant.

Jesse Dodson, University Avenue Developers, LLC, added that the goal is to restore the building to its original glory and to add one bedroom apartments to it.

Mr. Dodson clarified that the floor plans will not change. There is a wide central hallway with three units on each floor. Those three units will change to four units.

There was a public comment from Ralph D. Leonard. He said that he and his wife own the property behind the building and adding more people to the place will bring more
parking problems. The parking on 2nd Street is filled. The options for parking are Cottonwood Street or 2nd Street and not on Orange or 3rd Street. He added that his wife has a handicap spot that gets filled all the time. They have called the police for parking problems in the past. He also stated that he will continue raising his voice regarding parking in the future to the city and the owner, when it continues to be a problem. The committee responded that they are not expressing their opinion on the matter until after the public hearing. Although, the comment will be taken into consideration at the public hearing.

3.2 Referral and Staff Report – 3270 and 3770 Mullan Rd. – Mullan Crossing Annexation

Cassie Tripard, Associate Planner with Development Services, presented a staff report on 3270-3770 Mullan Road, Mullan Crossing Annexation. Please find attached presentation for more details. Applicant George Jensen Family Limited Partnership submitted an application for annexation of properties addressed 3770 and 3720 Mullan Road into the City of Missoula. The subject property has two parcels fronting Mullan Road and intersected by Clark Fork Lane. The properties are wholly surrounded by city limits. Upon annexation the property will become part of City Council Ward 2. The subject properties are located in Annexation area ‘A’. As per City Annexation policy, the city should prioritize annexation of area ‘A’. Jason Rice, developer from Territorial-Landworks, Inc. on behalf of Brian Walker, explained the reason why he asked for an extension of the deadline. He stated that putting the infrastructure before the permit will take longer. Doing both simultaneously saves time. Under the current deadline of (60 days), it would only give 30 days to get the right-of-way filed. The current owners would let this expire if the sale does not go through. He asked for 90 days. Mr. Rice pointed out the benefit of the project to the community. The proposal will result in providing an alternative to the current mode of transportation. It will solve some of the traffic problems in the area. Mr. Rice emphasized the need to have clarity of language that shows 60 days is the timeline to submit everything to Public Works, not for getting the work done. Cassondra Tripard agreed that 90 days is doable. Troy Monroe, city engineer, also agreed on 90 days deadline. Mr. Rice explained that the residential parking requirement is the minimum, and that they want to have more than the requirement. Also, Title 20 will allow shared parking between residential and commercial. A committee member asked if the Mullan Area Master Plan covers the area. Also, what was the process was and if there was public comment? Mr. Rice answered the area is not covered by the Mullan Area Master Plan. It is not immediately adjacent to the plan, it will not apply. Ms. Tripard clarified that the notifications were not required. It was posted on the city’s Engagement HQ webpage and there was no public comment.

Moved by: Bryan von Lossberg

amended version of the amended motion with that amendments being 90 days as opposed to 60 in the proposed amended motion. I will ask staff to work with the developer and provide any updated language necessary to clarify what seems acceptable around submission.
AYES: (10): Stacie Anderson, Mirtha Becerra, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

ABSENT: (2): John Contos, and Jesse Ramos

Vote results: Approved (10 to 0)

3.3 Annexation of Tracts 1 and 2 of COS No. 5963 – Heron’s Landing Subdivision

Dave DeGrandpre, Planning Supervisor for Development Services, presented on the Annexation of Tracts 1 and 2 of COS No. 5963 - Heron’s Landing. For details please find attached presentation.

The subject property is located north of Mullan Road, including portions of George Elmer Drive and Chuck Wagon Drive. George Eimer and Chuck Wagon have already been annexed into the city.

Mr. DeGrandpre clarified that the ditch shown in the plan is like a placeholder; it is not confirmed what the developers want to do with it.

Nick Kaufman, Senior Planner, did a presentation on behalf of the applicant, Mullan Road Partners, LLC. Mr. Kaufman stated that the Planning Board wanted to see more density, while the Neighborhood wanted to see less. Mr. Kaufman further explained that they are providing owner-occupied product. There will be no large apartment buildings. He added curvilinear options have been considered because it controls traffic better.

George Elmer is a collective street and was integrated into the design. The street will be expanded and parking will be added. There will not be any alleys added into it.

Chuck Wagon Drive is another north-south collector. The central park is important for the community and a portion of it can be used for agriculture. In addition, if the irrigation ditch stays, it can be reliable and useful for irrigation.

Nick Kaufman mentioned that they are providing a range of housing, including high-end housing. People in the market for high-end housing often end up buying the lower-end housing because the higher-end is not available. He also added that with lower-end and affordable housing comes challenges of high density and some traffic problems.

Adopt a resolution of intention to annex and incorporate within the boundaries of the city of Missoula, Montana a certain parcel of land described as Tracts 1 and 2 of COS No. 5963 in the SE 1/4 of Section 12 and the N 1/2 of Section 13, Township 13 North, Range 20 West, P.M.M. and zone the property RT5.4 Residential in the city, based on the findings of fact in the staff report, subject to the recommended conditions of annexation approval, and set a public hearing on September 14, 2020.

Moved by: Sandra Vasecka

AYES: (9): Stacie Anderson, Mirtha Becerra, Heather Harp, Jordan Hess, Gwen Jones, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

ABSTAIN: (1): Julie Merritt

ABSENT: (2): John Contos, and Jesse Ramos

Vote results: Approved (9 to 0)
4. ADJOURNMENT