

Missoula City Council Land Use and Planning Committee Minutes

August 26, 2020

8:55 am

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Members present: Stacie Anderson, Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, Heidi West

Others present: Benjamin Brewer, Laval Means, Montana James, Jen Gress,

1. ADMINISTRATIVE BUSINESS

The meeting started 8:56 AM

1.1 Roll Call

1.2 Approval of the Minutes

The minutes were approved as submitted.

2. PUBLIC COMMENT

No public comment

3. COMMITTEE BUSINESS

3.1 Re-appointment to the City Board of Adjustment

The item was put to a vote without discussion.

Moved by: Heather Harp

Confirm the Mayor's re-appointment of Katelyn Hepburn as a regular member and Don Briggs as Alternate #1 to the City Board of Adjustment. Katelyn Hepburn is filling a vacated term that begins immediately and expires on June 30, 2021 and Don Briggs' term will begin immediately and expire on June 30, 2023.

AYES: (12): Stacie Anderson, Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

Vote results: Approved (12 to 0)

3.2 Title 20 Amendments; Jen Gress

Jen Gress, Associate Planner for Development Services, provided a presentation on the Title 20 Amendments.

The public comment for Title 20 began June 16th, 2020. The item came back to the Land Use and Planning Committee to request a City Council public hearing for October 5th, 2020.

The project has been published on the city website, Engage Missoula, the front of the Development Services website, News Flashes using city website, as well as the Civic Send program. Additionally, legal ads were placed in the Missoulian.

Montana James, Community Development Program Manager, continued the presentation with the section on “A Place to Call Home: Meeting Missoula’s Housing Needs”.

She pointed out some of the benefits of ADUs (accessory dwelling units) to the community. ADUs provide ecological and financial benefits, it reduces transportation needs. Also, ADUs align with the city’s in-ward growth policy. A committee member asked for clarification on the process of incentivizing to rent ADUs for voucher holders?

Montana James responded that the affordable housing trust fund would be used to incentivize renting ADUs for voucher holders. When an ADU owner rents to a voucher holder, the city can support by providing permitting funds.

Ben Brewer, Planner for Development Services, continued the presentation on Title 20. Mr. Brewer mentioned the goal of the amendments was to separate design review from conditional use approval. The city has several design review standards already in place.

A committee member suggested an amendment to the parking requirement. She suggested eliminating the parking requirement with the exception of the university district because parking is already an issue in the University, Hip Strip, and Hellgate high school area.

A committee member mentioned that removing the owner occupancy condition makes sense at this time. It is helpful in encouraging the construction of more ADUs in the future, and can be amended if necessary.

Jen Gress, Development Services, provided clarification that when tourist homes are approved, the applicant is required to submit a list of contacts. It will have contact information for the owner and who to reach if there are problems. It will be provided to neighboring owners.

Montana James, Community Development Program Manager, stated that the owner occupancy requirement is the primary obstacle in building ADUs. When the owner does not live on the property, it can create obstacles in obtaining a loan. Also, removing this requirement makes it easier for the owner to sell the property. The city have to have the trust fund to be able to enable additional financial support.

The committee suggested keeping the amendment of sending notification to neighboring homeowners.

Ms. Gress provided clarification that the owners and the adjacent residents get notified about tourist homes.

There was a public comment from a caller named Matt Larson. He did not agree with the amendments to Title 20 of removing owner occupancy conditions, removing parking requirements, as well as removing the notice requirement for tourist homes. He stated Airbnb raises rent nationwide. He also disagreed that it could be dealt with in two years down the line because these houses would be already built.

Another public comment came from a caller, Danny Tenenbaum. He supported all amendments except removal of the parking requirement. He raised concern over neighborhood exceptions for parking requirements. He stated people who have been advocating in the fight against climate change believe it is essential to steer away from car-centric land use, and that parking requirements should be applied citywide without exception.

First reading and preliminary adoption] Set a public hearing on October 5, 2020 and preliminarily adopt a City of Missoula initiated ordinance generally amending Title 20, Missoula Municipal Code, the City Zoning Ordinance, to incorporate revisions in the following chapters: 20.05 Residential Districts, 20.25 Overlay Districts, 20.40 Use- and Building-Specific Standards, 20.45 Accessory Uses and Structures, 20.50 Natural Resource Protection, 20.60 Parking and Access, 20.65 Landscaping, 20.75 Signs, 20.80 Nonconformities, 20.85 Review and Approval Procedures, 20.90 Administration, 20.100 Terminology, and 20.105 Use Classifications, as amended by Land Use and Planning Committee on August 26, 2020.

4. ADJOURNMENT

The meeting was adjourned 11:13