



## Missoula Consolidated Planning Board Minutes

October 20, 2020, 6:00 PM

Virtual Meeting: Live Stream and On Demand: <http://www.ci.missoula.mt.us/webcasts>

YouTube Live Stream and On Demand:

<https://www.youtube.com/channel/UC5fnfMPFGSk8Gwq6F5UoqGg>

Live call in phone numbers: 1 (253) 215-8782 1 (888) 475-4499 (landlines only) Meeting ID: 960 049 3694

Voting members present: Peter Bensen (County Appt), Dave Loomis (County Alt), Josh Schroeder (Conservation Dist Appt), Caroline Lauer (City Appt), Neva Hassanein (Mayor appointee), Shane Morrissey (City Alt), Stephanie Potts, Vice Chair (County Appt), Vince Caristo, Chair (City Appt)

Regular member(s) absent: Andy Mefford (County Appt), Sean McCoy (County Appt)

### 1. Call to Order

Mr. Caristo called the meeting to order at 6:10 p.m.

### 2. Roll Call

Donna McCammon called the roll.

### 3. Approval of Minutes from the September 29, 2020 and October 6, 2020 meetings of the Missoula Consolidated Planning Board (MCPB)

Ms. Lauer moved, and Ms. Hassanein seconded the approval of the September 29, 2020 and October 6, 2020 Missoula Consolidated Planning Board (MCPB) minutes as submitted. With a voice vote of all ayes the minutes from September 29, 2020 and October 6, 2020 were approved.

### 4. Public Comment

No public comment(s) on items not on the agenda.

### 5. Staff Announcements

Ms. Hughes announced that the fall/winter 2020-2021 Missoula Consolidated Planning Board (MCPB) schedule would be coming out soon.

### 6. Public Hearings

#### 6.1 Continuation of September 29, 2020 Hearing: Mullan Area Neighborhoods Master Plan and Code.

<https://www.youtube.com/watch?v=k2Wgtsmtmbc>

Tom Zavitz, Development Services, City of Missoula and Andrew Hagemeyer, Community and Planning Services, Missoula County, covered details in the memo provided by Dover Kohl & Partners dated October 20, 2020. <https://pub-missoula.escribemeetings.com/filestream.ashx?DocumentId=51814>

Mr. Hagemeyer stated that this is a continuation of the September 29, 2020 public hearing. He referenced the memo listed above and the recommended changes detailed therein, based off public comment received and Planning Board discussion of September 29, 2020. Highlights of the memo were brought before the board; changes to the plan included:

- Minor clarification in stormwater retention
- Added description of how bus routes would be implemented
- Include language for Zero Waste
- Strengthened implementation language for affordable housing
- Strengthened implementation language for conservation and agricultural lands preservation
- Included implementation language for Zero Waste

Highlights regarding changes to the code:

- Removed airport reserve
- Reduced parkland requirement from 22% to 11%
- Required clustering in EADA and allowed transferring density outside EADA
- Include density bonus for ag land preservation
- Minor changes to uses (nursing homes, mini storage)
- Included design for Zero Waste facilities
- Minor updates to language to match city's language

Changes to code not in the memo:

- Add: "utility-scale renewable energy generation" as a permitted use to T2, T3, and SD-2
- Add to definitions: Utility-scale renewable energy generation: Includes solar, hydropower, geothermal, and wind but does not include propane, natural gas, or any carbon dioxide polluting source. May be combined with agricultural uses.

One change to the zoning map was recommended:

- Change the McKinnon Property to T2, which is 1 unit per 20 acres as this is a conservation easement area. Two housing units would be appropriate for these 40 acres, which will be dedicated to local agriculture and/or open space.

Mr. Caristo asked about the purpose of clustering in the EADA. Mr. Hagemeyer stated that the EADA area is a set box, and clustering toward the edges would leave an open area, which would be beneficial to flight patterns should an accident ever occur. It would encourage density outside of the EADA and provide as much open area as possible within the EADA.

Mr. Schroeder asked if any changes would allow the code to be more prescriptive as far as open space. Mr. Hagemeyer stated that incentives were created to allow for more open space within a development, which was geared toward incentivizing leaving the prime ag land irrigated soils open. It is also an aspiration that the city has funds to proactively purchase some of the larger park areas ahead of time. Mr. Zavitz stated that actual open space design would be left to the developer.

Mr. Caristo asked about an implementation committee. Mr. Hagemeyer had received that question previously and felt it would be beneficial.

#### **PUBLIC COMMENT [6:42 p.m.]**

Lia Mendez, graduate student at the University of Montana, environmental studies program, appreciates how much the community values open space and public lands. She is concerned that the master plan document does not contain the necessary language to ensure that the landscaping aspects of the finished product live up to the spirit of the plan. She cited Section 1.4, rules of interpretation, which defines "may" and "should" as permissive. She referenced item 4.6 of the draft code, Landscaping Standards, item A.6 states:

In Transect Zones T2 and T3, native plant perennial landscapes should replace turf grasses where possible and be very diverse.

She stated that there no guarantees that this suggestion be adopted in the execution phase of the plan. Ms. Mendes does not feel this is sufficient and language needs to be strengthened to guide developers in their landscape planning, as well as provide recommended species for planting. Similarly, item A.3:

Landscaping shall be designed to remain functional and attractive during all seasons through a thoughtful selection of plant varieties.

In speaking with a cultivator of Montana native plants, she learned that most perennial native plants change dramatically in appearance throughout the year. She asked Planning Board members how they could better ensure the implementation of the landscaping standards by not just "encouraging" native species but making a specific quota of native plants species mandatory.

Seamus Land, environmental studies student, graduate program, University of Montana, is newer to the area and is getting a sense of the dynamics of the community. He had reviewed the plans and felt impressed with what it aspires to accomplish. He is interested in the restoration and ecological integrity of Grant Creek and feels that is imperative that space be reserved in a buffer for that project. This is a great opportunity to educate and incorporate relevant science, including climate change.

#### **PUBLIC COMMENT CLOSED [6:54 p.m.]**

#### **PLANNING BOARD COMMENTS**

Mr. Bensen missed the September 29, 2020 MCPB meeting, and the first part of this hearing. He had attended the presentation on this topic during the summer months, so was acquainted with it. He asked if it would be appropriate to abstain, having missed the September 29, 2020 meeting. Ms. Hassanein stated that, as Mr. Bensen had attended earlier presentations on the Mullan Area Master Plan, it would be acceptable for him to participate in the vote. Mr. Loomis stated that Planning Board is a recommending body; board members review the documents provided as best as they can and try to provide the governing bodies with helpful direction. He concurs that Mr. Bensen should fully participate in meeting.

Mr. Schroeder stated he is in favor of the more prescriptive form-based code, it helps create a sense of place, is more conducive to place-making, and less focused on use and more on form. It discourages monolithic product types and design which results in uninteresting places and spaces which do not foster connection within communities. He would like to see it be more prescriptive and specific in terms of open space. Native species are more drought tolerant and protect better against invasive species. He would support a percentage of native species in the plan. He feels it is a great plan.

Mr. Loomis agreed with Mr. Schroeder, he too agrees that it is a great plan and a huge step forward. There is more work to be done at the next level by staff and the governing bodies.

Ms. Lauer asked what the implementation process would look like. She felt that the "may" and "should" components of the plan need clarification. Mr. Zavitz stated that the board could make a recommendation regarding making a requirement towards native plants. This is code, like the current code, and there will be a little give-and-take. He stated that part of having a form-based code depends on having a very expert permitter on staff. Design Excellence in building design is another code used by the city, and it uses the same concept, and it takes expertise.

Mr. Bensen voiced support of the project; but felt frustrated that the last several months the Planning Board were filled with subdivision requests in this area, prior to approval of the Mullan Area Master Plan.

Mr. Morrissey asked about the density differences between this plan and the subdivisions recently approved. Could this lower density put constraints on bus transportation and other amenities? Mr. Hagemeier stated that they knew the recent development proposals were in the works during the development of the Mullan Area Master Plan. The density proposed in the neighborhood units and the zoning are fairly consistent with these new developments. Heron's Landing is a hair under the density mark, Hellgate Meadows is right on, and Remington Flats is little below the density mark. 12 to 14 units per acre needs to be achieved to get neighborhood services like a corner store or a transit route. Mr. Hagemeier stated that there will be minimum density requirements for the developments that come in after the Master Plan is adopted. Mr. Morrissey asked if the vision for 6,000 units had already been eroded, and if more density in some areas could be incentivized. Mr. Zavitz added that, for this area, 6,000 is more like a minimum number, and they cannot get too much below that. There is room to get 1,000 -2,000 units above this. Mr. Morrissey asked if there would, or should, be a plan to revisit successes and failures in a few years. Mr. Zavitz stated that Development Services does a yearly update to their zoning codes. They revisit Title 20 every year, taking comments from staff, developers, and citizens to improve. This year the city had

over 50 amendments to the zoning code in the update. Mr. Morrissey felt strongly that the plan should be revisited on a regular basis to ensure its' continued success. Mr. Hagemeyer stated that development proposals will be needed to come through the process for them to evaluate it; and they do not get these proposals for a year or two. They will be back in five years to review the plan; it might not be the zoning that needs to be tweaked, but possibly the plan itself. Mr. Morrissey would like to see explicit standards, and when needed, to hear variance requests. Mr. Hagemeyer stated that the Planning Board would see most of the development proposals for this area, per Division 7 of the code. Mr. Zavitz added that these would be major subdivisions, and as such, they would come before the Planning Board.

Mr. Morrissey stated that if native plants were made an imperative, it could limit agricultural uses and/or fruit trees, which are not native.

Mr. Schroeder asked about the density changes to Heron's Landing and Remington Flats, and how the physical form, placement, and size of those developments would have been different had they been approved under the new form-based code. Mr. Hagemeyer explained Heron's Landing had a grid system of roadways; form-based code has perimeter road standards. Traditionally block lengths were used, which does not necessarily facilitate connectivity as a perimeter system does. The perimeter of the road would have to be 1,500 feet. Mr. Hagemeyer stated that Remington Flats had driveways in the front of the dwellings; but this is not the preferable place for parking within the form-based code, which would be the side or back of a structure. Form-based code requires a better mixture of buildings. Mr. Zavitz added that Heron's Landing road designs, under the form-based code, would be less wide roads with more pedestrian friendly designs. Heron's Landing was designed by a firm utilizing the "missing middle" concept. With the form-based code it would have been denser, have more variety in the street designs, the blocks would have been smaller, and more pedestrian friendly. Mr. Hagemeyer stated that the real differences occurs with multiplex and commercial buildings where there are requirements on facades and storefronts. Mr. Zavitz indicated that no developers had stated that they could not work with it, or that they felt it could not work.

Mr. Morrissey asked about precedence when there are conflicts in zoning between city and county. The form-based code seems to be using impermeable paving; however, the city has gotten away from that; the pavement of alleys. Who takes precedence over street standards and have these issues been cross-checked? Mr. Zavitz replied that they had cross-checked with street designs to a point, and the city is working on revising Title 12, which are specifications for streets and roads. Currently, street and road standards reside in subdivision regulations. They are working toward a unified development code. Ms. Means, City Development Services, added that the goal is to make this as transparent as possible; where they know there are standards that are in the subdivision regulations and the form-based code, the priority would be the form-based code. This may mean an administrative clarification in the sub-regulations; there are also ways to add administrative clarifications. Mr. Zavitz stated that this was new to all the city departments, not just the Planning Board. The Euclidean code is black and which and this will be an effort to educate and work with all the departments. The goal is streamlined review to provide affordability.

Mr. Caristo asked if there were portions of the area that would need to be rezoned; and all the portions in the county expected to be annexed to the city upon development. Tom answered yes to the second question and no to the first. No city lands will be rezoned or reclassified, they will all be county and probably all coming into the city.

Mr. Bensen asked about irrigation ditches and water rights. Mr. Zavitz stated that the BUILD grant project is dealing with some of that; one of the landowners would abandon their rights to one of ditches. This would be a significant change, but it sounded like they would be willing to do that. Mr. Bensen stated that as climate change continues to occur it would be reasonable to assume that water rights will become more significant. Mr. Hagemeyer stated that water rights are part of the private property rights bundle but could be acquired by local governments. He stated that there was interest in converting surface water rights to groundwater rights in the area. Ms. Hassanein asked about a water bank in Grass Valley. Travis Ross, Environmental Health Specialist for the Missoula Valley Water Quality District, would be contacted for details. Ms. Hassanein recalled that at one time Mr. Flynn said that he had severed the water rights for most of this land.

Ms. Hassanein read portions of an intergovernmental meeting agenda from August 25, 2020 between the Missoula Board of County Commissioners and the Tribal Council of the Confederated Salish and Kootenai Tribes (CSKT) of the Flathead Nation. (Document attached to the agenda.) CSKT requests a renaming of the "Mullan area" and an excerpt of the document was read:

*... renaming the "Mullan area" is not about forgetting John Mullan and his significant role in the area's history. It's about recognizing that he is not an appropriate figure to honor if we are to find names that everyone in the community can celebrate. Mullan was a vigorous proponent of political and cultural genocide. His writings contain valuable information for our history, but they are also full of racist references to Indian people. Like his superior, Isaac Stevens, Mullan repeatedly made solemn promises to the Séliš, Qlispé, Kootenai, and other tribes to respect our self-determination and sovereignty. But when Mullan and Stevens wrote to each other, they both explicitly laid out their vision of the future — their true objectives, which they took pains to conceal from tribal leaders during treaty meetings and other discussions. A representative passage can be found in Mullan's letter to Stevens in December 1853...*

She proposed a motion to recommend the removal of the name "Mullan Area" from the plan and to consult with Tony Incashola, Director, Séliš-Qlispé Culture Committee on a more historically accurate and inclusive name. Mr. Bensen, Mr. Caristo and Ms. Potts support the motion. Mr. Caristo asked how this would work procedurally. Mr. Hagemeyer stated that the current name has recognition within the community and a change at this stage could create confusion. However, he envisioned working with the tribes and cultural committees to arrive at suggestions and present those to the council and commissioners hearing; then when a resolution is adopted for the plan and the code it would no longer be called the Mullan Area Master Plan. Mr. Schroeder asked if multiple stakeholders would be part of the new naming process, and if so, this should also include the Nez Perce Tribe. He is in favor of the motion but does not wish to exclude other interested/invested tribal governments.

Board members discussed amendments and voting details [see YouTube video <https://www.youtube.com/watch?v=k2Wgtsmtmbc>]

A joint city-county hearing is scheduled for December 7, 2020 to hear the public's thoughts on this plan. On October 21, 2020 from 11:00 a.m. t 1:00 p.m. Dover Kohl & Partners will provide a presentation to staff and City Council members at the Land Use and Planning Committee meeting.

**Moved by:** Neva Hassanein

**Seconded by:** Peter Bensen

Recommend to the City of Missoula, and the Missoula County Commissioners the removal of the name "Mullan" from the Mullan Area Neighborhoods Master Plan and the associated Form-Based Code before passing the final version; with exception given to current road names, and that they find a more historically accurate and inclusive name from dialogue with the Confederated Salish and Kootenai Tribes (CSKT) of the Flathead Nation and other tribal governments, as appropriate.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Neva Hassanein

**Seconded by:** Shane Morrissey

BE IT RESOLVED THAT the proposed Mullan Area Neighborhoods Master Plan be recommended to the Missoula City Council for adoption as a Neighborhood Plan of the Our Missoula City Growth Policy and to amend the City of Missoula Future Land Use Map to include the Mullan Area Neighborhood Master Plan Land Use Designation, aligning with the Mullan Area Neighborhoods Master Plan and to repeal the Wye-Mullan West Comprehensive Area Plan for the same area.

**Moved by:** Shane Morrissey

**Seconded by:** Josh Schroeder

Amendment 1. That the recommended revisions to the *"September 11, 2020 Drafts of the Mullan Area Master Plan and Form-Based Code"* as listed in the Memorandum dated October 20, 2020 from Jason King and Rob Piatkowski, Dover, Kohl & Partners, and attached to the agenda, be recommended for approval in the Mullan Area Master Neighborhoods Master Plan.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Shane Morrissey  
**Seconded by:** Caroline Lauer

Amendment 2. Add Action 5.1.2 to create an implementation committee in the near term, and on-going, with the lead agencies being both the city and the county.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Shane Morrissey  
**Seconded by:** Neva Hassanein

Amendment 3. Add strategy action 5.1.3 to review the plan and the code for updates yearly for the first five (5) years. The lead agencies are the city and the county. Time frame on-going.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Neva Hassanein  
**Seconded by:** Shane Morrissey

BE IT RESOLVED THAT the proposed Mullan Area Neighborhoods Master Plan be recommended AS AMENDED to the Missoula City Council for adoption as a Neighborhood Plan of the Our Missoula City Growth Policy and to amend the City of Missoula Future Land Use Map to include the Mullan Area Neighborhood Master Plan Land Use Designation, aligning with the Mullan Area Neighborhoods Master Plan and to repeal the Wye-Mullan West Comprehensive Area Plan for the same area.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Shane Morrissey  
**Seconded by:** Dave Loomis

BE IT RESOLVED THAT the proposed Mullan Area Neighborhoods Master Plan be recommended AS AMENDED to the Board of County Commissioners for adoption as an Area Plan of the Missoula County Growth Policy, the Missoula County Land Use Map (MAP 18) be amended to include the Mullan Area Neighborhoods Master Plan Land Use



Designation, and the boundaries of the Wye-Mullan Comprehensive Area Plan be amended based on the findings and conclusions contained in the staff report.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Shane Morrissey

**Seconded by:** Caroline Lauer

Recommend the Missoula City Council approve an ordinance that establishes the Mullan Traditional Neighborhood Development Form Based Code.

**Moved by:** Caroline Lauer

**Seconded by:** Neva Hassanein

Amendment 1 to the Form-Based Code: Section 4.6.A; Landscape Standards/General Standards

Item 4. Recommend that staff and consultant to determine percentage of native plant species to be required and specify this number in the code.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Stephanie Potts

**Seconded by:** Josh Schroeder

Amendment 2 to the Form-Based Code: Section 4.6.A; Landscape Standards/General Standards

Item 3. Strike item 3 from the code. "Landscaping shall be designed to remain functional and attractive during all seasons through a thoughtful selection of plant varieties."

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Dave Loomis

**Seconded by:** Stephanie Potts

Amendment 3 to the Form-Based Code: Section 4.6.A; Landscape Standards/General Standards

Recommend that staff develop language for governing body use on responsibility for both private and public standards and maintenance.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Shane Morrissey

**Seconded by:** Peter Bensen

Amendment 4 to the Form-Based Code: That the recommended revisions to the *"September 11, 2020 Drafts of the Mullan Area Master Plan and Form-Based Code"* as listed in the Memorandum dated October 20, 2020 from Jason King and Rob Piatkowski, Dover, Kohl & Partners, and attached to the agenda, be recommended for approval in the Mullan Area Form-Based code.

Amendment 5 to the Form-Based Code: Add "utility-scale renewable energy generation" as a permitted use to T2, T3, and SD-W.

Amendment 6 to the Form-Based code: Add to definitions: Utility-scale renewable energy generation: Includes solar, hydropower, geothermal and wind but does not include propane, natural gas, or any carbon dioxide polluting source. May be combined with agricultural uses.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Shane Morrissey

**Seconded by:** Caroline Lauer

Recommend the Missoula City Council approve an ordinance that establishes the Mullan Traditional Neighborhood Development Form Based Code AS AMENDED.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Neva Hassanein

**Seconded by:** Dave Loomis

THAT the proposed Mullan Traditional Neighborhood Development Form Based Code be recommended AS AMENDED to the Board of County Commissioners for adoption as a zoning regulation for a portion of Missoula County to implement the Mullan Area Neighborhoods Master Plan, based on the findings of fact and conclusions contained in the staff report.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

**Moved by:** Josh Schroeder

**Seconded by:** Peter Bensen

THAT the proposed zoning map amendment implementing the Mullan Area Neighborhoods Master Plan as shown in Exhibit 5 be recommended to the Board of County Commissioners for adoption WITH CHANGES RECOMMENDED BY STAFF IN THE MEMO DATED 10/20/20, based on the findings of fact and conclusions contained in the staff report.

AYES: (8): Peter Bensen, Dave Loomis, Josh Schroeder, Caroline Lauer, Neva Hassanein, Shane Morrissey, Stephanie Potts, and Vince Caristo

ABSENT: (2): Andy Mefford, and Sean McCoy

**Vote results: Approved (8 to 0)**

## **7. Communications and Special Presentations**

No communications nor special presentations.

## **8. Committee Reports**

Mr. Bensen reported that at the Transportation Policy Coordinating Committee (TPCC) met earlier in the day. The first run of the long-range transportation plan was presented. The plan provided 3 different options: 1) business as usual, 2) strategic issues within the city, or 3) "enhanced connections", which, is an option that extends to outreaching communities. Each plan has pros and cons, and these plans will be brought before the Planning Board in December 2020.

Commissioners Strohmaier and Slotnick asked if that the Planning Board could take a proactive role in coordinating with the towns and communities in Missoula County (starting with the close ones like Lolo, Frenchtown, east Missoula) regarding their regional growth plans. The context was the long-range transportation goals for Missoula County, specifically strategic and enhanced connections. Commissioner Strohmaier suggested the community councils. Staff will follow up with the commissioners to get specific information on this request.

## **9. Old Business**

No old business.

**10. New Business and Referrals**

No new business nor referrals.

**11. Comments from MCPB Members**

Ms. Potts announced that she will be resigning from the Missoula Consolidated Planning Board (MCPB) effective the end of October 2020. Ms. Potts will be relocating to the Gallatin Valley. She will be attending the October 27, 2020 meeting prior to her departure from the board. Mr. Caristo and other board members expressed their appreciation of her service.

**12. Adjournment**

Mr. Caristo adjourned the meeting at 9:39 p.m.