

Missoula City Council Land Use and Planning Committee Minutes

**March 3, 2021
1:15 pm
ZOOM Webinar**

Members present: Stacie Anderson, Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Heidi West

Members absent: Jesse Ramos, Sandra Vasecka, Bryan von Lossberg

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

The meeting was called to order at 1:15 p.m.

1.2 Approval of the Minutes

1.2.1 Approval of Minutes from February 10, 2021 Meeting

The minutes were approved as submitted.

1.2.2 Approval of Minutes from February 17, 2021 Meeting

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment for items not listed on the agenda.

3. COMMITTEE BUSINESS

3.1 Mcnett Flats Annexation and Zoning and Major Subdivision

Submit public comments or questions: <https://www.engagemissoula.com/mcnett-flats>

<https://www.ci.missoula.mt.us/2707/Mcnett-Flats>

Jordan Hess began by opening the lines for public comment on the McNett Flats Subdivision but none were provided. Mr. Hess also informed the committee on new information submitted by the staff on behalf of the applicant (available on eScribe). The primary topic was parkland dedication.

Heidi West joined the meeting at 1:19 p.m.

Stacie Anderson joined the meeting at 1:20 p.m.

Dave DeGrandpre with Community Planning, Development, and Innovation went over the requirements for parkland dedication and also provided the options being proposed. The overall project would include just over three acres in parkland and each option included a combination of parkland and cash-in-lieu of parkland. In prior meetings it was expressed that some of the lots provide actual parkland in addition to the cash-in-lieu of parkland.

Subdivision regulations require that 20% of a subdivision provide some form of parkland dedication which can include a range of options from actual open space activity areas to patios and balconies. The developer has proposed a 20 foot easement on the southern border and part of the western boundary of the property for a multi-use trail that would equal 0.56 acres in addition to cash-in-lieu equal to 2.51 acres of parkland dedication. The proposal would also require that any part of the subdivision that would be developed into multi-family residential include actual activity areas per the Missoula Title 20 regulations.

Neil Miner, Development and Parks and Trails Manager with the Parks and Recreation Department provided the committee with another option that staff had drafted. That option would provide a 40 foot easement along the southern boundary of the property instead of the 20 foot easement stated above except the trail would reduce to a 20 foot easement on Lot 6 that would allow for a better connection to existing plans on the 44 Ranch Subdivision development plans which would connect the subdivisions together. In addition, Lot 2 and Lot 3 would require 13% of parkland dedication within those lots should multi-family residence be built. The percentage is under the typical requirement of 20% however, the cash-in-lieu plus the trail easements stated above compensate for the difference.

The committee requested a breakdown of the different options. Mr. DeGrandpre explained the first option would be as stated under Condition 22 in the staff report (available on eScribe). He also reiterated the other options covered above.

Spencer Woith and Kody Swartz with Woith Engineering joined in the conversation to explain some safety features for the trail, seeking to include a flashing beacon at the intersection of George Elmer Drive. The committee also sought confirmation on the combination of the trail easement, cash-in-lieu and the added parkland dedication for Lot 2 and Lot 3 should they be developed for multi-family use, meet the subdivision regulation requirements.

Some other discussion included the potential layout of the trail easements-boulevard. Mr. Woith added that the parkland dedication for Lot 2 and Lot 3 would give the city some authority when a plan is developed to ensure some space is available for residents, in addition to over \$200,000 that will be provided in the cash-in-lieu funds. That amount is an estimate as it is based on the appraisal of the land at the time of the sale.

One committee member expressed concerns over the loss of protective bike lanes with the implementation of the trail easement. There was also confusion regarding requirements for the parkland dedication on the lots that may be developed for multi-family use versus mixed use of the lots subject to dedicated activity areas. The Woith Engineering team stated that they would agree to the parkland dedication. Regardless of the regulations they would dedicate the 20% activity area even if the lot was mixed use instead of multi-family.

Mr. Hess opened for public comments again. Jolyn Ortega gave public comment and expressed appreciation for a larger trail easement buffer between the unknown of the subdivision and the surrounding property owners.

Mr. Hess added the proposal was extended for another week and will go before City Council on Monday, March 8, 2021, for final consideration. Mr. DeGrandpre provided the

order of the process for the request. First, council would need to approve or deny the annexation and the zoning of B2-2 upon annexation. That would require a 2/3 vote of support. The 2/3 vote of approval would be required due to the fact that 25% of the adjacent property owners filed a protest against the subdivision. If the annexation and zoning passes, council would next approve or deny the variances included in the staff report. He encouraged the committee to review those prior to Monday. The final step would be to approve or deny the preliminary plat of the subdivision.

Mr. Woith and the committee expressed appreciation for all the work that has gone into the project, all while working to meet the demand of more density and affordable housing in Missoula.

4. ADJOURNMENT

The meeting was adjourned at 2:47 p.m.