

## **Missoula City Council Land Use and Planning Committee Minutes**

**May 5, 2021  
11:00 am  
ZOOM Webinar**

**Members present:** Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Bryan von Lossberg, Heidi West

**Members absent:** Stacie Anderson, Jesse Ramos, Sandra Vasecka

### **1. ADMINISTRATIVE BUSINESS**

Jordan Hess called the meeting to order at 11:00 a.m.

#### **1.1 Roll Call**

Amanda Vermace called the roll.

#### **1.2 Approval of the Minutes from April 28, 2021**

The minutes were approved as submitted.

### **2. PUBLIC COMMENT**

There was no public comment.

### **3. COMMITTEE BUSINESS**

#### **3.1 Amendment to Article 3, Section 080.7 Parks and Open Space Requirements "cash-in-lieu" clarifying methodologies for determination of value.**

<https://www.engagemissoula.com/parkland-dedication-regulation-proposed-amendment>

Grant Carlton, Open Space Program Manager, did a presentation on the Amendment to Article 3, Parks and Open Space Requirements "cash-in-lieu," clarifying methodologies for determination of value. This item was returned to the Land Use and Planning Committee for further discussion and deliberation. Mr. Carlton stated the main update in the presentation is the recommended motion. For more details please find the attached presentation and documents online.

A committee member stated that the Planning Board denied the recommended motion and added that the Planning Board has diverse, well rounded, and experienced members. The members of the Planning Board expressed the reasoning behind why they voted for or against the motion.

Mr. Carlton provided clarification that the language modification was to add the reference to an arm's length transaction in section B. He also clarified that when the proposal, the plan and the objective was sent out to the development community, there were a number of appraisals in that list. Initially he did not receive any response. However, he recently received a couple of interested appraisers that want to participate in the process. Mr.

Carlton also stated after a decision has been made on the motion, they will reach out to the development community more extensively.

Mr. Carlton stated that they received some comments from the development community most of which are addressed. The biggest concern was regarding who, City or subdivider, would hire the appraiser. He added that they have the staffing capacity and will deploy more staff initially to communicate with developers. This will save staff and the developer's time later on.

Mr. Carlton provided clarification on the proposed language addition of "Arm's Length" qualifier: The sale price of the property being subdivided, documented by a purchase and sell agreement or other executed contract, if it was purchased within one (1) year of the date of the final plat application submittal, provided the property's zoning designation remains unchanged and the sale was an arm's length transaction.

This item was in LUP for the final approval. It does not need to go to City Council meeting in committee reports.

**Moved by:** Amber Sherrill

Adopt a resolution to amend Article 3, Section 080.7 of the existing Subdivision Design Standards, Missoula City Subdivision Regulations to reflect the proposed language as set forth in the attached Exhibit A "Proposed Amendment Language", amended to include the staff recommended change to Subsection B.

AYES: (9): Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Amber Sherrill, Bryan von Lossberg, and Heidi West

ABSENT: (3): Stacie Anderson, Jesse Ramos, and Sandra Vasecka

**Vote results: Approved (9 to 0)**

### **3.2 Appointments to the Planning Board**

The meeting took a recess at 11:31 a.m.

The meeting was called back to order at 11:35 a.m.

The committee members had a discussion on all candidates applying to the Planning Board. Some of the main points discussed are below:

- County staff put together an occupation list of current members that was shared with LUP members. Feedback was gathered from some Community Planning, Development, & Innovation (CPDI) staff and the Planning Board (PB) chair on qualities they were seeking for the new alternate member. The consensus showed they are looking for a balanced background. The consensus also showed that the Planning Board already has a good balance of diversity.
- Elizabeth Costello has an extensive background that can be useful to the Planning Board. She has a unique, diverse background. She has an extensive background in nonprofits as well as local agriculture. She can help in creative uses of land.
- A committee members expressed concern over the affordable housing crisis and mentioned the crisis is going to be even more challenging in the future.

- Sierra Farmer provided good answers and seemed she would be innovative without being completely revolutionary. Another committee member also recommended Ms. Farmer for the PB appointment. She is an environmental planner. It is a different type of planning but she worked with regulatory projects. She will bring a different perspective. Ms. Farmer lives in Ward 2 which is one of the wards that has been through a lot of change. She participated in the local government academy. She is very well-rounded candidate.

- Ms. Costello provided a window into how she would approach issues in her answers to interview questions.

- Applicants were encouraged to re-apply when new positions are open. The continued interest will have merit in recruitment.

Heidi West moved to make the motion. The committee chair supported the motion on the table and called for a roll call vote.

**Moved by:** Heidi West

Appoint Elizabeth Costello for the Alternate position to the Planning Board for the terms beginning immediately and ending on December 31, 2021.

AYES: (5): Jordan Hess, Gwen Jones, Julie Merritt, Bryan von Lossberg, and Heidi West

NAYS: (4): Mirtha Becerra, John Contos, Heather Harp, and Amber Sherrill

ABSENT: (3): Stacie Anderson, Jesse Ramos, and Sandra Vasecka

**Vote results: Approved (5 to 4)**

#### **4. ADJOURNMENT**

Jordan Hess adjourned the meeting at 12:00 p.m.