Missoula City Council Land Use and Planning Committee Minutes

September 11, 2019
11:30 am
City Council Chambers
140 W. Pine Street, Missoula, MT

Members present: Stacie Anderson, Mirtha Becerra, John DiBari, Heather Harp, Gwen Jones, Julie Merritt, Bryan von Lossberg, Heidi West
Members absent: Julie Armstrong, Michelle Cares, Jordan Hess, Jesse Ramos
Others present: Jen Gress, Randy Frazier, Eran Pehan

1. ADMINISTRATIVE BUSINESS
   1.1 Roll Call
   1.2 Approval of the Minutes from August 21, 2019 and August 28, 2019
      The minutes were approved as submitted.

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

3. COMMITTEE BUSINESS
   3.1 An Ordinance to amend Title 20, City Zoning – Extreme Weather Shelter
      Jen Gress, Development Services, introduced this item: extreme weather shelters as a use under Title 20.

      Eran Pehan, Housing and Community Development, provided history on this project. She stated that Missoula currently lacks a consistent extreme weather response. Last year, the Salvation Army operated a warming shelter that was allowed by City Council without going through the conditional use process due to an urgent community need. Work had continued since that time to ensure that funding, a program, and a host location would be secured by November 1, 2019; more details would be presented to council at a future date. Missoula would, for the first time, have a comprehensive plan to provide shelter during November 1 to March 31 each year for the extreme weather season due to a collaborative effort by many in the Missoula community. Ms. Pehan informed that the proposed temporary model would be needed for the next three seasons; after which, a Navigation Center/Permanent Extreme Weather Shelter was planned. The shelter would be located on the Trinity Housing Development property adjacent to the Missoula Detention Center. Expected breaking ground would occur in spring of 2021, and construction is anticipated to last approximately 18 to 24 months.

      Jen Gress provided a PowerPoint presentation attached to the item record.

      The proposed amendments would create a new section in Use- and Building--Specific standards Chapter 20.40; create a new section in the Public and Civic Use Groups of the Use Classifications chapter - Chapter 20.105; and amend the Religious Assembly use definition - Chapter 20.105. The proposed amendments would allow a shelter for homeless and at risk populations, describe time limits for providing service, require a
management plan, and create oversite by Housing and Community Development. An Extreme Weather Shelter would be defined and would be allowed to be operated by entities that met the use definition of Religious Assembly, applied to, and had been approved by the Housing and Community Development office.

In addition to the general ordinance amendment process for the Extreme Weather Shelter, staff had been requested to draft an interim ordinance because the final adoption of the general ordinance is expected in Mid-December, well after the needed effective date in October, 2019.

Staff requests that council move to direct Development Services distribute draft amendments to Title 20 for comment, conduct a Planning Board public hearing, then return to City Council for final consideration.

Heidi West asked if a list of participating locations could be created to handle different types of emergency such as flooding. Jen Gress replied that the request for the interim ordinance only addresses the need for shelter due to extreme weather conditions (cold weather) that occurs November 1 through March 31 of each year. Erin Pehan informed that they have moved away from limiting operating the shelters based on a temperature trigger as it created programmatic issues; lives are at risk when sleeping outdoors when adequate shelter is not available.

Bryan von Lossberg made the motion. He informed that he has been involved with the collaborative group working on this challenging issue. He spoke on the heroic efforts during last year’s winter season.

John DiBari stated that the condition use process will continue to be an avenue. Jim Nugent cautioned about setting restrictions due to separation of church and state.

Moved by: Bryan von Lossberg

Direct Development Services staff to distribute draft amendments to include the use Extreme Weather Shelter in title 20 for comment, conduct a Planning Board public hearing, and then return to City Council for final consideration.

AYES: (8): Stacie Anderson, Mirtha Becerra, John DiBari, Heather Harp, Gwen Jones, Julie Merritt, Bryan von Lossberg, and Heidi West

ABSENT: (4): Julie Armstrong, Jordan Hess, Michelle Cares, and Jesse Ramos

Vote results: Approved (8 to 0)

4. ADJOURNMENT