

Missoula Consolidated Planning Board Minutes

February 6, 2024, 6:00 p.m.

Council Chambers (in person) or TEAMS (virtually)

Attend in person: City Council Chambers, 140 W Pine, Missoula MT

Voting Members Present: Dori Gilels (Mayor), Rick Hall (Co), Sean McCoy (Co), Peter Bensen (Co), Shane Morrissey (Ci), and Josh Schroeder (Conservation Dist)

Alternates present: Derek Kanwischer (Ci)

Absent: Dave Loomis (Co), and Tung Pham (Ci)

I) CALL TO ORDER

Mr. McCoy called the meeting to order at 6:04 p.m.

II) ROLL CALL

Ms. Manning called roll. A quorum was met. The alternate Mr. Kanwischer was promoted to voting member for the evening.

III) APPROVAL OF MINUTES

A typographical error in the January 2, 2024, minutes was noted by Ms. Gilels. She requested replacing the word “major” with the word “mayor” in regards to her appointment. Mr. McCoy suggested the minutes be changed to reflect the term “mayor” instead of “major”.

Josh made a motion to accept the January 2, 2024, minutes as amended, and Ms. Gilels seconded. The motion passed unanimously by voice vote.

IV) PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments.

V) STAFF ANNOUNCEMENTS

There were no staff announcements.

VI) PUBLIC HEARINGS

There were no public hearing items.

VII) COMMUNICATIONS & SPECIAL PRESENTATIONS

a) Missoula County Subdivision Regulations Update

Andrew Hagemeyer, Senior Planner and Lauren Ryan, Planner II, Missoula County Planning, Development and Sustainability

Ms. Ryan and Mr. Hagemeyer started with an overview of information on the proposed subdivision regulations maintenance updates that would be presented at the February 20, 2024, public hearing.

Ms. Ryan provided the scope of the project, which is primarily an update to address legislative changes and she described the other kinds of maintenance updates that were included. She informed the Board about staff review processes and public engagement that has occurred. She emphasized that we intend to complete updates annually. The last updated subdivision regulations were completed in 2020 and there have been two legislative sessions since then. There were a few 2021 legislative items that were captured in the regulations, most however were from the 2023 session. There were a few changes and clarifications to context, copy edits, and typographical errors. She explained that staff follow state law, but sometimes it takes longer for the code to be updated.

Mr. Bensen asked what the timeframe was between legislature and regulation updates.

Ms. Ryan said she believed it was best practice to adopt changes into regulations as soon as possible.

Mr. Hagemeyer said when legislature puts an effective date on a bill staff immediately starts following that state law. He said state law is always followed even if it's not been included in the subdivision regulations. He said if conflicts occur, state law is always followed.

Mr. Bensen asked if there was a reconciliation process with implementing unclear state law.

Mr. Hagemeyer said there were examples of legislature dictating some of the process and leaving some of the process up to staff to develop.

Mr. Kanwischer asked what the AASHTO standards were and how they applied to trails within new subdivisions.

Ms. Ryan said they provide standards for non-motorized trails and sidewalks within a subdivision. She explained the different standards between subdivision trails and offsite trails and gave examples of each. She said the Chapter 3 subdivision regulations went into more depth on trail classification.

Mr. Kanwischer asked if the standards applied to accessibility.

Ms. Ryan confirmed.

Ms. Ryan highlighted senate bills (SB) and a house bill (HB) that went through the last legislative session that affected the county and required changes to the subdivision regulations.

Ms. Ryan described the legislative changes with SB 158-Family Transfers.

Mr. Schroeder asked if there was a minimum lot size for platted lots with the family transfer exemption and asked for some general information about the family transfer exemption.

Ms. Ryan said if the piece of property is zoned, zoning regulations are applicable. She said for new buildings in a subdivision the minimum lot size doesn't need to be met if the property is over 5 acres. She explained the staff and Board of County Commissioners review process for family transfers and general review criteria.

Mr. Hagemeyer said staff had to adjust our process to follow the updated family transfer requirements. He said there were rebuttable presumptions that staff use to make sure applicants weren't evading subdivision review. He said family transfers in a platted subdivision still needed to meet all original conditions of subdivision approval. He noted the Planning Board sees subdivisions and those general regulations. He said family transfers were classified as exemptions from subdivisions and the rules are in a section of the subdivision regulations the Planning Board rarely uses.

Mr. Schroeder asked if a family transfer occurred could that person turn around and sell the property to be developed or subdivided.

Ms. Ryan said the regulations stipulated the transferred property must be held onto for two years. She said family transfers can be tricky they are contingent on the applicant being forthcoming and honest about their intent.

Ms. Ryan described the legislative changes in SB 131 (Subdivision Exemptions) and SB 170 (Administrative Review of Minor Subdivisions), HB 211 (Subdivision Review Process)

Hearing Dates:

- February 20, 2024, 6:00 p.m.-Missoula Consolidated Planning Board (MCPB) Public Hearing
- April 4, 2024, 2:00 p.m.-Board of County Commissioners (BCC) Public Hearing

Ms. Ryan stated the Subdivision Regulations Maintenance update would be distributed to Planning Board members before the public hearing on February 20, 2024. She said the documents are available for review and comment at the Missoula County Voice page at any time. She said she would be available for questions prior to the public hearing.

Mr. Schroeder asked if there was a family transfer in a platted subdivision with combined appropriation and an exempt well, where would the water come from.

Mr. Hagemeyer said some of those details might not have been thought through when the bill was written. He said the law was written to for 10-acre feet of water within the subdivision without considering the possibility of family transfers. He said the court might have to be involved at that point. He said water quality and quantity were outside staff's purview when reviewing family transfer. He said the entire scope of staff review was to determine whether there was an evasion of subdivision.

Mr. McCoy asked if there were any family transfers in platted subdivisions that were currently in litigation.

Ms. Ryan said not currently.

Please see attached slides.

b) Wye Infrastructure Plan Update

Jeff Smith, WGM Group, Inc., and Andrew Hagemeyer, Senior Planner, Missoula County Planning, Development and Sustainability

Please see attached slides.

Mr. Smith gave a progress report on the Wye Infrastructure Planning process.

Mr. Hagemeyer provided background of the planning effort, the land use element, and the steps that led to the formation of the study area for the Wye infrastructure plan. He explained that the 2019 Land Use Element was a policy document for agreed upon general character, shared values, intensities, and types of appropriate development throughout Missoula Valley. He said coming to an agreed upon vision for growth that was compatible with community values took around three years to adopt following many rounds of public outreach and receipt of more than 3,000 comments. The 2019 Land Use Element set the direction for development in the Wye. He explained that many factors go into land use considerations such as previous plans, existing land use patterns, existing entitlements, and existing infrastructure. The goal for the Wye Infrastructure plan is to get the different infrastructure elements to be cohesive and complete for this growth area. The Wye has been targeted as a growth area since the 1975 comprehensive plan. He noted that this area isn't a keystone agricultural or wildlife habitat keystone area and the planning area was adjacent to the City boundary.

Mr. Smith explained the potential growth for the Wye area in terms of housing and jobs and how that might occur over the next 50 years and then went through the anticipated infrastructure needs of the study area. He went over each of the infrastructure elements, including sewer, water, storm water, transportation, broadband and schools in more detail.

Mr. Bensen asked if there was potential for a new gray water system or a sewer system that could be used for recycling water. He asked how much water was required for growth.

Mr. Smith said other communities were using sewer treatment technologies to reuse water and treat effluent to potable water quality standards. He said this might be a model and option in the future. He gave the state equation regarding allowable nitrates, nutrients, and bioreactors for safe state drinking water standards. He said within the study they are exploring the concept of onsite treatment.

Mr. Bensen gave an example of a dental tool business that was built in the area. He said there were microscopic particles of heavy metals in the air. He said that business was concerned with air quality and had built an innovative filtration system with limited resources.

Mr. Smith said the approach was to look at water balance and minimize the inputs and outputs of water. He said there might be an opportunity for using a treatment plant's effluent during certain times of the year as part of an irrigation water system, which might reduce water demand and change sewer disposal. He said HDR's (partners on this project) approach has a "one water" approach. He said alternatives were being considered at this time.

Mr. Hagemeyer explained that in this project, water treatment was being looked at on a large scale.

Mr. Schroeder asked if planning staff had the mechanisms in place to adapt the preferred alternatives over time to changing economic conditions, community needs and unforeseen challenges with implementation.

Mr. Hagemeyer said the WGM Group was developing a plan that would have preferred alternatives and financing options. He said once there is implementation progress would be gathered and a review and appropriate amendments would occur every 5 years. He reiterated the timeline was 50 years. He said the current updated recommendation were fine to decide on. He said there would be ongoing work and asked for latitude with decisions.

Mr. Smith said the plan was intended to be implementable. The idea wasn't to build infrastructure in year one that is needed for year 50. He said the idea was to invest and distribute connectable systems for the next 50 years in 5-year increments that will help facilitate development opportunities.

Mr. Bensen asked what the biggest hurdles were. He guessed transportation or water.

Mr. Smith responded large interstate exchanges south of the Wye was localized, easy to identify and a solvable problem. He said water supply for the area south of the Wye would be the first large hurdle and maybe the most important issue to solve near term. He explained that solving that would kick start development at a meaningful scale. He used Google Earth to demonstrate the increase in development in the Deschamps area between 2020 and May 2023. He said there were large areas that have been developed without industrial fire protection. Buildings were smaller than 12,000 sq feet and didn't require sprinklers. There were also mini storage or other facilities that didn't require full 2,000 gallon per minute water supply flow rate. He said the idea was to get a water system in place for that area so it could develop as an industrial zone with full services.

Mr. Hagemeyer agreed with the assessment. He said a large constraint would be financing. He reiterated the plan was to look at alternatives for how to accomplish it.

Mr. Kanwischer asked if the County was still considering developing infrastructure to support workforce housing and financing it with tax increment financing.

Mr. Hagemeyer said that may be one of the alternatives. He explained the infrastructure deficiency statement that was completed as part of the Wye 2 Targeted Economic Development District (TEDD) and the difference between that and this Wye Infrastructure Plan. The infrastructure deficiency statement was a very general look at deficiencies as was a required element of adopting the Wye 2 TEDD. He said the level of analysis being completed with the Wye Infrastructure Plan will be a more thorough look at infrastructure and a plan to address the needs. He said the big picture was they are looking at infrastructure improvements that support the envisioned growth as established in the growth policy. He said the projects (Wye 2 TEDD and Wye Infrastructure Plan) were interrelated but separate.

Mr. Hagemeyer explained the TEDD could be leveraged to get a water system that would support a more robust industrial base that would generate more tax revenue for the TEDD that could then be used to finance other infrastructure projects.

Mr. Kanwischer said there were three industrial zoned areas and the Wye seemed to be having the largest growth in the industrial area. He said lower income people might be adversely affected in the mixed commercial and residential development with environmental and social impacts to industrial development. He asked how risk and adverse conditions could be minimized.

Mr. Hagemeyer agreed and said it wasn't ideal to mix the heavy industrial areas with residential areas. He said one of the recommended changes under the code update was not having a lot of residences in an industrial area. He said Missoula has mostly warehouse distribution and light manufacturing as industrial uses. He said the industrial zones were split into two categories: heavy industrial and light industrial. He said commercial uses in the industrial zone were limited. He said a big concern for this area was the proximity of residential to industrial uses and the type of traffic. He said WGM Group was looking at building complete streets to mitigate the impact.

Mr. Hall stated he was from Bonner-Milltown and was used to a live-work area. He said there were lot less trips that occurred in that area because it is a live, work, and recreate model. He said Bonner-Milltown didn't have a lot of commercial uses and it was difficult to attract retail. He voiced concerns about the 50-year timeline and creating commercial zones that would serve residents and the working people.

Mr. Kanwischer asked if the county had flexibility and opportunities for land banking at the Wye.

Mr. Hagemeyer said that was on the list for the county in the future. He said there might a few opportunities for the County to work on land banking.

Ms. Gilels asked about innovation and increasing scarcity of resources, especially water. She asked to what extent was the County getting help from WGM Group alternatives

that would address the evolving changes in the future. Will they be able to take advantage of new technologies in the future that might assist with the scale and development.

Mr. Smith said HDR and WGM Group had partnered on the project with long-term sustainability in mind. He explained how the water equation worked and gave a few options that might be used to incorporate adaptable water concepts over time.

Ms. Gilels said solar power was another item that would need to be addressed. She said she'd like to see the ideas documented as potential alternatives in the long term.

Mr. Smith said the scope of the plan had recommendations for electric vehicle charging with power grid requirements and power draws for rapid power distributions. He stated they were trying to incorporate some of these elements in the plan.

Mr. Bensen asked about parks and cash in lieu of parks. He wondered if this was part of the plan.

Mr. Smith responded that siting criteria for parks and schools were an element of the plan. He said Butler Creek Road and an area west of Deschamps Lane were the two large areas of planned neighborhood development that had been identified. He said with 8,000 new homes in the Deschamps area and around 3,000 near Butler Creek Road, people would need to have recreational facilities that will be addressed in the plan and then used to inform planning decisions.

Mr. McCoy said he was glad to know there was a process and plan underway for the Wye. He said money was a concern with the current political climate. He said he had concerns with transportation, the amount of people, and making mixed-use development successful at the Wye.

VIII) COMMITTEE REPORTS

There were no committee reports.

IX) OLD BUSINESS

a) 2024 Election of Officers. Mr. McCoy asked if any of the Board members wanted to be nominated for offices of President and Vice-President. Mr. Morrissey said according to the sheet provided to the board, his term showed expiration date of December 31, 2023, which was a surprise to him. Mr. McCoy confirmed that the city was behind with Board appointments. He said he would proceed with getting officers placed and appointing the President and Vice President.

Mr. Bensen made a motion to appoint Sean McCoy as President and Shane Morrissey as Vice President. Mr. Hall seconded. The motion passed unanimously with a voice vote.

Ms. Gilels said her term had expired as of 12/31/2023, she asked if there were any updates-on city appointments.

Karen Hughes, Missoula County Planning, Development and Sustainability, said the last time she had talked with the city staff, staff had said that they were still hoping to have people continue serving on the Board for a while. She said she believed someone from the city clerk's office would be contacting the city appointees who were waiting for replacement or reappointment. She said she would check in with city planners and try to get some head way on city appointments.

Ms. Gilels said she would continue to be of service and continue to serve on the Board but asked to have an end date.

X) NEW BUSINESS

There was no new business.

XI) COMMENTS FROM BOARD MEMBERS

Mr. Bensen asked if Parks and Recreation could present on the current processes for cash in lieu of parks. He said the requirement used to be a park within quarter mile of a residence. He said the park would need to have roads that were easily traversed by children. He asked if the approach to the process and standards had changed.

Ms. Hughes said the city was in the process of updating the parks, recreation, open space, and trails plan. She said it was called PROST and the process had just started. She said the Board should see information rolling out about the updated plan. She said it would cover the whole city and urban area. She said that from her experience the city was strategic about park planning and placement. She said cash in lieu was used at times for improvements. She said the county had been doing planning around shared use paths and trails, park improvements, and the Marshall Mountain project. She asked if the Board wanted to hear from both the city and county jurisdictions or just the city.

Mr. Bensen clarified he would like the city to present to the Board, but only if others were interested as well.

Mr. Kanwischer said he was serving on the PROST committee and invited the Board to the open house that was occurring March 5, 2024, at the public library. He said it gave the community an opportunity to engage with parks and recreation to hear what the current planning process was. He said had taken notes and would be willing to share those as a topic of conversation during the next meeting.

Mr. McCoy said he felt like it was a good time to weigh in on the updated growth and code policies, standards, and procedures. He wondered how the growth policy was being managed and if it was on track or not.

XII) ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Missoula County Subdivision Regulations Maintenance Update 2024

February 6, 2024
Lauren Ryan, Planner II

Agenda

- Scope of project updates
- Scope determination and identifying project updates
- Content changes
- Process and Public Engagement



Scope of Update

- Typographical errors and copy edits
- Context changes
- Changes required by Legislature



Proposed updates - how were they identified?

- Staff keeping backlog of issues
- Staff implementing the code in subdivision application review
- Legislative changes



Scope of update - what qualified?

- Language was unclear or confusing
- Regulations were not meeting up-to-date standards
- Repeated issues
- Conformance with state law



Typos, Copy Edits and Clarifications - Table 1

Table 1: Typos, Copy Edits, and Clarifications				
Topic	Change Type	Current Chapter and Section	Current Language	Proposed Change or Addition
Implement Goals	Clarification	Chapter 3, Section 3.10.1.4	Meet the goals of the Missoula County Open Space Plan, the Active Transportation Plan, the Missoula County Parks and Trails Plan, and the 2004 Master Parks and Recreation Plan for the Greater Missoula Area.	Meet the goals of the Missoula County Open Space Plan, the Active Transportation Plan, the Missoula County Parks and Trails Plan, and the 2004 Master Parks and Recreation Plan for the Greater Missoula Area, <u>and the Missoula County Pathways and Trails Plan.</u>
Organizational Features	Clarification	Chapter 1, Section 1.12.4	Several Supplemental Administrative Materials (SAMs) are available in the Planning Office. These documents are not adopted herein as part of the regulations, but they provide explanatory exhibits and technical information to inform applicants and the general public about topics included in these regulations.	Several Supplemental Administrative Materials (SAMs) are available in the Planning Office. These documents are not adopted herein as part of the regulations, but they provide explanatory exhibits and technical information to inform applicants and the general public about topics included in these regulations.
Definitions	Clarification	Chapter 2, Section 2.2.16	The Chief Planning Officer of Community and Planning Services or an authorized designee.	The <u>Director</u> Chief Planning Officer of Planning Development, and Sustainability of Community and Planning Services or an authorized designee.
Definitions	Clarification	Chapter 2, Section 2.2.42	The Director of Community and Planning Services or an authorized designee.	The Director of <u>Planning, Development, and Sustainability</u> Community and Planning Services or an authorized designee.
Definitions	Clarification	Chapter 2, Section 2.2.75	The Missoula County Community and Planning Services Department, or other office designated by the Missoula County Commission to administer the requirements set forth in the MSPA.	The Missoula County <u>Planning, Development, and Sustainability</u> Community and Planning Services Department , or other office designated by the Missoula County Commission to administer the requirements set forth in the MSPA.
Flood Hazard Area Standards	Clarification	Chapter 3, Section 3.1.3.6.A.3	If a proposed subdivision is located within one mile of a Zone A flood hazard area as identified on the Flood Insurance Rate Map for Missoula County, the subdivider shall analyze land division history for the parcel dating back to August 15, 1983, to determine if a Zone A flood hazard area had been located previously on the parent parcel. If a Zone A flood hazard area had been located on	If a proposed subdivision is located within one mile of a Zone A flood hazard area as identified on the Flood Insurance Rate Map for Missoula County, the subdivider shall analyze land division history for the parcel dating back to August 15, 1983, to determine if a Zone A flood hazard area had been located previously on the parent parcel. If a Zone A flood hazard area had been located on

Context Changes - Table 2

Table 2: Context Changes				
Topic	Change Type	Chapter and Section	Current Language	Proposed Change or Addition
General Procedures	Context	Chapter 5, 5.7.11	New section proposed	<u>Notice of the public hearing shall be posted on the property at a location visible to the greatest number of people at least 15 calendar days prior to the Planning Board public hearing. A notice must be posted by the planning department in a conspicuous</u>
				<u>place on the site at least fifteen (15) working days prior to the public hearing.</u>
General Procedures	Context	Chapter 5, Section 5.7.12	Public Review Submittal: The Subdivider shall provide additional copies of the application to the Planning Office no more than 15 working days before the first public meeting or public hearing at which the application will be reviewed. For a minor subdivision 7 additional paper copies shall be provided or 18 additional paper copies for a major subdivision, unless a lesser quantity is specified by the Planning Office.	<u>Governing Body Public Review Submittal:</u> The Subdivider shall provide <u>one (1) hard copy and one (1) digital copy additional copies</u> of the application to the Planning Office no more than 15 working days before the first public meeting or public hearing at which the application will be reviewed. <u>Additional hardcopies may be requested by the Planning Office if deemed necessary. For a minor subdivision 7 additional paper copies shall be provided or 18 additional paper copies for a major subdivision, unless a lesser quantity is specified by the Planning Office.</u>
General Procedures	Context	Chapter 5, Section 5.7.3.3	At the time of the request for the preapplication meeting, the subdivider shall provide the Planning Office 1 paper copy and 1 digital copy of the items listed in <i>Section 7.2, Preapplication Submittal Items</i> . If the subdivision is to be phased, a preliminary phasing plan and schedule shall be submitted.	At the time of the request for the preapplication meeting, the subdivider shall provide the Planning Office 1 paper copy and 1 digital copy of the items listed in <i>Section 7.2, Preapplication Submittal Items</i> <u>and the required fee</u> . If the subdivision is to be phased, a preliminary phasing plan and schedule shall be submitted.
General Procedures	Context	Chapter 5, Section 5.7.3.2	occur within 30 working days of the Planning Office	The preapplication meeting shall occur within 30 working days of the Planning Office

Context Changes - Parks and Trails, Chapter 3



- Trail width standards – updated to meet AASHTO (American Association of State Highway and Transportation Officials) standards
- Clarification of parkland dedication standards

Legislative Changes - Table 3



- SB 158 – Family Transfers
- SB 131 – Subdivision Exemptions
- SB 170 – Administrative Review of Minors
- HB 211 – Subdivision Review Process

Legislative Changes - SB 158

Family Transfers



- Allows for transfers within platted subdivisions
- Reviewed within 20 working days once application is deemed complete
- Transfer can occur regardless of recipient's age

Legislative Changes - SB 131

Subdivision Exemptions



- Application reviewed within 20 working days once application is deemed complete
- Conditions cannot be imposed on application

Legislative Changes - SB 170

Administrative Review of Minors



- Administrative review of minor subdivision if it meets the following criteria:
 - A will serve letter from a municipal and sewer service
 - Legal and physical access to each lot
 - Does not require a variance

Legislative Changes - SB 170

Administrative Review of Minors



- New section added to Chapter 5 – minor subdivision procedure process
- Noticing requirements for minor subdivision

Legislative Changes - HB 211

Revise Local Subdivision Review Process



- New information and subsequent hearings
- Hearing for final plats in phased subdivisions
- Variances during an expedited review

Legislative Changes - HB 211

Revise Local Subdivision Review Process



- Section 6.2 Final Plats
Commencement of Each
phase – revised applicability
section and new conditions
- Chapter 5 – hearing for phased
subdivisions

Hearing Dates

- February 20th at 6:00 pm – Planning Board public hearing
- April 4th at 2:00 pm – Board of County Commissioners public hearing

How to review documents and provide comments

- Missoula County Voice Page:
missoulacountyvoice.com/missoula-county-subdivision-regulations-maintenance-updates

WYE, MONTANA

INFRASTRUCTURE PLAN



AGENDA

Background

Implementation Timeline

Infrastructure

Next Steps

2019 LAND USE ELEMENT

- Planning Policy for Wye and Beyond
- Extensive outreach
- Continued direction of Wye as a growth area

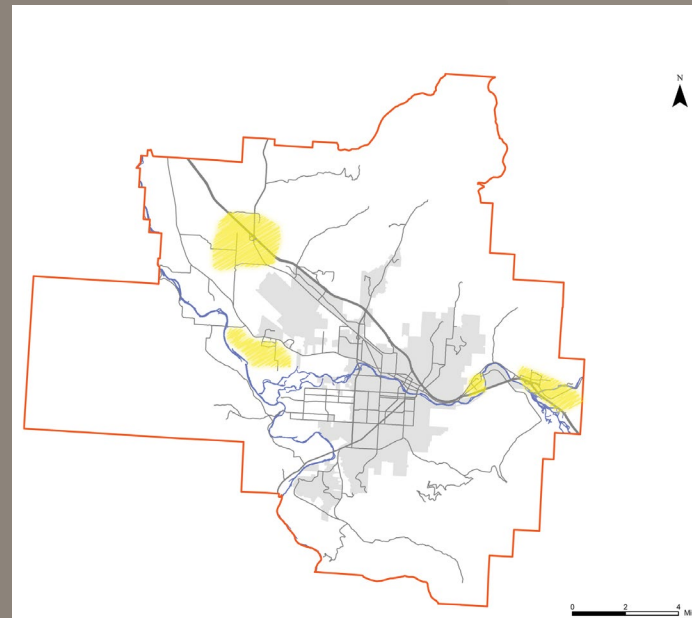


Figure 2: Conceptual representation of neighborhoods.

Plan for the Physical Framework Needed to Facilitate Unique Neighborhoods

Missoula County's role is to enable the evolution of existing and emerging neighborhoods to capture their distinct identity and sense of place.

Outside of the city, there are both existing and emerging neighborhoods, places like East Missoula, West Riverside, and the Wye (Figure 2). These neighborhoods have higher levels of infrastructure and services than other locations in the county, enabling more housing choices and a greater variety of services. Neighborhoods contain essential elements of a livable community, such as walkability, a mix of housing types, businesses, and opportunities for employment. They also have distinct identities.

Working with residents, the county's role is to enable the growth and development of neighborhoods through the implementation of the land use map. In some neighborhoods, like Bonner or East Missoula, change may occur incrementally; in others, like the Wye, it could be transformational. In all cases, investment in infrastructure through a variety of sources, including private-public partnerships, will be necessary. The county will need to ensure neighborhoods are well-connected with other parts of the community with roads, through non-motorized connections, and in some cases through transit.

Quality-of-life improvements will be of the utmost importance. It is the county's role to ensure these places are desirable and equitable places to live. This means ensuring neighborhoods are in locations with services like rural fire, schools, parks, trails, and access to open lands.

MANY FACTORS

- Previous Plans
- Land use patterns
- Entitlements
- Infrastructure
- Agricultural land
- Wildlife habitat

The “One Community” Approach

The “One Community” planning approach recognizes that even though Missoula is divided by two jurisdictions, how we think about the future of our community shouldn’t be dictated by these divisions. We should think and plan for the future by always remembering that a community is like an ecosystem, where everything is connected. It is easy to base the foundation for planning upon jurisdictional lines, but that approach does not recognize the connectivity of the broader community.

The “One Community” approach provides the guide and vision for how Missoula County will address its role in planning for the future of the broader community within its jurisdiction. In terms of adopted policy and state law, this county document has no jurisdiction over lands within the city, just like the city’s planning documents have no jurisdiction within the county. But none the less, to the extent that these documents complement each other, the better the entire community is served.

The foundation and vision of the “One Community” approach, based upon five components, considers how the responsibility of planning for the community’s future is shared. These five components describe Missoula County’s role in planning for the future our community. Together with the city’s vision, they provide guidance and give direction for the future of the greater Missoula area.

Components of the “One Community” Approach

Coordinate on the Edges

Plan for the Physical Framework Needed to Facilitate Unique Neighborhoods

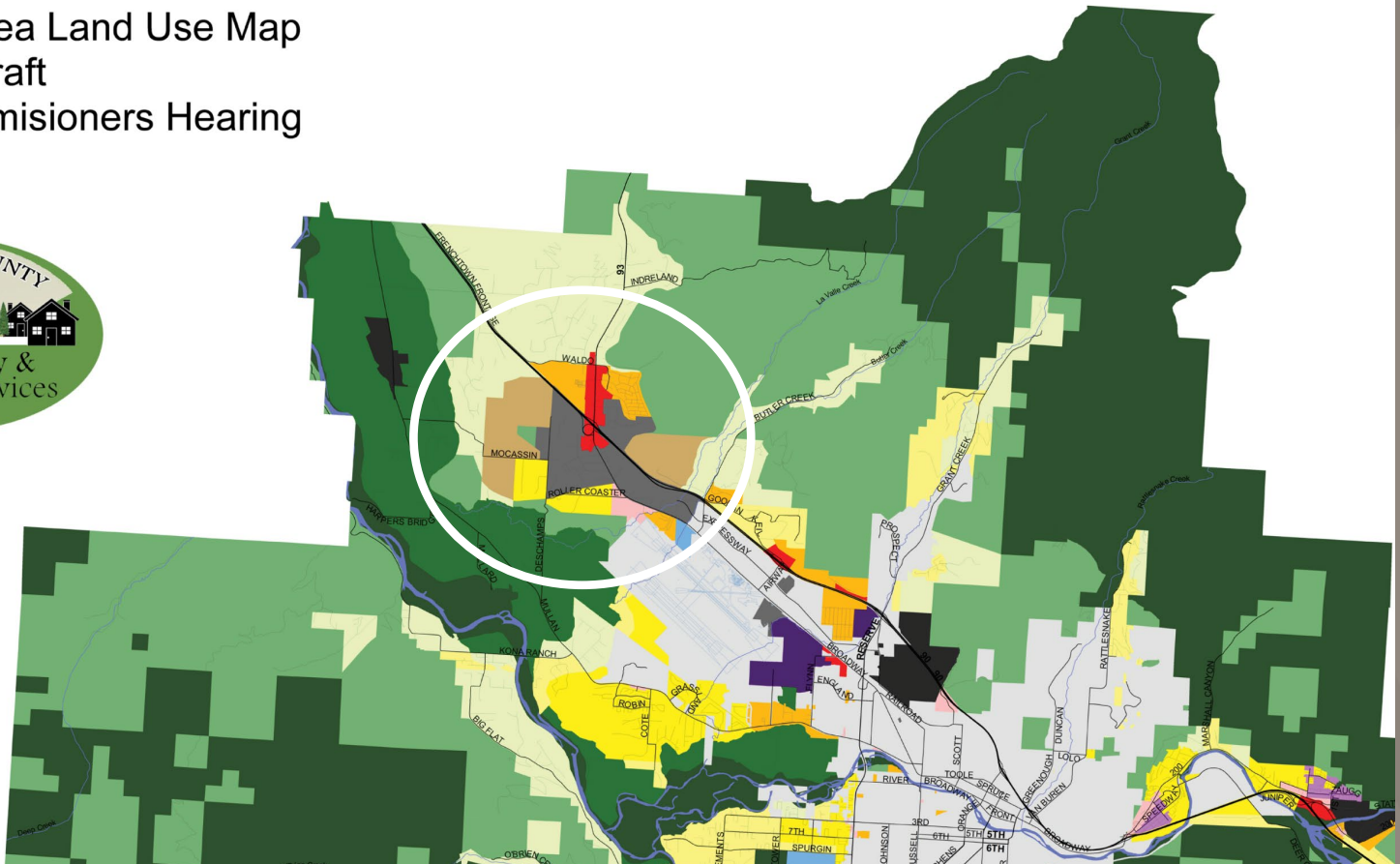
Provide for Rural Neighborhoods

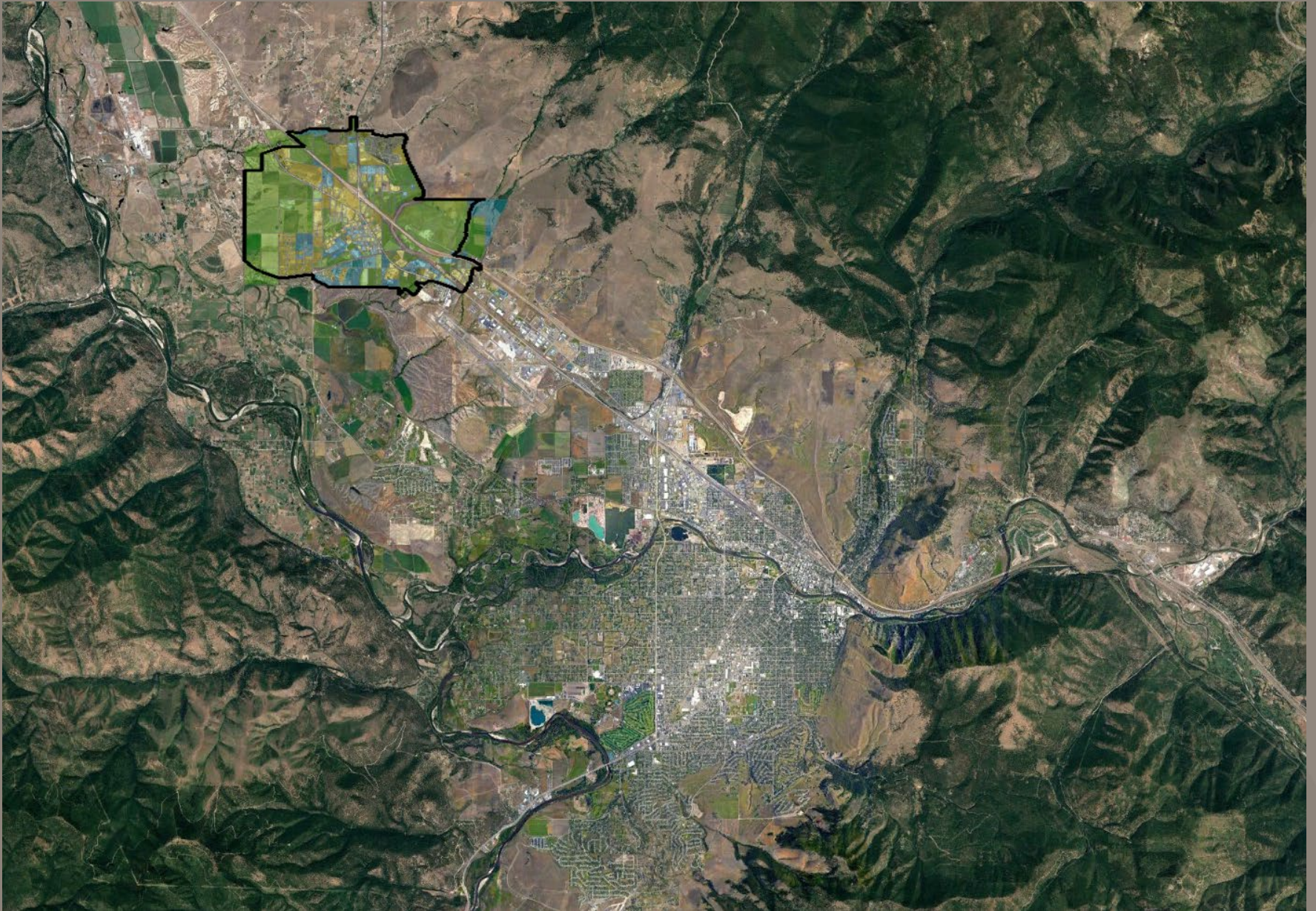
Protect Public Health and Safety

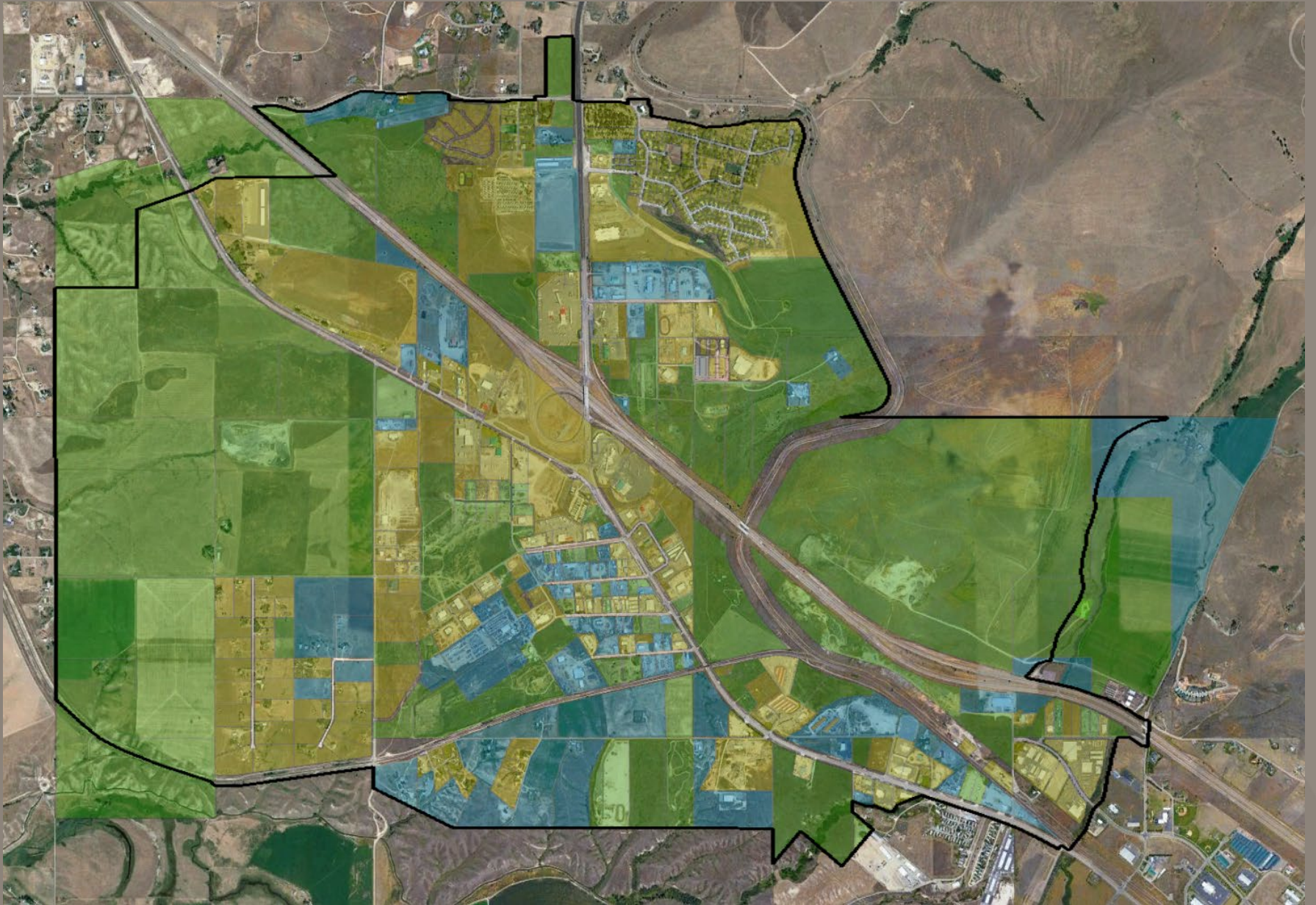
Preserve Working Lands, Agricultural Areas, and Naturally-Functioning Systems

WYE AREA

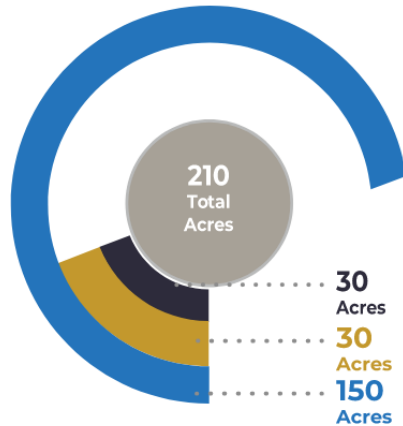
Missoula Area Land Use Map
Final Draft
County Commissioners Hearing



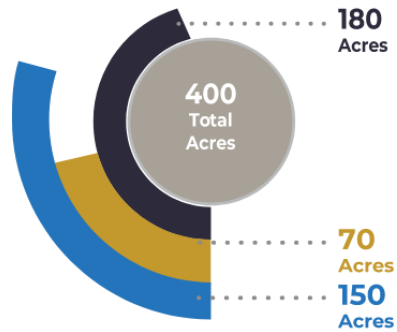




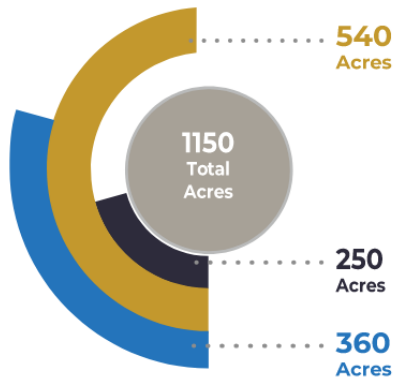
STUDY AREA



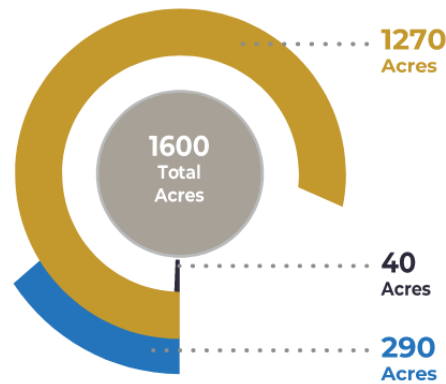
Commercial Center Parcels



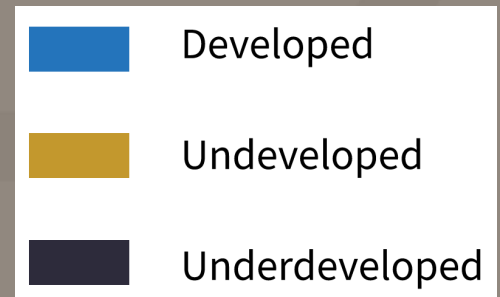
Lower Density Residential Parcels



Industrial Parcels



**Planned Neighborhoods/
Neighborhood Residential Parcels**



IMPLEMENTATION TIMELINE

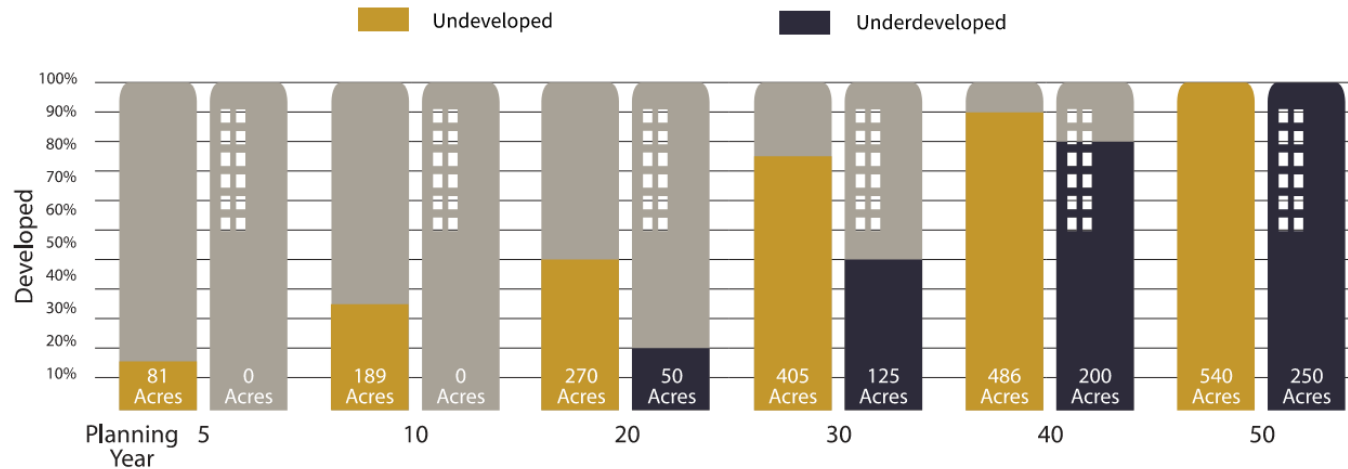
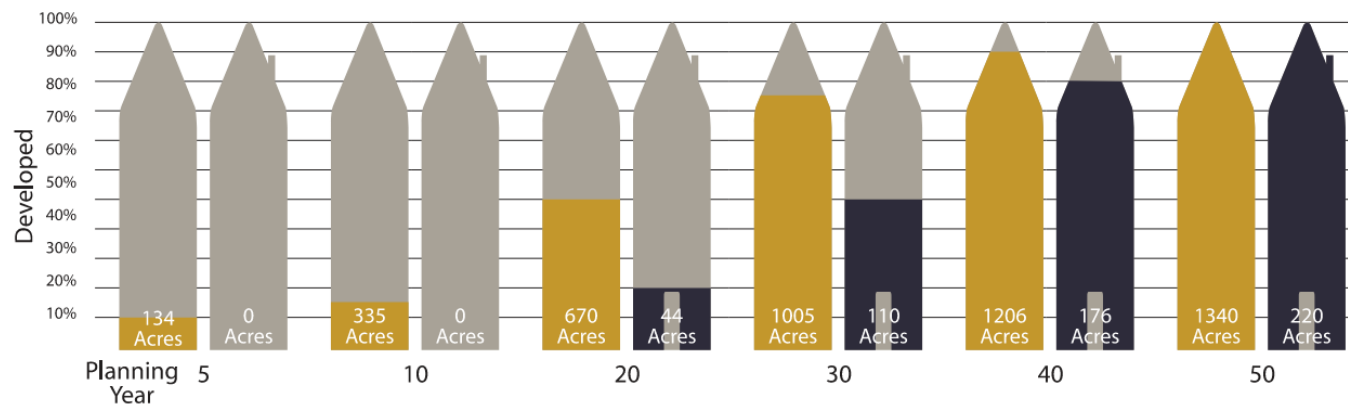
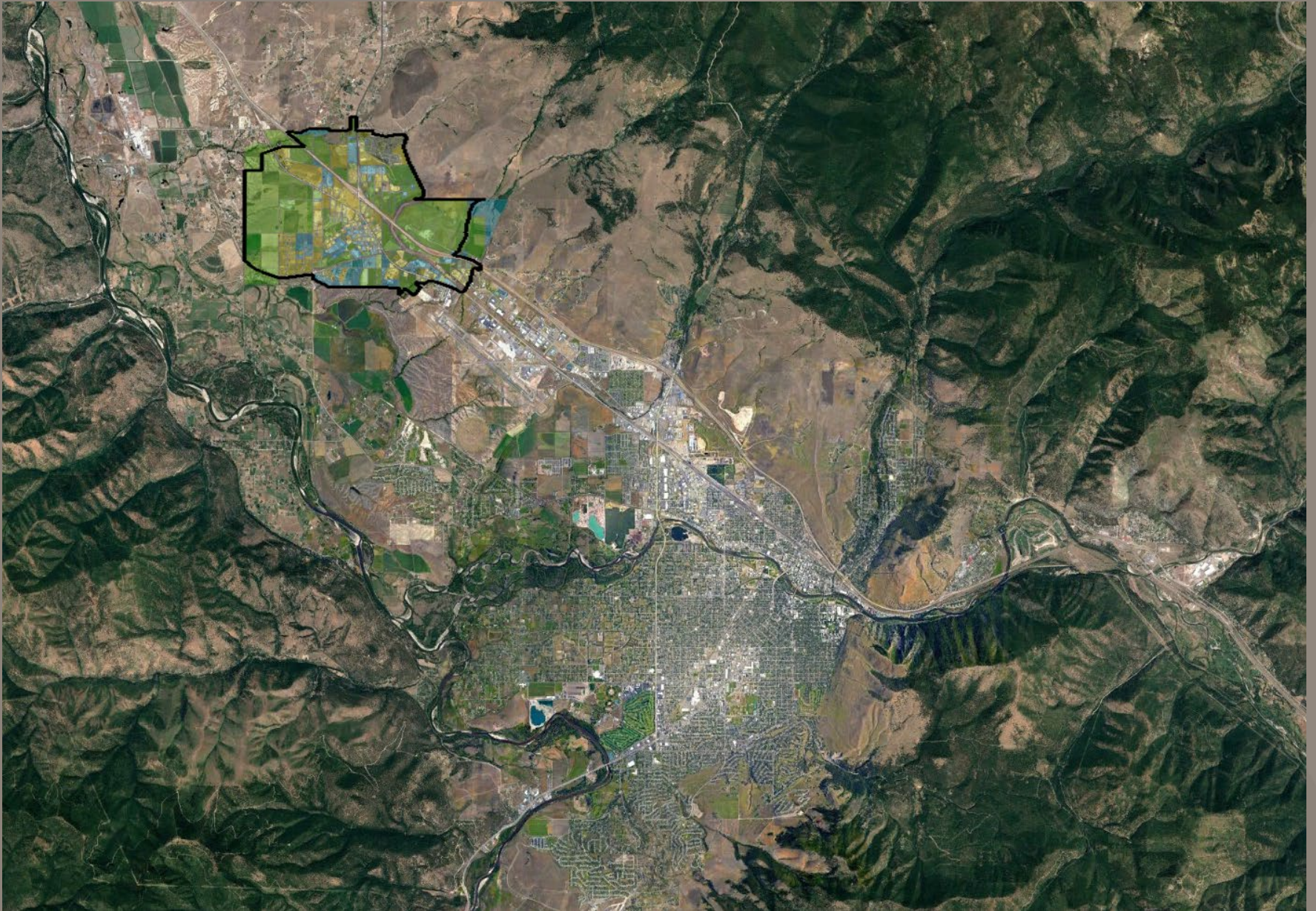
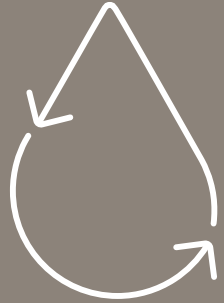


Figure 6. Industrial Development Acreage by Planning Year



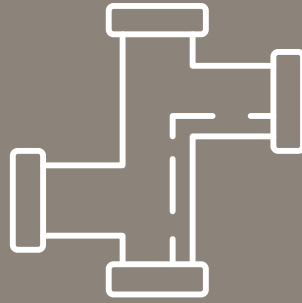


INFRASTRUCTURE



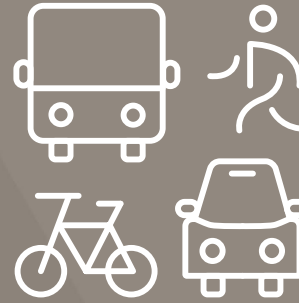
WATER

Drinking Water
Fire Protection
Irrigation



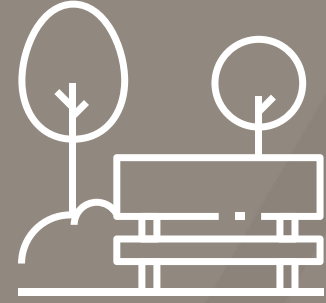
SEWER

Domestic Sewage
Storm Drainage
Re-Use / Sustainability



TRANSPORTATION

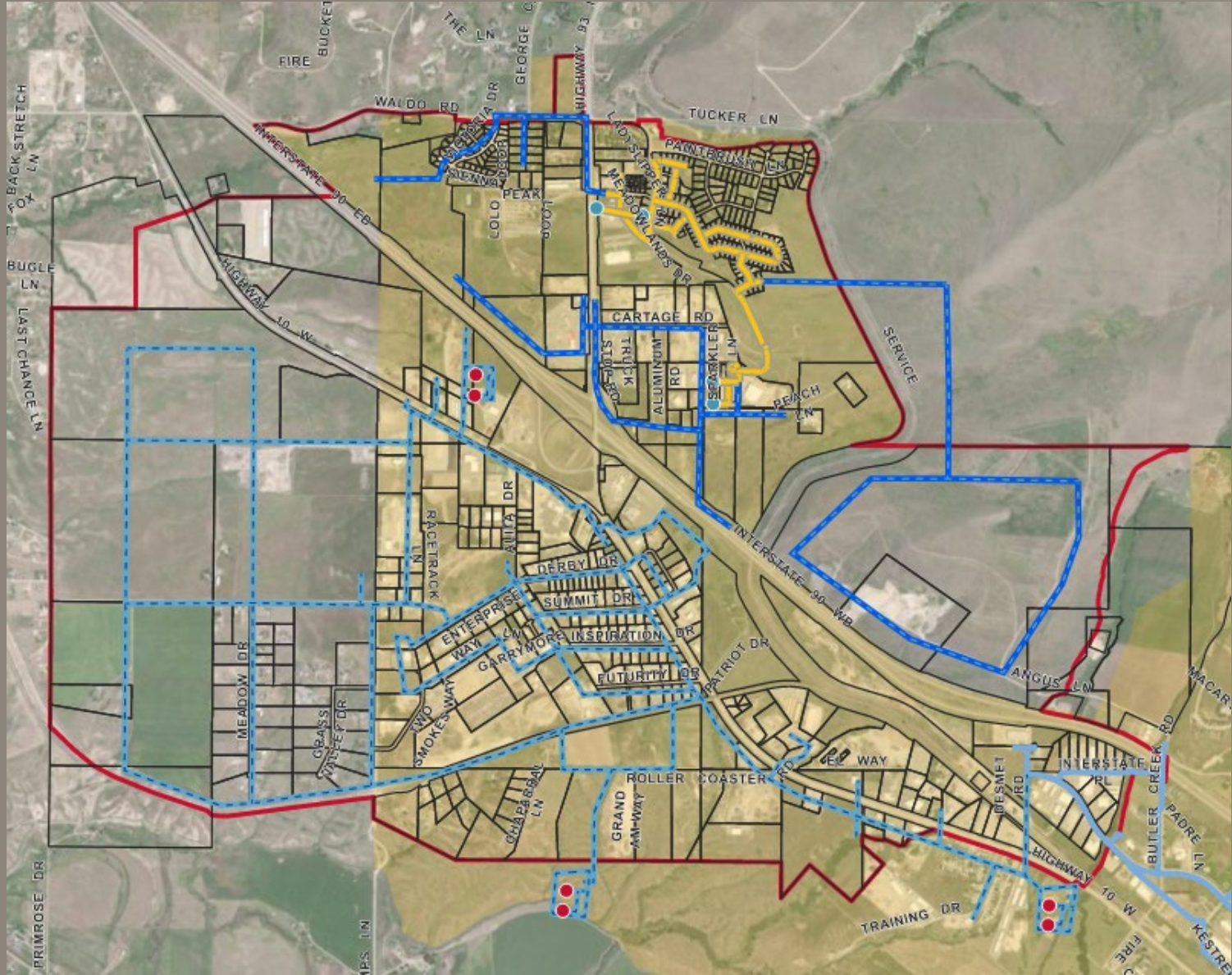
Network
15-Minute City
Intersections



PUBLIC SERVICES

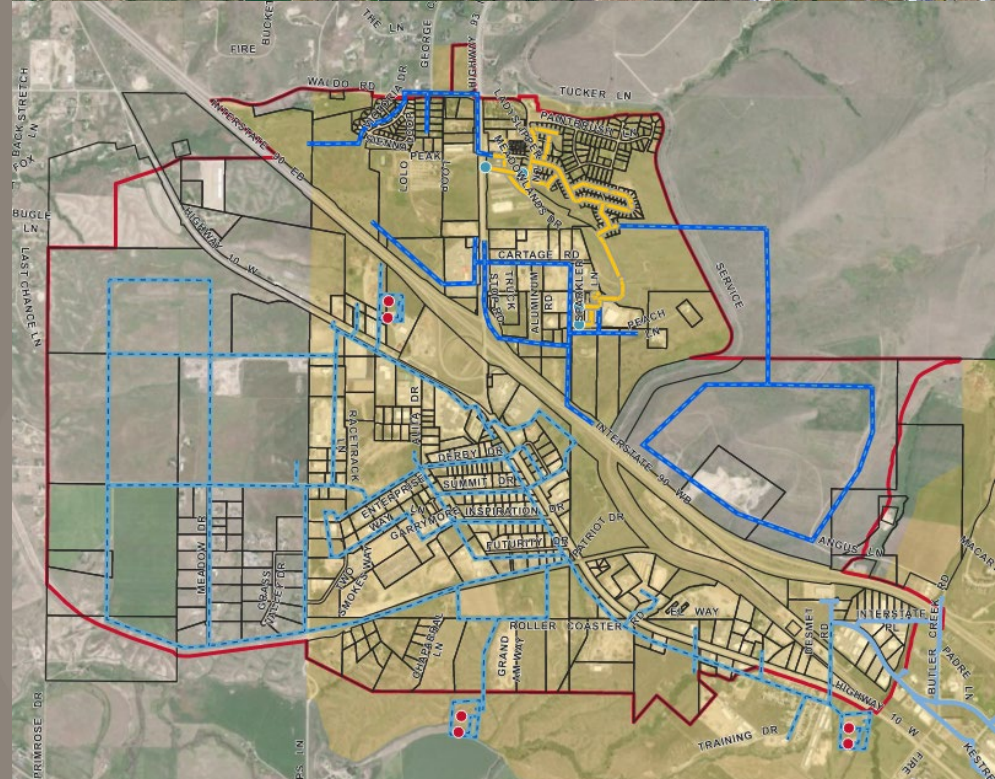
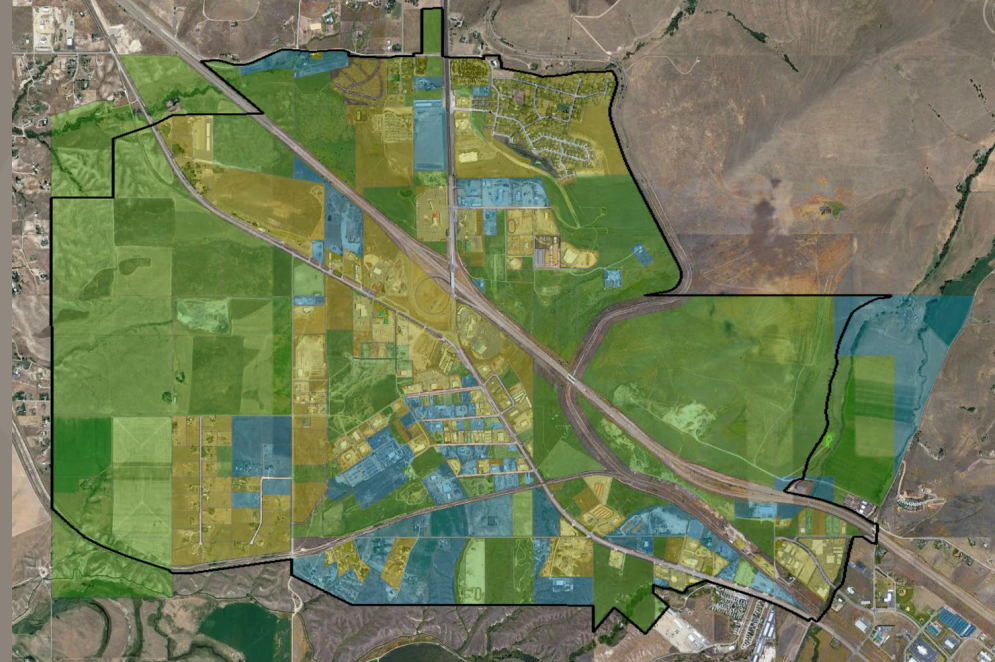
Schools
Parks / Amenities
Grocery / Goods

WATER

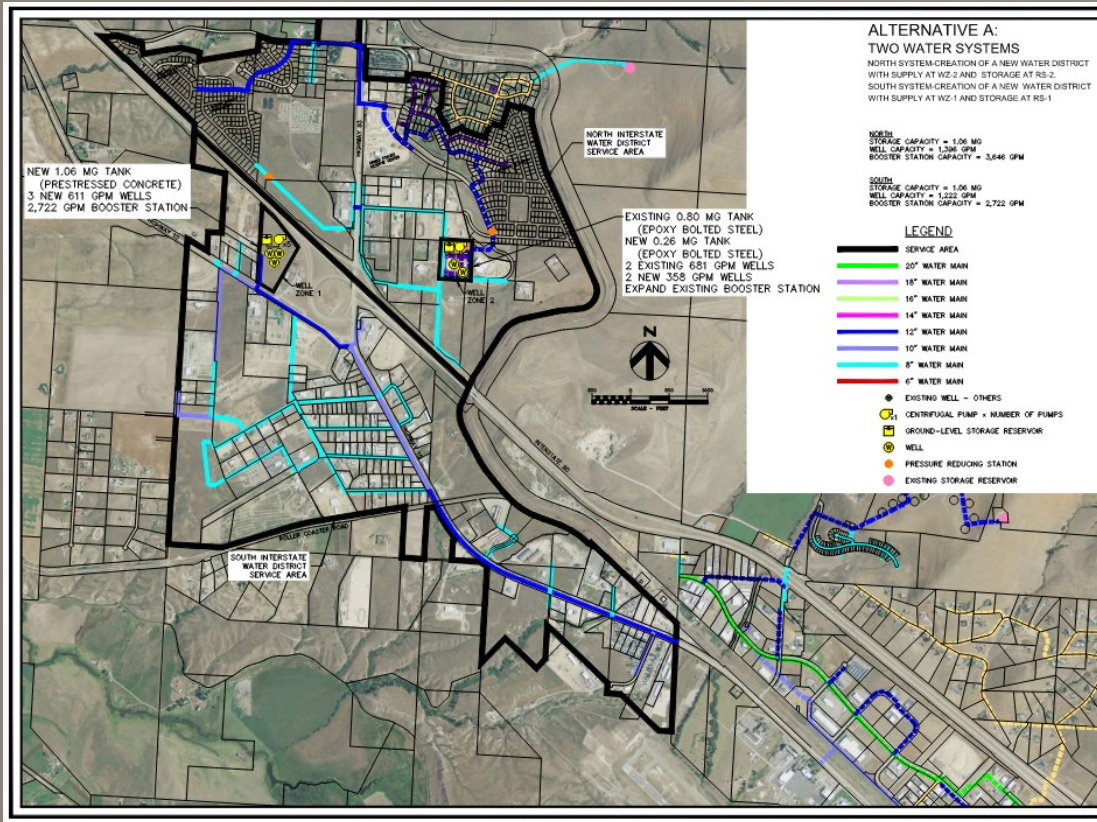


WATER

Year	Projected Water Demand (MGD)		
	Residential	Commercial/ Industrial	Total
5	0.76	0.10	0.86
10	1.90	0.26	2.16
20	3.80	0.52	4.32
30	5.70	0.78	6.48
40	6.84	0.94	7.78
50	7.60	1.04	8.64

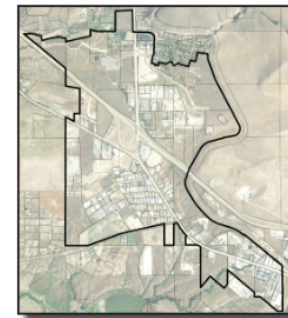


WATER



WYE AREA REGIONAL WATER SYSTEM PROJECT

PRELIMINARY ENGINEERING REPORT



MISSOULA COUNTY

DECEMBER 2, 2010

Prepared by:

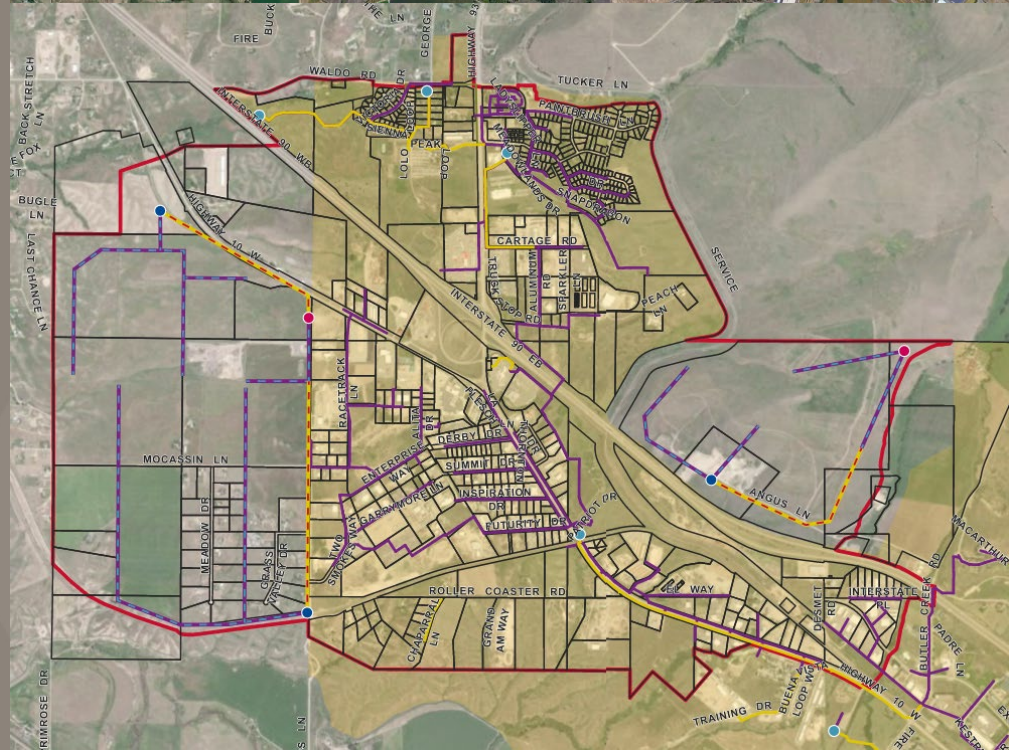
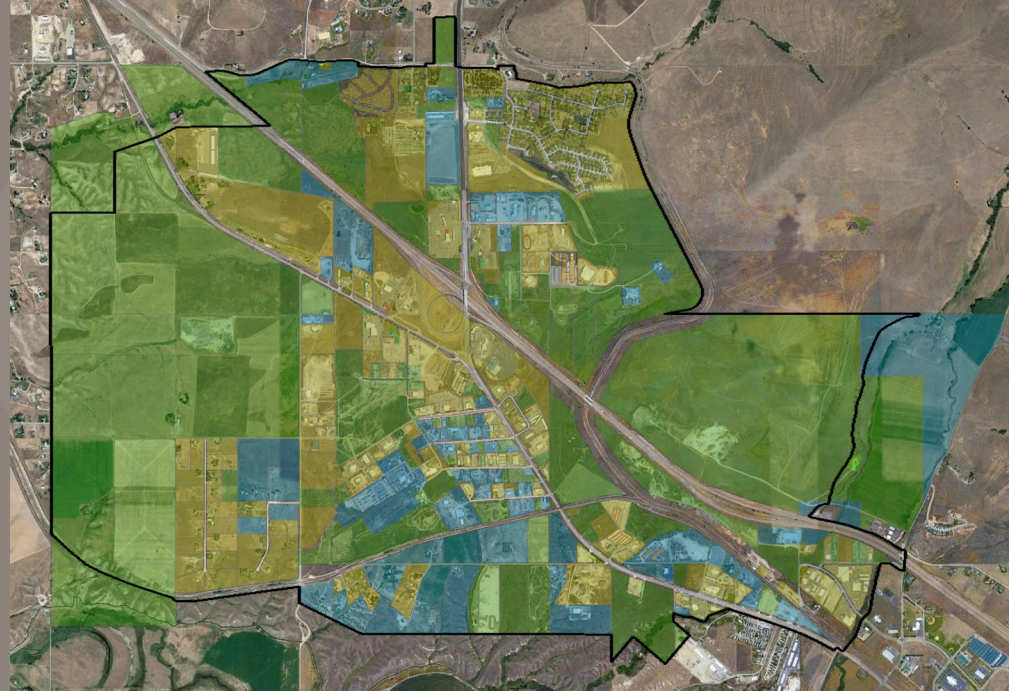


WGM Group, Inc.
1111 E. Broadway
Missoula, MT 59802

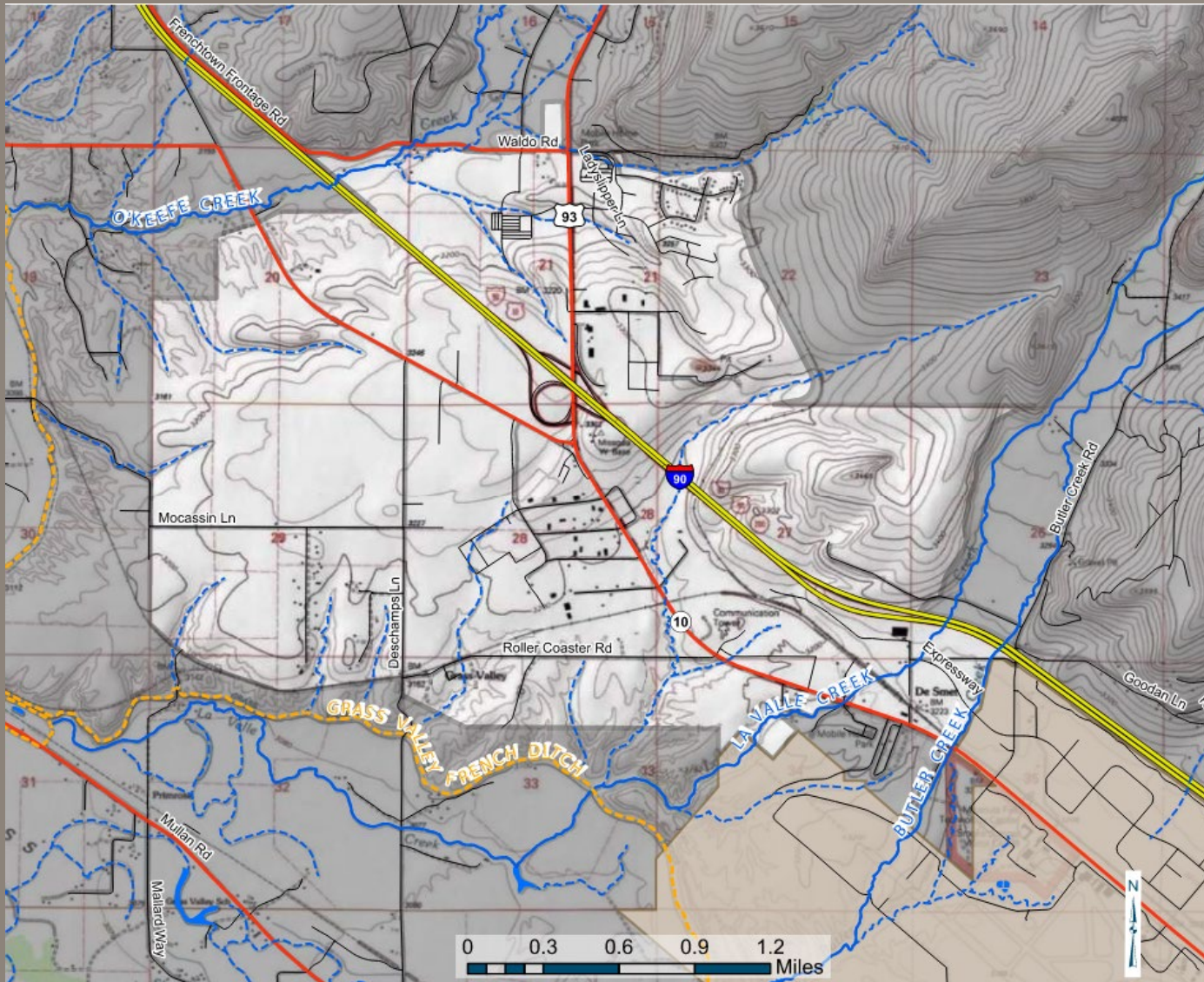
Kyle L. Thompson, E.I.
Jonathan L. Gass, P.E.

SEWER

Year	Projected Wastewater Demand (MGD)		
	Residential	Commercial/Industrial	Total
5	0.33	0.06	0.40
10	0.83	0.16	0.99
20	1.67	0.32	1.99
30	2.50	0.48	2.98
40	3.00	0.58	3.58
50	3.33	0.64	3.97



STORMWATER

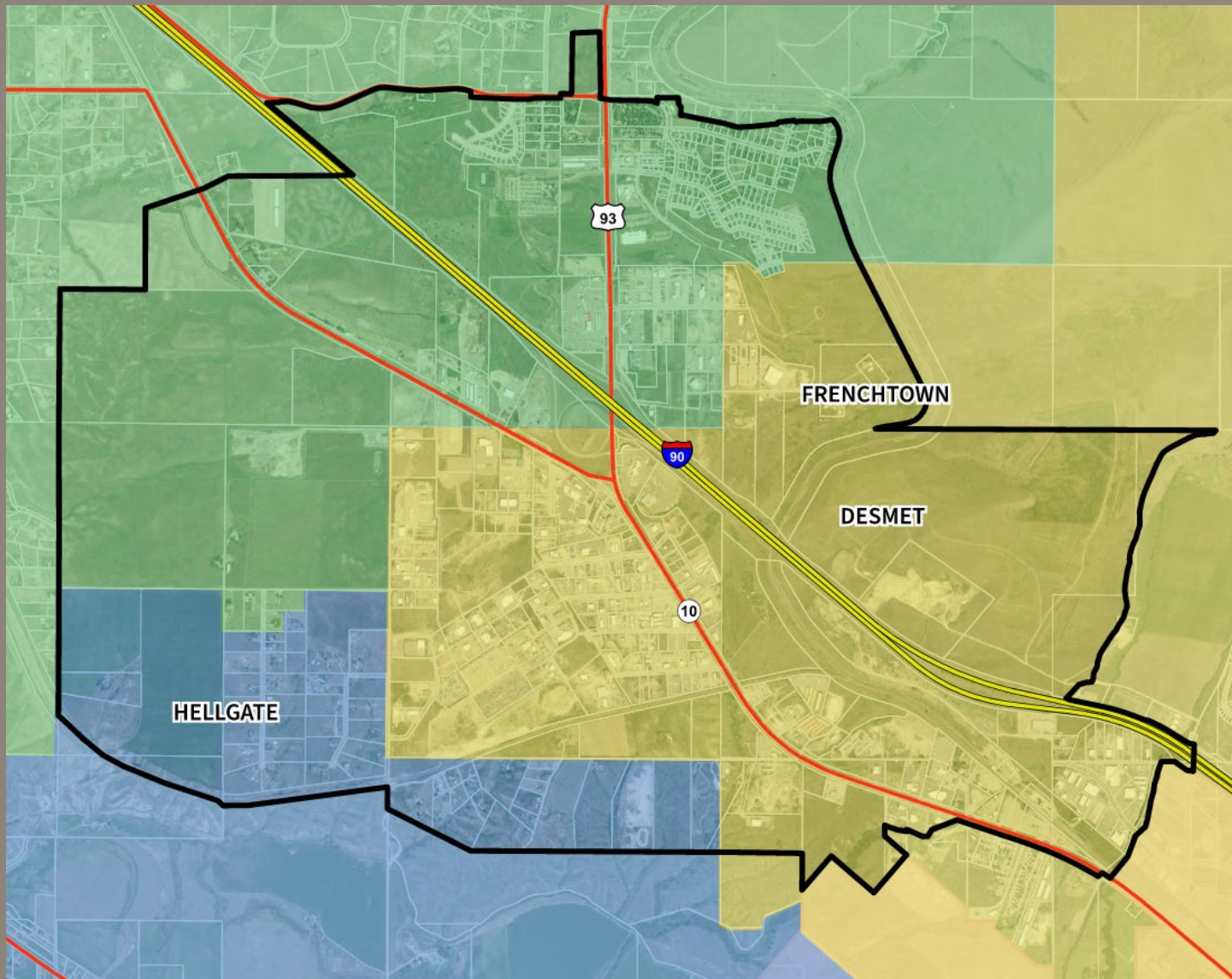


STORMWATER

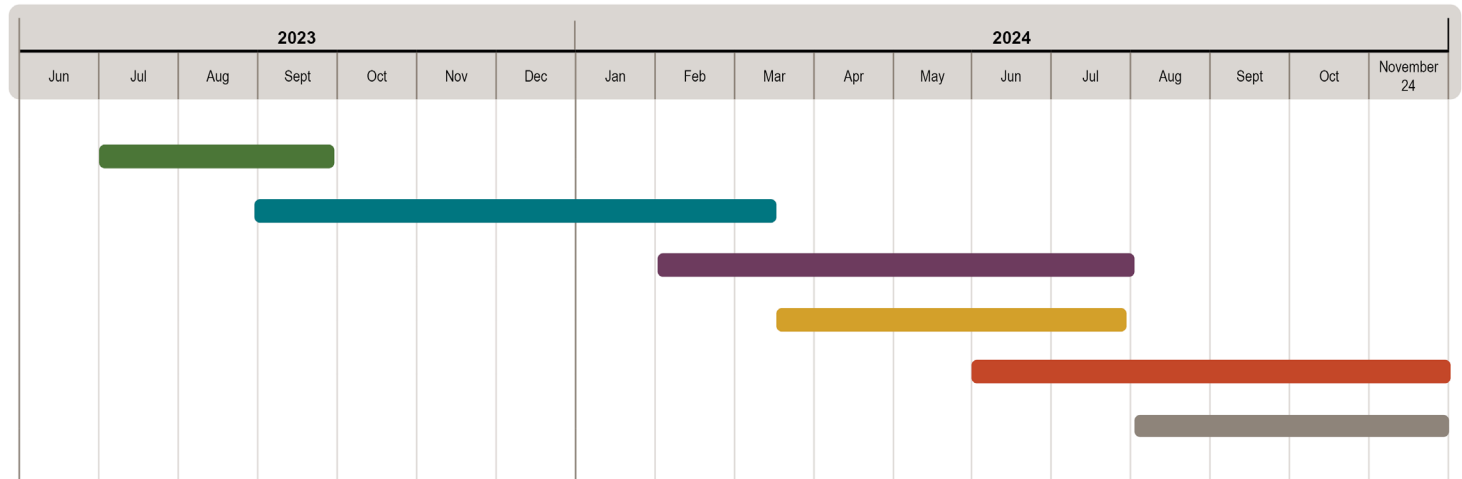


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SCHOOLS



Timeline and Work Plan



1. Infrastructure Needs Assessment

- Review Existing Planning Documents
- Existing Conditions
- Development Constraints
- Forecast Density & Intensity
- Transportation Deficiencies
- Estimate Domestic Water & Fire Demands
- Estimate Sewer Generation
- Forecast Traffic Generation
- Stormwater Deficiencies & Needs
- Broadband & EV Charging Deficiencies
- Identify Low-Hanging Fruit
- GIS Map Development

2. Infrastructure Plan: Alternative Development

- Extending/Developing Public Water Service
- Water Conservation Program
- Expand Wastewater Treatment & Collection
- Stormwater Management Plan
- Local Collector Road Network
- Non-motorized Transportation
- Connection to Transit
- Extension of Broadband
- EV Charging Options
- Opinion of Probable Costs
- Operational Considerations

3. Infrastructure Implementation Strategy Development

- Infrastructure Funding Strategy Development
- Time Frame Development
- Priority Development
- Operational Cost Assessment
- Funding Opportunities
- Operator Considerations

4. Infrastructure Plan: Alternative Assessment & Selection

- Ranking Projects
- Cost Assessment
- Priority Identification
- Implementation Strategy Review
- Policy Recommendations
- Narrow Alternatives
- Funding Opportunities
- Select Preferred Alternatives

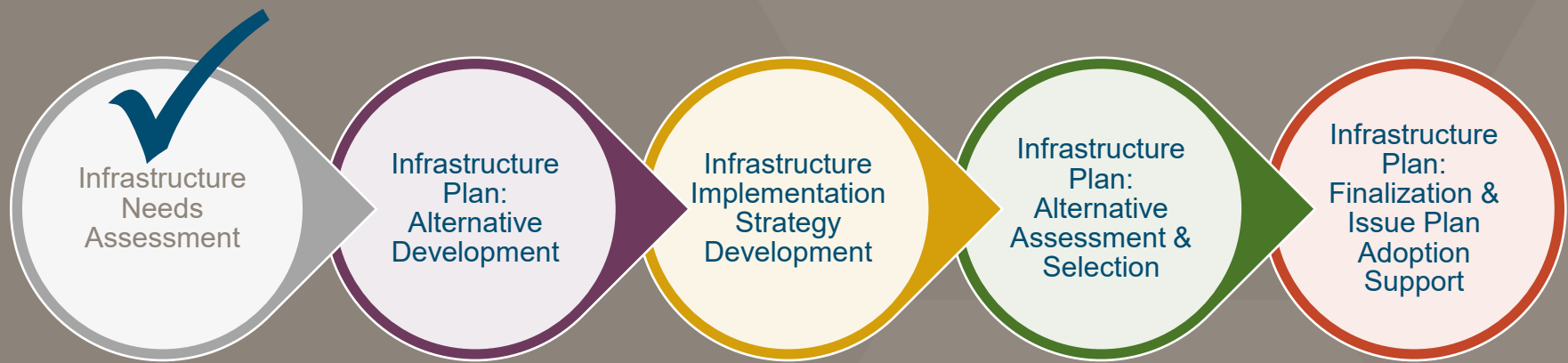
5. Infrastructure Plan Finalization

- Implementation Strategy
- Costs
- Time frames
- Prioritizations:
 - Sewer
 - Water
 - Transportation
 - Stormwater
 - Broadband
 - EV Charging
- Policy Recommendation
- Draft Plan for Agency Review & Public Comment

6. Issue Plan Adoption Support

- Final Plan
- Planning Board
- Incorporate Staff and Planning Board Comments
- Commission Review
- Issue Final Issue Plan

NEXT STEPS



THANK YOU!

Jeff Smith & Andrew Hagemeyer



406.728.4611



jsmith@wgmggroup.com

