

MISSOULA CONSOLIDATED PLANNING BOARD AGENDA

Tuesday, June 4, 2024
6:00 PM

How to attend the meeting:

Hybrid meeting - held virtually over Microsoft Teams and in the Sophie Moiese Room of the Missoula County Courthouse, 200 W. Broadway

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 248 230 913 480

Passcode: 35nQvt

Or call in (audio only)

[+1 406-272-4824](#) United States, Billings

Phone Conference ID: 127 489 322#

If calling in by phone, please press *6 to unmute or *5 to raise your hand.

A. CALL TO ORDER:

B. ROLE CALL:

C. APPROVAL OF MINUTES:

A. May 21, 2024

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. STAFF ANNOUNCEMENTS:

F. PUBLIC HEARINGS:

A. Lindbergh Lake dock construction setback variance, Matt Heimel, Planner III/ Floodplain Administrator, Planning, Development and Sustainability

<u>Recommended Motion:</u>

THAT the request for a variance from the setback requirements in the Missoula County Shoreline Regulations to allow a new floating dock within side property setbacks be APPROVED, subject to the recommended condition of approval.

B. High Park Views 13-Lot Major Subdivision- Lauren Stevens, Senior Planner, City of Missoula

Recommended Motion:

Recommend City Council approve the variance request from Article 3, Section 3-020.3.G, Section 3-020.5.A, and Sections 3-020.5.B(3) and B(4) of the City Subdivision Regulations to allow the extension of Landon's Way to be in the form of a cul-de-sac, providing only one access route to lots within the Wildland-Urban Interface (WUI)

Recommend City Council approve the variance request from Article 3, Section 3-020.4(D) requiring that a street connection must be provided to any existing or approved public street abutting the subdivision to allow for no new street connection to Simons Drive.

Recommend City Council approve the variance request from Article 3, Section 3-030.2.A(2) of the City Subdivision Regulations establishing a maximum block length of 480 feet in urban-suburban subdivisions to allow the block to include the entire extension of Landon's Way.

Recommend City Council approve the variance request from Article 3, Section 3-020 Table .2A, Section 3-020.15.D.1, and Section 3-020.15.D.2.a of the City Subdivision Regulations to allow Simons Drive to deviate from the design standards for a Low Density Urban Local Street, including the minimum right-of-way width, landscaped boulevard, and 7-foot sidewalk clear space.

Recommend City Council approve the High Park Views Subdivision preliminary plat application, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in this staff report.

G. COMMUNICATIONS & SPECIAL PRESENTATIONS:

A. Missoula Land Use Element 5-Year Review- Ian Varley, Planner III, Planning, Development and Sustainability

H. COMMITTEE REPORTS:

I. OLD BUSINESS:

J. NEW BUSINESS:

K. COMMENTS FROM BOARD MEMBERS:

L. ADJOURNMENT: