



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



Missoula County
Planning, Development & Sustainability
(406) 258-4657

City of Missoula
Community Planning, Development & Innovation
(406) 552-6630

Date: July 30, 2024, 6:00 p.m.

Location: Missoula County Courthouse, Sophie Moiese Room (in person) or TEAMS (virtually)

Members in Attendance: Derek Kanwischer (City Appt), Dave Loomis (County Appt), Peter Bensen (County Appt), Rick Hall (County Appt), Lynn Davis (City Appt), Tung Pham (Mayor), Shane Morrissey (City Appt)

Members Absent: Josh Schroeder (Conservation District), Sean McCoy (County Appt)

I. CALL TO ORDER [Time stamp – 1:02]

Shane Morrissey called the meeting to order at 7:46 p.m.

II. ROLL CALL [Time stamp – 1:37]

Analeshia Rodriguez called the roll. Seven regular members were in attendance.

III. APPROVAL OF MINUTES [Time stamp – 3:56]

Rick Hall moved, and Dave Loomis seconded approval of the July 16, 2024, minutes as written. The motion passed by unanimous voice vote.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 4:43]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 6:25]

There were no staff announcements.

VI. PUBLIC HEARINGS

A. Zoe Walters, Associate Planner, City of Missoula - Growth Policy Amendment and Rezone of 2141 McDonald Avenue from Split Zoning RT2.7 and C1-4 / DE-C Design Excellence Overlay Corridor Typology 1 to C1-3 / DE-C Design Excellence Overlay Corridor Typology 1
[Time stamp – 7:13]

STAFF PRESENTATION

Zoe Walters, Associate Planner, with the City of Missoula, presented a proposal to rezone the property located at 2141 McDonald Avenue on behalf of Lynne Edens of Montana Northwest Company. The property is located at the intersection of McDonald Avenue and Brooks Street. The applicant requests a rezone from Split Zoning RT2.7

Residential and C1-4 Neighborhood Commercial with a Design Excellence Overlay – Corridor Typology 1 to C1-3 Neighborhood Commercial with a Design Excellence Overlay – Corridor Typology 1. The proposed rezoning includes a request for a targeted growth policy amendment, changing the Residential Medium-High designation to Regional Commercial and Services. The rezoning depends on City Council's approval of this amendment, as zoning must align with growth policy land use designations.

The subject property falls within the Midtown Master Plan area boundaries, adopted as an amendment to the 2035 Our Missoula City Growth Policy. The plan indicates the need for higher density, diverse housing, and commercial uses to support the area's growth and infrastructure availability. The current zoning map shows the property's split zoning, which treats the entire parcel as R-2.7 residential. The proposed rezoning to C-1.3 would support commercial uses and diverse housing options, enhancing public benefits and aligning with the Midtown Master Plan's goals. The targeted growth policy amendment seeks to address emerging public needs, provide sufficient development guidance, and adapt to changing conditions.

Staff gave an overview of the Growth Policy amendment review criteria. They highlighted it facilitates the provision of more diverse building types and commercial uses along a major commercial corridor, as outlined in the Midtown Master Plan (2023). This allows denser development and mixed-use areas, reducing infrastructure costs and car reliance. The proposed zoning also involves modifications to building heights and setbacks. Building height will be increased from 35 feet to 65 feet, with specific conditions for parcels adjacent to residential zones. Setbacks will be adjusted to promote better use of space and compliance with the Design Excellence Overlay.

The staff recommendation for rezoning is based on the review criteria provided in the Title 20 Zoning Ordinance. The proposed rezoning supports the goals of the 2023 Midtown Master Plan by allowing commercial uses along Brook Street and promoting equity through diverse housing and commercial development. The rezoning aligns with the City's focus on inward growth, increases density where services and infrastructure exist, and ensures compatibility with the surrounding urban growth. It will correct split zoning and enhance public health, safety, and welfare by providing access to essential services. It is suitable for the area due to its commercial surroundings and consistency with the design excellence overlay.

Staff recommended the Planning Board recommend City Council adopt a resolution to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium-High to Regional Commercial and Services of the subject property and adopt an ordinance to rezone the subject property located at 2141 McDonald Ave from split zoning RT2.7 Residential and C1-4 with a Design Excellence Overlay-Corridor Typology 1 to C1/3 Neighborhood Commercial with a Design Excellence Overlay-Corridor Typology 1.

See PowerPoint presentation slides.

PUBLIC COMMENT

Residents of the proposed development area had concerns about existing traffic and parking issues. The potential negative impact on the neighborhood's character and safety was shared as another concern. They pointed out issues of noise and safety, and the introduction of new residents in a high-density building that could disrupt the current community dynamic, especially with many long-term, older residents. Questions

regarding potential parking solutions for the new development concluded public comment.

RECCOMENDED MOTION

Rick Hall made the following motion to approve the request, and Peter Bensen seconded the motion:

Recommend City Council adopt a resolution to amend the 2035 Our Missoula City Growth Policy Land Use Designation from Residential Medium-High to Regional Commercial and Services on a portion of Parcel A of an Amended Plat of Car Line Addition, Block 70, a Portion of Lot 1, and Tract A, COS 6441, as shown on Exhibit A, based on the findings of fact and conclusions of law in the staff report.

Planning Board members had clarifying questions regarding the parking requirements for the proposed development. Staff explained that any parking must be contained on-site and comply with Title 20 parking requirements based on use classification. Board members clarified that the size of the building could be limited by the number of parking spaces that can fit on-site. Staff added that the Design Excellence overlay allows for some parking reductions based on specific criteria. They emphasized that the zoning code requires one parking space per dwelling unit, and off-street parking options are limited by the City's regulations.

Board member, Dave Loomis, pointed out that the zoning split was an issue, leading to the current situation where the zoning needs to be corrected. Board members noted that commercial use is appropriate for the area and the zoning reflected the commercial designation as it fits the location better than residential use. The discussion concluded with Board members echoing support in approval of the motion to amend the zoning. They highlighted the proposed zoning aligns with the 2035 Our Missoula City Growth Policy and Midtown Master Plan.

VOTE

With no further discussion, the board voted by roll call, and the motion passed unanimously.

AYES: (7): Lynn Davis, Derek Kanwischer, Tung Pham, Rick Hall, Peter Bensen, Dave Loomis, Shane Morrissey

NAYS (0)

REZONING MOTION

Rick Hall made the following motion to approve the request, and Peter Bensen seconded the motion:

Recommend City Council approve the adoption of an ordinance to rezone the subject property located at 2141 McDonald Avenue and legally described as Parcel A of an Amended Plat of Car Line Addition, Block 70, a Portion of Lot 1, and Tract COS 6441, located in Section 32, Township 13 North, Range 19 West, P.M.M. from RT2.7 Residential (two-unit/townhouse) and C1-4 Neighborhood Commercial / DE-C Design Excellence Overlay – Corridor Typology 1 to C1-3 Neighborhood Commercial / DE-C Design Excellence Overlay – Corridor

Typology 1, based on the findings of fact and conclusions of law in the staff report.

The discussion centered on the idea of removing the Design Excellence Overlay and how it applies specifically to the Brook Street corridor. Staff clarified it includes additional benefits like improved design standards and better pedestrian access. They emphasized Brook Street is specifically designated for this overlay. Board members addressed past issues about parking impacting businesses, especially in areas with existing parking difficulties. Staff explained this is seen as a larger policy issue related to code reform rather than just the design excellence overlay.

VOTE

With no further discussion, the board voted by roll call, and the motion passed unanimously.

AYES: (7): Lynn Davis, Derek Kanwischer, Tung Pham, Rick Hall, Peter Bensen, Dave Loomis, Shane Morrissey

NAYS (0)

B. Alex Bramlette, Senior Planner, City of Missoula - Rezone 1200, 1224, 1228, 1244, 1136, and 1138 Montana Street from R20 Residential to B2-2 Community Business

[Time stamp – 58:38]

STAFF PRESENTATION

Alex Bramlette, Senior Planner, with the City of Missoula, presented a request from 406 Engineering, Inc., representing the subject property owners, to rezone 1200, 1224, 1228, 1244, 1136, and 1138 Montana Street. The applicant requests a rezone from R20 Residential to B2-2 Community Business. This rezoning would result in a standard zoning district under Title 20 which can't be modified by conditions.

The subject properties, located in the River Front neighborhood, collectively cover approximately 1.23 acres. The Missoula City Growth Policy 2035 recommends a Community Mixed Use land designation, supporting a wide range of activities including retail, education, and professional services. The B2-2 zoning district fits within this framework by providing flexibility for mixed-use developments. The properties are within the 1% annual chance floodplain, and the recommended approach includes elevating structures above the base flood elevation and conducting a floodplain study to mitigate potential impacts.

The Downtown Master Plan identifies the need for rezoning in the Wyoming Street neighborhood to accommodate missing middle housing and a mix of uses. Staff clarified this plan recognizes the importance of integrating new development with existing infrastructure and promoting a balanced approach to growth.

Staff gave an overview of the standard comparison between the existing and proposed zoning districts. If approved, allowed density would increase from 2 to a maximum of 53 dwelling units. There would be no step-back requirement for parcels not abutting R-zoned parcels, except for 1136 Montana Street. Future development at 1136 Montana Street must match actual setbacks of adjacent R-zoned parcels. Maximum building

height would increase to 50 feet for non-abutting parcels; 35 feet for 1136 Montana St, with potential to increase based on setback adjustments.

The proposed rezoning also aligns with the growth policy focus inward and the Downtown Master Plan. The area is well-served by City services and infrastructure. The zoning amendment does not change the Title 20 zoning ordinance text. Rezoning is in the best interest of the City, supporting the community mixed-use area and maintaining compatibility with existing development.

Staff concluded their presentation by listing the recommended motion for the Planning Board to recommend the adoption of an ordinance to rezone the subject properties from R20 Residential to B2-2 Community Business.

See PowerPoint presentation slides.

PUBLIC COMMENT

No Public Comment.

REZONING MOTION

Peter Bensen made the following motion to approve the request, and Lynn Davis seconded the motion:

Recommend City Council approve the adoption of an ordinance to rezone the subject properties located at 1200, 1224, 1228, 1244, 1136, and 1138 Montana Street, and legally described as Lots 13-24 in Block 7, and Lots 13-16 and the West ½ of Lot 17 in Block 8 of Eddy Addition, located in Section 21, Township 13 North, Range 19 West, P.M.M. from R20 Residential to B2-2 Community Business, based on the findings of fact and conclusions of law in the staff report.

Clarifying questions from Board members addressed the rezoning of the subject properties. Craig Schaeffer, of 406 Engineering, clarified the primary applicant, Douglas J. Hawes-Davis, collaborated with neighbors and property owners to align the new zoning with the existing B2-2 zone to the south. The rezoning effort aims to integrate more dense development within the existing R20 zoning. Questions were raised regarding the density increase allowed in commercial real estate compared to private dwellings. The applicant clarified that they have no intention of pursuing extreme density increases. He noted their detailed site plan reflects a modest increase in density, aligning with current B2 zoning regulations. Board members highlighted how the Growth Policy fits within this rezoning and designates this community for mixed-use development. They expressed caution with the proposed increase in density and how quickly infilling occurs within a community, recognizing that a rapid shift from single-family homes to apartment buildings is concerning. The discussion concluded with Board members in support of the rezoning as a step towards better land use and development for the area. Board member, Tung Pham, pointed out that the satellite view used in the discussion was outdated, suggesting that the area is more developed now, but was in support of the rezoning as well.

VOTE

With no further discussion, the board voted by roll call, and the motion passed unanimously.

AYES: (7): Lynn Davis, Derek Kanwischer, Tung Pham, Rick Hall, Peter Bensen, Dave Loomis, Shane Morrissey

NAYS (0)

C. Tim Worley, Senior Planner, Planning, Development & Sustainability - Granite Peak RV Park Subdivision **[Time stamp – 1:23:36]**

STAFF PRESENTATION

Tim Worley, Senior Planner, with Planning, Development and Sustainability, presented on Granite Peak RV Park Subdivision. The proposal is for a two-phase, 50 space expansion of the RV park. The property is south of Mahlum Meadows and O'Keefe Ranch Estates Subdivisions, and accessed via Thoroughbred Lane. The expansion, proposed by Lolo Peak LLC/Dave Swisher, would occur in two phases on the west side of the current park, which was formerly Jellystone Park. The land is currently zoned neighborhood residential, and despite this zoning not permitting RV parks, staff noted the existing park can legally expand up to 50% following a nonconforming use. The existing sewage lagoons in the northwest side of the RV park will be decommissioned and replaced with a park.

The application includes four (4) variance requests.

Variance #1 - Request to vary from Table 3.4.7, requiring a 26' width for all subdivision roads.

Variance #2 - Request to vary from Section 3.4.7.3, requiring curb and gutter along subdivision roadways

Variance #3 - Request to vary from Table 3.4.9.4, requiring an 8' wide paved surface for the planned stand-alone trail.

Variance #4 - Request to vary from Section 3.4.6.3, requiring two points of egress in the Wildland Urban Interface (WUI).

The expansion includes a series of both one-way and two-way paved roads. This will include two-way roads that will be paved to the 26-foot-wide commercial standard and a variance requested for a 20' width for the one-way roads. A variance is requested for curb and gutter requirements for a rural road section for the road expansion. The development has a single access route via Thoroughbred Lane to Highway 93. Despite the requirement for two access points in the wildland-urban interface, a variance is required due to the landlocked nature of the property.

Staff recommends a variance as part of a proposed 3-foot-wide single-track gravel pathway around the entire RV park to include the expansion area, requiring a variance from the minimum 8' wide standard and asphalt surface. Development will connect to City sewer and the Wye water system, with conditions for verifying additional water rights. Existing parkland meets Phase One requirements, with additional dedication planned for Phase Two. Buffering and screening are required adjacent to the western edge near O'Keefe Ranch Estates. Conditions of approval include an 8' wide paved surface for trails and perimeter screening against adjacent uses.

Staff summarized public comment that was received for the project. This included concern over the single exit route and the number and size of RV's that would make egress difficult. The potential of a year-round operation vs a seasonal operation, mandatory planting and maintenance of trees, and support from the neighboring development O'Keefe Ranch Estates was highlighted as well.

See PowerPoint presentation slides.

REPRESENTATIVE PRESENTATION

The representative, Ron Ewart of PCI, provided background on the project that included improvements of paved roads, enhancing amenities like a heated swimming pool, mini-golf, and hiking trails. He emphasized how the approach to these improvements has been planned in phases to minimize disruption to the park's visitors. Ron Ewart pointed out that RV parks have different needs than major subdivisions or mobile home courts, highlighting that the current regulations don't appropriately apply to this type of development. He also explained an 8-foot-wide paved pathway in a private campground is unnecessary for the intended use, as the area lacks significant intermodal transportation needs. Building an 8-foot- wide asphalt path will run counter to the goals of the development and the improvements proposed. Imposing a 20-foot public easement on private property without clear public need or benefit is addressed. There was discussion about creating a trail with potential connectivity to nearby areas, and it was noted that this idea was ultimately set aside for future consideration. The presentation concluded with Ron Ewart stating that the current regulations, designed more for public parks, are not suitable for RV parks and emphasized the need to maintain the campground's private, rustic character.

PUBLIC COMMENT

No Public Comment.

RECOMMENDED MOTION (Variance Request #1 & #2)

Derek Kanwischer made the following motion to approve the request, and Dave Loomis seconded the motion:

I move to recommend approval of the request to vary from Table 3.4.7, requiring 26' wide subdivision roads.

I move to recommend approval of the request to vary Section 3.4.7.3, requiring curb and gutter along subdivision.

Clarifying questions from Board members addressed parkland dedication for Granite Peak RV Park. Staff clarified the additional parkland will still be under private management but must be dedicated to meet regulatory requirements for recreational areas. An alternative route to the north through Melon Meadows was considered but is not a viable option because it crosses private property and does not provide a legitimate egress for RVs. Board members raised concerns about whether one access point is sufficient in the WUI. They also inquired about ADA compliance regarding the requirement for paved paths. Ron Ewart explained that the trail around the RV park is intended to be an amenity rather than a necessity. Staff discussed ADA compliance regulations typically require paved, hard surfaces rather than gravel and suggested that a minimum width of 5 feet is necessary for two people to pass side by side.

VOTE

With no further discussion, the board voted by roll call, and the motion passed unanimously.

AYES: (7): Lynn Davis, Derek Kanwischer, Tung Pham, Rick Hall, Peter Bensen, Dave Loomis, Shane Morrissey

NAYS (0)

RECCOMENDED MOTION (Variance Request #3)

Derek Kanwischer made the following motion to approve the request, and Dave Loomis seconded the motion:

I move to recommend denial of the request to vary from Table 3.4.9.4, requiring an 8' wide paved surface for the stand-alone non-motorized trail.

Board members discussed the variance at hand, whether to approve or deny the request to require an 8' wide paved surface for the stand-alone non-motorized trail or to recommend a motion for a 5' wide trail surface. There was concern about the Board's qualifications to make detailed recommendations, particularly regarding compliance with standards of ADA requirements. The discussion concluded with Board members deciding not to support the motion and recommending staff and the applicant to come up with an alternative for the width of the trail for the proposed variance.

VOTE

With no further discussion, the board voted by roll call, and the motion failed.

AYES: (3): Lynn Davis, Rick Hall, Dave Loomis

NAYS (4): Derek Kanwischer, Tung Pham, Peter Bensen, Shane Morrissey

RECCOMENDED MOTION (Variance Request #4)

Derek Kanwischer made the following motion to approve the request, and Tung Pham seconded the motion:

I move to recommend approval of the request to vary from Section 3.4.6.3, requiring two points of egress in the Wildland Urban Interface (WUI).

Board members encouraged the applicant and staff to find an alternative for requiring a second means of egress for the RV Park, due to it being an urban campground.

VOTE

With no further discussion, the board voted by roll call, and the motion passed.

AYES: (4): Derek Kanwischer, Tung Pham, Peter Bensen, Shane Morrissey

NAYS (3): Lynn Davis, Dave Loomis, Rick Hall

SUBDIVISION MOTION

Peter Benson made the following motion to approve the request, and Derek Kanwischer seconded the motion:

I move to recommend approval of Granite Peak RV Park Subdivision, based on the findings of fact and conclusions of law in the staff report, and subject to the recommended conditions.

Board members discussed whether it was still acceptable to vote in approval of the motion, wanting to clarify that it was still separate from the four proposed variances. Planning Board members expressed their support for the motion at hand and noted their disagreement with the two proposed variances of three (3) and four (4).

VOTE

With no further discussion, the board voted by roll call, and the motion passed.

AYES: (7): Lynn Davis, Dave Loomis, Rick Hall, Derek Kanwischer, Tung Pham, Peter Bensen, Shane Morrissey

NAYS (0):

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

There were no communications or special presentations.

VIII. COMMITTEE REPORTS

There were no committee reports.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

It was encouraged to Board Members to look at a memo sent out for upcoming hearings and potential added meetings.

XI. COMMENTS FROM BOARD MEMBERS

No comments from Board members were reported.

XII. ADJOURNMENT [Time stamp – 2:29:49]

The meeting was adjourned at 10:28 p.m.

Missoula Consolidated Planning Board July 30, 2024 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting at this link:

<https://missoulacomt.portal.civicclerk.com/event/9128/media>

Missoula Consolidated Planning Board- July 30, 2024-Meeting Recording

SM **Shane Morrissey** 1:53:49

Great.

Uh.

Sorry, everybody online, we've already been apologizing to folks in the room for our technical difficulties.

We're gonna try to make the best of this and I guess with that I'm going to call our July 30th, 2024 Planning Board meeting to order it's 746 right now.

We don't have create audio and I'm wondering if we can abbreviate some of this.

Umm.

So maybe analicia if you will just rather than doing a full roll call, can you just say who's in the room and who's online from the planning board?

Great.

Thank you.

I think you said my name, uh, we have seven people.

AR **Analeshia Rodriguez** 1:55:24

We have seven people that.

SM **Shane Morrissey** 1:55:27

OK.

So we'll go on to the approval of the Minutes from July 16th.

AR **Analeshia Rodriguez** 1:55:45

Roll call.

SM **Shane Morrissey** 1:55:46

Local.

AR **Analeshia Rodriguez** 1:55:51

Lynn Davis.

I think you need shut off a girl volume.

When Davis is present.

We have Derek enricher.

Who is present?

And then we have two farm who was present online, Josh Trader, who is absent.

TP Tung Pham 1:56:17

Can you hear me chain?

AR Analeshia Rodriguez 1:56:20

Dave Loomis, who was present Peter Benson, is present or in call this present online.

Sean McCoy, who is absent.

And Jane Morrissey, who is present.

TP Tung Pham 1:56:35

Shane, can you hear me?

You hear the folks online.

RH Rick Hall 1:56:45

We can't hear Shane.

SM Shane Morrissey 1:56:47

Can you hear us now?

Did you hear Analicia saying?

RH Rick Hall 1:56:52

Yes.

SM Shane Morrissey 1:56:53

The roll call? OK.

I we I have to turn off my volume when she's speaking, otherwise we get feedback.

Yeah.

Uh, OK, so we have a quorum.

We have seven members present.

We're gonna move on to approval of the minutes from July 16th.

Can I have a motion to approve the Minutes?

RH Rick Hall 1:57:28

I'll make a motion that we approve the Minutes.

SM Shane Morrissey 1:57:31

Rick has moved.

Do I have a second?

I have Dave seconding any discussion.

No discussion.

We'll do an up and down vote.

All those in favor, please say aye, I.

RH Rick Hall 1:57:51

Aye.

SM Shane Morrissey 1:57:53

And it's unanimous.

Thanks everybody.

So it's going to be interesting.

We're going to try to do a public comment for non agenda items, umm and so if anybody from the public has anything to say and you are on.

Teams. UM.

Please just raise your hand.

Please do not criticize our technical abilities.

And and if you're calling in and alisha's gonna put up the.

Call in information and we'll just give ourselves.

But again, this is public comment for items that are not on the agenda, and we're just gonna give a minute here.

OK.

Thank you.

Don't see any hands raised.

So with that, I will close public comment for non agenda items.

Moving on to step announcements, the only step announcement that was noted in

our pre planning meeting is that.

Uh, there was a a memo sent up to planning board members highlighting potentially some additional meetings that may be needed in the coming months.

So umm, if you could review that as playing board member, that would be appreciated.

I think that there was maybe an extra meeting requested in August and this is obviously an extra meeting today and maybe one in September also, so please review that and respond to polling results as needed.

We're going to move into our public hearings.

Umm, our first public hearing is a growth policy amendment and rezone of 2141 McDonald Ave Zoe from the city of Missoula is going to be presenting.

We have a couple of folks in the audience who are interested in this in the room, and so we're going to try to set them up with a computer so they can review the slideshow.

And with that, Zoe, let's try this and take it away.

ZW **Zoe Walters** 2:01:03

OK.

Can you hear me?

SM **Shane Morrissey** 2:01:06

We can hear you.

ZW **Zoe Walters** 2:01:08

OK.

SM **Shane Morrissey** 2:01:08

It's good.

ZW **Zoe Walters** 2:01:08

And I've got my screen shared.

I don't know where it's projecting, but it is being shared.

And I will just get started then.

Does that sound good?

SM **Shane Morrissey** 2:01:20

Yep.

ZW **Zoe Walters** 2:01:21

Alright, great.

Alright, thanks everyone.

My name is Joey Walters.

I'm associate planner and current and community planning development and invasion and bringing forward a rezoning tonight for your consideration.

So development Services has received a request from Lynn Edens of Montana Northwest Company representing property owners Matthew and Sarah Stevenson, to reason the property, located at 2141 McDonald Ave, the applicant request to rezone from split zoning or 2.7 residential and C-14 neighborhood commercial with the Design Excellence Overlay Quarter Typology 1 to C13 neighborhood commercial with a Design Excellence overlay corridor topology 1.

The proposed rezoning includes a request for a targeted growth policy amendment.

The partial has a split land use designation and they are requesting to change the portion designated as residential medium to regional, commercial and services.

The rezoning is contingent upon City Council approval of the Growth policy amendment.

A zoning must comply with the growth policy land use designations.

This rezoning, if approved, will result in a standard zoning district under Tunnel 20, which cannot be conditioned.

Standard zoning districts must apply the same requirements to all parcels within the same zoning district.

Equally, the subject property is located at 2141 McDonald Ave at the intersection of McDonald Ave and Brook Street.

This location is within the South Gate Triangle neighborhood and City Council Ward 4, just South of the mall.

The bedroom branch trail is located approximately .3 miles to the West of the subject

property and can be accessed by sidewalk.

Here's a closer view of the parcel outlined in red.

Subject Property is approximately 14,478 square feet in size and is currently vacant, so the property is in developed area of Missoula along Brook Street and the surrounded by a single detached dwelling units to the South and east and commercial buildings to the north and West.

So the property is located within the Midtown Master Plan area boundaries.

The Midtown Master plan was adopted as an amendment to the 2035 are Missoula City growth policy.

Shown here are the current land uses nations with the subject property outlined in red.

The applicable regional plan is the 2035 are Missoula City growth policy, the subject property currently has a split designation of regional commercial and services and residential medium high.

The residential medium high Lines Nation is applied to the majority of the subject property and this area is intended for residential building types ranging and density from 12 to 23 dwelling units per acre.

The use is identified for areas close to the core of the community and where city services and infrastructure are readily available.

The City growth policy indicates the RT 2.7, RM, 2.7, RH, and R3 districts are the current relatable stand zoning districts within the residential Medium high designation the.

Regional, commercial and services.

Imagination is applied to the remainder of the subject property along the West property line.

This is an area that accommodates uses with special land use needs and impacts. It encompasses areas.

Sorry, it encompasses uses with large land requirements.

Uses uses which involve outdoor storage of merchandise.

Uses which are auto or regional retail related uses which provides support service to businesses or industry and uses which support highway travel.

Any development within this area should have a well integrated transportation network, which accommodates active transportation and provides ready access

within and two indecent developments.

City growth policy indicates the C1C2 and M1R and O P3 districts.

Our current relatable zoning districts within the regional commercial and services designation.

Shown here is the current zoning map with the center property outlined in red.

Setter property is split zoned R 2.7 residential and C-14 neighborhood commercial with the Design Excellence Overlay Corridor typology, one in the case of split zoning and Title 20 zoning ordinance, states that for existing and proposed uses and structures, the more restrictive provisions of the applicable zoning districts apply to the entire parcel under the current zoning, the entire parcel is treated as R 2.7 residential.

Trees on the full parcel to C13A targeted growth policy amendment is required to extend the original commercial and services lines nation to the East property line.

The applicant request to amend the growth policy lens this nation and the subject property entirely to regional, commercial and services shown highlighted in blue, the regional commercial and services as nation allows for commercial uses serving the needs of the broader region and residential uses again to rezone the full parcel to see 1/3.

It targeted growth policy.

Amendment is required to extend the regional Commercial Services land uses nation to the East property line.

What amendments are reviewed to ensure consistency with goals and policies of the group policy, state law and any other applicable policies and standards adopted by the governing body, the growth policy states the following reasons for requesting a group policy, a targeted growth policy amendment in this instance, all reasons are present in the request.

The first is that the plan lacks sufficient guidance to meeting emerging public needs. One emerging public need is the creation of more housing and employment opportunities.

The amendment supports meeting that need by permitting more density and greater diversity of permitted housing types and permitted uses.

The second reasoning is if the land excitation menu says nations do not support development proposals, the current lenses nation, residential medium high limits

potential development proposals along the Brook Street commercial corridor in Midtown due to the split designation, the applicant cannot make use of the commercial designation intended to create a commercial corridor on Brook Street. The regional Commercial and services languages nation.

What's typically significantly enhanced public benefits by allowing for higher density, diverse housing options and closer integration with commercial enterprises, opportunities that are restricted under the current zoning constraints.

This change would not only better meet the areas developmental needs, but also stimulate economic growth and community vitality.

And lastly, if there are training conditions that warrant more relevant policies and implementation tools, the 2023 Midtown Master Plan has identified the subject property as a commercial location that can help accommodate the the areas, diverse households and growing population.

The central location kind of allow for diverse housing types and create housing and employment opportunities near transit and services.

So now we'll look at the group Policy Amendment review criteria.

These criteria address whether the proposed change is in accordance with the growth policy.

This includes whether there is a need for public change, whether the change proposed is the best means for meeting that need, and whether there is a public benefit that will result from the change.

The proposed with policy amendment facilitates the provision of more diverse building types and commercial uses along a major commercial corridor, for which there is a public need.

The Midtown Master plan was adopted in 2023 following a public engagement process, and the plan identify is targeted changes to meet these public needs.

The Growth policy amendment and associated reasoning implement the goals of the Midtown master plan.

This group policy amendment and subsequent rezoning, the partial is the only means to allow more dense development and commercial uses on this site and compliance with the Midtown master plan.

The real policy amendment promotes greater density and a mix of housing types which can benefit the public by lowering the cost of development through more

efficient land use through a policy that supports compact development and mixed use developments to reduce costly expansion of infrastructure.

And the policy and facilitates expansion of businesses in the Midtown core that should support a higher intensity of a variety of uses, closer proximity to commercial activity may allow residents to rely less on car trips and reduce car trips.

To meet their daily needs, the growth policy moment would create public benefit by implementing the housing, community, design and Economic health goals of the Army Zula 2035 growth policy.

OK.

Shown here is the proposed is the proposed zoning map with the subject property outlined in red.

The Hatch marks designate the design excellence overlay, that is to remain as stated earlier, City Council can only approve the rezoning following Council approval of the targeted growth policy amendment.

If the target group policy amendment is approved, the applicant requests to rezone from RT RT 2.7 residential to.

Sorry and C-14 cause split sound C-14 neighborhood commercial with a design excellence overlay, corridor typology, 12C13 neighborhood commercial with the Tile Excellence Overlay corridor topology 1.

The one near the C1 neighborhood commercial zoning district complies with the growth policy as it is a current relatable district to the regional, commercial and services land uses nation.

So the city growth policy calls for a focus and we're approach to encourage infill developments in the urban core where infrastructure already exists and promotes mixed use, compact development and enhanced connectivity while limiting limiting sprawl and promoting efficient use of existing infrastructure.

The proposed 1 zoning would increase density and permitted uses in an area with existing infrastructure, access to jobs and services, transit, sidewalks and bike lanes. There are 5 foot curbside sidewalks along existing along McDonald Ave and Brook Street.

Bus stop serving Mountain Lion Route 7 is located approximately 500 feet east of the subject property.

Mountain Lion Routes 126 and eight can also be accessed within 1/2 mile at

Southgate Mall and the Bitter Root Branch Trail, a city maintained shared use path that can be used to access the downtown and other parts of the Missoula is located approximately .3 miles to the West of the subject property.

There's no designated bike lane on McDonald Ave, and there is a painted shoulder to delineate a bike lane on Brook Street.

The subject property is served by city, water and sewer services.

Water means existing adjacent to the sort of property and McDonald Ave and sewer mains exist on Brook Street.

New structures will be required to connect to Cindy Stewart and water at the time of development, and the parcel is currently served by city fire and police.

So here's a comparison between the existing and proposed zoning districts.

The existing R 2.7 is in district allows for detached houses, lot line houses, 2 unit townhouses and two unit in a 2 unit house.

They're post C13 Zone District would allow for additional building types, including all single purpose residential building types.

Vertical mixed use buildings mixed use buildings and group living.

The existing RTQ .7 third district, which has a minimum partial area per unit of 2700 square feet, would allow for five dwelling units and in the proposed 1/3 zone district, the minimum area partial area per unit is 1000 square feet.

And so with the 14,478 square foot property, this would allow up to 14 dwelling units.

The existing RTQ 2.7 are district requires a front set back of 20 feet, 5 feet on an interior sides and 10 feet on street sides.

The proposed 1/3 zoning district does not have setbacks unless the parcel abuts are residential zoning district and the subject property does about to the RTE 2.7.

So in district to the East and South and a build to zone of the Design excellence overlay supersedes the front and St sites setbacks of the RTT, RTT, 2.7 and C13 zoning districts and the Sign Excellence overlay would require new structures to be cited at the corner of Brook Street and McDonald revenue, and the building must be located within 5 to 10 feet from both of those streets.

These other property abuts in our zone parcel to the east and to the South.

Therefore, they're required interior side set back is 5 feet and corner parcels do not have a rear set back and therefore a side set back is applicable to the Southern

property line.

The sort of property does not about in our district to the West and therefore there is no set back requirement along the West property line and the Dynasplint overlay does not apply to residentially zoned property.

So currently the overlay is not implemented at the subject property and with the rezoning the requirements of the excellence of dental apply to the property.

The maximum building height permitted in the existing R 2.7 district is 35 feet, and that would increase to 65 feet with the proposed 1/3 for development in the proposed.

When three district, it is required that parcel is adding are districts that have a maximum allowed building height of 35 feet or less.

The maximum building height at the point of the required minimum set back is 35 feet.

That height may be increased above 35 feet up to 1 foot for each 6 inches of building.

Set back or upper floor step back.

Do you wedding, RT 2.7 residential zoning district has a maximum height of 35 feet, so staff recommend the 65 foot maximum height of the C13 Zone district due to the size of the parcel and the abutting residential development.

However, all nearby commercially zoned properties on Brook Street have a maximum height of 125 feet.

The proposed 1 threes are in district would allow additional permitted uses provided in provided in Title 20.

Some of these uses include animal service sales and grooming, shelter, aborting business support service communication service establishments, eating and drinking establishments, restaurants and entertainment, and spectator sports, hotel, warehousing and winery.

So moving into the rezoning review criteria, staff recommendation is based on the review criteria provided in the Title 20 Zoning Ordinance.

If the growth policy amendment is approved, the proposed rezoning complies with the growth policy and focus inward objectives as the CC 1/3 district is a current relatable district of the regional commercial and services, Lenny says.

Nation the proposed rezoning supports the goals of the 2023 Midtown Master plan

by allowing for commercial uses along Brook Street along the Brook Street commercial corridor.

The Post 1/3 zoning district would advance equity goals of the 2023 Midtown Master plan by allowing for more diverse housing and commercial development that can serve the whole community.

The Midtown core should support a higher intensity of variety uses, particularly on major corridors such as Brook Street.

This story property can be served by sewer, water, motorized and nonmotorized facilities.

The reasoning considers the effect on motorized and non motorized transportation systems because the property is within the Missoula Urban Transportation District is served by public transit and is located on a street where active transportation infrastructure exists.

And is located approximately .3 miles in the bedroom branch Trail and development within the Regional Commercial Services area should have a well integrated transportation network which accommodates ACT transportation and provides ready access within and to inject developments.

The property is within 1/4 mile of a bus stop.

An existing, multimodal transportation infrastructure, making the property suitable for an increase in density.

They're opposed 1/3 zoning district would allow for additional commercial and industrial uses to serve the larger community as well as in Jason neighborhoods, the regional Commercial and service Lines nation intends for Commercial Services serving the needs of the broader region.

The reasoning promotes compatible urban growth because it helps to implement the focus and we're approach of the city group policy and allows for increased density where services and infrastructure already exist.

The reasoning promotes compatible urban growth because the additional permit uses allow a neighborhood commercial area to serve adjacent neighborhoods and additionally, umm the reasoning compatible with the commercially zoned Taco Bell located on the same block and all other nearby parcels abutting Brook Street or zoned commercial promoting compatible urban growth.

The rezoning will promote public health, public safety and the general welfare by

providing for residential and commercial uses in area acts with access, sorry, access to public sewer, water, emergency services, St schools and other urban services. Future development must comply with all applicable local, state and federal regulations, which ensures protection of public health, safety and welfare there. Zoning will not impact provision of light and air because the RTT, 2.7 and C13 zoning districts when adding and our zone parcel have the same side setbacks. The parcel of butts right away along 2 property lines. I'm going to give you the impact of increased height. This rezoning encourages the most appropriate use of the land because it would allow for developments as envisioned by the growth policy and Midtown Master plan. The reasoning to see 1/3 is suitable for the sort of property and considers the character of the district because it is adjacent to commercial uses to the north and West. See when three is a commercial zoning district consisting with surrounding commercial districts and uses along Brook Street, and the user is permitted in C13. So industries are suitable umm for design within the design excellence overlay. The zoning amendment is a map amendment and not a text amendment. There is no change to the Title 20 zoning Ordinance Zoning Ordinance that would correct an error or inconsistency. However, the rezoning does correct split zoning. The rezoning is in the best interest of the city because the rezoning implements the recommendations of the growth policy for areas designated as regional, commercial and services. So moving into the motions at this time. So there's two motions. The first one is the resolution. At this time, staff recommend the Planning Board recommend City Council adopt A resolution to amend the 2035 Armor Zula City Growth Policy language as a nation from residential medium high to regional, commercial and services of the subject property. Based on the findings of fact and conclusions of law in the staff report and at this time, staff recommend Planning Board recommends City Council adopt an ordinance

to rezone the subject property located at 2141 McDonald Ave from split zoning, RT, 2.7 residential and C-14 with a design Excellence overlay quarter topology. One to see 1/3 neighborhood commercial with the design expense overlay corridor topology, one based on the findings of fact and conclusions of law in the staff report. That concludes my presentation. I am available for questions and I'm not entirely sure if the applicant is online or in the room, but yes, staff are here.

SM **Shane Morrissey** 2:18:17

Great.
Thanks, Zoe.
Uh, you guys are not the applicant?
No.
OK, great.
And I'm assuming the applicant is not online.
OK.
The applicant is in the room, OK.

ZW **Zoe Walters** 2:18:32

I'm not OK.

SM **Shane Morrissey** 2:18:36

Do you is there anything that you wanted to say it.
Uh.
Anything.
The questions, OK and sorry, I'm sorry.
Your name for the record.
Then jackets with butter and oil company Ken Jenkins with Montana Northwest Company.
For the record, it doesn't have anything to say and is here for questions if needed.
OK.
Any clarifying questions from planning board members before we do public comment, we clarifying questions.

Not seeing anybody.

OK.

With you question, Lynn has a clarifying question.

OK, so you said the setbacks are.

By is it 10 feet from Brooks and McDonald and is there a 5 foot sidewalk there now or there will be?

ZW **Zoe Walters** 2:19:37

So there's currently a 5 foot sidewalk along McDonald Ave and Brook Street.

The current setback under RT 2.7 for that front set back would be 20 and 10 feet from the side tree of Brooks, with the proposed design excellent supplies and it actually has a build to zone, so the building would have to be within 5 to 10 feet along both McDonald and Brooks.

SM **Shane Morrissey** 2:20:01

OK, so you'd have that five foot sidewalk, and then the five foot to the building basically that would be the maximum.

ZW **Zoe Walters** 2:20:07

Yes, the set back yeah, from the property line is the set back.

SM **Shane Morrissey** 2:20:14

Yeah. OK.

That's it and the quest.

OK, not seeing any other clarifying questions.

So with that, we're gonna move into public comments.

Umm, so we might have some folks in the room, but we're also going to hopefully have analysis.

Post the colon information and if you are on teams and would like to make a comment, please just use the raise hand function.

If you're calling in, I believe it's Star 5 to raise your hand and star 6 to mute and unmute yourself.

With that, I'm going to go silent and see if anybody has a public comment.

AR **Analeshia Rodriguez** 2:21:19

Here.

Good evening.

Can everybody hear me?

Can everyone hear me?

AB **Alex Bramlette** 2:21:34

Yes.

AR **Analeshia Rodriguez** 2:21:35

Yes.

ZW **Zoe Walters** 2:21:35

Yes.

AR **Analeshia Rodriguez** 2:21:36

Good evening.

Name is Dawn Clark and I am a resident of the proposed a area.

Umm, my husband and I are here because as I mentioned, we are residents of that area and we would like to request that the resulting request be rejected and I'll give you multiple reasons why we have been living in that area for 15 years and putting a developing that area that's being proposed in the way that it it is, would would only promote chaos.

Let me explain why we already have McDonald's across the street from us, which is already a traffic and a parking hazard.

From if what I understand from this proposal is that a 14 APT 5 story building or anything close to that be put in that area, we're looking at a parking hazard.

Unbelievable.

We already have a hard time with individuals parking on the street in front of our house.

There's no way you're gonna be able to put enough parking in that one little parcel that's going to satisfy everyone.

McDonald's has their employees park on the street to save the parking for umm, their customers, which in turn already impedes on US residents who have trouble parking.

Not to mention we're talking.

You could put anyone in those if it's apartments.

Any one of those umm units?

And then we don't know what type of, Umm, neighborhood?

You know, Steam, we're gonna come up with.

We have multiple people who have been there and have we have lived in that area since the 60s.

We've been there for 15 years.

We have the majority of the individuals in that area are older individuals and we already drive our vehicles daily that that would become a complete nightmare.

Not to mention I have to go out to McDonald's at least four times a week to tell people to calm down because 11:12 o'clock at night cars are screaming up and down the street.

People are standing outside, partying and in the summertime it's worse.

I propose that.

This be rejected because I live there and I know what it's going to do when I come from a big city.

I was surrounded by that growing up, so I don't think it would be in the best interest of the neighborhood.

It may be for commercial property and it may bring income to them, but what about those of us who live there?

SM **Shane Morrissey** 2:24:52

Thank you, Don.

Everybody was able to hear that, OK.

Great.

AB **Alex Bramlette** 2:24:59

Yes.

SM Shane Morrissey 2:25:01

Thank you.

Any other public comments?

Let's give it another minute here.

My husband has a question.

AR Analeshia Rodriguez 2:25:24

Comment, but it would be more of a question my I just had one concern mainly and that is along similar lines to my wife.

Are there any development scenarios in which subsequent increase need for parking would not be contained within the boundaries of the developed property in the form of Off Street parking?

Like 5 before we take the microwave.

Yeah.

Yeah.

And Clark?

ZW Zoe Walters 2:26:00

Change like me to address that question, mark, OK.

SM Shane Morrissey 2:26:01

OK.

AR Analeshia Rodriguez 2:26:01

OK.

SM Shane Morrissey 2:26:03

Uh, not yet.

Umm.

Give ourselves another 30 seconds here to see if anybody online has any comments or questions.

ZW **Zoe Walters** 2:26:21

It looks like there's some questions in the chat.

SM **Shane Morrissey** 2:26:31

If you have put a question in the chat, I'd ask that you raise your hand and say it online.

For the record, I don't believe that we can use the chat as a form of public comment.

KH **Karen Hughes** 2:26:49

Hey, Shane, can you hear me?

SM **Shane Morrissey** 2:26:51

Yep.

KH **Karen Hughes** 2:26:52

This is Karen Hughes and the the person in the chat is named Lisa.

I don't know her last name, but she or she says her microphone is not working.

So she can't speak.

Apparently the question is that she's, umm, wondering what is being proposed to be built apartments or businesses or what?

If anyone knows that information.

And I don't know what her last name is.

Hopefully she'll write it in the chat and I can say it.

SM **Shane Morrissey** 2:27:22

Yeah, Lisa, if you wouldn't mind putting your last name in the chat and we can ask that question of the applicant.

That being said, this is a growth policy amendment and a zoning request, and oftentimes that type of information is not known or not shared in that I, since it hasn't even been approved yet, we don't know what's going to go there, but we can ask the question.

Any other questions?

Comments.

KH **Karen Hughes** 2:28:11

And just for the record, her name is Lisa Corrigan.

And she thanked you.

SM **Shane Morrissey** 2:28:14

Lisa Corrigan.

Great.

Thank you.

OK.

With that, I'm going to close the public comment period and we're gonna open ourselves up for umm uh discussion amongst planning board members.

Uh.

Does anybody want to take us off, or should I just ask some questions?

It's.

Yeah, I Lynn.

Go ahead.

I I would just like to hear about the parking.

OK.

Another one question, if the parking is to be contained on the lot, or would it include off street parking?

You know that you don't have to put back over so.

ZW **Zoe Walters** 2:28:57

So any parking with the proposed development would be required on site and it would follow Title 20 parking requirements, which is broken down by use classification.

If they can't, for whatever reason, meet the parking requirement, they wouldn't be able to have that use to that extent, so they would have to, you know, I'd have to meet the requirements and Title 20 in order to have the intended use proposed use there.

SM Shane Morrissey 2:29:21

So just to clarify that, so yes, in theory they could build 5 stories and you know this 14 unit thing.

That being said, they can only do that if they could fit the proper number of parking spaces on the site.

With that five story buildings, for example.

Right, right.

So, so, so that oftentimes the parking will limit the size of the building that can actually go on the site.

In reality is that is that a fair assessment, Zoe?

ZW Zoe Walters 2:29:57

Yes.

SM Shane Morrissey 2:29:58

Thank you.

Go ahead, Rick.

RH Rick Hall 2:30:03

Which I think mine is related to that.

So what McDonald's is doing, which is having their employees park off site, they're not really supposed to do that, correct?

ZW Zoe Walters 2:30:15

That's correct.

Correct all of the customer and employee parking should be provided on site based on the classification of restaurant.

AB Alex Bramlette 2:30:25

And would like to add this as Alex Bramlett with development services that the Design Excellence overlay does have some parking reductions based on different criteria.

So it's not utilized too often, but it is just to throw it out there.

Yes, they have to meet the title 20 parking requirements.

Generally that is an on site requirement and then there are some potential parking reductions that they could implement to just wanted to let that be known as well.

SM **Shane Morrissey** 2:31:00

I wouldn't had a question.

Can you tell us what a parking reduction might look like?

AB **Alex Bramlette** 2:31:08

The the common one that you can see is it a transit oriented one that there's certain criteria we have built into our code, so they'd have to the meet those criteria and there's kind of different scenarios.

So I haven't looked at this site specifically in relation to all of them, nor have they proposed any kind of parking reduction.

I just wanted to point that out that that is is an option in our code within the Design excellence overlay.

SM **Shane Morrissey** 2:31:35

OK.

Umm other discussion?

Or are we ready to?

Have a motion with you.

Understand that there is, you know, the parking on site.

Which one?

Which would, in and of itself be required for?

Obviously, the individuals who are renting or whatever the property, but what about individuals who, I don't know, just say I just, let's just say hey, multi unit rental building is being put there commercial aspect because it's owned by a different company renting out to individuals.

Now the individuals have to park on that property, but what about the people who come to see them?

You know what I mean?

It's like we already have a parking influx as it is.

I mean it if you have 14 units and each apartment has three or four people coming to see them, where are these individuals going to park on the street, which we already have a hard time parking?

Schedule because, yeah.

Zoe, did you hear that?

ZW **Zoe Walters** 2:32:53

Yeah, I heard that.

SM **Shane Morrissey** 2:32:55

Would you mind responding to that please?

ZW **Zoe Walters** 2:32:58

Yeah.

So I mean as far as when it comes to development review for these projects, we are using Title 20 zoning code based on the proposed use to determine the particular requirements on free parking is an option for wherever there is wherever that's permitted based on the city.

So that's not something that zoning can necessarily control.

So we're looking at the on site development and the the the corresponding picture requirements.

Is that a fair answer, Alex?

Anything maybe to add?

AB **Alex Bramlette** 2:33:32

Yeah, I think we hear what you're saying.

Our code doesn't build out for an apartment with three people living in it.

If it's a 3 bed 2 bath, you know kind of situation and the commercial and business zoning districts are code.

If it's a multi family structure requires one parking space per dwelling unit, so it's not built-in.

Caveats of really unique individual case by case it's if you have 14 rolling units, we're

looking at our code Title 20 requires 14 Off street parking spaces, and so we're gonna look at your plans and make sure that those are accounted for on top of landscaping and design.

Excellence features and other things like that.

RH **Rick Hall** 2:34:20

Can I make a motion?

SM **Shane Morrissey** 2:34:22

Hold on one second 1.5 per unit, which could be approximately 21 spots, and that would be for the individuals living there like I had said.

But my concern is, yeah, the the, the people who are.

Who are utilizing the space located at the lot is one thing.

You can have the Off street parking that I understand.

But what I'm thinking of are the individuals.

And interest of time public comment was I understand.

And we're yeah, so.

Let me just try to reframe where we are. We're.

Apologies, but we are done with public comment.

We have we, we hear you and.

I I the the question at hand is is whether or not we should be allowing for the growth targeted growth policy adjustment and the zoning change.

Umm.

And I think and I just wanna make sure that you've understood staff, you know basically what the what the review criteria is is the Title 20.

So I'm gonna voice concern and and we really do appreciate you coming down and and bearing with us here today.

This is obviously not going the way that anybody would have liked, so I appreciate all that.

Are there any other comments before we entertain a motion or Rick, where you going to propose a motion?

Zoe, do you think that you could maybe put the motions back up on the screen, please?

RH Rick Hall 2:36:03

Yes.

ZW Zoe Walters 2:36:11

Yep.

So the first one here is for the resolution for the growth policy.

RH Rick Hall 2:36:16

Got it.

I make a motion that we recommend the City Council adopt the resolution to amend the 2035 our Missoula City Growth policy land use designation from residential medium high to regional commercial and services on a portion of parcel a of an amended plat of Carline edition blocked 70A portion of LOT 1 and tracked AC OS6441 as shown on exhibit A.

Based on the findings of facts and conclusions of law and the staff report.

SM Shane Morrissey 2:36:54

Thanks.

Rick, do we have a second for our first motion of the evening?

Was Peter has seconded.

And from there we'll move into discussion if anybody wants to.

I tip their hand as to how they feel about this and discuss why they feel the way they do.

So anybody wanna kick us off?

Does anybody wanna talk to this?

So I will try Daves going to kick us off and we're going to test to see if you guys can hear him.

Uh, the issue already occurred when the growth policy split zoned this year should it's already planned for one use, but split zoned in.

So this is an effect putting it back together.

Uh, so the real issue already happened and that's why I support this.

Just for the record that.

That's why they're applicants are putting this back together.
And the decision on density intensity uses that's already been made.
Is it where where folks at home able to hear that?

AB Alex Bramlette 2:38:21
Yes.

SM Shane Morrissey 2:38:21
Great.
Thank you.
Thank you, Dave.
Rick, go ahead.

RH Rick Hall 2:38:27
Now I gotta turn down my my volume because turned it up for Dave.
Umm, you know, I feel the pain of people that live in the South Gate area.
There are disadvantages and advantages, I just spend some time with someone that lived in the area and they loved it because they could walk to everything and they had so many services available to them.
But I've lived in an area near industrial development and you know the pressure for develop that this is a a prime commercial lot.
I mean, we're being asked to UM, to amend the land use designation it because I don't think choosing the lowest uh designation anybody would really want to put a residence there.
But who knows?
Uh, But it's definitely commercial property.
And anyone that's within a block of Brooks, I certainly understand their concerns.
It's a busy St it's a busy area and that's why businesses are placed on arterials, that people can access.
And I wish.
I hope businesses don't have their employees parking outside of their business.
If they do, I I don't know what the resolution is of that.
Maybe they would talk to, but uh, I'm for it.

I think it's the split zoning isn't the correct zone.

I think the highest designation, which was the commercial was the designation.

That's right for that location.

So but all I am.

SM **Shane Morrissey** 2:40:18

Heater.

I pretty much agree with Rick and his assessment of the situation, and I think that the diversity of opportunities for people who in that area is understood from previous use and it seems to me that it's a continuation of the same kind of growth policy that we've talked about.

Uh for quite a while, so I do support the resolution I though I do understand.

Uh, the policing of parking and transportation around there and the difficulties of that, and at some point I'd be curious to find out how we do address issues like the like the, the, the, the McDonald's parking issues.

Thank you, Peter.

Anyone else?

Derek, do you think?

DK **Derek Kanwischer (Guest)** 2:41:38

I mean.

Can you hear me?

AB **Alex Bramlette** 2:41:43

Yes.

DK **Derek Kanwischer (Guest)** 2:41:44

Alright.

Yeah, I I'd like to echo my colleagues and also acknowledge umm, there were other public comments that came in with addressing concerns about parking.

Parking is is legitimately always going to be a concern when we have, you know, impact and I guess more people in, in an area that you know people are otherwise used to.

So but for a number of reasons consistent with like the Midtown master plan, I think there's a lot of reasons why this type of development is consistent with the growth policy and also why I'm gonna choose to support this.

SM **Shane Morrissey** 2:42:35

Next, Eric.

Umm, not seeing anybody else.

Uh jumping out, so I'll just give my two cents.

Uh.

Agree with what's been said.

Totally agree with what Dave said.

This feels to be seems to be an error with having the split zoning in the 1st place, so I tend to support this.

The commercial frontage along Brook Street.

It appears as if it was always intended to be commercial, and so we're just simply moving that boundary line.

Umm, you know to to the property line at this point.

So I intend to support this also.

Uh.

With that, and really do want to thank you know folks for coming in and spending your evening and bearing with us through through everything.

Umm, it's great that you guys have chosen to to come out here and make your voices be heard and we we honestly, really do appreciate it.

So thank you.

Umm with that, can we have a roll call vote please?

AR **Analeshia Rodriguez** 2:43:59

We'll call a vote Lynn Davis.

Derek can richer, yes.

Tune farm.

TP **Tung Pham** 2:44:11

Yes.

AR **Analeshia Rodriguez** 2:44:15

Dave Loomis, yes.

Peter Benson, yes.

Rick Hall.

RH **Rick Hall** 2:44:24

Yes.

AR **Analeshia Rodriguez** 2:44:24

Yes, Shane Morrissey.

Yes, and it is unanimous.

The motion passes.

SM **Shane Morrissey** 2:44:36

Thank you very much.

Umm, we'll move on to.

RH **Rick Hall** 2:44:39

I'd be happy.

SM **Shane Morrissey** 2:44:41

Yeah.

Rick, would you take our way or second motion?

RH **Rick Hall** 2:44:43

I mean, Yep, absolutely.

I recommend the city adopt an ordinance to rezone the subject property located at 2141 McDonald Ave and described his parcel a of an amended plat of Carline edition.

Block 70 of portion of LOT 1 and tracked a Co 6441 located in section 32 Township, 13 N, range 19 W PM from split zoning RT 2.7 Residential 2 unit townhouse and see 1-4 neighborhood commercial with the Design Excellence Overlay Quarter.

Topology one to C1-3.

Neighborhood commercial with the design A design excellence overlay corridor typology, one based on the findings of facts and conclusions of law in the staff report.

SM **Shane Morrissey** 2:45:45

Thanks.

Rick, do we have a second one second, Peter seconds.

Umm any discussion?

Lynn has a discussion topic.

Uh, what comes to my mind is the design excellence overlay, and if it's necessary or can we amend the motion to not include the overlay because the overlay sounds like it's reducing.

It's gonna further reduce the parking.

That's already.

I don't believe Zoe might need to weigh in here, but I this is.

I don't believe that we can just remove the overlay from a from a parcel.

The overlay applies to the Brook Street corridor.

In this instance, I believe and conditioning this piece of property and changing the zoning on it does not seem correct, but maybe Zoe or Alex.

ZW **Zoe Walters** 2:46:52

Yeah, that's correct.

So the denizens overlay is applies to this, UM, full commercial corridor Brook Street, and while there is a, you know, options for reducing parking, it does offer a lot of other benefits for design standards and pedestrian accessibility to the site.

SM **Shane Morrissey** 2:47:03

Super duper.

ZW **Zoe Walters** 2:47:09

So yeah, it would provide additional benefits as well.

SM **Shane Morrissey** 2:47:09
Like in the fight. So.

ZW **Zoe Walters** 2:47:14
So those are my comments.

SM **Shane Morrissey** 2:47:18
And and we can't just remove it, correct?

ZW **Zoe Walters** 2:47:21
No.
So if we were to remove that from this motion, we'd have to restart the the whole process, the whole application process and public hearing.

AB **Alex Bramlette** 2:47:30
Well, and I'm not sure even necessarily that is possible given it is on the Brooks corridor that is fully within the the typology, one of design excellence.

SM **Shane Morrissey** 2:47:37
Each other.

AB **Alex Bramlette** 2:47:39
We don't.
Design excellence doesn't apply to the our zone parcels, but it would very much so apply to this parcel.
We wouldn't even if we kind of redid this process, it wouldn't be an outcome of no design excellence overlay.
It will be there because it's right on Brook Street.

SM **Shane Morrissey** 2:47:57
Thank you.
Peter has a question.

I have a question.

Umm, I know from years ago we were concerned about parking on the hip strip and just how difficult it was to support the businesses and in the area.

Ohh, what?

If we if our concern about parking becomes significant enough, how do we address it?

Who do we bring?

Our who I mean, how do we bring it to anybody's attention or how do we address the issue?

ZW **Zoe Walters** 2:48:37

I think that this is maybe perhaps a larger policy issue, that is, you know being discussed with code reform.

So it's not so much design excellence or even the commercial zoning district.

It's about how we are assessing parking needs.

Umm, so I think maybe bringing it to our code reform team would be a great place. Yes.

SM **Shane Morrissey** 2:48:58

Thanks.

Appreciate that.

Any other comments before we vote?

Hi, seeing none.

May we do a roll call?

AR **Analeshia Rodriguez** 2:49:12

It's.

Roll call vote when Davis.

When was no like yes, listen.

Hi.

Ohh sorry sorry.

Did just for folks at home.

I just wanna make sure that Lynn Lynn was.

Yes, there it can, we're sure.
To inform.

TP Tung Pham 2:49:40
Yes.

AR Analeshia Rodriguez 2:49:41
Yeah.
They will miss.
Peter Benson, yes.
Right call.

RH Rick Hall 2:49:52
Yes.

AR Analeshia Rodriguez 2:49:54
Shane Morrissey?
Yes, and it is unanimous.
The motion passes.

SM Shane Morrissey 2:50:02
Great.
Thanks everybody.
Umm, that concludes our.

ZW Zoe Walters 2:50:06
Thank you.

RH Rick Hall 2:50:08
Can I ask a question before we go on?

SM Shane Morrissey 2:50:12
Go for it, Rick, if it's quick.

RH Rick Hall 2:50:14

It is there a mechanism for a davers to get permit parking in their area when they're in a like the university district has for instance.

ZW Zoe Walters 2:50:26

So currently there is not university.

Check is within the Parking Commission's jurisdiction and they have a permit program there, but that doesn't exist.

Just to my knowledge, anywhere else in the city.

SM Shane Morrissey 2:50:39

And you have to pay for the permit reason to live there.

RH Rick Hall 2:50:42

Thank you.

SM Shane Morrissey 2:50:49

OK.

Umm.

Moving along our thank you very much.

Umm, our second hearing of the evening is the rezone of 1200.

1224122812441136 at 1138 Montana St Rezoning and Alex senior planner city of Missoula will be giving our presentation.

Just one second, Alex, are you guys, you guys are here for this?

AB Alex Bramlette 2:51:20

No problem.

SM Shane Morrissey 2:51:23

You guys wanna come up?

So you can see the slide show.

It's totally up to you guys.

We're just trying to get organized in the room so that folks here can hear.

Like a second, OK, like I do.

You take your face.

Appreciate you guys hanging with us this evening.

Alex, go ahead and take it away.

AB Alex Bramlette 2:51:53

OK.

Thank you.

Can you see the screen and hear me?

Yes, perfect.

Well, good evening.

My name is Alex Bramlett and I'm a planner with the city here this evening.

Because development were services received a request from Craig Schaefer with 406 engineering on behalf of the property owners to rezone 1200, twelve 24122812441136 and 1138 Montana St from R20 residential to B2-2.

Community business.

This rezoning will result in a standard Title 20 Zoning district, which cannot be conditioned.

Standard zoning districts must apply the same requirements to all parcels within the same zoning district.

Equally, the properties are located east of Russell St, North of Wyoming St and South of the Clark Fork River and are within the River Front neighborhood Council and City Council.

Ward 3 here is a closer view of the subject.

Property is outlined in red which have frontage on Montana Inez in California streets which are all classless, functionally classified as local streets.

These properties collectively are around 53,600 square feet in size, which equates to about 1.23 acres and contains several detached houses.

The surrounding properties contain detached houses, 2 unit townhouses, multi dwelling building, and warehouses.

The applicable regional plan is our Missoula City Growth Policy 2035 and recommends a land use designation of Community mixed use which promotes a

broad range of functions including retail, education, financial institutions, professional and personal services, offices, residences and general service activities. These areas are integrated with main transportation corridors, including active transportation systems to facilitate efficient travel opportunities.

The current relatable zoning districts within this land use designation are C14C24 and M1R2.

These zoning districts are intended for high intensity commercial uses, servicing general community needs intermixed with high density residential the applicant is requesting to rezone the subject properties to B2-2 Community business.

This zoning district will not.

A current relatable zoning district does allow for a range of retail, office and high density residential uses, consistent with the growth policy, tagra staff recommended the V2-2 zoning district to the applicant to reduce the potential impacts of high intensity uses on the surrounding developed area while allowing for the creation of housing or mixed use development in accordance with the growth policy.

The growth policy calls for focus inward approach to encourage and full development and promote enhanced connectivity that designs action of the growth policy, encourages building where there is existing infrastructure, the subject property they're served by city water and sewer, and are currently served by city fire and police.

The housing section describes the focus inward approach to development as one that provides opportunities by designating appropriate areas for higher density and housing near existing infrastructure and services.

The growth policy states such development has added benefits including decreasing household expenses like transportation, a safety Wellness section of the growth policy encourages healthy lifestyle by promoting a complete active transportation network to increase safety for all transportation systems.

As you can see, the mountain Line 2 is located approximately .2 miles West of the properties at North Russell Street and River Rd.

Then Milwaukee and riverfront trails are roughly 800 feet from the properties.

Silver Park is 1/4 mile to the east, and McCormick Park is 3/4 miles to the east.

The properties are also located within the Wyoming St neighborhood of the Missoula Downtown Master Plan.

The downtown master plan recognizes by Wyoming St neighborhood area would need to be rezoned to accommodate missing middle housing and a mix of uses.

The downtown master plan recognizes a portion of the Wyoming St neighborhood is within the special Flood Hazard Area, stating that any future development within the floodplain would need to include a floodplain, study and review by appropriate regulatory agencies.

The subject properties are within the 1% annual chance flood plain for future residential development.

A possible approach is to elevate structures 2 feet above base flood elevation.

The Federal Emergency Management Agency, also known as FEMA Hydrologic modeling for this area, assumes future infill development and allows for infill while mitigating impacts to surrounding development.

Here's the current zoning map where you can see the subject properties are zoned R20.

The surrounding zoning districts include B2-2 community business, our 20 residential RT 2.7, R 80, and the mill Site Special District.

Here's the proposed on a map where the applicant is requesting to rezone to the B2-2, which is a mixed use low intensity business district allowing for one dwelling unit per every 1000 square feet of parcel area.

But as we can see here is a standard comparison between the existing and proposed zoning districts.

If approved, the allowed density will increase from 2.

Total dwelling units allowed to a maximum of roughly 53 dwelling units for the entire project area.

There is no step back requirement for be zoned parcels that aren't abutting our zone parcels, which is the case here, except for the eastern most parcel, which is addressed 1136 Montana St Future development on 1136 Montana St would need to match the actual set back.

Maybe a budding our zone parcel, but not greater than the required set back as indicated in Title 20.

And then finally, the maximum building height would increase to 50 feet for parcels that aren't abutting our zone parcels, which again is the case here, except for the eastern most parcel at 1136 Montana St, Future development at 1136 Montana St

would have a maximum allowed height of 35 feet at the point of the required our zoning setback.

Then they could increase that height above 35 feet up to one vertical foot for every 6 inches of building set back.

That's recommendations based on the review criteria provided in Title 20 Zoning Ordinance.

To summarize, the proposed rezoning complies with the growth policy focus inward and the downtown master plan.

It is served by city services and future development would be required to meet city ordinances.

The rezoning considers the location and character of the property, which has easy access to urban infrastructure and services.

The zoning amendment is a map amendment and not a text amendment, so there is no change to the Title 20 zoning ordinance that would correct an error or inconsistency.

And lastly, the rezoning is the best interest of the city because it implements the recommendations of the growth policy for areas designated Community, mixed use, and the Missoula Downtown Master Plan, while maintaining compatibility with the existing development.

So with that being said, the recommended motion is for the planning board to recommend the adoption of an ordinance to rezone subject properties from our 20 residential to B2-2 Community business.

This concludes staff presentation.

Thank you so much.

SM **Shane Morrissey** 2:58:55

Thanks Alex.

Uh, do you guys have a presentation or anything that you want to say?

No create shape for 406 engineering here for questions to say it's been kind of a long road getting here.

The the theme of the neighborhood is, as you saw on the map there going to be two.

I will also say this is the most, most intimate, sure planning board hearing I've ever been a part of, but been a long road.

I think you know the stars are aligned.

Alex's report is pretty straightforward and we're here to answer any further questions as the discussion continues.

Great.

Thanks Craig.

Any clarifying questions before we move into public comments.

Derek has a clarifying question before.

Because here you're gonna do your thing.

DK **Derek Kanwischer (Guest)** 2:59:51

You know, I get.

I'm on the mic.

OK. OK.

Yeah.

So just what do we have?

How many addresses?

Six different addresses, just to clarify, are they all owned by the same owner?

No, it's mixed.

So the rezone is going to, you know, cross different property boundaries and is this kind of like a a collective organized effort of different property owners and neighbors, yeah.

No, no, no.

Please, that's my that's my question give you hold on one second.

OK, finish your question then, yeah.

So.

So actually let me yes and I think you hearing me.

I'm just kind of curious about how this arrangement works, and it sounds like this has been a work in progress and so I'd love to hear that.

Yeah, I think.

SM **Shane Morrissey** 3:00:49

Right.

Craig Shafer, full of six engineering, umm, the nature of zoning, is not to pick, you

know, it's not intended to pick a single parcel and say we're gonna treat this differently than all the surrounding areas.

DK **Derek Kanwischer (Guest)** 3:00:50

It's safer.

SM **Shane Morrissey** 3:01:04

So so even back and I'll, I'll continue and you can jump in.

If I miss anything, you're doing fine.

Even going back to where you saw there was a about 1/2 a block just in the north of this property that was previously zoned B2-2.

That was done about a year and a half ago.

They looked at at rezoning the entire block at that time and it it didn't work out for a number of factors.

So we'll keep us here way too late to discuss all those details, but the nature of the zoning is to pick an area that you want to behave a certain way and and from the beginning, that would be the applicant.

The main applicant has worked with his neighbors and the other people on the the block and and now the folks across the street to to get this more comprehensive picture.

So he's brought all the neighbors on Block 7 of of 80 edition together and also the the the new owners across California St to try to make more of a comprehensive B2-2 zoning area that matches the zoning to the South.

And and Alex probably has more experience into this overall zoning than I do, but it the, the sawmill district is kind of seems to be driving more dense development from the East as well.

So it's this, it's this interface of R20 which is very spacious, open almost rural zoning with the more dense development that we see in the what's what's becoming more of the tour of downtown San.

Answer your question, yes.

Uh Peter has clarifying question.

Yeah, if this was a a private dwellings we be concerned about a density increase of 20 fold ohm.

So I'm just curious about the why is it a good thing in commercial real estate for density to be that much higher than it was that one, if you like, would you rather I would just say potential major attention city increase there's still the possibility for single family residential development to happen within the two days 2 zoning OK. Can I do that please?

So the other property owners across California Street on Things 1138 Montana St, Ohh, Fallen Tree uh and US and we own about half of the block of the north side of Block 7.

Eddie edition.

We have no intent of going to that.

They're great and we've provided site plan that shows, I mean we've put an enormous amount of energy just into the site plan and getting to air.

We're not.

There's.

I mean, sure, it could happen.

We're not going to do that and I have full faith in fallen tree that they have no interest in that either.

Yeah.

And they also have a site plan which shows kind of modest increase over what's currently allowed that meets B2 too, but doesn't go to the uh.

Sort of extreme.

Yeah, that's intentional.

Thank you.

OK.

Not seeing any other clarifying questions.

So we're gonna move into our public comment period.

You know, we should, if you would be so kind to put or call in information.

Doesn't look like there's anybody in the room, so we'll just spend with that.

Uh, I'm gonna open up a public comment period.

And we'll just give ourselves a minute here to see if anybody online has any comments.

I'm not saying anybody online right now.

Uh, so with that, we'll close our public comment period and open ourselves up for

questions from planning board members.

Does anybody wanna kick us off?

Go ahead, plan.

That was my questions.

What?

What is going on with the one property owner who is not part of the group?

I guess, but can't speak for them, but would you like for me?

I would like your.

Yeah, two cents.

Uh, so their residents would not even exist had it not been for a previous rezone, became before or or?

Uh, about six years ago.

Seven years ago.

Is that right?

Correct.

In that range?

Umm ohm and I can't again.

I can't speak for them, but we were told by the residents of my block the to the West of them by image who's doing the sidewalks and water main this summer and fall.

That traffic, which was one of this person's comments because I read the comments that we were definitively told it's going to dramatically increase because of the millside development with no relation to anything we have proposed.

Uh, I would say that.

What a fallen tree and what my wife and I have proposed, that those developments will not impact traffic into the mill site, thereby through their property at all.

I mean no ones going to uh.

Live on those properties and want to go that direction.

We're gonna go the other way.

And with regard to property values, I can't really speak to that well except to say that we're redeveloping and you could sort of subjectively.

Suggest that we might actually be.

Given what's there now increasing, uh.

Yeah, subjective property values.

That.

That.

That's what I remember in the comments anyway.

Any other questions from planning board members got a question.

We've got a statement from Dave comment about the side that has been pretty much ignored over the years by the city.

Has all the and everybody knows this and has not been really at a plan for it.

So sitting, it's already through the growth policy.

Doesn't Yang designated this community makes use, and I think that's appropriate this rezoning is appropriate to that.

This is the right location.

It fits within the gross policy and that so I'm just cut it short.

So yeah, that's why I supported.

This is appropriate at this time.

Other comments from planning board members before we entertain a motion, questions or comments.

Go ahead, Peter, continue to have some reservations about the density increase and appreciate what the what, what we've heard.

But I think the fact that we did have 1B22 red B22 change in the last couple of years, umm, means we put a sort of a toe into the water of increasing densities.

One of the things that we have paid attention to when we've increased density and infilling was how fast is that infilling happening and worrying about that kind of thing.

We can't just change a community.

That is, you know, one home bedroom community and fill it with apartment buildings.

We've felt that that was too, you know, it can be too fast and too too much.

So I have some concerns about that, but I don't have any, nothing substantial in what I've heard scares me enough to say no.

But if anybody else has concerns about it and can I do love to hear it?



Shane Morrissey

Thanks, Peter.

Does anybody else have any questions before we move to a motion?

We can have a discussion after the motion.

Alex, would you mind putting the motion up?

Anybody want to take this one on?

Sure, I can do it.

Peter's gonna take it on recommended motion planning board.

Recommend the adoption of an ordinance to rezone the subject properties located at 12 hundred 1224122812441136 and 1138 Montana St.

Legally described as lots 13-24 and Block 7 and lots 13-16 and the West half of Lot 17 in Block 8 of any addition located in section 21, Township 13 N range 19 WPMM from R20 residential to be 2-2 community business.

Based on the findings of fact and conclusions of law in the staff report.

Thank you.

Peter, do we have a second?

I think when his seconded and with that we'll open up discussion.

Anybody wanna kick us off?

Maybe I'll kick us off.

I totally agree with you, Dave.

This this seems to be the right thing.

The Sawmill District is developing right now pretty intensely just to the east, seems to be the right thing.

The neighborhood we've gone through these floodplain questions over and over and you guys are well versed and all that stuff.

The neighborhood is the 1 to 20,000.

Umm, it seems insane in an urban in even a remotely urban environment.

It's like these lots would are completely undevelopable with that zoning right now.

So yeah, it is a 20 fold increase, but it's.

I don't think that's actually the way that I even look at it.

To be completely honest with you, because umm, I don't know how big the lots are, but the they're not.

They're just, they're not 20,000 square feet each, certainly.

So, umm and and I, I do appreciate you know, to Derrick's point earlier that, umm, we're we're we're not.

This isn't one landowner, this is, you know, a group of land owners coming together and pulling the resources to actually get the entire.

Block at that.

You know, at this point brought up to the same level of development and I remember having that discussion when the north half of this block was rezoned several years ago.

So or a couple of years ago.

So appreciate the effort.

I intend to support this and umm, see if anybody else has any comments for discussion.

Go ahead Rick.

RH Rick Hall 4:32

But I think if you pointed out you know we want the highest best, use it right now it's a I'm sorry for the land owners, but it's just a shaggy empty lot.

So I I think it's appropriate as well.

SM Shane Morrissey 4:57

And go ahead too.

TP Tung Pham 5:01

Yeah.

I just don't agree with the with what you said.

Well, a lot of other folks like and I also wanted to point out that this, this slide, the the satellite view is sorely out of date.

And I think it kind of gave the wrong impression of what what that area is today.

It's obviously quite developed and I think this is an appropriate thing to do to continue to, to build out in that area.

So I attended support this as well.

SM Shane Morrissey 5:32

Any other comments before we move to a vote?

Alicia, could we do a roll call?

AR **Analeshia Rodriguez** 5:41

The roll call vote please.

SM **Shane Morrissey** 5:42

Vote please.

AR **Analeshia Rodriguez** 5:47

Roll call vote when Davis.

Yes, there it can richer.

Tune farm, yes.

TP **Tung Pham** 5:57

Yes.

AR **Analeshia Rodriguez** 6:00

Dave Loomis, yes.

Peter Benson.

Yes, great call.

RH **Rick Hall** 6:09

Yes.

AR **Analeshia Rodriguez** 6:11

Shane morsey?

Yes, and it is unanimous.

The motion passes.

Thank you very much.

SM **Shane Morrissey** 6:18

Thank you very much.

AR **Analeshia Rodriguez** 6:19

Thanks for being here.

SM **Shane Morrissey** 6:19

Thanks for being here.

Thanks for hanging with us.

Hanging your table with.

You know, it's not always this intimate here, but I appreciate you guys hanging in there with us.

Sorry about that.

Only one more.

You know, if you all right?

Yeah, we got one more hearing tonight.

Here are you online I am.

Sure.

So we've got a Tim here, the Granite Peak RV subdivision, Tim Worley, senior planner, planning development and sustainability with the county.

Thank you.

Umm and.

She you're gonna use your audio.

I think I can talk loud enough, OK, that I probably don't need to do it that way.

Folks online, if you're having trouble hearing Tim, just speak up real quick, please.

And once he starts talking here in a minute.

Right.

Again, yes, this is Granite Peak RV Park subdivision.

It's actually A50 space expansion of the existing Granite Peak RV park out at the Y.

This is a proposal by Dave Swisher and Lolo Peak LLC, again for a 50% expansion of Granite Peak RV Park.

This amounts to 50 spaces and it will be in two distinct phases which are shown in this graphic.

This is on the West side of the current Granite Peak RV Park.

This property is located on Thoroughbred lane, northwest of the Y.

Again, this is the former Jellystone Park, which was approved in 1994 for 117 RV park spaces.

This formerly was an unzoned parcel, but it's been zoned neighborhood residential since July 1st, 2022.

Neighborhood residential does not permit RV parks.

But the existing park is a legal, nonconforming use and legal nonconforming uses may be expanded up to 50%.

In this zoning, if you go through a special exception where you go in front of the Board of adjustment which this applicant did in the summer of 2023.

So that's why zoning wise they are able to facilitate this expansion.

This graphic shows the RV park, and again it's the West side.

The RV park, that's the expansion area.

These are sewage lagoons up here in the northwest corner.

They will be decommissioned and a park actually will be constructed in that area.

There's another graphic showing the area of expansion on this western edge, with the park being constructed.

We'll keep branch of State subdivision is immediately to the West and the existing RV park is on the eastern edge.

There are a series of both uh 26 foot wide roads and 20 foot wide roads within the subdivision as part of the expansion area.

The 26 foot width meets the commercial standard in the subdivision regulations.

There are a couple of variances, however, and one is to the curb and gutter requirement in the urban area.

And the other is to the 26 foot width standard for and.

This applies to the the one way roads that are only 20 feet wide.

Staff is in support of both these variances because curb and gutter would be.

It would be sort of isolated piece of curb and gutter improvement in this expansion area.

We also support the 20 foot width for the one way roads because those roads meet fire code and it's not uncommon that RV parks actually have one way streets at least as a portion of their development.

So again, with the curb and gutter, our support of that variance, swales are used for existing drainage and on the road width variance, all roads meet emergency vehicle

standards.

No Thoroughbred lane is the single way out of this development.

It's this yellow Rd here, right?

To access to Hwy.

93 because this is in the wildland urban interface, technically this development needs to have two ways, in and out.

It only has the one to Hwy 93.

Found that there was really no reasonable 2nd way that could be found out of the subdivision.

It's essentially kind of landlocked, if you will, by other properties, and so we support the variance that would allow just that single way out to Hwy 93.

The last of the four variances is to permit a 3 foot wide walkway system.

Perimeter walkway system throughout the the edge of the RV park and this is in lieu of providing sidewalks along each of the roads that are part of the expansion.

The actual requirement, because this is in the urban area, is for an 8 foot wide asphalt surface.

Staff does recommend denial this variance, and we recommend instead installation of an 8 foot wide asphalt trail rather than the 3 foot wide single track gravel pathway that's proposed.

This was approved for city sewer connection.

Eventually, the sewage lagoons in the northwestern corner will be filled in.

Uh this app or this development will connect to the why water system eventually, and we do have a condition for confirmation of water rights for additional water connections.

The water connection being proposed is actually to the system that was originally intended to serve running W Ranch, which is now known as Missoula Meadowlands.

This water system serves multiple developments.

The original water right was intended for the number of units in running W specifically, so we we got very specific comments from both DEQ Missoula Public Health that additional connections and water rights to why area subdivisions including this one need to be verified.

So we have a distinct condition for that and we feel that some of these comments are likely a response to the court case that the order that came out in February is

Upper Missouri water keepers, the Broadwater count.

So the RV park has existing part Parkland and related facilities in the older portion of the development further to the east.

Here the existing Parkland will cover the required required dedication for phase one and more Parkland dedicated with phase two.

Again, the park areas in this northwest corner here.

We do have a recommended condition that county parks review the dedication with each phase.

There is a buffering and screening requirement adjacent to from the the western edge of the subdivision, adjacent to any applicable development, and I'll keep branch of states as immediately to the West.

So both zoning and the subdivision regulations require buffering to happen, like a vegetative type of buffering.

So we are recommending a condition that appropriate screening and buffering occur there against keyframes estates.

We got comment from fish, wildlife and parks that bears occasionally do.

Visit this area.

It's within the bear buffer zone, requiring bear resistant containers.

By April 10th of 2026, we felt because of the very specific comment that we got from FWP about one particular problem there that we would like to see bear resistant garbage disposal methods sooner rather than later.

So that's one of our recommended conditions.

Just a summary of public comments.

There was a concern over the single way out because of the the scale of your typical RV and the number of RV's that would have to make their way out to Hwy 93.

There was also concern voiced over whether this is an all year round sort of operation versus a seasonal operation.

As far as our review of it, we consider it as if it were, umm, fully used 365 days a year, although may to October are the months where you see the most folks within an RV park.

We also got comment from the developer of O'Keefe Ranch Estates to the West saying that Granite Peak has been a great neighbor to O'Keefe Ranch estates and has upgraded and continue to maintain our RV park.

And we wish them the best of luck in the future and hope that the County Commissioner support their application.

We got two new comments tonight, actually late breaking.

One was, I do agree with the RV park should be expanded.

It's great little park, however, the plan should include mandatory planting and maintenance of trees.

And then the same individual commented the the connection to city sewer should be done as soon as possible and not delayed until phase two.

Maybe Ron can clarify, but I think phase one must be connected to city sewer.

I think the the question is more when will the sewage lagoons be decommissioned and maybe we can talk about that.

Our recommendations for approval.

And I have a set of motions.

Again, there's four variance motions and I can present the main motion.

Whatever you all are ready.

I'll be available if you have any questions.

Great.

Thanks Tim.

Is there a representative that wants to give a presentation or any comments?

It's OK.

Can I?

I got just a couple of handouts.

Can I guess those are on the folks.

What's your name?

My name is Ron.

You are Ewart, and I'm with DCI.

Next, there we go, alright.

Well, thank you very much for this opportunity to be here.

I know it's late.

I'll try to get through this quickly.

I think there's only one issue to discuss, but I do wanna go over a little bit of uh, history first or a little bit of background.

So this is a family business.

The owner, he he actually lives in bend OR but he's made other investments here in in the Missoula area, I'm running a campground is is what they like to do best and his son, his name is Brody.

So.

So Dave Swisher is the owner, his son Brody is the the manager of the of the. Of the the RV RV park, so they they purchased the property used to be called jellystone RV Park.

Now it's granted peak RV resort.

They purchased it about 2000 and since then they put in substantial improvements. They've paved a lot of rows and put in landscaping.

They they built up the amenities and today the amenities include a heated swimming pool at 1619 hole mini golf course fitness center, diff disc golf course, basketball court, Fence dog park, horseshoe pits, community picnic pavilion, children's playground, hiking trails, fast Wi-Fi, laundromat, guest lounge, restrooms and the convenience store and gift shop.

So with all those amenities, you can call yourself an RV resort, in my opinion.

Way and that that's what it's called.

Still better.

Normally resort, but course we call it.

We parked or whatever.

They have some, some quite strict rules, and those rules are were included in my and in my packet.

Basically a long list.

When people come in, they have them to them and and Brody goes around the RV park where it riding his little golf golf course, golf cart.

So when anybody's making any noise, breaking any rules whatsoever, he gets shut down like that where they get or they have to leave.

I've been there many, many times, probably 100 times or so.

Last couple of years I've been working on this and one thing I've noticed about this RV park is it's quiet.

I mean, it's quieter than a normal residential development.

You go there are people pretty much go there and you sit and they visit with each other but it's very quiet and very rarely see RV's out driving around.

And if they are driving, they're growing really slow.

5 miles an hour and so it's very orderly place and alright, so the Swisher family, they wanna make this very premiere.

Army resort.

And one of those things that they're doing besides all these upgrades and you know, they're continuing to pay, even make it better and they wanna get rid of the suits.

Sewage lagoons?

These are goes.

Have you know back back in the early 90s or whenever this was first done, the land application system was, oh, that's a cool way to go.

You know where all your studies goes from pond and then you sprinkle it out on the fields and.

Well, since then he accused the side of the they're not such a good thing anymore.

This one is grandfathered in.

It can continue to hope more sewage in there, and it sits there and I don't know, evaporates or whatever, but it's completely legal.

But it's not.

It's not a good thing to have in a in a, in a new and upcoming neighborhood.

Gut.

I don't 97 houses here and O'Keefe and you got, you know, a lot of other development going on around.

So it'd be really nice to get rid of those and in my opinion, I think we're just fortunate that that Dave has come along and purchase this property and is making all these improvements, including getting rid of the sewage lagoons and the sludge, and that's going to take a tremendous amount of money to to get rid of those and turn it into a park and to hook on the city sewer.

I mean it's they charge quite a bit of money and development fees and everything else.

So it's a big, big investment but and it's something that's that's worth it, that that'll be.

A.

A good benefit for the for the community of all the times I've been out there, I've never really smelled them.

A lesson was out.

There was raining, pretty good and and it it started to not be a good thing to smell. So so I think it's a great thing and I hope that that people understand the the great investment that he's doing to get rid of these things and and go on to city sewer.

And there was a comment about the the phase one phase two.

So phase one will go on to city sewer and then phase two is that's part of the lagoon is in phase two and that'll be taken out during phase two.

And I might.

All be done at once.

Umm, but just for good measure on.

You know, we we do have have a phasing plan.

Best the best approach to this is to minimize the amount of construction or the timeline of construction, because during then you know you're not gonna have good relations with the people that wanna come here and and stay there.

So it might be good just to get it all done at once, but we do have it phased and.

So we're in agreement with the staff report.

Appreciate Tim's all of his efforts and so on on that and so there, there was the nation.

Now if you look at the the very first page, sorry and it says motions and conditions, so that's a direct take from page 19 with the staff report and what we are very, very much asking for.

I mean the the owner, he he thought I was kidding him when I when I took when I told him this.

And and this is a big blow, but you know, I said, well, it's a recommendation and it really stems from from a flaw in the regulations, the the regulations that we use.

I don't know if they drive from state law or why they don't allow for an RV park to be designed in the best way you know, RV park doesn't need curbing gutter Barbie Park. You know it needs one way streets and what it does need is 8 foot walkways.

Umm, the owner.

And let's see.

Yes, you've got this on on here.

So so the owner is as part of the, you know, plans to increase the amenities there on the property.

He's proposed a A3 foot wide paved walk.

Excuse me 3 foot wide.

Hard packed gravel walkway around it and there will be landscaping along it, so it's a nice little thing for people to go.

You know, they're saying there they can go walk around the the the the trail probably won't get a lot of people walking on it.

I mean, there's miles and miles of paved, flat, uh roadways within this development and you know, to pay more than what's needed.

I don't think is a is a good thing because the more payment on the ground the the less percolation, at least in that location into the ground.

The more albedo you know, sun raised bouncing off so we can keep that down to a minimum.

That would be great. So.

The request to vary from #3 there we propose that that would would be approved, that we would get that that no.

Variance approved because it's just like in the other variance that that we are requested or at least the 20 foot walkway for the 20 foot one way roads and the curb and gutter it's it's again it's the same thing it's it's a us having to abide by.

Standards that are set for.

Major subdivisions like and and and mobile home courts.

So if you go down to #6 on, you know if you were to accept this, we could just rather than 8 foot wide asphalt and if you go with the three foot hard packed gravel, I mean that would be a lot more appealing and more aesthetically pleasing and more in line with this particular type of development which this is a campground.

And I know that the the regulations call it A and you know the major dense residential submit some urban area subdivision, but that's not what it is.

You can call them a giraffe, lion, but it's still a giraffe, so it so this is a campground. It's not.

It's not a major subdivision or urban subdivision, and the regulations don't lump mobile home parks and RV parks together, and that is totally not fair at first of all, the the mobile home parks rules I think are disparaging.

They require you to have 30 feet in between trailers, but where I live you can have 15 feet in between stick built houses, but it doesn't make any sense and and then I.

So if you wanted to make those changes, I got the strike outs there.

So then I may I just step in real quick.

So for those at home and I guess maybe I wanna, I want to not lean on this document that we're looking at because the folks at home do not have the opportunity to review this.

So I think if you're willing to describe and say everything that's in here, which I don't know if you need to do that.

Like so far we've talked about, you're disagreeing with the the recommended denial of the, umm, the condition for the 8 foot thing.

Uh, but you don't wanna lean on this document.

You're if there's other things that you want to bring up, you're gonna have to say them all out loud for the record, and make sure that it's clear for the folks at home, because there's two voting numbers and the public that don't have the opportunity to to review this.

So does that make sense?

It does make sense, so I'm kind of old school.

This is the way we used to do it.

People would show up and totally get it, and it's the we get the hybrid meeting now and so we got to be fair for everybody.

So you just wanted to say that, yeah.

Well, I mean, like, I just wanted to hand this out for for reference.

Umm I I could go through it a little bit, but basically what what I've done is I've taken the findings and and have my own findings here that that you know that are contrary to the findings from from the Planning Office and they're and they're along the lines of what I was just stating stating.

Think umm you and then part of it also has to do with.

OK, the, the, the findings talked about intermodal transportation.

So an 8 foot wide.

Or I guess I probably shouldn't do this, but people can't see me, but it's this is they put wide.

It goes way up, so this is this is an 8 foot wide paved pathway.

A fire truck is 8 feet wide and there's no need for an 8 foot wide paved pathway list.

Let's say you're at Karis Park, where you've got bikes, walkers, strollers, all kinds of

people you know, public type people on in, and you.

You also have like one of those up in the the lower rattlesnake.

When you go into the rattlesnake but wilderness area, the recreation area, there's like an 8 foot trail there, but there's a lot of people and they're all from different walks of life and they and they use it.

And yes, it's intermodal.

In this case, there's no intermodal needed.

There might be occasionally couple of the people will walking around on, but you know there's not gonna be a whole lot of people.

And if you really wanna get up and walk a bunch of you, there's again there's miles of flat payment in the the RV park itself.

And so again, this was just meant to basically be in a minute.

Let's see if there were an 8 foot.

If we built OK, that would require significant cut and fill.

You're talking additional, you know, based course, cushion asphalt, the equipment along the the North End of the property.

That's where the the sewer main the water main.

There's a gas main of there's a lot of utilities in there that would be impacted potentially, I mean by.

By announcement trill, but by an 8 foot asphalt trail. So.

Again, we're looking for a more rustic feel, something that is that that would be expected in a private campground.

The the condition also talks about putting a a 20 foot easement on top of it.

Well, let's say if you did OK, then you'd have a 20 foot easement around.

But where would it start with it?

Where would it end?

How would the public be able to to get there?

Umm.

And then why would you put a public easement on a private piece of property unless there was a public need and benefit?

And there is a public need and benefit and and Tim and I talked about this and as well as Jacksonville was probably Nick.

Nick.

Yeah, it with Nicks, Nick.

And we were talking about the possibility of of a of a walkway, and that's kind of one of the reasons why that's this out.

But I've also got this in my packet and it's just a.

It's just a picture from a Missoula County Property Information system, and you can see the trails.

And I mean there is a possibility of a trail up to the town.

Punk, you know?

And that which could come maybe originate from the common area at O'Keefe Estates and our our client, you know, he's very reasonable person.

He said yeah, that's.

That sounds like a good idea, but the problem is you'd have to get some connectivity through town.

Pumps property.

They gotta you got that big trailer piece of ground there that they might not know.

Do something else with later in at another time, but there is a good chance for some connectivity there, and in that case he would put a a 20 foot he's gonna.

But after talking about it quite a bit, Nick decided, you know, right now isn't the time to try to push for this.

But let's let's keep this in mind for the future.

Ohh so in that case that that that would make sense, but they foot walkway around, it does not make sense in any way other than to try and ohh be congruent with regulations that don't make sense for RV parks because remember we haven't done very many RV parks.

I know there was one that in Sealy I'm and with there's not many RV parks in Missoula and that's why this person wants to make a good situation here.

And one more thing I wanted to point out.

So the walkway would go around most of the existing part and but along the far the east boundary.

OK, that's just pavement.

It's like 28 feet of pavement over to the the East property line.

So the walkway would would be paved, at least.

I mean it would just join in and people just walk along the walkway on, but then also

how can you require a requirement for something that's not part of this proposed? I mean, this expansion is technically separate from the existing, so we're not reviewing the existing, but he did propose to put this, uh, a walkway around and I there were some pictures on one of the drawings that in the packet of of the of the landscape architects rendering of how this is gonna look.

You know, there's it's gonna.

It's gonna wind a little bit and and shoot even this personally.

Wheelchair could can use it because it's gonna be level for the most part or I think is what's called a class, one trail or something maybe similar to like what you see out.

How to play Fair Park, you know, they have some of those.

Gravel walkway, isn't it?

They they work great.

It's it's probably better than you know, pavement.

But like you say, in this case we just wanna keep the the rustic feel as much as possible for a for a private campground.

Thank you.

Great.

Thank you.

Do we have any clarifying questions before we go into public comment?

I see Rick has had his hand up for a little bit, so let's start with Rick.

RH Rick Hall 35:54

It.

Yeah, just a question.

I mean, we can't see that and aren't exhibits supposed to be submitted with the packet so that we can all see them?

SM Shane Morrissey 36:03

Rick, sorry I had you on mute.

Can you just say it again?

RH Rick Hall 36:07

Uh, sorry.

Umm, he's referring to a document that wasn't submitted with the packet.
Don't exhibits have to be submitted, so we can all see them.
I think you made the point that we can't see it here online, but.

SM **Shane Morrissey** 36:22

Yeah.

I mean, I think the the gist of the packet is, is it's refuting it.

It's sorry refuting's not the right word.

It is requesting that we accept the variance of the three foot gravel walkway in lieu of the 8 foot gravel walkway.

Uh, sorry.

8 foot paved walkway.

In that it comes in a number of different forms in here, so that's why I just wanted to describe it and we're not going to use the handout at all.

RH **Rick Hall** 37:00

Got it.

SM **Shane Morrissey** 37:03

Umm, OK from there we had Lynn.

OK, my question was there was a statement somewhere about the parks going to county.

Thank you.

Could you explain that to me?

Because this looks like private property and like you're talking about it being a private resort.

So what does that look like?

And would that also include the current parking designation, which has what?

The pool and all.

Yeah, this the Parkland dedication will be.

It'll all be a private entity still so, but there is a dedication requirement for our RV parks.

So there's plenty of extra leftover, if you will, from the original dedication for phase

one to be accounted for.

But phase two will need a little bit of the what you see in the northwest corner, where the sewage lagoons are, it will be a little bit of that park to to be enough park to meet the regulations, but it'll be private.

So it's private, but it's it's to have the development you need X amount of recreational.

Yeah.

Yeah, it's basically recognition like a dedication.

Yeah, it's a.

It's basically OK.

OK.

Thank you.

Is that it?

I have one other question.

I noticed this road on the map.

This other Rd is that just a private road and that's not able to do the second egress, it's in the middle of the property heading South, right?

I am unaware of.

Ohh I guess I can't see it.

I'm just looking at my own my own graph directory.

I am.

I don't.

I've driven around the perimeter one time, but I don't know what that is, to be honest.

I well, sorry.

OK.

No, it's and it's like an old service road and and it goes up to.

There's five acres.

We've got the two carbine property.

That's right.

Just north of the the the town pump, so it just goes up there and and I guess it goes all the way to the town pump property.

That's not possible to have that be your second or an emergency.

It doesn't seem like it.

I mean the one that I thought actually had a little bit of promise was to mail a meadows to the north, which I think Rod is familiar with, but actually that egress to the north was meant to provide egress.

The other direction, from Melon Meadows to the RV park since the that owner used to own both these developments.

Yeah.

So it's not really a legitimate egress to the north, it's crosses private property.

So really we couldn't find any other really legitimate way out, especially for RV's to get out.

Thank you.

We're gonna get go with Peter and then tune I I'm wondering if this is a #1 the best use of the planning board's time and part of our purview to pick apart, umm, you know, recommendations that the Planning Office has come to us with where the the participant is it in real disagreement with you know we could sit here and argue each .1 by 1 and pick this apart.

But I don't think that's something we should be doing.

I'd much rather see this go back to the planning board and the applicant to work out the differences between them before it comes to us.

Umm, I don't know if that's appropriate or not, and I I do and I just like to keep us on track with just questions for right now and then we can have a discussion on the motion once we get there.

So does anybody have any?

Umm, because we haven't even gotten into public comment yet, so I apologize.

You have to be on on the table starting with water ranks more clarification then going on to the phasing, more clarification when and how, what triggers it.

Uh, moving on to the second access, your adjacent, I'm wondering if you can perfect that access to the north to if those streets aren't to residential quality.

I wonder some feedback from public works, whether that's the secondary access or not.

I I agree that one access you've got a over that you've got 167 sites and during the summer that's at least 150 vehicles, 300 people and maybe up to 500 people at one time in a very urban setting.

This is not just a campground in an urban setting.

I think all those questions, my opinion need to be answered and then that and then the pathway around we can talk about does that does that a good idea on how much of it I think some of it is appropriate, but there's a lot of questions I think that need to be answered if if we're gonna make an action tonight and and we might you know I think it's gonna be tough for the applicant to go the Commissioners and show I got all these all go all these questions answered we're trying to get the answers for.

Yourself, Rick.

Do you have a clarifying question?

RH Rick Hall 42:47

Yeah, I I kind of it's similar to Dave's question and one is is the access right now right away through someone else's land.

I too have concern about only one uh one access to that park.

And uh wooley.

And I've got a question about, you know, I mean, I don't think Pat Gravel is handicapped accessible is the requirement for the paved have anything to do with that so.

SM Shane Morrissey 43:36

Do I mean to answer that I yes, it's like one of you 2 answers.

The the whole idea is you know, where do people need to go point A to point B I mean they're in, they're in a, they're in an RV park.

There's really not a need to have this trail around it because people can walk.

I mean, realistically they can walk from one RV to another, they can walk on the on these flat paved roads.

They can roll a wheelchair on it or whatever.

The trailer routed is an amenity for people who want to get out and walk or I mean, I'm 100% sure that a person most well not everybody, but most folks in the wheelchair can negotiate a flat.

And when we see a heart, I mean it's hard packed gravel, so don't imagine a bunch of, you know, loose gravel on it.

I mean, it's something that that can be negotiated with any type of wheels.
It is there any insight?

RH Rick Hall 44:41

My question was, for my question was for Tim, so.

SM Shane Morrissey 44:44

Yeah.

Well, I asked.

Yeah.

You want me to answer Tim is there?

I I think the question is.

Regarding what kicks us into needing this.

And what's the what would the typical use be?

I guess in a subdivision you and I had this discussion earlier about typically sidewalks adjacent to the road service would be required.

And in lieu of that, you are able to provide essentially this ring.

Pathway is that generally correct?

Yeah, the regulations allow for a standalone path in the lieu of your typical sidewalk.

It's clear like a sidewalk along every roadway is not appropriate here.

And so we feel that that this is actually a really good alternative that it has to be large enough that it it creates a system, basically a walkway system throughout the project.

We understand that the the 8 foot requirement in the urban area is pretty substantial.

I think I think somebody also brought up and ripped me and asked the question about ADA compliance.

The regulations do require ADA compliance.

Umm, I think if we were to have a conversation about possible changes it would be more a width issue as far as what we would be willing to compromise on.

And these are just recommendations, obviously, but we would want to see an asphalt surface that's really the regulations.

Don't don't really have a category for a gravel single track, which is what this is.

I I understand what what Ron's trying to to advocate for.

There's not really a category for it for a standalone trail asphalts really the kind of minimum hard surface that's required.

So that would be our recommendation.

But again these it take that recommendation or go in a different direction.

Rick did that get you enough?

RH Rick Hall 47:00

Yeah, I think it did.

Uh would 5 foot meet the 80A requirement?

I know.

SM Shane Morrissey 47:08

My understanding was like.

RH Rick Hall 47:08

I mean, I looked at, I looked it up.

I know I have, I know gravel does not handicapped accessible either.

Even hard backed so.

SM Shane Morrissey 47:20

Yeah, I don't know.

I am not an ADA expert by any means, but my understanding is that 5 foot is kind of the minimum that you need for two people to walk side by side.

So that might be something to consider.

RH Rick Hall 47:35

And the ADA requirement is that 2 wheelchairs pass side by side.

SM Shane Morrissey 47:42

That I'm not certain of.

Do we have any other clarifying questions we need to open ourselves up for public comment here.

OK, go ahead. Blend.

Yeah, it's going on.

The new section only, or the entire property.

There goes around the whole perimeter with the property.

The proposed path that does, except for that East End.

What that yeah.

Ohh where it would just join that asphalt.

OK, we're going to open it up for public comment one more time.

We've chased everybody out of the room, so if anybody has public comment, they'll be coming online.

And we'll just give ourselves a couple of minutes here to see if anybody has anything. Sorry.

That's sorry, I'm not seeing anybody other than people directly involved in this conversation online, so we will go ahead and close the public comment period.

And.

And.

Continue discussion or if we have no more questions, then I'd entertain a motion.

Does anybody have questions?

Like to offer motion to a specific part of Canon?

Or do we think that total motion then break it down?

I think we need to, we need to take the the tone.

Variances.

I would suggest that we have to take.

I would.

I would suspect that we have a variance that's going to have some discussion.

And so.

If somebody wants to start with that one, I don't necessarily see a need to take these in order.

So to it's the number variance alright.

Actually, maybe there maybe there's a couple of these that I think we need to take these one by one.

Actually, the very or the variance is that's what I want.

So that's variance #3 about the 8 foot wide paved surface.

I would offer that.

As discussed and appropriate by foot, cave surface would be appropriate, and that would mean that the recommendation from staff I just wanna put that on the table. OK.

Umm.

So we've been motion.

RH Rick Hall 51:21

Does he need a second for the amendment?

SM Shane Morrissey 51:27

Well.

Can we?

RH Rick Hall 51:30

Because I will if you find.

SM Shane Morrissey 51:35

I don't think we need to amend a motion.

I think we need a motion for what you're suggesting.

So because these are only recommended motions, you get to make a motion however you want to make it, so maybe we can just start with number one.

If somebody would like to motion number one and we can have a discussion and then when we get there, Dave, you can make your.

I'll make a motion for number one that the request to vary from Table 3 point 4.7 requiring 26 foot wide subdivision roads be approved.

So we have a recommended motion from Derek on Motion number one.

Do we have a second Dave seconds?

Is there any discussion on this motion?

I'll just say that I intend to support this.

It seems quite reasonable.

Anybody else?

Uh, can we do a just an up and down vote?

All those in favor, please say aye.

I.

RH Rick Hall 52:57

Aye.

TP Tung Pham 52:58

I.

SM Shane Morrissey 53:00

Any opposed?

Ocean carries unanimously.

OK.

Moving on to #2, can I have a motion for #2 please?

OK.

At the request to various section 3.4 point 7.3 filing, curb and gutter along subdivision roads be approved move by Derek.

Do you have second seconded by Dave and discussion on recommended motion #2 removing the?

Requirement for curbing gutter.

Again, I'll say I intend to support this as well.

It seems pretty straightforward in an RV park.

The other discussions we'll just do an up and down vote.

All those in favor, please say aye, aye.

TP Tung Pham 53:55

Aye.

RH Rick Hall 53:55

Aye.

SM Shane Morrissey 53:57

Any opposed?

Motion carries unanimously.

Move on to #3.

RH Rick Hall 54:04

Can I ask you a question real quick and I will, I will defer to Dave Loomis or staff on this.

Do we have to vote on the recommended motion 1st and deny it before we amend it or not?

SM Shane Morrissey 54:22

I believe that we can chicken substitute motions.

Yeah, you can recommend whatever you want.

We we can just craft this motion however we want, and I think that Dave's suggestion is, is that we just sub out eight feet with five feet. Is that correct?

RH Rick Hall 54:30

Got it.

SM Shane Morrissey 54:42

That is correct.

OK.

And maybe?

TP Tung Pham 54:44

Yeah.

So, sorry.

Sorry Shane, I my my my question.

I keep on trying to not ask it, but I feel like I have to ask it like just process wise what does a what a?

SM Shane Morrissey 54:53

Umm.

TP Tung Pham 54:56

What happens?

Does our updated motion go to?

The Commissioners, alongside with the new staff motion meaning staff is gonna present it, and they're gonna say this was what we suggested.

SM Shane Morrissey 55:06

Mm-hmm. Yes.

TP Tung Pham 55:15

But the planning board suggested something else.

What then happens like like?

Which one wins if you will or or does the Commissioners?

They can make up their own like how does it like I'm?

I'm curious how this works.

SM Shane Morrissey 55:31

I mean, the Commissioners could in theory get a completely different presentation in a week and have completely different motions, but they would be able to see the record of this conversation, I suppose.

So they would see our recommendation, our recommended motion and whether or not it was approved.

And Tim could still go back and say he's still recommending 8 feet and they could take Time's recommendation.

They could take our recommendation.

They could do their own thing, I think it's.

Umm, where we're at.

Umm.

TP Tung Pham 56:09

And and then but.

That the OK, alright.

RH Rick Hall 56:18

I'll, I'll try the motion.

SM Shane Morrissey 56:21

You know, before we motion, I think that send me your behind up.

But I was just gonna recommend if #3 is going in the direction of a 5 foot wide asphalt trail, I would recommend that you.

Recommend conditional approval of the variance and then amend condition number. 6 to specify a 5 foot wide surface instead of an 8 foot, here's what I would maybe like to do.

I would like to just take this as Tim has it worded and just have a note that we had this discussion and I would like to him and the applicant to work this out before it goes to the Commissioners hopefully and come up with something that it can be, you know, that they could both agree to.

So that's rather than making it up here on the spot.

I'd like them to work it out if we can.

Umm, I think I support that into Peters comment earlier.

I'm not sure that's like our expertise.

This isn't our preview to on the spot.

Come up with a specific recommendation. Umm.

Does anybody want to make a motion on this?

RH Rick Hall 57:45

Well.

I was going to, but now I'm not sure so.

SM Shane Morrissey 57:53

Yeah, that's what it's true.

RH Rick Hall 57:55

I mean, I would, I mean, I would word it as that we recommend approval of the

request to vary from that table requiring A5 foot wide paved surface for the standalone non motorized trail instead of the 8 foot recommended.

SM Shane Morrissey 58:11
And.

RH Rick Hall 58:13
Would that be a motion or not?

SM Shane Morrissey 58:17
That that can be a motion.
OK.
Is that your motion, Rick?

TP Tung Pham 58:22
Or or could we?
Sorry, so I I like your idea.

RH Rick Hall 58:24
That.

TP Tung Pham 58:26
Shane, can we just not have a recommendation on three at all and basically have a note that says we would like them like because to your point earlier, Tim could go back and complete the change this for the next presentation.
So, you know, can't we just treat this like a tie and have no recommendation?

SM Shane Morrissey 58:52
I think we need to vote on a.

RH Rick Hall 58:56
By just made a motion.

SM Shane Morrissey 58:57

An emotion?

RH Rick Hall 58:57

So either said it has either if it's not seconded eyes.

SM Shane Morrissey 58:59

Yeah.

So so Rick, Rick has a motion on the table.

I believe we we have a motion from Rick on the table that is stating that we are.

RH Rick Hall 59:14

Recommending approval of the request to vary from table 3.4 point 9.4 requiring A5 foot wide paved surface for the stand alone non motorized trail instead of the 8 foot wide surface propose.

SM Shane Morrissey 59:15

I would.

OK.

We have a second from Lynn.

Uh.

Discussion of what will a yes vote in a no vote mean well, a yes vote means that we approve five.

Yes.

Focus for the motion, OK?

TP Tung Pham 59:55

No, the the way the way it was read is that we are recommending you say did did you say recommend approval of the request or didn't file the?

SM Shane Morrissey 59:56

Any other discussion?

RH Rick Hall 1:00:04
Group approval.

TP Tung Pham 1:00:06
OK.

RH Rick Hall 1:00:07
For five foot.
So if we deny it.
Then.
Neither one goes if we approve it.
We approve it as motions made, we can make alternate motions too.

TP Tung Pham 1:00:25
Yeah.

SM Shane Morrissey 1:00:26
Discussion.

TP Tung Pham 1:00:28
Yeah, sorry, I don't feel comfortable making like I agree with Peter and Derek.

SM Shane Morrissey 1:00:28
Offer range.

TP Tung Pham 1:00:37
I don't know what the ADA requirements are like I I don't feel comfortable making
spot recommendations after the staff has already considered this.
I think it's a real slippery slope.
We tried to do this with, you know, other things in the past and it's it hasn't the
dicey. Yeah.
So I.

I'm going to.

I will vote against this on principle of I don't think they're qualified to make these decisions.

SM **Shane Morrissey** 1:01:10

Dave, you have a comment and a substitute motion.

We have to vote on this motion first.

Yeah, yeah.

Well, he can amend the motion.

He can ask for an amendment and we'd have to vote on that request for amendment.

OK, sorry, any other discussion.

I'm in total agreement on here.

I intend to not support the motion on the table.

Umm.

With that, we'll have to do a roll call vote, please.

AR **Analeshia Rodriguez** 1:01:52

Roll call vote Lynn Davis.

There it can, wisher.

Tune farm.

TP **Tung Pham** 1:02:04

No.

AR **Analeshia Rodriguez** 1:02:08

Dave Loomis.

Peter Benton, no.

Recall.

RH **Rick Hall** 1:02:17

Yes.

AR **Analeshia Rodriguez** 1:02:21

Shane Morrissey, no.

And the motion fails with four nose and three yeses.

RH **Rick Hall** 1:02:33

So do we want to try a motion for the 8 foot?

AR **Analeshia Rodriguez** 1:02:39

Uh, that would be.

SM **Shane Morrissey** 1:02:39

That would be a possibility.

TP **Tung Pham** 1:02:44

I think we've done our job.

There was a motion that we denied.

And we I think we should make a note that we encourage Tim and the applicant to come up with an alternate.

We can't come up with an alternative.

SM **Shane Morrissey** 1:02:58

I agree.

Yep.

Uh, moving on then, if we're in agreement to move along, move on to #4, does somebody want to make a motion on where?

I'm sorry.

So you're gonna.

You're gonna go ahead and stay with the normal rise past shall be within a 20 foot wide public pedestrian easement.

I just want there there's more to that.

Condition #6 there's an easement. That's.

Does that come later?

OK.

OK.

Well, well, we're we're only voting on variances for right now.

That would be a condition of approval that would become with the subdivision approval.

So we're moving on to variance #4 is somebody have a somebody like to make this motion?

I will motion that the request, the very from section 3.4 point 6.3 requiring 2 points of egress and the wildland urban interface, will we be approved?

We have a motion from Derek for approval.

We have a second.

TP Tung Pham 1:04:17

I'll second.

SM Shane Morrissey 1:04:18

Towing seconds discussion.

On the table that I encourage the applicants that there's a subdivision behind here.

I don't know if it's been already platted or not, but there's an opportunity for a secondary access out of their I liked and and can I just request that the staff an applicant together but go to the Commissioners and and make some findings.

This is what we found the certainty about why we can or cannot have a secondary access.

I'm really worried about that.

500 people can be living there one night.

This is an urban campground.

Need a secondary access?

That's just a more of a policy statement.

Any other discussion?

Uh, can we do a roll call?

Vote, please.

Turn.

Did you hear that?

TP Tung Pham 1:05:52
Sorry I didn't not I vote yes.

RH Rick Hall 1:06:00
We're not hearing anything.

TP Tung Pham 1:06:05
OK.
Can you hear me now?

AR Analeshia Rodriguez 1:06:06
Dave Loomis.

TP Tung Pham 1:06:07
There we go.

RH Rick Hall 1:06:07
Thanks.

AR Analeshia Rodriguez 1:06:14
Peter Benson.
Yes.
Rick Hall.

RH Rick Hall 1:06:21
No.

AR Analeshia Rodriguez 1:06:23
Shane Morrissey.
Yes.
And the motion passes with four yeses and three notes.
Great. Great.

SM **Shane Morrissey** 1:06:38

Great, great.

Made it through our variances.

We have another thing to vote on, OK?

We're almost there.

Does anybody want to make our?

So we don't have any, we're not changing any conditions.

We're good to go with the motion as presented.

If somebody would like to make that motion correct.

I'm really happy that you could go.

Yeah.

Yeah, we didn't do anything to screw you up.

Too bad here.

OK.

It's somebody like to make a motion.

I can.

I'll make a motion.

I move to recommend approval of Granite Peak RV Park subdivision.

Based on the findings of fact and conclusions of law in the staff report and subject to the recommended conditions.

Through a second.

Second, Derek seconds discussion this discussion.

Ohh is I understand this motion that it would be OK to vote for it and the recommended variances or any conditions that might be modified are separate from that.

Yes, thank you.

Yes.

Any other discussion and maybe just tired, but if we say yes, we approve the fact that there's this increase of about 50% that you have recommended.

OK, we're recommending approval to the county commissioners corrections.

Any other discussion?

We do a roll call vote please.

RH Rick Hall 1:08:42

I'm.

I'm.

SM Shane Morrissey 1:08:43

Ohh sorry, go ahead.

RH Rick Hall 1:08:43

I just wanted to.

Yeah.

SM Shane Morrissey 1:08:44

Go.

Go ahead, Rick. Yeah.

RH Rick Hall 1:08:45

I just wanted to be on the record.

I'm in favor of approval.

I'm just not in favor of some of the conditions.

So overall, I'm going to vote yes.

SM Shane Morrissey 1:09:00

Can you point out which conditions you are not in favor of?

Are they conditions or are they vary in fees?

RH Rick Hall 1:09:04

Well, variances, variances, yes.

SM Shane Morrissey 1:09:08

So you've been on the, you're on the record disagreeing with those?

RH Rick Hall 1:09:10

I'm on the record as not not liking the the Wooley and not liking the the path so.

SM Shane Morrissey 1:09:18

OK.

Dave, you feel the same.

You're OK. Great.

And there was.

So it's like, OK, we're on the record disagreeing with some of the things, but OK may to.

We don't have.

We haven't had a motion yet.

Now we don't motion.

We have the motion and is that and it's like we're in discussion.

Language we were going to late.

Good.

Can we do a roll call?

Vote please.

AR Analessia Rodriguez 1:09:48

Base.

Roll call vote.

Lynn Davis? Yeah.

Derek, can we're sure? Yes.

To inform.

TP Tung Pham 1:10:03

Yes.

AR Analessia Rodriguez 1:10:06

Dave Loomis, yes.

Peter Benson.

Yes, Rick hall.

RH Rick Hall 1:10:14
Yes.

AR Analeshia Rodriguez 1:10:16
Shane Marcy.
Yes, and it is unanimous.
The motion passes.

RH Rick Hall 1:10:26
Change.

AR Analeshia Rodriguez 1:10:26
Great.

SM Shane Morrissey 1:10:26
Great.

RH Rick Hall 1:10:26
You're doing a great job of adapting.
I just want to say that.

SM Shane Morrissey 1:10:31
Thing.
Alright.
God, I hope we don't have anything else to talk about.
Uh, that's it for.
You made it through a 3.
Thank you very much for being here.
Thanks for hanging with us.
That ends our hearings tonight.

Communications and special presentations.
I don't think we have anything there, uh, tuned.
We have a committee report.

TP **Tung Pham** 1:11:01
No, no.

SM **Shane Morrissey** 1:11:03
Cool.

Anybody else have a committee report?

No old business, no new business.

Umm.

Comments from planning board members.

Uh, I guess just to reiterate, there was a memo of sent out on.

Upcoming hearings and potentially some extra meetings, one of which is for August 1, is because of the election.

Actually, I think November in November, so November 12th.

So please respond to attendance polling and attend when you can.

Any other comments from planning board members?

Yeah, Eric, I mean, I think this is more comments section, right.

Comments for planning.

Yeah, discussion is there was the last think I'm bored leading where we went late.

Umm, before we get into that, I think that's we go away.

Is that correct?

August.

That's fine.

August 6th.

Yes, yes.

So it's are we going to go through presentations again or that hearing from like how is that gonna work?

What I can from what I I don't believe he's gonna go through the whole presentation again.

I think it's gonna be where we left off of, which was with the motions, right?

It's not clarify that.

Yeah.

And he'll be they will be going first too.

I believe the staff and the navigation to summarize for us and I hope that we would have a better job.

Yeah.

Yeah, supposed to say.

Any other comments from flooding board members?

Alright, thanks everybody.

Thanks for hanging with us.

Hope it wasn't too bad out there and we'll adjourn.

Thanks.

 **Shane Morrissey** 1:12:59

Thank you.

□ **Analeshia Rodriguez** stopped transcription

Targeted Growth
Policy
Amendment
&
Rezone Request
—
Planning Board

2141 McDonald Avenue

**From Split Zoning RT2.7 & C1-4
DE-C Design Excellence Overlay
Corridor Typology 1
to C1-3**

DE-C Design Excellence Overlay
Corridor Typology 1



Zoe Walters, Associate Planner
Community Planning, Development and Innovation
July 30, 2024

Property Location



Existing Site: Aerial



Current Land Use Designation



**Regional
Commercial
& Services**

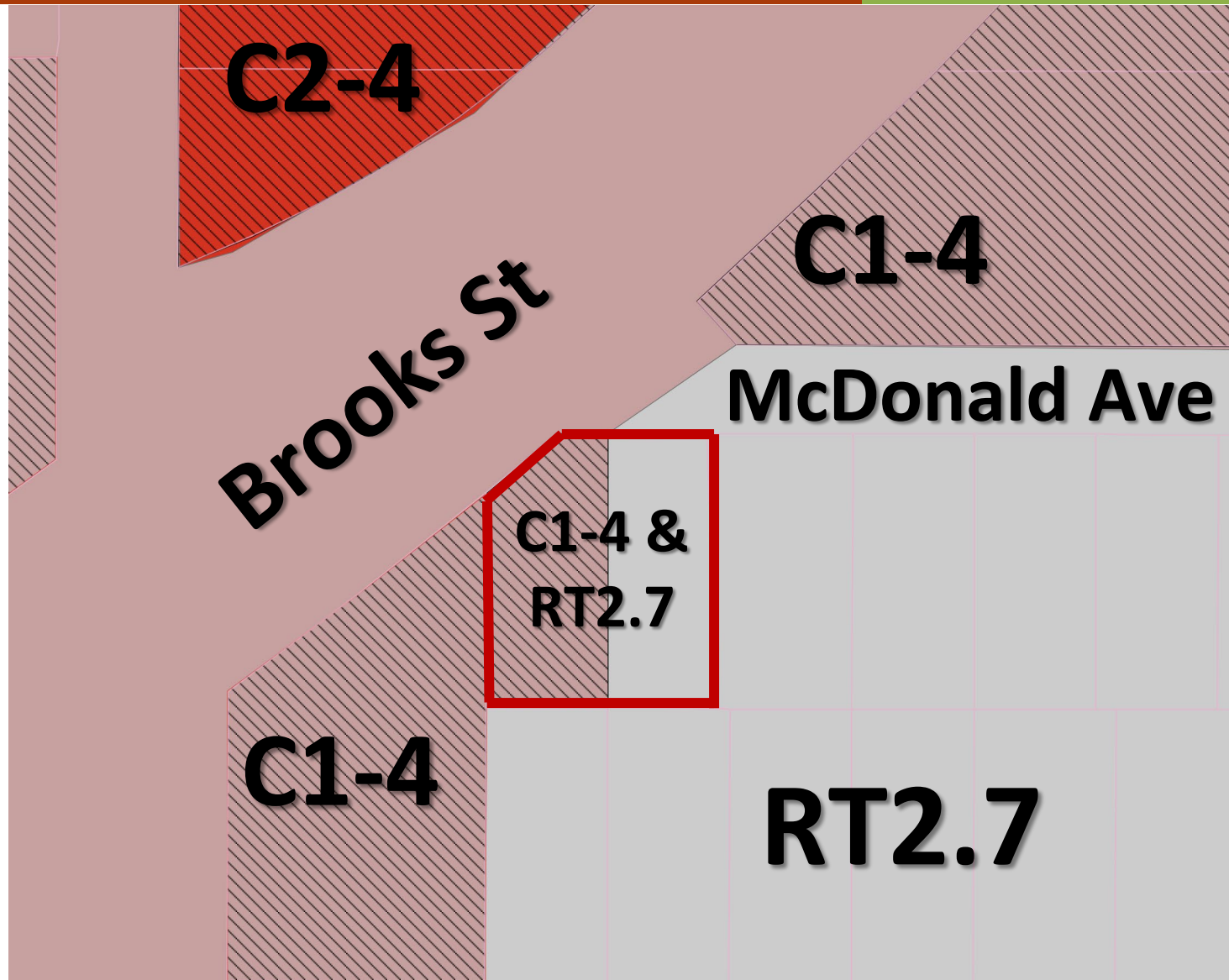
**relatable zones:*
C1, C2, M1R, OP



**Residential
Medium-High**

**relatable zones:*
RT2.7, RM2.7, RMH, R3

Current Zoning Map



Proposed Land Use Designation



**Regional
Commercial
& Services**

**relatable zones:*
C1, C2, M1R, OP



**Residential
Medium-High**

Growth Policy Targeted Amendment



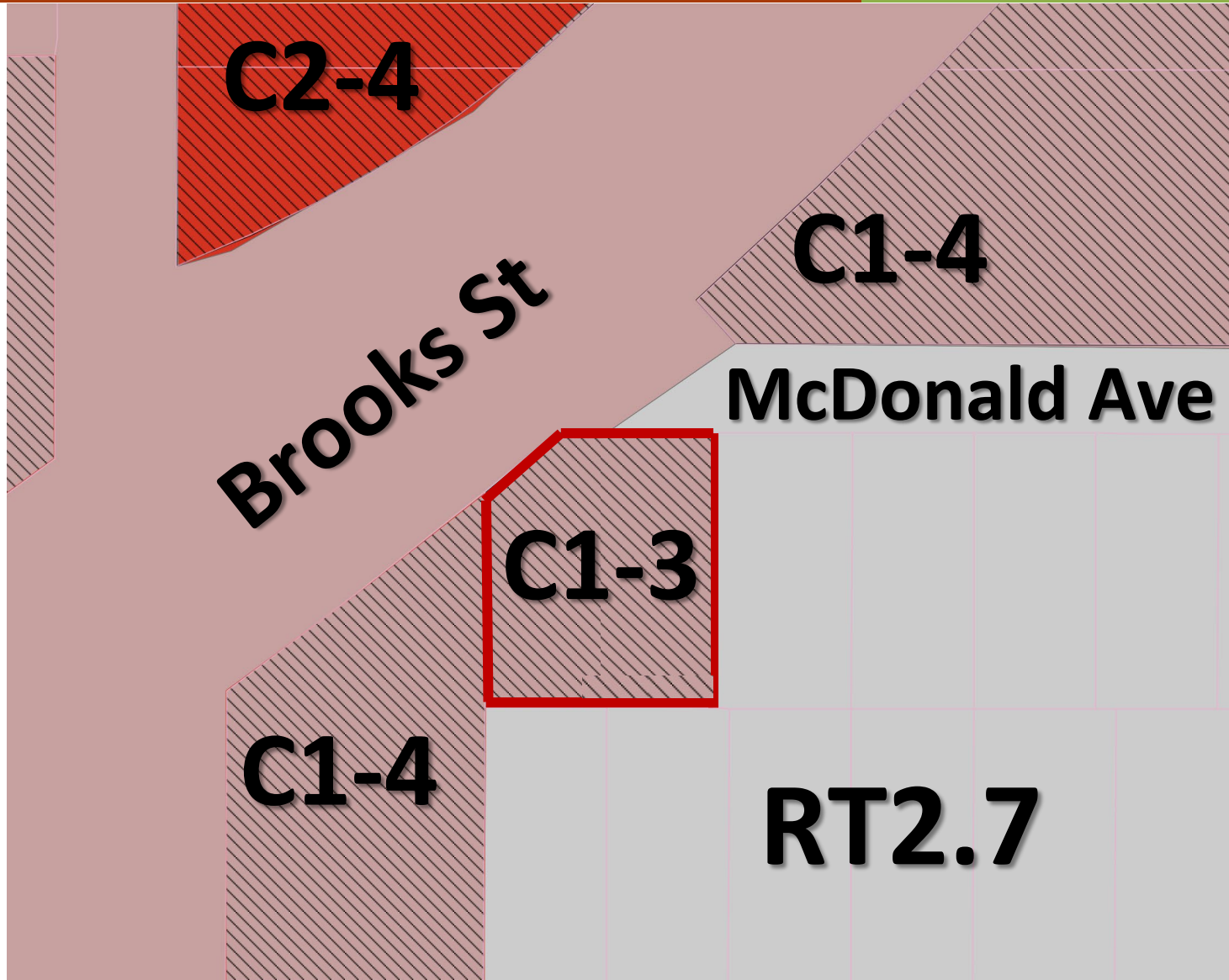
- Lacks sufficient guidance to meet emerging public needs
- Land use designations do not support development proposals
- Changing conditions warrant more relevant policies, implementation tools

Growth Policy Amendment Review Criteria

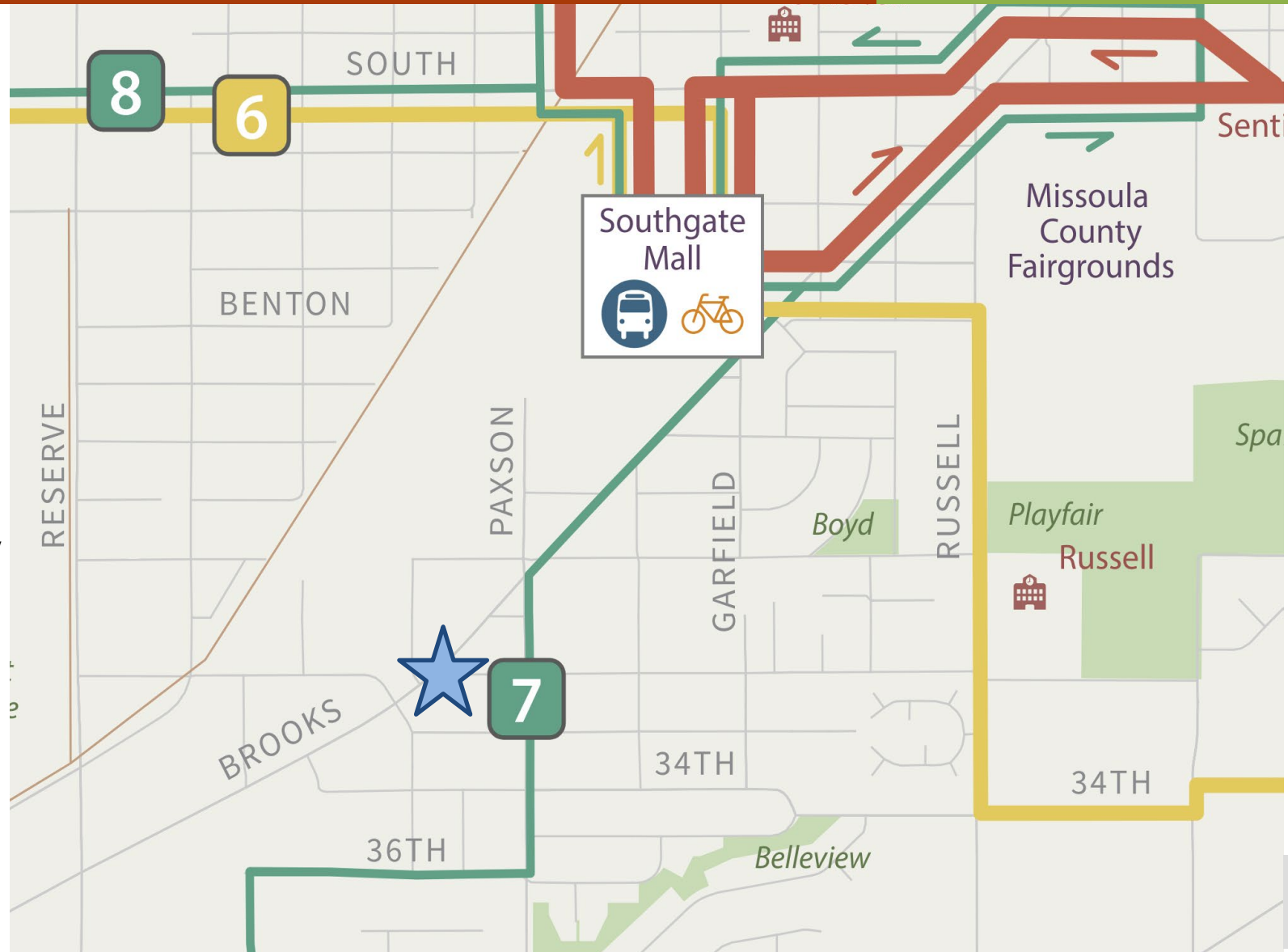


- I. Whether there is a public need for the change;
- II. Whether the change proposed is the best means for meeting that need; and
- III. Whether there is a public benefit that will result from the change.

Proposed Zoning Map



Growth Policy: Focus Inward



Subject
Property

Standards Comparison



	Existing	Proposed
Zoning	RT2.7 / DE-C Typ. 1	C1-3 / DE-C Typ. 1
Min. Parcel Size - Residential	3,000 sqft	3,000 sqft
Min. Parcel Size - Commercial	None	None
Parcel Area / Unit	2,700 sqft	1,000 sqft
Setbacks / Build-To-Zone	McDonald Ave: 20' Brooks St: 10' East Interior: 5' West Interior: 5' South Interior: 5'	McDonald Ave: 5' – 10' Brooks St: 5' – 10' East Interior: 5' West Interior: 0' South Interior: 5'
Max. Height	35'	65'

Additional Permitted Uses



Title 20, Table 20.10-1 Uses Allowed in Commercial Districts

- Animal Service – Sales & Grooming, Shelter or Boarding
- Business Support Service
- Communication Service Establishments
- Eating and Drinking Establishments – Restaurant
- Entertainment and Spectator Sports
- Hotel/Motel
- Warehousing, Wholesaling and Freight Movement
- Winery

Rezoning Review Criteria



1. Growth Policy
2. Promotes Public Health and Safety
3. Public Services/Transportation
4. Provision of Light and Air
5. Compatible Urban Growth
6. District Character & Suitability of Uses
7. Value of Buildings and Appropriate Use of Land
8. Meets Changing Condition
9. Best Interest of the City as a Whole

Recommended Motion



Staff Recommended Motion [Resolution]:

RECOMMEND City Council **ADOPT** a resolution to amend the 2035 Our Missoula City Growth Policy land use designation from Residential Medium-High to Regional Commercial and Services on a portion of Parcel A of an Amended Plat of Car Line Addition, Block 70, a Portion of Lot 1, and Tract A, COS 6441, as shown on Exhibit A, based on the findings of fact and conclusions of law in the staff report.

Staff Recommended Motion [Ordinance]:

RECOMMEND City Council **ADOPT** an ordinance to rezone the subject property located at 2141 McDonald Avenue and legally described as Parcel A of an Amended Plat of Car Line Addition, Block 70, a Portion of Lot 1, and Tract A, COS 6441, located in Section 32, Township 13 North, Range 19 West, P.M.M. from Split Zoning RT2.7 Residential (two-unit/townhouse) and C1-4 Neighborhood Commercial with a Design Excellence Overlay – Corridor Typology 1 to C1-3 Neighborhood Commercial with a Design Excellence Overlay – Corridor Typology 1, based on the findings of fact and conclusions of law in the staff report.

Rezone Request
—
Planning Board

**1200, 1224, 1228, 1244,
1136, and 1138 Montana
Street**

**From R20 Residential to
B2-2 Community Business**



Alex Bramlette, Senior Planner
Community Planning, Development and Innovation
July 30th, 2024

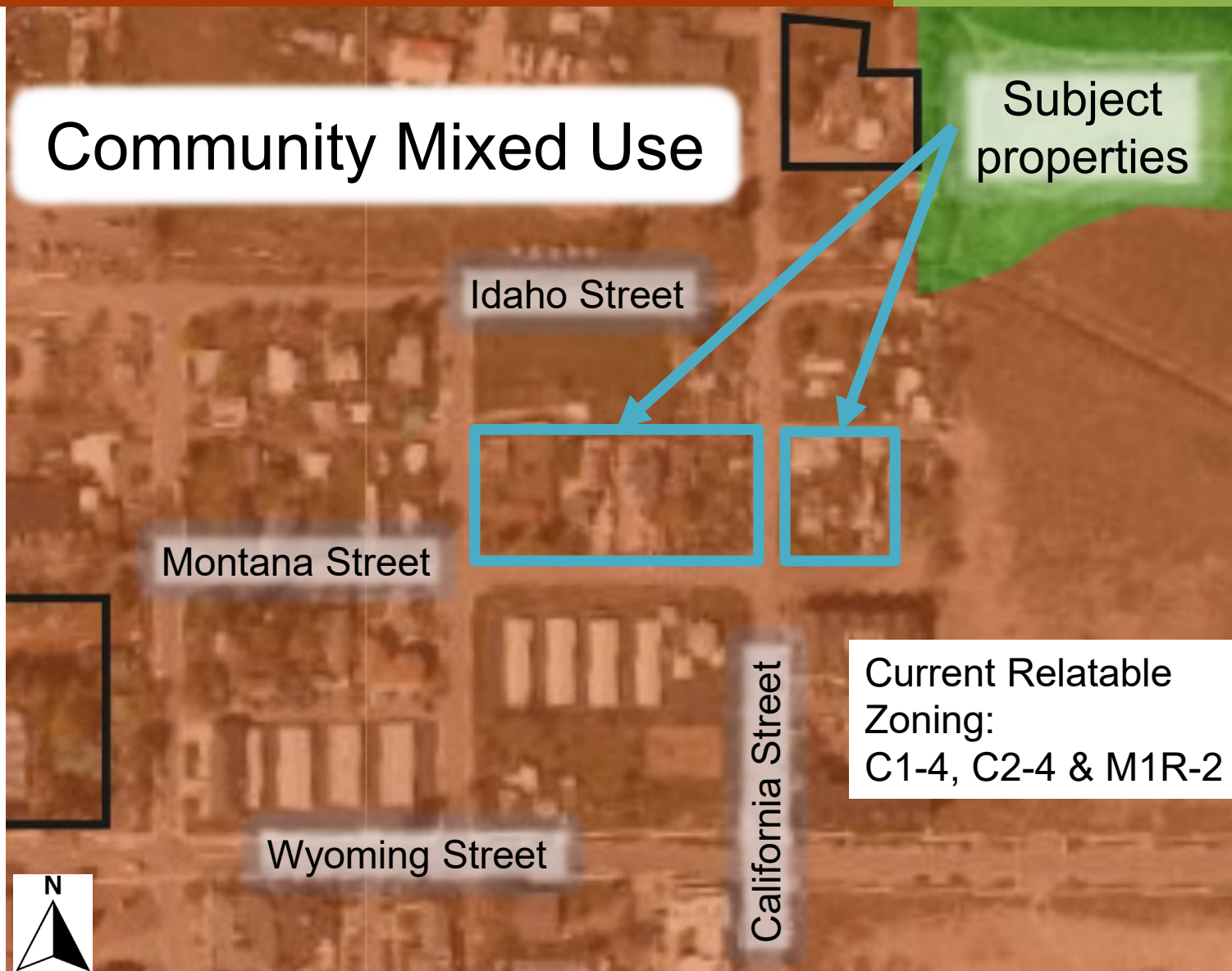
Property Location



Existing Site - Aerial



Growth Policy Map



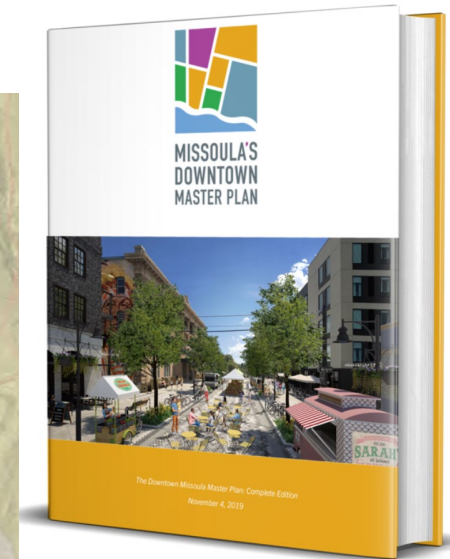
Growth Policy: Focus Inward



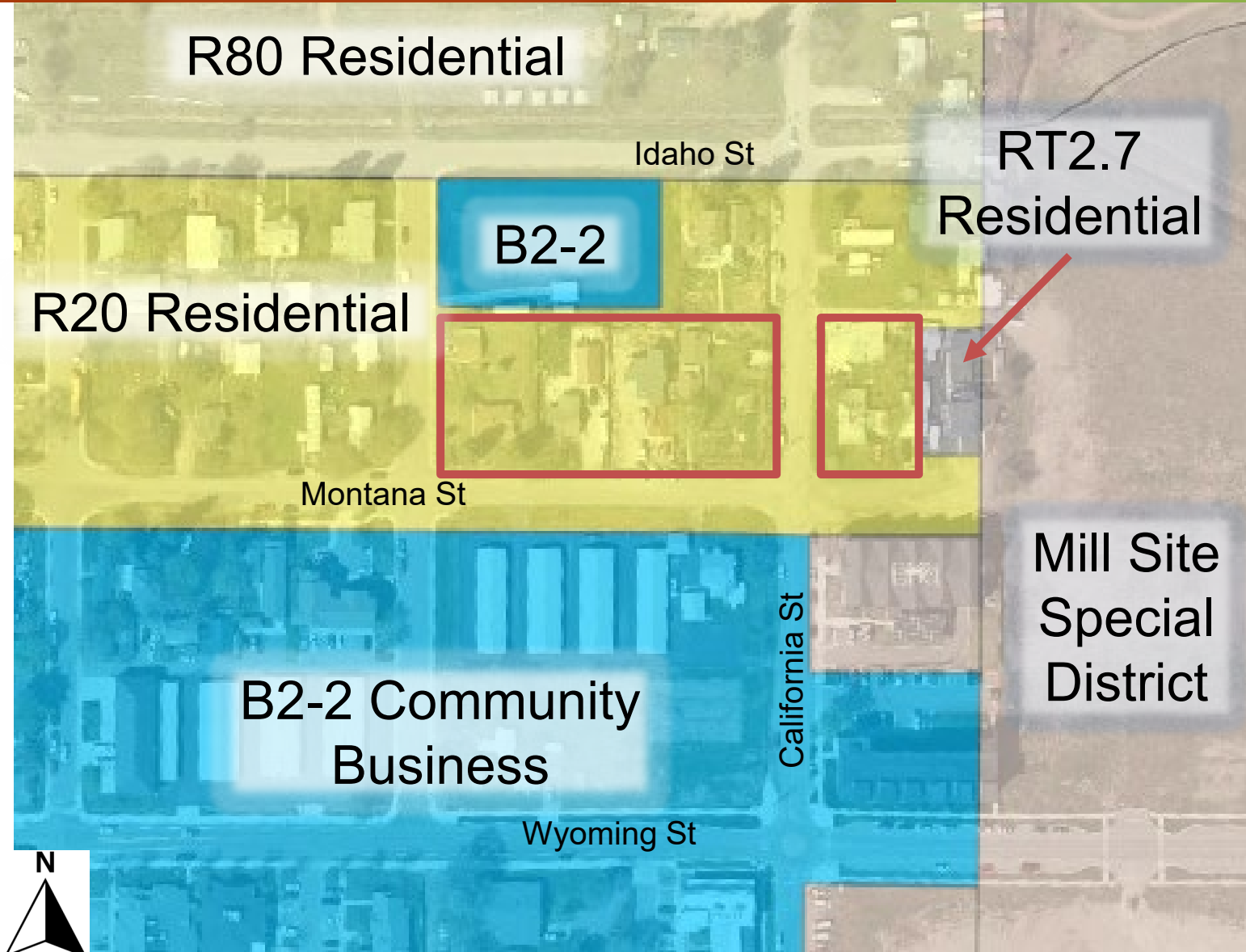
Downtown Master Plan



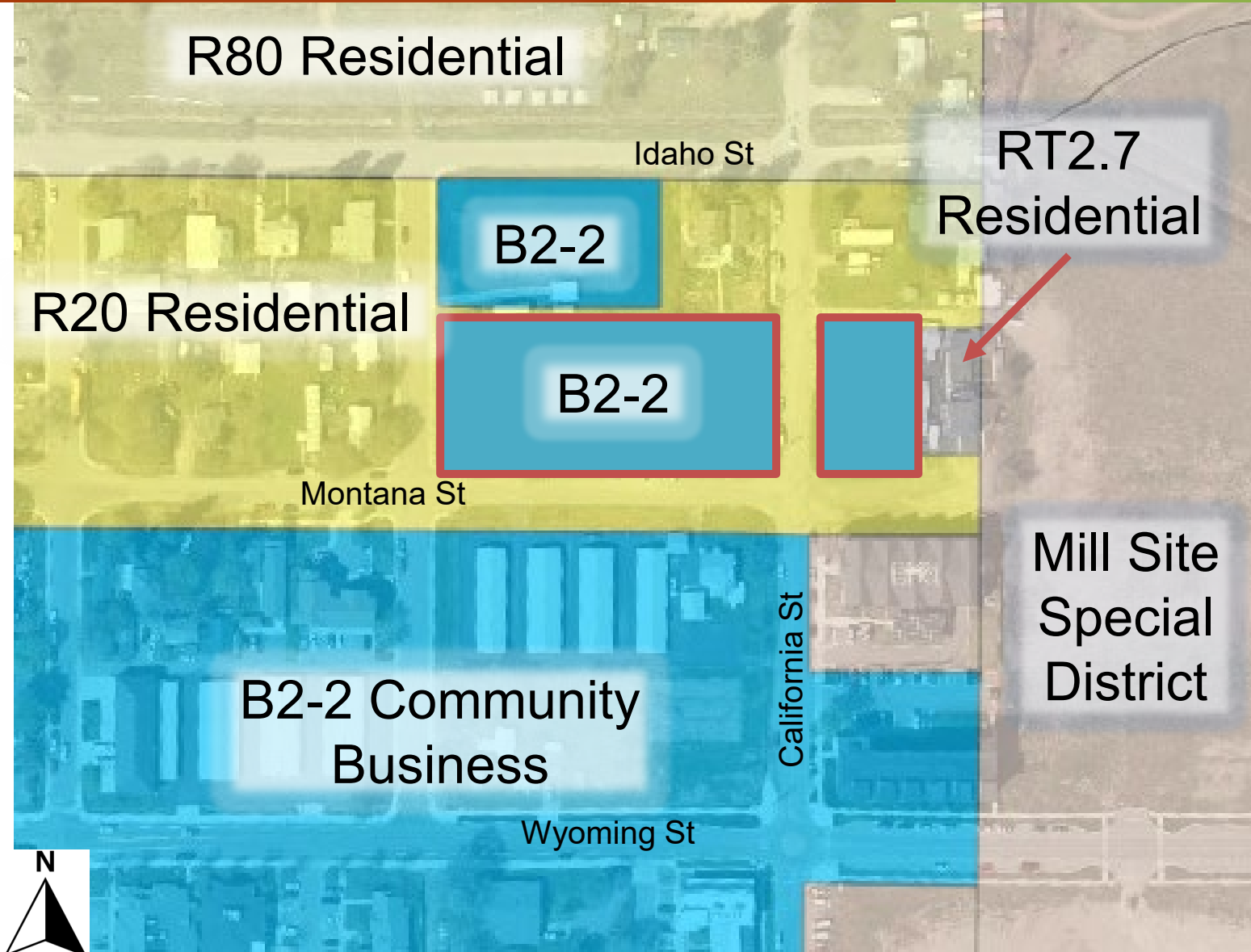
Wyoming Street Neighborhood



Current Zoning Map



Proposed Zoning Map



Standards Comparison



	Existing R20	Proposed B2-2
Min. Parcel Size	20,000 square feet	3,000 square feet
Parcel Area / Unit	20,000 square feet	1,000 square feet
Setbacks	Front/Rear: 25' Side interior: 15' Street side: 12.5'	None – not abutting residential district**
Maximum Height	30'/35'	50 feet

**When B-zoned parcel abuts residential, as is the case on the easternmost parcel (1136 Montana Street), the parcel must match the actual setback for the abutting R-zoned parcel, but not greater than the required setback. If no building exists on the abutting R-zoned parcel, the B-zoned parcel must provide at least 50% of the required setback.

Review Criteria



1. Growth Policy
2. Promotes Public Health and Safety
3. Public Services/Transportation
4. Provision of Light and Air
5. Compatible Urban Growth
6. District Character & Suitability of Uses
7. Value of Buildings and Appropriate Use of Land
8. Corrects Error or Inconsistency
9. Best Interest of the City as a Whole

Recommended Motion

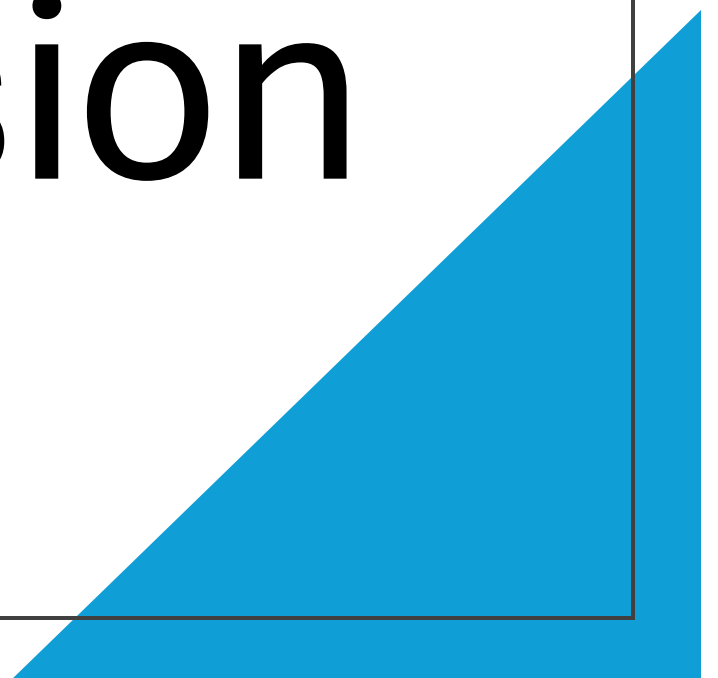


Recommended Motion:

Planning Board recommend the adoption of an ordinance to rezone the subject properties located at 1200, 1224, 1228, 1244, 1136, and 1138 Montana Street, legally described as Lots 13-24 in Block 7, and Lots 13-16 and the West ½ of Lot 17 in Block 8 of Eddy Addition, located in Section 21, Township 13 North, Range 19 West, P.M.M. from R20 Residential to B2-2 Community Business, based on the findings of fact and conclusions of law in the staff report.

Granite Peak RV Park Subdivision

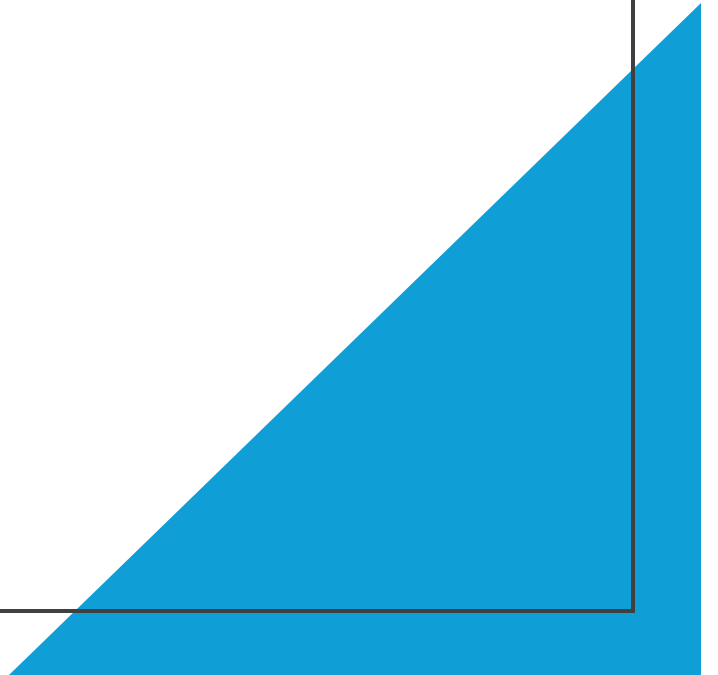
50 space expansion



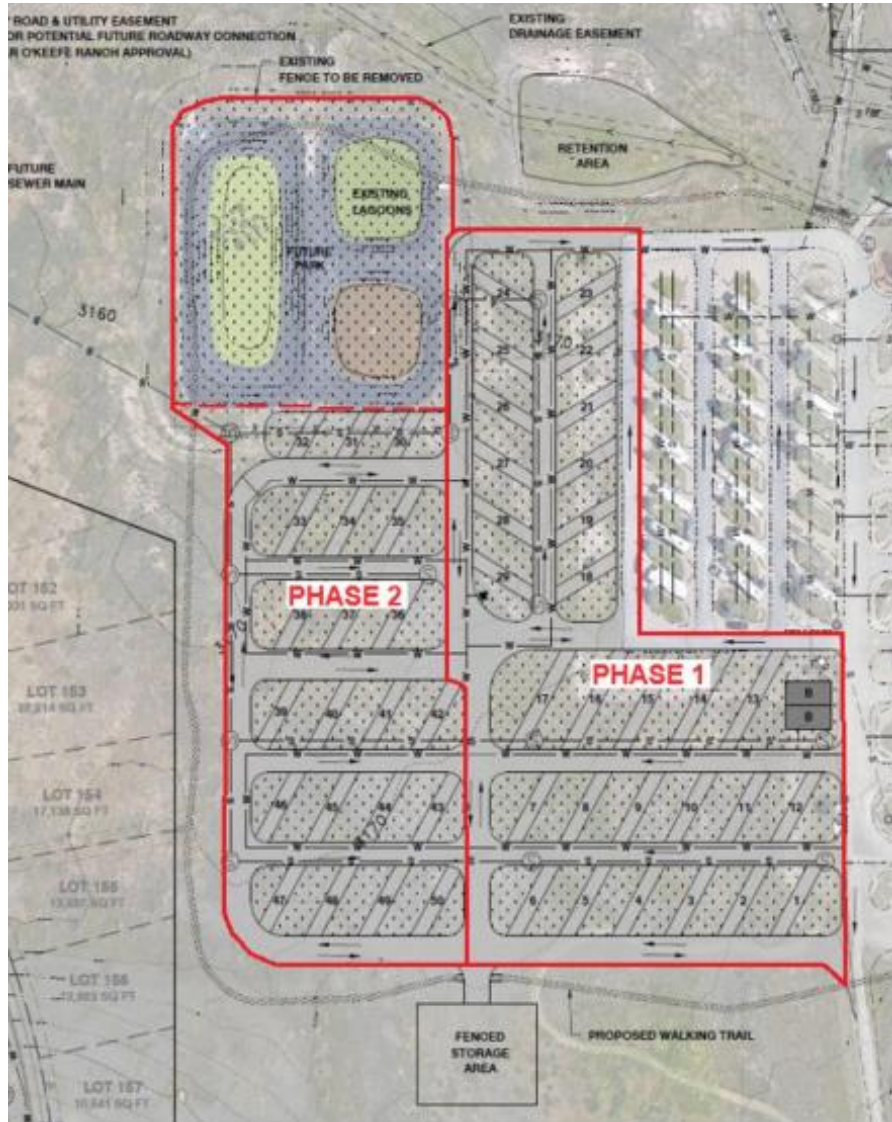
A proposal by Dave
Swisher, Lolo Peak LLC

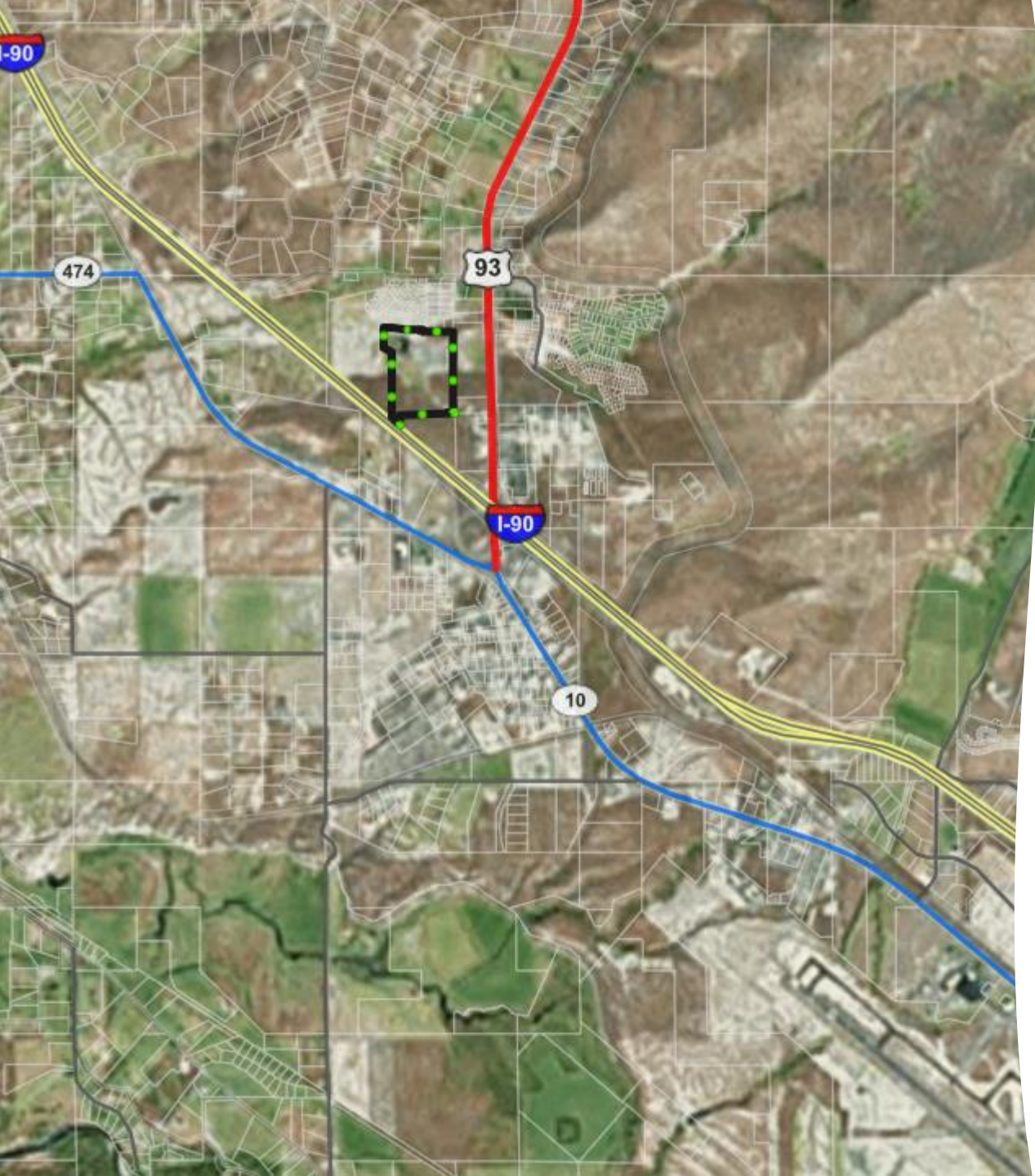
Proposal

- 50% expansion
- 50 spaces
- Two-phase expansion



Two-phase expansion





Located on Thoroughbred Lane, NW of the Wye

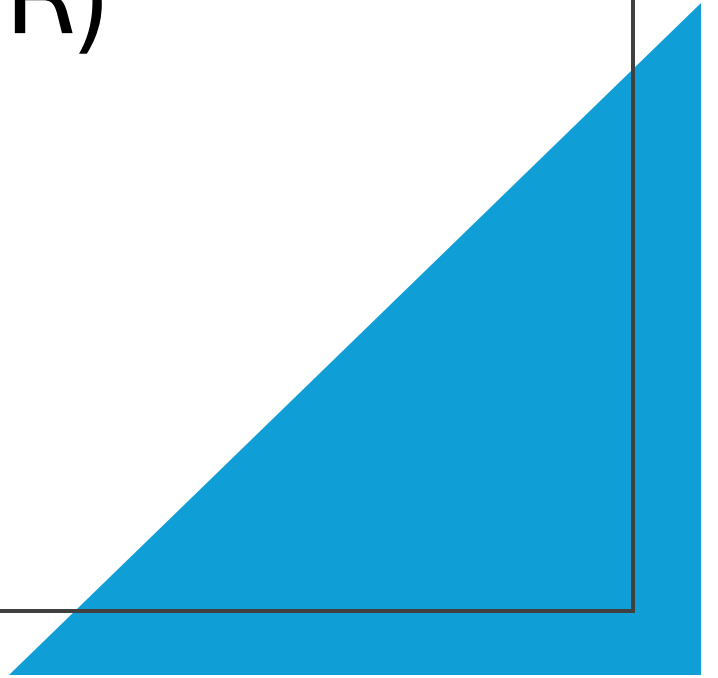
The former “Jellystone Park”

Approved in
1994

117 RV Park
Spaces

Zoning

- Neighborhood Residential (NR)
- Does not permit RV parks
- Existing park: legal nonconforming

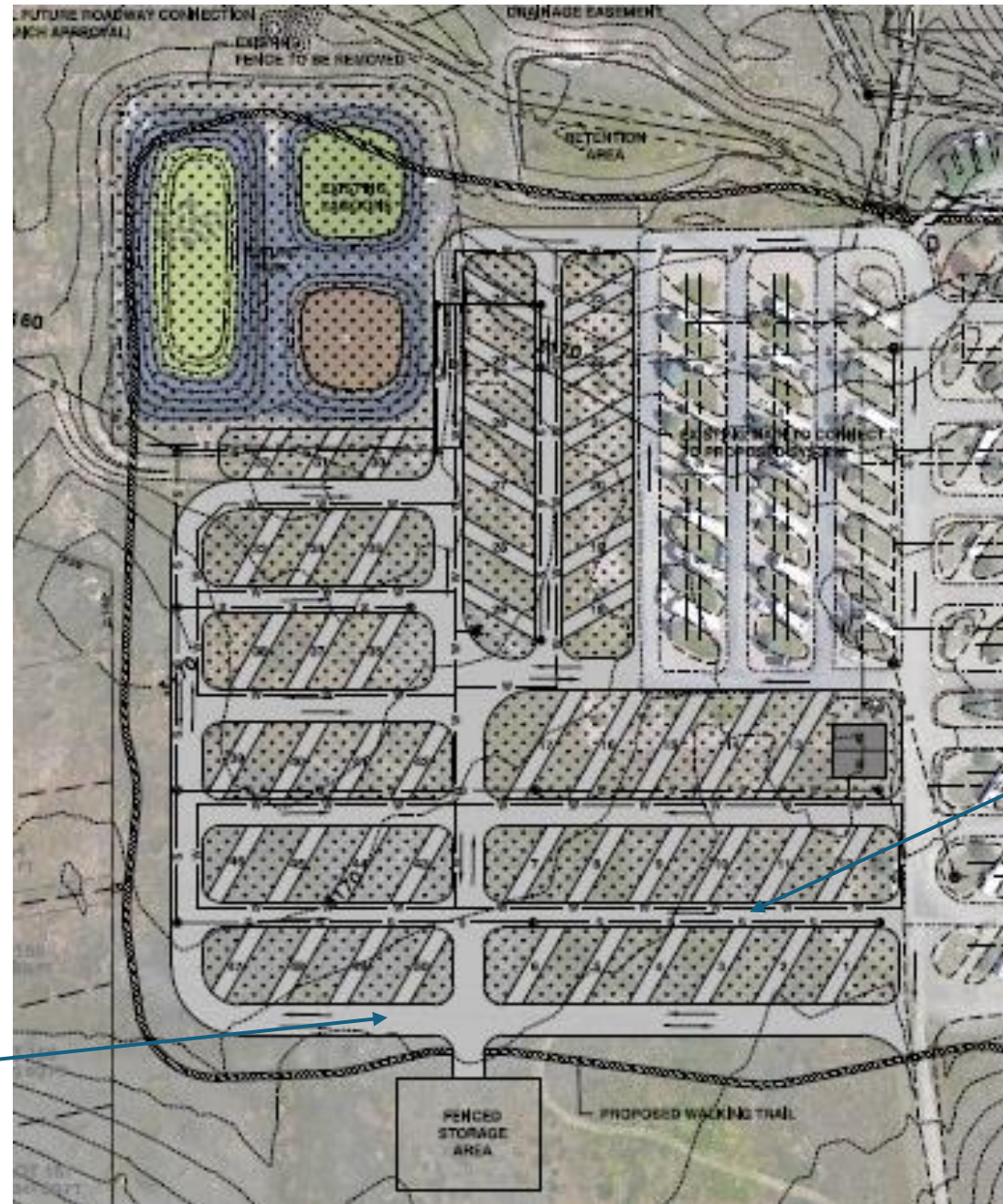


Park Expansion

- Zoning allows for up to a 50% expansion of a nonconforming use
- Special Exception required (BOA)
- Expansion approved in 2023



Roads



20' wide, one-way roads

26' wide, two-way roads

Variances

- Curb and gutter
- 26' wide roads

Staff supports these variances

- Curb and gutter: swales are used for existing drainage
- Road width: all roads meet emergency vehicle standards

Thoroughbred Lane



Variance

- Two ways in and out required
- Single way out (Thoroughbred Lane)
- No reasonable second way



Variance to permit a 3' wide trail (vs. 8' wide requirement)

Trail Variance

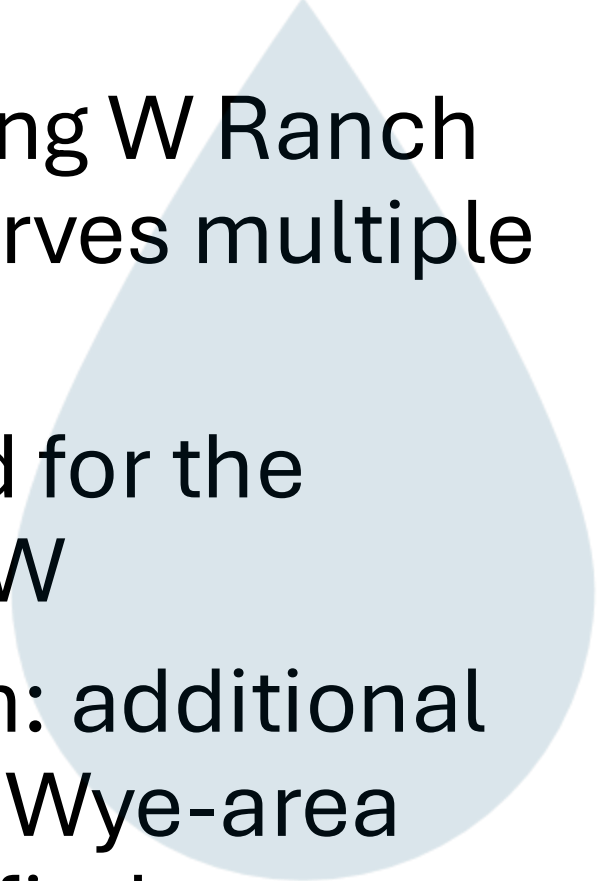
- 3' wide gravel trail proposed
- 8' wide paved trail standard is in lieu of sidewalks
- Staff recommends denial
- Condition: install 8' wide trail



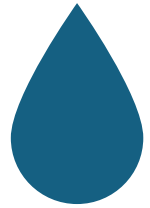
Sewer and Water

- Sewer: approved city sewer hookup
 - Sewage lagoons will be filled in
 - Water: local water system
 - Condition: confirmation of water rights for additional water connections (see memo)
-

Water at the Wye

- 
- Water system serving Running W Ranch (Missoula Meadowlands) serves multiple developments
 - Original water right intended for the number of units in Running W
 - DEQ/Missoula Public Health: additional connections/water rights to Wye-area subdivisions need to be verified
- 

Water at the Wye



- Likely a response to *Upper Missouri Waterkeepers v. Broadwater County* court order

Parkland

- RV Park has existing parkland and related facilities
- Existing parkland will cover required dedication of Phase 1
- More parkland to be dedicated with Phase 2
- Condition: County Parks to review dedication with each phase



Buffering/screening to adjacent development

- Subdivision Regulations and Zoning Regulations require screening
- Applies along boundary with O'Keefe Ranch Estates
- Condition: appropriate screening

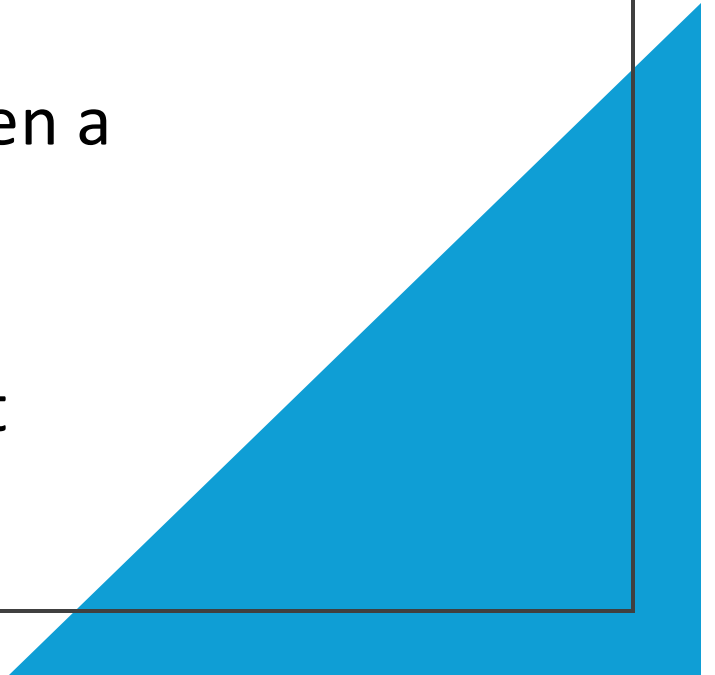


Wildlife

- Bears occasionally visit the area
 - In Bear Buffer Zone: bear resistant containers required by April 10, 2026
 - Condition: bear-resistant garbage disposal methods
- 
- A large blue right-angled triangle is positioned in the bottom right corner of the slide, pointing towards the top right.

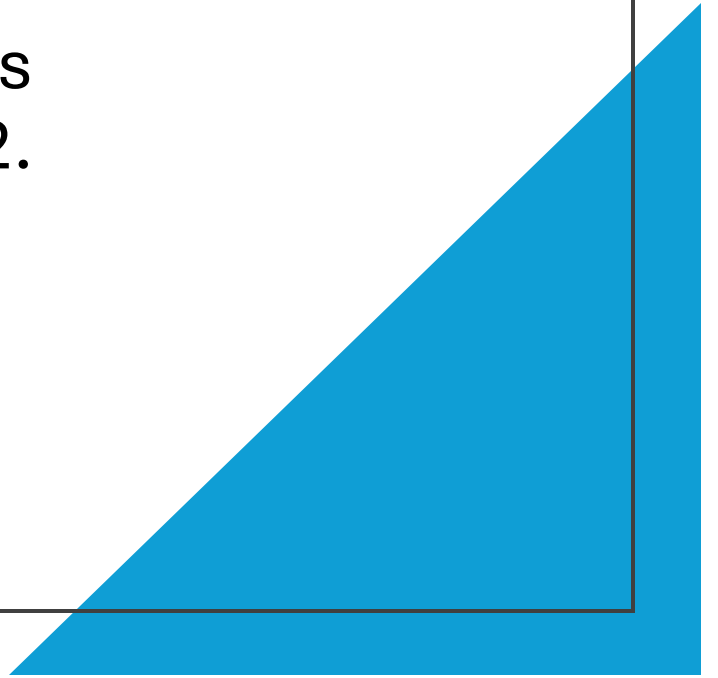
Public Comment

- Concern over a single way out: the number and size of RVs would make egress difficult.
- Original approval: this was a seasonal RV park (May-October). Concern over the additional 50 spaces having no defined annual timeframe.
- Neighboring development: Granite Peak has been a great neighbor to O'Keefe Ranch Estates and has upgraded and continued to maintain their RV park. We wish them the best of luck in the future and hope that the county commissioners support their application.



Public Comment

- I do agree that the RV Park should be expanded, it's a great little park! However, the plans should include mandatory planting and maintenance of trees.
- The connection to city sewer should be done as soon as possible and not delayed until phase 2.





Subdivision Recommendation

APPROVAL

Recommended Motions

1. I move to recommend approval of the request to vary from Table 3.4.7, requiring 26' wide subdivision roads.
2. I move to recommend approval of the request to vary Section 3.4.7.3, requiring curb and gutter along subdivision.
3. I move to recommend denial of the request to vary from Table 3.4.9.4, requiring an 8' wide paved surface for the stand-alone non-motorized trail.
4. I move to recommend approval of the request to vary from Section 3.4.6.3, requiring two points of egress in the Wildland Urban Interface (WUI).

Main Motion

I move to recommend approval of Granite Peak RV Park Subdivision, based on the findings of fact and conclusions of law in the staff report, and subject to the recommended conditions

