



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: September 3, 2024, 6:00 p.m.

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

Members in Attendance: Danny Oberweiser (County Appt), Peter Bensen (County Appt), Rick Hall (County Appt), Lynn Davis (City Appt), Josh Schroeder (Conservation District), Tung Pham (Mayor), Shane Morrissey (City Appt) and Sean McCoy (County Appt)

Members Absent: Derek Kanwischer (City Appt)

I. CALL TO ORDER [Time stamp – 0:35]

Sean McCoy called the meeting to order at 6:01 p.m.

II. ROLL CALL [Time stamp – 0:43]

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

III. APPROVAL OF MINUTES [Time stamp – 1:34]

Shane Morrissey moved, and Lynn Davis seconded approval of the August 20, 2024, minutes as written. The motion passed by unanimous voice vote.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:47]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 5:05]

Planning Board Memo - Our Missoula Project Update

VI. PUBLIC HEARINGS

A. Zoe Walters, Associate planner, City of Missoula - Rezone of 2139 South 7th Street West from R5.4 Residential to RM1.5 (multi-dwelling) [Time stamp – 5:48]

STAFF PRESENTATION

Zoe Walters, Associate Planner, with the City of Missoula, presented a proposal submitted by Harrison Schutt to rezone the property located at 2139 South 7th Street West. The property is located near the intersection of South 7th Street West and Lynn Lane and is legally described as Lots 14, 15, and 16 in Block 73 of Daly Addition No. 2, to the City of Missoula, Missoula County, Montana, together with the North one-half of the vacated alley in said Block lying South of and adjacent to said Lots 14, 15, and 16,

located in Section 29, Township 13 North, Range 19 West, P.M.M. The applicant requests a rezone from R5.4 Residential to RM1.5 Residential (multi-dwelling). This rezone would result in a standard zoning district in Title 20 that applies equally to other areas of the City with the same zoning designation.

The 2035 Our Missoula City Growth Policy designates the zoning district for the property as Residential High. The current zoning is not consistent with the land use designation. The proposed RM1.5 zoning complies with the Growth Policy and supports a focus on infill development within the urban core. Staff explained that new structures will need to connect to City sewer and water services at the time of development. Zoe Walters gave a comparison between the existing and proposed zoning districts. She highlighted the differences in building types permitted, setbacks, and building height. The proposed RM1.5 allows additional building types, supporting higher density. It has a minimum of 1,500 square feet per unit and allows up to six dwelling units on the 9,750 square foot property. Front and rear setbacks remain at 20 feet; interior side setbacks would be reduced to 5 feet; street side setbacks remain at 10 feet. The maximum building height allowed in the proposed zoning district is 45 feet. The proposed RM1.5 zoning also allows additional permitted uses.

Staff shared a summary of the review criteria. They highlighted the proposed rezoning to RM1.5 is considered suitable for the property at 2139 S 7th St W, as it aligns with the City's Growth Policy for higher-density residential development and utilizes existing infrastructure and services efficiently. The increased density facilitated by the rezoning will contribute to the efficient use of land and infrastructure, promoting public health, safety, and welfare by providing residential uses with access to essential urban services like emergency services, schools, and public transportation. The rezoning aligns with the existing land use and zoning districts nearby, ensuring cohesion and minimizing conflicts between different land uses. Staff shared that with this property, Development Services has received three protest petitions certified by the City Clerk, representing only 14% of adjacent property owners and not requiring the 2/3 majority vote from City Council. Staff recommended Planning Board recommend City Council adopt an ordinance to rezone the subject property located at 2139 S 7th St W from R5.4 Residential to RM1.5 Residential (multidwelling), based on the findings of fact and conclusions of law in the staff report

See PowerPoint presentation slides.

PUBLIC COMMENT

Public comment included nearby property owners expressing concern over the proposed zoning of the property. They questioned when the City planned this area for higher density and if there was adequate notification to residents. They opposed the shift toward high-density development, arguing it would alter the neighborhood's character. They also emphasized the need to maintain the existing residential feel and not overwhelm the area with multi-story buildings that would not fit in.

Residents of the community opposed the increased density, stating it would lead to higher traffic, potential overcrowding, and a shift in the community feel. They suggested a rezoning of RM2.7 would be more consistent with the neighborhood and still allow for a higher density. There were also concerns expressed about the notice requirements. One resident shared their concern about the designation of the Franklin to the Fort neighborhood as a "high use density" area. She questioned whether this designation is more common in lower socioeconomic neighborhoods compared to wealthier neighborhoods. She also noted that the neighborhood feels like it's being "spot zoned" with new large apartment complexes being built amidst single-family homes and duplexes, creating a sense of inconsistency in the neighborhood's character.

An adjacent property owner sought clarity about the structure of the power supply for the proposed development, and the impact it may have on their property, specifically for the costs

and the restoration of their front yard if and when upgraded utilities are installed. A resident of the neighborhood expressed concerns about the proposal to build a high-density unit on a small plot with only one point of access. He emphasized the lack of adequate vehicle access and parking, which would make a high-density development unsuitable for maintaining the neighborhood's current look and feel. Concern over the proposed density of the development making it difficult to perform utility work concluded public comment.

REZONING MOTION

Shane Morrissey made the following motion to approve the request, and Tung Pham seconded the motion:

Planning Board RECOMMENDS City Council ADOPT an ordinance to rezone the subject property located at 2139 South 7th Street West and legally described as Lots 14, 15, and 16 in Block 73 of Daly Addition No. 2, to the City of Missoula, Missoula County, Montana, together with the North one-half of the vacated alley in said Block lying South of and adjacent to said Lots 14, 15, and 16, located in Section 29, Township 13 North, Range 19 West, P.M.M from R5.4 Residential to RM1.5 Residential (multi-dwelling), based on the findings of fact and conclusions of law in the staff report.

Board members inquired about the current zoning of the property, why it is out of compliance with the Growth Policy and whether the Our Missoula project will rectify that situation. Alex Bramlette, Senior Planner with the City, explained the future land use map is part of the Our Missoula plan update, indicating where the City aims to grow. The process of rezoning is part of the broader strategy to align existing land use with these future goals. Board members noted there is often a misalignment between the Growth Policy's vision and existing zoning. Bramlette stated the future land use map, embedded in the Growth Policy, isn't going to reflect the existing zoning and will reflect the future growth of the City. Other parts of the City will undergo a more gradual and tailored approach to zoning changes to ensure alignment with the broader growth strategy. Karen Hughes, with Missoula County, noted for the Board her understanding of the Our Missoula project is that the City is aiming to have the zoning updated by Spring 2025, along with an updated zoning map.

The Planning Board inquired about the difference between the proposed and current zoning. Staff shared the zoning district would allow up to six units. Although, planning, engineering, and building requirements could affect the actual number of units possible. Zoe Walters clarified for the Board the required 150 feet notification distance for proposed zoning changes is standard to the Title 20 zoning code and set by state law. Board members provided background on the Land Use Designation map and Growth Policy created in 2015. They shared that while the intention with the map was to envision future growth, some areas have been marked for densities that may not be appropriate given the current neighborhood character and infrastructure.

Staff explained the primary difference between RM1.5 and RM2.7, stating RM2.7 does not meet the density requirements of the "Residential High" designation of the Growth Policy. Dave DeGrandpre, with the City of Missoula, clarified the reason why current zoning may not always align with the Growth Policy. It is because in the past, after the plan was adopted, the City relied on landowners to request rezoning based on their development plans. He shared that in the Our Missoula project, the City is currently working to update its land use plan, develop a unified development code and the project will include updates to the zoning map to better align it with the land use plan. Spot zoning was addressed and DeGrandpre explained that because the proposed zoning complies with the Growth Policy it does not meet the criteria for spot zoning. Board members suggested incorporating the land use map information in staff presentations that shows density distribution across the City. They addressed parking requirements for multi-

unit developments, with staff clarifying that parking requirements vary by building type and unit size. It was clarified there is only one access point off 7th St. Troy Monroe, City Engineer, clarified they have a transportation plan that includes a specific cross-section design for S 7th St, which is designated as a Greenway between Schilling and Kent. This design outlines details regarding the width of travel lanes, bike lanes, and where pedestrian sidewalks would be situated. These improvements are designed to fit within the existing right-of-way.

Some Planning Board members indicated their support for the motion and acknowledged the rezoning aligns with the City's Growth Policy and future land use maps. They pointed out that increasing urban density will efficiently use existing infrastructure and services, and approving the rezoning would bring the area into compliance with the Growth Policy. Some members shared concern with following the growth policy and maintaining the character and aesthetic of the neighborhood. They suggested that the rezoning might be premature, and some members felt it would be a significant change from the existing community character. The discussion concluded with Board members encouraging residents of the community to participate in the Our Missoula Growth Policy and Code Reform Update. The applicant, Harrison Schutt, addressed the Board and clarified he is not planning to build anything large scale or overly dense due to lot constraints. He explained he has the intention to build no more than three detached units on the property and encouraged his neighbors to reach out to him for further discussion on the development.

VOTE

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

AYES: (6): Lynn Davis, Danny Oberweiser, Josh Schroeder, Rick Hall, Tung Pham, Shane Morrissey

NAYS (1): Sean McCoy

ABSTENTION (1): Peter Bensen

B. Alex Bramlette, Senior Planner, City of Missoula - Carrera Commons 10-Lot Major Subdivision & Rezoning **[Time stamp – 6:00]**

*Planning Board Member, Danny Oberweiser, recused himself from the Planning Board and sat in the audience for this portion of the hearing. *

Alex Bramlette, Senior Planner, with the City of Missoula, presented a proposal submitted by IMEG on behalf of Homes for Missoula, LLC, for a 10-lot major subdivision of 1.58 acres located at 123 S. Curtis Street, and rezone from RT10 Residential (two-unit/townhouse) to RT5.4 Residential (two-unit/townhouse).

Staff shared the setback, height and allowed building types for the existing and proposed zoning districts are the same. No adverse impacts to agriculture are foreseen as a result of this subdivision. The property falls under the "Residential Medium Density" designation in the Our Missoula City Growth Policy. This designation aims to be compatible with existing established residential neighborhoods. The rezoning aligns with the City's "focus inward" Growth Policy, supporting higher density development near existing infrastructure and services. The property is well-connected to public transportation and amenities. All 10 proposed lots will be served by City water and sewer services. An irrigation ditch along the western boundary will be maintained through a 12-foot utility easement, and a private branch extending off the ditch will be capped and abandoned in coordination with the Orchard Homes Irrigation Ditch Company. Parkland

dedication for the subdivision is set at 0.10 acres. It's noted the Parks and Recreation Department has approved a cash donation in lieu of parkland dedication.

The application includes four (4) variance requests:

Variance #1 – The applicant is proposing a 31.5-foot right-of-way and a 29.5-foot street width for Pit Lane. This would consist of a 7-foot boulevard, a 5-foot sidewalk, within a 20' utility and sidewalk easement, which aims to contribute to the functionality of the narrower right-of-way.

Variance #2 - The applicant is seeking for a Pit Lane Cul-de-sac and requesting to deviate from one of the additional standards of a water-permeable center island for cul-de-sac radius over 45 feet. They are proposing a temporary cul-de-sac easement.

Variance #3 – This variance proposes to dedicate an additional 3.9 feet of right-of way to the existing 60-foot-wide right-of-way. The applicants are also proposing half-street improvements along South Curtis Street, which include a 7-foot boulevard and a 5-foot sidewalk along the entire subdivision frontage adjacent to South Curtis Street. Additionally, the applicant is proposing a 1-foot "no-access" strip along the entire eastern boundary of Lot 1 to limit vehicular access from South Curtis Street to Pit Lane only. This measure is intended to further mitigate the variance request for a reduced urban collector right-of-way.

Variance #4 – The variance request is for a block length that exceeds the regulatory maximum of 480 feet, extending to 512 feet. The variance is requested due to the unique shape and constraints of the property, which measures 110 feet in width and 623 feet in length and has limited access to a single public right-of-way. To help mitigate the impact of the extended block length, the applicant is proposing a 20-foot non-motorized access and utility easement in the southwestern portion of the property.

Staff highlighted the property is within an urbanized area and is not in a regulated floodplain, and no special floodplain permits are required. No natural surface water features or wetlands exist on the property. Seasonal high groundwater is below 15 feet from the surface. No slopes greater than 25% or other apparent hazards exist on the property. A weed management and vegetation plan submitted by the applicant complies with regulations.

The first motion is for the Planning Board to approve the adoption of an ordinance to rezone the property from RT10 Residential to RT5.4 Residential. The next four motions are for the Planning Board to approve the variance requests. The final motion is for the Planning Board to approve the Carrera Commons Subdivision Preliminary Plat, subject to the recommended conditions of approval, based on the findings of fact, conclusions of law, and the staff report.

See PowerPoint presentation slides.

PUBLIC COMMENT

No Public Comment.

REZONING MOTION

Peter Bensen made the following motion to approve the request, and Shane Morrissey seconded the motion:

Approve the adoption of **an ordinance to rezone** the subject property located at 123 S. Curtis from RT10 Residential (two-unit/townhouse) to RT5.4 Residential (two-unit/townhouse), based on the findings of fact and conclusions of law in the staff report.

Staff explained to the Board that Curtis Street is classified as an urban collector without parking, and there is no existing street parking planned. The parking provisions are being met off-street, with each lot required to meet the off-street parking requirements. Troy Monroe mentioned the

current right-of-way, which is 60 feet, limits what can be done in terms of expansion. Bramlette clarified that the proposed cul-de-sac is being considered because there currently isn't any road to connect to beyond the western boundary of the site. The cul-de-sac is designed to allow for a potential future connection. If the land to the west were to be redeveloped, it could provide an opportunity to connect to Pit Lane, creating a through connection.

Board members expressed their support for the rezoning, citing its alignment with the City's Growth Policy and potential for modest housing development. Some members raised concerns about the frequency of variances being requested for a development, for it to fit more on a lot than might typically be allowed. They asked about the possibility of rearranging the driveway to better integrate with future development. Troy Monroe further clarified that the current layout is intended to provide better connectivity.

Board member, Sean McCoy, shared their concern that Curtis Street lacks continuous sidewalks, particularly from Wyoming street. There is also mention of the Milwaukee Trail across the street that is undeveloped and has become more of a parking area rather than a recognized sidewalk and bike lane. They noted Curtis Street is experiencing high traffic, especially with changes to the nearby 3rd and Russell streets, making it a popular cut-through route. Troy Monroe explained that Curtis Street is designated as the collector street due to traffic volumes and they are generally designed to have wider bike lanes and to handle more traffic.

VOTE

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

AYES: (7): Lynn Davis, Josh Schroeder, Rick Hall, Peter Bensen, Tung Pham, Shane Morrissey, and Sean McCoy

NAYS (0):

RECOMMENDED MOTION (Variance Request #1)

Lynn Davis made the following motion to approve the request, and Shane Morrissey seconded the motion:

Approve the variance request from Article 3, Section 3-020 Table .2A, Section 3-020.4.N, and Section 3-020.15.D.1 of the City Subdivision Regulations to allow Pit Lane to deviate from the design standards of Low Density Local Residential Streets, including the requirement for parking lanes, sidewalks, and boulevards to be provided on both sides of the street.

Board members supported the motion, highlighting that more of a right-of-way could be taken from the northern lot if redevelopment occurs, ensuring a 60-foot right-of-way.

VOTE

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

AYES: (6): Lynn Davis, Josh Schroeder, Peter Bensen, Tung Pham, Shane Morrissey, and Sean McCoy

NAYS (1): Rick Hall

RECOMMENDED MOTION (Variance Request #2)

Tung Pham made the following motion to approve the request, and Shane Morrissey seconded the motion:

Approve the variance request from Article 3, Section 3-020.5.A of the City Subdivision Regulations prohibiting cul-de-sac streets, further approving the variance from Section 3-020.5.B(7) for a cul-de-sac street design standard.

Board members noted that they intend to support the variance request, and acknowledged they see it as a necessary, but temporary, solution for a difficult site. They emphasized that this should ideally be a short-term fix, where they could integrate a more efficient street design later in development.

VOTE

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

AYES: (7): Lynn Davis, Josh Schroeder, Peter Bensen, Tung Pham, Rick Hall, Shane Morrissey, and Sean McCoy

NAYS (0):

RECOMMENDED MOTION (Variance Request #3)

Shane Morrissey made the following motion to approve the request, and Rick Hall seconded the motion:

Approve the variance request from Article 3, Section 3-030.2.A(2) of the City Subdivision Regulations to exceed the 480-foot maximum block length and allow for a proposed block length of 512 feet.

Members discussed their support to approve the variance request with the understanding that it is a step towards gradual improvement of Curtis St.

VOTE

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

AYES: (7): Lynn Davis, Josh Schroeder, Peter Bensen, Tung Pham, Rick Hall, Shane Morrissey, and Sean McCoy

NAYS (0):

RECOMMENDED MOTION (Variance Request #4)

Tung Pham made the following motion to approve the request, and Shane Morrissey seconded the motion:

Approve the variance request from Article 3, Section 3-030.2.A(2) of the City Subdivision Regulations to exceed the 480-foot maximum block length and allow for a proposed block length of 512 feet

VOTE

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

AYES: (7): Lynn Davis, Josh Schroeder, Peter Bensen, Tung Pham, Rick Hall, Shane Morrissey, and Sean McCoy

NAYS (0):

SUBDIVISION MOTION

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

Approve the Carrera Commons Subdivision preliminary plat application, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in this staff report

VOTE

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

AYES: (7): Lynn Davis, Josh Schroeder, Peter Bensen, Tung Pham, Rick Hall, Shane Morrissey, and Sean McCoy

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

No new business was reported.

XI. COMMENTS FROM BOARD MEMBERS

There were questions about Grass Valley Industrial Subdivision and Aspire Subdivision. Karen Hughes, clarified to the Board that the developer's team for Grass Valley provided more detailed information concerning the water supply for the subdivision, specifically regarding the use of exempt wells and the logistics of fulfilling water requirements. She shared the County Commissioners felt confident moving forward with the approval, despite the Planning Board's unanimous recommendation for denial. However, she noted that it was because of the Board's concerns that the BCC received additional information to consider about the water supply. Planning Board Member, Rick Hall, raised concern about the approval of Aspire Subdivision, and he highlighted that even though the subdivision was unanimously turned down by the Board, it was still approved by the City Council. This led to concerns about decisions impacting East Missoula and ones being made without direct representation from those who live in the area. Board members addressed how to ensure the Planning Board's recommendations are communicated to City Council members more effectively. Karen Hughes explained the general process by which Board recommendations are made to the governing bodies and that although she had not listened to the exchange in this particular case, in her experience staff does a thorough and transparent job explaining the Board's recommendations and the issues that arose during the deliberations.

XII. ADJOURNMENT [Time stamp – 2:33:35]

The meeting was adjourned at 8:34 p.m.

Missoula Consolidated Planning Board September 3, 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/9046/media>

Missoula Consolidated Planning Board- September 3, 2024-Meeting Recording

AR **Analeshia Rodriguez** 29:50

So we will call to order tonight's Missoula Consolidated Planning Board meeting for Tuesday, September 3rd, 2024 and it's 6:01 PM.

And with that, can we have a roll call please?

Roll call vote Lynn Davis here.

Derek Enricher, Eric is absent.

Shane Morrissey here.

To inform here.

Josh Raider.

Joshua 30:37

Here.

Analeshia Rodriguez 30:40

Danny Oberhauser here.

Peter Benton.

J Rick Hall.

Rick Hall 30:49

AR Here.

Analeshia Rodriguez 30:51

Sean McCoy here. Mr.

RH

AR

Chair, we have eight regular members present.

We have quorum.

Great.

Thank you.

Alright, that brings us to approval of the Minutes.

Ideally, everybody got a chance to look those over from August 20th.

With, my memory is correct.

That was a big one.

And he adjustments changes.

Anybody got anything?

And if nobody has anything, we will.

I will entertain a motion.

I'll move that we approve the Minutes from the artist 20th, 2024 Planning Board meeting.

So moved by Shane, do we have a second?

I'll 2nd.

Seconded by Lynn.

OK.

And with that, we'll do an up and down vote.

So all those in favor say aye.

Aye, aye.

 **Joshua** 31:55
Other.

 **Rick Hall** 31:55
I.

 **Analeshia Rodriguez** 31:55
All those opposed?
Nay, any abstentions?
Hearing no abstentions, no nays.
Motion passes unanimously.
OK.

And that brings us to the portion of tonight's meeting where we have public comment on anything outside of tonight's agenda.

So if you have something to say that is outside of the two agenda items that are on our sheet for tonight, you're welcome to come up and make that comment.

Now we don't typically have folks at this portion, but we will open it up for a minute.

And if there's anybody out, do I need to read this?

I'm just going to ask Karen right now.

Do I need to read this?

I think it's probably best to read it just because we you don't know if there's people who have joined online who don't, who are only on the phone.

OK, great.

Thank you.

I've been questioning that forever because I just don't know who is not looking at something these days.

So if you're joining us out in the world, UM, and you're listening only, and you need to call in via another device and you can't see a screen, you can call 406-272-4824.

The phone conference ID is 127489322 pound sign.

You can press *5 to raise and lower your hand to be recognized for public comment and start six to mute and unmute yourself and well let it roll over to the five and be that I don't see anybody in house.

Sure I can try and speak in the mic a little better. Sorry.

Let me see if I can get this chair to go down.

There we go.

See if that helps.

OK, not seeing anybody for public comment for things outside of tonight's agenda.

We're gonna close that portion of public comment and move on to staff announcements.

We had a memo from I think that was from Ben about our Missoula project update.

Everybody, you get that looked over, OK?

And I think some of that is into relation to what we missed at our last meeting.

We had to ditch that little piece there.

Umm so there.

I'm sure there will be some follow up here at some point.

Alright.

And with that, is anybody got anything anybody need to say anything about the memo or clarifications before I move this along, OK.

OK.

With that, our next line item on the agenda is public hearings and we start out tonight with a rezone at 2139 S 7th St and that is AH, I don't have it in my notes.

I'm sorry.

It's Zoe.

Thank you.

Zoe Walters with the Missoula City planning office.

So she had planner take it away.

Please. Thank.

ZW **Zoe Walters** 35:41

Yeah.

Hello everyone, can you hear me and see my screen?

AR **Analeshia Rodriguez** 35:45

Yes, we can.

ZW **Zoe Walters** 35:46

Good.

AR **Analeshia Rodriguez** 35:46

Thank you.

ZW **Zoe Walters** 35:47

OK, great.

All right.

Well, I'm Zoe Walters, state planner with the city of Missoula Community planning, development, innovation and Development Services has received a request from Harrison shoot to rezone the property located at 2139 S 7th St W the applicant requests a resume to rezone the property from our 5.4 residential to R 1.5 residential multi dwelling.

This rezoning, if approved, will result in a standard joined District under tell 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 2139 southern St West, near the intersection of S 7th St West and Lynn Lane.

This location is within the Franklin to the Fort neighborhood and City Council Award 6.

The property is located within established service area for Missoula Hospitals, City fire and police departments.

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

So the property is approximately 9750 square feet in size and is currently vacant.

Property is surrounded by a single detached rolling units in all directions.

Shown here is the current land uses nation with a strict property outlined in red.

The applicable regional plan is the 2035 are Missoula City growth policy.

This property has a currently uses nation of residential high.

This nation is for residential building types ranging and density from 24 dwelling units per acre to 43 dwelling units per acre.

The uses is identified for areas within the core of the community and where C services and infrastructure are readily available.

Structures maybe arrange of dwelling types from a small lot single dwelling to larger scale multi dwelling developments there.

Residential filing is unified for areas close to the core of the community and where city services infrastructure are readily available.

The City growth policy indicates the R135R145 R 1.5 and RMB 0.5 districts are the current relatable zoning districts with residential high designation.

Both swing districts are all these residential districts permit all residential building types, and these districts primarily permit residential and civic services.

Here's the current zoning map with the property outlined in red.

The property is currently zoned R 5.4.

And shown here is the pose zoning map with the property.

So the property outlined in red the applicant request to rezone from our 5.4 residential to R 1.5 residential multi dwelling, the R 1.5 zoning district complies with the with the growth policy as it is a current relatable district to the residential high lineage nation.

The current the current R 5.4 zoning is not consistent with the way this nation and the surrounding room 2.7 and R 5.4 zoning is not consistent with the corresponding residential high when you use its nation.

The sticker policy calls for a focus inward approach to encourage infill development in the urban core.

Infrastructure already exists and promotes mixed use, compact development and enhance connectivity while limiting sprawl and promoting efficient use of existing infrastructure.

The proposed R 1.5 zoning would increase density and area with existing infrastructure.

The bus stop serving Mountain Lion Route 2 is located approximately .2 miles South of the sort of property and Mountain Lion.

Route 8 is within 3 miles.

The Monkey Trail, a city maintain, maintain shared use path that can be used to access the downtown and other parts of Missoula is located approximately .6 miles to the north of property and can be accessed by traveling N along Chem St and South Curtis St there are sections of sidewalk along S 7th Street, but the pedestrian pathways are not fully connected.

Here, there's a curbside sidewalk on Lynn Lane to the east of the subject property, but otherwise this portion of 7th St does not have sidewalks.

Franklin Park is .3 miles from the subject property.

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

New structures will be required to connect to city sewer and water at the time of development.

The parcel is currently served by city fire and police.

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

The existing R 5.4 zoning district allows for a detached house lot line house and mixed use building types.

They're pose are in 1.5 Zone district would allow for additional building types, including two unit Townhouse, 3 unit townhouse, duplex, Multi Dwelling House and multi dwelling building.

The existing R 5.4 zoning district, which has a minimum partial area per unit of 5400 square feet, would allow one dwelling unit on the sort of property in the opposed prime 1.5 zoning district.

That one partially or per unit is 1500 square feet.

So with the 9700 square foot 9750 square foot property, this would allow up to six dwelling units.

The existing R 5.4 district requires a front and rear set back of 20 feet, 7.5 feet on interior sides and 10 feet on street sides, and the proposed R 1.5 it would require a front and rear set back 20 feet, 5 feet on the interior and 10 feet and St sides.

The maximum building high permitted in the existing R 5.4 district is 30 or 35 feet, depending on the roof pitch.

The maximum building height emitted in the proposed R 1.5 zoning district is 45 feet.

Proposed aren't 1.50 district would allow the additional permitted uses provided in Title 20, table 20.05 Dash 1.

Some of these uses include library, college fraternity or sorority office, personal improvement service and residential support services.

Staff recommendation is based on the review criteria provided in the Title 20 Zoning Ordinance.

The proposed rezoning is consistent with the growth policy is vision for balanced Community development fostering diverse housing options and enhancing neighborhood cohesion.

This sort of 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 near Johnson Street, where active transportation infrastructure exists.

It is located approximately .6 miles from the Walkie commuter trail.

Potential filing.

Where's central highland E?

Areas are identified for areas within the core of the community and where city servicers and infrastructure are readily available.

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

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

providing for residential uses in an area with access to public sewer water, emergency services, streets, schools and other urban services.

The rezoning to R 1.5 is suitable for the subject property and considers the character of a district because it is adjacent to parks, trails, schools, medical facilities and public transportation.

There are 1.5 as a residential zoning district consistent with the surrounding residential districts, and uses.

The rezoning is in the best interest of the city because the rezoning implements the recommendations of the city growth policy for areas designated as residential high.

There are 1.50 destination is listed in the group policy as currently relatable to lands with residential high legislation and the current zoning is not a.

Current relatable zoning district.

So protest petitions here.

So Title 20 states a formal protest petition opposing a zoning amendment must be submitted to the zoning officer or on the public record before the City Council's vote, allowing sufficient time for the city clerk to determine the validity of the petition protest petition is valid if signed by 25% of the adjacent property owners and when a Bell petition protest petition has been submitted.

Approval of a zoning amendment requires a 2/3 majority vote at the City Council members present and voting, and so with this property, there are 21 adjacent property owners within 150 feet of the proposed change and at the time development services has received 3 partitions that have been certified by the city clerk.

And this is only 14% of the Jason property owners.

So at this time, the 2/3 majority of vote is not triggered for City Council.

And with that, staff recommend Planning Board recommends City Council adopt an ordinance to rezone the subject property located at 2139 S 7th St W from R 5.4 residential to RM 1.5 multi dwelling.

Based on the findings of fact and conclusions of law in the staff report, and that concludes my presentation, and the applicant is online with us.

AR **Analeshia Rodriguez** 43:50

Great.

Thank you, Zoe. UM.

Who is the applicant?
I don't have their name.

ZW **Zoe Walters** 44:01
Scott Harrison shoots online.

AR **Analeshia Rodriguez** 44:03
OK.
Alright, Harrison, go right ahead.

HS **Harrison Schutt** 44:09
How's it going?
I'm Harrison and I am applying for this reason, and honestly I don't know if I could, but it better than than than Zoe.
Do you have any specific questions for me or things you'd like to hear from me?

AR **Analeshia Rodriguez** 44:32
I don't think at this time, but it's good to have you here for when board members do start asking questions.
Great.
OK.
Well, we will adjust.
Carry on, Doom board members.
Does anybody have any clarifying questions?
Anything you guys need answered, go ahead too.
Hi Zoe, could you provide some additional context into why the existing zoning is now noncompliant with the growth policy?
That's obviously a pretty big condition.
You know, factor in why they chose 1.5.

ZW **Zoe Walters** 45:10
Yeah.
So the current Lance Nation is residential high and in the growth policy the R1 and

R0, so in districts are what currently comply with the role policy.
So the proposed rezoning is to RM 1.5, which is compatible with residential high.

AR **Analeshia Rodriguez** 45:27

Yeah, I guess do do you happen to know how that came about?
Meaning, when did that change?
And I guess related that are there any surrounding parcels that are compliant
meaning with this be the first one that becomes compliant?

ZW **Zoe Walters** 45:43

So in this general area the I can pull up a map and we can look at uh sending parcels,
but in the general neighborhood here of 7th St, UMRM 2.7 and R 5.4 are the swing
districts.
And I guess as far as the growth policy goes, I think the timeline, I don't know if Alex
could help me out here, but the timeline of it, I would assume that the land use
existed or the zoning existed before the birth policy was assessed.
I'd have to look at dates to give you those that line up there, but that certainly how it
happens.

AB **Alex Bramlette** 46:21

Yeah.
I think if if we understand your question correctly, there are several areas within the
city that the existing land use designation that the zoning doesn't comply with that
because it's the future land use map.
So it's where we want to grow to.
So the the land use map will have the designated kind of areas with the relatable
zoning districts.
And so when we do a rezoning, that's when we're kind of slowly reaching towards
our our future goals of kind of how we wanna see that play out.
So sometimes you do a rezoning and you know the existing and the proposed
zoning are also within that current, relatable.
And then another times you see the rezoning come in and the existing is not part of
the land use designation and then what they're proposing is.
So they're kind of coming more into compliance of that future happened the

direction that we've set out for the city to go.

Ohm is.

Does that answer your question?

AR **Analeshia Rodriguez** 47:19

Yeah, I know it does that, but do you happen to know like what was was the Lantis designation changed with the most recent growth policy?

I'm when I'm trying to get get at is this is probably going to be the first of many of these rezone requests in this area and I'd like to know when this was implemented.

AB **Alex Bramlette** 47:40

You have the future land use map was part of the growth policy update and so even pre prior to that we would definitely have to look and see what the language designation was when the growth policy was updated.

Most recently, if it was the same, or if it was similar, and then even moving forward with the our Missoula project that we're doing now, we are looking at, you know kind of a new future land use map and and what does that look like?

So it will be changing again.

So kind of something to keep an eye out for as we move forward, but we can definitely look at the past update and see what information we can find there.

But I I personally know I wouldn't know off hand, but we can look into that for you.

AR **Analeshia Rodriguez** 48:16

Great. Thanks.

Josh, I saw I saw your hand up, but I want to do a quick follow up here real quick for the future land use land designation like with the ongoing project, is there a sense of what this neighborhood will end up as?

Is it continuing to be high density?

Because I feel like in the past we have identified that the land use designation in this area is a little high and I'm just, is there any sense of what the future map looks like?

AB **Alex Bramlette** 48:52

They have just even kind of currently are rolling that out so that we just got some information from the consultants and it's kind of all being vetted through different

city departments for review right now kind of at this point in time.
So we don't really have quite a sense of what this area specifically may look like.
It's still in draft form, but I would anticipate in the next potentially month or two
there would be more information on that.

AR **Analeshia Rodriguez** 49:19

OK, great.
Thank you.
Josh, do you still?
You still got question?

J **Joshua** 49:24

No, I was just gonna address tunes.
Question that you know this has been identified in the growth policy and land your
settlement map as you know medium to high density for I think you know a few
years anyway this is an area my understanding where you know the city wants
growth they want to put additional density at least according to the growth policy
and the land use element map and we there's a number of places in the city where
unfortunately the growth policy does not align with existing zoning and that's you
know what we've been dealing with on this board for a number.
Of years is trying to, you know, on a one off basis, bring those into alignment.
And I think the rezoning exercise that the city is currently engaging in and correct me
if I'm wrong, Alex and Zoe is in large part to rectify that.

AB **Alex Bramlette** 50:21

I think that there's a couple components to that.
We currently you know you have zoning and it's not gonna be, you know, exactly it is
what it is right now is what the zoning is and then the future land use map will
always be embedded into the growth policy at least for the foreseeable future.
Who knows what will happen long term, but you, even with the growth policy update
that we're doing right now, so the map itself isn't going to reflect the existing zoning
because it's the future, it's the future growth of the city.
So we got kind of ideally don't always want it to reflect in some areas.
You know, downtown for an obvious example that's high density.

It always has and it always will be, so that would generally just be with the growth policy.

But in other areas of the city where we want it to grow in different ways, you're not going to do a full on rerun of the whole city and do high density everywhere.

You're going to designate these areas and then kind of review it as on a case by case basis to make sure that individually it does comply with the growth policy.

And that's just kind of the way we go about resumes and how they function to make sure that they comply with that future land use map for one thing and then all the other elements of the growth policy as well to make sure that we're going in the direction we want to.

AR **Analeshia Rodriguez** 51:36

Great.

Thank you, Alex.

Good explanations, Lynn, go ahead.

OK.

So I guess similar question when would the zoning be officially updated so you know we keep getting zoning request changes, but when is there a time when the the area will be reasoned officially?

What's that date?

AB **Alex Bramlette** 52:04

We're we're not doing a rezoning as fast as I can tell.

I'm not in long range planning so I don't have the details for the Army Azula project.

Currently we're working on the growth policy update and that is going to include the future land use map and that's what we're we as in mostly long range with the consultants are working through right now.

Once that goes through, then we will be doing the updated unified code to kind of comply with that growth policy.

So I'm not in the area where we do the actual growth policy update.

So I don't know what that looks like in terms of rezoning the whole city.

I haven't.

I haven't heard of that being a direction we're going.

We're updating the the growth policy map and the growth policy itself, and then the

zoning kind of falls in place after that.

So, umm, generally speaking I don't have any more info for you.

I know I'm thinking in a couple weeks, but I'm Brewer is part of long range in the city and he is gonna come bring an update for the army Azula growth policy?

Potentially so.

That would be a good space to answer these types of questions for more long term.

Umm.

Kind of unrelated to the the reason specific here today.

AR

Analeshia Rodriguez 53:16

Yes.

2025 the end of 2025 is when they're kind of hoping to get the code updated.

And I don't know, you know, 2026, we'll see.

Uh, Mr.

Chair.

Most current I think they're hoping to have the zoning updated in next spring, spring of 2025 and I think there is a plan to have an updated zoning map whether every whether this location will be addressed is a question and she's right.

Ben Brewer is the person to talk to about it.

Yeah.

And Ben, they've tried to come update us on the.

That was the presentation we put off at that long meeting.

So there will be an update coming here in the next few weeks I'm sure.

OK.

Anything else before we open it up to public comment here.

OK, keep moving ourselves forward.

Nothing.

Alright, not seeing anything from record. Josh.

No, I am gonna go ahead and we will open this up to public comment.

So if you would like to come up and make comments here in house or out in the Internet land, you're welcome to do that.

Now public comment is open if you come up to the podium, please state your name for the record and spell your last name and try and keep it within 3 minutes.

I'm pretty lenient, but I try and remind people that it'll be a lot tougher when you get

in front of City Council, so try and keep an eye on the timer and keep your comments within 3 minutes go for.

Hey, can you hear me now?

Good.

My name's Walter denges.

I'm the owner of 2145 S 7th St W Now my understanding is you can only have 3 units per acre.

Is that correct?

We can ask you the best way to use your time is to ask questions.

We'll write them down and then we'll address them when we get through everybody.

Secondly, we have had neighborhoods that are involved in this area that have submitted protests for this area and within 150 feet of a property is not adequate to show what the neighborhoods area is.

Why is it that you're only going 150 feet from the property?

Secondly, I would like to ask Harrison himself why it's gonna go to a multifamily thing.

Do the fact that back in August of 23, which is a submission for this rezone that he told my mother who passed away in April of this year, that he was building a single family home, and now it's going multi.

No one knew that second, the third part of this one is when did the city zip this?

As a zone for high density.

And did they notify all the people?

They're not neighborhood.

My mother was never notified of this and I don't think any of the other ones were, so we need to know to understand that.

Then I'm hearing you guys talking in regards to it's not set yet.

It's like 2526.

So why are we going to a high density area here when the neighborhood does not want this with regards to Harrison and his family, whose father lives in Tennessee?

That's the actual owner of this property, and now they're wanting to do a high density.

I understand we need to have places for people.

I understand that, but if you are way I was brought up, you're a man of your word.

If you're saying you're building a single family, you build a single family.

You don't sit there and do this, so we need to understand what's going on, what the process is in regards to your time zones because you're sitting there talking about next year or the following year for this, but you're one is cram this in now so and there's other people in this neighborhood that feel the same way I do.

We don't want this.

It's single level, keep it single level.

We need to keep our neighborhoods going too and not start making it where people don't live in the same where you have single three story, single level single level single level single level and cramming people in.

So we just need to get that squared away too, because there are neighborhoods that are paying these taxes that are getting shoved this excuse expression down our throats.

So that's all I gotta say.

And there's other people that have some representation the same as mine.

Maybe not as politically correct, like I'm not, but I just want to express this is my concern.

OK.

Thank you.

Great.

Thank you, Sir.

Appreciate you taking the time to be here this evening.

OK.

Anybody else?

Anybody else?

Umm, sure you can go after this gentleman.

Come on up, Sir.

Thanks.

Thank you.

My name is Wes Bromwell.

I have the property directly to the South of Harrison's property.

Umm.

I don't think that our our representatives are really knowing what they're talking about.

From the sound of things, as far as what the zoning is now and what's going on, but

maybe I can make, maybe I can help a little bit.

Ohh I'm not in support of the proposed rezoning request as it is submitted ohm.

My zoning is R5 four.

I have reviewed the city zoning maps and I am having difficulty agreeing with the person who's zoning for this site.

There is an area of R5 zoning that includes this site and my site.

I can also find a considerable amount of the area West of reserve that has been zoned as a RM 2.7.

From my searching, I am unable to find any sites in the area that have been zoned because MRM 1.5 the request would allow greater density and building heights than what is allowed anywhere in the neighborhood and that's anywhere Franklin to the Fort or whatever you want to talk about.

Anywhere in the neighborhood, the proposed zone would allow a change in the pattern and character of the district and neighborhood that is not consistent with current uses or zoning.

It would create an error or inconsistency within the zoning district with.

Within the zoning district, I'm not able to see any special need or problem associated with the site that requires special treatment or consideration, I am opposed to what appears to be the very definition of a spot zone that creates a site substantially different from the rest of the area.

I could have support the zoning to RM 2.7.

I could support that change as the zone is common in the area and it's compatible with current uses, and that's how the neighborhood is right now, our M 2.7.

And that's it.

OK, great.

Thank you, Sir.

Appreciate you taking the time to be here this evening, ma'am.

Did you wanna come up?

And justice, remember to state your name and spell it for the record.

Thank you.

I'm really bad with microphones.

My name is Megan Gately.

GATELEY live at 2200 S 7th St West, so this is almost directly across 7th St from this proposed property and I didn't catch your name.

I'm sorry, but I agree with who was speaking before me, that my property is zoned as RM 2.7 and so as much of the neighborhood on my side of 7th St and I guess I just don't really understand why there wasn't a proposed rezone to 2.7 which would still allow for a higher density 1.5 just seems incredibly dense for a neighborhood.

I also have a question that I know will be hopefully be answered later.

I didn't realize we are a high use density neighborhood and I'm curious what other neighborhoods have been designated that and if they are also the lower socioeconomic neighborhoods and if you know some of the wealthier neighborhoods are not zoned as high use residential or whatever.

Highest density?

Umm, it feels like the Franklin to the Fort neighborhood is kind of getting like he was saying spot zoned and there are a lot of single family homes or even duplexes.

And now there are a ton of huge apartment complexes just being built.

Like on one plot and it just there seems to be no consistency.

So yeah, I guess that's all I really have to say.

Thank you.

Great.

Thank you.

Appreciate you coming up.

Come on up, Sir.

Do guy anybody online?

I haven't seen anybody.

OK, come on up.

Are you guys doing?

My name is Oliver Laverne and I'm at 2148 S St West and I am directly behind Harrison property on West Brom Wells land as my father-in-law.

Now the power.

That supplies that land is in the little box that goes underground to my wife's garden. So if you put anything bigger there than a 200 amp service, who's gonna pay the tear up?

My wife's lawn and her garden and put it back to put a six Plex.

You'll need a 600 amp service and probably a transformer in the ground who takes care of that.

Nobody knows we can answer your questions following this up during public

comment period.

We are not really like allowed to like influence your comments.

So you make your comments and ask your questions, OK, and we will address it afterwards.

I would like to know because the power poles in my front yard and is the last poll on that block and that property is fed underground through our yard and I already know that needs to be replaced on his side even for 200 M service.

But they can sneak it through the existing conduit, but for a six Plex, you're looking at 600 amp service or more.

So if you guys can let us know how we're gonna handle the the problem we have here, I'd appreciate it.

OK.

Yes, we will try and address your question to the best of our ability.

Thank you.

Is there any?

Anybody else?

We'll take a minute here.

Come on up.

Thank you.

My name is Bradford Nolton.

KNOWLTONI reside at 2124 a a condo across the street.

My concern is the property in question today was a previous modular home that was removed.

I believe in the early 2000s, the lot has a vacant for almost 20 years now, I believe, and the idea of putting in multiple 46 units on a piece of property is only accessible from 7th St does not seem reasonable.

If there was aliaxis for additional parking and vehicles and maybe make more sense, but this time I can't see a way that you can fit a high density unit into this space and maintain the current community neighborhood.

Look, feel, style Helms at this time.

So that's that was my biggest concern is basically we're trying to put a lot into a very small space from with one side of access power comes through one way and there's only vehicle access from one side.

So that's all for today.

Thank you.

Great.

Thank you.

Appreciate your time here.

Yeah.

Hi.

Hi again W bromwell, it's BRUMWELL.

Part of the part of the problem with the electrical also is that we're on a run from a Russell Street and it's a straight run down alleys until it gets to our spot.

And then in my yard there and Oliver's front yard.

That's the end of the line, and if the power company needs to come in.

Uh, with the density that they're proposing, I don't see how they're going to be able to get into the second to the last power pole and do any work on that.

Should there be a problem there and we've had power pole fall over in that wind we had nine years ago.

Or was it 2009 so that is an issue the the footprint of what he's proposing to me is something that I need to really see and how ridiculous that might be for the electric company to get in there and work on it.

And I thought I'd add that to what Oliver was saying.

So thank you.

OK.

Thank you.

Does anybody else wanna get up and make a comment and give you all a moment?

And just to clarify for you guys, City Council probably won't let you come back up just as a heads up.

I don't.

There are a little more strict about their rules.

I have a little more decorum and I can be a little more laid back.

OK.

Anybody joining us online?

OK, alright.

OK, not seeing anybody online or anybody coming up here in Chambers.

We will go ahead and close public comment for this hearing.

Ohm and with that, we can entertain a motion, I believe.

Do you?

Absolutely, absolutely.

Sure thing.

My Co chair, Shane is asking for some clarifying questions before we move to a motion.

So if you've got questions, raise your hand and we'll get you in the stack.

There change you want starts out.

Sure.

Seems like we've got enough to try to beat through that.

Maybe some of the answers would influence how we wanna move on this.

So just thought that we might wanna address some of the questions that have been posed.

UM gets in.

No particular order.

Maybe I'll just start at the top.

UM, Alex and Zoe.

I think the first question was that uh UM, but this is is or would be zoned for three units and acre.

I don't think that is correct.

It is that I I think that we're looking at the proposed zoning being somewhere between 24 and 4026 and 43 units per acre.

And what's currently zoned is still more than 3 units per acre.

Is that correct?

ZW **Zoe Walters** 1:09:19

So I'm not entirely sure in terms of acres entitled 20 it's broken down by square footage per parcel and per unit.

So if that helps, I can give you that information.

I can let me share the standards slide I have.

AR **Analeshia Rodriguez** 1:09:34

I mean, there's roughly 43,000 square feet in an acre and if we're looking at, you know.

ZW **Zoe Walters** 1:09:37

OK.

So yeah, so the current zoning would allow at 5400 square feet per unit with a lot, that's 9750 square feet is 1 unit and the proposed requires 1500.

AR **Analeshia Rodriguez** 1:09:43

But yeah.

ZW **Zoe Walters** 1:09:57

You get you to a Max of six.

So even though the density would allow up to six doesn't mean it's entirely possible to meet all of the planning, engineering, building requirements.

But that is what the zoning district would allow.

AR **Analeshia Rodriguez** 1:10:09

OK.

Thank you, umm.

And then the 150 square feet notification of you know for the neighborhood.

Do you know any history on that and when how that's been established?

It seems like we keep coming back to that number throughout.

I guess that's the notification area that the city has determined.

Is that accurate?

This isn't special to this particular, UM zoning request change.

ZW **Zoe Walters** 1:10:40

No, that's not special distance distance.

It's 150 feet within the subject property and that's in our title 20 setting code and I believe it's set by the state.

I'm not entirely sure about that, but I think it comes with the state.

AB **Alex Bramlette** 1:10:53

Yes.

AR **Analeshia Rodriguez** 1:10:57

There were a couple of questions about, you know, the high density land use designation here, that high density land use designation. Umm.

It has is baked into the growth policy.

Umm.

And the most recent growth policy was established.

Can you remind me 20/20/2015?

ZW **Zoe Walters** 1:11:23

2015.

AR **Analeshia Rodriguez** 1:11:24

Yeah, 2015.

So and there hasn't really, has there been an update since then?

ZW **Zoe Walters** 1:11:31

No.

AR **Analeshia Rodriguez** 1:11:32

OK.

ZW **Zoe Walters** 1:11:33

We're currently doing code or form so.

AR **Analeshia Rodriguez** 1:11:33

So just yeah.

OK.

So I guess maybe just to answer that question that this the, the, the land use the the growth policy has been around since 2015.

So this my I guess my understanding here is is that this high high density neighborhood future land use plan has been around since 2015 at least.

ZW **Zoe Walters** 1:11:57

Yes.

AR **Analeshia Rodriguez** 1:11:58

Right.

U M1 more question for Zoe and then maybe I'll let somebody else ask a question.

Do you have the spot zoning criteria?

Handy.

Umm.

And I guess just for members of the public, there's there is a criteria and there are criteria in order to consider something spot zoning and we do come back to this from time to time in these hearings.

So I think it would be good to look at that spot zoning criteria if it's readily available or if you could just say it off the top of your head, Zoey.

So we can understand what we're looking at there.

ZW **Zoe Walters** 1:12:43

Sure.

Yeah.

Give me a moment and I will pull it up on the screen.

AB **Alex Bramlette** 1:12:52

I think generally too well, Zoe gets that pulled up.

I'll just plug in that we typically, at least within our staff reports, we don't address spot zoning on a general basis.

We've been directed, even from the city attorney, that if it is compliant with the growth policy, it typically is not going to constitute spot zoning and this is a residential land use designation, existing residential zoning and proposed residential zoning.

So it doesn't in any way trigger any kind of concern for spot zoning, which is why we're not typically addressing it.

Umm at this time?

But so we can pull up that language and.

AR **Analeshia Rodriguez** 1:13:32

Yeah, we've had these discussions before, but I just wanted to just wanted to address the question for uh W, who brought up the question.

Yeah, I don't feel that that.

That's right, the high density thing is just what's in the neighborhood.

The 2.7 is consistent.

No, 5.1 is is overboard.

The Yeah, this one if it.

Getting yelled at for not using the mics.

ZW **Zoe Walters** 1:14:09

So this is the three criteria for spot sorting.

AR **Analeshia Rodriguez** 1:14:23

Great.

Thanks for pulling that up, Zoey.

And I guess just to piggyback on what Alex said.

Typically.

All three criteria must be true in order for this to be true, I believe.

And what we're what?

What you've been directed from by the city attorney is, is that.

Essentially, if uh, if it meets the growth policy, then the proposed use is is not significantly different than the prevailing use and spot zoning would not apply that generally correct.

ZW **Zoe Walters** 1:15:07

That's correct.

AR **Analeshia Rodriguez** 1:15:08

Great.

Thank you.

Yeah.

So, OK, thanks for getting that started, Shane.

I got Danny and then Josh, but I'm gonna add a little color here.

And try and get a timeline.

Establish her folks and ideally, staff can back me up here.

Uh, so the land use designation map that we're talking about that has the medium to high density kind of overlay on it in different colors was created in 2015 roughly over, you know started maybe in 2013.

And this is a good place for a plug for public involvement, right?

Like I was involved in that as a volunteer and there was meetings and stuff that went on for months where we tried to create these maps that designated areas to do stuff. This area got a designation of medium to high density.

Now one of the issues that I've identified as an individual is that these are kind of broad strokes and broad ideas of what we envisioned for the future.

However, what we are discovering on this board is that some of these places in these neighborhoods were maybe calling for a little too high of density.

And my personal opinion, but this overlay is there or this map is there, so that's what staff has to rely on.

Staff has to follow the growth policy.

They're required by law to do these things, and this is this is their map to get there.

So that's some of the context of where these things are coming from.

Most of the growth policy in the land use is from 2015.

What we were talking about for the future is that the city is in the process of trying to update all of this right now because we have so many missteps, because we have so many meetings just like this where we have a small zoning.

It doesn't meet spot zoning requirements, but it feels really out of character for the neighborhood.

And there is a real, you know, I say this every every meeting.

You guys are not alone in the challenges you're facing with, you know, these zoning requests that are coming up because we all know we have to develop and grow.

It's just how we go about it is what it comes down to.

Also, just to clarify for the 150 foot thing, right?

Thing right?

That's state law has nothing to do with the city in any way that's set up by the state legislature, handed down through Title 20.

That's what they follow.

Newspaper 150 foot, buffer so on and so forth.

So forth.

If you want that protest petition to go forward, it really requires your leg work and getting ahold of your neighbors and getting signatures in.

It's just the way it goes.

I think we'll try and get to the power question.

I think I'm going to go and back to the board members and see what they've got here before we get to a motion.

Umm, I got Danny.

Go ahead.

Well, I guess staff, does anybody need to add anything?

Did I get that fairly accurately?

OK, you guys are quiet.

So I'm gonna take that as a yes, Danny.

Go right ahead.

Ohh thanks Zoe.

I think you had a slide that kinda showed the difference between the existing zoning R point 5.4 versus the proposed RM 1.5.

Seems like the greater neighborhood is RM 2.7.

Can you tell us the difference between 2.7 versus 1.5?

Is it just density or is there any other like characteristics that would change the neighborhood context?

ZW **Zoe Walters** 1:19:06

Yeah.

So uh, the area per unit that we would be required would be 2700.

Umm, it's supposed to what's being requested as the 1500 and then the.

Setbacks.

Umm, so the side interior set back would go down to five as opposed to 7.5, so it's.

Not all that different ones being proposed, just more so than density, and I'd have to look at if there's any difference in uses as well.

But, umm, they're not dramatically different.

AR **Analeshia Rodriguez** 1:19:43

OK.

And then OK, just running quick math, I think RM 2.7 would be maybe 3 or 4 units which would match this surrounding zoning.

And then the new zoning would be around six, I believe you say 6 permitted uses units.

ZW **Zoe Walters** 1:20:05

Yeah.

So Yep, R 2.7 would be a maximum of three.

But the thing here is that room 2.7 is not compliant with the land use designation of residential HI so.

AR **Analeshia Rodriguez** 1:20:17

Because it's not dense enough to match the growth policy.

ZW **Zoe Walters** 1:20:17

That's.

Correct.

AR **Analeshia Rodriguez** 1:20:22

OK.

And then the growth policy articulates it in units per acre and kind of circling back to Shanes question, I think the existing zoning would be 8 units per acre, if I'm doing my math correct, please correct me if I'm wrong and then the.

AB **Alex Bramlette** 1:20:39

Yes.

Yeah.

Arfi fight four is 8. Yep.

AR **Analeshia Rodriguez** 1:20:43

The new purposed density would be about 29 units per acre.

And what does the growth policy call for again?

ZW **Zoe Walters** 1:20:53

So residential high in the group policy says it ranges from 24 dwelling units per acre to 43 dwelling units per acre.

AR **Analeshia Rodriguez** 1:21:01

OK.

That's all I have.

Have a quick clarification.

Is that land use designation medium to high or just high?

ZW **Zoe Walters** 1:21:10

It's just high armed 2.7 falls into the into the medium high category, which is different than just high.

AR **Analeshia Rodriguez** 1:21:20

Thank you.

Let's see.

I saw David Graham priest hand go up.

Did you have anything, Dave?

I thought I saw him my.

DD **Dave DeGrandpre** 1:21:29

Yeah.

Yes.

Thank you, Dave Degrandpre, City of Missoula planning supervisor.

Just wanted to try to help clarify a couple of things.

Solid asked about rezoning?

Umm.

And the growth policy, so the growth policy of course was adopted in 2015 and came with a future land use MAP that designated umm areas of the city, different types, you know, different land use designations in this case as we've discussed, it's residential high density for this specific area, but the city did not follow up.

So when's question was why is zoning so different?

Or maybe it was 21.

Who suggested that?

Why is the zoning noncompliant?

It's because the city did not do a widespread rezoning after adopting that future land use map.

Instead, the city has relied on future landowner Earths, or, sorry, not future land owners, to come in and request Rezoning based on what they're thinking about in terms of the projects or any value to the property.

Or so this the city could have done a much larger rezoning project.

I wasn't working for the city at the time, so I don't know why that wasn't undertaken, but essentially we've left it up to private parties.

We're trying to remedy that now, however, with updating the growth policy, which we now call a land use plan.

And as Zoe mentioned earlier, upcoming up with a rezoning or a uniform Unified development code that will rezone property so the city is now taking it upon itself to do that more thorough comprehensive planning and rezoning.

Not exactly in one shot, but pretty close.

So that was that's point #1.

So unfortunately, we've relied on people like Mr Shoot here to come in and request a rezoning, and you planning board members have had to review it.

And I'm on a case by case or project by project type basis and then the second item I just wanted to touch on quickly is spot zoning.

So Alex and Zoni, Alex and Zoe, I think got it right essentially.

And Shane, you did too.

So all of the criteria that Zoe put on the screen has to be met for a rezoning, and really, the critical issue is, umm, that rezoning has to be made for the benefit of one party to the detriment of others of other parties, whether it's neighboring land owners or or city residents as a whole.

And it's a case that of whitefish from just a couple of years ago, the Montana Supreme Court found that if a rezoning is made in compliance with the growth policy, so in other words, in compliance with the future land use map, in this case, that that is essentially adopted public policy.

That has been adopted for the public good, so a rezoning that complies with that cannot be made to the detriment of the surrounding land owners or the general

public.

So that's why we, you know, if we feel at the staff level and under the advice of the city attorney that if the zoning is made in compliance with the growth policy, then it it complied, but it it does not meet the spot zoning criteria.

And so therefore we don't, we don't address it wholeheartedly in the staff reports or the presentations.

AR **Analeshia Rodriguez** 1:24:32

Great.

Thank you, Dave.

Alright, Josh, go ahead.

J **Joshua** 1:24:37

I was just gonna ask to see if, you know, maybe in this presentation and in future presentations if it would be possible to show the land use map, right.

So we can show the whole city and the public and members of the board can see the different colors and where they're located and what density is slotted to go where.

I just think that would be would be helpful.

I know there was a question from a member of the public about how equitably are we planning for growth in the city in the different areas, and that map would help address that?

I think so.

You know we can zoom in possibly to the specific project really quickly, but if we first kind of painted the picture about what the growth policy is and what the land use element map is, I'm looking on my screen here from an amended version of from 2020.

I just think it would be helpful and helpful for me and other visual learners potentially.

AR **Analeshia Rodriguez** 1:25:42

Absolutely.

I think that's a a good suggestion, Josh, and that was one of the questions that kind of snuck under the radar.

So, you know, I don't, I personally don't experience these things as being something

where people are choosing a neighborhood over another neighborhood.

Umm, when we're creating our growth policy, I can tell you in the like group that I was in, we were not like discussing like how to save one neighborhood over the other.

We were looking at, you know, like areas that might be possible or where growth might be possible.

And then the consultants kind of take that information back and they create pictures out of the information that is posed to us.

However, I that doesn't mean that the economics of a neighborhood don't land to gentrification, right?

So there's that piece and that does take place all over the city.

So you know, it's not as nefarious as we maybe hope, because it's just never that easy.

It's always more complicated and it's usually some benign thing that's biting us in the ****.

Umm.

Rick, go ahead.

RH **Rick Hall** 1:27:01

I just hoping that while we address the other questions, we could address one of the questions that came in on the project page and that was how parking is dealt with in multi unit.

I construction of what?

The legal requirements are what the planned requirements are, how it effects on street parking.

AR **Analeshia Rodriguez** 1:27:28

OK.

Anybody.

Zoe, you are take a stab at that.

ZW **Zoe Walters** 1:27:32

Yeah.

So are you are you asking what the parking requirements would be based on the building type?

RH Rick Hall 1:27:38

Yes, exactly.

With how how they would deal with parking based on the building time, yes.

ZW Zoe Walters 1:27:45

OK.

Yeah, I can share to 20 here.

So if a detached house was built, two spaces are required.

If a multi dwelling building is built and the space in the units are 850 square feet, one space per unit is required.

If they're between 8:50 and 1999, there's one in half spaces and then 2000 and more.

There's two spaces, so pretty much what you're looking at.

I guess going into duplex there's a little bit of math there as well, but generally it's gonna be either one space depending on the size of the unit or two spaces for a detached house.

Umm and yeah, so those are the parking comments that have met on site for the building.

RH Rick Hall 1:28:25

And.

And and the right on site.

Those spaces would have to be in the proper on the property.

ZW Zoe Walters 1:28:33

Yes.

RH Rick Hall 1:28:35

Thank you.

AR Analeshia Rodriguez 1:28:38

Great.

Thank you, Rick Ohm and.

We what?

We ready to entertain a motion?

Then go ahead and is it correct that there's only one access off 7th St?

Yes, I believe so.

I'm seeing nods of heads.

AB Alex Bramlette 1:28:59

Yes.

ZW Zoe Walters 1:29:00

Yes.

HS Harrison Schutt 1:29:00

Yes.

RH Rick Hall 1:29:04

Can we address that power issue before?

Or do you want to address it after?

Let me.

AR Analeshia Rodriguez 1:29:09

We can address it now.

We're taking a stab at most of it.

Can.

I can't feel that one very well.

I'm sure the power company could figure it out.

I can tell you that much as anybody on staff, anything about the garden and what might happen with the electricity.

AB Alex Bramlette 1:29:29

I mean off hand.

No, the it's gonna depend on the development and we're specifically where the power is coming from.

Yeah.

I mean, I think that that is the power company that can handle that question best. But I mean, my kind of initial take is if there is some kind of a power line or an underground situation.

My I'm assuming there is likely easements I wasn't quite able to figure out where your property was specifically on the map.

I think it was Oliver who mentioned, so I would just be curious to see if there was an easement in place for the utilities or, you know, kind of something of that nature.

But typically all that's going to be worked through at the time of building permit for those approvals and those connections and things of that nature.

So and yeah, that's all I have, but I think.

AR

Analeshia Rodriguez 1:30:19

OK.

Yeah, that's a question that's deep enough in the weeds that you probably won't get an answer until you actually have a plat and a plan and something to work off of.

But I guarantee power company and figure it out.

Ohm anything else for?

Are we ready for a motion?

I'll take one fire away.

I know.

And Zoe, could you put your motions up, please?

And this it.

Wow. I'm sorry.

I'm so accustomed to variances, I'm just got used to it.

Alright.

Anybody wanna jump in there?

I'll move the the Planning Board recommends to City Council that City Council adopt an ordinance to rezone the subject property, located 2139 S 7th St West, and legally described as lots 1415 and 16, and block 73 of daily edition.

Number two of the city of Missoula, Missoula County, Montana, together with the North 1/2 of the vacated of the vacated alley and said block lying South of adjacent to set lots 1415 and 16 located in section 29, Township 13 N, range 19 W PM from our .5 residential to RM 1.5 residential multi dwelling.

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

Great.

Thank you.

Motion made by Shane.

Do we have a second?

I'll second seconded by tune, Umm, and before we jump into this I UM ohh man, I forgot what I was gonna say.

Dang it.

All right.

Is there any discussion? I don't remember?

I was going to say.

Ohh, I got back.

Saved y'all.

UM, really quick before I forget.

Just for folks, you know, like community members in the audience, the city is.

Currently doing this process right now of evaluating these maps of evaluating this growth policy and if you want to get your input in there, now is the time.

Umm, there is a volunteer board, there is city staff, there's all sorts of different ways to like, make your voice heard so that they create these maps in a way that you would like to see them done.

Umm, I know that it can be very difficult to be engaged civically, but is very important, so I'll just let you all know that it's out there to make an effect on these things right now.

OK, board members.

Anybody wanna start us off with the discussion or more questions, Josh, please.

J **Joshua** 1:33:20

Yeah, my bad.

This is probably a question that I I should have asked in the previous session. UM.

Are there any issues with the pedestrian pathways and how kind of incomplete they are in this area, especially given that the site appears to be with half a mile from Milwaukee Trail and a number of bus routes just seems like there's no designated bike routes or any pedestrian pathways, or they're not fully complete.

What's kind of your take on that from staff or staff?

AB Alex Bramlette 1:33:56

Umm so that'll.

TM Troy Monroe 1:33:57

That's all that because I know that at least two fans.

AB Alex Bramlette 1:34:03

I guess umm Troy may be able to speak to this a little bit further, but it it does always come back to the development they're doing and there are different triggers that will like require different things.

So I think it's through units and greater would require sidewalk improvements along S 7th St and I guess I'll just let Troy elaborate on that more.

TM Troy Monroe 1:34:28

Thanks, Alex.

Troy Monroe, city engineer.

Yes, Alex is correct that frontage improvements would be required for three or more units, two or less could postpone those improvements.

Our transportation planning has designed a cross section for a 7th St in this area and it's actually on a Greenway between Shilling and Kent.

So it has special recommendations for the width of the travel lanes, the bike lane and where the pedestrian sidewalk would go so that all has been designed within the existing right of way.

We would not need any additional right of way from this development, but they would be responsible for installing it.

J Joshua 1:35:12

Thank you.

AR Analeshia Rodriguez 1:35:14

Great.

Thank you, Troy.

Appreciate your time and being here.

Anybody else?

Go ahead, Peter.

Sing us a song, yeah.

When the the plan itself, the, the the development plan is.

Started and the owner works with the Planning board on limitations of how much space has to be between units or how close they all are and starts doing the work of developing this.

Are we talking about a development of three units or are we talking about, well, will it all come out in the wash?

Is my question or are we really talking about it?

Possibility of 15 units on this one piece of property.

Umm.

Is this sort of a premature conversation?

Are we, uh, can we expect that this would be brought back to us with details of transportation electricity?

Access once.

They sit down, the party, sit down and work on the details.

Does that make sense?

It does to me.

Staff, do you wanna take that or should I?

ZW **Zoe Walters** 1:36:43

So the only thing being considered right now is the rezoning, and you should picture it with it being rezoned to our 1.5, which is the all the maxims that are permitted there, even though maybe the actual property may not allow for up to 60 units.

That's what the zoning is saying.

So that's what you can conceptualize, and this will be a long time that you see this rezoning in front of you when it comes to the development plan, that's something it will come through the city and we'll review for all of sitting requirements and engineer requirements via building all of that.

AR **Analessia Rodriguez** 1:37:20

Perfect.

Good.

Alright, great.

Thank you.

Let's see Rick.

Well, maybe not.

Rick, where did you go?

RH

Rick Hall 1:37:36

I I unmuted the wrong thing.

I unraised my hand instead of my mic.

Umm, yeah, what we've got before us is a rezone and I think that if it meets the future land use that we really don't have a lot of choice in the matter.

I mean, we've always got a choice I guess.

But and it does meet the future land use.

You know, when you when you look at the, uh, current, you know the current designation versus future, the proposed change, very little difference other than height and.

You know the height would be.

What about a story?

I guess UM, but it does meet future land use where we don't have a plat, we don't have a A we don't know what's going in there, we just know what can be allowed there.

And I think that based on that, I'd be inclined to approve it, because yeah, everything's in place.

I mean it, it does meet future land.

Use.

It does meet the designation of the current zoning of the neighborhood.

So yeah, that's my comment.

AR

Analeshia Rodriguez 1:38:51

Great.

Thank you, Rick.

Go ahead, Josh.

J

Joshua 1:38:54

I just piggyback on on rocks.

Comment.

I mean, the proposed zoning complies with cities growth policy and the land use map, and chances, you know, urban density efficiently utilizes existing infrastructure and services.

So I'd be inclined to support the the motion.

AR **Analeshia Rodriguez** 1:39:19

Great.

Thank you, Josh.

Danny, go ahead.

I yeah, I'm gonna support this rezone.

I'm doing my best to review it as if its city council's decision space and the criteria has been met substantially here, so it meets the growth policy.

In fact, right now it's not compliant with the growth policy and US recommending a vote for yes and City Council making that vote.

Yes, it'll bring it into compliance with the growth policy, so I'm inclined to support it. OK.

Thank you, Danny.

Anybody else wanna jump in before I throw my two cents?

Lynn, go ahead.

Yeah.

I mean, I feel like there's no reason I can vote against it other than it's it is kind of painful to see the single families and then the potential of a 40 foot building next to it.

So I feel like there's kind of an inherent disconnect in the plan because of the existing houses and I don't know if the plan is that they envision, everything's torn down and replaced by something else, but there are people living in the homes and it's tough to see it because I know because I live by the same thing.

So, but there's no legal reason not to approve it.

All right.

So I'll give you all a minute to thank.

UMOK so I've been racking my brain trying to remember the.

Resume we had South of this not too long ago.

So I'm actually struggling with this because I know it follows the land use map, but I don't feel like it is in the growth policies section of character of the neighborhood and the preservation of those things.

I think we're missing the beat there and that is one of the places where in the past I have pointed out that we have a little bit of a, you know, a difference in what we're, you know, the language of our growth policy States and our goals.

And then our land use designation map, you know has this at high density and I when you look at the character, the neighborhood, it seems a little out of step with the neighborhood.

When you go down 14th St or Mullen.

Ohh sorry mount and you see some of these taller larger structures.

They stand out and they just.

They're a little different, feel umm.

And that is, that's where I'm having a hard time with this.

Rezone is this piece of the growth policy. Umm.

You know, for the most part, you know.

Yeah, this meets all the criteria and the density, but as many of you know, that have sat with me for quite a while.

You know this part of the growth policy is important to me and the character of our neighborhood and trying to maintain those to the best of our policy or our ability is is something that I focus on a lot.

So I'm not sure how I'm going to fall on this one yet.

But those are my hesitations and my reservations at this point.

Does anybody else, Peter, go ahead.

Yeah, I'm.

I'm agreeing with you.

I think we, I think we are need to acknowledge that City Council this looking at this.

These these issues of high density with an eye of ameliorating them, decreasing the the high to medium and things like that.

That seems to be the purpose of these continuing meetings.

City Council has about these issues and if we acknowledge that in light of this, then it seems premature to approve it.

I'm having trouble with it as well.

I think it's too high a change from the existing community.

I don't know, but I agree I have a hard time figuring out how to vote no on it.

Great.

Thank you, Peter.

Anybody else gonna jump in four way?

Make our vote.

Go ahead, change.

Uhm, I guess maybe I'll just start off by saying that I intend to support this because I.

Agree that it meets the growth policy and that's what we're given.

But to Piggy piggyback off of what Sean said, or maybe just say that I totally agree, you know, I I agree that it it it might be too much, too fast.

And I think we've had these discussions in the past and I guess I'd like City Council to, you know, look at these notes and understand this.

And I appreciate, you know, community to come out, but also to that meeting but also you know with these growth policy updates that that's happening right now, you have the ability you know if what you're wanting for your neighborhood is not this, you know high density residential area if you want something different there now is the time to influence that right now umm to you know to go in and make your voice heard so that this doesn't become the thing that you didn't even know existed.

This overlay that didn't that has existed for nine years now.

But the zoning hadn't actually reflected that.

So definitely encourage you to get active in the Army group arms Zula Growth Policy update and unified code update.

And, you know, make your voices heard at the City Council meeting.

When this ultimately goes goes to them.

So thank you.

Thank you, Shane.

Anybody else tune?

No. Alright.

OK, last chance to chime in and moving around.

I'm gonna get yelled at for not talking in the mic.

Umm OK.

I'm not seeing anybody, so and Alicia, could we please go to a roll call vote roll call

Linda Davis? Yes.

They're Shane Morrissey, yes.

Tune from yes.

Josh Raider.

J **Joshua** 1:46:08
Yes.

AR **Analeshia Rodriguez** 1:46:10
Danny oberweier.
Yes, Peter Benson abstain.
Rick Hall.

RH **Rick Hall** 1:46:20
Yes.

AR **Analeshia Rodriguez** 1:46:22
Sean McCoy, no.
And the motion passes with.
6 Yeses OneNote and went one exception great.
Thank you.
And the motion passes.
OK.
And to just follow it up for the folks that are in house.
You know, definitely chase this down to City Council.
Reach out to your City Council members.
And this neighborhood?
Kristen Jordan's gonna probably be one of your more sympathy, sympathetic years, although.
Uh, I can't think of the other, representative Dang it anyway, reach out to your City Council members if you're local.
If the ones in your district aren't sympathetic, reach out to all of them.
Reach out to the mayor and you know, as far as the our growth policy, the update goes, you have an example, right?
You have an example of what's happening in your neighborhood that you want to try and avoid, and also know that like staff.

Hears these discussions right?

Like we push on staff to try and make sure they're aware of this.

So ohm that is this hearing for tonight, this won't happen in City Council, but if you make it short, I'll entertain your question.

You gotta go to the mic, though.

One question.

I just wanted to make sure produce yourself, Oliver lab with an 82148 is not the issue.

West, I thought somebody said they were gonna reopen the vacated alley.

Nobody said, yeah, it it was on the screen.

Something about the alley, the vacated alley.

I don't.

I just try to clarify that.

Yeah, sorry, I I just read the motion the the motion included there used there apparently used to be an alley that ran through there.

Part of this rezone includes part of that vacated Alley.

The alley is still vacated as not being reopened, but the rezone includes the parcel and what would have been an alley in the past, but since been vacated so it makes sense.

Alright, thanks.

OK, great.

OK, Mr Harrison, before we leave this hearing.

Sorry, Mr Shute.

Harrison, please go ahead.

HS Harrison Schutt 1:48:48

Am I allowed to like state my intention for for for the project?

I know this is a reason zone meeting, but I think I have a couple clarifying statements that might help you know my neighbors and, but if now's not the time, that's OK.

AR Analeshia Rodriguez 1:49:07

I think I'll entertain it also and clarify City Council would not do that.

The mayor wouldn't definitely not do that.

And for your future knowledge, the the best time for that would have been when we were in discussion and doing questions from the public and whatnot, just for your

future knowledge, you can, you know, as the developer or owner you can say, hey, I would like to answer a question or address something and I'll give you the floor.

HS **Harrison Schutt** 1:49:21

OK.

Ohh gotcha.

I gotcha.

AR **Analeshia Rodriguez** 1:49:32

So go ahead.

HS **Harrison Schutt** 1:49:33

Yeah.

I mean, first of all to my neighbors, I'm really sorry for any confusion or miscommunication that that has happened.

I think this whole city growth policy thing has been just as confusing to me, and I think the reason for going for the RM 1.5 was because, umm, because of the growth policy and that was recommended to me by the by the city.

I I don't.

I don't know all the all the names of the departments, but I originally wanted to rezone to RM 2.7 with the intention of building.

No more than three.

The detached units on that lot and even at that I I actually am not sure if I'll even be able to, given the parking requirement that we went over during this discussion.

It's just too tight and I and I know that and arm 1.5 is actually, I mean it's it's a less dense zoning than some of the ones that I I could have gone with.

But regardless, I'm very constricted by the lot, and I don't intend on building a Six Flags by any means.

Or do I have the means to do that?

So I just wanted to, I just wanted to clarify that and that I am I also prioritize neighborliness and I really wish I was there so that I could shake your hands and and meet some of you were talk to to the ones that I know.

And so if you don't know me, I want to talk to me.

Get my number from all over.

Thank you.

AR **Analeshia Rodriguez** 1:51:22

Great.

Thank you, Mr shoot.

I think hopefully am I getting that right shoot.

HS **Harrison Schutt** 1:51:26

It's, it's Scott, but it it's OK, yeah.

AR **Analeshia Rodriguez** 1:51:28

Skirt.

Yeah, just correct me.

I'm sensitive to mispronunciation and names.

My first name is spelled Sean.

I'm in called scene with an eye care for.

HS **Harrison Schutt** 1:51:35

Fair enough.

AR **Analeshia Rodriguez** 1:51:38

OK.

But I think that was helpful.

That was some some good information for you as far as your process and intentions.

OK.

With that, we are gonna round and finish this hearing out and move on to our next.

Line item under the.

Public hearings, which is.

Carrera Commons 10 lot major subdivision and rezoning that is Alex Bramlett, senior planner, city of Missoula.

Did I get your last name right, Alex?

AB **Alex Bramlette** 1:52:17

Very good.

Thank you.

AR **Analeshia Rodriguez** 1:52:19

Hey, Alex, before you go, I just want to mention, I'm gonna abstain from this dialogue in this discussion.

I think it makes sense for me to kind of sit in the back of the room and fully excuse myself.

That's alright.

Yeah, absolutely.

Thank you.

Appreciate it.

OK, that was Danny.

For anybody online, Josh and Rick Denny's gonna abstain from this. UM.

Recused.

Thank you.

Is going to recuse himself.

Thank you, Karen.

OK.

Alex, please take it away.

AB **Alex Bramlette** 1:52:52

Perfect.

Can you hear me and see my screen OK.

AR **Analeshia Rodriguez** 1:52:55

Yes, we can.

AB **Alex Bramlette** 1:52:57

Alright, great.

Thank you.

My name is Alex Bramlett, a planner with the city here this evening.

Because the Community planning, development and Innovation Department has received a request from Imed core on behalf of homes for Missoula LLC for a

rezoning request from RT 10 Residential 2 unit townhouse to RT 5.4 Residential 2 unit townhouse and attend lot major subdivision of 1.58 acres located at 123 S Curtis St the property is located West of reserve, north of S 3rd St West, and is within the River Rd neighborhood and City Council.

Ward 6 here is a closer view of the property where you can see the existing structures are shown.

However, from a following a site visit from the historic preservation officer with the city, it was determined that the structures did not contain historical significance and have since been demolished.

So the site is now vacant.

The subject properties contain detached houses and two unit houses surrounding the property.

Here's an overview of the preliminary plot.

There are 10 proposed lots, all ranging from 3892 square feet to 4174 square feet.

Access to the subdivision will be provided from South Curtis St on the eastern side of the subdivision to pit lane.

There are 4 total proposed variance request as part of the project, including pit lane, right.

Avoid design standards, cul-de-sac streets S Curtis St design standards and the block length, all of which I'll cover in more detail in a few lights.

Here is the subdivision review criteria as outlined in the staff report, which addressed compliance with the growth policy and zoning impacts to agriculture, agriculture, water, user facilities, local services, the natural environment, wildlife and wildlife habitat, and lastly, public health and safety.

The arm Missoula City Growth policy land use designation for the property is residential medium density, which allows three to 11 dwelling units per acre.

This land use designation is intended to fit within many established residential neighborhoods.

The current relatable zoning districts are RT10R8, R 5.4 and RT 5.4.

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

The safety and Wellness section of the growth policy encourages healthy lifestyle by promoting a complete active transportation network to increase safety for all

transportation systems.

Mountain Lion Route 9 is located approximately .2 miles South of the property at the corner of S 3rd St West and South Curtis St the Milwaukee trails, located less than 300 feet north of the property, and Bentley Park is 1/2 mile to the West.

The current zoning is RT10 residential, which currently allows 6 dwelling units based on the 1.58 acre parcel size.

As you can see, the general surrounding zoning is residential with commercial and business zoning closer to S 3rd St W Applicant is requesting to rezone RT 5.4 residential, which would allow a density increase to 12 dwelling units.

The set back height and allowed building types for the existing improved proposed zoning districts are the same, so the natural resource conservation Service Soil Survey for Missoula County states the property is classified as urban land, which is not land of agricultural importance.

There are no existing agricultural operations on or adjacent to the property, therefore no adverse impacts to agriculture are foreseen as a result of the subdivision.

The property does contain an existing irrigation ditch along the western boundary of the property, which conveys water through the subdivision to other water users.

The applicant is proposing a 12 foot utility easement to fully encompass the irrigation ditch in order to ensure users can maintain a yes.

There is also existing private branch extending off the irrigation ditch and is estimated to run along a portion of the northern boundary of the property.

The applicant, in coordination with the orchard homes Irrigation Ditch Company, is proposing to CAP and abandon this private branch prior to filing the final plat.

So for a local services all 10 lots will be served by city, water and sewer services.

Solid waste disposal will be provided by Republic Services Parkland dedication for this subdivision would be .10 acres, and the Parks and Recreation Department has approved Parkland through cash donation and lieu of dedication for this project.

The property will be served by city, fire and police, and the installation of a new fire hydrant is required on the corner of pit Lane and South Curtis St the proposed subdivision will result in an estimated 5 new school aged children.

The transportation elements contain 4 variants, requests which will be covered on the next few slides. Here.

For the first variance request is relating to pit lane, which is clunky, functionally

classified as a low density local residential streets, all 10 lots within the subdivision will be accessed from pit lane, which connects to South Curtis St right of way on the eastern side of the property subdivision.

Regulations for low density local residential streets require a minimum 40 foot wide right of way and 33 foot St Foot, and that would include 210 foot travel lanes, 26 foot parking lanes with curb and gutter, and then the seven Foot Blvd.

Is in five foot sidewalks.

The regulations state a parking lane is required on both sides of local residential streets and sidewalks, and boulevards must be provided in all subdivisions and adjacent to all streets.

Probably can't request to verify vary from these regulations for pit lane and is proposing a 31 1/2 foot right of way and a 29 1/2 foot St width with one seven foot parking lane.

The applicant has addressed through variance criteria in the regulations and is proposing a 20 foot sidewalk and utility easement alongside and adjacent to the southern portion of pit lane, outlined in the red on the plan at the bottom of the slide.

This would include a 7 foot Blvd.

5 foot sidewalk and eight foot utility easement.

These easements are designed to contribute to the functionality of the 31 1/2 foot right away while also maintaining the proposed density of this subdivision that 7 foot parking lane on the north side of pit lane extends the length from Lot 3 to lot 10.

There are no driveway curb cuts or accessed to the north, which maximizes the amount of parking that can occur within the one parking lane.

As you can see, the parking lane does not provide spaces near the intersection of pit lane and South Curtis St, highlighted in blue on the plane at the bottom of the screen, and this is due to topographic constraints.

The image to the right demonstrates that there is a roughly 23% existing grade change within the 1st 26 feet of pit lane, which limits the ability to place parking lots, parking spaces across lots one through three.

So the second variance request is for pit lane cul-de-sac.

The regulations prohibit cul-de-sac streets and further state that if they are approved by a variance than an additional eight set of standards apply.

The applicant is also requesting to vary from one of those standards, which requires

a water permeable center island for a cul-de-sac radius over 45 feet.

The applicant has addressed the variance criteria and proposes a cul-de-sac that meets the International Fire Code standards for Cul-de-sac streets, as shown on the left hand side pit lane right away continues to the western boundary, so in future development occurs on the property adjacent to the West.

It can connect to pit lane and the colder sack may no longer be needed.

Therefore, the applicants are proposing a temporary cold de SAC easement highlighted in blue on the plan within a common area that is roughly 6000 square feet.

The third variance is relating to South Curtis St, which is functionally classified as an urban collector without parking and requires a minimum 80 foot right of way including two foot travel lanes, 25 foot bike lanes equaling approximately 31 foot St width plus the seven foot boulevards and five foot sidewalks the applicant has addressed.

The variance criteria and proposes to dedicate 3.9 feet of right away in addition to the existing 60 foot wide right away, and proposes half St improvements, which would include a 7 foot Blvd.

And five foot sidewalk along the entire frontage of the subdivision adjacent to S Kurdish St, as shown within the cross section image at the bottom of the screen.

The half St improvements would create sidewalk connectivity along S Curtis St, providing additional safe pedestrian access to the school bus stop across the street from the subdivision, which is also where the Milwaukee Trail passes.

The applicant is also proposing A1 footnote oxide strip along the entire eastern boundary of Lot 1 in order to limit the vehicular access from South Curtis St to pit lane only and provide further mitigation for the variance request for reduced urban collector right of way.

The 4th and final variance is for the block length.

The regulations allow for a maximum length of 480 feet an applicant is proposing 512 feet.

The narrow and elongated shape of the property that is 110 feet in width and 623 feet in length, along with limited access to one public right of way minimizes the role configuration options while optimizing the residential density potential as called for in the growth policy granting block links allows pit lane to provide safe access to all lots within the subdivision to help mitigate extended block length, the applicant is

proposing a 20 foot non motorized access and utility easement in the southwestern most portion of the property as outlined in green on the center image this easement provides.

Future connection potential from the pedestrian easements in the Crossmen Place subdivision to the southwest, outlined in purple through the property heading north for future connection to the Milwaukee Trail.

The impacts on natural environment, wildlife and wildlife habitat and public health and safety are the final criteria pieces.

As you can see, the proposed subdivision is in an urbanized area.

The property is mapped shaded zone X and is therefore not within a floodplain regulated by the city of Missoula and does not require special floodplain permits.

The property does not contain any natural surface water features or wetlands.

The seasonal high groundwater doesn't rise within 15 feet of the surface of the property.

There are no areas with slopes greater than 25% or other apparent hazards.

The Montana County Weed Management Act in Missoula County, Weed management plan required developers and owners to revegetate with beneficial species at the first opportunity after disturbance of soil, the applicant submitted a weed management and vegetation plan in compliance with the regulations, there is no adverse impacts to natural environment, wildlife and wildlife habitat are public health and safety for seen as a result of this subdivision.

So this evening there are six recommended motions from staff.

Please note that the rezone motion is first, followed by the four variance requests, because if those don't get approved, the subdivision has proposed cannot be approved.

With that being said, staff recommends the following.

The first motion is for planning board to approve the adoption of an ordinance to rezone the property from RT10T or T 5.4.

The next 4 motions relate to the variance requests and staff is recommending, planning board, approve all four variances, allowing pit lane to deviate from the design standards with the Coal de SAC allowing S Curtis St to deviate from the design standards and the 512 foot block length.

The final recommended motion is for the planning board to approve the career Common Subdivision preliminary plot, subject to the recommended conditions of

approval.

Based on the findings of fact and the conclusions of law and the staff report, that concludes Staffs presentation this evening.

Thank you very much.

AR **Analeshia Rodriguez** 2:04:52

Great.

Thank you.

Alex, is there anybody from the Ali Meg or any owner developer?

AB **Alex Bramlette** 2:04:58

Yes.

Believe Joe is here.

AR **Analeshia Rodriguez** 2:05:01

Ohh I see somebody here.

Now, OK, Joe and then somebody just stood up here and house, are you gonna tell me?

Yes.

Good evening.

Thanks for your time.

Tamara Ross with Imeg TAMARAROSS and I am accompanied with by Joe here.

He's chimed in online for us.

I am representing Missoula layoff, excuse me homes for Missoula LLC for this subdivision before you this evening and we appreciate alexi's time.

Of course, throughout this process from preamp all the way up till what you have before you this evening with communication with our team and other staff that has been involved in this, we're excited to be here and Joe and I will be here to answer any questions.

If you were to have any during deliberation, thank you very much.

Great.

Thank you.

Appreciate you being here and house.

OK, let's see.

Does anybody got any clarifying questions?

Lynn, go ahead.

I have a question about the Curtis St chained variance.

If the street develops and parking is needed later, would it?

What would happen?

Because you're asking for a variance, so you're not allowing for parking, right?

So if if that's needed at a later date, how would that happen?

Does that make sense?

Question.

AB Alex Bramlette 2:06:35

Is that something that I should answer now or should I wait?

AR Analeshia Rodriguez 2:06:39

Go ahead and enter it now, please.

AB Alex Bramlette 2:06:40

OK.

Well, you mentioned Curtis St, but you were talking about the parking.

So you were referring to pit lane, the main road for the subdivision.

AR Analeshia Rodriguez 2:06:50

I think it's variance #4.

So to the street regulations to deviate from design standards.

So I thought it said something like it won't have parking.

AB Alex Bramlette 2:07:03

So.

Ohh Curtis St.

You're talking about the Curtis St portion of it.

That is along the eastern side, not the main road going through the subdivision.

Yes.

AR **Analeshia Rodriguez** 2:07:18

Correct.

AB **Alex Bramlette** 2:07:19

OK.

Umm.

So currently yeah, the the existing right away with for South Curtis St is 60 feet wide. There is a little bit north of here on the eastern side, a bike portion on the street, but there is no street parking, so there is on pit lane, the street, the the parking on the north side and then each lot will be required to kind of as always showed previously we'll need to meet the Off street parking space requirement when the development goes in for each of the lots.

So I'm not sure I could think of a situation where street parking would be needed.

You know, in addition to on Curtis, UM, if they again 60 foot right away is the right away width for Curtis St from S 3rd St all the way up to Wyoming.

So that's the entire right away width.

So the part of the portion of not requiring an additional 10, but right away here is that the whole, the whole Curtis is already 60, it's not like right north of here is an 80 foot right away and we could tie into that to make this an 80 foot wide array here just doesn't really functionally fit with the existing infrastructure.

So that's just the kind of situation currently umm, I don't believe S Kurdish St is part of the long range transportation plan.

Umm, that would include parking within it.

So I don't know if that answers your question, but.

AR **Analeshia Rodriguez** 2:08:43

OK, I think I get it now.

I was trying to figure out the variance and that for some reason because it said without parking, I thought that's what you're asking for, but you're asking to deviate from 80 feet to 60 feet and then that's what the road is currently.

AB **Alex Bramlette** 2:08:58

Correct.

Yeah.

And and the without parking piece of it in, I can pull it up here real quick in the city subdivision.

AR **Analeshia Rodriguez** 2:08:59
OK.

AB **Alex Bramlette** 2:09:07
Regulations.

There's different St types, so there is an urban collector with parking and that kind of looks a little bit different than urban collector without parking.

And so this is classified as an urban collector without parking.

The whole functionality of the streets.

AR **Analeshia Rodriguez** 2:09:23
Thank you.

Yeah.

I just when I read the variance, I didn't get all that.

Thank you.

AB **Alex Bramlette** 2:09:28
Yeah, absolutely.

AR **Analeshia Rodriguez** 2:09:33
I think I'm gonna segue off of that really quick here.

Umm, just to clarify, as far as Curtis St goes.

Like Courty is a a future problem, right?

Because of this 60 foot right away and the amount of traffic that is on there is there, I guess I'm just curious, you know like if you know this variance goes through but there is a you know perhaps a need in the future for you know Curtis St to be widened like it is there any issue there like is there any conflict between the variance and perhaps future you know greater right away or is that something just too outside of our considerations?

So I see Troy's hand.

Troy go for it.

TM **Troy Monroe** 2:10:27

Yeah.

Yeah.

Thank you.

Trey Monroe, city engineer.

So again, transportation planning has dictated what Curtis needs to be in the future, and that is it.

A collector streets with pedestrians on both sides.

There is a portion of it that will have the Milwaukee Trail in it, but we are limited to the the existing right of way of being 60 feet when each of these developments come in and as the same as long on on River Road and such in these areas is we we can give them what is the minimum necessary for what the city wants is a collector. The on street parking is an option, so if if for some reason their development did not have pit lane and they didn't not have room for off street parking, then they could have chosen to put off street parking on Curtis St given such a short distance of the lot width and the setbacks from intersections, we probably would not have gotten even a full parking space there.

So throughout this it Curtis will be piece meal at stuff gets brought in as to whether or not there's going to be parking or no parking based on the development and what they are, what they are needing.

But we are ensuring that for the collector volumes we are getting the the, the the road with the language that we need the separation with bikes, the Blvd and sidewalks.

Anything beyond that would be extra.

AR **Analessia Rodriguez** 2:11:58

OK, great.

Thank you.

Ohh, anybody got anything else before we try and entertain a motion, Peter.

Ohh public comment.

Sorry, no, I'm not sure I understood the cul-de-sac.

Umm, some of the comments made about the cul-de-sac that in the future there might be access through what was it, Curtis St?

I'm not sure and that the cul de SAC would be cut in half.

I'm confused.

OK, you're close.

Alex, you wanna go ahead and try and clear up those Muddy Waters?

AB Alex Bramlette 2:12:38

Yeah.

So if you look at the site, here's the can you see my screen?

Yeah.

Can you?

AR Analeshia Rodriguez 2:12:50

Yeah, we can maybe zoom in a little bit more.

AB Alex Bramlette 2:12:50

Yeah.

OK, great.

AR Analeshia Rodriguez 2:12:53

There you go.

AB Alex Bramlette 2:12:54

So here's the site and there isn't any.

You know, when you were talking about putting a road through here, there's nothing currently that can be connected to, which is why the cul de SAC is being proposed in the 1st place.

So what we have?

Umm for this cul de SAC, the pit lane right of way goes all the way to the Western, so this is all right of way.

It goes all the way to the western boundary and that is for the intention of a potential future if this redevelops over here, they then have access to pit lane all the way up to the western boundary and they could connect all the way through and

then we would have a through connection and we would no longer need the cul-de-sac.

So the right of way goes all the way to the western boundary.

The cold de SAC would be in place and virtually until they could connect through, if that ever did happen, and then it's essentially in a temporary cul-de-sac easement.

So once that connection made through cul-de-sac is not any any longer needed, that easement can be removed and then all of this is absorbed into essentially a common area for the subdivision.

AR **Analeshia Rodriguez** 2:14:01

Great.

I think that cleared it all up.

OK.

Anybody else got anything they need answered before we move to public comment?

OK, I'm not seeing any hands in house or online, so let's go ahead and shift gears and we will open up a public comment for.

The Carrera Commons 10 lot major subdivision and rezone.

And if there is anybody out there joining us with listening capabilities and need to call in, you can call in via 406-272-4824, phone conference ID 127489322 pound sign.

You can press *5 to recognize your hand to be recognized for public comment.

*5 to lower your hand as well and start six to mute and unmute yourself and we will just take a moment at here and see if we get any public comment.

OK, not seeing anybody jumping on.

Getting up here to talk or signaling anything online, we will go ahead and close public comment.

And when?

Now we can entertain a motion.

Somebody wants to take us there and then we can have some discussion as needed.

Peter, go ahead.

Yes.

Yep, Yep.

First paragraph of that sheet of paper.

There I'd like to make a motion to recommend to the City Council approve the adoption of an ordinance to resign the subject property located at 123 S Curtis St,

legally described as the South 110 feet of Lot 5 and Curtis and majors addition as described in book 1088 at page 547, Micro Records of Missoula County, located in the southwest 1/4 of section 20 Township, 13 N, Range 19 W PM Missoula County, Montana from Archie 10 Residential 2 unit townhouse to RT 5.4 residential 2 unit townhouse based on the findings of fact and conclusions, conclusions of law. And the staff report.

Great.

Thank you.

Motion made by Peter.

Do we have a second?

I'll second seconded by Shane.

OK, that opens this up for discussion.

Does anybody wanna kick us off here?

All right, now it's seeing anybody else.

OK.

Shane, go right for it.

Go ahead.

Nobody was really jumping at it, so I guess I will, UM, and didn't support the rezone here.

Seems fit with the growth policy and UM, you know the lots are not exorbitantly sized.

It seems like we can fit some nice modest homes here, which I think would be welcome so.

Great.

Thank you, Shane.

Go ahead, Peter.

I'm excited.

Bit about this, I think it's a hard to use lot that has been ignored or unused in the past and it's nice to see it used in this way.

I I agree with Shane.

Great.

Thank you.

Thank you, Peter.

I have Rick.

Go ahead, Rick.

RH Rick Hall 2:19:00

You know, I'm just kind of getting.

I'm kind of feeling like we're getting developments that are using variances to fit lots based on what they want to put on the lot rather than what the law allows them to put on the lawn.

And I'm just having some issues with that.

We're getting a lot of variances lately and mainly to streets and sidewalks.

Uh parking and I just having some issues with that.

I mean, I don't have an issue with the rezone.

I just have an issue with some of the variances so.

AR Analessia Rodriguez 2:19:47

Alright, thank you.

Uh, Josh, go ahead.

Are you done, Rick?

OK.

Go ahead Josh.

J Joshua 2:19:57

Umm yeah, I plan to support the motion.

Thank it meets the primary criteria for approval.

To line up with the growth policy.

I guess just, you know, touching on Rick's comment.

I think some of these lots that are some of you know the in infill lots are tough lots right there.

They have problems, you know haven't been developed, you know, for reason, I guess.

And those are the ones that we're we're seeing now.

And I guess I'm more amenable to variances in those cases than some of the recent variants requests on Greenfield development outside the city, right?

And you know, in order to make something work and an infill location, sometimes it

is.

It's trickier and variances are needed.

I guess that's my perspective on this one.

And then just another comment, you know relates to this proposal, but also the previous one, we're all excited about you know diverse product type when we see a Greenfield development, uh, they're gonna have multifamily, you're gonna have some missing middle.

They're gonna have single family.

And isn't that fantastic?

But when we get proposals that add a little density in a neighborhood that maybe is a little bit more of a monolith, we are we get, you know, a little bit more concerned about that.

So I just, I don't know.

I thought that was interesting.

I think this will add some density, small, smaller lots.

It's, you know, the good proposal and I'll support it.

AR **Analeshia Rodriguez** 2:21:34

Great.

Thank you, Josh Lynn, go ahead.

I just had a question for the planners because when I looked at the map, it looks like there's a driveway to the South and wondering if you considered flipping where the pit lane is so that it would be eventually a through St for both properties or is that just a driveway and someone's private property?

To understand the question, Alex.

AB **Alex Bramlette** 2:22:04

I think so.

The you are correct that right SI can put the visual here real quick.

AR **Analeshia Rodriguez** 2:22:09

Thank you.

AB **Alex Bramlette** 2:22:11

Here's a driveway, and oh, I showed you guys.

That's like, oh, no, I didn't.

Sorry, here we go.

Umm, so again, here we are, there is the the driveway is here and there.

The original proposal actually had the driveway or the pit lane.

The road going on the South side and it was recommended that they put it in fact on the north side.

I think in part one so that when it develops to the West, it could continue that way.

Umm, the other reason for that flip, perhaps?

I don't know, Troy, if you recall off hand the reasoning for it to be on the north side.

I know also to having the driveway here on the South side and then another whole Rd coming through right next to each other, side by side off of Curtis St was not favorable either, but the other engineering components maybe try could further elaborate.

TM **Troy Monroe** 2:23:13

Yeah.

Thanks Alex Trotman or city engineer.

Yeah, we looked at this a a couple of different ways trying to see what a complete St would be utilizing the property to the South.

Those property owners would not amendable to that.

So then we looked at what what would be the best long term, which was a connection to Davis.

So that's kind of what we went with was trying to plan this out for for many years in advance what would happen most likely and that would be to connect to Davis and that parcel it wouldn't, that wouldn't even necessarily need to be redeveloped.

It would just be needing to change over from a private access to a public access and then a city street could be placed there.

So it was discussed that would be more more likely to have a connection to Davis versus a complete street with the property to the South.

AR **Analeshia Rodriguez** 2:24:11

Thank you.

OK.

Any anybody else?

Not seeing anybody I can jump jump in here.

I I think in general I I support this rezone.

Umm, it definitely doesn't meet the the bright lines.

You know my my criteria that I've developed over whatever my years on this board, you know the other one in this neighborhood, there was the exact same shift, had a safety component to me that I couldn't ignore.

This does not have that, so I I'm going to be supporting this pretty much as a whole. There might be.

We'll see about one of the variances, I think mostly, and I'm just gonna do my talking now.

Say, hopefully save time.

I wanna just take this opportunity to try and make sure to get it on the public record that Curtis St is.

Kind of a shambles.

There is not a chunk of sidewalk on this side of the street from Wyoming.

All the way down.

I don't even know.

I can't remember where, but past this property and so you know this gets developed. There will be a chunk of sidewalk in front of this place, but there will be not no sidewalk on either side of it.

Umm.

Furthermore, directly across the street from this is I I'm pretty sure technically the Milwaukee Trail, but it's never really been developed.

And in the last five years, it's become more parking than anything.

It's not recognized by most of the neighbors as the you know, the sidewalk and bike lane that it it really is umm and.

I have a question about a collector street.

Is is there a threshold?

And I think this may be for Troy.

Is there a threshold on what a collector street is?

Umm, because the amount of traffic that Curtis and Wyoming are seeing and assume Davis as well.

But is it's high with, you know the change and I've talked about this in the past, the

changes on 3rd and Russell have made it kind of the cut through and I spend 10 hours a day standing on Curtis and why only watching traffic go by and there's a lot of folks just cutting through that neighborhood every day.

Umm, so is there a threshold like for a collector neighborhood and is there a projection on when Curtis might get some like traffic calming?

You know, like options to help slow things down.

It's a straight shot.

3rd to River Rd no stop signs, no nothing except for Milwaukee Trail.

There's a pinch point.

TM **Troy Monroe** 2:27:12

Yeah.

Thanks, Truman.

Road city engineer?

Yeah.

So when the when the changes to Russell occurred the River Rd, you can no longer turn northbound onto Russell.

So the only way to to get there is to backtrack on River Rd that Curtis St Curtis to Wyoming and then Wyoming at Russell.

You have a stoplight that allows you to get that direction.

So we know that that that is a horrible situation with how many blocks it is between Curtis St and Russell without a NS connection.

We are trying to reserve right of way in in other areas as much as possible to eventually get another connection connecting River Road to Wyoming St but for the time being, Curtis is designated as the Collector Street.

That designation occurs at a minimum of 1000 vehicles per day and could be upwards up to 3500 before a local St becomes a collector.

But once it does become a collector St, that's when we do get the wider bike lanes or installed and that kind of stuff, which is planned for Curtis St there's another project at Curtis and 3rd Street where.

Turning lanes, bike lanes and all that is also being designed into it, but unfortunately this is an area where it's coming.

Piece meal as development occurs, we'll have to check with long term planning as to whether or not there's an overall city project to improve Curtis from third down to

River Rd.

But just like what we've seen on all the subdivisions on River Rd, it's the population density isn't there yet?

So it is something that those folks that live in that area may need a bigger voice in order to get this to happen.

But we are trying, we will design it as best as possible, but there won't be the pedestrian connections immediately like you've mentioned.

And it is happening piece meal.

AR **Analeshia Rodriguez** 2:29:18

Great.

Thank you, Troy.

I appreciate the.

Explanations there.

I think the last thing I wanted to say is that I appreciate the connection between Davis and Curtis.

We got a lot of cool de sacs, you know, going in from those two roads and that connectivity future planning in my opinion is is awesome.

OK.

With that, I'm going to say we're ready to move to a vote.

OK.

All right.

Can we get A roll call vote, please.

And Alicia roll call vote when Davis. Yes.

Shane Morrissey, yes.

To inform, yes.

Josh Roeder.

J **Joshua** 2:30:07

Yes.

AR **Analeshia Rodriguez** 2:30:10

Danny. Peter Benson.

Yes, Rick, call.

RH Rick Hall 2:30:16

Yes.

AR Analessia Rodriguez 2:30:17

Shamakhi.

Yes, and it is unanimous.

The motion passes.

Great.

Thank you.

Umm.

OK, so may wanna take a stab at the next motion for the first variance.

I can I recommend City Council approve the variance request from Article 3, Section 3-020, table Point 2A, section 3-020, point four and and Section 3 DASH 20020.

That one five dot D .1 of the city subdivision regulations to allow pit lane to deviate from the design standards of low density residential streets, including the requirement for parking lane sidewalks and boulevards to be provided on both sides of the street.

Great.

Thank you.

Motion made by land.

We have a second.

I'll second seconded by Shane.

Do we need a discussion how folks feeling?

I'm in.

I'm in general support.

I'm just gonna lay it out there.

Nods of agreement.

Shanghai just say that I intend to support this.

I mean it, it looks like we are taking as much of this property as we should for a right of way in order to preserve the lots and the future development and what seems to be happening with the extension of this road across the way is that that road straddles across the property line as it was dedicated.

And I would imagine that if there were redevelopment to the north of here, more

right of way could be taken from that lot in order to make it a 60 foot right of way or whatever would be necessary for a complete street at that time.

So I intend to support this umm and uh.

Great.

Thank you.

And anybody else?

OK, real quick here.

You know, as far as all the variances, I'm just trying to take those one one piece at a time, trying really hard not to like drag variances in from other you know things we review.

So just as far as a little feedback for you, Rick, that's how I'm trying to approach it.

Just one at a time. OK.

And Alicia, can we do a roll call?

Vote.

Please roll call vote.

Lynn Davis?

Yes, Shane Morrissey.

Yes, two from yes.

Josh Roeder.

J **Joshua** 2:33:09
Yes.

AR **Analeshia Rodriguez** 2:33:11
Peter Benson.
Yes. Recall.

RH **Rick Hall** 2:33:16
No.

AR **Analeshia Rodriguez** 2:33:18
Sean McCoy?
Yes, and the motion passes with six yeses.
One no great.

Thank you.

OK.

That brings us to our second variance, third motion, who's up?

Got it.

Uh, recommend I move that we recommend the City Council approve the variance request from Article 3, section 3-020 Dot five Dot A of the City subdivision regulations prohibiting call de SAC streets, further approving the variance from section 3-020 Dot five dot B7 for a colasacco St design standard.

Motion made by two do I have a second?

I'll second seconded by Shane.

OK.

Go ahead, Jane.

I intend to support this one as well, and I just want to echo what you said earlier, Sean, about.

Disliking cul de sacs in this area, I feel like this is an appropriate, hopefully temporary solution to a difficult site and would really hope that this gets developed in the future and this is truly a temporary solution to a design problem.

I think the potential is there for that area to be developed later.

Anybody else?

Alright, let's go ahead and we'll take it to A roll call.

Vote.

Please roll call vote.

Lynn Davis? Yes.

Shane Morrissey?

Yes to inform, yes.

Josh Roeder.

 **Joshua** 2:35:23
Yes.

 **Analeshia Rodriguez** 2:35:25
Peter Benson.
Yes. Recall.

RH Rick Hall 2:35:30

Yes.

AR Analessia Rodriguez 2:35:32

Shamakhi.

Yes, and it is unanimous.

The motion passes.

OK.

Thank you.

OK UM, 4th variant.

Wait, third variance, 4th motion.

Who's up?

I'll recommend City Council approve the variance request from Article 3, Section 3-020, Table Point 2A and section 3-020 point 3H2 of the City Subdivision regulations to allow S Curtis St deviate from the design standards of urban collector without parking streets, including the requirement for parking lane sidewalks and boulevards to be provided on both sides of the street.

Great motion, then made by Shane, seconded by Rick.

RH Rick Hall 2:36:22

2nd.

AR Analessia Rodriguez 2:36:29

Uh, anybody got any comments?

Go ahead, Peter.

Kind of a question more, I mean related to your comments about Curtis St before, does this move us in the right direction for getting Curtis St, Uh?

I guess I I don't want to say fixed but growing in the right direction, you know, I guess I would hope so.

I mean, I'm not as familiar with that street as you are.

And I I mean I I think the intention is is that very thing, yeah to get us in the right direction.

It's just kind of the same thing that we're always faced with as far as like, where do

we come up with the money and when can we implement this infrastructure and you know, like how long do the local the folks that are currently living there kind of deal with you know increased traffic and speed, right like right, the whole thing about they're not being really any slow downs between 3rd St and River Rd.

It creates this, you know, like.

I mean, there's always been drag racing, but nowadays it just seems like it's so a little more prolific and I don't know if that's the number of people we have.

I don't wanna belabor this point, but yeah, I think the answer to your question is pretty much yes.

Yeah, right.

Like, that's what we're trying to do is make it all better and a little bit of sidewalks better than no sidewalk.

Well, that's what I'm wondering.

You know, if we do build some sidewalk here and renovate the Milwaukee Trail there, suddenly there's impetus to do more and make it, you know.

Yeah.

And they're all long.

Yeah.

And Troy pointed out, you know, like population density is one of the thresholds.

So the more people ostensibly.

Yeah, I think I'll support this too.

OK, great.

Any other discussion before we move to a vote?

OK.

Can we do a roll call?

Vote again.

Please roll call vote.

Lynn Davis? Yes.

Shane Morrissey?

Yes to inform, yes.

Josh reader.



Joshua 2:38:43

Yes.

AR **Analeshia Rodriguez** 2:38:46

Peter Benson, yes.

Rick Hall.

RH **Rick Hall** 2:38:51

Yes.

AR **Analeshia Rodriguez** 2:38:52

Sean McCoy?

Yes, and it is unanimous.

The motion passes.

Great.

Thank you.

And that brings us to our 4th variance 5th motion, and before whoever decides they want to read that, I'll just clarify a little bit for new folks.

Umm, I I it may.

It may seem a little.

Laborious and redundant to do a roll call vote for each one of these, but very early on in my term on this board, we had an up and down vote where my vote didn't get counted correctly and that that kind of carried forward with me.

And so now when we're doing something that I feel like is important, I like to have a roll call vote as the chair.

That's just me.

So just for Danny and Lynn and Peter's like understanding.

That's why I go through this process.

OK, who wants to take the?

We got two more.

I move that we recommend City Council approve the variance request from Article 3, Section 3-030 DOT two dot A2 of the City Subdivision regulations to exceed the 480 foot maximum block length and allow for a proposed block length of 512 feet.

OK, motion made by tune.

Do we have a second?

RH Rick Hall 2:40:11

I'll second it.

AR Analeshia Rodriguez 2:40:11

I'll second seconded by Shane, third by Rick.

OK.

Do we need any discussion for this variance?

Seeing the need for none, we'll can we do an up and or A roll call?

The place roll call vote.

Lynn Davis? Yes.

Shane Morrissey?

Yes to inform.

Yes, Josh Raider.

J Joshua 2:40:42

Yes.

AR Analeshia Rodriguez 2:40:44

Peter Benson, yes.

Rick Hall.

RH Rick Hall 2:40:49

Yes.

AR Analeshia Rodriguez 2:40:51

Sharma toy.

Yes, and it is unanimous.

The motion passes.

Great.

OK.

I think we're down to the last one.

Is that right?

And this is for the preliminary plat.

Anybody.

Recommend City Council approve the Carrera Common Subdivision preliminary plat applications subject to the recommended conditions of approval.

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

OK, motion made by Peter.

Do we have a second?

RH Rick Hall 2:41:32

I'll second it.

AR Analeshia Rodriguez 2:41:34

Seconded by Rick.

OK, any need for discussion folks?

OK.

Can you give us our last roll call though there please roll call vote Len Davis?

Yes, Shane Morrissey.

Yes to inform.

Yes, Josh Raider.

J Joshua 2:41:58

Yes.

AR Analeshia Rodriguez 2:42:00

Peter Benson.

Yes. Recall.

RH Rick Hall 2:42:05

Yes.

AR Analeshia Rodriguez 2:42:06

Sean McCoy?

Yes, and it is unanimous.

The motion passes.

Great.

Thank you.

Thank you, staff and for everybody being here.

Ohm.

Ohm.

Wait.

Before I forget, I forgot one piece of that story.

My vote got missed and I didn't know to speak up.

I didn't have enough confidence being on the board that long to speak up and get it changed.

That is why I like to like make sure that everybody's voice gets counted one at a time.

OK.

That closes our public hearings for tonight.

And no communications or special presentations committee reports.

You got anything to alright?

Alright folks, old business, new business.

Comments from board members.

Uh, Josh, go ahead.

J **Joshua** 2:43:09

Yeah.

It's it's Karen still with you guys.

AR **Analeshia Rodriguez** 2:43:12

Yeah, she's here.

She's almost always here, porking.

J **Joshua** 2:43:13

Yes.

Yeah.

I just had a question about the the Grass Valley Industrial Subdivision.

I know that the board recommended you unanimous denial of that, and I mean, that was my position based on the fact there was 19 industrial lots on a single exempt.

Well, they were gonna have to bring in water trucks, you know, to fulfill the landscaping requirement in order to bring water landscaping.

I've just curious if there's new information that came to light with the county commissioners or what was the thought process there.
If you have any additional info on that.

AR **Analeshia Rodriguez** 2:43:51

This is Karen Hughes with Mozilla County planning development.
This is stability, so I think the developers team.
Provided I'm not sure if it was new information, I would just say they would.
They rounded out and were provided more information explaining what their plan was that made the Commissioners feel they recognized the planning board's concerns and and I think by the time the developer had kind of responded and explained how they were planning to deal with the water supply for that subdivision, the Commissioners felt fairly confident that the planning Board's issues had been addressed.
That being said, I'm I'm happy to have Tim, who is actually the case planner for that subdivision, provide more information if you'd like that.

J **Joshua** 2:44:34

Wow.
I would like that.
Yep, that was one that I struggled mightily with.
And I mean if those are gonna get through, I mean, what's the limit on an exempt well, really, right.
I don't know.
Amazing.
Yeah.
Anyway, thank you Karen.

AR **Analeshia Rodriguez** 2:45:04

Happy to help.
Great.
Thank you, Josh.
Appreciate you bringing that up that I had not picked up on that.
And the news, Rick, go ahead.

RH Rick Hall 2:45:15

Umm, you know, while we're bringing up bones to pick as one of the county reps, I just want you know, I took note that Aspire Subdivision, which we unanimously turned down, got approved.

And you know, it just seems like, you know, I've not taxation without representation. But construction without representation, you know, all the people of East Missoula had a City Council make a ruling on property.

That was in their area and none of the people that made the decision were elected by them.

Nor do they have any recourse.

You know, I know it's annexation.

We don't have any say on that, but my feeling is that this Friday city type development into a county area and I just want to go on the record for that.

It's probably not politically smart to do, but I'm not elected.

So what the heck?

AR Anaeshia Rodriguez 2:46:21

Great.

Thank you, Rick.

I did pay attention to that and.

I guess I'll just say that I was not surprised.

In their final outcome.

Uh.

Anybody else?

Lynn, go ahead.

I have a similar comment I guess about the Aspire Subdivision and it it's was disappointing.

I feel like that since we turned it down that the city approved it and I understand their reasoning for the infill, but also that I don't know.

It's hard to annex it and based on the info and approve it on that since it wasn't annexed yet and the surrounding properties are county so difficult.

But the really the most difficult part was one of the Council members asked planning what was the reasoning for this board turning it down?

And the response was too many variances, which I do agree.

I think there was a lot of variances in order to fit the subdivision into the land and the land was the shape and size that they knew they were buying when they bought the property and the other one was politics.

And for me, it doesn't feel like we're a political organization.

We're volunteers, and so I you know, that really was disappointing and it also disappointing that I don't feel like there's a really clear way to get our reasoning through to the City Council members and I understand the difficulty because they're reading pages and pages of different things.

I don't know how to maybe make sure that they have a concise recommendation from us, so that's just something I would bring up to our board.

You know, how do we get the?

You know, it's our vote and then also our reasoning.

So I understand a lot more now why we talk about so much and on planning boards.

I've been on the past.

If the planning board turned it down, the city did not vote out.

The Council didn't vote on it, so it would didn't go through.

They if the planning board turn it down.

So I'm used to having it at a little different way of doing things, so I understand now why we talk about things and why we have our one is say our piece when we make a vote.

But then how do we get that in front of Council?

So they really maybe get the feel with all the things they have to deal with.

You know, in every meeting it's a tough one.

Thank you.

Yes.

Uh, thank you for those thoughts.

Umm yeah, it it's extremely difficult to know how City Council uses us.

I wasn't here when UM.

Ohh man, I'm having a hard time with names tonight when we had.

Who was it who came before us?

Council he ran for Mayor Mike Nugent.

Umm, you know what they communicate?

Is that they look at and rely on what we have to say.

I would say for the City Council member who asked that question, I guess I'd be curious why they didn't want if if they had that question, then I feel like they should have also watched the video, right?

Like if if you really struggling with something then you should watch our discussion because you know, like even if we're off, we have a great discussion in here about these developments.

Umm, you know, like and how we disagree and all that.

So, umm, you know, you just got to keep doing your work and make your points heard.

And that's the best.

You know that we can do as far as that goes.

Go ahead, Peter.

Well, I remember in the past when I don't remember her last name.

Gwen, who was in the City Council, talked about, Umm, an overlay meant and how she she worked with a group in her community to argue access.

I think it was on South Avenue the the how S avenue intersected with reserve and traffic issues, but she came to the board to talk to us about the rationale, her rationale from why she wanted our support on that.

And I'm wondering if we can turn the tables if we can go to City Council or to the Commissioners and in what capacity.

I have resisted.

I have not done this, I'm I wonder whether it's appropriate or not.

But if we go to the meetings and say, you know, I represent myself, I'm not I.

Although I'm a planning board member, I do not represent the planning board in this.

I'd like to discuss my reasons for.

Of you know not supporting this particular item, I mean is that appropriate?

Has anybody done that?

What are your thoughts about it?

Well, let's see.

I'm gonna.

I'm gonna say two things.

The first one is.

This is a great plug for the like leadership training that's coming up the training for

board members.

Umm, that's a great thing for them and that's a great thing that will come up and be addressed there.

And then I'm gonna look over here at Karen and see what Karen thinks about this question.

I can give you my answer, but I'm going to let Karen go 1st and I think Dave Dgram prays on the line as well.

So he might have something particular from the city's perspective.

Thanks, Dave.

But I will say it is a good conversation to have at the leadership, at the board training also, we still have Karen Alley coming in on November 12th for that Planning Board meeting to talk about best practices for planning board members I.

In my experience, I have had boards where representatives, either speaking on behalf of the board with the board's acknowledgement that they would go and represent them at the meeting, usually just to listen, but be available if someone wants to answer a question or to speak for themselves.

You always have the ability to speak for yourself.

You don't lose the ability to be a citizen by being on the planning board.

Umm, so you can always represent yourself and be like I'm not speaking on behalf of the board, but I am a member of the board.

And here's my thoughts.

Both of those are possibilities, I think in terms of a planning board member representing the board, I think we would want to think about that and probably work that into the bylaws as to how that would work.

So that people were comfortable with that.

I will say that from my experience working with both City and county staff, they're usually pretty careful about how they represent what happened at the planning board when they convey that information to the city and try to be really fair and judicious in how they relay that information, I would.

I didn't listen into the this particular discussion or and I don't know if it's part of the presentation or just the Q&A parts of it.

So I'm not entirely.

I didn't hear this particular thing, but my experience with the staff is that regardless of what we think about what happened, we try and make sure that the board's

perspective is represented.

We kind of consider it.

They'll let you know part of the layer cake.

We get the application package and we get the applicants perspective and then we get the public hearing by the Planning Board and we get that perspective and we kind of build this cake that is kind of the full record that the ultimately the Commission and the City Council adds their stuff on the top.

Umm, so that's we do do try and be since we are often the help convey.

Although we do also provide the links to the hearings and oftentimes the written minutes as well in the packet, so that they have that information directly and can go listen to the hearing themselves.

And I agree, if someone has a question about what happens in planning board, I always suggest that they go listen to the hearing.

So I'll let Dave speak now.

DD Dave DeGrandpre 2:54:38

I think you, Karen, you know, actually I don't have a whole lot to add to what Karen just said because I think she summarized it well.

You know, we do provide the a written summary at the staff level of the Planning Board's decision deliberation and the comments kind of the the flavor and tone also provide meeting minutes and all the meetings are available for counselors.

And I know that some counselors, you know, I I can't vouch for like, you know, I can't tell you that every single counselor reviews every single, you know, watches every single video recording and that sort of thing.

But I know that some do because there's I get specific questions about them, so I know that they are definitely considering what the board has to say.

AR Analeshia Rodriguez 2:55:22

Great.

Thank you.

Dave had one more thing for aspire.

Interestingly, there is also if from the kind of the county perspective, the county staff provided written input on that subdivision, and the Commission themselves also provided comments.

So it wasn't just the planning board that maybe wasn't heard the way they thought board, they would be heard.

It's, you know, each jurisdiction kind of has its own approach in way of doing things and we don't expect the city to follow our approach all the time.

Exactly.

And we often maybe run a little bit disconnected with the way they'd like sometimes to see things done.

And the other the other side rings true as well.

Great.

And before I get to you, Josh, just another clarification.

So after each hearing, UM Dave just, you know, mentioned it there is a summary that you know for the first one it'll be it'll be Zoey and the second one will be Alex.

So they'll each write up a summary of what they think took place here, and then those are sent to me and Shane and we review them for accuracy and thoroughness.

And so on and so forth.

And then you know, if we have any feedback, we provide that and send it back to him.

I typically I don't give too much feedback 90% of the time.

They encapsulate things pretty well, so that's one.

That's summary is one of the things that all City Council members should see, and that maybe should be their teaser to dive in deeper if they need to.

Just as far as you know, process goes OK, Josh, go ahead.

J **Joshua** 2:57:14

Umm yeah, thanks Sean.

I was just gonna say that, you know, I had pretty strong feelings about that industrial subdivision.

And Tim reached out and encouraged me to participate in the.

Commissioners meeting as a member of the Public and Express my concerns.

Unfortunately wasn't able to make another meeting and do that, but you know he did, you know, suggest that that may be another way to to participate and ensure

that, you know, I guess my thoughts not representing the board were were heard so.

AR **Analeshia Rodriguez** 2:57:50

Great.

Yeah.

And you know, I kind of skipped that with your question, Peter, you know, very similar to what Josh said.

You know, if I if I were gonna go to a meeting, I think, umm, you know, I would articulate that I'm on this board and then make a an effort to really draw the distinctions to the big things that we see every week, you know, visibility or compatibility with the growth policy.

Really.

Hammer on the things that we know that anybody can get at right, like as far as my objection tonight with the growth policy not meeting the character of the neighborhood, that's a solid thing that anybody can point out and that, you know, you could easily go forward with.

That would be much safer than trying to, you know, talk for the board or summarize something.

Not that you would do that in any way and for myself as the Chair, I have just decided I'm not gonna show up at any of the meetings.

I watch him because I'm curious what happens and who's voting what way.

But I don't go because I feel like it's just too too close for me as the chair.

Uh, OK.

Anything.

Ohh answer that I I just want to say that I I love this dialogue and it's actually part of the reason I wanted to be on this board and I see a huge.

I don't know if disconnects the right word, but you know, City Council and the Aspire subdivision.

You know, I I see these I I represent applicants a lot.

Like I didn't get to introduce myself at the last hearing, but I work for image.

I'm a planner, you know, I'm usually representing the project on the other side of the table and.

It's unique or it's interesting that we are truly, purely a recommendation and we can speak based on opinion and hypotheticals and and these we can speak in a way that the governing bodies cannot, you know, they have to make a decision confined within this decision space based on law and that's why we get these reports from staff members that are 50 pages plus that line out findings and facts and conclusions

of law.

And that's what the governing bodies have to make their decision based on.

And I think what we're here for is to represent the public and we can provide contacts that maybe the governing bodies can't say on the record to draw attention to something.

But I think there's a fine line there where we can't step too far on one side or the other, because then it muddies the water.

Four City Council.

You know, if we are very hypothetical and impregnated on one matter, but the law says the opposite, the City Council is gonna have to make the decision based on the law.

So it's a unique.

Place that we are in UM and I don't.

I don't know.

And I'm excited to be in that place with you all and see what we can do to make a difference.

But I think I'll provide a unique perspective because I'm used to reviewing a project based on what the law says and not really what the public's opinion may or may not be.

So anyways, I love this dialogue.

It's great.

Nice.

Well, thank you, Danny, and my apologies, they're not giving you the opportunity we you started and we kind of had some heavy heavy loads and you slip through the cracks.

Is there anything else you want to introduce about yourself and tell everybody?

I mean real brief, I I grew up in Deer Lodge, you know, an hour away.

I've been in Missoula off and on for maybe 16 years or so.

I got a family of two and a wife and.

Yeah.

What we wanna dig our roots deep in Missoula and I I thought being on planning board would be an awesome way to.

No, I'm kind of established a legacy here in the community, so happy to be here.

Nice.

Awesome.

Well, thank you for volunteering.

How old are your kids?

4:00 and 1:00.

Nice.

Nice.

Yeah.

Yeah, I'm 7:00 and 10:00.

OK.

Anything else into the comments section, OK.

RH **Rick Hall** 3:02:07

As I just wanna say I love Joshua's shirt with Chuck Norris there.

AR **Analeshia Rodriguez** 3:02:14

Oh wait, I haven't paid attention.

Josh, give me a look here.

Yeah.

Yeah.

Ohh it is.

It's covered by his name, but I can see it good enough.

Nice.

I like all the Chuck Norris jokes coming out.

They're really funny.

Umm, OK, I think the last thing I'll say is I'm not gonna be here.

Definitely the next meeting, maybe for a few.

As many of you know, I'm gonna go hunting for a little while.

So I'm gonna go to the woods and Shane will be running things.

So with that, we are adjourned for this evening.

Thanks everybody.

JD **Joe M. Dehnert** 3:02:48

Thank you.

JD Joe M. Dehnert 3:02:49
Members of the board have a wonderful evening.

AR Analeshia Rodriguez 3:02:49
Thanks for hanging out, Joe.

HS Harrison Schutt 3:02:52
Thank you.

J Joshua 3:02:53
Thank you.

□ stopped transcription

Rezone
Request
—
Planning
Board

2139 South 7th Street West

From R5.4 Residential
to RM1.5 Residential (Multi-
Dwelling)



Zoe Walters, Associate Planner
Community Planning, Development and Innovation
September 3, 2024

Property Location



Existing Site: Aerial



Current Land Use



**Residential
High Density**

**relatable zones:*

RM1-35

RM1-45

RM1.5

RM0.5



Current Zoning Map



RM2.7

S 7th St W

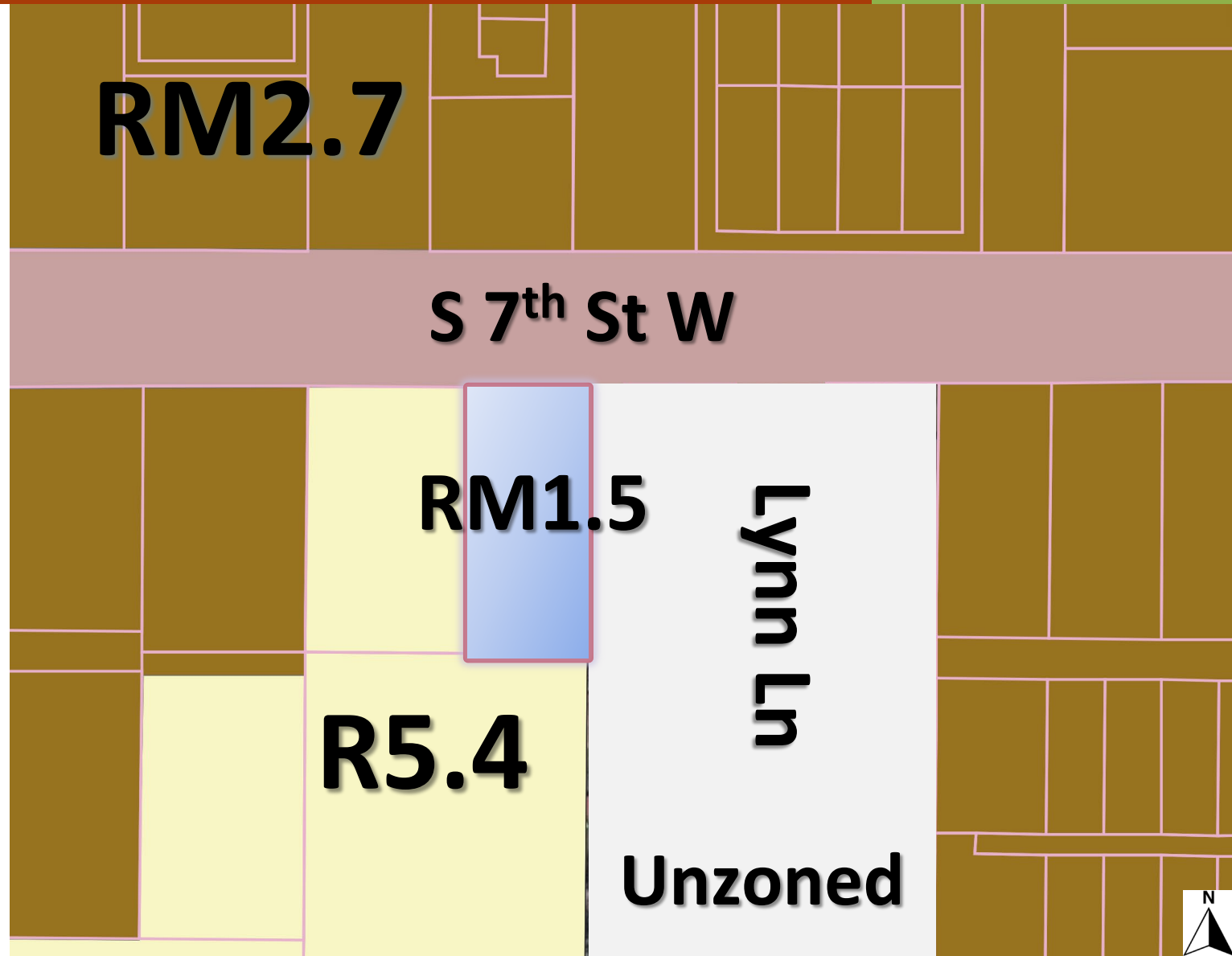
Lynn Ln

R5.4

Unzoned



Proposed Zoning Map



Growth Policy: Focus Inward



**Subject
Property**



Standards Comparison



	Existing	Proposed
Zoning	R5.4	RM1.5
Min. Parcel Size - Residential	5,400 sqft	3,000 sqft
Parcel Area / Unit	5,400 sqft	1,500 sqft
Setbacks	Front: 20' Rear: 20' Side Interior: 7.5' Side Street: 10'	Front: 20' Rear: 20' Side Interior: 5' Side Street: 10'
Max. Height	30/35'	45'

Additional Permitted Uses



Title 20, Table 20.05-1 Uses Allowed in Residential Districts

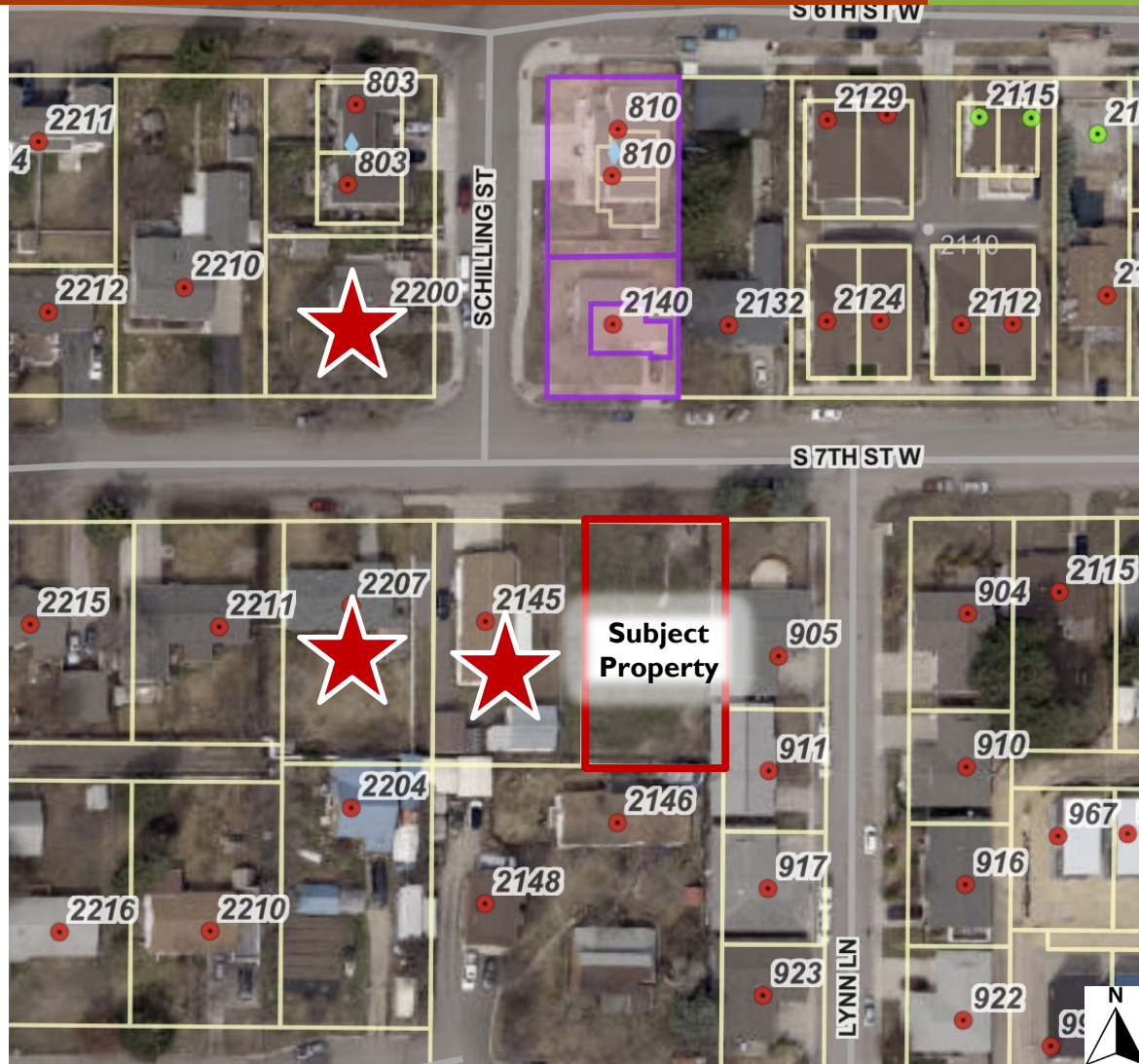
- Library/Cultural Exhibit
- College/University
- Fraternity/Sorority
- Office
- Personal Improvement Service
- Residential Support Services

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

Protest Petitions



protest petitions / parcels = 14%

Staff Recommended Motion:

Planning Board RECOMMENDS City Council ADOPT an ordinance to rezone the subject property located at 2139 South 7th Street West and legally described as Lots 14, 15, and 16 in Block 73 of Daly Addition No. 2, to the City of Missoula, Missoula County, Montana, together with the North one-half of the vacated alley in said Block lying South of and adjacent to said Lots 14, 15, and 16, located in Section 29, Township 13 North, Range 19 West, P.M.M from R5.4 Residential to RM1.5 Residential (multi-dwelling), based on the findings of fact and conclusions of law in the staff report.



Carrera Commons Rezoning & Major Subdivision

Planning Board

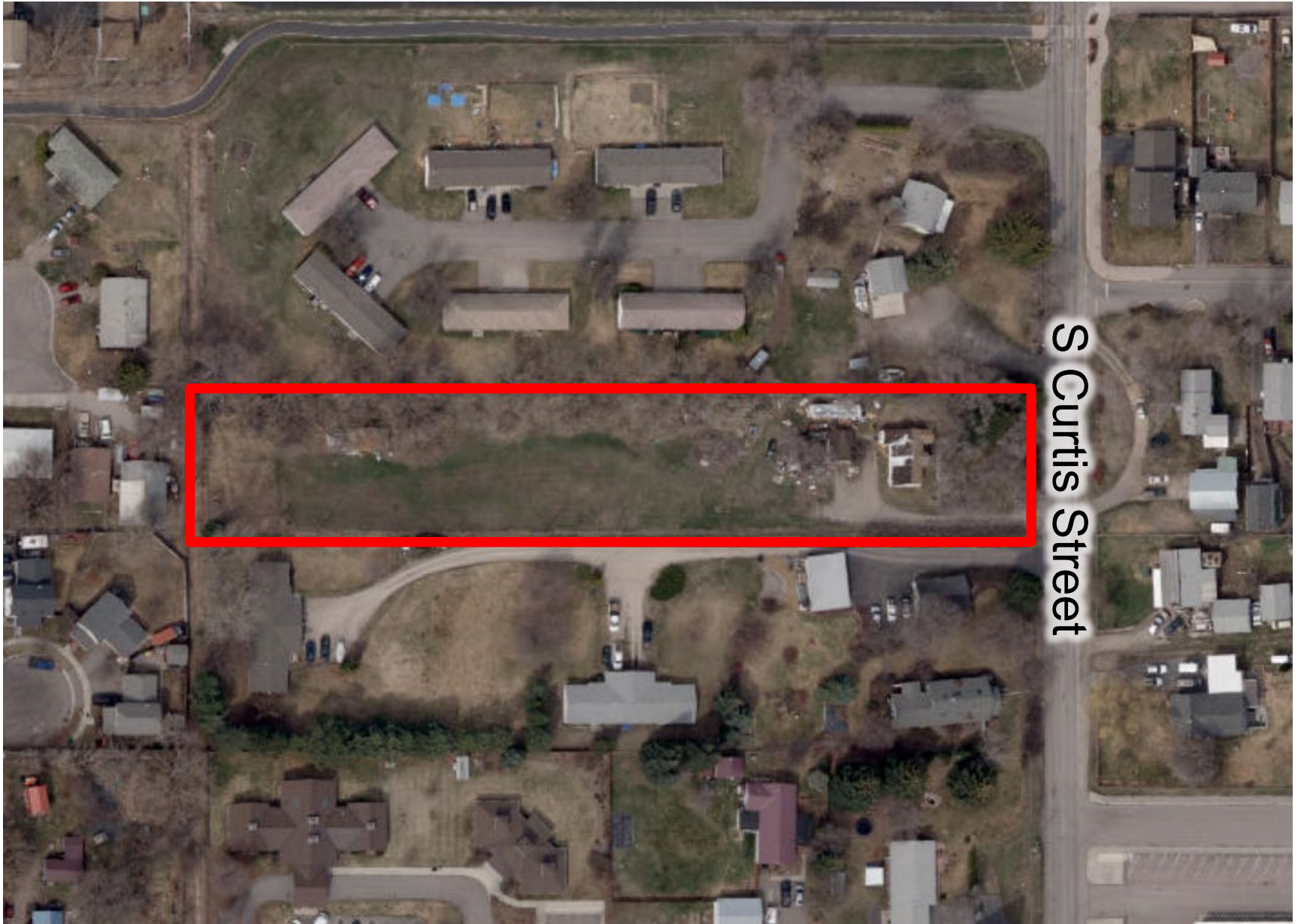
Alex Bramlette
Community Planning, Development, & Innovation
September 3rd, 2024



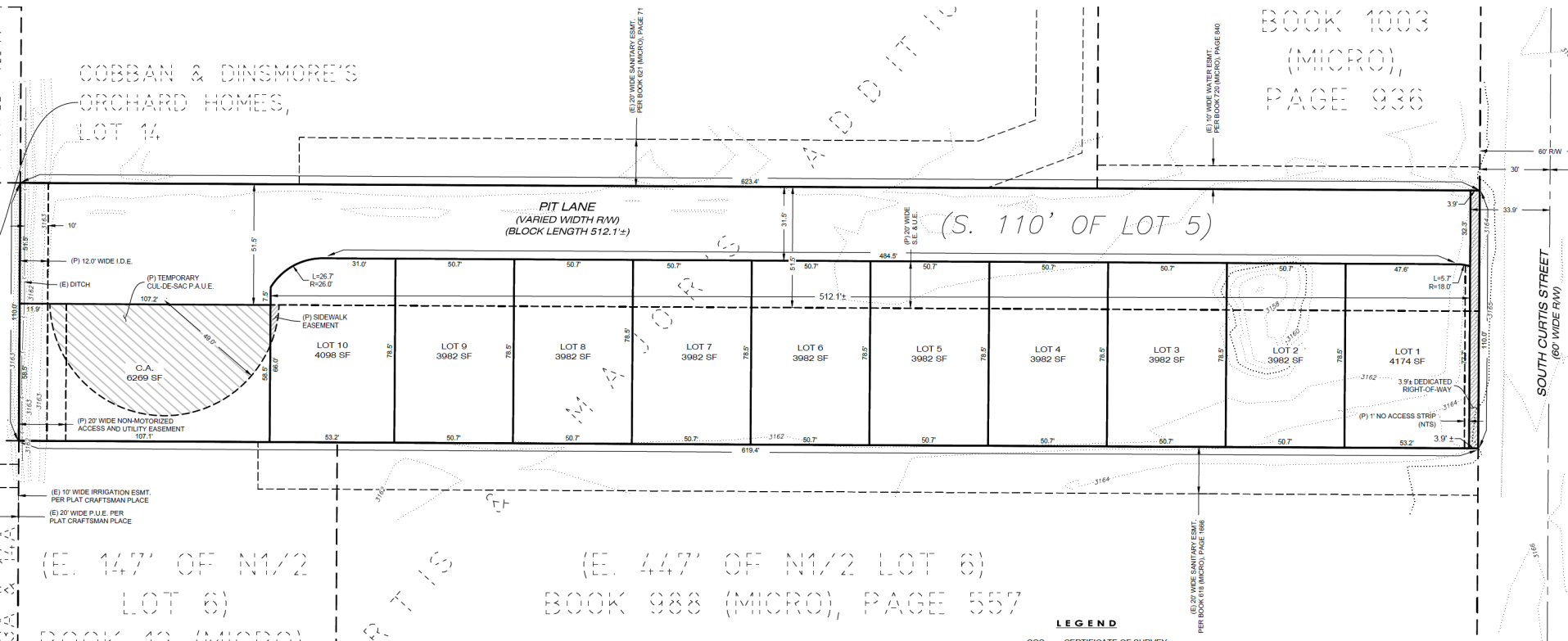
Property Location



Existing Conditions



Preliminary Plat



I. Growth Policy and Zoning

II. Agriculture

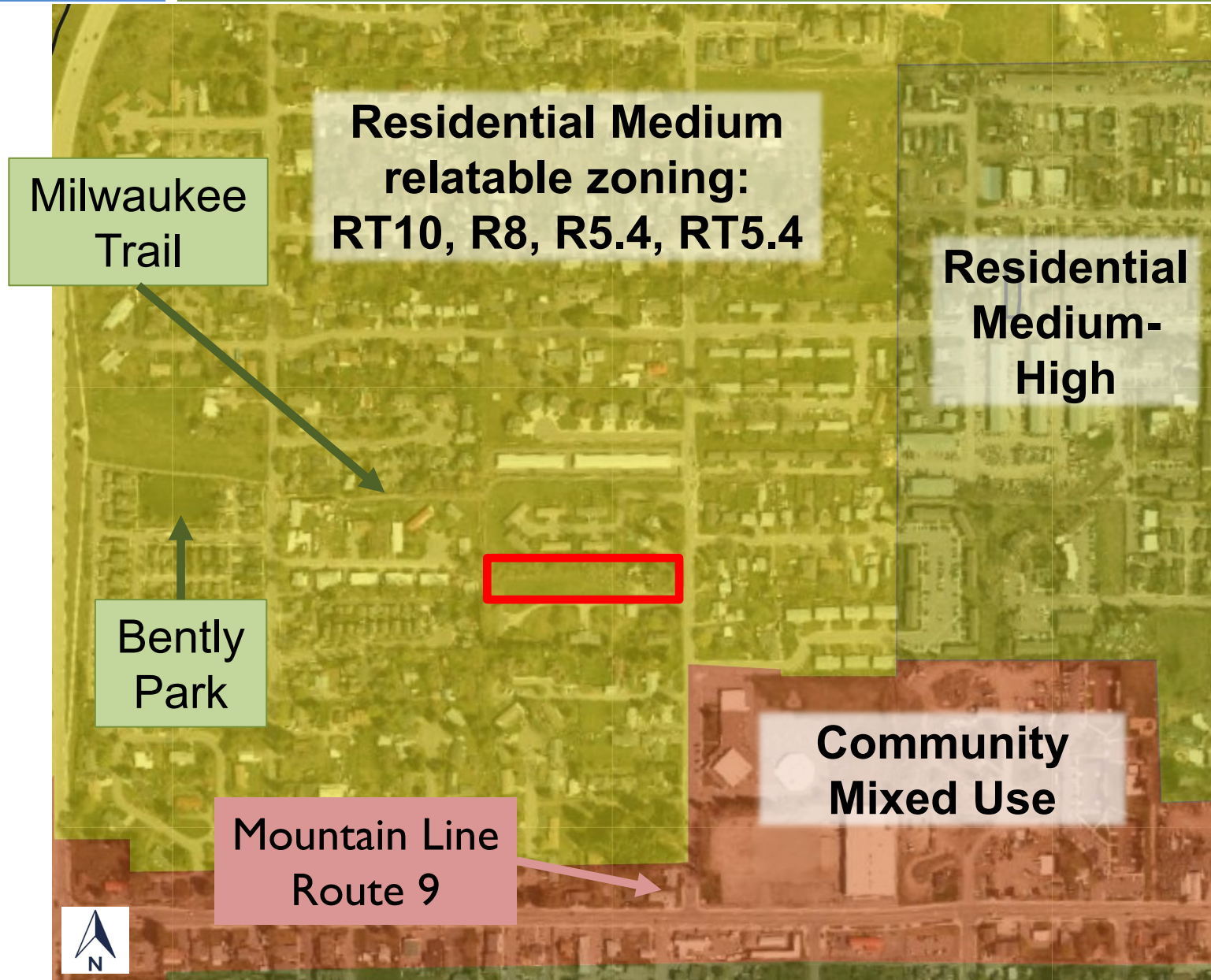
**III. Agricultural Water User
Facilities**

IV. Local Services

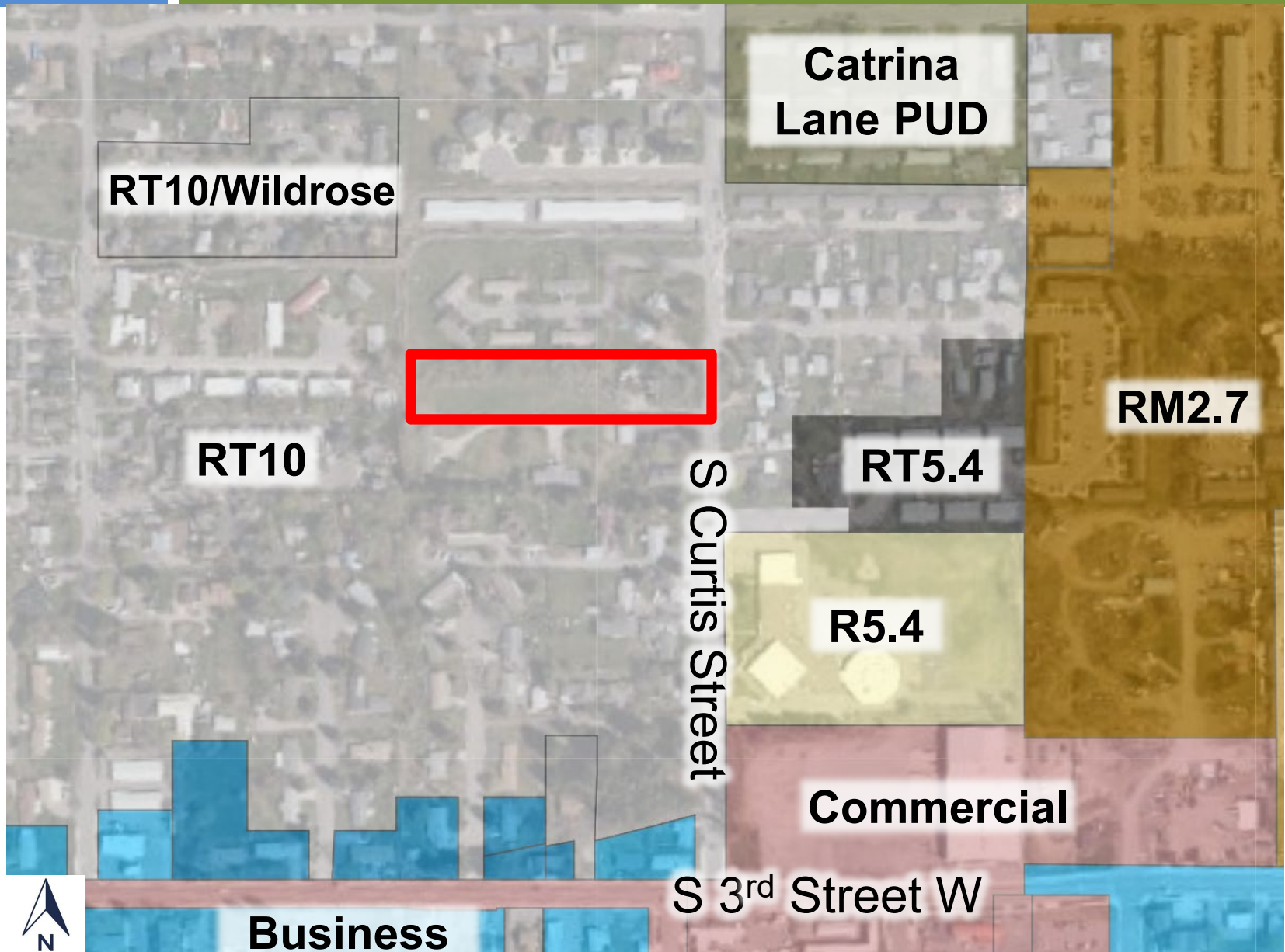
**V. Natural Environment, Wildlife &
Wildlife Habitat**

VI. Public Health and Safety

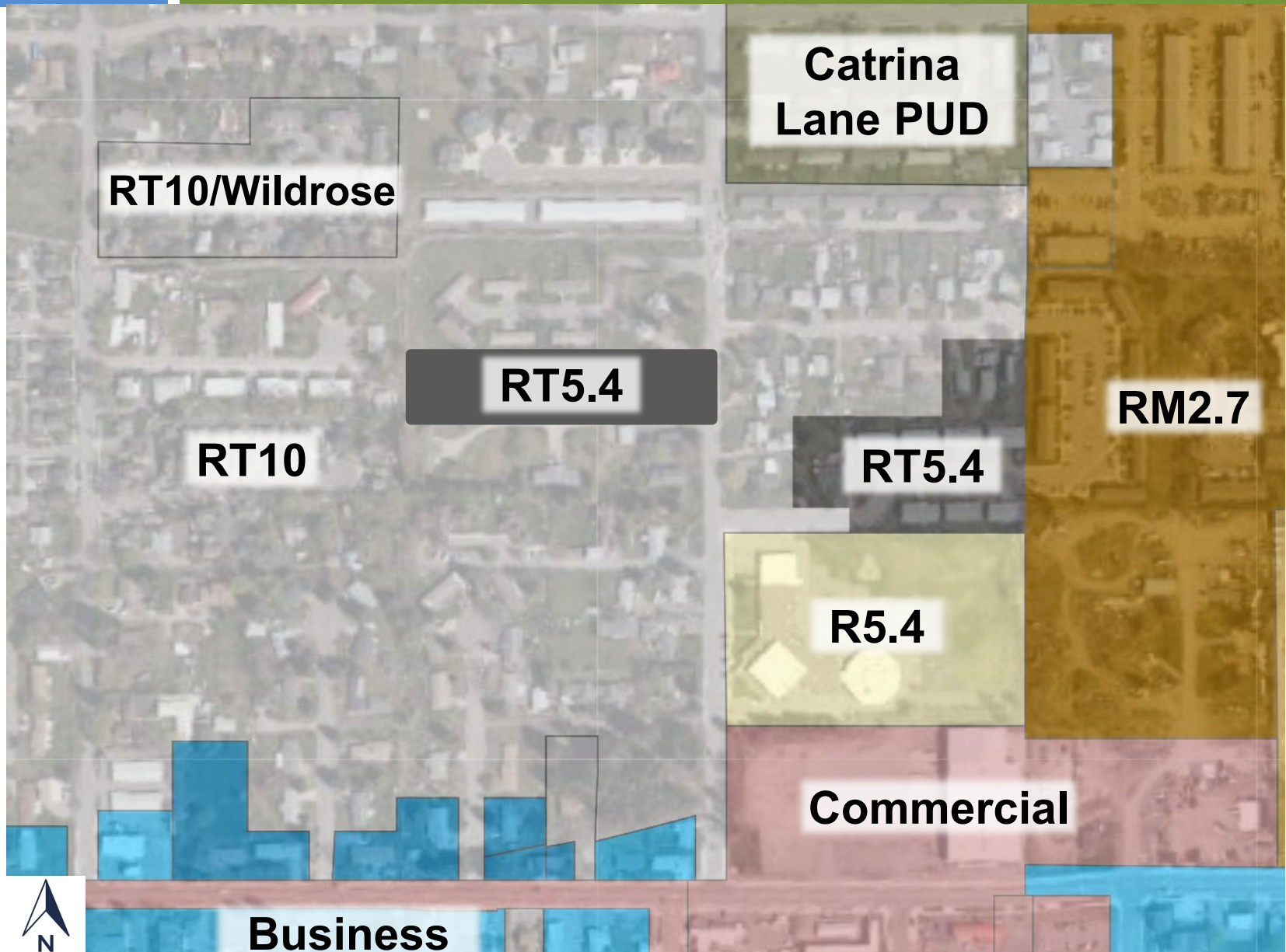
Our Missoula 2035 City Growth Policy



Current Zoning



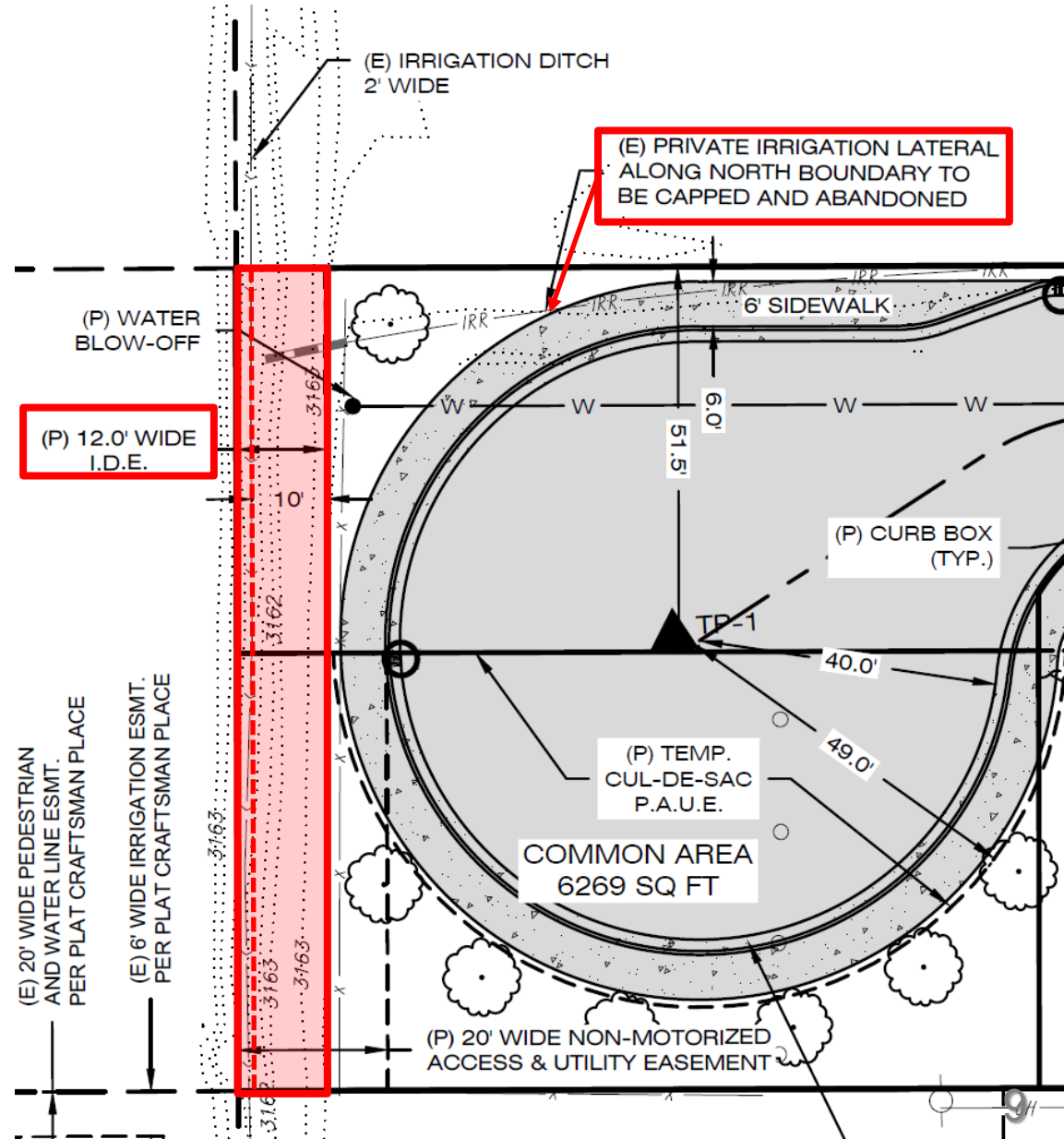
Proposed Zoning



Agriculture & Ag. Water Facilities



- Urban Land - not land of agricultural importance
- No existing agricultural operations
- Existing irrigation ditch along the western boundary
- Existing private irrigation lateral



Local services include provisions for:

Water & Sewer: All 10 lots will be served by City sewer and water services;

Solid Waste: Solid waste disposal by Republic Services;

Parks & Recreation: Parkland through cash donation in-lieu of dedication;

Fire & Law Enforcement Services: Provided by City Police and Fire. Installation of one new fire hydrant required;

Impacts to Schools: Estimated 5 new school-age children added; and

Transportation Elements: Information on following slides.

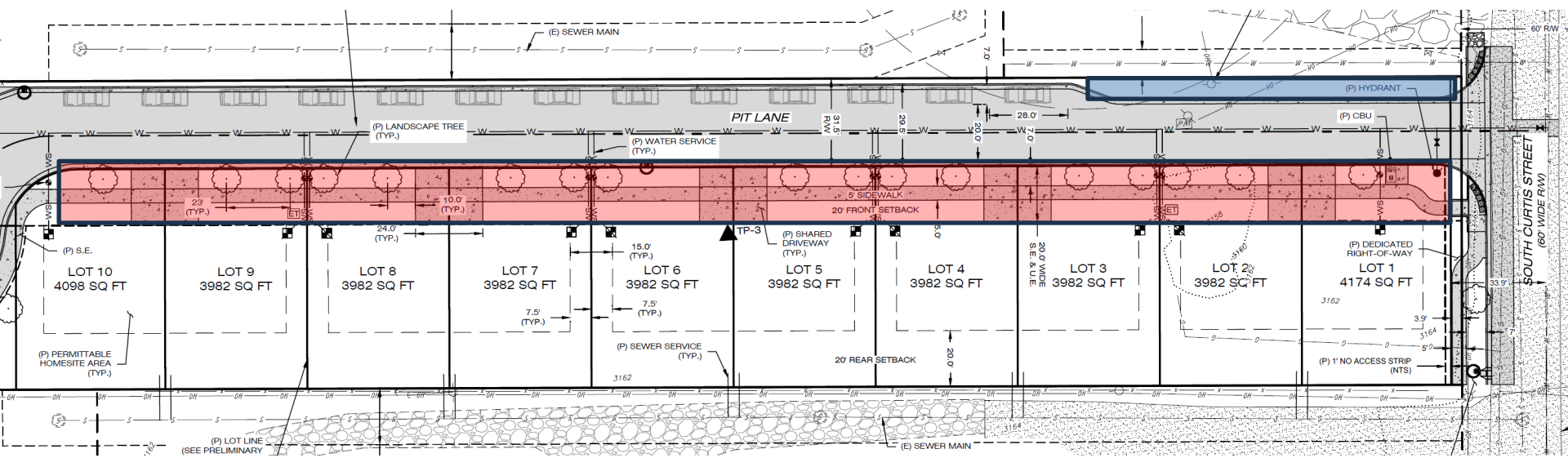
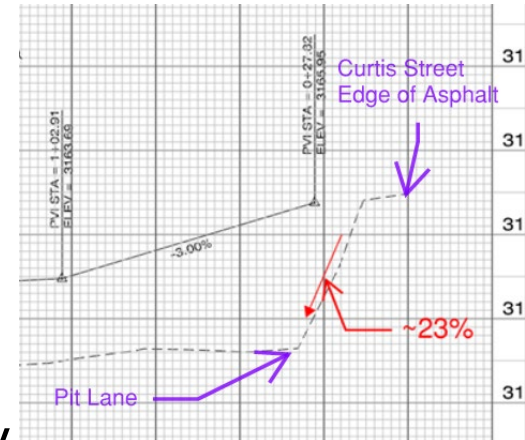
Variance Request #1: Pit Lane



<u>Roadway Designation</u> - City Functional Classification Map link	Low Density Local Residential Street (less than 12 dwelling units /acre or greater than 80 feet average frontage)
Functional Classification	Local Street
Purpose	Access
Daily Traffic Volumes	0 - 250
Right-of-way (Minimum)	45'
Street Width (Back of Curb to Back of Curb) (minimum)	33'
Number of Travel Lanes (typical)	2
Lane Width (minimum)	10'
Parking Lane Width (parallel)	6'
Sidewalk Width (minimum)	5'
Boulevard Width (minimum)	7'
Bike Lanes	-

Low Density Local Residential Street

- 31.5' right-of-way
- 29.5' street width
- Parking on one side (north side)
- One 7' boulevard & 5' sidewalk within 20' utility and sidewalk easement



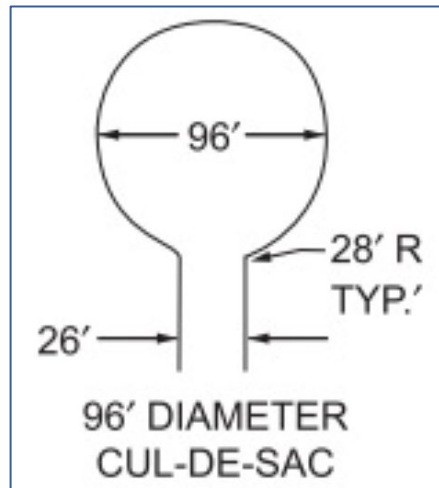
Variance Request #2: Cul-de-sac



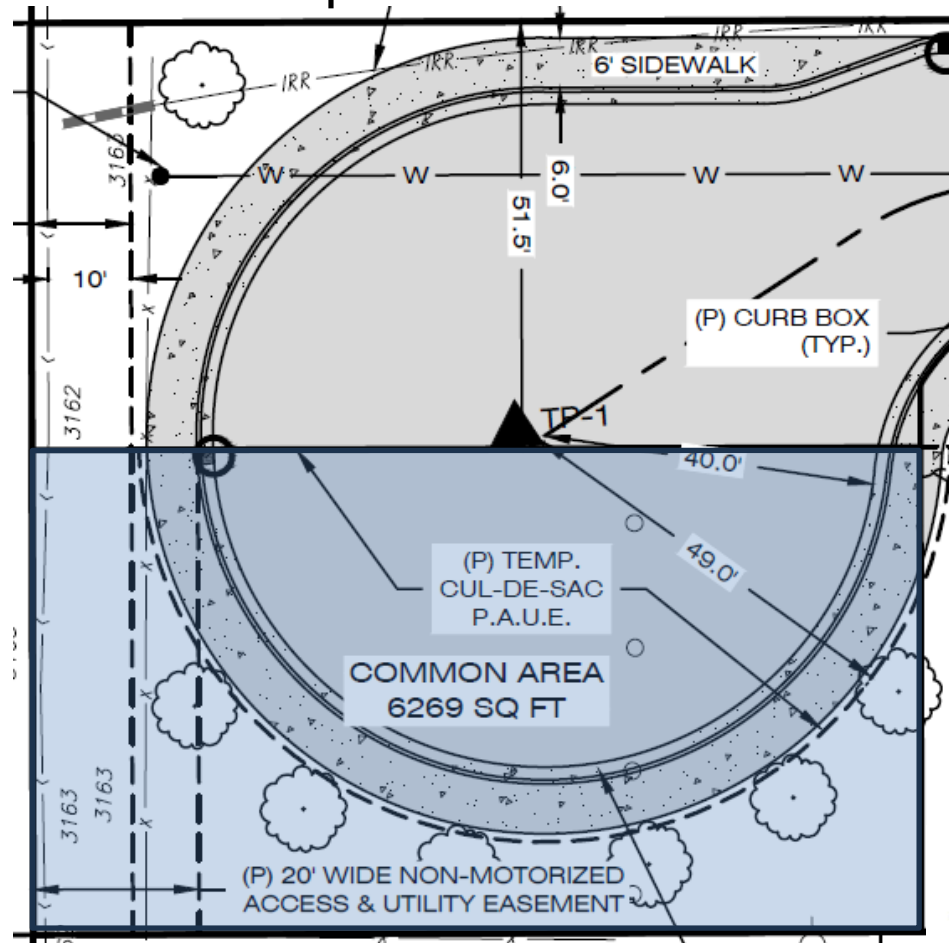
3-020.5 Cul-de-sac streets are prohibited

3-020.5(b)(7) if approved by variance, additional standard

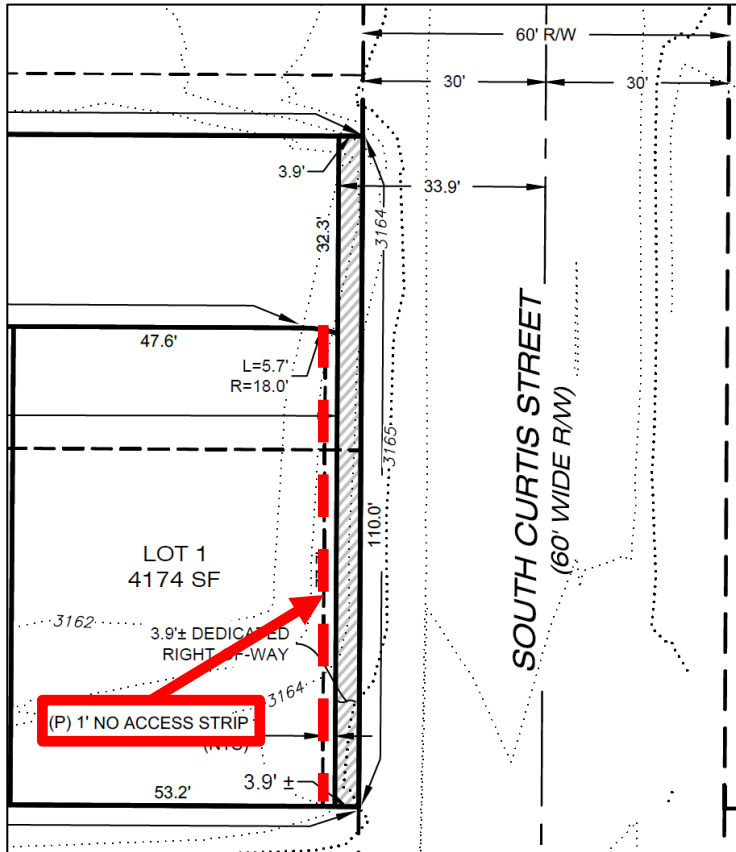
(7) Over 45 feet in radius – need water permeable center island



IFC D103.1



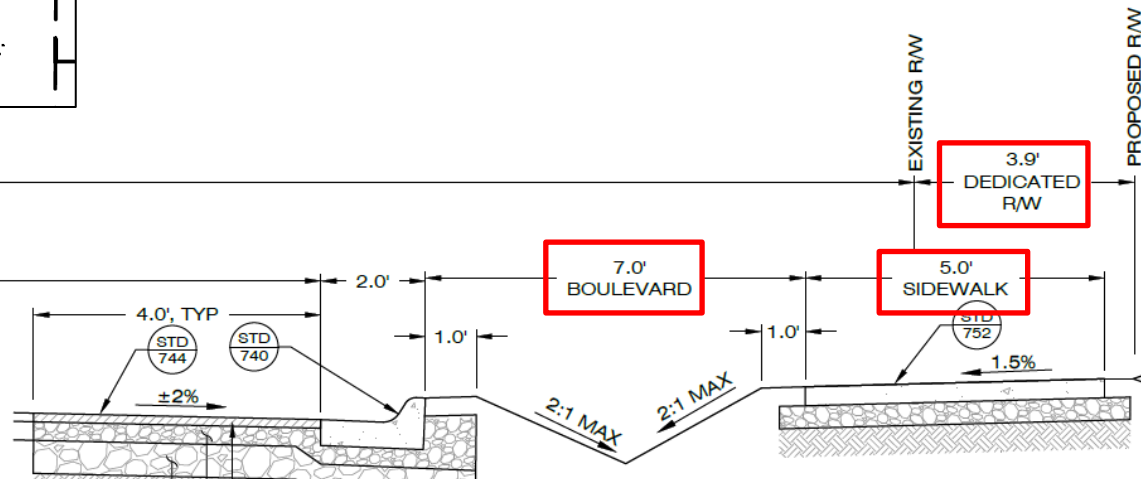
Variance Request #3: S Curtis St.



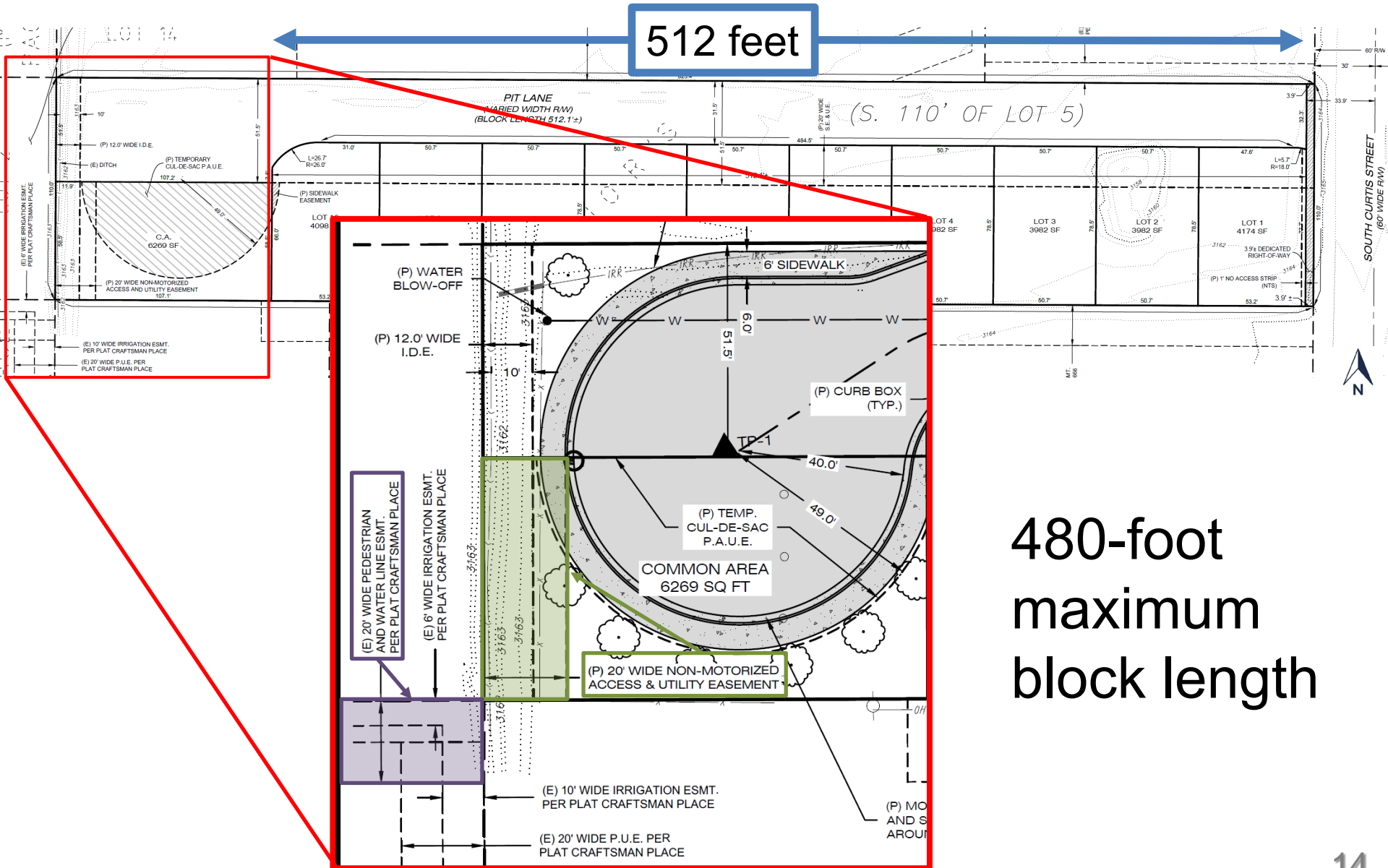
Roadway Designation - City Functional Classification Map link	Urban Collector (without parking)
Functional Classification	Collector
Purpose	Access
Daily Traffic Volumes	1,000 - 7,500
Right-of-way (Minimum)	80'
Street Width (Back of Curb to Back of Curb) (minimum)	41' with turn lane 31' without turn lane
Number of Travel Lanes (typical)	2+ center turn lane or 2 lanes
Lane Width (minimum)	10'
Parking Lane Width (parallel)	-
Sidewalk Width (minimum)	5'
Boulevard Width (minimum)	7'
Bike Lanes	5'

60.0' RIGHT OF WAY

+/- 24.5'
EXISTING TRAVEL WAY



Variance Request #4: Block Length





Recommended Motions



Rezoning: Approve the adoption of **an ordinance to rezone** the subject property located at 123 S. Curtis from RT10 Residential (two-unit/townhouse) to RT5.4 Residential (two-unit/townhouse), based on the findings of fact and conclusions of law in the staff report.

Variance #1: Approve the variance request to allow Pit Lane to deviate from the design standards of Low Density Local Residential Streets.

Variance #2: Approve the variance request prohibiting cul-de-sac streets.

Variance #3: Approve the variance request to allow S. Curtis Street to deviate from the design standards of Urban Collector (without parking) Streets.

Variance #4: Approve the variance request to exceed the 480-foot maximum block length and allow for a proposed block length of 512 feet.

Subdivision: Approve the Carrera Commons Subdivision preliminary plat application, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in this staff report.