



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: October 1, 2024, 6:00 p.m.

Location: LAC Conference Room of the Missoula County Land & Communities Department, 127 E. Main St. Suite 2. (in person) or TEAMS (virtually)

Members in Attendance: Danny Tenenbaum (City Appt), James Fountain (County Appt), Danny Oberweiser (County Appt), Peter Bensen (County Appt), Derek Kanwischer (City Appt), Lynn Davis (City Appt), Tung Pham (Mayor), and Shane Morrissey (City Appt)

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

I. CALL TO ORDER [Time stamp – 0:12]

Shane Morrissey called the meeting to order at 6:00 p.m.

II. ROLL CALL [Time stamp – 0:18]

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

III. APPROVAL OF MINUTES [Time stamp – 1:26]

Tung Pham moved, and Lynn Davis seconded approval of the September 3, 2024, minutes as written. The motion passed by unanimous voice vote.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:48]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 4:53]

No Staff Announcements.

VI. PUBLIC HEARINGS

A. Flanna McLarty, Land and Economic Development Specialist, Missoula County Community and Economic Development - Grant Creek Crossing Targeted Economic Development District
[Time stamp – 6:32]

STAFF PRESENTATION

Flanna McLarty, Land and Economic Development Specialist, with Missoula County, presented on creating a new Targeted Economic Development District (TEDD) at Grant Creek Crossing. McLarty shared the purpose and the requirements prior to creating a TEDD. She highlighted TEDDs are county-

specific districts designed to promote economic development through infrastructure improvements, which in turn help attract and retain value-adding projects.

The Grant Creek Crossing area, approximately 84 acres, is largely undeveloped, with only one parcel having storage units. The area lacks basic infrastructure such as transportation, water, wastewater systems, stormwater management, broadband and workforce housing. Staff explained the Planning Board's role is to review the Comprehensive Development Plan to ensure it is in conformance with the Growth Policy, and to make a recommendation as to whether the zoning within the TEDD area is also in accordance with the Growth Policy.

The four main goals of the development plan for the area include promoting economic development, public infrastructure investment, supporting workforce housing, and enhancing public safety services. The comprehensive plan is built on principles such as sustainability, economic development, public health, safety, and public-private partnerships.

The Grant Creek Crossing area is designated as Commercial Mixed-Use and zoned as Commercial Center. It's noted the intention is to create a well-connected, walkable neighborhood, supporting higher intensity residential options to diversify housing and enhance local employment opportunities. McLarty emphasized that they are planning for the physical framework needed to facilitate the unique neighborhood and are building infrastructure to proactively guide where and how that growth occurs. She summarized the Grant Creek Crossing Comprehensive Development Plan has been evaluated against the relevant goals, policies and objectives of the Missoula County Growth Policy and is in conformance with the document; and that the area within the Grant Creek Crossing TEDD is zoned for uses in accordance with the Growth Policy of the ordinance creating a Grant Creek Crossing TEDD.

Staff outlined the public engagement they've done for the project. They highlighted meetings with tax jurisdictions that would be affected by the creation of the TEDD, a public hearing on the declaration of infrastructure deficiency which was adopted by the County Commissioners, engagement with landowners and developers, notification letters for public meetings, discussions with the Missoula Development Authority Board and an upcoming discussion with the Reserve Street Public Working Group. Staff concluded the presentation by stating no public comment had been received regarding the project's alignment with the Growth Policy or zoning. However, public comment had been received regarding the impacts on the local fire department.

See PowerPoint presentation slides.

PUBLIC COMMENT

Public comment included Bert Lindler, a Board member of the Grant Creek Trails Association voicing his support of the project. He highlighted the opportunity to establish a trail for pedestrians and cyclists to move between the City and Grant Creek that doesn't disturb the wildlife habitat while connecting the area to the I-90 underpass.

Paul Finlay, Chief of the Missoula Rural Fire District, expressed his concern with the growing demand for fire services in areas that aren't providing sufficient funding, especially with regard to Tax Increment Financing (TIF) districts. He shared they have seen an increase in fire service demand due to new developments without a corresponding rise in funding. The fire district is only receiving revenue from bare ground value, which is minimal. He shared their mill values have decreased by over \$100,000 due to new developments and TIFs. They have had difficulty in maintaining staff due to declining revenue. The nearest fire station is more than four miles away, making response times challenging.

Kevin Davis, a member of the Reserve Street Public Working Group, stressed the importance of an upcoming discussion he has with staff to ensure that all aspects of the proposal, especially funding and long-term maintenance of its infrastructure, are addressed appropriately.

RECOMMENDED MOTION

Derek Kanwischer made the following motion to approve the request, and Danny Tenenbaum seconded the motion:

That the Grant Creek Crossing TEDD Comprehensive Development Plan is in conformance with and that the area of the Grant Creek Crossing TEDD is zoned in accordance with the Missoula County Growth Policy adopted July 13, 2016, by Resolution 2016-098, and amended June 6, 2019, by Resolution 2019-090 and amended June 9, 2022, by Resolution 2022-062, based on the findings of fact and conclusions of law in the staff report.

Board members inquired about the Reserve Street Public Working Group and what the group is comprised of. They questioned what tax jurisdictions would be affected by the project. McLarty clarified Missoula County, Missoula Rural Fire District, Hellgate Elementary, Missoula County High School, and the Urban Transportation District would be impacted. There was discussion whether the land remains County property or will eventually be annexed by the City. Staff explained that the land must remain in the County as long as a TEDD district exists, and clarification was given that the area is privately owned in the planning jurisdiction of the County. Board members addressed if City sewer and water services will be contracted to the property. Andrew Hagemeyer, Director of Missoula County Community and Economic Development clarified once the project is adopted, the developer would approach the City to request water and sewer services and the City would typically provide these services through an agreement without annexation. He mentioned how TIF financing could also help fund the infrastructure improvements needed to bring water and sewer services to the area. McLarty explained there are mechanisms in place to use TIF funding to support fire districts, even for equipment purchases outside the district. Hagemeyer shared that improvements to Reserve Street (part of Highway 93) will be necessary before the project proceeds, which will involve permitting with Montana Department of Transportation (MDT). Board members questioned how the TEDD would promote tourism and conserve resources. Staff cited that the TIF could support businesses that promote tourism and recreation but no other unrelated uses (like storage units). Hagemeyer shared the County had a broad planning process aimed at preserving agricultural land, protecting wildlife, and promoting housing.

Board Members needed clarification on the distinction between industrial vs. commercial. It was explained the focus is on supporting industries that add value to the economy, whether that's through manufacturing, tourism, or recreation-based services. The developer's intent with the project was addressed. It's noted they are planning a mixed-use project, but its final form will depend on eligibility for TIF and the funding structure. Potential methods to allocate TIF funds to compensate the fire department for their services, particularly with limited fire or medical response needs was addressed. Some Board members raised concern about the impact on the fire department and implications of school adjustments. They were in support of the motion as it aligned with the Growth Policy and was in conformance with the zoning and hoped it would provide affordable housing options. Board members acknowledged that first responders need support in this area and expressed their wish to see the County Commissioners accommodate the concerns with the Fire Department within the structure of the Comprehensive Development Plan.

VOTE

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

AYES: (8): Danny Tenenbaum, James Fountain, Danny Oberweiser, Lynn Davis, Peter Bensen, Derek Kanwischer, Tung Pham, Shane Morrissey

NAYS (0):

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

There were no communications or special presentations.

VIII. COMMITTEE REPORTS

There were no committee reports.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No new business was reported.

XI. COMMENTS FROM BOARD MEMBERS

No comments from Board members were reported.

XII. ADJOURNMENT [Time stamp – 1:14:57]

The meeting was adjourned at 7:16 p.m.

Missoula Consolidated Planning Board October 1, 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/9094/media>

Missoula Consolidated Planning Board- October 1, 2024-Meeting Recording

LR **LAC Conference Room** 3:41

I will call this October 1st, 2024 consolidated Planning Board meeting to order.

May we have a roll call?

Please roll call Lynn Davis here.

Derek, can we hear?

Danny. Danny, tennenbaum.

Josh Rader, Josh's accent. Danny oberweiser.

Peter Benson.

Recall Rick is absent. Shawn McCoy.

Shawn is absent and Shane Morris.

And Mr. Chair, would you like to?

We have six regular members present.

Would you like to appoint the alternates? James Fountain and Danny Tennant?

As voting members for the evening, yes, please. And we have many folks great.

We'll move into our approval of minutes from the August 20th.

Agenda.

Approval of minutes from the September 3rd, 2024 meeting.

Yeah, everybody's got a chance to take a look at that for new board members.

You're able to vote on this if you want to. If you read them, even if you weren't at the meeting, we're just reading it for.

To make sure that it followed the general tenor of the meeting.

And so you're able to vote on it if you want to.

You're also able to abstain if you don't feel comfortable doing that.

So but.

I'll be looking for a motion to approve the Minutes or if anybody has any corrections or updates the minutes from the September 3rd 2024 meeting.

What's new?

October the 9th move by Tongue.

Anybody 2nd?

I'll second it, seconded by Lynn.

And we'll just do a up and down vote on this.

All those in favor of approval say aye, aye.

Anybody know?

And any abstentions?

We'll move into public comment on non agenda items for folks in the room and folks listening online.

This is for items that are not on our agenda tonight.

We have one agenda item which is the Grant Creek crossing targeted Economic Development district. So if you have a comment on that, we can save those comments for later.

This is for any comments not related to that and and Alicia has the.

Call in information on screen here.

So if you are calling in on your phone, the phone number is 406-272-4824 with phone conference ID is 127489322 pound. You're gonna press *5 to raise your hand and start 6.

To mute and unmute yourself.

Umm. And then if anybody is just on teams, you can just raise your hand and we will recognize you and ask you to make your comment.

Pretty online.

OK. We will close our public comment period on non agenda items.

Yeah, moving on.

We'll move on to step announcements.

Do we wanna?

Talk about board members.

Yeah. So you have two new planning board members, maybe each of them communities themselves.

I think they're both alternates, one for the city and one for the county.

So we officially have a full.

Consolidated planning board.

Yay, we had some quorum issues.

So we're very happy to be more people joining us.

So you wanna start?

Sure. My name is Danny Tenenbaum.

I'm happy to be joining the planning board I live in the lower rattlesnake on the city

alternate and my background was formerly in the legislature and I worked on some land use and planning issues while there.

And yeah, I'm excited to be here and work with you all.

James James Fountain on the county architect.

I live in the big flat.

And also very excited to be here.

My my background is in sustainability and geography.

Corporate sustainability global global sustainability up and down the seamless spectrum.

Really. So happy to be here.

Staff announcements.

This do we think this is the only time that we're gonna be here?

This should be the only time you're in this room. There was.

A conflict.

But still people this room doesn't.

Obviously not for any members of the public, so hopefully we don't use it very often.

But yeah, thanks for accommodating us. Great.

So then that brings us to our one and only public hearing, the Grant Creek crossing targeted Economic development district planner Mclarity.

Enough.

I will be giving a presentation on that.

So I'm flanner Mclarty and I'm the Landon economic development specialist here at Missoula County.

I have a colleague here, Andrew Hagemeyer, who's the director of the Community and Economic Development Department.

And.

We are contemplating creating a new targeted economic development district at Grant St. Crossing.

Technology is not always my friend.

Right.

So a targeted economic development district.

Exist only in the county.

They're not.

They're called Urban's in the city urban renewal districts and the purpose of these

districts is to develop infrastructure to encourage the location and retention of value adding projects.

And some of the requirements prior to creating a TAD or to adopt A resolution or necessity stating infrastructure deficiencies exist in the area.

To adopt A comprehensive development plan to ensure the district can host a diversified tenant base.

To make sure the area is zoned to permit value, adding economic development uses.

And to describe the use and purpose of tax improvement financing to make sure that's outlined in the comprehensive development plan.

So for the Grant Creek crossing area, some of the infrastructure deficiencies in the area are transportation, water and wastewater, stormwater, stormwater and drainage. Life safety services, broadband workforce, housing, dry utilities, as well as other general improvements.

So the role of the planning board.

In consideration of creating a Ted in regards to a comprehensive development plan is that the planning board that we would submit the plan to the board which I believe you received in your board packet along with a staff report to review and recommend as to its conformity with.

The growth policy.

As well as to review and make a recommendation as to whether the zoning within the Ted area is in accordance with the group policy.

So those are kind of the two primary issues.

For considerations that we'll be talking about tonight.

So here's a map of the area.

It's approximately 84 acres and generally located South of I-90 and West of reserve St.

Founded by Schramm on the South side.

So there's only one parcel in this area that has been developed that has storage units on it. Part of the parcel used to be an old gravel pit that is no longer active.

So really this whole area for the most part is just kind of a blank slate right now.

And as I mentioned, they don't have water access right now. Wastewater access there's not.

Any roads through the area, so significant improvements would have to be made in order for this area to be developable.

For the goals of the comprehensive development plan, we have 4. The 1st is to promote economic development and support of value adding industry. A second is to invest in the efficient delivery of public infrastructure. To the third is to support development of attainable workforce housing. And our fourth goal is to enhance public safety services. So.

FM Flanna McLarty 44:29
So so.

LR LAC Conference Room 44:39
So some of the relevant guiding principles and the growth policy that apply to the comprehensive development plan.
Our sustainability, economic development, public health and safety.
Balancing interest of the public and minimizing regulation.
Reading private and Public Partnerships, making sure that the public is involved in this process.
Making sure that we provide a diverse.
So that.
One of these things would be like addressing workforce housing and like creation of new jobs.
Addressing again the infrastructure and the last one that we were able to address is recreation. So we value adding businesses include tourism, the recreation.
As well as we also want to within the recreation, make sure that we are conserving our natural resources in the area.
So the goals of the growth policy that are supported by the comprehensive development plan.
So promoting economic development, we are looking to support business location retention and expansion to facilitate well designed commercial development and to facilitate the reuse of a former industrial site.
Another goal is embracing emerging economic trends and new technologies.
We're hoping to attract businesses that would expand digital communication.
Potentially developed clean technologies.
The goal of sustaining and promoting land and resource based industries such as

recreation.

Again, we're targeting recreation tourist businesses to the area.

Plant the next goal is planning and providing for the logical growth of communities.

We would like to provide opportunities for buried land use in this area around an existing community.

To help guide new subdivisions and development.

I would like to support the provision of infrastructure and services to rural communities by increasing the infrastructure capacity, services and amenities around the existing community.

Another goal is to provide opportunities for a wide range of housing.

This plan would facilitate the development of a variety of housing types, and the last goal is to promote healthy, active communities.

And within the plan, we'd like to expand and maintain a network of trails, pathways and sidewalks in the area.

So from the Missoula Land Missoula area land use element, the area is designated as community mixed-use.

And community mixed-use areas.

Are their function is to accommodate a substantial portion of future growth, which I think we all know that that area has already grown quite a bit and could handle more growth.

To provide for a mix of primarily residential, commercial and civic activity.

In a well connected, walkable pattern to provide opportunities to retain.

Service and employment and to accommodate higher intensity residential choices that would contribute to the county wide housing diversity.

And within the Missoula area land use element, it says where appropriate, Missoula County must become proactive in planning for and develop.

Ment of infrastructure to successfully implement the land use designation map.

And so we'd be doing this by planning for the physical framework needed to facilitate a unique neighborhood by planning and building infrastructure to correctively guide where and how that growth occurs.

The Missoula County Zoning Regulations for the area it is zoned as a commercial center.

The purpose of a commercial center is to provide opportunities for retail services and employment and auto oriented patterns transitioning into walkable mixed-use

patterns over time, and the character is almost exclusively commercial, but may support higher intensity residential development both in a horizontal as well as a vertical. Mixed-use development pattern.

That's a slide.

It's an important slide.

So here I have side by side maps of the area. So on the left with the green is the land use designation which is community mixed-use and then the right map is the zoning which is commercial center.

So our staff report the findings. So we evaluated the Grant Creek crossing Ted Comprehensive Development plan for conformance with overall Missoula County growth policy principles and goals.

We evaluated the Grant Creek crossing Ted Comprehensive development plan for conformance with the land use policies and the Missoula area land use element. And we do not suggest any revision to the growth policy. The Missoula area land use element.

As existing land use designations or zoning align.

In conformance with the growth policy, the Comprehensive Development Plan seeks to provide long term economic stability to use the planning and the development of public infrastructure as tools for well managed growth. The plan seeks to address infrastructure deficiencies that constitute a serious impediment to the promotion of value.

Adding industrial activities.

These infrastructure deficiencies are also identified and the Missoula area land use element is critical components for commercial mixed-use.

The plan supports the purpose of the Missoula County Zoning Regulation.

And the area of the plan is zoned as commercial center and has a Missoula area land use, designation of commercial mixed-use.

And these designates designations are aligned.

So our conclusion.

FM Flanna McLarty 52:01

So our conclusion? Oh, sorry.

LR LAC Conference Room 52:05

Is that the Grant Creek Crossing Tag Comprehensive Development Plan has been evaluated against the relevant goals, policies and objectives of the Missoula County Growth policy and that it is in conformance with the document and that the zoning of the Grant Creek crossing Ted has been evaluated against land.

Use designations of the Missoula area land use element and the zoning in the area of the plan is in accordance with the growth policy.

So public engagement that we've done for this project, we met with taxing jurisdictions in June.

That would be affected by the creation of the tide. We had a public hearing on the declaration of infrastructure deficiency, which was adopted by the county Commissioners in August.

We met with large land owners and developers to discuss the project.

That date is wrong.

That was in June. Sorry about that.

We sent letters to all the taxing jurisdictions and property owners.

In September notifying them of the upcoming public meetings, we had a discussion with the Missoula Development Authority Board, which is an Advisory Board to our department last week and this Friday, we're going to have a discussion with the reserve St. Public Working Group.

We also have engagement page on the Missoula County Voice.

We have not received any public comment regarding the conformance to the growth policy or zoning.

We did receive public comments about the patient of a Ted in general.

As it affects the fire department.

It would.

And some of the comments included that it would increase services for the fire department without increase the funding to support those services that they have a lack of stations and staffing and resources near the proposed Ted.

And that Ted's in general have a negative impact on the district's tax value, which effects their staffing and services.

And now we can have any comments or questions.

So do any planning board members have any clarifying questions that they like? If there aren't any more presentations?

Does anybody have any clarifying questions before we ask for?

Public comment.

OK.

Can you just explain to me what the reserve St. Public Working group is?

What is that made-up of those businesses or residents?

Yeah, I think it's.

I think they call themselves improved Reserve Street, but it's just a group of interested citizens that are focused on that part of town.

So they they generally like to be aware of land use and transportation projects at the city or county are engaged in or part of and so.

Not having really other neighborhood groups or community councils to go to in that area, we reached out to them to see if they would.

Be interested to learn about this and they accepted.

So we're meeting with them on Friday, OK?

And then another question.

You mentioned there's texting, taxing or tax districts that are affected.

What? Who, who would be affected by the so the Missoula County is one of the tax on jurisdictions affected by it, OK as well.

Missoula Rural Fire District, Hellgate Elementary School district.

Missoula County High School Public School, High School District and then the Urban Transportation district.

And then another question.

Sorry, I'll just try to get them all out. And so this is county land and would it remain county land?

Umm, it has to remain count alien, just like long as there's a Ted in the area.

Ted's tip are set up for an initial time period of 15 years.

They can extend an additional 15 years if we bond for a project.

So 30 year timeframe total.

And the city would could not annex during that time.

It would have to remain in the county.

Clarification.

Is private property in the planning jurisdiction of the county.

It is not counted.

I just want to make you know there's press online and everything like it is not owned by the county, OK?

Just want to make sure that thank you makes sense.

Anything else on?

I don't know if you know.

If this property in an area is part of our annex plan for Missoula City, Missoula, I don't know.

It's in the annex area A, which is their highest priority.

Annex that was a sidewalk question that I would have is once this does develop, most likely it's gonna require city, municipal, sewer and water services.

Typically they would require annexation to serve that development and then a standard subdivision.

Process. Is there an agreement in place that the city would contract sewer and water to a county?

County property.

I don't answer that question.

You know the answer.

I I don't. Oh, OK. I I was kind of pointing to planet and see if she wanted to answer it.

If not, I'll take it.

Brad has his hand up.

I don't know.

Rad is our old is our consultant that helped write the comprehensive development plan. If Fred is, he's trying to wants to answer the question, then we can let him answer the question.

BA **Brad Archibald** 58:40

Hi, this is. Thank you.

This is Brad Archibald. The I know that in the city of Missoula's wastewater and water master plans.

The the ability to provide services to this area was considered and the and there are certain improvements that would be needed to those to those utilities, but it is considered an is possibility, so it is part of their master plan for.

Who eventually provide services to this area?

Hopefully that answers your question.

LR **LAC Conference Room** 59:17

I don't think it goes all the city has given consent it verbally to to provide water and sewer to the property without annexation by the tenants in existence.

OK. And it's been written down in the agreement?

Yeah, if this gets adopted.

Set cover Ellen.

I think it does, but sorry another question.

So if it gets adopted, what is the next step then, then the county?

Creates the services and then the city annex the services or you have to petition the city to put the services in for the Ted. The city would enter in agreements with the developer to provide services. OK with the developer not only coming in.

So the developer would ask for service we would like.

I want water and sewer.

Can I have water and sewer in the city would say yes.

OK.

They do it all the time.

It's very hard for the city to provide sewer and water service outside city limits without annexation.

Who funds it?

The developer but the this because of the tax increment finance district.

Funds could tax increment financing could help fund those public improvements.

Decision made by the city down the road that would be that whether or not to fund the tax increment, finance or fund the request for tax increment financing would be a decision of the Commissioners.

Because it's a district created by the county.

So I know that of the taxing jurisdictions that were contacted, you mentioned a concern from fire.

Were there any concerns expressed from either of the school districts or the urban transportation district?

The school district said that they would likely not be very affected by this.

It is a small area.

Of grade like 84 acres.

And especially Missoula County public schools.

Really large area so.

Andrew, you talked to the Urban transportation district, OK.

Any other clarifying questions, Danny?

Yeah. Umm.

Think I'm a little fuzzy on my understanding of the.

Funding from this and where it goes is my understanding correct that there's like a base tax as if it were taxed today, and then the tip is on top of that that grows over time, and what I'm getting at is fire. Had a concern about getting their money.

From tax, would they still get money from the base tax?

It just wouldn't get the additional tip funding on top of that.

So that might is that a correct understanding? Yes. OK.

Is it?

Do you have the picture?

Do you have a picture?

Do you have a picture of the the tax increment on the slides?

I I did not include it.

Yeah. Would that apply though?

What if they were to build the station in the in the area?

Could then they could.

They could use their funding for that.

Yes, we can use funding to.

For the fire district to buy equipment, even if it's not a station inside the district, there's a variety of ways that we could, yes, because they service the district that we could help support them financially.

Purchase land. Complete studies.

Tax agreement finance.

I can pull up those.

I can pull one up for you.

Come on.

No, not prettier than that.

Maybe more colorful.

No, you can't see my screen yet.

OK, stop sharing.

So you start with that base and then.

As there's investment, the idea is that more things would develop and gain more tax increment.

This base continues to go to the taxing jurisdictions, but the increment, the addition or a period of time for a limited period of time is invested reinvested in that district to help encourage and facilitate more development by developing public infrastructure. And then when you close it out then.

The the districts all get.

Go back to getting all of the tax that they would normally have gotten.

It's a temporary period of time.

It's a decently long temporary period of time, but the idea is that.

We'd never have gotten as much.

They miss out for awhile, but they get a lot more.

In the end, it's it's a trade off.

That's that's. That's where the concern is. In the near term, they will lose some anticipated revenue.

Actually it's my my that's not what we found, to be honest with you.

Most recently, the MO, Mont, area was an expense city. As soon as it goes outside of the time period for the Ted. And so actually our prior district is in the process of losing money the the.

Example is correct up there. The base a couple dollars a year on rare property comes to us and will continue to come to us through the life of the Ted.

But we won't see the increase and as you mentioned, Sir, the city is likely to annex as soon as possible and therefore we've put in 2015 to 30 years of service for dollars when the value is worth millions and millions of.

Right. Yeah. I didn't quite finish the. Yeah, I think there's. Let me just finish my thought.

For, for for a school district which wouldn't be affected by annexation, they would get the increment amount the full amount. The issue for fire districts is when you go from 1 jurisdiction to the next.

The fire district doesn't doesn't get that additional increment. You don't get the additional investment because you are no longer serving that area.

So that's that's absolutely correct.

But for the other districts that aren't affected by annexation, they do get a job.

Any other clarifying questions?

Sounds like maybe we wanna get into public comment.

Any other clarifying questions from board members?

I just said one of the curiosity.

I don't know, Andrew.

The location is very close to the obviously across the way the Grand Creek Subdivision that was very controversial. Is there any sort of Halo effect from a transportation perspective? Because that intersection was a one of contention. So we'll having this be a Ted help out that situation or.

Are we kinda?

Not great.

Yeah, it's super the whatever the developers end up setting do.

I mean, you have to like right now, there's not a project that is being proposed in development project.

It will come later.

They're gonna have to go through permitting with Montana Department of Transportation because they need direct access on the Highway 93 reserve St. And so yeah, there is gonna end up having to be improvements to reserve St. for the order for some sort of development to occur.

The theoretically, the tax increment financing can help with transportation related improvements, even though the intersection is not gonna be.

Yeah, because it's directly serving that district, right?

That development, yeah, yeah.

Sorry, but you mentioned when you were presenting about promoting tourism and also conserving resources.

How would that happen?

I mean, because the property's privately owned and to be developed. So how does that happen?

Like how I guess I don't understand is that a two-part question?

I'm not well, he's promoting tourism on the one hand, but yeah, part of the recreation was it was like we value recreation.

Yes. So we're gonna promote tourism, but we're also gonna in that same statement.

You said we're gonna conserve resources.

Yes. And so how does a Ted do that or how is it because it's future development? I mean are you?

I don't.

So it's a high level plan.

And.

State law outlines what we can use TIF funding towards, OK.

Does that make sense?

So we could fund a business that.

Supports recreation and tourism. We could not.

Fund a business.

Trying to come up with an idea that like.

All storage units.

It does add value, George.

Yeah, interesting.

So another way to look is what what your job is to to look.

Think about the compliance with the county's role policy and zoning regulations. So the county went through this very extensive planning process. We engaged thousands of people.

We got tons of comment and we laid out an idea on how growth can occur within the Missoula Valley and.

There were three things that we wanted to try to do with that planning process. One. Was preserved agriculture.

Land two was to protect wildlife and wildlife corridors, and the third thing was to promote promote housing, right? So that might sound a little bit of a like promoting housing and Environmental Protection might sound a little bit of a if things go against each other.

But what that plan really does was it said.

We're in areas where we can and should develop.

We should go, Wally.

We shouldn't invest in infrastructure.

We should make our regulations as development friendly as possible, but in areas where we have identified to be.

Agriculture or high priority wildlife areas, we need to have stringent roles and that's exactly what we've done. And this area is identified as an area that's all in for development. Now that doesn't mean.

It doesn't take into account the natural resources of the location, as you notice, Grant creates flows through the property.

In the in order to promote wildlife.

Activity we work with basically the the folks who know the best about wildlife connectivity in the Missoula Valley, which would be the conservation district, the water quality district and fish, wildlife and parks that identified what would be considered a gold standard for.

Wildlife corridors along the stream sides, and their recommendation was 125 foot set back from the stream for development along Grand Creek, which we've adopted in the regulation so.

By developing in the county, we get 125 foot set back along Grant Creek developing in the city significantly less so true.

Thank you. Yeah.

You're clarifying questions? Yeah. OK.

Got it.

Curiosity education, just for my benefit. For my take, it sounds like we need to do the Ted or the county needs to do the Ted in order to enable TIF funding that basically.

What's the alternative?

So if if TIF funding is not available, how would this land you develop?

Would it be 100% on the developer then see that little corner up there that's developed? That's storage units.

County. That's what you're going to get. Meaning the the burden of whatever needs to be developed would be 100% on the developer.

Therefore, we would be stuck with or. Yeah, they need sewer and water to make anything but storage units, right?

It's something to pay for it, and the only way to pay for is through TIF.

Perfect. OK, yeah.

And it's residential to the, to the West of the, to the right.

Yeah, that's a mobile Home Park that was developed probably back in the 70s.

Would there be noise buffers for those folks?

There is not a buffer between our residential and commercial that commercial center. District it it envisions it.

Our zoning has some pretty good design standards that that really is designed like facilitate walkable mixed-use neighborhoods to some commercial and residential use can have context, right?

I mean, they don't necessarily mix, but with good design standards they can mix so.

We don't see the need in the.

I mean, this is a planning issue, but we don't see the need for for buffers in our commercial zones for residential uses.

Thank you.

We have someone with their hand up.

No.

No.

That's the Missoula current.

Yeah, we need to move into public comment and then maybe they'll keep it.

MC Missoula Current 1:13:10

It's not a public comment.

I'm just trying to identify the gentleman that was just speaking.

LR LAC Conference Room 1:13:14

Oh, sorry, Martin, it's Andrew Hagemeyer, community and economic development director.

MC Missoula Current 1:13:19

OK.

Thanks, Andrew. Appreciate it.

LR LAC Conference Room 1:13:20

For Missoula, yeah, you bet.

All right. With that, we will move into public comment.

Can we have Annalisa?

Yes, take screen back so we can get Our Calling information up there.

So we're opening up public comment on our public hearing tonight. If you are calling in from.

Your phone.

The phone number is 406-272-4824.

The phone conference ID is 127489322 pound.

You gotta do start five to raise your hand and start six to mute and unmute yourself.

Also, if you're just on teams here, you can raise your hand using in the teams function.

And if you are in house and wanna make a public comment, since we're in this slightly strange space, just raise your hand and we'll recognize you.
And it looks like we have one public comment. Just one more thing before I have Bert.

Speak.

We'll try to keep things to 3 minutes.

John's usually pretty lax about these things. I'll try to be pretty lax about him, but just be brief and if there's a lot of public comments, please don't just keep reiterating the same thing to say.

I agree with the previous public comment, or I disagree.

If you could say your full name and go ahead.

B Bert 1:15:03

Hi, I'm Burt lundeler.

I live in Grant Creek and I'm a board member of the Grant Creek Trails Association.

One of the objectives of our association is to find a Safeway to help people from the city get into Grant Creek on foot or bicycle or.

Conversely, folks in Grand Creek to get into the city safely on foot or bicycle.

And there is the opportunity to.

Establish a trail on the West side of Grant Creek. There in a way that won't disturb the wildlife habitat.

So you've got a couple of key issues in that zone along Grant Creek, but.

The possibility of putting a trail there that would allow.

Persons to follow that trail get to the I-90 underpass, and from there the other side of I-90 on the north.

They would be able to use public trail to get into Grant Creek.

3 three more than three miles up grant, correct.

So it would be a wonderful addition for us and I just want to.

Express my hope that down the line I'll be bicycling on that trail. Thank you.

LR LAC Conference Room 1:16:43

Good evening everyone.

My name is Poppin and I'm the chief of the Missouri Fire District and appreciate the opportunity to speak here a little bit this evening.

I definitely wanted to draw a distinction between the school districts, the effect of the school districts versus the fire district.

As mentioned, we have seen with five Ted's within our area within our fire district we've seen.

A definitely a demand increase that has not paid for itself in terms of our needs. We continue to do building special sprinklers and sprinklers.

Response and what have you to these areas that are not.

Providing much in the way of funding to fire district the the graphic as indicated is exactly correct.

We are receiving the bare ground value which is literally dollars per year and when the value is in the millions and and beyond and so we definitely are seeing some negative impacts impacts that way in addition to our voting mill values decreasing.

Over the last tax valuation period, based on Ted's tips and what have you.

So we've seen actually a decrease in the value of our voted mills by over \$100,000.

Those voted meals were put in place in 2017 to increase staffing within the fire district and so certainly as we continue to see a negative impact to our revenue.

Our employees stand to see that negative impact, so we're doing.

More obviously, with less in the way of these heads and tips, we are all in behind the goal of enhancing the public safety however we.

Want you to know and recognize that we don't have a fire station within a reasonable amount of time of that location. Our fire stations are 4 miles or greater from that particular location, our closest one.

Would be.

Northbound on Reserve St. which is a very big challenge for us and staffing of course becomes an issue as Missoula continues to grow. Even the outer areas. We continue to see additional demands on our resources, which we are attempting to answer, but recognizing that you know a B.

Ground doesn't generate much of A way of call volume for us or needs for us in the way of building inspections.

And sprinkler inspections and whatnot, but certainly once it's built out.

That demand increases for the life of that pet and then likely in this scenario to be annexed immediately by the city. And so although you know it would be great for us to recognize that value at the end, we don't typically.

And so I just wanted to also mention, I believe we talked to Mr. Archibald originally, if

I recall correctly, who was going to send us.
Some proposed language that he had in regard to some Butte developments that he had and we.
I don't know that we've seen that yet and I don't know that you haven't betted it yet.
That's all right.
And then I was going to ask the value adding industrial activities.
My understanding is this is commercial rather than industrial and that was on one of the slides a while back.
And I don't know if that's maybe I'm under.
The wrong impression here a little bit.
Or maybe I don't understand commercial versus industrial as well as I should either.
If you want me to handle this, he hold up his finger.
Oh, just Madden. Madden have his comment.
Yeah, let's let's have the comment and then we'll we need to circle back.
Do you have anything else that you wanted to say?
No, I I think that's pretty well. The end of my time. Appreciate that opportunity.
So we'll try to close out the public comment period and then we'll try to ask the questions that you ask.
No problem.
Anybody else online?
Anybody else in the audience?
Ivan Davis online.
Let's Kevin if you can hear us.
Your time go for it and if you could state your name for the record please.

KD **Kevin Davis** 1:21:14

Yes. Can you see and hear me?
Excellent, Kevin Davis.
And I wanted to chime in a bit about the reserve St. Public Working Group since I heard a question about that.
What the group is?
So I just wanted to let everyone here know you're certainly encouraged to participate in our meeting this Friday on zoom from 9:00 to 10:00 AM. And thanks to Andrew Hagmeyer reaching out to me couple weeks ago.

About this proposed Ted, it will be the topic of our meeting this Friday and we've been a group volunteer, driven citizens led group that's been meeting since 2021. And.

Our mission statement is to improve functional functionality and livability in Missoula's busiest corridor for all citizens, with a focus on Traffic Safety mobility options.

In chronic homelessness, and so our projects over the years and advocacy efforts have spanned from clean ups and restoration along the Clark Fork River at the Reserve Street Bridge, along with cleanups further up in the North Reserve St. area and also Traffic Safety advocacy efforts, and I guess.

Tonight, since this is.

A meeting about a proposed Ted. I'll just try to focus on that and the question.

Discussion. We'll be having this Friday will be why? Why does the area need a tad?

Why we heard tonight. Who who does not own the property? And it sounds like the county does not own the property, but a private development team does. And presumably this development team and.

And owner stepped in, acquired this property and stepped into the project knowing. The deficiencies of infrastructure and a big concern that we often hear from officials when they do come to our group and speak is.

Maintaining existing infrastructure and the lack of funding that exists for it for that and now we're the county, may be introducing yet more infrastructure that's publicly subsidized.

In this area of very busy area of North reserve, without mentioning how maintenance will be handled later down the road.

So, you know, I think with this Ted introduction or proposal the the public will be skeptical.

It's good to hear this meeting that public meeting and.

It will be encouraged.

I think that's really important.

How the funding will trickle down and just having a greater discussion and covering all the bases I think is really critical. Thank you.



LAC Conference Room 1:24:14

OK.

I think we had a question here I.

And if you wouldn't mind float, there we go.

Give ourselves.

20 seconds here.

See if anybody else has a comment.

Thing online, you know we should.

Are you real good?

That will close our public comment period and we will open up.

Questions.

Questions from planning board members, and then once we have.

Once we feel like we're running out of questions, I'll ask for a motion and then we can have discussion about what we feel like our position would be.

But I'd like to ask the questions ahead of the motion so that we can all sort out what we're thinking.

So if anybody has their own specific questions or wants to address any of the questions that have been asked from our public, we can do that next.

Should we start with the industrial versus commercial question?

Yes, please so.

The previously before 20/21.

All Teds had pretty much had to be zoned industrial because they were required to support secondary value adding businesses, and I should have put businesses or enterprises instead of industry because that is confusing commercial zoning.

Does have some of the same uses that you could potentially find in industrial areas?

So the value adding piece is the important an example. That's a value added industry.

You're taking a Montana product with, you're putting it in something that will hire about and so a brewery is allowed within that commercial center district.

And I mean, this was really a tool created for wood products industries.

Mining industries back in the day, but the rules have changed over time and it's more permissive now.

So the state law, when they when we reference value adding or secondary value adding it's not, it does not specify what the zoning has to be.

That is what we try to establish in the comprehensive development plan to make sure that the uses within that zoning match what value adding means.

That's kind of what our job is. In addition in 2021 when they updated the legislation.

But the sponsor of the Bill of Senator Crayford.

Was very specific that to say that recreation and tourism, that's this was that was the point of this amendment, was to support recreation and tourism based industries. So they expanded it to anything related to recreation and tourism based industries.

So hotels, restaurants, retail put Cabela's there.

That's sporting recreation, right?

So they they they recognize that Montana's economy is no longer just based on resource extraction, but it's also recreation of tourism.

So it's not necessarily.

Let me just see if I can boardsmith this.

It's not necessarily industrial uses, it's support of industry that is.

Yeah, reasonable enough verification. Yes, thank you.

OK.

One question.

If a proposal for development comes forth that doesn't have 100% value added and maybe only a portion is value added.

And there's a proportionality of that TIF funds. Who makes that decision and who determines that proportionality.

So.

They would.

Apply for the project as a whole and we would during that application process kind of look at what that proportion would be and.

Make a recommendation to the Commissioners because they ultimately decide on how we can spend to fund so.

If that were the case.

You know, 40% of this project is considered value adding. So we would fund that percentage or something of that nature.

Would it be possible to put up on the screen again the two sort of questions that we as the planning board are meant to consider just to get the scope of our review.

Yeah. And I think that's gonna be as a great suggestion and I think that's important.

Like we're we're asking.

We're being asked to consider 2 pretty darn specific things here and not getting into the broader scope of.

Funding in general and.

So.

As much as we can.

Stay on the weeds and focus on the questions at hand.

We appreciate it, but if anybody does have, you know, general questions.

I think we can try to answer them.

Do we know?

What the hopes or intent of the developer are? Do we have any preliminary ideas of what they hope to do there?

So some other preliminary ideas that they've come up with would be potentially some auto dealerships.

Potentially a hotel, some residential units, maybe office space, maybe Commercial Town Center, so.

In my head, pretty much anything that you could have in a commercial area is kind of what they've it's a conglomerate of those.

It's very preliminary right now.

And but they're looking at a mixed-use development with potentially some residential component and.

What the type the types of tenants that they end up trying to go for is kind of going to depend on whether or not this, what, what. So part of what the comprehensive development plan does is it identifies the uses that are appropriate for this, this this type.

And so they were kind of waiting to see how this process unfolds before they really start putting together development package.

Yeah. Thank you.

So they probably would target more.

You know, they might change what their development, what they're gonna target in terms of tenants based off of this, this tent to be able to more of it be eligible for tax incurrent financing.

They're gonna need a a hefty check at infrastructure to, you know, investment to make this project work.

So they got it trying to utilize the tent to its maximum.

Paul, one of your questions was about a report from Brad and Andrew started to answer.

Can I just give you the opportunity? Yeah, sorry about that.

I mean, we're in this informal room that I've spent thousands of hours in, and it's like I'm automatically went to discussion and not a formal board meeting.

But I think I think what Paul was referring to was in Butte Silver Bowl.

They have a they have some agreements with the fire district to, to.

Talk about how the Ted Districts can help the fire districts pay for inspections and things like that.

Was that what you were referring to?

Yeah. Mr. Archibald had mentioned that he had some language available and and this was June or July. And so I I might be it reminded me when I saw him mention this.

Yeah. And so I've received that from Bran and I just haven't.

I actually haven't taken the type of read through yet and start to talk to Paul about that, but that's something.

Those are some agreements that.

We would like to try to put in place to address at least some of the fire districts concerns about hey, we've got to go do inspections on this property and we don't get paid to do that.

But there are.

I guess this this is a good question slightly outside of our scope, but I'm actually just slightly interested. I'm gonna bore everybody.

With what? You're. Yeah. So there is a way to.

Think about the Ted funding, that tax increment and.

Possibly worded in a way or work with that money in a way to compensate the fire department.

For some work that they would likely need to do against bearing ground right now, yeah, there's very little fire response, medical response, inspections that are necessary right now.

There is some ability to maybe siphon off some of those funds to allocate.

Somehow.

Yeah, the the exact legal wording that they use in county is escaping my mind.

But yeah, basically the fire district which say we spent 52 hours on inspections this year in this Ted district, that at whatever they charge, let's say, \$225.00 an hour is our going rate for inspection.

Here's the bill for the air.

I mean, it would be a grant or in legal terms.
Concern based on that is that we had a request in place for multiple years for the Ted at the bottom logyard that was never passed, never been addressed.
And so I don't want to get into the process of repeating this over all right.
So that you know, I mean, yes, we if we can put something in place, but we actually have a request that was never addressed from us prior.
There are other questions from planning board members, and if not, if we're kind of winding up questions then.
And we know what we're asking ourselves.
Then.
Oh my goodness, I am never going to.
Yeah, there's there's a number of mistakes actually in the document.
That I can help with to you if you would like.
So if I apologize, I just have one more question.
So the city would like to annex at some point, but they with all this proposal, was the city asked, do you want Annex now?
And said no, we want to do that later or is that not?
Something that happened. I'm just curious.
I don't how things totally work 100%, but I'm just curious if that was.
A potential just because it feels like a lot of effort for something that would go into the city quickly if that is part of the city's development plan.
I'd be able to add context there that there has to be a petition to the city to annex from the developer.
Typically, I don't think the city can just outright go and take it.
I would assume in this situation where we're providing add.
Protest annexation, which is common.
That's what it is. Thank you.
If we're wrapping up questions, then we can move on to motion. If we're ready for motions and we can have a discussion.

FM Flanna McLarty 1:36:49

And you see that you can have a schedule.

LR LAC Conference Room 1:37:05

Anybody wanna take a crack at it?

Motion.

Motion would be to adopt A resolution that the Mozilla Consolidated Planning Board, based on its review, recommend to the Missoula County Board of Commissioners that the Grant Creek crossing targeted Economic Development District Comprehensive Development plan is in conformance with the Missoula County Growth Policy and that the area.

Of the Grant Creek crossing.

Ted is zoned for uses in accordance with the Missoula County Growth policy.

Based on the findings of fact.

Conclusions of law in the staff report.

Do we have a second, a second?

Go, Danny, you guy.

OK, discussion. So for new board members, sometimes you'll you know, we can still deliberate a little bit.

It's often you know if you are in agreement.

You know you can quickly say, yeah, I'm in agreement. If you're in opposition to the motion.

Typically what we would want to hear as feedback to that is.

Just what you're in opposition to so that they can craft, you know, any edits or whatever before they go to the county commissioners.

And then we'll vote so.

We'd like to hear from everybody.

You don't have to speak up if you don't want to, but.

Anybody want to kick us off?

I'll give it a try.

I'm in general in support of this motion. I'm concerned.

Quite concerned about what we're hearing from the fire department.

We also know that the schools don't react until after the fact, so the implications of what?

How many residences there are and how many high school kids or mid aged kids need to commute?

On reserved St. back into town.

Seems a significant issue to me.

But I don't. Yeah.

But.

Don't know quite how I think I will support it though.

Period.

I also support the motion.

Just looking at the scope of our review, as the Planning Board, it's, you know will the Ted be in conformance with the zoning.

I think the question that obviously yes and then is in conformance with the Missoula County's new growth policy, looking through that and considering.

The counterfactual if this Ted isn't passed, what would likely happen with this these 80 so acres?

I think it's it's definitely in conformance with the growth policy. When you look down at all of the different.

Elements of the growth policy.

So therefore I think I'm a yes. I support the motion.

Just concur with Danny on everything.

He just said.

And I would add that I hope in one way or another, this does promote some affordable housing.

Let me say obtainable housing, one of the biggest hurdles for all developers is the cost of infrastructure, and if they can get a kickback from this tip funding.

Hopefully we see some more obtainable market rate housing or.

Enterprises in elsewhere in the city can move to this more appropriate location, bringing up other locations within the city where more obtainable housing is.

A better fit.

Thank you.

Just add that I agree with my colleagues thus far, you know with regards to the housing, there have been other Ted proposals that we reviewed and those have included.

What I think were considered a bit of like earmarks for workforce housing and I don't know exactly how that.

Administratively can be administered to.

Support that workforce housing.

But yeah, I hope that.

No, I guess in contrast to how this property could be developed otherwise, I think this is probably a good strategy and it based on my review of all the documents and the process and people involved thus far, I think there's a lot of great intentions to make the.

Best out of this the rules develop.

I plan to support it as well, but as Danny mentioned, we're somewhat limited.

To what we can consider.

I appreciate the fire Department's shining a light on a very unintended consequence of funding and annexation.

I genuinely hoping that gets addressed, but I don't think that the greater good of I think the development here, I think plays out for both the commercial as well as housing.

And I would agree, it's also for everything someone sets up.

Like two cents. Totally agree.

You know, we just need to work this out. I mean it.

It can happen somehow and we need to take care of.

The first responders in the area, so it sounds like there's mechanisms to make sure that that can happen and I just want to go on record saying that we opened the county commissioners can.

Accommodate that somehow.

Within the structure of this document, so I also intend to support it.

Do you have any last comments?

We'll do a roll call. Vote, please.

Roll call vote Linda Davis? Yes.

Derek kaminsher, yes.

Confirm yes.

Yes, Danny oberweiser.

Peter Benson.

Shane Morrissey and it is unanimous. The motion passes.

Thank you.

Thank you being here. Thank you.

Right. You're awake. Back up.

OK, Communications and special presentations, we don't have anything.

The Armzilla Rd. policy for the city. They've got delayed. It was scheduled for October

15th and 22nd.

We understand it's been delayed.

We're looking at November 19th and December 3rd now for that hearing, but they're going to do an informational presentation on the 15th of October to.

Your next meeting.

And then there is a meeting.

Still on the books for November 12th.

It replaces the November 5th meeting.

That's Election Day.

It's county holiday 'cause. It's a general election, so we're still planning on having

Karen Alley from Mako, Tom, and do full board training, best practices goals.

And various land use review processes, things like that.

Karen Alley is the.

Legal counsel to Montana Association of Counties.

She does work.

She does planning board trainings across the state.

So you'll probably also do a home grown version, but we thought we'd see that she'd offered.

We thought we tried.

Squeezer in if we could find a date.

So our next meeting is the 15th of just realizing that I might be out of town, so.

I'll up to you and see if we have somebody to chair since Shawn's still out.

Hunting and what not.

OK, Committee reports got anything?

New Planning Board members got a couple of I guess we only have one committee that we're really on the TPCC transportation policy just for you, man, you should know.

Can't remember.

And doing is our Member on that.

So you're interested in the committee and I'm happy to get relinquishment.

But sometimes we get committee reports. Old business. I think we have any old business, new business. I don't think that we have any new business.

Accounts from planning board members.

Anybody have any closing comments?

We already, Pennant, did introductions. The only thing I would ask is, do we know how our our previous motions anything?

Turned out.

Either with City Council or with the Commissioners.

Do you want an answer right now, or can we just, oh, we can wait. Ask for a memo or something like that.

Yeah, we've just been under staff.

We just haven't been able to get to the memo thing, so I can just ask for a memo for next time if that works for. Yeah, yeah.

We're gonna have Tim to come and talk about the.

The Grass Valley Gardens industrial and the water rights issue. That's fine.

We're highlighting your evaluation and the recommendation went against what the Commissioners actually decided Tim was gonna come and explain what happened in more detail.

But since we knew that Josh wasn't at this meeting, we figured we would just have to explain it again.

So we waited, waited.

Any other comments?

Well, Jerry, thanks everybody.

□ stopped transcription



Grant Creek Crossing Targeted Economic Development District

Missoula Consolidated Planning Board

Review and Recommendation

October 1, 2024

Purpose of a TEDD & Requirements

MCA 7-15-4279

The purpose of the district is the development of infrastructure to encourage the location and retention of value-adding projects in the state.

Requirements prior to creating:

- Adopt a resolution of necessity stating infrastructure deficiencies exist.
- Adopt a Comprehensive Development Plan to ensure district can host diversified tenant base.
- Must be zoned to permit value-adding economic development uses.
- Use and purpose of Tax Increment Financing outlined in CDP.

INFRASTRUCTURE DEFICIENCIES

Transportation

Water & Wastewater

Stormwater/Drainage

Life Safety Services

Broadband

Workforce Housing

Dry Utilities

General
Improvements

Planning Board Role

MCA 7-15-4213

Shall submit the **plan** to the planning commission for review and recommendations as to its conformity with the growth policy.

MCA 7-15-4279

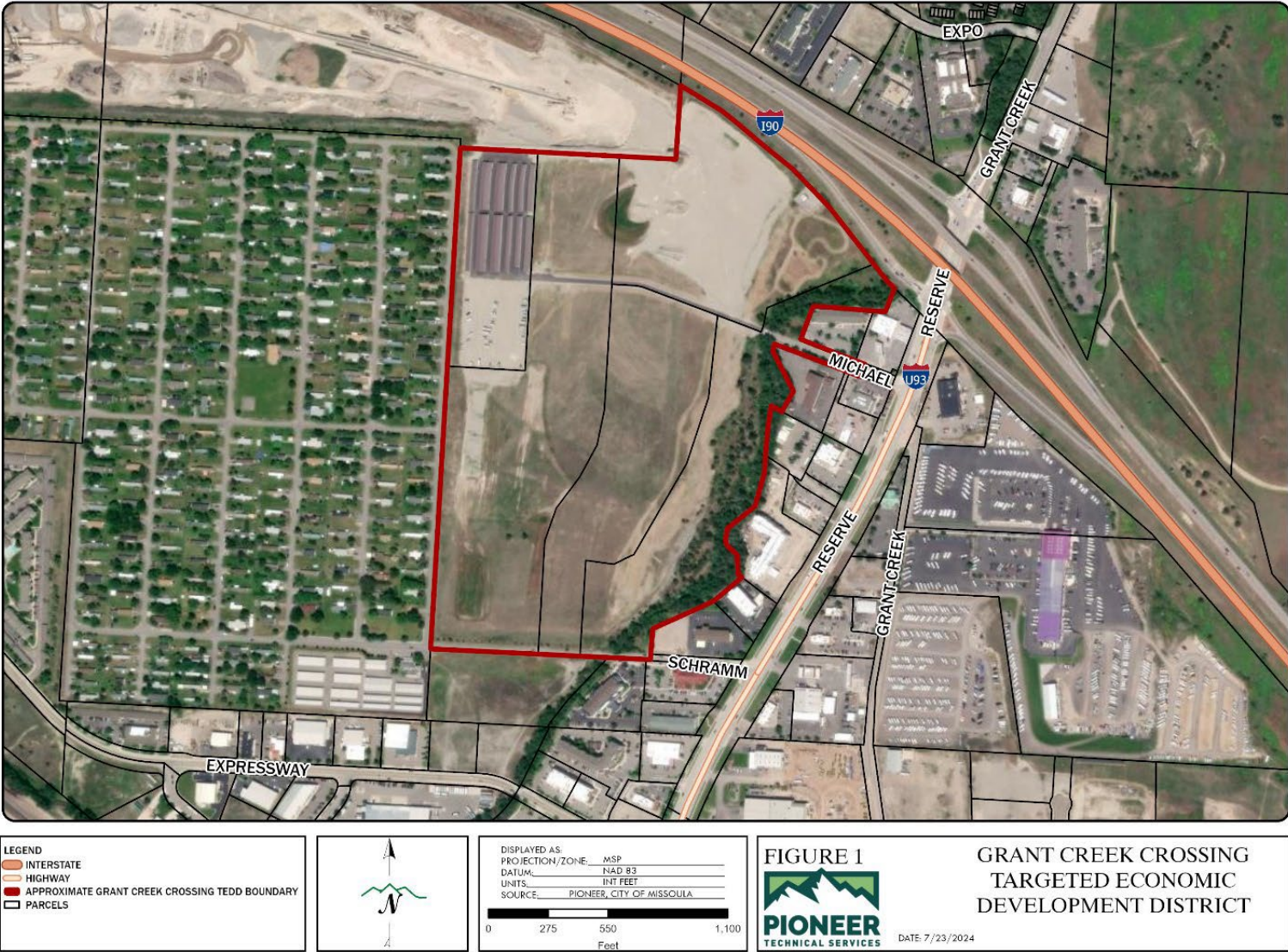
Request a review and recommendation as to whether the **zoning** within the TEDD is in accordance with the Growth Policy.

Considerations before Planning Board:

- Is the Grant Creek Crossing Targeted Economic Development District Comprehensive Development Plan in conformance with the Growth Policy?
- Is the land within the Targeted Economic Development District zoned in accordance with the Growth Policy?

Map of Proposed Area

The Grant Creek Crossing TEDD is approximately 84 acres, generally located south and west of the intersection of I-90 and Reserve Street, immediately west of the City of Missoula.



Goals of Plan



Promote economic development in support of value-adding industry



Invest in efficient delivery of public infrastructure



Support development of attainable workforce housing



Enhance public safety services

Comprehensive Development Plan

Relevant Growth Policy Guiding Principles

- **Sustainability:** Local government should strive to make decisions that are environmentally sound, fiscally responsible, and supportive of healthy communities over the long term.
- **Economic development:** Economic measures should focus on long term economic development that is fiscally responsible and does not unduly compromise quality of life or the natural environment.
- **Public health and safety:** Missoula County will strive to protect public health, safety, and welfare in a fiscally responsible manner.
- **Balancing interests and minimizing regulation:** The public interests of promoting economic development, conserving natural resources, maintaining community character, protecting public health and safety, and supporting private property rights should be weighed and balanced in decision-making. The use of regulatory and voluntary measures will be evaluated with an effort to employ the minimum amount of regulation necessary to protect public interests.
- **Partnerships:** Efforts by non-governmental groups, private individuals, tribal government, and state and federal agencies to achieve community goals are as vital to community development as local governmental actions. Partnerships among these groups, individuals and local government are essential.
- **Public Involvement:** Communities and individuals should continue to be involved in the planning and decision-making processes that affect them.
- **Diversity of communities and citizenry:** The diversity, integrity and unique values of neighborhoods, communities and rural areas are important and should be protected. Diversity among the county's population is also valued. A wide variety of housing and transportation choices is necessary to serve all communities and all of the population.
- **Infrastructure:** Investing in infrastructure, as part of implementing planning, is one of the most effective ways to build enduring communities.
- **Recreation:** Missoula County residents enjoy recreating in the area's natural landscape. It is important to promote access to land and waters, and to provide facilities that contribute to active and healthy lifestyles, while concurrently protecting natural resources.

Goals of Growth Policy Supported by Comprehensive Development Plan



Promote Economic Development

Support business location, retention and expansion
Facilitate well-designed commercial development
Facilitate re-use of former industrial sites



Embrace emerging economic trends and new technologies

Support initiatives to expand digital communications and develop clean technologies



Sustain and promote land- and resource-based industries such as recreation

Help develop recreation and tourist economies



Plan and provide for logical growth of communities

Provide opportunities for varied land use around existing communities
Guide new subdivisions and development



Support the provision of infrastructure and services to rural communities

Support increased infrastructure capacity, services and amenities around existing communities



Provide opportunities for a wide range of housing

Facilitate development of a variety of housing types



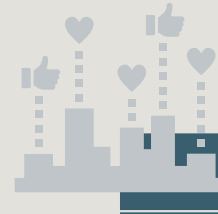
Promote healthy active communities

Expand and maintain a network of trails, pathways and sidewalks

Comprehensive Development Plan

Missoula Area Land Use Element

Community Mixed-Use



- **Designated Land Use: Community Mixed-Use**
- Accommodate a substantial portion of future growth
- Provide a mix of primarily residential, commercial and civic activity in a well-connected, walkable pattern
- Provide opportunities for retain, service and employment
- Accommodate higher-intensity residential choices that contribute to the countywide housing diversity

Proactive Planning



- **Where appropriate, Missoula County must become proactive in planning for and development infrastructure to successfully implement the Land Use Designation Map**
- Plan for the physical framework needed to facilitate unique neighborhoods.
- Planning and building infrastructure to proactively guide where and how growth occurs.

Comprehensive Development Plan

Missoula County Zoning Regulations



Zoning Designation: Commercial Center (CC)

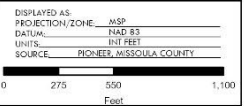
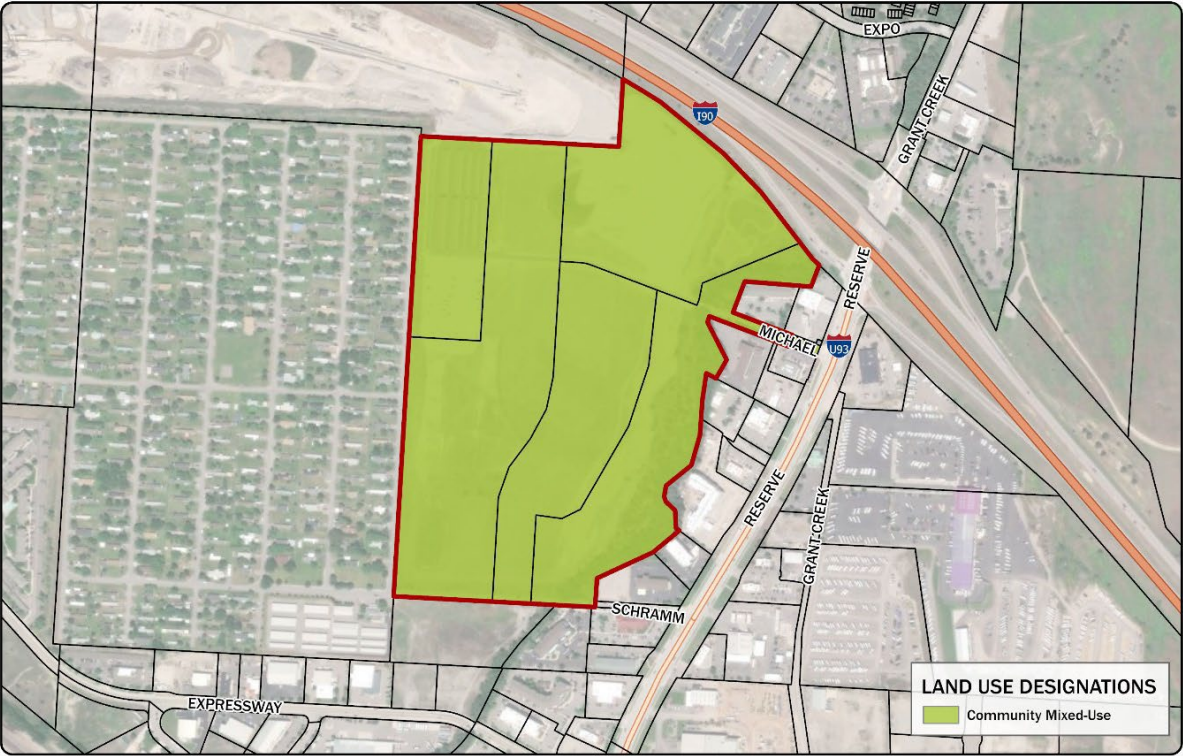


Purpose: To provide opportunities for retail, services, and employment in auto-orientated patterns transitioning to walkable mixed-use patterns over time.

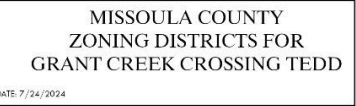
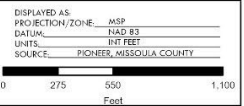
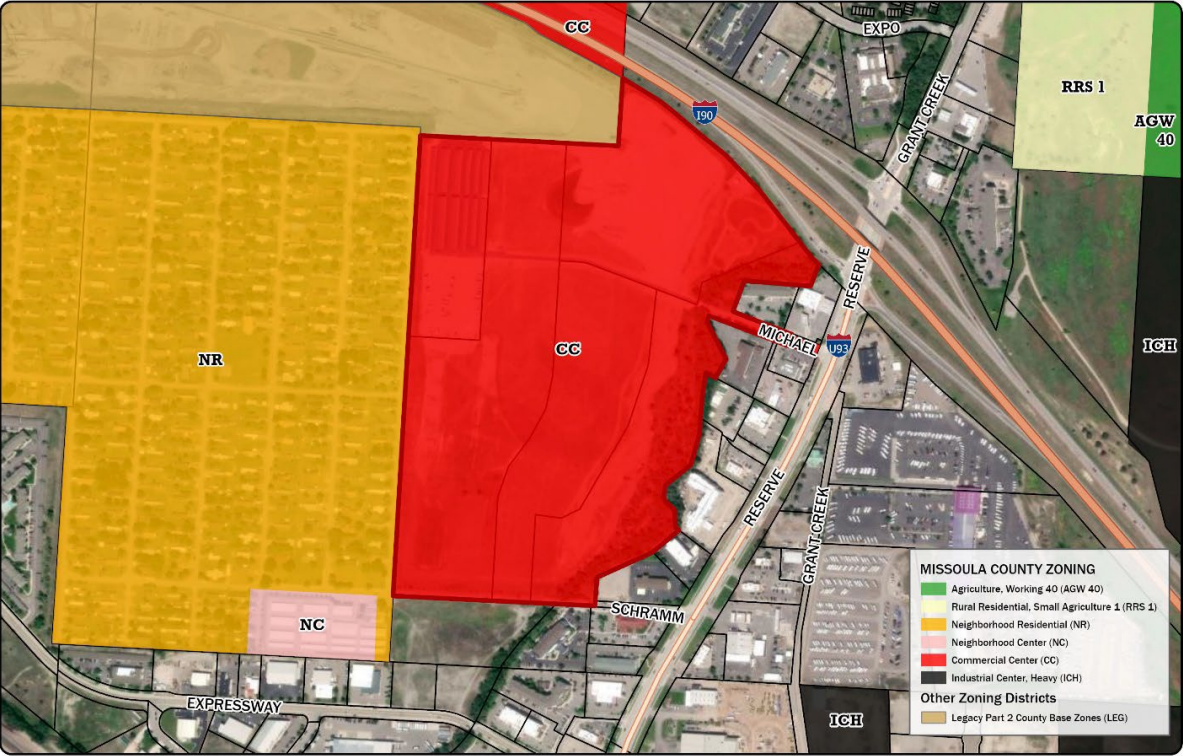


Character: Almost exclusively commercial but may support higher intensity residential development both in a horizontal as well as vertical mixed-use development pattern.

Growth Policy & Zoning Comparison



Path: Z:\Shared\Active Projects\MissoulaCounty_GrantCreekCrossing_TEDD\GIS\Grant_Creek_TEDD.aprx\Figure_GCC_Land_Use



Path: Z:\Shared\Active Projects\MissoulaCounty_GrantCreekCrossing_TEDD\GIS\Grant_Creek_TEDD.aprx\Figure_GCC_Zoning

Staff Report

Findings



Evaluated the Grant Creek Crossing TEDD Comprehensive Development Plan for conformance with overall Missoula County Growth Policy principles and goals.



Evaluated the Grant Creek Crossing TEDD Comprehensive Development Plan for conformance with the land use policies in the Missoula Area Land Use Element.



Does not suggest any revision to the Growth Policy, Missoula Area Land Use Element, existing land use designations, or zoning classifications.

Staff Report

Findings



In conformance with the Growth Policy, the CDP seeks to provide long-term economic stability to use the planning and the development of public infrastructure as tools for well-managed growth.



CDP seeks to address infrastructure deficiencies that constitute a serious impediment to the promotion of value-adding industrial activities. These infrastructure deficiencies are also identified in the Missoula Area Land Use Element as critical components for "Commercial Mixed-Use."



CDP supports the purpose of the Missoula County Zoning Regulation.



The area of the Plan is zoned as CC and has a Missoula Area Land Use designation of "Commercial Mixed-Use." These designations are aligned.

Staff Report

Conclusions

- The Grant Creek Crossing TEDD **CDP has been evaluated against the relevant goals, policies and objectives of the Missoula County Growth Policy** adopted July 13, 2016, by Resolution 2016-098 and amended June 6, 2019, by Resolution 2019-090, and amended June 9, 2022 by Resolution 2022-062, **and is in conformance with the document.**
- **Zoning** of the Grant Creek Crossing TEDD has been evaluated against land use designations of the Missoula Area Land Use Element, and the zoning in the area of the Plan **is in accordance with the Growth Policy.**

Public Engagement

Meetings with taxing jurisdictions - 6/26/2024

Meeting with large landowners and developers - 6/26/2024

Public Hearing on Declaration of Infrastructure Deficiency - 8/22/2024

Letter sent to all taxing jurisdictions, property owners and interested parties - 9/18/2024

Discussion with Missoula Development Authority board - 9/25/2024

Discussion with Reserve Street Public Working Group - 10/04/2024

Missoula County Voice Page

Summary of comments

- There were no comments relating to if the Comprehensive Development Plan and/or zoning is in conformance with the Growth Policy.
- Other comments included:
 - Increases services from fire department without increase in funding to support services.
 - Lack of stations/staffing and resources near the proposed TEDD.
 - TEDDs have negative impact on the fire district's tax valuation which affects staffing and services.

Planning Board Motion October 1, 2024

Adopt a resolution that the Missoula Consolidated Planning Board, based on its review, recommend to the Missoula County Board of Commissioners that the Grant Creek Crossing Targeted Economic Development District Comprehensive Development Plan is in conformance with the Missoula County Growth Policy and that the area of the Grant Creek Crossing TEDD is zoned for uses in accordance with the Missoula County Growth Policy, based on the findings of fact and conclusions of law in the staff report.



Missoula

COUNTY

Questions and Discussion?