



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: March 4, 2025, 6:00 p.m.

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

Members in Attendance: Danny Tenenbaum (City Alternate), Danny Oberweiser (County Appt), Lynn Davis (City Appt), Derek Kanwischer (City Appt), Josh Schroeder (Conservation District), Rick Hall (County Appt), Shane Morrissey (City Appt), and Sean McCoy (County Appt).

Members Absent: James Fountain (County Alternate), Peter Bensen (County Appt), Tung Pham (Mayor)

I. CALL TO ORDER [Time stamp – 0:29]

Sean McCoy called the meeting to order at 6:05 p.m.

II. ROLL CALL [Time stamp – 0:44]

Analeshia Rodriguez called the roll. Seven regular members were present. Danny Tenenbaum was promoted to voting member for the evening. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:47]

Shane Morrissey moved, and Rick Hall seconded approval of the January 21, 2025, minutes as written. The motion passed with one abstention.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 3:04]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 6:50]

There were no staff announcements.

VI. PUBLIC HEARINGS [Time stamp – 7:25]

- A. Lauren Stevens, Senior Planner, City of Missoula - Rezoning: Linda Vista Estates Subdivision Phases 2 – 4 from R5.4 to RT5.4 and OP2

Planning Board Member, Danny Oberweiser, abstained from the voting portion of the hearing.

STAFF PRESENTATION

Lauren Stevens, Senior Planner, with the City of Missoula presented on a request from Joseph (Joe) Dehnert of IMEG Corp. representing Lloyd Twite of Lloyd A Twite Family Partnership to rezone approximately 81 acres of property in the Miller Creek neighborhood. The area is known as the Linda Vista Estates Subdivision (Phases 2–4). It lies on the southern edge of Missoula and is accessed via Shaver Drive and Lower Miller Creek Road. The subdivision initially received preliminary plat approval

in 2009, and was amended in 2015 to create five distinct phases. Phases 1–4 are currently zoned R5.4, while Phase 5 is zoned RT2.7. Adjacent City zoning includes the Miller Creek View Addition PUD, and surrounding County zoning is primarily Residential Medium and Agriculture Rural Residential 5. Per the Our Missoula 2045 Land Use Plan, this property falls under the Limited Urban Residential place type designation.

Linda Vista Estates Subdivision currently has approximately 3.6 dwelling units per acre. The rezoning request includes a change from R5.4 to two different zoning districts. The majority of the site is proposed to transition to RT5.4. Phase 2 of the Linda Vista estates Subdivision includes an 18-acre common area (Common Area 1). This area is proposed to be zoned OP2 Open and Resource lands. Staff noted while this is not a comparable district for the applicable place type, the requested zoning district supports the preservation of open space and natural resource areas that are not ideal for building. The land within Common Area 1 is part of the existing Dwight Conservation Easement, administered by Five Valleys Land Trust.

The proposed RT5.4 zoning district maintains the same parcel and building standards as the existing zoning district. The requested zone does introduce additional housing options by allowing duplexes and two-unit townhouses. Staff concluded the proposal maintains medium density character, addresses the need for more medium housing types, and serves the City's best interests by preserving recreational open space.

Joe Dehnert with IMEG, representative of the landowner, addressed the Board noting a key issue was for the Linda Vista Estates Phase 2 to be officially filed, which provided the accurate legal descriptions needed for the rezone. He concluded by stating the rezone request aligns with comparable zoning districts.

See PowerPoint presentation slides.

PUBLIC COMMENT

Matt Lang, a nearby homeowner of the subject property, addressed his concerns about duplexes being built next to his neighborhood of single-family homes. He asked if an easement could be added between the single-family homes and the duplexes that will be being built.

RECOMMENDED MOTION

Shane Morrissey made the following motion to approve the request, and Derek Kanwischer seconded the motion:

Recommend City Council approve the adoption of an ordinance to rezone the subject property generally described as a portion of Linda Vista Estates Subdivision, Phase 2 as shown on Map Exhibit A from R5.4 Residential to OP2 Open and Resource Lands and rezoning a portion of Linda Vista Estates Subdivision, Phase 2 and the land south of Lower Miller Creek Road within Linda Vista Estates Subdivision as shown on Map Exhibit A from R5.4 Residential to RT5.4 Residential, located in Section 13, Township 12 North, Range 20 West, P.M.M., based on the findings of fact in this staff report.

Board members asked for more clarification on whether any single-family residential zone could automatically allow a duplex under Montana Land Use Planning Act (MLUPA). Staff clarified the current zoning supports duplexes and single-family homes but restricts attached townhouses. Mary McCrea, Permits and Land Use Manager, with the City of Missoula added because the new zoning code has not been formally adopted, they are still subject to the zoning restrictions in Title 20. The proposed zoning change would only allow different building types but not change the overall density. Staff explained the

consideration of a buffering space between the development and the adjacent subdivision would be during the design phase of the subdivision. Under the current zoning, it is possible to build a lot line house, though it is unlikely to be constructed on the adjacent property line. Joe Dehnert further clarified adding an easement between the two zoning districts was not considered because of the type of development being envisioned, and physical constraints of the lot.

Planning Board members expressed support for the proposal as it helps address housing affordability, equity in the community and aligns with the upcoming unified development code that may allow townhomes in all residential zones. They referenced recent legislation allowing two units “by right” on any residential lot, emphasizing diverse housing options. Board member, Josh Schroeder, wanted to highlight and put on the record Montana Department of Transportation (MDT) comment which stated that increased development in the area will likely worsen already significant traffic delays at the Miller Creek and US 93 intersection, and it’s imperative to improve both capacity and mobility in the area. Board members wanted to ensure that existing residents and the neighborhood’s character are protected in the subdivision design process, pointing out issues such as side yard setbacks and the potential of higher-density buildings. They concluded their discussion by acknowledging that infrastructure seems to follow behind new development and careful consideration of traffic impacts is needed.

VOTE

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

AYES: (8): Danny Tenenbaum, Lynn Davis, Derek Kanwischer, Rick Hall, Josh Schroeder, Shane Morrissey, Sean McCoy

NAYS (0): None

Abstention (1): Danny Oberweiser

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

No communications or presentations were reported.

VIII. COMMITTEE REPORTS [Time stamp – 39:42]

Danny Tenenbaum attended the Transportation Policy Coordinating Committee (TPCC) meeting, and provided the update that Dave Strohmaier gave a presentation on the Big Sky Passenger Rail Initiative.

OLD BUSINESS

No old business was reported.

IX. NEW BUSINESS

No new business was reported.

X. COMMENTS FROM BOARD MEMBERS [Time stamp – 41:44]

Planning Board members addressed the adjustments that were made in the City Council approved amendments memo for the Our Missoula 2045 Land Use Plan. They discussed House Bill 782 that revises local Planning Board laws, and how the Montana Association of Conservation Districts (MACD) is opposing the bill. The US Hwy 93: Missoula to Florence Corridor study report was addressed as well.

XI. ADJOURNMENT [Time stamp – 50:52]

The meeting was adjourned at 7:05 p.m.

Missoula Consolidated Planning Board March 4, 2025 – 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/9099/media>

Missoula Consolidated Planning Board- March 04, 2025-Meeting Recording

AR We will call to order to make Missoula Cons Consolidated Planning Board meeting for Tuesday, March 4th, 2025 at 6:05 PM.

And with that, we get A roll call.

Please, annalise. Roll call Lynn Davis.

Here Derek can rusher here. Shane Morrissey.

Here, Toon pham.

Toon is absent Danny Tennenbaum.

Here Josh Ritter.

JS **Josh Schroeder** 14:00
Here.

AR **Analeshia Rodriguez** 14:01
Danny oberweiser.

Peter Benton.

Peter is absent, recall.

James Rowe in.

James is absent. Sean McCoy.

Here, Mr. Chair, we have seven regular members present.

Would you like to appoint alternate James? Anytime Bob is voting member for the evening? Yes, please.

OK. That brings us to approval of the Minutes from January 21st.

It's been a little while since we've been all together, but ideally everybody got a opportunity to read through those and if nobody has any changes or recommendations for that.

We can entertain a motion.

I'll move that we approve the Minutes from January 21st, 2025.

South.

Moved by Shane, do we have a second?

RH Rick Hall 15:10
2nd.

AR Analeshia Rodriguez 15:12
Seconded by Rick, I believe.

RH Rick Hall 15:12
And.

AR Analeshia Rodriguez 15:17
And we will just do an up and down vote for that.
So all those in favor of approval of the Minutes from January 21st, 2025, please say
aye aye.

RH Rick Hall 15:25
Hi.

JS Josh Schroeder 15:26
Aye.

AR Analeshia Rodriguez 15:27
All those opposed say nay.

LD Lynn Davis 15:27
Aye.

AR Analeshia Rodriguez 15:30
Any abstentions?
All stain.
I wasn't here.
OK, no worries.
So 1 abstention, no names, and the motion passes with.
Those are seven of those.

7-7 years and one obstetrician.

OK. That brings us to public comment for non agenda items.

So if anybody in the public would like to comment on anything outside of tonight's agenda, this is the time to do that.

And we will put up instructions for anybody that is out.

In the I don't know. Watching us on MCAT, I believe it's still broadcasting in our meetings and.

Work for yarding us via teams or some other way, and you need to call in on a separate landline or cell phone.

You can call 406-272-4824.

Phone conference ID is 35884848 pounds 9.

And you can press *5 to raise and lower your hand to be recognized for public comment and *6 to mute and unmute yourself.

And we'll hold that open here for a minute. See if we get anybody that wants to make a comment.

We're experiencing some audio issues.

With MCAT, so it's alright with everyone if we can restart the tower.

Online as well.

OK.

Would be better to close public comment first or just do the.

And have that close and then after we close that we can restart the tower.

So, OK. And then that'll mean everybody online will need to rejoin, is that right?

Correct. OK, alright. Is everybody getting that OK? I'm seeing nods of heads from Rick and OK.

So we will go ahead and close. Nobody in house here, OK.

We're gonna go ahead and close public comment for non agenda items and then.

We're gonna restart the tower, whatever that means.

For some audio issues, so stand by to standby folks and maybe.

Take a couple of minutes and then rejoin teams.

□ stopped transcription

My apologies for the slight delay there and technical side.

I don't know what the problem was, but there was an issue.

OK, so that brings us to staff announcements.
There was a 2020 or a planning board memo.
Ideally, everybody checked that out and got to see that.
I don't think we need to review it here, just making sure that everybody got an opportunity to and saw that it was out there.
And that brings us to our public hearing for tonight.
Rezoning Linda Vista State subdivision phases 2 through 4 and that will be a presentation from Lauren Stevens, senior planner with the city of Missoula.
Lauren, please take it away.

LS Lauren Stevens 9:10

Thank you, analicia.
Could I get promoted to a presenter?
So I can share my screen.
Thank you.
Alright. Is the PowerPoint showing up for everyone?

AR Analeshia Rodriguez 9:30

Yes, I'm seeing it.

LS Lauren Stevens 9:32

Great. All right, we'll get started.
Good evening everyone.
My name is Lauren Stevens, senior planner with the city of Missoula, Cpdi here tonight to present a rezoning request for property in the Miller Creek neighborhood, known as the Linda Vista Estates Subdivision. Phases 2-3 and four.
The subject property is located on the far South end of town and is accessed by Shaver Drive and Lower Miller Creek Rd. The total area to be rezoned is approximately 81 acres in size.
The Linda Vista Estates subdivision received preliminary plat approval in 2009 and a phasing plan amendment in 2015 revised the subdivision to have 5 phases.
Phase One has been filed and phase two was final platted on January 2nd of this year.
This rezoning request is for the land shown within phase two and the land that will

be planted in phases 3:00 and 4:00.

So the blue.

The Orange, red and the purple on the screen.

Phases one through four of the subdivision are currently zoned R 5.4 residential 5.4, and the area within phase five is zoned R 2.7. Adjacent city zoning includes the Miller Creek View Addition, planned unit development, or PUD and surrounding county zoning, which ISN.

Shown on this image is a mixture of residential, medium and agriculture.

Rural residential 5.

Per the recently adopted R Missoula 2045 land use plan, the subject property is within the limited urban residential place type designation.

This place type is characterized as areas with quieter neighborhoods on the outskirts of the city core, which are largely dependent on cars to access services and amenities. These areas may offer home ownership opportunities and missing middle housing units in the form of detached houses, duplexes, or small mult.

Dwelling structures.

The comparable city zoning districts are R 5.4, RT, 5.4 and R8.

For comparison, the land use designation under the previous R Missoula 2035 growth policy was residential medium, which called for a density between 3:00 and 11:00 dwelling units per acre and had comparable Title 20 zoning districts, the same as the limited urban residential, including the addition of.

RT10.

And just as a note, the Linda Vista Estates Subdivision has a density of about 3.6 dwelling units per acre.

The rezoning request includes a change from R 5.4 to two different zoning districts. The majority of the site is proposed to transition to RT 5.4, another residential zoning district that is a comparable district for the place type. Phase two of the Linda Vista est.

Subdivision includes an 18 acre common area known as common area #1.

This area is proposed to be zoned OP 2.

Open and resource lands.

This is not a comparable district for the applicable place type, but the requested zoning district does address certain goals and policies within the land use plan.

So the land within common area #1 is a portion of the existing Dwight Conservation

easement, which is administered by the five Valleys Land Trust. This area contains steep slopes not suitable for residential development and is used for recreational purposes with existing trails throughout the area the 0.

Two zoning district is intended to preserve open space and sensitive natural resource areas that have development constraints.

This district also permits park and recreational uses.

The district would allow for very low density residential development, but that would not be allowed here. Per the stipulations of that conservation easement.

For the areas proposed to be zoned RT 5.4, the parcel and building standards would be identical to the existing zoning district.

The only difference between the two is that the requested zone would allow for the construction of two unit houses or duplexes and two unit townhouses attached across a common property line.

The permitted density is the same around 8 dwelling units per acre, but the form those dwelling units may take would have more variety in the requested zone.

Staff reviewed the rezoning request based on the review criteria shown on the screen. While one requested district is in compliance with the place type designation of the land use plan, the other is not. However, the open and Resource Lands District helps accomplish goals within the adopted plan by.

Permitting Park and recreation uses on otherwise development constrained land.

The rezoning request, in conjunction with the infrastructure that is reviewed and installed with the approved subdivision, will promote public health safety and provide adequate services and transportation options to residents.

The provision of light and air will be achieved through the open space designation and the requested residential zone, which has the same height and set back requirements of the existing zone, while also allowing for attached townhouse buildings which result in larger side yards for those units.

The requested zoning will continue to permit medium density residential development and will result in development similar in character to the surrounding area as envisioned in the land use plan.

The request will help address the increased need for missing middle housing types and will be in the best interest of the city as a whole by further preserving recreational open space.

Staff's recommended motion is for planning board to recommend that City Council

adopt an ordinance rezoning the subject property as described in this presentation, and I'm available for any questions.
And we've also got Joe here with Imeg.

AR **Analeshia Rodriguez** 15:50

Great. Thank you, Lauren.

Joe, do you have anything that you wanted to add to that presentation?

JD **Joe M. Dehnert** 15:59

Thank you.

Yes, briefly.

This is Joe Dennett with I, Meg.

I represented a landowner here for the rezone request.

Mainly just want to address the board.

I feel like it's been a very long time since I've I've been able to speak in front of you.

It's good seeing a lot of familiar faces.

Thank you, Lauren, for your presentation.

Honestly, I want to thank the city.

I think we originally submitted this request.

In.

December for 20/22.

Obviously there was some extenuating circumstances.

One of the things Lauren didn't touch on is for. For this reason, request to go through there was almost a timing trigger and it came with the boundaries of Linda Vista states phase two being filed.

So there was really no way to get an accurate legal description of the parcels of the the area to be rezoned until that was filed.

But a lot's changed since then.

I think we submitted 3 different rezoning applications, the first of which resulted in the meeting and and delay until it was filed. Linda Vista states. Phase two is filed, the 2nd we submitted in that Gray area window where the the land use plan had not yet been appro.

And so we actually had to update our rezone application to comply with the narratives in the new land use plan because we were in compliance with the

residential medium.

But we had to update it.

And the city did a a tight turn around and obviously got this scheduled.

I know there's a lot going on with the Unified Development Code going out.

But as Lauren stated, I'm here for any questions.

I think this rezone request is as straightforward as it gets in in terms of comparable zoning districts. You know, R 5.4 to RT 5.4, but if there are any nuances or any questions bigger picture I'm I'm definitely here, so thank you for your.

Time and and consideration and that'll be all.

AR **Analeshia Rodriguez** 17:58

Great. Thank you, Joe.

His landowner.

Gosh, I forgot to make a note of them.

Are anybody in house with the project?

Nope. OK.

All right.

Well, presentations made that brings us to public comment.

So we will go ahead and open up public comment for this public hearing.

And we will put instructions up on.

The screen for anybody joining us.

Out on MCAT or teams, and if you need to call in, you can call 406-272-4824.

Phone conference ID is 358-8848, four 8 LB sign.

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

Meant and star five, again to lower your hand after you make your public comment.

*6 to mute and unmute yourself.

And with that, public comment is open, and if you're in house and want to say something, you're welcome to come up to the podium.

And otherwise, I see Matt laying.

It's got their hand up, Matt.

We'll get you unmuted.

And you can make your comments here.

We'll let you go first there.

Or maybe unmute yourself, Matt.

There we go.

ML Matt Lang 19:37

Hello, this is Matt Lang.

I live with my wife and my children on 6995 Shaver Drive right next to the proposed Zone.

We were concerned about.

Duplexes going right up against a neighborhood with single family homes.

And we're wondering, is there any consideration of maybe putting an easement between the single family home that we live in and the duplexes that are going to be built?

What's the thought process behind that?

AR Analessia Rodriguez 20:21

OK.

Thank you, Matt.

So the way that we typically do this is board members will take down your questions and then after we get through public comment, we will make sure that those questions get answered and presented to city staff or Joe, dinner with iMac and we will get the best answ.

We can for you.

ML Matt Lang 20:50

Thank you.

AR Analessia Rodriguez 20:51

You're welcome.

Thank you for taking the time to attend the meeting and make public comment. It's very important to.

Be part of the process.

OK. Anybody else?

We'll just, well, hang tight here for a couple minutes and see if anybody joins us.

OK, we're not having anybody in house here.

Am I missing? Anybody seeing anybody at Alicia? OK, OK.

Well, we will go ahead and close public comment and.

Move on.

Does anybody from the board need to get anything clarified or do you guys wanna get a motion on the table so we can start a broader question?

Rick, go ahead.

And then Josh?

RH Rick Hall 22:49

Yeah, I just had a question. I mean, under M Lupa.

I thought.

Any single family residence zone could be a duplex.

Is there a reason that they have to come back and get a rezone because it was previously rezoned under the new zoning or?

Could you explain that to me?

LS Lauren Stevens 23:15

Yeah. So.

Under, I guess in Mary, jump in. If you've got anything.

But under the current zoning that they have, even with the state allowing 2 units on a parcel where you could build a single dwelling home, the construction they have in mind, I understand is a townhouse which is attached, you know, across a common property boundary which just isn't.

A permitted building type in the existing zoning, so it seems like they could build probably A2 unit duplex that doesn't touch the property line under current zoning, but they can't build the attached townhouses with what they've currently got.

Does that sound right, Mary?

MM Mary McCrea 23:59

Could I add one thing?

This is Mary McRae.

What was past was the land use plan, which is guidance for the zoning.

We haven't passed our new zoning in compliance with that code, so the zoning we can apply today is still Title 20.

AR **Analeshia Rodriguez** 24:21

OK.

Seeing thumbs up from Rick, Josh go ahead.

JS **Josh Schroeder** 24:27

I I think that may have answered my question, but I just want to be 100% sure.

Does does the change in zoning? My understanding was that it did not increase the overall density, but if it allows 2 units per lot, even though it doesn't increase the lot density, it would increase the overall. I guess potential population density. Is that correct?

LS **Lauren Stevens** 24:54

So the the current proposed change is just to change the allowable building types.

Those would still be determined based on the size of your parcel.

How many units you could get on that parcel?

It's the state law changes that once we're under, new zoning would come into play.

And as of now, their default minimum density is at least 2 units on a parcel.

Where there's could be a single family home, but right now this wouldn't change the density, it would just allow different buildings.

JS **Josh Schroeder** 25:26

Got it.

Thank you.

AR **Analeshia Rodriguez** 25:33

OK. Anybody else need anything clarified?

Clarifying questions or.

Yeah, please go ahead, Shane.

Just.

Ask Matt Lang's question was there any consideration of a offer between you know, the two zoning districts?

I suppose so. If there's an existing zoning district, it is R524 right now. That's budding in RT 5.4.

Was there was there a consideration of an easement or are we really just counting on the fact that?

Side yard set backs, for instance, are going to to provide some buffering.

Between those two districts, does that make sense?

And maybe I'll ask this question like there's no. Is there a potential that somebody could build on?

The lot line between the two districts. Or would you be or would you only be able to build on an internal lot line to the RT district? If that makes any sense?

That's probably to Lauren.

LS **Lauren Stevens** 26:48

Yeah, I'll let Joe jump in here after, but the consideration of kind of a a buffering space between this development and the adjacent subdivision would be something that comes into play with the actual design of the subdivision, not just with a rezone. We don't have anything, any provision that would, you know, require us to include some kind of buffer like that. And I would just add that currently under the existing zone, there is an option to build what we call a lot line.

We really don't see them very often because you need three in a row at minimum and those are houses that are on their own parcels but shifted to one side of the lot, kind of adjacent to each other, just to still have a big side yard that I.

Mean potentially could be built on that adjacent property line, but as I said, we don't really see that being built.

Lot line houses anywhere so.

Joe, did you have anything?

JD **Joe M. Dehnert** 27:50

I'm I'm just this is Joe Dennett with I, Meg.

I just want to be respectful of Matt Ling's time and and maybe provide some additional context I think.

I think in the the PUD zone along Shaver where where Matt lives, townhomes are already permitted.

Anyway, I I know there's a lot of townhomes along Shaver as it stands.

And you know, on on that particular lot, if his property's the one that's budding right up against the the first three lots of the first five lots in Linda Vista.

There's some. There's some nuances that would control what can go on those, one of those being a no build zone. It happens to kind of bleed into those first few lots. And so the feasibility of a getting something like a lot line like Lauren mentioned pushed tight up against his is very unlikely in terms of zoning compliance. But also you know the the land owners goals here are in the builders interests is is solely focused on those townhome lots which would be one lot line over right. So the the the nature of adding an easement there was not considered because of the type of development that's being envisioned here, but also the actual physical constraints on that lot on that neighboring portion of Linda Vista state space two would make it per near. You know, impossible.

AR **Analeshia Rodriguez** 29:19

OK.

Lauren, would you bring up a map?

So I I just like to kinda look at Shaver and have a little clearer understanding of of that.

LS **Lauren Stevens** 29:35

So the the area in purple is the recently planted phase two, and it sounds like this is maybe the property in question adjacent to these four smaller townhome lots.

AR **Analeshia Rodriguez** 29:51

OK.

And what are the setbacks?

Would it be side setbacks for?

Matt's question.

LS **Lauren Stevens** 30:03

Yeah, if there was.

So the maximum that they could do in this zone is 2 attached townhouses.

So there would be the the shared property line in between and then the minimum side set back from the adjacent property line is 7 1/2 feet.

It, you know, might be larger because they do have the ability to be up on the other

property line.

So it's kind of how big of a side yard they want on top of the set back.

AR

Analeshia Rodriguez 30:29

OK.

OK.

Thank you.

Is anybody else need anything?

Clarified questions.

Hopefully we got to Matt's the heart of his question there.

And if not, Lauren, would you put the motion up? And I think we are ready to entertain a motion here.

We also have it on the back of our agenda for the folks that are in House.

I might wanna take a stab at it.

I can go.

I'll recommend City Council approve.

I'll move that.

We recommend City Council approve the adoption of an ordinance to rezone the subject property, generally described as a portion of the Linda Vista Estates subdivision.

Phase two is shown in on map exhibit a from R 5.4 residential to OP. Two open and resourced lands rezoning a portion of Splendid Vista Estate subdivision phase two and the land South of Miller Creek Rd. Within one division of state.

Subdivision is shown on map on map exhibit a from residential to RT 5.4 residential located in section 13, Township 12 N range 20 W Dnm based on based on the findings of fact in the staff report. Great. Thank you.

Motion by Shane. Do we have a second?

Derek seconds, seconded by Derek OK.

Discussion. Thoughts. Feelings.

Where's everybody? Yeah.

I guess I'll start by just letting the board know that I'll be abstaining from a vote as I work for IMG and Joe's actually my direct reports. I don't think it's appropriate for me to vote, but I would just add that you know this in a way.

Common sense is a bit semantics that we would have to even make this request to

go to RT 5.4 to allow townhomes.

That would be very surprised that the, you know, in the uniform, you know, unified development code is adopted in June or approximately June. That townhomes aren't gonna be allowed in all residential zonings anyway, you know, the legislation came out with a bill that allows 2 units buy, right.

On any residential lot that zoned residential.

So I think the intent there is to allow these Fred Wall non homestyle units.

It brings more building options to the development community.

Generally they're cheaper build which helps with their affordability and equitability in our communities.

So if I was voting, I would be supportive this request.

Great. Thank you, Danny oberweiser. Anybody else?

Danny tamenbaum. Go ahead, Tennant.

Thanks Sean.

Yeah. Just I think Rick brought up the the point that.

Under state law, duplexes are already allowed on these parcels, and so we're really just allowing townhouses to family townhouses on these lots.

In addition to duplexes, which seems like almost a semantic difference, but it is a real difference, so in, but in terms of density it's it's the same same number of people, same number of units on a parcel.

So it seems like a pretty straightforward.

Change I guess I in it in response to what the other Danny just brought up.

I I did just hear there's a a bill to.

Kick it up to fourplexes that just passed the state Senate with a pretty broad majority, so who knows?

We might be on entirely different territory in the future.

That's it.

Great. Thank you, Danny.

I have not heard about that bill. OK, I have Rick and then after Rick, Josh, go ahead Rick.

RH **Rick Hall** 34:54

Yeah. I mean, my only concern was the op part.

I didn't understand exactly why and now it makes sense with the trust.

But the goal of of everything that's happening with.
Zoning and residential development is towards.
More building types.
Creating more available units.
And relieving the cost of housing, that's where a long time from that, I think. But it
make makes sense to me.
The RT 5.4 makes makes sense and as well as the open space, so I'll be supporting it.

AR **Analeshia Rodriguez** 35:40

Great. Thank you, Rick and Josh, go ahead.

JS **Josh Schroeder** 35:44

Yeah, I may intend to support the motion as well.
I do think it's important, though, to highlight.
MD TS comment right.
That's pretty direct and concerning.
You know, they explicitly state that increased development in the area is going to
worsen already significant delays that Miller Creek and US 93 intersection and that
it's imperative to improve.
Capacity and mobility in the area so you know, even though we're bringing zoning in
line with state law and the activity growth policy, it's is what it is.
There's infrastructure deficiency in that area, so I think you know, just want to have
that on the record. But I tend to support the motion.

AR **Analeshia Rodriguez** 36:28

Great. Thank you, Josh.
Anybody else?
Go ahead.
Yeah. I also tend to.
It's working.
Yeah, I will will be voting for this.
It's worth noting that R8 was.
Allowable zoning.
Designation for this area and as much as we'd like to see more dense, you know,

housing opportunities for this area. To Josh's point there, I'm not sure the infrastructure is there and we certainly have some questions about. More dense development in the area without having a better sense of what the long term.

Kind of plan is out there in terms of infrastructure.

So, but yeah, I think it 5.4 doesn't make sense as well as the the open space.

Zoning change.

Great. Thank you, Derek.

Anybody else?

Go ahead, Shane.

Yeah, I intend to support this.

It doesn't sound like there is.

An impact to the neighbors provided that side yard setbacks are the same, and things like that doesn't feel like there's an impact to a direct neighbor in this situation, which is really my only question.

Matt brought up a good point, so I intend to support this as well.

Great. Thank you, Shane.

And then I guess I'll, I think I'm last.

I think everybody else has had a chance.

Yeah. Overall I intend to support this motion and I'll just you know, as usual, our fantastic board members have really already pointed out the things that kind of caught my attention.

You know, I think Matt Lang's comments kinda lend to, you know, the growth policies, emphasis on character of our neighborhoods and trying to make sure as we develop that we maintain that character within that neighborhood and.

I think that's an important thing for, you know, Joe and Lauren to keep in mind is this development moves forward. You know, just so that you know the the current heaters that are already there aren't seeing, you know, if that state law passes 4 plexes go up 'cause.

That, to me, is a drastic change.

In the neighborhood's character, but overall I think.

You know, staff and I met are are really doing great work on behalf of the city and for their clients. And you know the other thing I think Josh mentioned and I'll just reiterate and that's the thing that we're seeing all over town, alright is traffic and

infrast.

And it's the thing that this board and the City Council has faced since I got on here.
Yeah, that's just the fact that infrastructure seems to follow behind the development,
unfortunately.

But again, otherwise it will be supporting this motion does.

Unless everybody wants to follow up. Anything else, I think we can move to a vote.

OK.

I'll see anything.

I wish you can remember comfort place.

Roll call vote Lynn Davis.

LD **Lynn Davis** 39:53
Aye.

AR **Analeshia Rodriguez** 39:55
Derek canisher.
Yes, Shane Morrissey.
Danny tennenbaum.
Josh Schrader.

JS **Josh Schroeder** 40:05
Yes.

AR **Analeshia Rodriguez** 40:07
Danny, wait.
Recall.

RH **Rick Hall** 40:11
Yes.

AR **Analeshia Rodriguez** 40:12
Sean McCoy, hi.
And the motion passes unanimously.
Just one abstention. Yeah. OK.

And just for my own information, would it would be.

Procedurally correct to say, Danny Oberweiser's name and have him abstain in the moment is that.

Is that right? Correct. OK, OK.

OK.

So motion passes with seven eyes and one abstention.

And that brings us that finishes our public hearings for this evening. Appreciate.

Joe being here and Lawrence efforts and work.

And Mary as well.

And we'll keep plugging away here.

JD Joe M. Dehnert 41:08

Thank you, board members.

Have a good night.

AR Analessia Rodriguez 41:10

Thank you.

Really, that brings us. We don't have any communications or special presentations, committee reports. Tom's not here.

Does anybody have a committee report?

I this is Danny Tennenbaum.

I attended the transportation.

I don't know what it's called.

Advisory committee.

Not technical, but the one that's not technical in his place as the Planning board representative.

And we just got a good presentation from Dave Strohmeier about the train.

The Big Sky passenger rail initiative that'll hopefully reestablish passenger service in Missoula and the update is just that, they're still going full steam ahead as they say.

And.

Just that we should not get our hopes down just because of, you know, recent changes in Washington, DC and that there's still still some hope that we could maybe at some point in the somewhat near future, have Amtrak running through Missoula again.

That's about it.

Great. Thanks for that update.

I would support that wholeheartedly and it would really help our infrastructure if we could get transportation down into the Bitterroot as well.

Umm, whole business ain't my guy anymore business.

New business?

Are we missing any?

We got some folks in house.

Are you guys just hanging with?

OK, alright.

Awesome. OK.

So for for those of you online board members, we have a couple of law students.

That law, students in house and they're taking planning and develop.

So they're sitting in and I couldn't help my curiosity of why they were here, but just sitting quietly.

Calling this for board members.

Anybody who got anything? Derek, call him.

Yeah. I just want to recognize the the memo provider, team staff and I really appreciate that there is updates on City Council votes and those inconsistent with our planning board as well as the memo portion that acknowledged the land use plan vote. And it seemed like there were.

Some edits that were made and there was a bit of uncertainty, at least from my end, about what we voted on because it seemed like it was still an active.

Plan that was still being edited and adjusted before it actually made it to City Council.

So City Council, most likely with with amendments, you know, approved, you know, essentially the same plan that we approved. You know, when it came to us. And but with that noting that again just it's great that City Council was acknowledging a lot of the volunteer participation from our.

Many members who wanted to contribute to that to that plan and have their voices heard, and I thought there were some really good adjustments made based on my review of that memo.

Great. Thanks Derek.

Anybody else?

I see Lynn and then Josh.

LD **Lynn Davis** 44:51

So my question is about if you're taking yourself out of the voting and abstaining, is it appropriate to provide comment as far as the, you know, kind of Robert's rules of meetings or I just don't know procedurally if that is?

Correct. And I just don't know.

AR **Analeshia Rodriguez** 45:13

OK.

My.

LD **Lynn Davis** 45:17

I.

AR **Analeshia Rodriguez** 45:19

They can participate in the Q&A and the discussion, but they just can't vote.

LD **Lynn Davis** 45:29

OK.

AR **Analeshia Rodriguez** 45:29

Yes.

LD **Lynn Davis** 45:29

I mean, that's what I'm wondering, 'cause I think I don't know. Just in other circumstances, if you're like, abstaining or, you know, you're just out of it. But just more curious than anything. Thank you.

AR **Analeshia Rodriguez** 45:43

Yeah, I think that's a great question, Lynn.

And you know, my understanding in the past is that, you know, like, like Danny did, like presenting it up front, that you're you're gonna abstain and then, you know,

we're kind of relying on Danny to, if you, you know, if he offers his thoughts and comments to.

Self regulate. That's not the right word. I wanna do yet.

But you know to to color those comments in a way that aren't maybe overly you know?

Influential of the board itself.

So I think I think he followed, you know, the procedures as well as we could. And I I don't see any issue with it.

I think it's alright, yeah.

And if you know like an individual just doesn't wanna comment, that's that's fine as well.

I think it's up to the person.

There might be some stricter rules for City Council, but I think in this form that's fine.

LD **Lynn Davis** 46:39

Thank you.

AR **Analeshia Rodriguez** 46:44

Josh, go ahead.

JS **Josh Schroeder** 46:48

I also wanted to thank staff and I think Aunt Alicia for preparing that memo.

It's very helpful to see what's happened after proposals come in front of the planning board.

So yeah, just to echo that. Thanks. And then also just call the board's attention to.

House Bill 782.

That is currently in in the process over there in Helena.

It is.

It revises local planning board laws.

And really, what it does is it.

It changes the word from must to may, that could alter the conservation District's participation on County Planning Board statewide.

So currently conservation boards have the right to a seat on county planning boards, but if passed, this would make conservation district participation optional.

So the MACD or the Montana Association of Conservation Districts is opposing this legislation and just want to let the art board know.

AR **Analeshia Rodriguez** 47:53

Great. Thank you, Josh.

Man, there are so many bills getting jammed down the pipeline right now. I can't even keep up.

Anybody got anything else before I ask?

Josh, where where are you?

You're not inhouse.

So I can't ask you where are you at with?

I know you've been looking at trying to get off of the planning board. How is that going?

JS **Josh Schroeder** 48:19

Where did you hear that?

AR **Analeshia Rodriguez** 48:23

Ohh you know well.

JS **Josh Schroeder** 48:26

I don't know that I'm trying to get off.

I just.

I do think that it's important for, you know, new voices and new blood and different perspectives.

I've been on the board for quite some time now, but in the absence of anybody else wanting to serve and represent the conservation district, I'm, you know, I'm happy to continue to do so so.

You know, I'd like to see through the, you know, the unified zoning and get that up to date and, you know, be part of that process and.

Also see kind of what happens with the consolidated Planning Board.

See if it you know if there's one for county and one for the city and how all that shakes out, but.

No, I mean, I'm happy to continue to serve. I do think that the conservation district

should have a seat on the board.

I think it's important to have somebody who's representing you know that that body and looking out for natural resources and waterways and riparian areas.

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

Do you want?

AR **Analeshia Rodriguez** 49:27

It does indeed.

JS **Josh Schroeder** 49:27

Do you want me off?

AR **Analeshia Rodriguez** 49:29

No, absolutely not.

JS **Josh Schroeder** 49:30

OK.

AR **Analeshia Rodriguez** 49:30

Actually what I was going to say was, I apologize if I put you on the spot. I've been trying to wait to ask you in person, but you haven't been in house and we haven't had too many meetings.

And so I just thought I would go ahead and throw it out there, but no, absolutely not. I absolutely love what you bring to the planning board, what you've you know contributed as far as the conservation district goes, your insight and concerns about what goes on with the highway on Lolo.

Doing you know low, low in the city.

So no, I don't want you off the board in any way. I'm just curious.

'Cause you know, I know people too. And folks, have, you know, asked me about what it's like to be on the planning board so.

JS **Josh Schroeder** 50:11

Yeah, no, I hear you.

I appreciate the question.

I guess while we're still on comments, I saw that an e-mail was forwarded about the Missoula to Florence corridor on Hwy. 93. So I'd encourage everybody to, you know, if they have a chance to look at those proposals and if they have any comments, please do so.

So I think the comment period is still open until the beginning of April, so. If you feel inclined, make your voice heard, please.

AR **Analeshia Rodriguez** 50:43
100% agree with that, Rick, go ahead.

JS **Josh Schroeder** 50:43
Repl.

RH **Rick Hall** 50:47
You know, on on that matter of getting off of boards.
Turns out that you know, I'm one of the county people appointees.
I guess we are automatically moving over to whatever it is we're moving over to.
I thought I'd be out of a job and no such luck.
I've also applied to the Board of Adjustment, which has openings for Missoula County as well.
So, but it's the word we're getting I'm getting is it's it's not gonna happen right away.
We've got some time. Keep going to meetings.
And but eventually, you know, we'll all be.
Changing roles.

AR **Analeshia Rodriguez** 51:37
Great. Great.
I appreciate you volunteering for another board.
I think the board of adjustments is a little mellower, though their their meeting schedule is a lot lighter.
But I definitely.

RH **Rick Hall** 51:49
We don't have much to do out here in the county, so.

AR **Analeshia Rodriguez** 51:52

Yes, yes indeed, OK.

Well, I definitely appreciate all of your time and efforts and being here.

I know we're all volunteers, so that that's really important. Particularly I think in our current political system as a whole, right.

Alright, I think that's it.

Anybody else got anything?

All right, let's call this adjourned. Man, it's 7:05. We're we're rocking.

JS **Josh Schroeder** 52:20

Awesome night everybody.

AR **Analeshia Rodriguez** 52:22

Night. Night.

LD **Lynn Davis** 52:23

Thank you. Goodnight.

● stopped transcription

Rezone
Request
—
Planning
Board

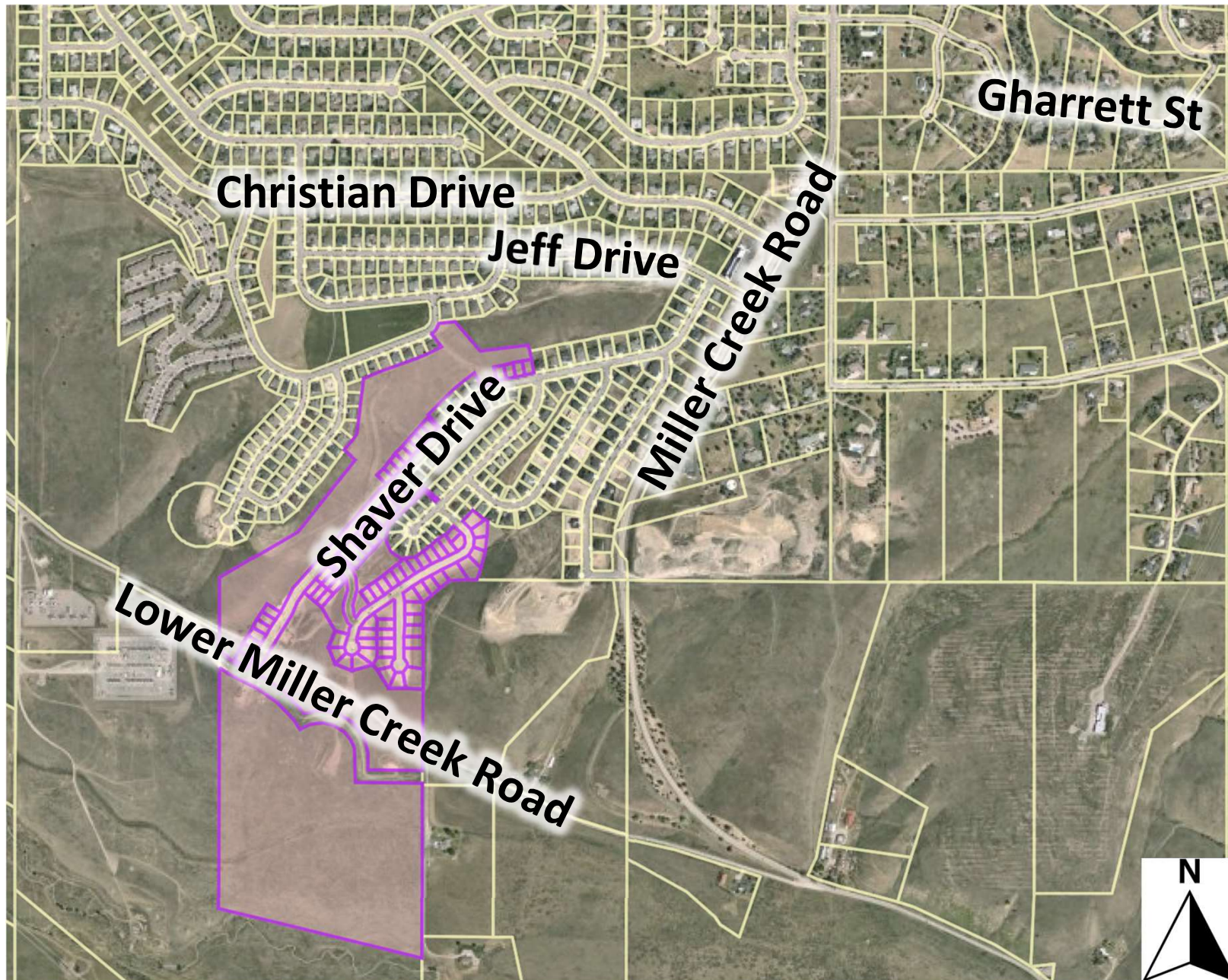
**Linda Vista Estates Subdivision
Phases 2 – 4**

From R5.4 Residential 5.4 to
OP2 Open and Resource Lands
and RT5.4 Residential 5.4 (two-
unit/townhouse)

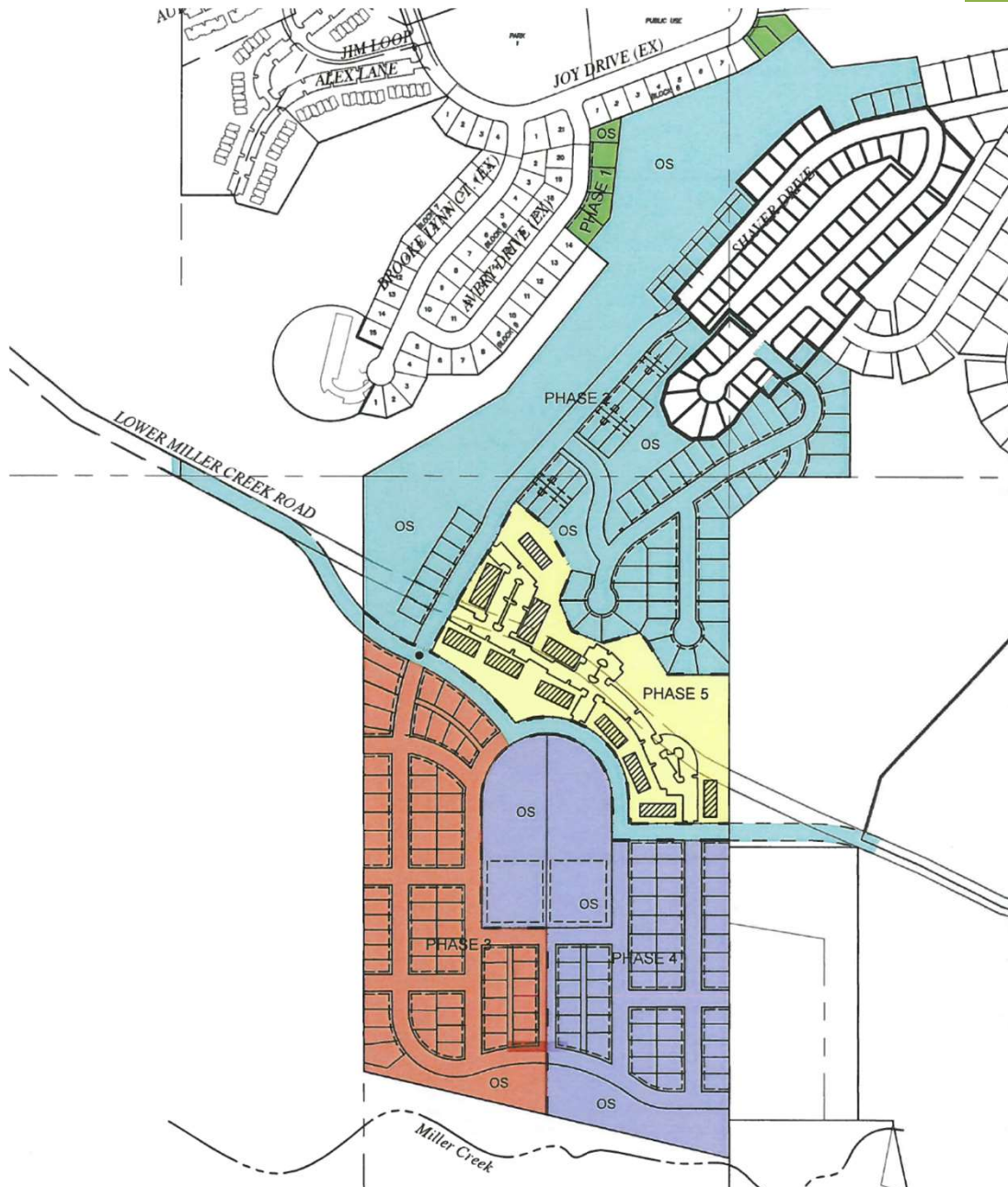


Lauren Stevens, Senior Planner
Community Planning, Development and Innovation
March 4, 2025

Property Location



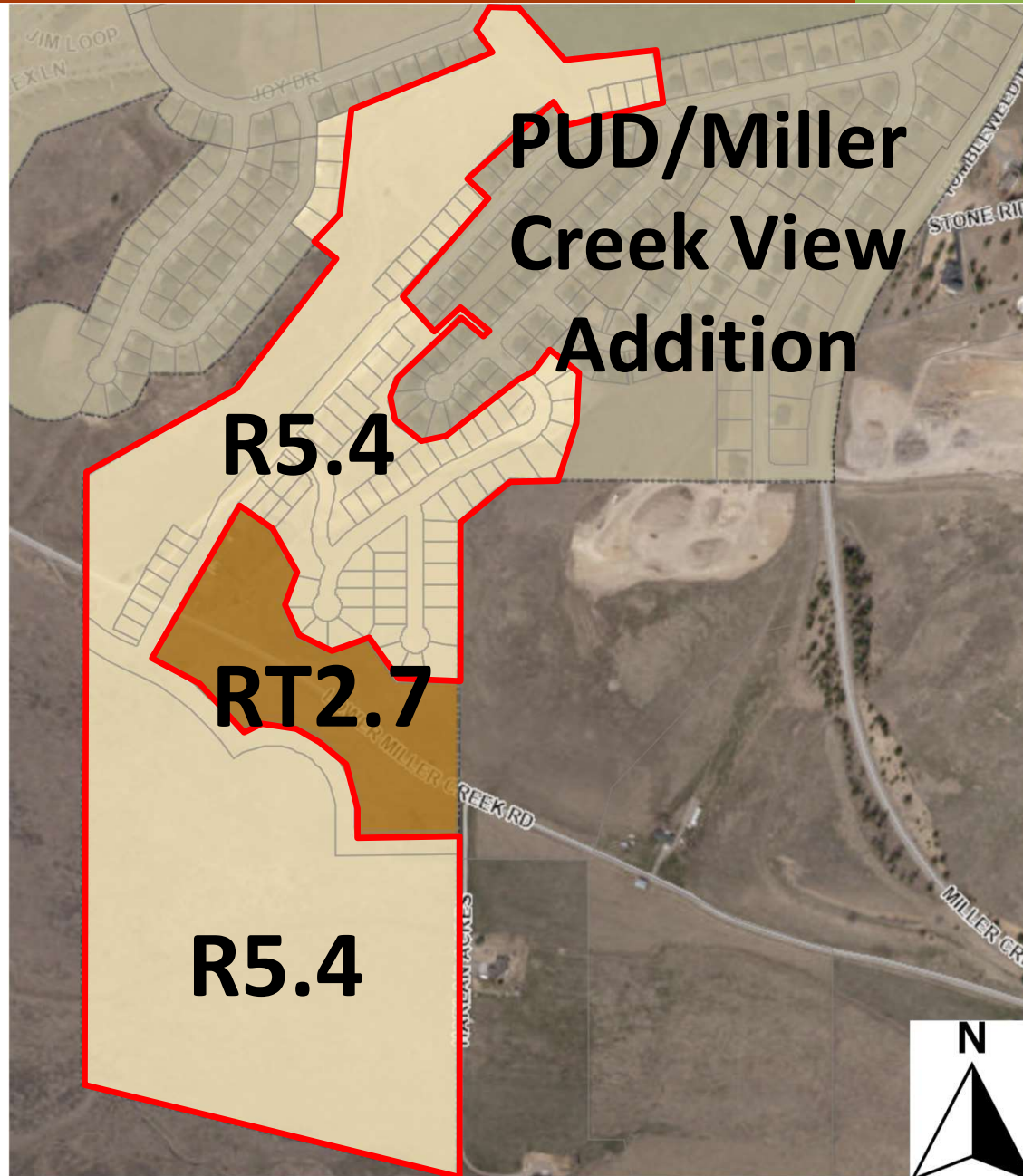
Linda Vista Estates Sub.



-  **Phase 1**
-  **Phase 2**
-  **Phase 3**
-  **Phase 4**
-  **Phase 5**



Current Zoning Map



Place Type Designation



Limited Urban

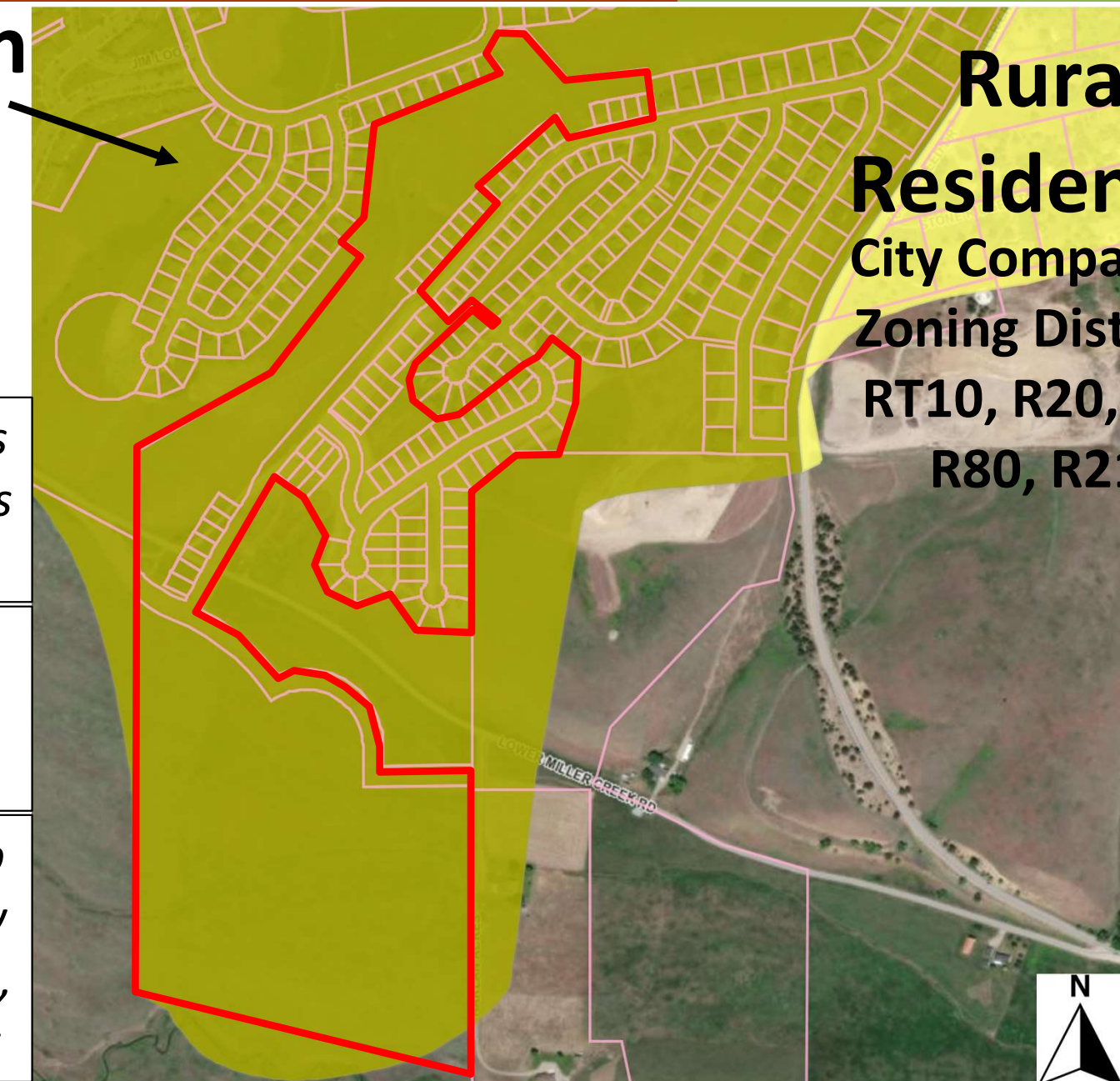
Residential

City Comparable
Zoning Districts:
R5.4, RT5.4, R8

*Quieter neighborhoods
located on the outskirts
of the city core*

*Primarily car-
dependent to access
services*

*Offers homeownership
opportunities primarily
through SFRs/duplexes,
“missing middle” units*

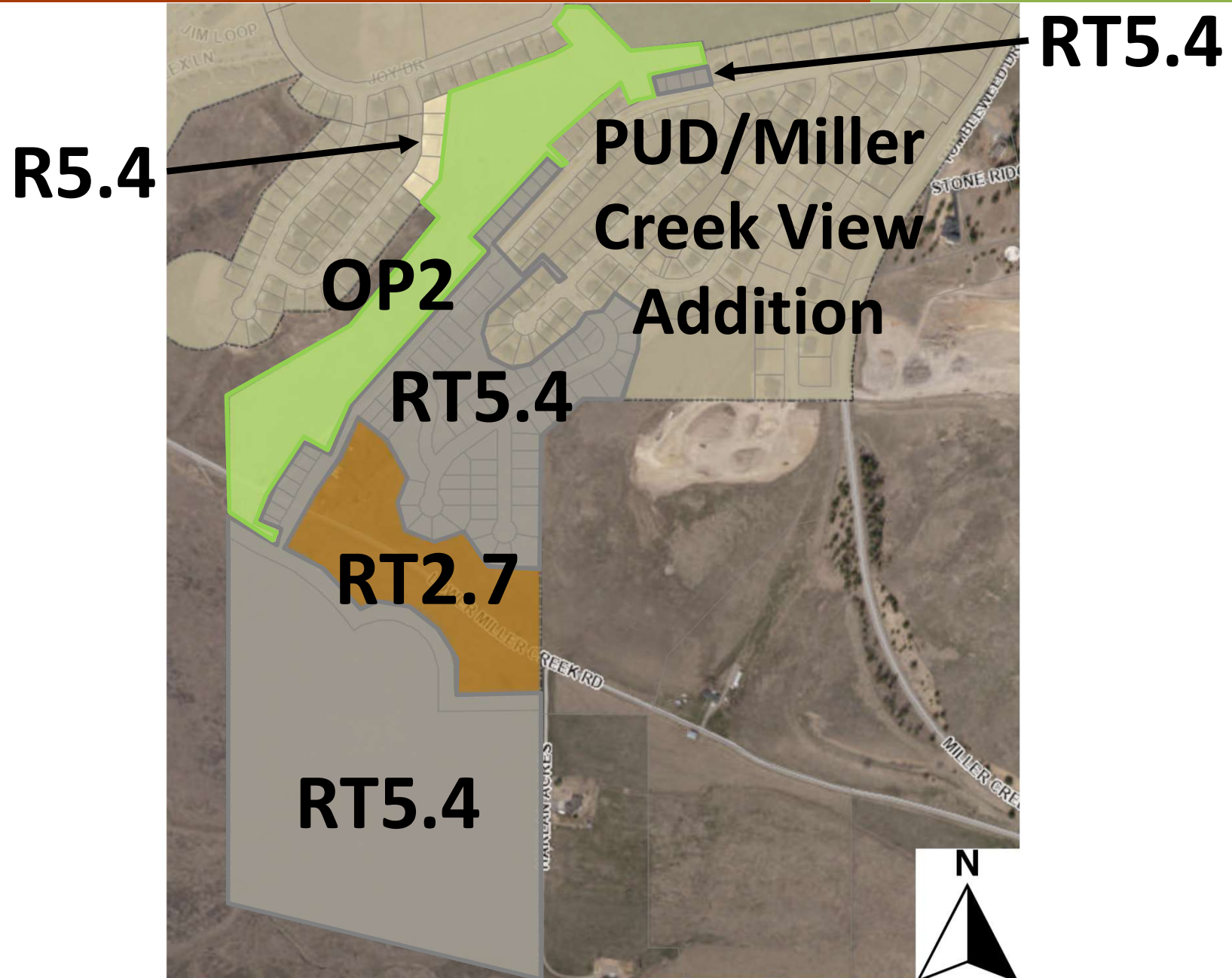


Rural

Residential

City Comparable
Zoning Districts:
RT10, R20, R40,
R80, R215

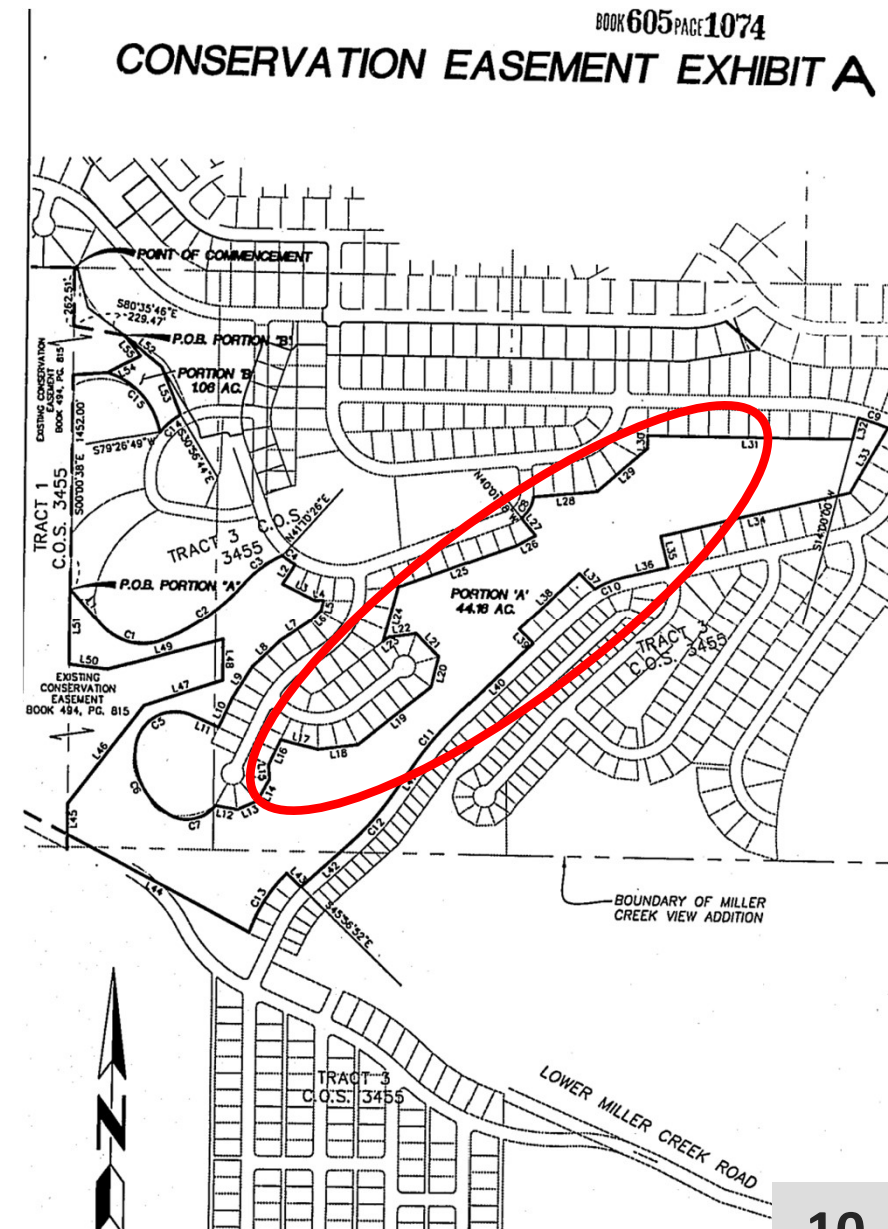
Proposed Zoning Map



Open & Resource Lands



- Common Area #1 is located within the larger Twite Conservation Easement administered by the Five Valleys Land Trust
- OP2 district is primarily intended to preserve open space and sensitive natural resource areas not capable of supporting urbanized development due to biologic, physiographic or hydrologic constraints
- OP2 district allows for park/recreation uses



Standards Comparison



	Existing	Proposed
Zoning	R5.4	RT5.4
Min. Parcel Size - Residential	5,400 sqft	5,400 sqft
Parcel Area / Unit	5,400 sqft	5,400 sqft
Setbacks	Front: 20' Rear: 20' Side Interior: 7.5' Side Street: 10'	Front: 20' Rear: 20' Side Interior: 7.5' Side Street: 10'
Max. Height	30/35'	30/35'
Building Types	Detached House, Lot-Line House	Detached House, Lot-Line House, Two-Unit House, 2-Unit Townhouse

Review Criteria



1. Growth Policy / Land Use Plan
2. Promotes Public Health and Safety
3. Public Services/Transportation
4. Provision of Light and Air
5. Compatible Urban Growth
6. District Character & Suitability of Uses
7. Value of Buildings and Appropriate Use of Land
8. Meets Changing Condition
9. Best Interest of the City as a Whole

Recommended Motion



Staff Recommended Motion:

Planning Board RECOMMENDS City Council **ADOPT** an ordinance to rezone the subject property generally described as a portion of Linda Vista Estates Subdivision, Phase 2 as shown on Map Exhibit A from R5.4 Residential to OP2 Open and Resource Lands and rezoning a portion of Linda Vista Estates Subdivision, Phase 2 and the land south of Lower Miller Creek Road within Linda Vista Estates Subdivision as shown on Map Exhibit A from R5.4 Residential to RT5.4 Residential, located in Section 13, Township 12 North, Range 20 West, P.M.M., based on the findings of fact in this staff report.