



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 18, 2025, 6:00 p.m.

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

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

Members Absent: James Fountain (County Alternate), Danny Tenenbaum (City Alternate), Tung Pham (Mayor), Rick Hall (County Appt)

I. CALL TO ORDER [Time stamp – 0:29]

Sean McCoy called the meeting to order at 6:03 p.m.

II. ROLL CALL [Time stamp – 0:47]

Analeshia Rodriguez called the roll. Seven regular members were present. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:44]

Shane Morrissey moved, and Derek Kanwischer seconded approval of March 4, 2025, minutes as written. The motion passed unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:44]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 4:17]

There were no staff announcements.

VI. PUBLIC HEARINGS [Time stamp – 4:22]

A. Tara Porcari, Senior Planner, City of Missoula - Rezone of 1201 and 1203 River Road and 401 North California Street

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

STAFF PRESENTATION

Tara Porcari, Senior Planner, with the City of Missoula presented on a request from Joseph (Joe) Denhart of IMEG Corp. representing Zavarelli Enterprises LLC, to rezone a property at the intersection of California Street and River Road. The site is approximately 5 acres in size, and is currently zoned R80 Residential, RT10 Residential, and B2-2 Community Business, with a small Southside Riverfront Neighborhood Character Overlay. The applicant, Zavarelli Enterprises, requests that the entire site be rezoned to B2-3 Community Business with no overlay.

The property lies within Flood Zone AE, an area of 1% annual chance flood hazard. Any proposed development must comply with Title 18 Floodplain Hazard Management regulations. The property is designated as Urban Mixed-Use Low (UML). The goal for the area is to create middle housing and diverse housing options, opportunities for mixed-use development that connect to the nearby river and additional opportunities for green space and a riparian buffer. The existing B2-2 zoning in the area already establishes a community business character, but with a slightly lower intensity indicator than the applicant's proposed B2-3. Staff stated a neighborhood character overlay currently covers part of the property. However, because the property is in a flood zone, the overlay standards do not apply.

The primary change of the rezone is to move from B2-2 zoning to B2-3 zoning, which would allow for slightly greater building heights of up to 65 feet, compared to the current 50-foot maximum. Setbacks will only apply if the parcel abuts a residential zoning district, and in this case, they would be imposed on the west side where the parcel still abuts an R80 district, to protect from the lower density uses.

The proposal includes:

1. A four-story (43-foot-tall) multifamily building on the northwest corner, with about 90 feet of green space between the building and River Road.
2. A five-story (approximately 53-foot-tall) mixed-use building on the northeast corner, with about 60 feet of green space between the building and River Road.
3. Several additional multifamily and/or mixed-use buildings along Idaho Street toward California Street, all currently envisioned at a maximum height of about 53 feet.

Staff noted the proposed development in the Wyoming Street neighborhood (as referenced in the Downtown Master Plan) prompted initial comments from staff regarding green space, riparian areas, and river connectivity. There were concerns about additional height directly along the riverfront. The applicant's plan indicates that allowing increased height beyond the standard B2-2 zoning limit would provide more green space and mixed-use space, aligning with the UML place type. Staff emphasized the site plan is not yet binding; the current motion only concerns rezoning, not the finalized development proposal. It was also noted that City Council would not be deciding between indicators but rather approving or denying the requested B2-3 rezoning.

Staff clarified there is an adjacent annexation under consideration when the proposal goes to City Council. Agency feedback included the requirement of water main extensions the time of development. City Parks and Recreation also noted potential long-term changes to River Road, which may eventually be redesigned for non-motorized transportation as part of the planned Riverfront Trail. They further emphasized the Downtown Master Plan's recommendation for an increased riparian buffer and strongly encouraged a development plan that respects the importance of the river as a natural resource. Public comment received for the project included concerns about the building height and concentrated development in the flood area.

The proposed rezoning aligns with the City's Land Use Plan. It advances "focus inward" and downtown master plan goals by supporting diverse, mixed-use development and expanding housing opportunities. Building, landscaping, and activity area requirements help ensure compatibility with surrounding uses. While the proposal does not correct an existing zoning error, it responds to the City's changing need for housing.

Mike Morgan, Principal Architect, with Hoffmann Morgan Associates expanded upon the project. He highlighted its location for urban, mixed-use, and infill development, including its connections to multiple pedestrian and bike trails. He noted Prince Street would remain a public right-of-way north of Idaho Street. It provides the flexibility needed for future infrastructure improvements, mixed-use development,

and a healthier riparian zone. Morgan outlined why the proposed B2-3 zoning is better suited for the site than B2-2, focusing on compliance with Missoula's zoning and building codes, the Downtown Master Plan, and floodplain constraints.

Joe Dehnert with IMEG, representative of the landowner, addressed the Board explaining the context and history of the property. The B2-3 zoning would allow the desired higher-density mixed-use development consistent with the Downtown Master plan. He also noted its compliance with the newly adopted Land Use Plan that would allow for taller, denser development, promoting connectivity, and preserving open green space by building upward.

See PowerPoint presentation slides.

PUBLIC COMMENT

Jeff Kicklighter, a nearby homeowner of the subject property, mentioned he had no issue with the proposed development but stated that he did not want his land to be developed. He specified River Road is important for accessibility to his property.

RECOMMENDED MOTION

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

Recommend City Council **approve** the adoption of an ordinance to rezone the subject property located southwest of the intersection of California Street and River Road, legally described in Exhibit A, from R80 Residential, B2-2 Community Business, and RT10 Residential (two-unit/townhome) with a Southside Riverfront Neighborhood Character Overlay to B2-3 Community Business, with no overlay, based on the findings of fact in this staff report.

Staff explained whether the development plan could allow River Road to be moved farther away from the riparian area. Denhert explained that because River Road sits on private land, shifting it southward would require a formal road vacation process. He confirmed that with potential road vacation and new green space dedication, a greenway can be established, matching the Downtown Master Plan goals. A Board member asked whether removing the overlay will have any consequences for stormwater management, habitat protection, or riparian areas. Staff indicated there would be no significant consequences for this site because the floodplain regulations are not applicable. It was noted staff should reach out to the Missoula County Conservation District for additional comments on the rezoning.

The Board wanted more clarification on whether Prince Street right-of-way (north of the subject property) has been vacated. Denhert confirmed the Prince Street existing right-of-way currently ends at the subject property line and does not extend north to River Road. Beyond this point, it becomes private property, and any future dedication would be at the discretion of the private landowner.

Planning Board members expressed support for the proposal. They had concerns about the 65-foot max. building height but appreciated the design concept of placing parking at the bottom of the building-making better use of the lots footprint. They stated it was a great location with bike and pedestrian access to parks, trails, and other amenities. Some members acknowledged the concern for potential flooding but stated they will rely on the floodplain regulations and process. Board members highlighted the importance of getting River Road moved further from the Clark Fork River as much as possible to protect the resource. They referenced the upcoming Unified Development Code (UDC) may redefine zoning regulations, so we may not know what the future maximum building height will be for the property.

Sean McCoy wanted to put on record the importance of clarifying building height restrictions along the river in the new zoning code. He highlighted the flexibility in zoning regulations but stressed the need for it to reflect community priorities-in alignment with the Downtown Master Plan and the Growth Policy.

VOTE

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

AYES: (6): Lynn Davis, Derek Kanwischer, Peter Bensen, 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

No Committee reports were reported.

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 – 01:29:23]

The meeting was adjourned at 7:32 p.m.

Missoula Consolidated Planning Board March 18, 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/9123/media>

Missoula Consolidated Planning Board

March 18, 2025 -Meeting Recording

So I'll call to order tonight's Missoula Consolidated Planning Board meeting for Tuesday, March 18th, 2025 at 6:03 PM.

And with that, can we get A roll call, please, Alecia.

Roll call.

Lynn Davis.

LD **Lynn Davis** 44:39
Here.

AR **Analeshia Rodriguez** 44:41
Eric Kanwarisher here.
Shane Morrissey.
Here, Toon Pham Tuon is absent.
Danny tenenbaum.
Danny is absent. Josh Rader.

JS **Joshua Schroeder** 44:57
Here.

AR **Analeshia Rodriguez** 44:58
Sorry.
Danny oberweiser.
Peter Benson.
Rick Hall. Rick is absent. James Fountain.
James is absent. Sean McCoy here.
Mr. Chair, we have seven regular members present. We have quorum.
Great. Thank you. And my apologies, I thought I saw Danny Oberweiser's name and I thought it was Danny Tannenbaum got a little confused.
OK. That brings us to approval of the Minutes from our March 4th, 2025 meeting.
Ideally, everybody got a opportunity to review through those.

Did anybody find any clarifications or need anything pointed out for staff?
Anything from board members?
And if nobody has anything, we can entertain a motion.
I'll move that we approve the Minutes for March 4th, 2025 S moved by Shane.
Do we have a second? OK, seconded by Derek.
And we will do an up and down vote for that.
So all those in favor of approving the March 4th, 2025 meeting minutes say aye. Aye,
all those.

LD **Lynn Davis** 46:15
Aye.

JS **Joshua Schroeder** 46:16
Aye.

AR **Analeshia Rodriguez** 46:18
Opposed, say, nay, any abstentions?
Hearing no abstentions and no nays, motion passes unanimously.
OK. That brings us to our next line item on tonight's agenda, which is public
comment on anything outside of tonight's agenda.
So if there's anybody online or here in house that would like to comment on non
agenda items, anything that's not on the agenda, that is up front or if you're online
on the computer there and you're welcome to come up and make those comments
now.
And we'll go ahead and justice, hold this open for a minute or two.
It's pretty rare when we have.
Comments on non agenda items so.
OK, am I missing anybody online?
Do you guys got anybody OK? Not seeing anybody online or in house here racing up
to the podium to make their comments.
We will go ahead and close public comment for non agenda items for tonight.
And we don't have any staff announcements. I don't believe, which brings us to our
public hearings portion of tonight's meeting.
The rezone of 12/01 and 12/03 river Rd.

And 401 N.

California St.

Our first presenter will be Tara Porcari, senior planner with the city of Missoula, and with that, Tara, please take it away.

TP **Tara Porcari** 48:30

OK, awesome. So if you guys can't hear me at all during this presentation, please let me know.

I do have a new headset on that.

I haven't used before, so if anything goes awry, that is probably the culprit, but should be good to go so.

Again, Tara Porcari, I'm with city development services.

As mentioned, I'll be going over a rezone at California St. and River Rd. today.

Images representing the owner, Zavarelli Enterprises, in the request to rezone the property from R-80 residential RT10 residential and B2-2 community business with a small Southside riverfront neighborhood character overlay to B2-3 community business for the entire parcel with no overlays that.

A mouthful.

We'll we'll get back into that in a second, but as a reminder to the board, rezonings don't include any conditions of approval.

So today you'll be recommending approval or denial of the rezoning, as is submitted by the applicant.

Here's location of the request, just southwest of the intersection of N California St. and River Rd. just South of the river Kitty corner from the California St. Pedestrian Bridge and then West of Silver Park.

All surrounding streets are considered local streets, and there's a good mix of multimodal transportation options nearby. With mountain Lions Route 2 running along Russell Street and EU Dash Purple Line running along Wyoming St.

Additionally, there are easy trail connections to riverfront trails through Silver Park.

And also the Milwaukee Trail to the South.

Site is about 5 acres and consists of three existing parcels which are located within City Council Ward three and the Riverfront Neighborhood Council area. It currently contains a mix of single family homes, multi family buildings and residential outbuildings, all of which are proposed to be removed with ATT.

Of uh development plan that they've submitted.

It's located within the utility service area and both city water and sewer will be available to the site.

It is located within flood Zone AE, which is an area of 1% chance annual flood hazard. In order to develop this property it will require demonstration of full compliance with Title 18, floodplain Floodplain Hazard Management regulations, which those will require the full review and approval of a.

Floodplain permit prior to the issuance of any of their building permits, this process is pretty standard.

To ensure public safety requirements are met and will require any structures to be at least two feet above the base flood elevation, among other requirements.

The new land use plan designates the subject property with a place type of urban mixed-use low for those of you who haven't worked with the new land use plan too much quite yet. It replaced the previous our Missoula growth policy and place types are comparable to the.

Previous land use designation.

So kind of think of them as the same thing, similar to before. Each place type references comparable zoning districts and for urban mixed-use low, the plan calls out B1B 2B3.

C1 and M1 are as comparable zoning options the applicant is requesting zoning AB2-3.

So it aligns with what's laid out in the plan.

Additionally, on a high level, the urban mixed-use low place type is intended to provide a mix of residential housing types.

Interspur's with a mix of commercial and limited intensity industrial to generally kind of provide an urban residential field within a generally walkable environment.

So those are some of the core concepts we generally wanna see in those spaces based on the adopted plan.

And then in addition to the mainland use plan, this property is included within the Wyoming St. neighborhood.

That's outlined in the applicable Missoula downtown master plan for the area.

Here is a high level idea of what the plan calls out for. Generally for the space, similar to the goals of the urban mixed-use lowplace type, it calls out an emphasis on missing middle housing and diverse housing options, including opportunities for

mixed-use development and encouraging connect.

To the river. It also mentions additional opportunity for green space and a riparian buffer or green activity space between development and the river.

So definitely emphasizing that buffer and just the the river as a really great natural resource.

This is what the current zoning map looks like.

There's still a few small sections of very low density zoning leftover in the area, but we've been seeing a few rezones just S the property to B2-2 to start aligning better with what was laid out. As far as the previous growth policy and now of.

Course the new land use.

We also see some existing Community business, which is what the applicant is requesting, so that will be very similar in character, but it just currently has a slightly lower intensity indicator of the two and they're asking for a three and that basically just coincides with height allowances we.

Talk about that here in a little bit.

You'll also note that there's currently a neighborhood character overlay on the existing B2-2 portion of the property they're requesting. Removal of this overlay with a proposal.

And I'll just note that it won't make a difference whether or not it exists in this location, since there's language in section 202506 OB 3.

That says these standards aren't applicable in a flood zone, which this property is.

So that's the reason we'll be discuss too much in today's presentation. The removal really just doesn't do anything but simplify it for zoning purposes.

As mentioned, they're requesting B2-3 community business, which is similar to a few other rezones in the area. Again, which have been rezoned to B2-2 Community business.

As a whole, B2 is a comparable zoning district, and the new land use plan, so that's complying with what?

With what's been adopted, it doesn't really say anything about intensity indicators or the height. It just talks about the kind of base B2 community business zoning.

OK.

Here is a comparison of the actual standards.

Obviously, we'll see a big difference between the R-80 extremely low density residential zone and the proposed B2-3 zoning.

We'll also see a pretty large difference with the allowable uses and height from the existing RT10 district. Both of both the R-80 and RT10 were mostly seeing residential uses.

A few others. You know schools.

Churches that sort of a thing.

But the B2-2 zoning on site?

Is exactly the same as the requested B2-3 zoning, except for the allowable height, which is proposed to go from 50 feet Max up to 65 Max with this request.

Overall, though, community business district allows uses such as residential development, schools, churches, restaurants, offices, personal improvement services, retail limited industrial and microbreweries, all pretty generally low intensity uses that are possible to mix into an urban residential environment.

So I guess low intensity for for the context and then additionally the setbacks only apply if budding a residential district. But if they do, they're designed to match a budding front and side setbacks and then reflect a percentage of the parcel depth. If side and rear setbacks are.

Applicable and in this case they would currently be imposed on the West side, where the Parcel's still about 7 R 80 district so.

There'd be some protection there from the lower lower density uses.

So here's what the developer is proposing for the site. They're showing a four story, 43 foot multi family building closest to the river in the northwest corner of the site with about a 90 foot buffer of green space between the building and River Rd. Then the other.

Closest building would be a 5 Storey building of approximately 53 feet on the northeast corner with about a 60 foot green space buffer between.

The building and River Road and that one would be.

Most likely mixed-use then along Idaho St. they're proposing some potential townhome units on the southwest corner of the site and two potential multi family and mixed-use buildings as you head towards California St.

All of those are showing a maximum height of 53 feet, so allowed up to 65, but the plan they're showing is 53 feet.

Few things to note on their site plan are some comments from initial scoping meetings, items that staff brought up.

To the applicants during those early phases, based on the Wyoming St.

neighborhood section of the Downtown Master Plan.

Or that we wanted to see as much green space or riparian areas possible on the Riverside development connectivity. The river was important and although not actually referenced into any plans, we did mention that City Council has had some concerns about additional height right on the river.

Their application states that.

By allowing a little extra height above that of the B2-2 zoning designation, they were able to design the site in such a way to provide for a bit more green space, as well as to allow for some mixed-use space. As is mentioned in the.

Urban mixed-use low place type.

In this development proposal, they're showing approximately 235 dwelling units and about 8500 square feet of commercial space.

And just to make sure everyone understands.

There isn't anything binding about the site plan at this time, so today keep in mind we are just voting on the rezone itself, not the actual development plan.

But this was provided with the application just to kind of give some context on the intent of the development team, which I'm sure they'll expand upon.

After I'm done talking.

And then so as mentioned, the existing Community business zoning designation.

That is currently on one parcel of the site is B2-2, which allows again, sorry, keep repeating this up to 50 feet in height, but the applicant applicant here is requesting B2-3 for the whole site, which allows up to that 65 feet.

The packet provides this drawing to show what the development might look like if they were to request the lower intensity zoning of B2-2.

With the tallest buildings being four stories and 43 feet.

Of course, this is just one scenario.

There's lots of different ways to design, but they have provided this version of the site plan which shows just 196 dwelling units and no commercial space.

So something to compare.

The application addresses the need for extra height to enable the property to build up instead of out creating the potential for more green space along River Rd.

They say that the 65 foot Max building height would allow the landowner to shift building footprints along River Road to the South.

Roughly, they say 56 to 90 feet, which they've calculated would add about .5 acres of

additional open space when compared to the 50 foot Max height of the B2-2 district. Overall, their argument and application outlines that B2-2 zoning.

Would result in the sacrifice of some dwelling units or no commercial space to accommodate those units, which is why they're asking for the extra height to allow up to A5 story building.

It's also worth noting I think I might have said this before. The development proposal shows the tallest building maxing out at 53 feet.

So again, while this is not at all binding, it would likely just be slightly over the 50 foot allowable for the B2-2 zone that exists.

On part of the site today.

One other note on process is that City Council will not be deciding between indicators, but rather approving or denying the B2-3 zoning that's being requested with this rezone.

So that won't, although I'm talking about that quite a bit, that won't be part of the discussion the applicant has requested the B2-3, and so that is what we will recommend, approval or denial on for City Council.

And then some agency and public comment.

First of all, I just quick wanna make a note that when this goes to City Council, there is an adjacent annexation and we did some of the agency noticing at the same time. So if you were reading through a couple of the agency comments, there might have been a comment or two about that annexation. Of course, this group will not be looking at an annexation.

You only look at rezones, but just in case anyone was reading through those and kind of noticed.

Extra information that seemed to maybe relate to a different project. That was probably why.

But agency comment in general, regardless of zoning, water main extensions will be required for service. The time of development.

That's our utility group, city Parks and Rec also chimed in and said that.

The future of River Rd. could change a little bit.

It's it's not set in stone, but it is the planned route of the Riverfront Trail, and it may down the line be redesigned for non motorized.

Transportation only sometime in the future.

And then also they just noted that the downtown master plan recommends increase

for riparian buffer and parks wanted to strongly encourage development plan that respects the importance of the river as a natural resource.

And then we got one public comment in.

That is all I've seen so far.

That came in somewhat recently.

So that it to your packets, I believe yesterday maybe the day before. I can't.

Remember for sure, but it is included there.

Make sure to take a look at it for any more detail, but Vicky Watson commented that she generally had some concerns about concentrated development in the flood area and then opposition to the 65 foot maximum height of the buildings.

For generally viewed purposes, I believe.

OK, so looking at the review criteria for rezone, starting with compliance with a growth policy or land use plan, we talked about this a little bit earlier, but B2 Community business is a current relatable zoning district under the urban mixed-use lowplace type in land use plan.

The rezoning also supports many focus inward goals and has the opportunity to include some of the mixed-use elements in diverse housing types discussed in both the downtown master plan for the Wyoming St. area.

Yeah, as well as the designated place type description in the main plan.

Next, public health, safety, public services and transportation.

It facilitates the availability of public services, including transportation options, emergency services, city utilities, schools and parks.

The request also is located within close proximity to the trail system and transit routes and installation of sidewalks.

Is required at the time of building permit.

That's just standard for the city. Of course. There are arguments for additional safety measures that could be included regarding kind of the floodplain area. But as staff, we lead on the fact that.

All applicable floodplain permitting will be required, so we're looking at compliance with kind of the land use plan and how that fits into it.

OK, provision of light and air compatible urban growth and suitability of uses.

All building codes will need to be met as well as landscaping and activity area requirements, so there's no immediate standing concern for the provision of light and air at this time and compatible urban growth as we spoke about, it's in

compliance with the land use plan and we.

Seeing similar B2-2 zoning for community business already on site and popping up nearby, which has all the same allowable uses as the requested B2-3 zoning.

OK.

The value of buildings and appropriate use of land.

The rezoning request has considered the location and character of the property, which has easy access to urban infrastructure, public services and downtown amenities.

It does not correct an error inconsistency in.

That does not does not correct an error inconsistency, but it does address the changing condition of a general lack of housing for the Community and generally, although arguments exist both ways for elements of the proposal, it is in the best interest of the city since it meets the.

Goals and place type components of the land use plan, which is what staff has to work with.

So overall, based on compliance with the current land use plan and review of the zoning criteria, staff's recommendation is to recommend approval of this rezoning request to City Council.

The Applicant representative is present this evening. I saw Joe is on here and I think Mike was maybe gonna be here as well, but I believe they have a few things to add and.

I am here for questions.

As well to help any discussion you guys have.

So thanks for tuning in.

AR **Analeshia Rodriguez** 1:06:53

Great. Thank you, Tara. As an informative presentation, let's see. I believe Mike is in house.

Is that correct?

I'm sorry, I don't.

I didn't catch your last name, Morgan. So and then Joe is online and Joe Dennard is and you guys are both with iMac, I'm assuming.

Oh, OK, all right.

OK.

All right.

Part of the same team.

All right.

Well, you guys can go ahead and come on up, Mike, and make your presentation.

And Joe, it sounded like you were gonna put up some slides for him.

JD **Joe M. Dehnert** 1:07:34

Yeah, I will.

And not to be too clunky, but I I know he's probably still in his boot, so he might take a while to get up there to the stand.

AR **Analeshia Rodriguez** 1:07:41

He he beats you almost before you finish your sentence.

So we're good.

JD **Joe M. Dehnert** 1:07:44

OK.

TP **Tara Porcari** 1:07:48

And Joe, let me know if that's not pulling.

Oh, there you go.

JD **Joe M. Dehnert** 1:07:51

You guys now should be able to see it.

TP **Tara Porcari** 1:07:51

Looks like it came up.

AR **Analeshia Rodriguez** 1:07:55

Yes, we can see that.

Thank you. I hear that. OK, what I just said.

Yeah, hello. Good evening.

I'm Mike Morgan.

I'm an architect, principal architect at Hoffman Morgan and Associates, architecture

and planning.

I'm here tonight with the applicant and owners of Zavarelli Enterprises as well as Joe Dennert and Michael Maine with images.

As a civil engineering and planning as well.

For those of you that may know me and Hoffman Morgan and associates, we're dedicated advocates to infill development.

Most of our work is infill development work.

Consisting of residential uses of all types.

Multifamily being the majority and mixed-use projects.

Presented tonight for you as AI. Think a very, very special piece of land that has yet to be developed.

Surprisingly, in its location.

It's in within the Missoula downtown core.

And it brings perhaps what I think to be.

Some of the best land use opportunities, coupled with the most ideal choice of location that I've ever seen in Missoula, honestly.

Within the city's recent work, bring in city main utility mains to the neighborhood.

The time is right now for these parcels to be brought up to modern day zoning and for development.

Some of the lead, some of the key land use descriptions I want to point out.

Are these these course these these parcels face the banks of the Clarkwick River and River Rd. runs kind of along the riparian zone of the river.

This land has direct connections to the Riverfront Pedestrian Trail, California St. Pedestrian Trail.

A bridge, I mean, the Milwaukee Trail.

Bitterroot Ranch Trail all leading to the central business district, West side downtown neighborhoods, the Mill District, Midtown South side, West side Northside.

I mean, it's just such a great connection where the site is.

Its neighbor.

Its neighbors to the old Sawmill district, and it's one of Missoula's current focus areas for infill development.

It is within the downtown master plan.

Where special attention has been given to the Wyoming St. neighborhood, as is described in Page 2.50 through 2.5, three of the downtown master plan, which I'll

try to. We have some slides for that.

We'll try to reference those.

As we go.

You're with the team tonight that's consisting, consisting of the owners and the planners, and we all embrace the downtown master plan and our vision for this property predominantly align with that plan.

We support the newly released Missoula 2045 land use plan.

Its designations for this area as an urban mixed-use low and we see no issues with meeting all the intent described.

We find the street types to find and the land use plan also to be properly defined, with California St. Being a neighborhood Greenway, we call it and the other adjacent neighborhood streets as neighborhood mixed-use.

These St. types ensure safe and comfortable circulation.

Low speed limits, bike lanes, wide sidewalks within boulevards.

California Street is neighborhood green.

Way provides dedicated lanes for additional walking and biking connections to Milwaukee and Route Branch trails, as well as other neighboring circulation networks.

Thanks to our Missoula Land use plan and this downtown master plan.

That are both really well done, I think.

I believe our consideration for application, your consideration for our application, I should say.

And bringing this zoning designation up to current plant growth plan should be pretty straightforward, but I'm here to answer questions. Of course, as we go.

I'd like to touch on just a few of our development intentions and code compliances and try to illustrate that a little bit more from what Terra touched on.

So if we if we could show the downtown master plan pages 2.512.52 if you could please, that'd be helpful.

Yeah. Thank you.

I know it's hard to see from our distances, but I've highlighted some text in there.

But what I'm really wanting to refer to is the the illustrations mostly.

So what I want to say is the the owner's intentions for development and our representative site plan.

Is very, very close to these illustrations in the downtown master plan.

These illustrations were our model that we followed in cooperation with city staff.

For addressing optimal design solutions within the boundaries of this property and the adjacent and the adjacent public ways.

Really good.

Good illustrations, good thoughts. They put a lot of work into that and I highly praise it.

We also applied the downtown master plan's intentions as illustrated on page 2.52.

I think that's what we have pulled up here now.

And that the Wyoming St. neighborhood should become a seamless continuation.

Of the old sawmill district, including St. Connections, which you can see here on Montana St. and Idaho St.

And Idaho St. passes right in front of this property.

So now if we go to our B22 and our B23 site plans, if you could, if you, I think Tara had those pulled up earlier.

These are comparative site concepts show really an enormous difference.

What B 2-3 can allow for and what B22 can allow for?

Our B23 site concept allows for great flexibility when it comes time for the city to extend Riverfront trail toward Russell Street.

And for plan roadway adjustments.

Which are we all know are coming here?

And for improved connectivity with the river as well As for accommodating more mixed-use demand that will naturally follow with these improvements.

I'd like to point out that on our site plans.

That Prince St. remains a a public right of way north of Idaho St.

Stops where.

Our site plan shows.

Yeah. Thanks.

You zooming right in there?

That's perfect.

Thank you.

So that's good to note this right away must have been vacated sometime in the past going to River Rd. But through our meetings with city staff and I think they have a good handle on how to lawfully meet the intent of the downtown master plan and and to.

You know, adjust the public ways.

But plans for roadways, obviously, we can't really consider those tonight, but what we.

We can consider is what B23 zoning can bring.

And that is that it allows for really maximum flexibility.

That's the big, big goal for us is maximum flexibility and respect to caring for the Clark Fork River and for beating the full intent of the downtown master plan.

Looking at our yeah, looking at our B23 site concept.

This does this zoning.

Designation allows for the flexibility that is needed for improvement along the river. It allows for.

By the way, I'm referencing the downtown master plan here, and I'm gonna do some quotes here, but it it allows for buildings to pull back from the river.

And it allows for park space and a healthier urban riparian zone.

You know, there's there's, there's need for improvement on the riparian zone.

This will allow flexibility for that. It allows for it allows for.

What they say, you know, riverfront, what they want is the growth plan wants Riverfront Square. The shops, restaurants, cafes and Community Center and other third places.

And it allows for a Center for the neighborhood.

And a unique destination within the city.

Unobstructed views at the Clark Fork River and allows for space for small pop up seasonal structures.

Close to the river. All these things I'm referencing from the downtown master plan. I'm not making that up.

That's those are all things that are intended.

And the B 2-3 really allows for all that and allows for those buildings to set back.

That's the key.

So our B23 site plan, if you see that again, it represents a fully code compliant example of how the property can developed.

We we studied that really hard.

We're not making up anything.

It's fully code compliant zoning and building code and public works City streets.

And it's and it's an example of how the intent of the artist rendering shown on the. Downtown master plan.

It represents that same thing in a in a site plan version with that's code compliant.

Yeah, that right there.

It checks all the boxes for prescribed land, uses the missing middle housing.

The mixed-use multifamily green space and pedestrian connectivity.

The B23 zone will allow for a seamless continuation of the old sawmill district, as the downtown master plan prescribes. The primary difference between the old Sawmill district run along Wyoming St. and this location is floodplain.

Wyoming St. is outside of the 100 year floodplain.

And our site is within the one here 100 year flood plain.

So that means that.

When you're outside of the 100 year floodplain on Wyoming, you can have underground parking garages.

But for this location, underground parking garages are not an option.

So with B2 zoning it allows for a little more building height that we need to have that seamless continuation of architecture in place that you see in the middle district.

It's just that.

All of that building type will be above ground instead of some of it being below ground.

That makes sense.

By the way, I think the.

Old Samuel District has a height limit of 78 feet.

E23 is 65 feet.

E22 is 50 feet, 50 feet is not quite enough to to get all that land use to work within buildings and allow for open space so that that extra little bit of height gets us ability for parking within the buildings, reducing footprint and allowing more space.

For open space and set back from the river.

As the site plans show.

So B22 would just require much more land to be dedicated for buildings and cars and less for green space and people.

That's really a difference. Big difference.

So that's really it.

You know B22 will choke.

I think the intent of the growth policy in the downtown master plan a little bit B 2-3 will allow full intent to be met.

That's a big that's the difference.

We're happy to field any questions you have.

I'm excited to see this area grow.

It's time for it.

I appreciate your time. Thank you.

Great. Thank you, Mike.

Appreciate you being here and your time as well.

And is that all of our presenters at this time? Is there, Joe, do you have anything you want to add or?

JD **Joe M. Dehnert** 1:21:41

Yeah. Yeah, I do.

If, if, if that's appropriate, I'll go now.

AR **Analeshia Rodriguez** 1:21:46

Please go ahead.

JD **Joe M. Dehnert** 1:21:48

OK.

Well, Joe, dinner with imeg.

Mike already introduced the team and I think really complimented Tara's presentation well.

Obviously you've you've had a lot of presentations to this point, so I'll try to keep it brief, but I do.

I do want to potentially.

Address.

One question that whenever I'm putting myself in your shoes and and trying to think of what?

You know the board's considering here this evening.

Really, the, the one thing that keeps coming to mind is the why?

You know what?

Why now?

I think that's something that.

With any rezoning request which is going before the board.

Is is a pretty natural question.

You know the the why in in this case, which isn't too dissimilar from from other cases in any rezone that might come before you all.

Is that there's, there's always a lot of context and history when it comes to these projects and I would say.

This this property or these properties in this project in particular has a whole lot of history associated with it.

You know it's it's it's been going back long before I stepped in and started helping Mike and and the landowner on this specific proposal for the better part of a decade, really the city and and the land owners.

Here have been discussing what is possible on this property and over that time a lot has come to fruition. One of the big things being what Mike was stressing in his proposal, which is the downtown master plan.

And you know the the land use plan, the the new land use plan that was recently adopted had a lot of descriptions and and thought that went into.

The the complimentary nature of some of the plans.

And they they had a spotlight specifically on the downtown master plan and all of the public comment that was received and the and the really like ***** planning that went into producing something.

That had a vision that the public was on board with.

And you know the land use plan had to reconcile some of these different neighborhood plans or or or master plans and and bring them all up with it?

And I think in, in, in the history of this project.

It's it's hard to discuss it outside of that context because the downtown master plan was approved.

You know and and adopted after you know, years of conversation on this property already. And and the biggest concern was obviously the floodplain and what the overarching intent or or vision should be for this property because Mike, as Mike mentioned.

It's it's a really unique property that we're discussing here tonight.

You know, there's not a lot of big chunks of infill development and the core focal point for all of the plans that downtown, master plan and the new land use plan is this, you know, idea of bringing an intensity of housing that doesn't fully sacrifice or or.

Throw out the window.

Pedestrian connectivity. The requirement for green space.

You know, riparian riparian setbacks, all of those things.

And so we're fortunate that at this stage, you know, being in front of the board and going before City Council.

That really the planning has caught up with what the land owners wanted to do here from the beginning.

You know the land owners vision here from the beginning was guys, this is a this is a killer property for connection.

This is by definition an infill development.

Let me get something that's greater than.

In one home per two acres, I mean R-80 designation does not make sense here. And historically, land owners have been responsible for requesting rezones to comply with these plans.

I know that the focus of the land use plan is to fix that issue because it it that shouldn't be how things are done.

We should have zoning that complies with our land use plans and we're right on the cusp of getting that.

But once again, going back to the question of why it's it's really this is the perfect time.

And there's been so much runway behind this. I mean, our scoping meeting tariff for this was back in 2023, I think initially and we've had a lot of conversations and most of them have been around.

You gotta comply with the downtown master plan and that's taken a lot of work from Mike Morgan and his team. And he based this design.

What what we're seeing in the B 2-3 in your packet.

On what was included in the downtown master plan.

So really this is the perfect time to be having this discussion because of the planning that's caught up with it.

OK, some of the more interesting components that I think are gonna make just this process.

Not nonexistent, but a lot.

You know, less frequent in the future is the breadth that the land use plan offers for zones specifically.

Like urban mixed-use right in the urban mixed-use place type, which now we are within, it talks about the ideal development being up to six storeys.

I mean it out and out says it.

That's what we want for mixed-use low. It says it in our new land use plan and that had a lot of public comment and the reason for that is because of what Mike mentioned, the idea of building up reduces footprint. You know we're talking about the add.

Of 40 to 50 additional dwelling units.

8000 additional square feet of commercial space plus you know all of the connectivity that Mike mentioned just by being able to go a little bit above 50 feet and that's in compliance with the land use plan.

So you know this.

This is a vestige of what light land owners have had to do over the past, you know, five years, which is, hey, I don't have a zone that's compliant with what the growth policy is saying here.

What do I have to do?

You have to re zone it and have a lot of conversations.

Surrounding it so I don't know if you're gonna see a lot of these moving forward, but this is a really special one for all the reasons that Mike mentioned for you know, all the information that I just gave you and when it comes to best use of the.

Property I. I'm fully on board with what we're proposing here tonight.

I.

I.

I really AM.

I I understand that you know, there's there's got to be compromise and this layout has changed a lot.

But you know from my perspective, this is not only the.

The you know highest and best use of the property, but it's really applicable for where this property sits, especially in light of what the plans have called for. You know, Park's comments in your packet talks about this riparian buffer.

Well, the riparian buffer standards in the city.

They're they're they're really ambiguous.

There's not.

It's not the same as it is in the county, you know. And so by being able to get this

B23 zoning on this subject property you've seen on our site plans.

That you we can get the density that the plan plans call for. We can get the connectivity and and meet all the intent while also still nodding to or providing that open green space. And like Mike said, I think you know there would be a serious choke point.

And and a real reduction.

Excuse me.

In in what this land can provide to missoulaians if?

That flexibility above 50 feet, which is what we're discussing between B22 and B23.

Isn't granted, so I'm excited for the, you know, to to listen in on the discussion this evening. And I'm obviously here for questions.

So with that, I'll, I'll end and kind of kick it back to the board here.

AR

Analeshia Rodriguez 1:29:53

Great. Thank you, Joe.

Appreciate your time and being here. I know you're out of town.

OK.

I think that's all of our presentations this evening. Board members do you guys have anything you need clarified from our presenters, Mike or Joe?

Josh, go ahead.

JS

Joshua Schroeder 1:30:17

Thank you.

Yeah. I I had one question.

I mean, I completely.

Get the you know the benefits of the rezone, I think. Statutorily, it meets the criteria that were allowed to look at. My question would be would it allow us to or you that the development plan, the subsequent development to move the River Road off the riparian area? I.

Mean I think in large part it's so degraded because of the proximity to River Rd.

Code so.

And I, you know, it's great that there's additional buffer on the other side of the road.

But with their, you know, does that increase the likelihood of being able to move

River Rd.
You know, off the Clark Fork.

AR **Analeshia Rodriguez** 1:31:09
Who wants to feel that one?

TP **Tara Porcari** 1:31:09
And.
Josh, just to clarify, are you saying further South into basically where the subject property is?

JS **Joshua Schroeder** 1:31:18
Yeah. More to meet what it states in the in the downtown master plan, right?
You guys talked a lot about trying to meet the objective of the downtown master plan. The one thing that stuck out to me stood out to me, that wasn't there was bringing River Road off of the river, right?
So if you compare the proposed development plan to what's in the downtown master plan, I don't know if you could pull that up, Tara.

TP **Tara Porcari** 1:31:44
Yeah, we definitely can give me just.

JS **Joshua Schroeder** 1:31:45
Yeah. I think if I'm understanding it correctly, you'll see that the downtown master plan shows how they bring.

AR **Analeshia Rodriguez** 1:31:45
Or Joe Joe had that slide.

JS **Joshua Schroeder** 1:31:54
River.
It's page nine, maybe.

JD Joe M. Dehnert 1:31:59

I think I think you're talking about this one, Josh.

JS Joshua Schroeder 1:31:59

Or.

Yeah. Which one?

JD Joe M. Dehnert 1:32:02

I I think you're talking about this plan with the this White East West Line being what would be River Rd. Is that yeah.

JS Joshua Schroeder 1:32:09

The New River Rd. Existing River Rd. I think is the yellow. The dashed yellow line. And they said, yeah, if you can zoom out a little bit there, there's some text to it as well.

TP Tara Porcari 1:32:16

Is is this the one you're talking about?

Sorry, I don't mean to steal the screen. OK, I kind of figured.

JS Joshua Schroeder 1:32:18

That one right there, yeah.

So you see how they bring River Road off the river.

And really, you know, create a restored riparian area and then if you go to the development plan, there's the, you know, it allows for that space.

TP Tara Porcari 1:32:24

Yeah.

Mm hmm.

JS Joshua Schroeder 1:32:34

But the road is still in direct proximity to the river and I think that is really, I mean you know that existing riparian area is highly degraded and the downtown master plan says as much and it's due in large part because of the proximity to River Road and.

So you know, is there going to be any possibility of bringing that road through that 22,000 square feet, 14,700 square feet of rec area and pushing that green space closer to the river?

TP Tara Porcari 1:33:03

Yeah, I can start.

JS Joshua Schroeder 1:33:04

And I know this isn't criteria that we can look at for a rezone, right?

But I've already said, I think statutorily meets the criteria.

It's. I just think that that's important, I guess.

TP Tara Porcari 1:33:14

Yep, for sure.

So this was a long time ago that we spoke about this and some of the scoping meetings at the very beginning and that was something that parks brought up a few times.

I don't think that it was a concept that really got, you know, really held too much teeth there since it is on private property.

I don't know, Joe.

This was so long ago, so my memory is kind of failing me, but I know you were in those meetings.

From from your side was that something that you guys were still tossing around or still interested in talking to parks about or is that been kind of dropped?

JD Joe M. Dehnert 1:33:44

Yeah.

I.

Well, thank you so much, Tara. And and I want to be respectful of the board and the process here.

So am I able to sort of formally or informally respond at this time, or do you do we want to go through the formal comments and I have a chance to address them all at once?

I I just want to make sure I'm not breaking any rules here.

AR **Analeshia Rodriguez** 1:34:11

No, no. Go ahead, Joe.

JD **Joe M. Dehnert** 1:34:12

By by. OK, OK.

So First off, great question Josh, honestly. And and I think that you're highlighting. A.

A component of the downtown master plan.

Plan that as Tara referenced, we had to reconcile with our development, but going back in the memory banks and and talking about this not in a vacuum, but in a larger scale.

You know, one of the I I would say probably the most realistic plan is starting with the vacation of River Road, right.

We need, we need, we have to vacate that right of way.

That has to happen, and that has its own process associated with it.

But once River Rd. becomes vacated, that right of way becomes vacated. Then the the ball starts going downhill and the plans for River Rd. start morphing and changing.

That is another component.

Why B 2-3 is is critical here because it it checks the landowner's boxes.

It obviously works for design and and the setbacks from the river, but these setbacks from the river are not arbitrary. Once again, this is a private landowner giving land.

That they have for development that doesn't have a riparian standard to align with a recommended plan. So that way there can be future planning for a Greenway.

So in this hypothetical example, stay with me here.

I'm going to get to my point.

River Rd. gets vacated at that Point, River Rd. stops becoming non motorized and for the folks to access that live further W along River Rd.

The conversations actually went something like this, where Prince St. which isn't vacated.

Would essentially punch.

Through and provide that motorized access to residents over there further to the West. And it accomplishes exactly what you're talking about. Instead of River Rd. routing through our site, which isn't real.

It it wasn't realistic for the landowner's goals, but either also with the site plan it, it really made it difficult to be zoning compliant.

We're we're dependent on both the river Rd. conversation.

Which starts with the vacation and also the Western private landowner.

Eventually saying yeah, I'm ready to also develop my land.

And then Prince St. as part of that Western development, would need to punch through for connectivity. And then you would, you know essentially remove all non motor or all motorized traffic.

Along that portion of River Rd. accomplishing exactly what you're describing.

So although it's not fixed with this proposal, you know this this hypothetical site plan, this is almost the first step.

JS Joshua Schroeder 1:36:47

Mm hmm.

JD Joe M. Dehnert 1:36:50

And then the first step beyond this is the vacation.

And then it comes to further development.

So we do have to kind of get a waiting in line effect so to speak.

But yeah, this that's why it was so imperative for the city to say we want to see additional green space along River Rd.

And This is why.

Because we do intend for this to eventually be a Greenway, where Riverfront Trail continues across like is shown in the downtown master plan. But instead of River Rd. cutting through our property, it would be Prince providing.

Connection up and around.

Does that make sense?

JS Joshua Schroeder 1:37:24

It does.

Yep it does.

JD Joe M. Dehnert 1:37:25
OK.

JS Joshua Schroeder 1:37:26
OK. Then just one other quick question.
Are there any consequences to like storm water management or habitat protection, or riparian areas from removing the overlay?

TP Tara Porcari 1:37:42
Not for this site, no.
Currently with the floodplain it is not applicable. Is basically how the language states. And so there's, yeah, there's no consequences.

JS Joshua Schroeder 1:37:53
OK. Did you guys reach out to the conservation district for agency comment on this one? I don't.
I didn't see that.

TP Tara Porcari 1:37:59
I'm trying to remember if it was the conservation district specifically.
I know we had fish, wildlife and parks, and I know we had dnrc.
You find my original list.

JS Joshua Schroeder 1:38:12
This is where.
This would have been a good one I think for, you know just their perspective on it.

TP Tara Porcari 1:38:21
If we don't, I'm happy to reach out to them prior to the City Council meeting.

JS Joshua Schroeder 1:38:26
If you could reach out to Radley, that would be, that'd be great.

TP **Tara Porcari** 1:38:30

Yeah, I'll, I'll, I'll look up and see now that I'm thinking about it. It doesn't sound familiar that I did off the top of my head.

JS **Joshua Schroeder** 1:38:30

I don't know if we'll.

TP **Tara Porcari** 1:38:38

That would've been my oversight.

So I I can reach out to them prior to City Council, so thanks for that catch.

JS **Joshua Schroeder** 1:38:42

For comment and thanks, Terry.

I look for comment and didn't didn't see any. You know any work within that buffer area you know may require a 310 permit too. So you know, just want to make sure that's on everybody's radar.

TP **Tara Porcari** 1:38:55

Yes. Yep, that definitely is.

JS **Joshua Schroeder** 1:38:58

Thank you.

AR **Analeshia Rodriguez** 1:39:02

Hey, great.

Good questions, Josh.

Anybody else need anything clarified from the presentations?

And if not, we can move on to public comment.

You good, Peter?

OK. Anybody anybody online missing?

Not seeing anybody, OK?

We will move into public comment for this hearing.

So this is the portion where anybody here in the House.

Or online would like to make public comment.

You are welcome to do that.

We will put the instructions up online and I will up on the screen and I will read those out for anybody joining us at home that needs to call in separately. So if you need to call in separately, you can call 406-2724.

824 the phone conference ID is 358-8848. Four 8 LB sign.

Press *5 to raise your hand to be recognized for public comment and star five again to lower your hand.

Six is to mute and unmute yourself and something I've forgotten to say for a long time. If you were calling in on a separate phone and watching this on some other screen, please mute the other screen that you are using so that there's not some type of feed.

Between your phone and the device you're watching this on.

And.

With that, if you come up to speak, please introduce yourself, say your name and you can make your public comment.

And with that, we'll please come on up, Sir.

Yeah. Kick later.

Step up, kick lighter.

Thank you. Live at 1315 River Road, right next door.

This abuts our property.

I honestly have 0 problems with the the plan and what they're doing.

The problem I do have is the conversation I just had about putting rents through my property and I want to go on record that we have plans for that and that land will not be developed.

And River Rd. is important for us to be accessible that whole way.

If there's any questions, I'd be love to talk further, but I want to go on record saying that.

OK.

Thank you.

And just to clarify for folks, we take any questions you have or comments?

There's not typically much dialogue between public comment, but we will address your comments and your questions once we move into the board's discussion portion.

Great. Thank you.

You're welcome.

Thanks for being here. We appreciate your time.

Anybody else like to make a public comment?

We'll go ahead and hold things open here for a minute.

Is there anybody online that I'm not seeing here?

And Alicia?

OK.

We'll just hang tight here for a minute, folks, and make sure we allow plenty of opportunity for public comment.

OK.

Nobody else in house needs to make a public comment, and I still not seeing anybody on the line.

Yeah. All right.

Thank you analicia. OK.

So not seeing anybody leaping up here and running up, we'll go ahead and close public comment for some reason, somebody comes in late or what not. I do have the discretion to open it back up, but we'll go ahead and close public comment for this portion of or.

For this.

Public hearing for tonight.

And that brings us to.

To the board. If somebody wants to take a stab at making a motion, we can have our discussion. So has anybody?

Let's see.

Tara, could you put up the recommended motion please?

And for folks that are in house, you have it on the back of your agenda.

Can I ask a question first?

Sure. Can you save it for discussion or do you feel like you need to get around now?

Well, I well, at least my understanding is once we're in discussion where it's supposed to be just inside the board and not reaching outside folks in general, OK, my question was to Tara go for it.

Does that make sense? Yeah.

I just wanted to maybe clarify the Prince St. question.

Is Prince has the Prince St.

Right of way, been vacated.

Beyond as you head north beyond the subject property, essentially.

TP **Tara Porcari** 1:45:13

I believe it ends at the end of the subject property.

I, Joe, you're looking at me, squinty eyed, are you?

Do you have a different memory than that?

JD **Joe M. Dehnert** 1:45:27

The Prince St. right of way has a stub north of Idaho.

It ends there.

There is a stub of the Prince St. that would continue as it currently exists as fee simple right of way in between. What is the southwestern NS corner of our property and then 450 along Idaho?

TP **Tara Porcari** 1:45:34

Yep.

JD **Joe M. Dehnert** 1:45:47

So the northern tip of Prince St.

Actually abuts. I believe it was Mr. Kicklader's property.

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

OK, but the but the actual active, you know right of way does not continue to River Road right now?

JD **Joe M. Dehnert** 1:46:05

No.

AR **Analeshia Rodriguez** 1:46:05

So there would have to be.

That would have to be dedicated in some way for Mr. Kick lighter.

In the future, if that thing that you described were to happen essentially.

JD Joe M. Dehnert 1:46:20

It would it. It would be at the sole discretion of the private landowner.

AR Analeshia Rodriguez 1:46:25

Yeah. OK.

I just wanted to make sure that we weren't talking about there, that that right of way existed and has had not been vacated north of the stub essentially OK.

I'm with you. Thanks.

JD Joe M. Dehnert 1:46:38

No, it has not.

TP Tara Porcari 1:46:39

And can I just add for some context the reason that that was brought up originally is just we're seeing a lot of north-south connections in the downtown master plan.

So that was a big piece of the scoping discussion. Is just making sure that anything that the applicant can do to, you know, kind of retain some of those NS connections for their property at least would continue on.

So that's kind of why that was brought up in the first place.

There aren't any immediate plans or anything like that.

And like we said, it's it's private landowner discretion.

AR Analeshia Rodriguez 1:47:15

Yeah, I mean, sorry, can I ask another question?

I mean, it seems like the landowner in this situation has the ability to create and, you know, generally an East West connection, I suppose.

And maybe that was Josh's original point in that if River Rd. were to move down, you know, to essentially in between, you know, the three buildings on the South and the two buildings on the north.

Then that that could be something that this landowner has sold.

It has.

Nobody else would be impacted by that in terms of land owners, correct?

That makes sense.

TP **Tara Porcari** 1:47:55

Think if I'm understanding you correctly, that does make sense.

I will also just kind of point back to the fact that parks did kind of comment about River Rd. Most likely in the future down the line probably being just a bike pet connection.

So that's the comment that we have right now.

I I apologize for not having them here tonight.

They will be at City Council.

Sometimes it's just hard to get everyone on every meeting schedule, but that is the direction we have.

From them at this moment.

AR **Analeshia Rodriguez** 1:48:27

Sure.

Great. Good questions.

And clarifications.

Anything else from board members?

All right.

Does anybody want to take a stab at this motion?

The motion to recommend City Council approved the adoption of an ordinance to rezone the subject property located southwest of the intersection of California St. and River Rd. Legally described in exhibit A from R-80 residential B2-2 community business, an RT10 residential.

Two unit townhome with a South side riverfront neighborhood character overlay.

To B2-3 Community business with no overlay. Based on the findings of fact in this staff report.

Great. Thank you.

Motion made by Peter. Do we have a second?

I'll second seconded by Shane.

OK, that opens things up for discussion or answering of questions. I believe as well.

Anybody got anything?

Anybody wanna kick us off?

Oh, quiet tonight.

Peter, go ahead.

One of my concerns had been the same as.
The letter that the height.
Increased to 65 feet was.
Excessive. So I was glad to hear from the architect that in fact it made sense.
And that the concept of putting parking in the bottom of the building, making better use of the footprint, made sense to me.
We have not heard any complaints about ruining the view to the river.
And I'd be interested to hear what my fellow board members think about.
That aspect of this.
Yes.
Great. Thank you, Peter.
Derek, you wanna go?
No.
OK.
All right.
Anybody else want to comment?
Go ahead, Chang.
I intend to support this.
Rezone, I think that.
I mean, it feels right in this area, it feels.
Glad to hear that the direct neighbors don't necessarily have a problem with the.
You know, development plan here, even though we're not supposed to be looking at a development plan, we're just looking at zoning here.
But it's hard to overlook that in some ways, I was heartened to hear that I think what I'm hearing, what I was hearing was that.
We're looking at tuck under parking or a podium style thing or something like that in order to save surface paving.
So tuck in parking underneath buildings, potentially necessitating increased height.
So that all sounded good to me.
Yeah. And I do think that it's a dynamite location with all the bike PED access parks and trails and all sorts of things nearby.
So excited to see something happen here.
Yeah, go ahead, Derek.
Yeah, I thought the presentations were really enlightening.

I felt like provided a lot more context and information than the materials that we reviewed before showing up tonight, so I appreciate that.

It does seem like an amazing property.

I do wanna acknowledge I think the height as well as some of the sentiment brought up by one of our letters from the community acknowledging the the floodplain.

And we've reviewed different proposals.

In the past that have been in the food plain.

And to be honest, that I'm a little uncertain like where it is in our kind of jurisdiction to.

You know, really make those decisions other than acknowledge the fact that this seems to be an ongoing trend to, I mean rely on the experts to make these decisions regarding, you know, which which of these development proposals actually present a real risk.

You know whether that risk being.

To destruction of property to, you know, requiring emergency services where people are put at risk to insurance premiums potentially skyrocketing because our 100 year flood is quite likely not, you know, so infrequent anymore.

So I know that there are new.

Floodplain maps, which I'm not sure if that's what we are referencing.

Here with this this current proposal, I assume so.

Umm.

Yeah, it.

It it seems like a great proposal and I guess I do appreciate the fact that.

We aren't really supposed to judge the development proposal, as it's been illustrated to us.

However, it it's a juxtaposition between.

You know a nice green space and a buffer zone between the development and the river. And then the other option is, you know, I think what would be a four story housing development right up against the road.

You know, I can imagine there's other options that could be considered.

But I'm sure a developer wants to maximize the amount of.

Units as well as property to be developed there so.

In light of what?

You know, I think.

How are you evaluating these proposals as a board?

I think it it does make a lot of sense All in all.

So thanks.

Great. Thank you, Derek.

Josh, your hands up, go ahead.

JS Joshua Schroeder 1:55:29

Yeah, I intend to support the proposal as well.

I think it it meets the statutory criteria that we're allowed to look at for rezone proposals.

But it's tough to look at, you know, in a vacuum, which is why I think the team presented how it impacts potential subsequent development plans, right.

The increased height allows for more open space, more setbacks from the river.

I would.

I would just.

I think we're missing an opportunity to fully capture that flexibility and maximize the benefit to the Community if we don't get River Rd.

Off the river and you know, this is one of those cases where if you could condition it, this would be a condition that I would like to see on it. Right. Is get River Road to the extent that we can off the river, maybe not through the develop.

But if we can put it, you know more through that proposed green space and just push the green space to the other side, I think that would be maximizing the opportunity that this proposed zoning.

Affords us.

Us.

And allows, you know, allows this development to move even closer to what the downtown master plan would like to see.

So you know, as a representative of the conservation district on this board, you know, one of the things that I have to look at is what's best for the resource, right?

The resource in this case being the Clark Fork River, and I think that is what would be best for the Clark Fork River.

That being said, I think this is a, you know.

It's it's an improvement, right?

If we can get that green space, even if it's on this side of River Rd. that's an

improvement, but it would be better on the north side of River Rd. So I intend to.
To support the proposal.

I just hope that the developers and Joe and the team can work with the city.
You know, even if it's not initially over time, even if River Rd. remains completely
vehicular to try to get it, you know off the Clark Fork as much as possible.
So thanks for the presentation.

It was great.

And yeah, I think this is going to be good for Missoula.

And I'll be supporting it.

AR **Analeshia Rodriguez** 1:57:50

Great. Thank you, Josh. Lynn, go ahead.

LD **Lynn Davis** 1:57:55

Yes, I agree with Josh. And just it would be great to really figure out River Rd. So that
you can have the green space there.

So just in total agreement, the question before us is the rezoning and I agree with
the rezoning.

So I would support it.

Just wanna voice that.

It would be great to move River Rd.

So we could have a bike trail through there or something like that.

Be great.

Thank you.

AR **Analeshia Rodriguez** 1:58:31

Turn my mic off. Thank you, Lynn.

I'll go ahead.

Do you wanna go, Danny?

You're gonna be real brief here.

OK.

Go ahead. Another IMG project here.

So unfortunately I won't be able to vote tonight, but.

And I I concur with pretty much every comment and sentiment that the board

presented tonight.

You know, in the scope of our decision, which is fairly limited, when we get a peek behind the curtain at an actual development plan, it's hard to ignore it.

But you know.

Compliance with the land use plan.

You know, viewing the project, it's clear that there's a potential public health and safety issue with the floodplain.

But as Derek mentioned, there is a process and experts that are gonna regulate that.

You know, I wouldn't be surprised if the landowner pursues a FEMA action to remove it all from the floodplain. You know, it would reduce his insurance impacts on the property when it's all said.

And done so.

While it's in the floodplain today, I wouldn't be surprised if it's not someday in the future.

Sure. And then you know height, you know, with the new Unified development code being adopted as early as June, it sounds like, who knows what the building heights are gonna be in this area anyway?

So in on one hand, that's maybe even a moot point, to be honest.

I don't know.

They're looking at densities and no minimum parcel sizes.

All kinds of different ways to that to regulate these things that are gonna be extremely different than what we see today, so.

Who knows?

What the building heights will be in a year from now so.

Yeah, I will be abstaining again, just to repeat that for the record, but generally in support as it's in compliance with the land use plan. Thanks.

Great. Thanks, Danny.

OK, I will go ahead and jump way into the pool here.

I think overall I support this plan as well.

I think my.

Personal reservation is around height.

And I do kind of wish we had the.

The new zoning regulations out, I know that.

The downtown master plan gives us some ideas what to work with and.

You know, six stories is.

Is what's discussed in there, but I think one of the most important things that we can do for our Community is evaluate what type of height we have.

Up against the river and how that graduates, you know, up as you move away from the river, you know how tall we are at the river and how much you know, like as Josh has gotten that green space we have between the river and.

What we're building.

And so, you know, I don't know. I I wish.

I wish that or I hope that City Council will.

You know way that.

High potential the most because as much as I like this plan, I also recognize the fact that if we, you know, move forward with B2-3, that we are setting a precedent and that President will carry up and down the river as we know it.

And that is what we will be looking at for the future.

And so I, you know, like that's just you know.

As a Community member, somebody who lives in this neighborhood.

Down Wyoming St. further to the West.

It just raises questions for me as far as like how much height we're gonna be building close to the river.

However, at the same time, I also very much support mixed-use. I want to see businesses and coffee shops and all the things that we like within our walkability.

You know, there are some really great things about this development and our connectivity, all of which has been pointed out already.

So I think I think in general I will be supporting this.

And I I don't know. Sometimes when I have reservations, I'll vote no because I'm pretty sure that, you know, the board is going to say yes.

It just helps City Council if there's a no vote, pay attention a little closer.

But I'm not sure that I'm going to do that this evening.

I do want to just try and.

I'm a little chilly.

For some reason, I'm shivering.

Address Mr. Kate. Lighter I hopefully. I'm saying that right.

Kate lighter.

Kac OK.

Cake lighter.

I think your concerns are a long ways off.

Right. And hopefully Shane got to the addressing part like Prince can't punch through without you like you're a Stonewall to all that.

So I hope all of that came through loud and clear for you.

And I think if you, you know have time or the ability to look at the master plan, the desire is to do what Josh is talking about and just create larger buffer zones between the river.

And you know our motorized access because of all the environmental impacts that can have with the river.

So ideally we address that sufficiently for you.

And if not, I will encourage you to please go to the City Council meeting, ask those questions.

Make your concerns known to them.

The public process is very important.

And it's something that is.

You know, really important and is often lacking.

You know, like we need our folks to get out in the community and have their voices heard.

So with that, is anybody else?

Anybody else got anything for this evening?

No OK board members.

Oh, go ahead Derrick.

Yeah. Thanks.

It's one more comment. I would also just want to acknowledge comments from our colleagues, which I think did a good job of summarizing a lot of my thoughts.

But also so I just want to take note of some of our agency comments, specifically from Parks and Recreation Nate McLeod talking about how Parks and Recreation in the city downtown master plan, you know, wants to create a through a thoroughfare. Are there?

For non vehicle traffic and with the Prost planning.

In kind of, I think kind of wrapping up, but I just want to acknowledge the the intent of the city to try and see this happen in the future is going to require a lot of coordination in the future with land owners as well as developers, so.

Same thing.

Anyway, I just want to acknowledge that and appreciate this being on the table for context.

Great. Thank you, Derek.

I think I will also just take another quick opportunity for the record to just try and. Rearticulate the importance with our new zoning code like reestablishment and with staff here.

To look at the height and try and like determine for future like decisions like what type of height we want this close to the river.

Moving back and I think if we can create that within the new zoning plan or the zoning code so that it's clearer for the City Council and for the future iteration of the Planning Board to make decisions, that will be very helpful as well As for images and. You know, Mike is nodding his head right like.

I often.

You know, kind of preach about flexibility within our new zoning regulations, but also clarity about what it is that we want from our Community and view shed is well articulated within the master plan within our growth policy.

So all of those things are really important for our community and it's going to be of the utmost important that those are reflected.

In the new zoning code.

So just try and get that maybe a little clearer for City Council and on the record. And with that, I think we can come to a vote here.

Everybody ready for a vote?

OK. Annaliesia, can we have a roll call vote please?

Roll call vote Lynn Davis.

LD **Lynn Davis** 2:07:56
Yes.

AR **Analeshia Rodriguez** 2:07:58
Derek canwersher.
Yes, Shane Morrissey.
Yes, Danny Tenenbaum is absent.
Sorry Josh prater.

JS Joshua Schroeder 2:08:09

Yes.

AR Analeshia Rodriguez 2:08:11

Danny Oberweiser abstain. Peter Benson.

Yes, John McCoy. Yes, and it is unanimous.

The motion passes with one abstention. Great. Thank you.

And thank you for staff and Joe and Mike for everybody being here tonight and land owners as well.

I see you guys are in the crowd.

Appreciate everybody's time and consideration to be here this evening.

I do not know why I'm so cold.

I wish I had my stocking cap.

OK.

That closes out our public hearing for thank you, Joe.

JD Joe M. Dehnert 2:08:50

Thank you.

Thank you, board members.

AR Analeshia Rodriguez 2:08:56

That closes out our public hearings for this evening.

And we do not have any communications or special presentations and I don't believe we're at the second meeting, do we?

Don't have any committee reports, right. Does anybody?

No, right and tune is not here.

OK.

So do we have any old business board members anything?

Any new business?

Not seeing anything from anybody.

And comments from board members.

Anybody have any comments?

Josh, go ahead. Thanks.

JS Joshua Schroeder 2:09:40

Thanks. I was just curious if it was possible to get copies of the presentations from staff.

A.

Tara's presentation today, that was great.

AR Analeshia Rodriguez 2:09:52

Like post or before.

JS Joshua Schroeder 2:09:55

We'll even post just so that you know I can share this with the conservation district and my report to them.

On, you know, at our next meeting, it'd be helpful to kind of be able to show the development plans.

And you know, in comparison with the downtown master plan.

AR Analeshia Rodriguez 2:10:15

Copy that tear.

TP Tara Porcari 2:10:18

Yep.

AR Analeshia Rodriguez 2:10:18

Where does that land with you?

TP Tara Porcari 2:10:20

I can send you one when I send you the note summary that we normally do, and then I also just following up with the conservation district stuff.

Is that OK if I make a quick comment on that?

AR Analeshia Rodriguez 2:10:34

Please go ahead.

TP Tara Porcari 2:10:35

OK.

Just I was looking into it a little bit further and I remembered why we hadn't had them included. Their 310 permit is just over the bed and bank. So the river and since the property doesn't actually include the river bank, that's why they were included, I can.

Definitely still forward them that information, but I I did look that up real quick while while we were talking so, but I'll send it over.

AR Analessia Rodriguez 2:11:01

OK.

Great. Thanks for that clarification.

JS Joshua Schroeder 2:11:04

Yeah, a lot of times the jurisdiction. It is the bed in the bank, but it's kind of that's up to interpretation, right? Where exactly that begins and ends and where the with the road where it is now, right it. Yeah, that maybe makes that interpretation a little bit.

TP Tara Porcari 2:11:18

Totally.

JS Joshua Schroeder 2:11:21

More strict than it normalized normally otherwise would, but yeah, I I can appreciate that.

AR Analessia Rodriguez 2:11:27

Yeah, for sure.

Yeah. Whole River Rd. there.

OK, I do have one. I wanted to try and just quickly or we could save this for later.

And this is kind of for staff. I just wanted to check on.

Shane's question as far as procedurally like I feel like we can ask that question when we're in our discussion after the motion is made. Not that I have an issue with when it occurred because I don't know, I might actually be a little out procedurally with giving.

You.

Guys chances to ask questions before we even get to emotion.

But is there any issue like we can ask questions of the presenters in our discussion piece, right?

I believe so.

I don't see any issue with that. I can confirm with.

Other staff, but I don't see an issue with that. OK, great.

Well, maybe just double check.

Make sure we're not or I am not doing anything out of bounds procedurally, but I think you, you know, either way it happens.

I think you would have been fine if we did the motion.

OK. With that, I think we can adjourn.

Does anybody have anything anybody need to make any comments on these days?

We're going to get a vote out of Danny over here.

OK.

All right, we will adjourn this evening.

Thanks everybody for being here.

Definitely appreciate all your time as well as staff's time.

That is it.

JS **Joshua Schroeder** 2:13:01

Thanks everybody.

Good night.

LD **Lynn Davis** 2:13:03

Thank you.

AR **Analeshia Rodriguez** 2:13:04

Hi, Josh.

Hi, Lynn.

● stopped transcription

Rezone Request
—
Planning Board

California St & River Rd Rezoning

From R80, RT10, & B2-2 to
B2-3 Community Business



Tara Porcari, Senior Planner
Community Planning, Development and Innovation
March 18th, 2025

Property Location



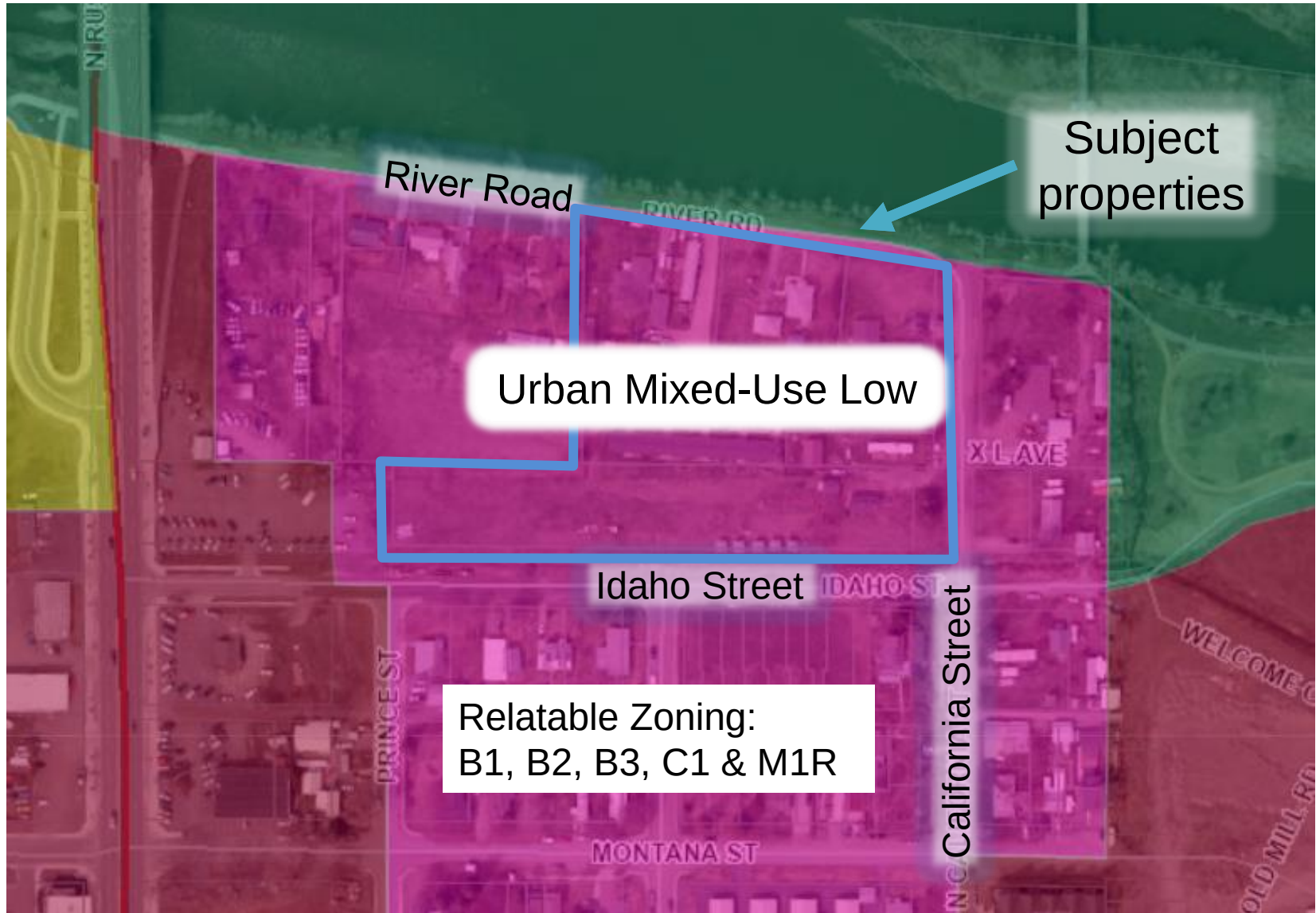
Existing Site - Aerial



Floodplain



Place Types Map



Urban Mixed-Use Low

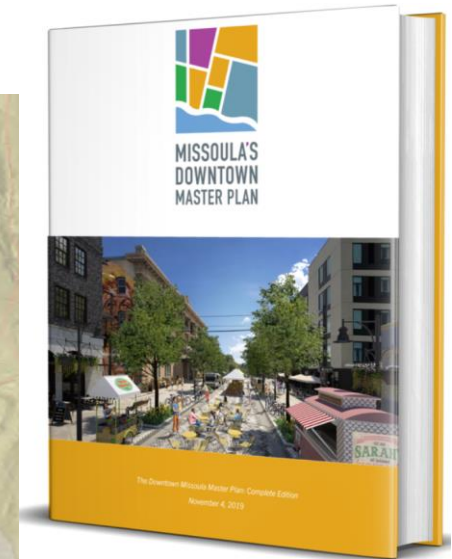
Subject properties

Relatable Zoning:
B1, B2, B3, C1 & M1R

Downtown Master Plan



Wyoming Street Neighborhood



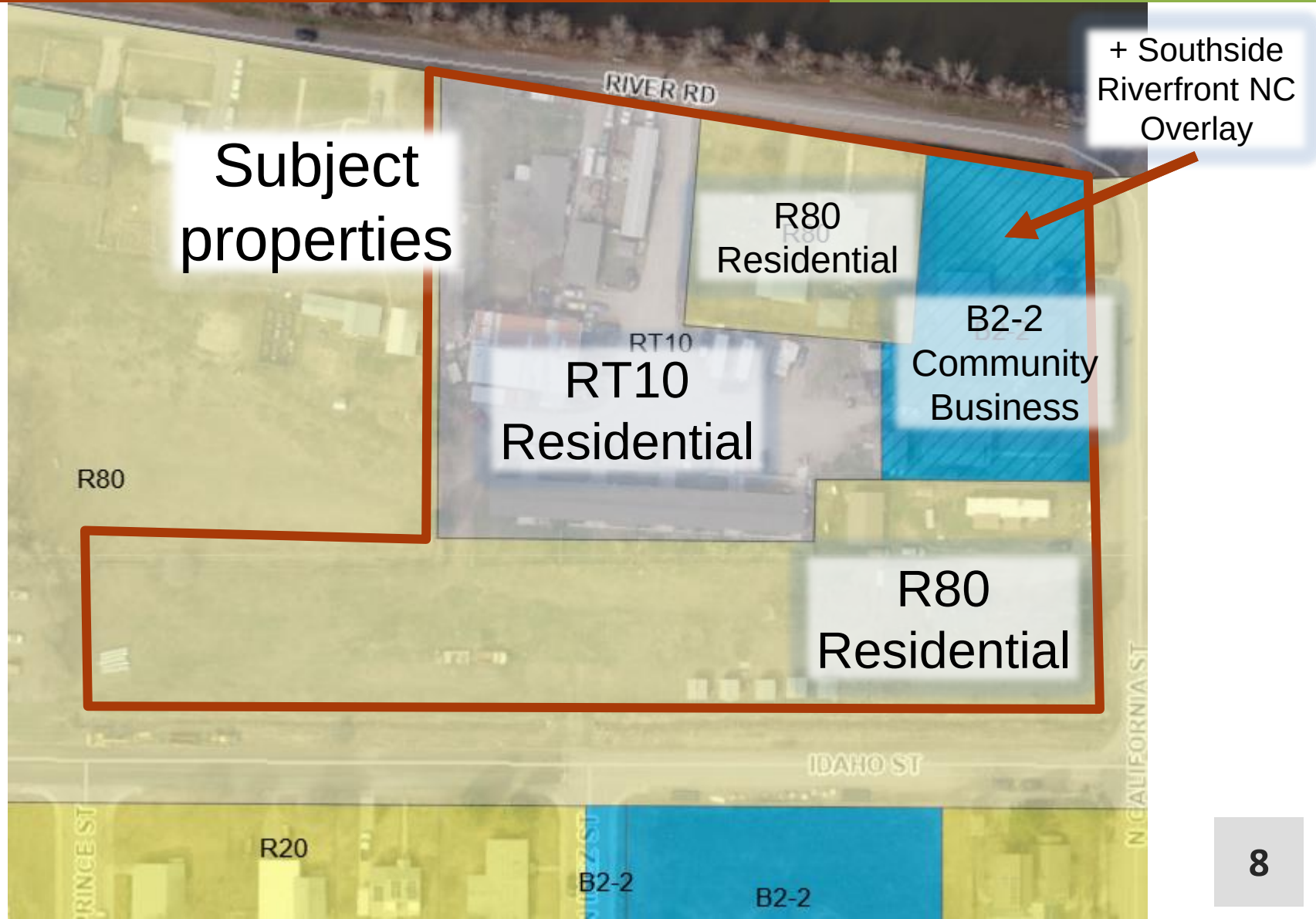
Downtown Master Plan



Wyoming Street Neighborhood: Emphasis on mid-density residential & diverse housing types (emphasizes missing-middle housing), mixed-use opportunities, and multi-modal connections to the river



Current Zoning Map



Proposed Zoning Map



Standards Comparison

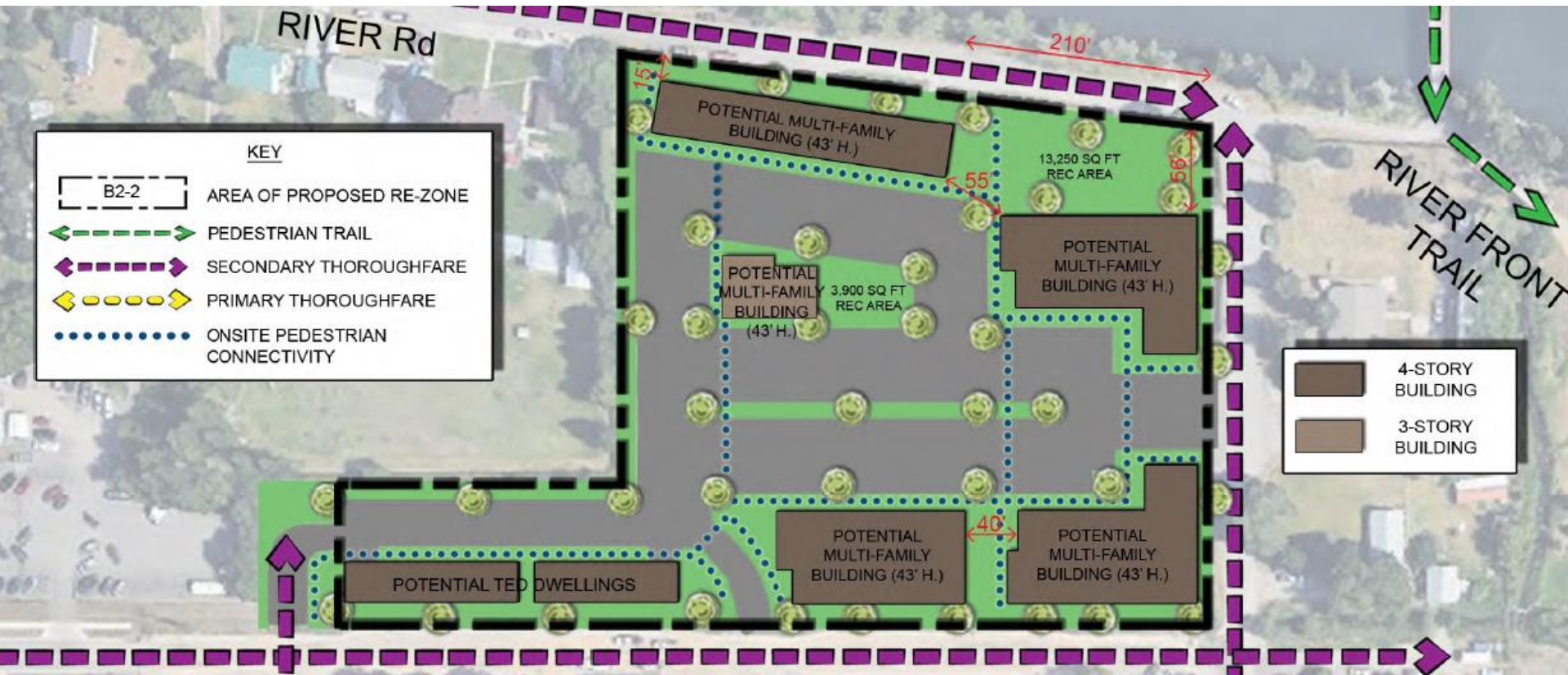


	<u>R80 (existing)</u>	<u>RT10 (existing)</u>	<u>B2-2 (existing)</u>	<u>B2-3 (proposed)</u>
Min. Parcel Area/Unit (sf):	80,000	10,000	1,000	1,000
Setbacks (ft):				
Front	25	20	Match abutting	Match abutting
Side (interior)	25	7.5	Match abutting	Match abutting
Side (street)	12.5	10	25% of parcel depth	25% of parcel depth
Rear	25	20	25% of parcel depth *N/A if not abutting R district	25% of parcel depth *N/A if not abutting R district
Max. Height (ft):	35	35	50	65
Allowed Uses/Building Types (summarized):	Single-family homes, schools, religious assemblies, community gardens, etc.	Single-family homes, two-unit townhouses, duplexes, schools, religious assemblies, community gardens, etc.	All residential building types, schools/universities, religious assemblies, restaurants, offices, personal improvement services, retail sales, limited industrial, microbreweries, community gardens, etc.	All residential building types, schools/universities, religious assemblies, restaurants, offices, personal improvement services, retail sales, limited industrial, microbreweries, community gardens, etc.

Development Proposal



Height Justification



Agency/Public Comment



Agency Comment

- Regardless of zoning, water main extensions will be required for service at time of development –City PW&M, Utilities
- Future River Rd may change since it's the planned route of the riverfront trail and may be re-designed for non-motorized transportation only sometime in the future. Also DT master plan recommends increased riparian buffer and Parks strongly encourages a development plan that respects the importance of the river as a natural resource. –City Parks/Rec

Public Comment

- Floodplain concerns about concentrated development in a flood area and opposition to the 65-foot maximum height of buildings -Vicki Watson, 03/16/2025

Review Criteria



- Growth Policy/Land Use Plan
- Promotes Public Health and Safety
- Public Services/Transportation
- Provision of Light and Air
- Compatible Urban Growth
- District Character & Suitability of Uses
- Value of Buildings and Appropriate Use of Land
- Corrects Error or Inconsistency
- Best Interest of the City as a Whole

Recommended Motion



Recommended Motion:

Recommend City Council **approve** the adoption of an ordinance to rezone the subject property located southwest of the intersection of California Street and River Road, legally described in Exhibit A, from R80 Residential, B2-2 Community Business, and RT10 Residential (two-unit/townhome) with a Southside Riverfront Neighborhood Character Overlay to B2-3 Community Business, with no overlay, based on the findings of fact in this staff report.