



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



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

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

Date: July 1, 2025, 6:00 p.m.

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

Members in Attendance: James Fountain (County Alternate), Rick Hall (County Appt), Derek Kanwischer (City Appt), Tung Pham (Mayor), Shane Morrissey (City Appt) and Sean McCoy (County Appt).

Members Absent: Danny Tenenbaum (City Alternate), Danny Oberweiser (County Appt), Lynn Davis (City Appt), Peter Bensen (County Appt) and Josh Schroeder (Conservation District)

I. CALL TO ORDER [Time stamp – 0:21]

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

II. ROLL CALL [Time stamp – 0:35]

Analeshia Rodriguez called the roll. Five regular members and one alternate were present. James Fountain was promoted to voting member for the evening. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:36]

Tung Pham moved, and Shane Morrissey seconded approval of the June 17, 2025, minutes as written. The motion passed unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:43]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 3:47]

There were no staff announcements.

VI. PUBLIC HEARINGS [Time stamp – 3:55]

- A. Claire Lovelace, Assistant Planner, City of Missoula - Rezone Parks 4, 6 & 8 in the Missoula Development Park located on Expressway from OP3 Public Lands and Institutional / NC-MDP Missoula Development Park Overlay to M1-2 Limited Industrial / NC-MDP Missoula Development Park Overlay.

STAFF PRESENTATION

Claire Lovelace, Assistant Planner, with the City of Missoula, presented a rezoning request from IMEG Corp., on behalf of Missoula County Land and Economic Development to rezone three properties located on Expressway referred to as Parks 4, 6, and 8. Currently, these properties are zoned as OP3 Public Lands and Institutional with the NC-MDP Missoula Development Park Overlay. The proposal is to rezone them to M1-2 Limited Industrial while retaining the same overlay.

The subject properties are located off of Expressway, between Sandpiper Drive and West Harrier Way, within the Grant Creek neighborhood and City Council Ward 2. The surrounding area is developed with commercial and industrial uses to the east, west, and south. Staff noted the applicable regional plan is the Our Missoula 2045 Land Use Plan, which recommends a place type designation of Industrial and Employment. The City's land use plan identifies M1 and M2 as current relatable districts within the Industrial and Employment place type designation. The existing OP3 zoning, although currently appropriate for publicly owned and institutional uses, does not align with the designated place type.

The rezoning aligns with the "focus inward" approach from the City's land use plan, encouraging infill development where existing infrastructure and services can support growth. The subject properties already have sidewalks along Expressway and West Harrier Way, with pedestrian connectivity supported by a nearby bus stop for Mountain Line Route 11.

Staff stated the proposed rezoning to M1-2 would increase permitted land uses, accommodate diverse business types and allow caretaker apartments as residential options within the development standards of the Missoula Development Park overlay. No other residential building types would be permitted in the M1-2 zone. The proposed zoning does not constitute spot zoning, as it is consistent with the Industrial and Employment Place Type designation. The M1-2 zoning district does have slightly larger setbacks: a 50-foot front setback along Expressway, a 40-foot front setback for other streets, and 20-foot side and rear setbacks. The maximum building height remains at 50 feet.

Joe Dehnert with IMEG, representative of the applicant, addressed the Board to explain the primary reason for the rezone request. He clarified the properties are owned by the County, who entered into an interlocal agreement with the City. The sale of these properties will generate the funds to cover both the preliminary assessment costs and the infrastructure upgrades required for integration with the City's stormwater management system.

Overall, staff recommended that the Planning Board forward a recommendation to City Council to adopt an ordinance approving the rezoning of the subject properties located on Expressway from OP3 Public Lands and Institutional with the Missoula Development Park Neighborhood Character Overlay to M1-2 Limited Industrial, maintaining the existing Missoula Development Park Neighborhood Character Overlay.

See PowerPoint presentation slides.

PUBLIC COMMENT

No Public Comment.

REZONING MOTION

Rick Hall 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 three parcels legally described as Greenway Park 4 in Block 3 of Missoula Development Park Phase 4, Park 6 in Block 6 of Missoula Development Park Phase 1, and Greenway Park 8 in Block 5 of Missoula Development Park Phase 3D, all located in Sections 35 and 36, Township 14 North, Range 20 West, P.M.M. from OP3 Public Lands and Institutional / NC-MDP Missoula Development Park

Overlay to M1-2 Limited Industrial / NC-MDP Missoula Development Park Overlay, based on the findings of fact and conclusions of law in the staff report.

BOARD DISCUSSION

Staff clarified questions regarding spot zoning criteria. The Board asked whether the Missoula County Parks, Trails, and Open Lands Department was consulted about the rezoning of these parcels, considering their former designation as parkland. Flanna McLarty, from Missoula County's Community and Economic Development Department, clarified that the County Parks Department never managed these parcels. Instead, maintenance was historically handled through dues paid by a Property Owners Association.

Andy Schultz, Engineer for Utilities, with the City of Missoula addressed questions about stormwater management and environmental policy compliance. He stated that these parcels do not currently serve a stormwater function and noted that the parcels themselves are not ideal for stormwater facilities, as sufficient stormwater infrastructure already exists in the Missoula Development Park.

Board members had questions about the history behind the existing zoning designation of OP3 versus the proposed zoning M1-2. Flanna McLarty stated that by rezoning it to M1-2, this would allow the County to raise enough funds for the deferred stormwater maintenance. Mary McCrea, Permits and Land Use Manager, with the City of Missoula clarified that there is no homeowner's association (HOA) but rather a landowners association overseeing the parcels. Board members pointed out preserving Park 6 due to its existing green space but described the request as straightforward and overall in support of the proposed rezone.

VOTE

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

AYES: (6): James Fountain, Derek Kanwischer, Rick Hall, Tung Pham, Shane Morrissey, Sean McCoy

NAYS (0): None

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 – 38:36]

The meeting was adjourned at 6:39 p.m.

Missoula Consolidated Planning Board July 1, 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/9778/media>

Missoula Consolidated Planning Board

July 1, 2025 -Meeting Recording

7:40

We will call to order tonight's Missoula Consolidated Planning Board meeting for Tuesday, July 1st, 2025 at 6:01 PM.

How the summer moves by, huh?

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

Analecia roll call Lynn Davis.

Lynn is absent there at Cambridgehire.

Here Shane Morrissey.

Here.

Tune farm.

Here Danny tennenbaum.

Danny is absent. Josh frader.

Josh is absent Danny Oberweiser.

Danny is absent. Peter Benson.

Peter is absent, recall.

RH

Richard Hall 18:11

Here.

AR

Analeshia Rodriguez 18:13

James Fountain.

Here, Sean McCoy.

Here, Mr. Chair, there are five regular members present and one alternate present.

Would you like to appoint James Fountain as county alternate for the evening, please?

And we have quorum outstanding. Thank you.

OK. That brings us to approval of the Minutes from June 17th, 2025.

Ideally, everybody got a chance to look at those and if you have any.

Edits or changes that you want to make.

Now it's time to speak.
If not, we will entertain a motion.
Emily, we approve the minutes.
So moved by ton. Do we have a second?
I'll second seconded by Shane.
And we'll do an up and down vote for the Minutes.
So all those in favor of approving the June 17th, 2025 minutes, please say aye, aye.
All those opposed say nay, any abstentions, hearing no abstentions and no objections.
The motion passes unanimously.
Never forget how to spell a word when you're in the middle of writing it, and then you're like, uh.
OK. That brings us to public comment on non agenda items for this evening.
So if you would like to make public comment on anything outside of tonight's agenda, which is a rezone.
You are welcome to do that. Now we will hold things open here for.
A minute or less, perhaps?
There's nobody here so.
We'll go to 604.
OK. Anybody online that I'm not seeing? OK. All right. We're not having anybody come up for public comment on non agenda items for this evening.
So we will go ahead and close public comment and move on to staff announcements, which I do not believe there are any. Do we have anything?
Yep, Nope.
Which brings us right into public hearings, and we have a rezone.
Parks 4/6 and eight.
Excuse me.
In the Missoula Development Park, located on Expressway.
Claire Lovelace, assistant planner for the city of Missoula, will be presenting.
My apologies for missing the pre meeting today.
Was having technical difficulties with the Internet.
All right. Take it away, Claire.



Claire Lovelace 21:25

Great. Thank you.

Well, good evening everyone.

My name is Claire Lovelace.

I'm an assistant planner with the city of Missoula Community planning Development and Innovation Department. Development Services has received a request from Imeg Corporation on behalf of Missoula County Land and Economic Development to rezone 3 subject properties located on Expressway referred as parks 4/6 and eight the proper.

Are proposed to be rezoned from OP. Three public lands and institutional with the Missoula Development Park neighborhood character overlay.

To M1-2.

Limited industrial with the Missoula Development Park neighborhood character overlay, this rezoning will result in a standard zoning district under Title 20, which cannot be conditioned.

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

The subject properties are located off Expressway between Sandpiper, Dr. and West Harrier way.

They are within the Grant Creek neighborhood and City Council Ward 2 N of the Missoula Mt Airport and South of Interstate 90.

The properties are located within an established service area for Missoula Hospitals, City fire and police departments.

Here is a closer view of the parcels outlined in red and labeled Park 4/6 and eight. The three subject properties total to 367,210 square feet in size and are currently vacant.

The properties are in a developed area of Missoula on Expressway, and are surrounded by commercial and industrial uses. To the east, West and South.

The applicable regional plan is the our Missoula 2045 land use plan, which recommends a place type designation of industrial and employment.

This designation is an area intended for uses such as manufacturing, assembly plants, vehicle related commercial activities, metal industries, warehouses, outdoor storage yards and distribution facilities. These employment areas support a diverse range of economic activities that can accommodate a mixture of office spaces, industrial plants, manufacturing research.

And distribution. This area is intended for businesses ranging from small local startups to large national or regional enterprises.

The city land use plan indicates M1 and M2 as current relatable zoning districts within the industrial and Employment Place type designation.

Both of these zoning districts permit various civic, commercial, and industrial uses.

The proposed M1-2 limited industrial and Missoula Development Park neighborhood character overlay does allow caretaker.

Apartment subject to Title 20. Development Park overlay standards. However, no other residential building types are allowed in the requested M1-2 zoning district.

The applicant is requesting to rezone the subject properties from OP. Three public lands and institutional with the Missoula Development Park neighborhood character overlay to M1-2 limited industrial with the Missoula Development Park neighborhood character overlay.

The proposed zoning district is consistent with the land use plan recommendation for the industrial and Employment Place type designation.

The current op three zone is not a relatable zone to the industrial and employment place type designation, but the zone is considered appropriate in any place type if publicly owned and serving public uses.

The city land use plan calls for a focus inward approach that encourages infill development where infrastructure and services already exist that enhance connectivity while limiting sprawl into sensitive and constrained lands.

The proposed M1-2 zoning would increase permitted uses in an area with existing infrastructure served by trails and sidewalks.

There are.

There are sidewalks along Expressway and along W Terrier.

There are no sidewalks abutting alloys South.

There is a bus stop serving mountain Line Route 11.

Located .8 miles from the subject properties, the parcels are currently served by city fire and police, and the subject properties can be served by city water and sewer services as sewer mains exists adjacent to the subject properties at the time of redevelopment, any new development would be.

Required to connect to city sewer and water.

Shown here is the current zoning map with the subject properties outlined in red zoned op. Three public lands and institutional the surrounding parcels are zoned M1-

2 limited industrial with the Missoula Development Park neighborhood character overlay.

There are a few parcels zoned OP, three public lands and institutional that are adjacent to the subject properties that will remain.

Here is just the Missoula Development Park neighborhood character overlay map as shown in Title 20. As shown on the map, the subject properties and surrounding properties are all within this overlay and subject to these site and building standards. This map shows the subject parcels outlined in red, with the proposed M1-2 limited industrial zone, the Missoula Development Park neighborhood character overlay will remain with this proposed rezone.

This requested zoning district complies with the land use plan recommendations for the area and permits a broad range of uses within civic, commercial and limited industrial classifications along urban collector St. such as Expressway.

Here is a comparison between the existing and proposed zoning districts. Op. Three public lands and institutional requires no minimum parcel size in the M1-2.

Limited industrial zone requires a minimum parcel size of 5000 square feet.

The existing OP, 3 zoning district requires a 30 foot front set back a 10 foot side set back 15 foot St. side set back and a 20 foot rear set back. The proposed M1-2 zoning district under the Missoula Development Park Overlay standards requires A50.

Foot front set back off Expressway.

A 40 foot front set back for streets other than Expressway and Airway Blvd. And a side and rear set back.

Of 20 feet.

Both zoning districts have a maximum height of 50 feet, per the Missoula Development Park neighborhood character overlay standards.

Here are the permitted uses that are allowed in the M1 zoning district, as shown on the screen.

These uses vary from a mix of civic, commercial, and industrial uses.

Along with these uses, the proposed zoning allows caretaker apartments subject to Title 20 Missoula Development Park overlay standards, no other residential building types are allowed in the requested M1-2 zoning district.

Staff's recommendation is based on the review review criteria provided in the Title 20 Zoning Ordinance. The proposed rezoning complies with the land use plan and focus inward objectives as the M1 district is a current relatable district of the industrial and

Employment Place type designation the subject.

Properties can be served by sewer, water, motorized and nonmotorized facilities.

The subject properties are within .8 miles of a bus stop.

And existing multimodal transportation infrastructure.

The proposed M1-2 zoning district would allow for additional commercial and industrial uses to serve the larger community.

As well as adjacent neighborhoods that are compatible with the surrounding land uses, future development must comply with all applicable local, state and federal regulations, which ensures protection of public health, safety and welfare. Since there is no change in building height, provision of light and air will be protect.

Furthermore, there is a slight increase in building setbacks with the proposed M1-2 zoning district protecting the provision of light in there.

The M1-2 zoning district is compatible with the commercial uses of neighboring properties and the future land use plan for the area. The rezoning considers the value of buildings and appropriate use of land because it complies with the place type designation in the land use plan.

And is compatible with adjacent uses and zoning. The zoning amendment would provide an opportunity for infill development that is consistent with the surrounding uses, and the rezoning is in the best interest of the city because the rezoning implements the recommendations of the 20.

25 Our Missoula Land use plan for areas designated industrial and employment, while increasing allowable uses in an area with good access to services and transportation.

On the screen are the three criteria which must be met to constitute spot zoning. The proposed zoning is consistent with the land use plan, placed designation of industrial and employment, so it is not considered spot zoning and therefore does not meet criteria 1.

The proposed zoning is compatible with the nearby industrial District Elon Expressway. The current OP 3 zoning is not compatible with the place type designation, however.

The zoning district is appropriate in any place type if the property is publicly owned and serves.

The public use, so therefore the rezoning does not meet criteria two or three.

At this time, staff recommend the Planning Board make a recommendation to City

Council to adopt an ordinance to rezone the subject properties located on Expressway from OP. Three public lands and institutional with the Missoula Development Park neighborhood character overlay to M1-2 limited industrial with the.

Missoula Development Park neighborhood character overlay this concludes staff's presentation.

I believe the applicant is present tonight in case they would like to comment or the board.

Would like to ask questions them directly.

Thank you.

AR **Analeshia Rodriguez** 31:31

Great. Thank you, Claire.

And is there anybody else that wanted to present at this time?

Anybody. I see Joe, dinner is on here with imag.

Anybody else that needed to present?

JD **Joe M. Dehnert** 31:43

Hey, can you all hear me?

AR **Analeshia Rodriguez** 31:45

Yes, Joe, we can hear you.

JD **Joe M. Dehnert** 31:46

OK.

Sorry and sorry in advance getting over a cold here.

But just wanted to address the the board briefly this evening to give some context on the why in the event you'd, you know, hadn't had a chance to to read through the packet?

So my name is Joe Dennert.

I'm representing the client here from IMG.

I'm also joined by Tamara Ross.

In Flanagan, there in the crowd this evening.

You know, Claire did a really good job of teeing this up.

I think it's a pretty straightforward rezone.

Especially because it's gonna be complying with the new land use plan, but more importantly the why behind all of this is.

Really. Because the current facilities on these parcels?

And and the required upgrades to kind of bring them up to speed for the city to maintain them.

Are going to cost, you know, a lot of money and the county currently owns them and they entered into an interlocal agreement with the city, which included some funds to basically get a preliminary assessment on what upgrades would be required on the properties.

And the sale of these lands as included in the INTERLOCAL agreement, can help pay for that initial assessment to the city.

But then also pay for the necessary storm water facility upgrades, which are required to tie into the city system for them to maintain.

It because these park parcels were meant to be maintained by the HOA, but as time goes on and HOA membership declines, basically there was nobody maintaining the facilities on these properties now.

They aren't, they're not park facilities.

It was basically outdated storm water facilities that are really defunct.

So there's a the need for the assessment, which has to be paid for.

That's part of the interlocal, but then also the actual identified upgrades to the system as part of that assessment.

M1.

R2 carries a bigger use class that Claire just covered, right compared to the Op 3 designation.

So that's really the reasoning behind this rezone request.

And you know, I'm here for more questions.

And and also Tam and Flana there in the crowd.

So thank you very much.

AR **Analeshia Rodriguez** 34:07

Great. Thanks Joe.

Appreciate your time and being here, particularly as you're getting over a sick sickness cold.

All right, board members, I think that brings it to us.
Does anybody have any questions? Anything clarified?
For Claire, for oh, wait. Yeah. Claire or Joe, anybody?
Hold on real quick.
Go ahead, Derek.
Yeah. Claire, can you bring up the spot zoning slide again, please.

CL **Claire Lovelace** 34:39
Yes.

AR **Analeshia Rodriguez** 34:50
So criteria #2.
Actually, it's the third for the general public.
I see in a minute with this. Thanks.
All right. I'm good with that.
Thank you.
That's it.
I just. Yeah. One quick follow up is.
Agency comment since this was designated Parkland, even if it was defunct. I'm just wondering, I guess there was.
David Salvage offered comment with no comment, but I suppose.
But was Coney parks trails and open lands?
Should they be consulted?
For I mean current use of this.
The site and by taking this off of their register for open space in Parklands.

CL **Claire Lovelace** 36:05
Mary, you can correct me if I'm wrong, but it was city owned or county owned.
Part or sorry, I believe applicant's here so they could take this one I think.

JD **Joe M. Dehnert** 36:16
Yeah, I'm happy to chime in, Claire.

CL **Claire Lovelace** 36:18
Yeah.

JD **Joe M. Dehnert** 36:20
Oh, and I see Mary chiming in too.

AR **Analeshia Rodriguez** 36:21
Hey, Joe. I'm gonna take you mind.
I can take this one.

JD **Joe M. Dehnert** 36:25
And and I hear flanner there in the crowd.

AR **Analeshia Rodriguez** 36:26
So yeah.

JD **Joe M. Dehnert** 36:27
So go ahead.

AR **Analeshia Rodriguez** 36:28
I'm flanner mclarty with Missoula County.
I work for the Community and Economic Development Department.
And so the question is about whether county parks and trails was asked about this.
So they never this was never part of their.
They never oversaw these parcels.
Ever. So it's never been part of the killing Parks Department.
When they were developed, when this plot was put in.
So the Property Owners Association was established and it was their dues from
paying that that maintained these parcels.
So there have been many conversations with county parks and trails over this as well
as with the city Joe reference that we have an interlocal agreement that has
designated these three parcels as being retained by the county.
To sell so that we can help fund improvements that need to be made to the

stormwater parcels in the area for the city to take over ownership of them so.

They're more.

I would describe them more as being.

Just kind of neighborhood green space that is not used currently.

Thank you.

I appreciate that.

Just wanted to ask in light of the recent pros plan and all the work went into trying to evaluate and I think protect and consider you know the Mozilla parks properties and stuff.

So thank you for clarification.

All right.

Thank you, Derek.

Anybody else questions, go ahead. And this is and if if it fits the unused pans, probably big then, but you know are there.

You know, regarding the the climate policy and the and the water plan that that we have and and policy are, are there any?

Wait a minute's clear.

Yeah. Are there any onsite renewable regeneration, storm water capture, pollution prevention's places, anything at all in in place or plan for it?

That would like I guess really is, is it?

Is it going to further or detract from our our climate water policy plans?

AS

Andy Schultz 38:58

My name's Andy. Andy Schulz. I can I can speak to that.

I'm like I said, I'm Andy Schultz.

I'm city engineer for utilities for the city of Missoula.

We've we've taken a evaluation of the stormwater facilities in the Missoula

Development Park and there's a number of parcels within the development park that serve a stormwater function both from.

Like transportation of stormwater, but also the treatment of stormwater.

But these three parcels do not serve as storm water.

Functioning currently and aren't really set up to to provide much in in the way of storm water function.

AR **Analeshia Rodriguez** 39:40

OK.

Anything else, James?

And that's all. I mean, I guess this is a follow up.

I mean is is that something that that could be implemented?

AS **Andy Schultz** 39:48

So yeah, the the these parcels aren't they're they're pretty much upgrading of most of the development for the most part.

And there's already adequate facilities within that development park to retain.

Or or I guess to detain the 100 year storm event.

So we don't.

We don't really foresee much of A need from a from a stormwater perspective in the in the city doesn't really wanna take on more storm water facilities out there from maintenance.

Perspective, I think what we're looking for is to to address the deferred maintenance in the the stormwater facilities that are already out there. And I think by selling these, we can offset the cost of of that deferred maintenance.

AR **Analeshia Rodriguez** 40:35

All right.

Thank you.

Anybody else?

Nothing. All right, I'll jump in here.

I was a little curious about the existing zoning. Seems to have a little more leeway as far as setbacks and building height and whatnot.

Is it the allowed things that can be built that is more appealing, or is it, you know, like I understand the like sale and the why, right?

But the zoning change?

Might I don't know.

I'm just curious.

Is there more leeway or and why did these end up OP three in the?

Pass. Why didn't they end up M?

One M2, like how did they?
Is there any history on this?
This is planet.

CL **Claire Lovelace** 41:29

Yeah, so it's.
Go ahead, Plano.

AR **Analessia Rodriguez** 41:34

First question.

Why we are trying to rezone?

What's the value?

So per the interlocal with the city, we determined that the county would sell these parcels to generate funds to pay for the stormwater deferred maintenance.

We did list the three parcels for sale last summer and per state statute, we can only accept offers that.

Meet or exceed the appraised price of them. The appraisals that we received for the parcels were assuming that the zoning would be M1-2 because the value in the OP 3 isn't even worth the appraisal, right? It would be.

I don't even know if we could get \$5000 right for what?

Essentially right for a Parker institutional use.

So we do have a buy sell for one of the parcels currently with an adjacent landowner and it is contingent on being rezoned to this new designation. And so we decided to go ahead and try to rezone all three to finish the process of the buy sell for.

Parcel 6 and then to re list parcels 4:00 and 8:00.

So that we can get enough funds to fund the storm water deferred maintenance which off the top of my head is over \$300,000 for that maintenance. So and we're about \$150,000 in to this project already, so.

So just selling them as a park wouldn't have raised the funds we need.

Copy that.

And then maybe Claire wanted to answer the second question.

CL **Claire Lovelace** 43:30

Mary, do you know the?
Why this was originally zoned OP 3?

MM **Mary McCrea** 43:37

I think they when the county proposed the subdivision, I think it was in the late 90s, maybe early 2000s.
They were meeting.
Just designing a subdivision that would have some green and open space in this industrial, generally industrial area.

AR **Analeshia Rodriguez** 44:01

OK.
All right. Thanks. That's.
OK.
One last question.
I'm just what Hoa is out there?
Like I drive by this regularly.
Are there houses in this little area so it's not?

MM **Mary McCrea** 44:16

It's not an HOA as much as it's a landowner's association.

AR **Analeshia Rodriguez** 44:20

Oh, OK, OK.

MM **Mary McCrea** 44:20

So when the county owned most of the parcels and they were selling them, they formed the Land Owners Association with covenants and guidelines for building out there when it was annexed into the city. Those guidelines and standards were incorporated in the neighborhood character Missoula Development Park overlay.

AR **Analeshia Rodriguez** 44:45

OK. OK, great.
All right.

Thank you for that clarification.

Alright. Anybody else come up with questions or thoughts?

Needs from staff or.

All right.

Well, we can entertain a motion to move to some, oh, public comment. Sorry.

All right, let's open up public comment.

This is what happens when we don't meet regularly.

I forget.

I always forget.

OK. We're gonna open up public comment for this public hearing this evening. If for some reason you need to call in via a telephone and.

You don't have a device that you're watching this on.

You can call 406-272-4824.

The phone conference ID is 358-8848 four 8 LB.

Sign. You can press *5 to raise your hand to be recognized for public comment and star five to also lower your hands *6 to mute and unmute yourself.

And with that, we will hold public comment open here for a couple of minutes.

OK. Annalicia you see anybody?

I'm not OK, OK.

We have not had anybody jump up for public comment.

And so with that, we will close public comment for this hearing, which will then bring us to entertaining emotion. If Claire, if you could put your motion back up there, please.

Somebody wants to take a stab at that.

RH

Richard Hall 49:03

I can make an attempt at it.

AR

Analeshia Rodriguez 49:06

All right, Rick, go for it. Derek was nearly there.

RH

Richard Hall 49:10

I beat someone in the room. Wow.

Planning Board recommends City Council adopt an ordinance to rezone the

properties legally described as Greenway Park 4IN Block 3 of Missoula Development Park, phase four, Park 6, and Block 6 of Missoula Development Park, phase one, and Greenway Park 8IN Block 5 of Missoula Development Park, pH.

3D all located in section 35 and 36.

Township, 14 N Range 20 W.

Prime, I guess that Prime PMM, Prime Meridian, Missoula, I guess from OP three public lands and institutional slash Ncmdp Missoula Development Park neighborhood character overlay to M1-2 limited industrial slash, NC Dash MDP Missoula Development park.

Neighborhood character overlay based on the findings of facts and conclusions of law in the staff report.

The long line.

AR **Analeshia Rodriguez** 50:19

Great. Thank you, Rick.

Good, good job.

And do we have a second?

I'll second the motion seconded by Derek. OK.

With that, we can.

Have some discussion.

Anybody wanna kick us off?

Rick, go ahead.

RH **Richard Hall** 50:41

You know, I didn't have any questions 'cause. It just seems to make sense based upon its location.

To to be what the future zoning should be.

You know, it's just and plus they're, you know, long, skinny lots and weird shapes.

And you know, it just makes sense where the area is to me.

So I'm gonna vote for this.

AR **Analeshia Rodriguez** 51:07

Great. Thank you, Rick.

Anybody else wanna jump in before?

No way. He's jumping at the bid.

I'll go here real quick.

I think in general I'm in support of this too, I think.

Looking at this proposal for me and my personal experience, number six, the lot

number six is the one that if I were in the county, I would be looking at saving.

It is actually developed.

It's nice grass, it's got some trees.

He's just got a little pond.

When I worked out this way, we, you know, like it's actually not bad running out here.

And people do exercise out there, folks.

You know this little particular green though?

Yeah, the two long strips, four and eight like that makes total sense to me.

Number six, though, I would definitely evaluate that if I were in charge of the world.

But All in all, yes, if this seems to be a fairly.

Straightforward request and need for this area so.

That's my two cents. I think is save #6.

Anybody else want to jump in or do you guys want to go to a vote?

Derek, you wanna speak a piece?

I'll just note that I think Claire's presentation provided some helpful context with the additional maps and showing the different properties and how they.

I guess kind of aligned with each other. So I think it does make sense for the area. I do concur, I think with Shawn's statement about the county and the city wanting to make sure that they are.

Sustaining their inventory of open lands and public spaces.

But I defer to the experts in the room and the city and the county in this one.

So yeah, I tend to. I'll be supporting.

Just a quick question where who votes on this next? Does this go to City Council next?

So I didn't really look at the.

Trajectory of this or does it go back to the county commissioners?



Claire Lovelace 53:31

It will go to City Council next.

AR **Analeshia Rodriguez** 53:33

OK.

Great. OK. Are we ready for a vote?

I think I think we are seeing nods of heads. All right. Annaliesia, can we get A roll call vote please.

Roll call vote. Derek, can we share?

Morrissey.

Tune pham. Yes.

Rick Hall.

RH **Richard Hall** 53:56

Yes.

AR **Analeshia Rodriguez** 53:57

James Fountain. Sean McCoy.

And it is unanimous.

The motion passes.

Great. Thank you.

OK.

Thank you so much, Claire, for your great presentation and informative and everybody's time for being here tonight.

I know it's a beautiful summer, Joe.

I hope you start feeling better.

Or maybe you're feeling better and I hope you round the corner and are off to the races.

JD **Joe M. Dehnert** 54:24

Thank you.

You'll have a wonderful evening.

AR **Analeshia Rodriguez** 54:26

As well.

OK, that, that's pretty much it.

Committee reports.

It's too early in the month, right?

We haven't been yet. OK, old business.

Boy, are we gonna set like a new record.

Oh my goodness, it's getting crazy around here. New business.

Alright, comments from board members.

Stone silence. Look at everybody. Just wants to go.

They're like it's sunny outside.

Let's go home. Alrighty.

No comments from board members staff.

You guys got anything you need? Anything. OK. All right. With that, we will call.

Tonight's meeting adjourned.

Thanks everybody.

□ stopped transcription

Rezone Request

—
Planning Board

Expressway Parks 4, 6, and 8

From OP-3

NC-MDP Missoula Development
Park Overlay

to M1-2

NC-MDP Missoula Development
Park Overlay

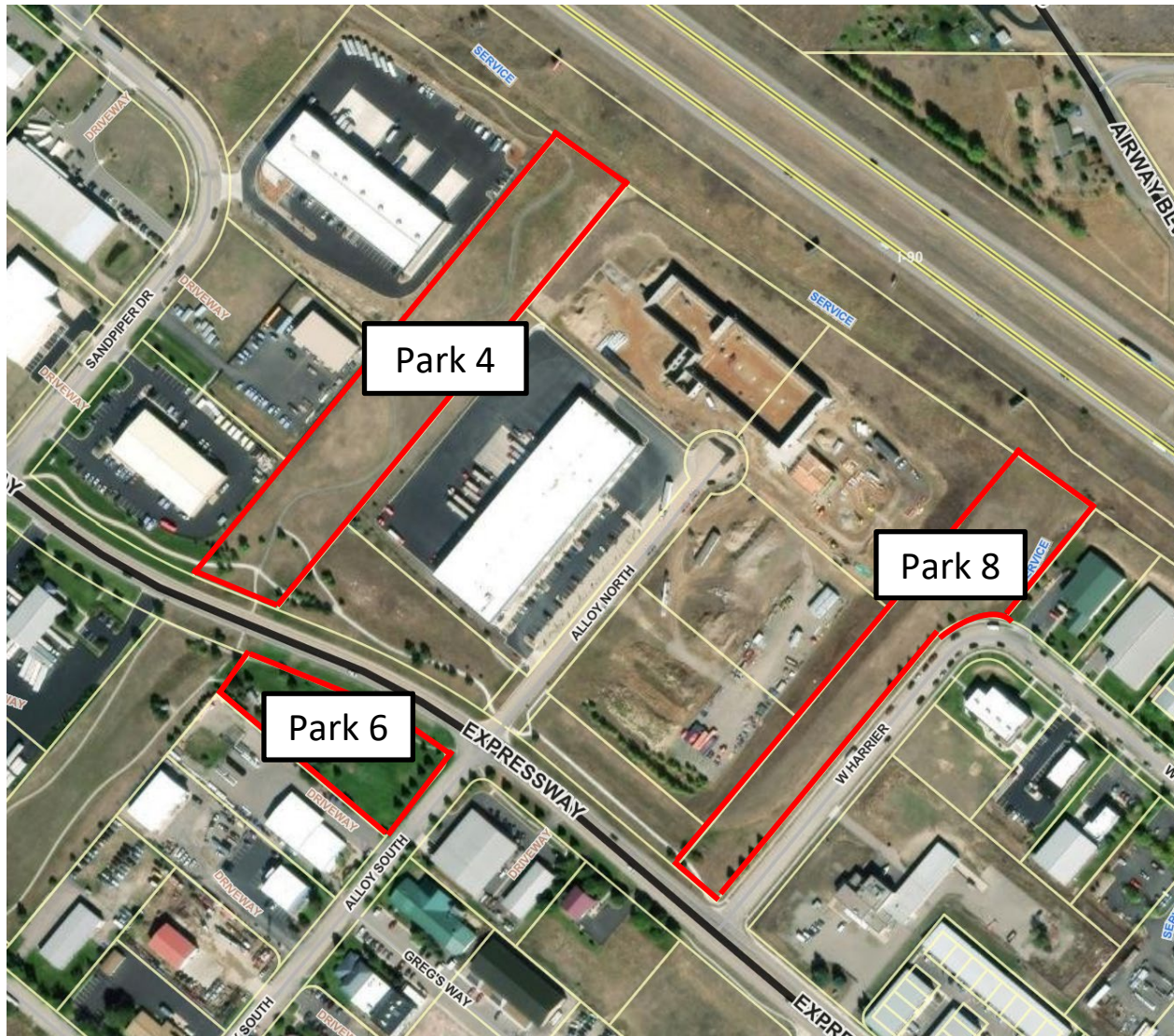


Claire Lovelace, Assistant Planner
Community Planning, Development and Innovation
July 1, 2025

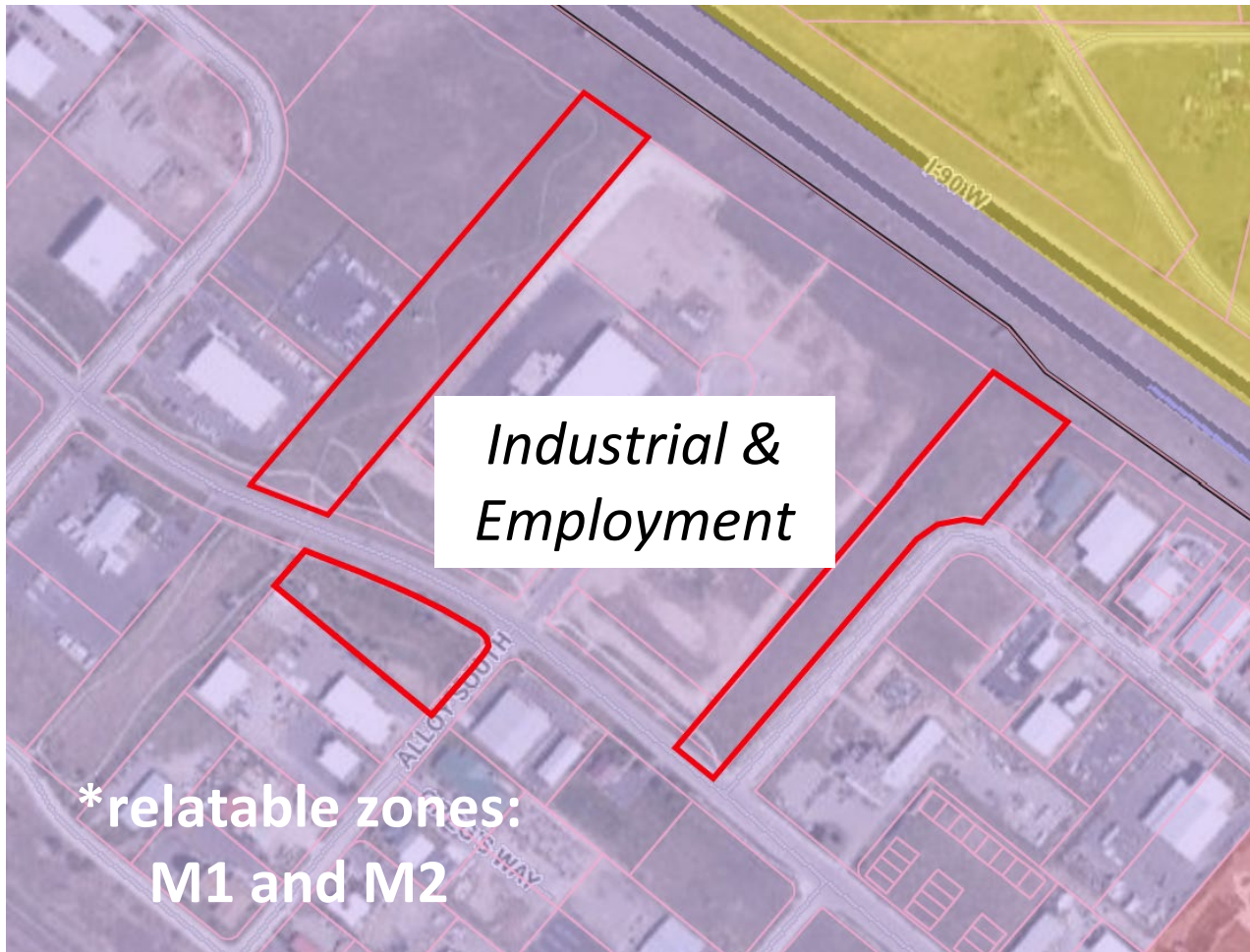
Property Location



Existing Site: Aerial



Place Type Map



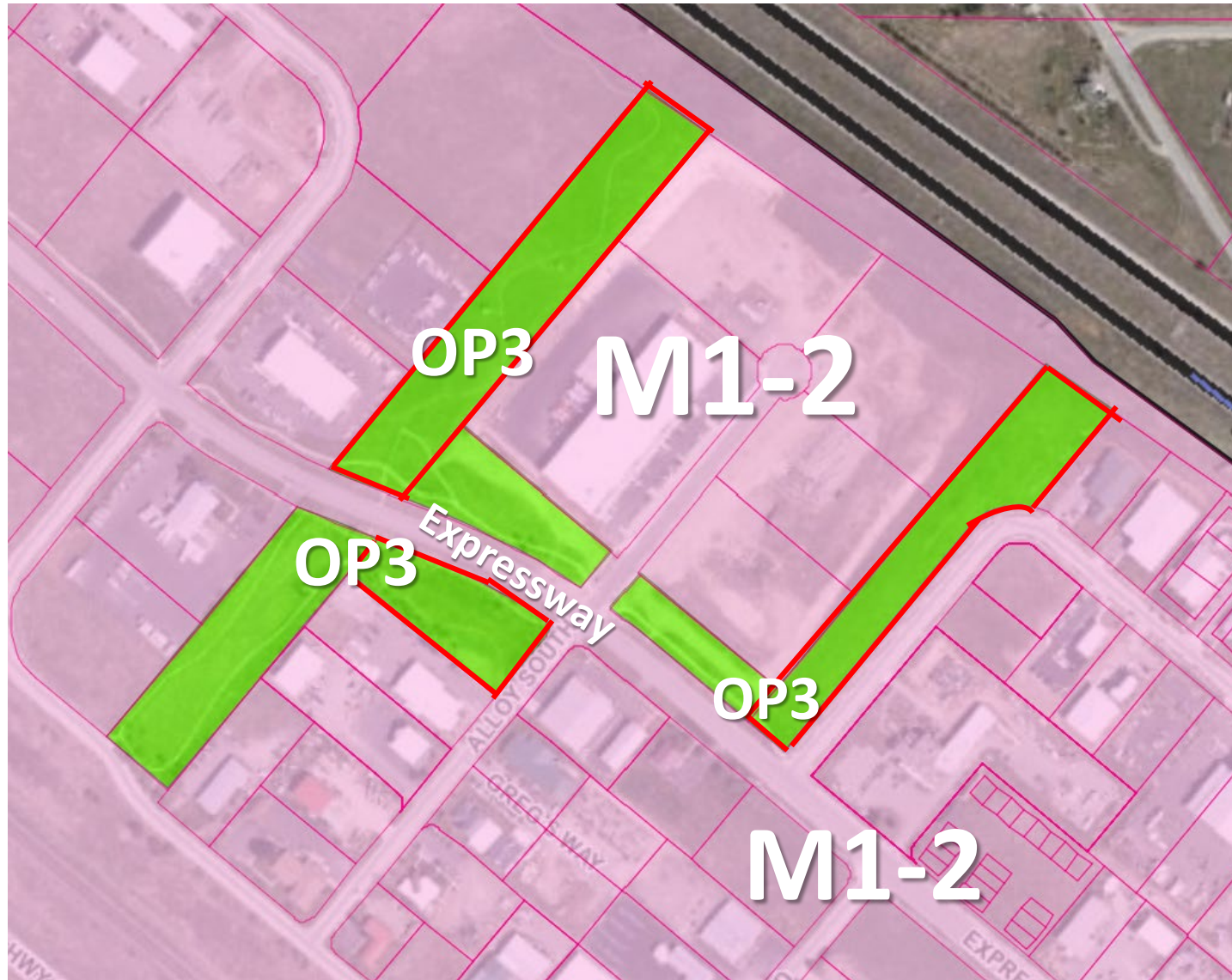
Land Use Plan: Focus Inward



★ Subject Properties



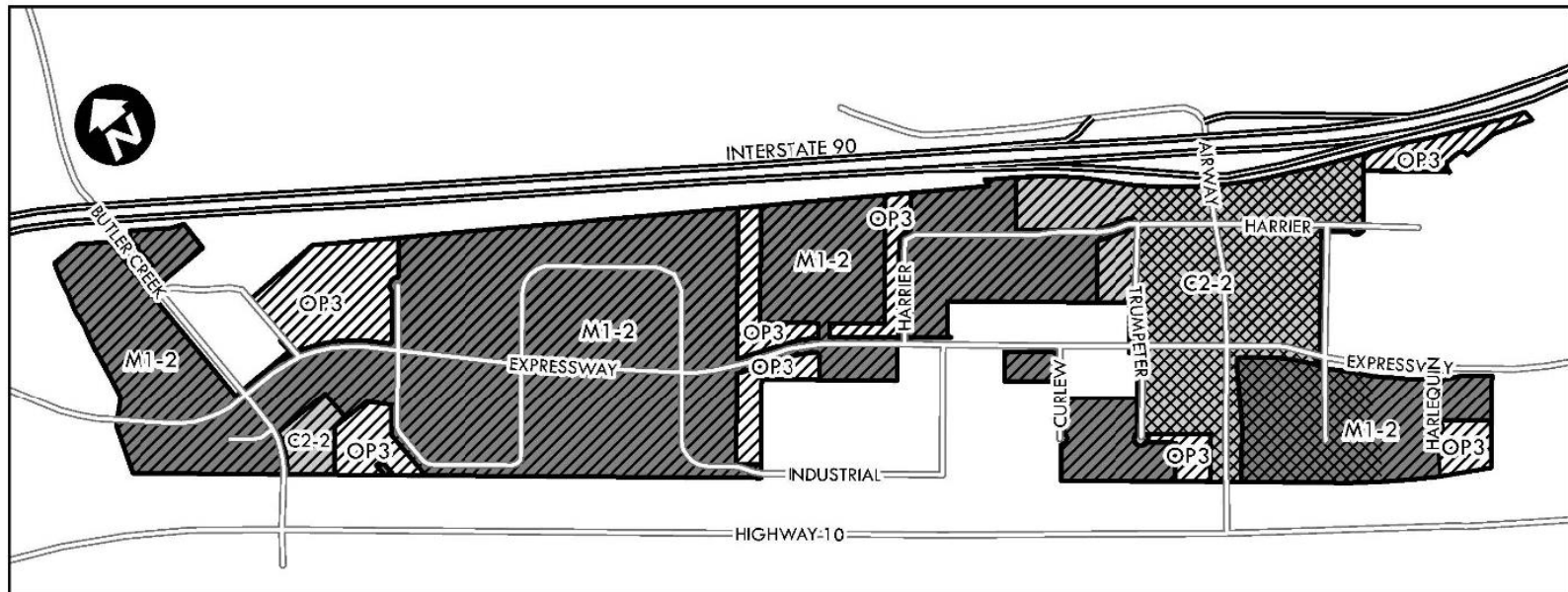
Current Zoning Map



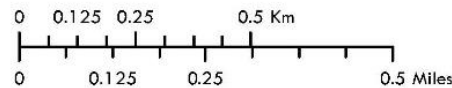
NC-MDP Overlay Map



/NC - MDP, Missoula Development Park Overlay District



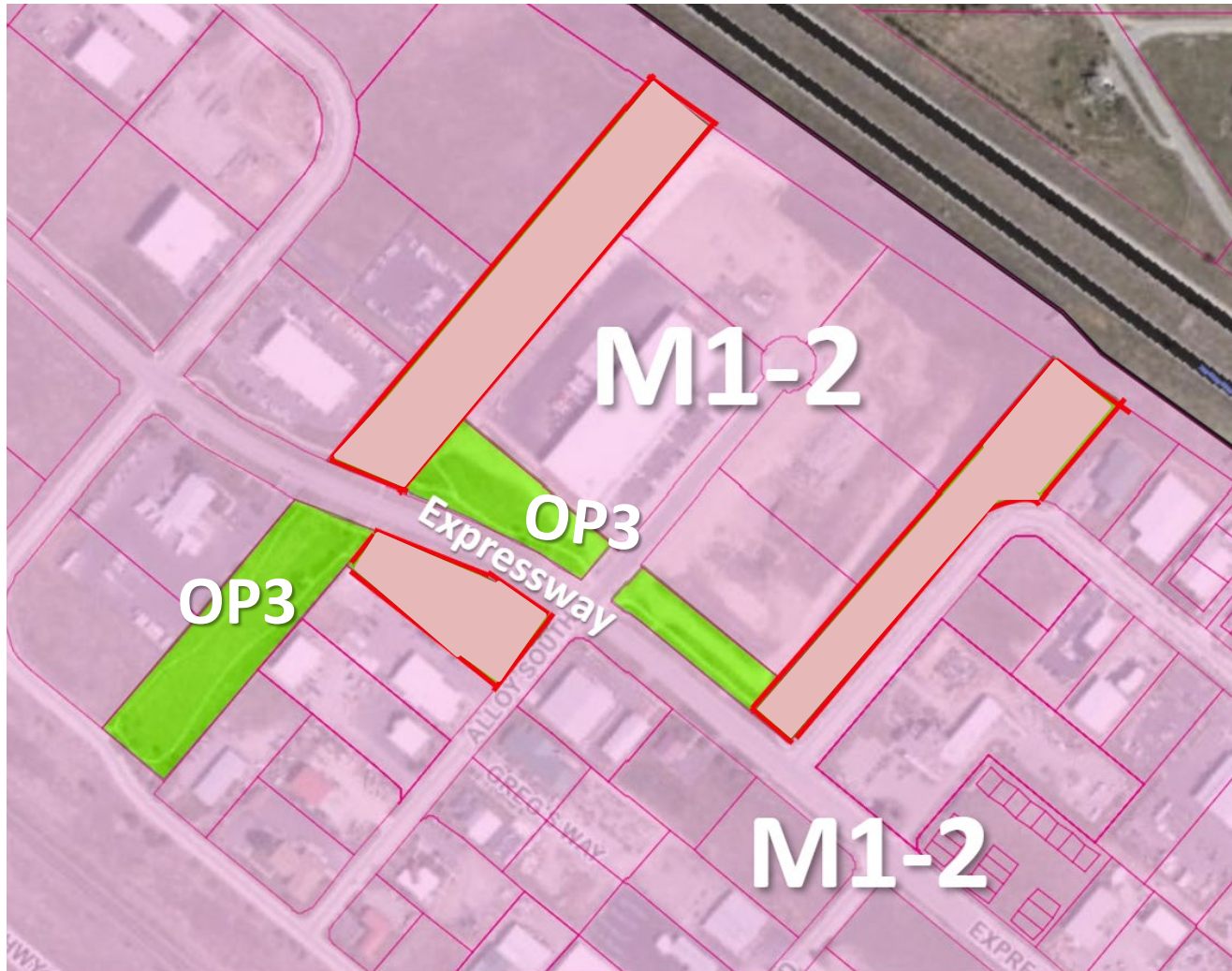
Base Zones	Overlay District
OP3	/NC-MDP
C2-2	/NC-MDP-Airport Blvd Corridor
M1-2	



Garin Wally, Development Services
9/27/2018
T20_MDP_Overlay.mxd



Proposed Zoning Map



Standards Comparison



	Existing	Proposed
Zoning	OP3 / NC-MDP	M1-2 / NC-MDP
Min. Parcel Size	No minimum parcel size	5,000 sq. ft.
Setbacks	Front: 30' Side: 10' Street Side: 15' Rear: 20'	Expressway: 50' Front Yard (Other): 40' Side/Rear Yard: 20'
Max. Height	50'	50'

Additional Permitted Uses



Title 20, Table 20.15-1 Uses Allowed in Industrial Districts

- Emergency Homeless Shelter
- Meal Center
- Safety Services
- Minor Utilities and Services
- Business Support Service
- Office
- Research Service
- Retail Sales
- Junk/Salvage Yard
- Auto Wrecking
- Cidery
- Manufacturing, Production and Industrial Service
- Microbrewery
- Recycling Service
- Residential Storage Warehouse
- Warehousing, Wholesaling and Freight Movement
- Demolition Debris and Sanitary Landfill
- Solid Waste Separation Facility
- Transfer Station
- Agricultural Crop
- Community Garden
- Wireless Communication Facility
- Winery

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

Spot Zoning Considerations



All three criteria must be met to constitute spot zoning.

- (1) The proposed use is significantly different from the prevailing use in the area;
- (2) The area in which the requested use is to apply is rather small from the perspective of concern with the number of separate landowners benefited from the proposed change;
- (3) The change is special legislation designed to benefit only one or a few landowners at the expense of the surrounding landowners or the general public.

Staff Recommended Motion:

Planning Board RECOMMENDS City Council ADOPT an ordinance to rezone the properties legally described as Greenway Park 4 in Block 3 of Missoula Development Park Phase 4, Park 6 in Block 6 of Missoula Development Park Phase 1, and Greenway Park 8 in Block 5 of Missoula Development Park Phase 3D, all located in Sections 35 and 36, Township 14 North, Range 20 West, P.M.M. from OP3 Public Lands and Institutional / NC-MDP Missoula Development Park Neighborhood Character Overlay to M1-2 Limited Industrial / NC-MDP Missoula Development Park Neighborhood Character Overlay, based on the findings of fact and conclusions of law in the staff report.