



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



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

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

Date: October 21, 2025, 6:00 p.m.

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

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

Members Absent: James Fountain (County Alternate), Lynn Davis (City Appt), Derek Kanwischer (City Appt)

I. CALL TO ORDER [Time stamp – 0:05]

Sean McCoy called the meeting to order at 6:02 p.m.

II. ROLL CALL [Time stamp – 0:22]

Analeshia Rodriguez called the roll. Six regular members and one alternate was present. Danny Tenenbaum was promoted to voting member for the evening. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 2:20]

Shane Morrissey moved, and Danny Oberweiser seconded approval of the October 7, 2025, minutes as written. The motion passed unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 3:25]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 4:29]

A memo regarding the Consolidated Land Use Board transition was announced.

VI. PUBLIC HEARINGS [Time stamp – 4:50]

- A. Lauren Ryan, Planner III, Missoula County Planning Development & Sustainability – Amend the Missoula County Zoning Code

STAFF PRESENTATION

Lauren Ryan, Planner III, with Missoula County Planning, Development & Sustainability presented the Missoula County Zoning Regulation maintenance updates. Lauren outlined the scope of the update, which included correction of copy edits, typographical and graphical errors. The update also addressed issues where the language in the regulations were unclear or not working as intended. It introduced flexibility in sections related to industrial lands, and changes in the regulations that were required by the legislature. Issues

in the zoning regulations were identified by inquiries from the public, staff using the regulations, and staff reviewing applications and applying the regulations. Public engagement included a Missoula County Voice project page with all proposed changes, an informational meeting, and required public notices.

The public review documents included three tables within the document showing the proposed changes as well as insert documents with proposed changes that are within chapter two and chapter eight of the regulations. Table one of the document covers the proposed copy edits and clarifications throughout the sections. Staff reviewed the context changes and proposed removing the minimum width and depth requirements in the R, RM, LM, and NR districts within chapter two. The change resolves unintended issues with the code to certain building types such as townhomes, which could not meet the requirements. Proposed updates clarify how minimum area and maximum density standards apply within the R, RM and LM districts so it better aligns. Staff explained that maximum density standards will apply only to new lots created after July 2, 2022, through subdivision or townhome exemption processes. Replacements, renovations, or expansion of existing dwelling units are exempt (provided the number of dwelling units does not change). In addition to development on a legal nonconforming lot and accessory dwelling units (ADUs). The revisions also clarify requirements for duplex, triplex, quadplex, and multiplex housing, including permanent affordable housing provisions.

Within chapter eight, revisions allow additional sign types in certain zoning districts to provide flexibility. Staff proposed a new Industrial Flex Space use to allow light industrial activities within heavy industrial zones, adding flexibility where uses overlap between the two zoning districts. Lauren noted table three covers two state-mandated changes which is the removal of energy conservation requirements for cannabis cultivation facilities and the addition of daycare homes and community residential facilities as permitted uses in all residential zoning districts.

No public comment and agency comments were received. Staff reviewed the eight statutory criteria required under MCA within the staff report, finding that the proposed changes are consistent with the Missoula County Growth Policy and Land Use Element.

See PowerPoint presentation slides.

BOARD QUESTIONS

A Board member inquired about whether state legislation allowing childcare facilities in all zoning districts also applies to preschools. Staff clarified that daycare homes are defined by state law as facilities serving up to 15 children or adults, and such uses would be permitted under that threshold. The Board member encouraged coordination between City and County staff on this proposed change for childcare facilities.

Questions were also raised about zoning in East Missoula, regarding the minimum lot area requirements for duplexes and triplexes in the Residential (R) District and if smaller lots accommodate duplexes or multifamily housing by right. Staff noted that the proposed change aims to resolve inconsistencies between minimum area and density standards to maintain the intended six dwelling units per acre in the R District and preserve neighborhood character. The Board member expressed concern that the increase in minimum lot area requirements could limit multifamily development opportunities in East Missoula, particularly on smaller existing lots served by transit. Ben Brewer, Planning Supervisor with the City of Missoula clarified that under the City's draft zoning map, the former Aspire area of East

Missoula is proposed for the Urban Residential 3 (UR-3) District, which would allow multifamily housing up to 12 units per building under floor area ratio (FAR) standards. A Board member commented on the zoning designations proposed for East Missoula, noting a mismatch between parcels under county zoning and those under city zoning. They stated that greater alignment between the two would be beneficial given their shared infrastructure, including streets and transit systems.

Members inquired about whether the proposed zoning language related to multifamily housing and permanent affordable housing could conflict with state law prohibiting inclusionary zoning. Andrew Hagemeyer, Community & Economic Development Director with Missoula County explained that the intent of the provision is not to require the inclusion of affordable housing within market-rate multifamily projects, but rather to allow multifamily development as a use only when the housing is permanently affordable. Andrew restated that the County's proposed language differs in that it limits multifamily housing in specific districts (such as the Live-Make district) to projects that are 100% permanently affordable and developed by affordable housing providers.

Board members requested an example property within the Bonner-Milltown area to better understand how the proposed zoning changes would affect smaller or irregularly sized lots. They asked for clarification regarding the state legislation under the Montana Land Use Planning Act (MLUPA), specifically whether the statutory right to have two residential units per parcel applies to county zoning. It was confirmed that this currently applies only to municipal zoning, and that Missoula County's zoning code will need to be amended if the County opts into MLUPA in the future. Staff clarified that ADUs are not counted as additional dwelling units, but are permitted in all county residential zoning districts, and have to comply with size, design and sanitation standards.

PUBLIC COMMENT

There were no public comments.

ORIGINAL RECOMMENDED MOTION

Rick Hall made the following motion to approve the request, and Tung Pham seconded the motion:

THAT the proposed Missoula County Zoning Code, as amended, be approved as a zoning regulation for a portion of Missoula County to implement the 2019 Missoula Area Land Use Element and the 2016 Missoula County Growth Policy, based on the findings of fact and conclusions contained in the staff report.

Board members continued discussion on the proposed zoning code amendments related to affordable housing provisions. Staff clarified that the affordable housing provision was adopted in 2021 and has not had any issues as part of the current code update. A member stated that they see this provision as more of a requirement than an incentive and stated that it could be interpreted as a form of inclusionary zoning.

The discussion focused on the land use alignment between the County's adopted Land Use Element in 2019 and the City's 2045 Land Use Plan. A member voiced concern about inconsistent densities between adjacent City and County land use designations. Staff stated that the zoning currently aligns with the 2019 County Land Use Element and noted that future updates to the County's comprehensive plan could address this misalignment. The member stated they could not support recommending the motion as presented, citing the

discrepancy between density standards among adjacent City and County land use designations in East Missoula and the proposed minimum lot size requirements.

Members shared they intend to support the motion. They explained that their understanding of the modification to minimum lot area requirements is to ensure that the permitted density within each zoning district can be achieved. They stated East Missoula is unique compared to other areas of the county given infrastructure limitations and added that many residents of the Bonner–Milltown area are concerned about increased growth and development. Members also stated that the proposed changes align with the County’s adopted land use element. A Board member proposed an amendment to adjust the tables for the LM district to allow for missing middle housing types, specifically for triplexes and fourplexes, by maintaining a minimum lot area of 5,000 square feet that is consistent with single-family and duplex standards as well as removing the permanent affordability provision for those housing types.

VOTE

With no further discussion, the board voted by roll call, and the motion passed 5 to 2.

AYES: (5): Shane Morrissey, Tung Pham, Josh Schroeder, Rick Hall, Sean McCoy

NAYS: (2): Danny Tenenbaum, Danny Oberweiser

RECOMMENDED MOTION TO AMEND

Danny Tenenbaum made the following motion to approve the request, and Tung Pham seconded the motion:

I move to amend the Lot Area and Dimensions table for the Live/Make district (LM) district, specifically for the triplex and fourplex building types, to maintain a minimum lot area of 5,000 square feet and to remove the permanent affordability requirement.

Members expressed support for allowing triplexes and fourplexes without affordability restrictions, stating it does align with both City and County housing goals to support attainable housing opportunities. Another Board member asked for clarification regarding the current permitted uses within the LM District, confirming that triplexes, fourplexes, and small multiplexes are not currently allowed unless designated as permanently affordable. A member expressed that they did not intend to support the motion to amend, stating that achieving higher densities should be pursued through a rezoning process rather than through administrative code changes.

VOTE

With no further discussion, the board voted by roll call, and the motion failed 4 to 3.

AYES: (3): Tung Pham, Danny Tenenbaum, Danny Oberweiser

NAYS: (4): Shane Morrissey, Josh Schroeder, Rick Hall, Sean McCoy

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

- A. Andrew Hagemeyer, Community & Economic Development Director, Missoula County - Wye Infrastructure Plan [**Time stamp – 1:36:57**]

STAFF PRESENTATION

Andrew Hagemeyer, Community & Economic Development Director, with Missoula County presented an informational presentation on the Wye Infrastructure Plan. The Wye Infrastructure Plan serves as an implementation tool of the 2019 Missoula Area Land Use Plan, which outlines the County's long-term vision for guiding growth and development in the Wye area.

Andrew outlined challenges facing the County, including the ongoing housing supply shortage and infrastructure limitations that restrict where new development can occur. To address these challenges, the County is creating a proactive infrastructure strategy at the Wye to implement compact, mixed-use development consistent with the community's adopted land use vision. He reviewed the County's progress toward implementing this vision which included creation of Wye 1 and Wye 2 TEDDs to fund infrastructure, adoption of the 2022 Zoning Code and Zoning Map, and Development of the Wye Infrastructure Plan.

Jeff Smith, of WGM Group, presented an overview of the study area at the Wye. He explained that one of the initial steps in the project was an infrastructure needs assessment of the 720 parcels, classifying them as developed, undeveloped, or underdeveloped. Jeff summarized key findings from the assessment. He noted the connection between potential housing and employment capacity, emphasizing the opportunity for a complete, mixed-use community within the Wye area. The infrastructure needs associated with future growth and development in the Wye area was addressed. The plan focuses on four primary infrastructure categories: transportation, sewer and stormwater (domestic and fire protection), public services, including schools, parks, and fire protection. Jeff emphasized that the proposed collector grid network is intended to provide permeability and multiple connection points throughout the Wye area.

An overview of two key infrastructure components for schools and fire protection was provided. The plan identifies general vicinities for potential school sites on both sides of I-90 and recommends that superintendents and their respective boards begin planning collaboratively to identify school sites, funding sources to purchase land and school construction over the coming decades. The Wye area is served by both the Missoula Rural and Frenchtown Rural Fire Districts with each serving different portions of the Wye. The plan recommends that both districts evaluate options for expanding or relocating existing stations to accommodate additional staff and equipment.

Jeff expanded upon the phasing strategy for the Wye Infrastructure Plan. He explained that the phasing map is divided into five geographic sub-regions. The plan organizes implementation into phases zero through four, which are tied to the type and timing of infrastructure necessary to support development in each sub-area. Jeff gave a high level overview of the considerations and recommendations made in the plan, with a focus on phase zero, infrastructure improvements.

The plan recommendations for transportation improvements range from critical intersection upgrades and collector street connections to non-motorized facilities. For phase zero, two transportation priorities were identified: I 90 / Highway 93 interchange improvements and signalization at Waldo Rd and Highway 93. The plan includes a catalog of existing stormwater infrastructure and phase-by-phase recommendations for both regulatory and

physical stormwater improvements. He noted that many of the regional drainage projects and improvements are located along roadways, so it's important to think about those in coordination with transportation projects. Several long-term service scenarios were evaluated in the plan, with a recommendation that the County pursue development of a county-managed water system and water district for the Wye area. The plan recommends that areas within the existing city service area continue to be served by the City of Missoula, with ongoing coordination needed for future collection system upgrades. The presentation concluded with an overview of the closing sections of the infrastructure implementation of the plan, providing strategic recommendations for funding.

BOARD DISCUSSION

Jeff confirmed to the Board that adequate mitigation rights appear available for the plan, though they will need to be purchased and converted for use. The Board asked about the Tax Increment District (TED) timelines. Members inquired whether early development phases would rely on exempt wells until larger water systems are established. Jeff confirmed that the public water systems envisioned for the Wye will require high-capacity supply wells as well as the conversion of mitigation shares to groundwater rights. Andrew added that the County is constructing a public water system in the industrial subdivision, which will be bonded and financed through tax increment revenues.

It was stated that public-private partnerships envisioned in the plan would involve developer construction of regional improvements that could later be reimbursed through available tax increment financing (TIF). Members followed up regarding coordination with Montana Department of Transportation (MDT) and the use of TIF funds on state-maintained facilities. Andrew confirmed that TIF funds may be used for MDT facilities, though there has not been sufficient funding to do so. He added that the County intends to include Wye projects in the Long-Range Transportation Plan (LRTP) through coordination with the Missoula Metropolitan Planning Organization (MPO). Jeff confirmed the plan identifies a few areas with suitable soils for infiltration. Members had questions about the protection of agricultural lands within the Wye area. Andrew stated the County aims to reduce development pressure and growth on productive agricultural lands and accommodate population growth in locations supported by infrastructure.

See PowerPoint presentation slides.

- B. Madson Matthias, Senior Long Range Planner, City of Missoula - Our Missoula Comprehensive Code Reform: Informational Presentation on recent related State Law Updates **[Time stamp – 2:24:16]**.

STAFF PRESENTATION

Madson Matthias, Senior Long Range Planner, with the City of Missoula provided an overview of how the City's ongoing Code Reform and how it aligns with the requirements of the Montana Land Use Planning Act (MLUPA). She began with a review of the project timeline. She summarized that MLUPA establishes a new statewide framework for how Montana cities manage land development. It was noted that MLUPA also redefines procedures for administrative review, appeals, and public engagement.

It was emphasized that while subdivision exemptions remain under MLUPA, the overall process has been consolidated and standardized. The key change is that all subdivisions, exempt or not, must meet zoning standards. Madson highlighted state-mandated zoning updates related to housing, requiring that each jurisdiction adopt at least five of fourteen

state-defined housing strategies aimed at increasing flexibility and housing supply with provisions. Staff stated a significant component of MLUPA is its definition of administrative and ministerial review. A major shift is that both policy and code text, including the land use plan, zoning code, and subdivision regulations may now be publicly initiated.

Under MLUPA, the Board of Adjustment will be repealed, and the Design Review Board has already been repealed. The Historic Preservation Commission will now be an advisory to the Historic Preservation Officer. The Planning Commission will assume new responsibilities, including decisive power over appeals, while continuing to make recommendations to the City Council on zoning, land use, and subdivision amendments. All non-ministerial projects requiring board review will go directly to City Council.

Madson reviewed how MLUPA changes the framework for public engagement in the development process. It shifts public participation earlier in the planning process, focusing engagement on policy and code adoption, rather than on individual project approvals. Most project reviews will now be administrative or ministerial; they will include fewer public hearings for public notification and comment. Public comment will continue to be accepted and considered for both administrative and board-level reviews. It was noted that neighborhood meetings are no longer required for subdivisions, though public notice remains a requirement at the preliminary plat review stage. Madson concluded her presentation by emphasizing that the City's goal through the ongoing Code Reform process is to ensure full compliance with MLUPA by the May 2026 deadline.

See PowerPoint presentation slides.

BOARD DISCUSSION

Board members asked for clarification on the preliminary plat review process. Mary McCrea, Permits and Land Use Manager with the City of Missoula explained that subdivision applications will be administratively reviewed and approved by the Planning Administrator or delegated case planner. Both developers and members of the public will be able to appeal. Mary clarified that subdivision review will be guided by the Unified Development Code (UDC's) subdivision standards, including criteria related to zoning while most site-specific standards will be reviewed at the building permit stage. Right-of-way and infrastructure improvements will follow the UDC's street typology standards. Members also inquired about flexibility for subdividers when lot boundaries intersect zoning district boundaries.

It was asked whether all subdivisions would follow the same administrative process and how variances would be handled. Madson clarified that variances will be processed administratively within the subdivision review process. It was explained that phased subdivisions will continue under their approved site development plans, but new build will be subject per the new zoning when permits are issued under the UDC. Madsen explained that under MLUPA, members of the public or property owners may propose amendments to zoning text or subdivision regulations, subject to formal public notice, Planning Commission recommendation, and City Council approval.

A Board member commented on concerns related to MLUPA's shift in public participation from project-level reviews to earlier policy-setting phases. They asked whether staff are exploring new or broader outreach methods to keep the public informed. Madson explained existing review processes will still follow an administrative process led by the Planning Administrator, including a preliminary determination and a required 15-day public comment period before a final decision is issued. Laval Means, Community Planning Manager with

the City of Missoula added that the City aims to balance public involvement with maintaining outreach opportunities for specific project types while streamlining administrative reviews.

Members emphasized the importance of ensuring transparency and clear communication with the public. They suggested that the City should continue to use familiar platforms such as Engage Missoula and public meetings to keep the public and the development community informed. Staff confirmed that subdivision applications will continue to be posted on the City's Engage Missoula platform and the private development webpage, with on-site postings and mailed notice to adjacent property owners. Members encouraged staff to over-communicate where possible, noting that interest in community development extends beyond adjacent property owners and highlighted that efficiency in review should not supersede public involvement. Board member, Danny Oberweiser, expressed concern about having enough time to review the full draft of the Unified Development Code (UDC) and make proper recommendations to City Council.

VIII. COMMITTEE REPORTS [Time stamp – 3:20:22]

Board member, Tung Pham shared updates from the Transportation Policy Coordinating Committee (TPCC) in which the TPCC reviewed their draft of the Transportation Safety Plan and the Reserve Street Safety Action Plan.

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 was reported.

XII. ADJOURNMENT [Time stamp – 3:21:11]

The meeting was adjourned at 9:23 p.m.

Missoula Consolidated Planning Board October 21, 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/9792/media>

Missoula Consolidated Planning Board

October 21, 2025 -Meeting Recording

I will call to order tonight's Missoula Consolidated Planning Board for Tuesday, October 21st, 2025.

At oh man, I don't have a clock on my screen.

Stand by 6:02 PM.

And let's move to roll call please.

Alecia, roll call.

Lynn Davis.

Lynn is absent there at Kanrashure.

Derek is absent. Shane Morrissey.

Present Toon pham.

Danny Tenenbaum here. Josh Schrader.

JS **Joshua Schroeder** 23:26
Here.

AR **Analeshia Rodriguez** 23:27
Danny oberweiser.
Recall.

RH **Richard Hall** 23:32
Here.

AR **Analeshia Rodriguez** 23:33
James Fountain.
James is absent. Sean McCoy.
Here, Mr. Chair, we have six regular members present and one city alternate present.
Would you like to appoint Danny Tunenbone as voting member for the evening, please?
We have quorum.

Great. Thank you. It seems like not all the mics are coming through the speakers.
Should we?
Deal with that or just keep moving.
What's your guys's feeling?
Testing.
Testing.
Testing.
Testing.
Test.
Test, test, test, test, test.
7 still.
Testing. Testing.

RH **Richard Hall** 24:42
They're all working online.

AR **Analeshia Rodriguez** 24:42
Testing.
Nice. We are not getting. We've got it all but one now.
We weren't getting our in House speakers.
OK.
All right, moving right along here.
Approval of the Minutes from October 7th, 2025.
Does anybody have any amendments, adjustments, corrections.
Edits whatever you want to call them.
Suggestions. Otherwise, we'll entertain a motion.
I'll move that we approve the Minutes from October 7th, 2025 S moved by Shane.
Do we have a second? Second seconded by Danny Oberweiser.
OK. We'll just do an up and down vote for the minutes.
All those in favor of the Minutes from October 7th, please say aye aye.

RH **Richard Hall** 25:47
Hi.

AR

Analessia Rodriguez 25:49

All those opposed please say nay, any abstentions.

Hearing no abstentions and no nays, the motion passes unanimously.

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

So if anybody in house or online would like to make a comment on anything outside of tonight's agenda, you're welcome to do so. Now, at this point in time.

We'll leave public comment open here for a minute.

See if we get anybody.

OK. Anybody online that I'm not seeing?

OK, not seeing anybody in house or online. We'll go ahead and close public comment for non agenda items.

And I'm gonna sneak in really quick to staff announcements, just that the county got an e-mail about the upcoming transmission out. If you haven't seen that.

You should see it in your e-mail. If you're appointed by the county, the city's e-mail should be coming along.

On here in the near future.

Hey, that brings us to public hearings for tonight.

And 1st we have Lauren Ryan with.

The county.

So I don't have the department on here anyway.

She's going to talk to us about the amendments for the Missoula County Zoning Code.

Lauren, please take it away.

For the record, Lauren Ryan, Planner with planning, development and sustainability.

And this evening I will be presenting to you the Missoula County Zoning Regulation maintenance update items for your consideration.

So this evening I will cover the scope of the updates, the public engagement and process for the maintenance updates.

A quick overview of the changes.

I'll go in depth of some of the more complicated or or more significant changes any public comments received and and with a proposed motion.

This round of updates included a review of the entire code going through and fixing

any type of graphical errors, or any copy edits. In addition, we made some context changes that were outstanding issues that needed to be resolved where the regulations were not working as intended or ca.

Confusion.

We also allowed for a little bit of flexibility in some of the sections of the regulations. Specifically related to industrial lands, I'll go over that in detail in a couple more slides.

In addition, we also made any changes to the code that were required by the legislature.

These issues in the scope of the update were identified by staff using the regulations on a regular basis.

Any inquiries that we brought from the public and in addition staff reviewing applications and applying the regulations to those applications.

So in identifying those issues, we qualified which ones we need the scope of work by identifying.

Where the language again in the regulations was unclear. Confusing. We were seeing repeated issues within the code. You know, multiple questions were coming about those section, the implementation of the regulations were not producing the desired intent of the regulations. And in addition, the policy within the code out.

Umm didn't change with the proposed amendment.

As far as public engagement, we have a Missoula County voice page that's been up for about a month now that has a all of the proposed changes on it. We held an informational meeting that was recorded and posted to that Missoula County Voice page and covered our basis.

As far as doing legal, add and any noticing requirements.

So we do have a bit of a a quicker turn around time and project timeline more than we normally do. This project did take a little bit longer than anticipated.

So we did just hold that informational presentation yesterday. Obviously at the Planning Board hearing this evening, these will go to the board of County Commissioners on November 13th, leaving a mid-december effective date of the regulations after a 30 day resolution.

Of intent is if it is passed on that November 13th hearing date.

Where can the public review these documents?

There's a copy of them at our office, Mizzou County Planning Office.

They can be reviewed at the Missoula County Clerk and Recorder's office, and as I mentioned, the Missoula County Voice paid for the project has a copy of them as well.

And those public review documents.

There's a table of proposed changes.

There's 3 tables within that document that covers what the proposed changes are within that table.

There in two insert documents with proposed changes.

These are changes that are a little bit more significant, so we attach them as insert documents, one of which is within Chapter 2 and then chapter 8. The sign regulations and.

A staff report is included as well.

So table one of that document, this covers all of those typos and copy edits that are proposed, and also includes clarifications as well.

I won't really go into a lot of detail on this table, just most of this is fairly straightforward as far as adding or deleting language or adding some clarification to these sections.

So I'm going to spend a little bit more time talking about the context changes.

So these are going to be a little bit more substantive changes to the code.

We are proposing within Chapter 2 removing the minimum width and depth requirements in the RRMLM and NR District and staff is proposing this change due to the result of inapplication.

We were realizing that certain building types.

Such as townhomes could not be built within these districts because they could not meet those minimum width and depth requirements.

So obviously this was an unintended issue with the code, so resolving that by removing the minimum width and depth requirements within those districts. There's other design standards that will still carry out the intent of those and keep the character of those districts.

Within chapter eight, that is the sign.

Chapter within this chapter we changed sections to allow some flexibility as far as adding desired sign types to more zoning districts.

So the change is adding some more permitted sign types within within districts.

So also another context change.

So this is within Chapter 2.

This is a proposed change to the minimum area standards and adding some clarification to minimum area and density within the RRM and LM districts.

This change came about due to staff had a hard time determining within these three zoning districts when the minimum area and density, the maximum density applied, and the reason we are having an issue with that is because these minimum areas as they're currently written in the code were.

Not meeting the density requirements. Essentially you were not able to meet both the minimum area and the density requirements as they're currently written.

So with these proposed changes, these minimum areas that you see on your screen here closer align with those maximum density standards within these districts.

These three districts are primarily in areas like Bonner and E Missoula, which were platted many years ago, and so within those districts, we see a lot of smaller lot sizes and odd shaped lot sizes.

So folks were having hard time meeting those, the minimum area.

Density requirements within those zoning districts.

So in addition to aligning these minimum areas, we're not proposing to change any of the maximum density standards, but adding this language here to clarify when the density standards apply.

So this language I'll just read it. The following maximum density standards apply to all new lots created after July 2nd 2022.

So that's when the regulations were adopted through subdivision review exemption or through townhome exemption.

Except as specified in this subsection and again, this is simply clarifying language.

And again, we're not proposing to change any of the maximum density standards within the zone.

So we're proposing to include this language that essentially you have to meet the minimum areas, but you're exempt from the density standards if you are simply replacing a home, renovating a home or expansion of an existing dwelling unit.

Provided the number of dwelling units does not change on.

That lot, if you do any development on a legal, non conforming lot, duplexes.

Adus and triplex.

Quadplex and Multiplex when required.

Permanent affordable housing.

So going back to this table within the R and LM District, if you're proposing to do try and quadplex Multiplex small within those districts, you're required to do a permanent affordable housing.

So adding this language again adds some clarity as to when you're required to meet density and minimum area, or when you're just required to meet the minimum area. This also adds a little bit of flexibility.

Flexibility as far as basically allowing duplexes to just meet the minimum area.

So as I mentioned earlier, we added some flexibility to our industrial zones there. We currently have a light industrial and heavy industrial zoning. District staff was finding that there needed to be some flexibility between what was permitted between the light and heavy industrial zone.

So we are proposing a new definition. This industrial flex space, which essentially takes the light industrial uses.

And permits them in heavy industrial zones.

Outside of some uses that require special exception, so this is a new definition in use type that allows for a flexibility of those uses in industrial districts.

Again, we found that we were needing to allow for some of these light industrial uses within the heavy industrial zoning districts.

And Table 3 covers any changes out were required by legislature.

Pretty limited here as far as cannabis cultivation, we are not allowed to do any energy conservation requirements for cannabis cultivation, so we removed that section.

And then daycare homes and community residential facilities are required to be allowed as a permitted use in any zone that requires.

Or that allows for residential development.

So we're updating our table to allow for those uses in any of the zones that allow for residential development.

And we sent this out for agency comment and again public comment.

We didn't receive anything so.

And in addition, we are required to do a staff report that meets the requirements in

MCA.

There's 8 criteria within that staff report, each with an analysis and conclusion. Within that, when we do, the staff report and these and these proposed maintenance changes, we make sure that they align with both the growth policy and land use element. And we found through our staff report.

That these.

Proposed changes.

Are in support.

Of the growth policy and land use element.

So with that, I will put a recommend in motion on this screen and answer any questions. Thanks.

Great. Thank you, Lauren.

OK, before we go to public.

Comment anybody board members got questions clarifying questions.

Anything.

Go ahead, Danny T.

This is working.

I should use a. It's pressed.

This is working. Yes. OK.

I have a few questions about.

I guess one thing you just brought up was the day cares and allowed use now because of state legislation.

Does that include preschools?

I the daycare homes I don't believe include preschools under the definition. I wouldn't.

I'll look at the definition real quick, but I think MCA says.

Childcare facilities.

And the City made a change or said announced that they were gonna make a change to include preschools as allowed in all zones to comply with that law.

Just wanted to see if the county is also gonna make the change.

Yeah. So.

Yeah. So a daycare home is going to be up to 15 children or adults.

Is how it's defined, and that's a definition within.

State law.

As well, so I would assume that as long as they are under that threshold.

They would be permitted.

I guess I would just ask the county and the city to talk to one another to make sure they're on the same page because the question, like there's several preschools in the city of Missoula that have more than 15.

Those qualify as child care facilities under state law.

It's not really like a numerical standard in terms of how many students.

Are in the kids are there and I think the intent of the law was just to ensure that childcare facilities are allowed everywhere.

Yeah, that came up at our last planning board meeting.

Gotcha. The other question I have is so.

The sort of core of East Missoula I'm not able to pull up the county zoning map right now. I was trying to do it and it wasn't working for me.

What is like sort of the gridded residential streets of East Missoula under the new?

County zoning map.

Yeah. Let me pull up in the map here real quick.

And you're just talking specifically about the zoning districts within E Missoula?

Yeah, I guess, yeah.

In East Missoula, there is a both our neighborhood commercial.

Live make district and then the our district, which is just the base residential district, OK.

So I guess I'm interested in the purple and the yellow.

So live make and the R district so.

If someone wanted to build a duplex in the, let's say the R District, yellow. Mm-hmm.

They don't really have to worry about the size of their lot. If they have a 5000 square foot lot, 7000 square foot lot they have buy right ability to build a.

Duplex, so they within. So with that proposed change, they still need to meet the minimum area that's required.

But don't have to.

They can exceed the the density.

Standard so.

Those minimum areas that we're proposing, some of them would exceed the

maximum density. And so it's saying that as long as you meet that, that minimum area.

Is there a minimum area for a duplex in our districts?

Let me look here real quick.

Yes, but let me get that the top of your head.

I see.

Try and quadplex or 20,000 square feet, yeah.

And then he sorry, too many pieces of paper here.

Oh, I guess I see all other types.

Yeah. So then that's gonna be fall under that.

All other types as permitted so 6000.

So that's a pretty big jump from, let's say, a duplex to a triplex. If you just wanna add one more unit.

You have to somehow have.

A.

14,000 extra square feet to your lot. Yeah. And again, that was the as the minimum area is currently.

Exist within the zoning regulations.

So right now, as the code's written.

The minimum area for a let me pull up in our district here.

So for a trying quadplex, the minimum area is 10,000 square feet and so and that's as it's currently written in the code and again.

There is misalignment as the code's currently written between those minimum areas and density, right?

You would always be over over building with that minimum area and so.

This proposed change is essentially aligning that minimum area.

Because they weren't working together.

So the minimum area gets you closer to that six dwelling units per per acre density.

Maybe I'm just reading this wrong, so I'm looking at our district minimum area. Let's say a triplex.

Reading this chart, am I reading it right that it says that you have to have a 20,000 square foot lot to build a triplex?

Correct. That's what we're proposing.

And currently you said it's 10,000 square feet, right?

So again, like the the opposite direction, we should be going in, right?

Well, so the issue is that the right now those minimum areas.

As N densities aren't aligning right, one minimum area or the minimum areas as they're written now say you can build, but you're going to go way over your six dwelling units per acre at that size.

And so we want to keep the densities within these districts, as you know, when we adopted these zoning regulations, we, you know, said here's the maximum density within these districts.

And so.

So this is what we're proposing in order to align those minimum areas and density. It is tricky.

I will say having the having both minimum minimum areas and density in some codes, you'll see you just have a minimum area or density you have to meet and in this case we adopted both and they currently weren't aligning and so if you do the math, the 20.

1000 gets you closer to that.

6 dwelling units per per acre and we're trying to maintain the the character of these zoning districts by not overbuilding what the current maximum density is.

So I guess I'm looking at all these lots in East Missoula.

Most of them don't look like they're 20,000 square feet, at least in the R district.

I don't know.

What is that one? I can't really see.

I just clicked on a random one so.

Yeah, this one is at is 10,000 square feet.

13,000 so yeah, again we were with the code.

How it's currently written right?

What those minimum areas in density these lots were always gonna be over the the maximum density if you were allowed to build on them.

And so.

With the code you know those two not aligning with each other.

This proposed changes to to meet those two in the middle, but I understand what you're saying that.

It's not gonna be a whole lot of multifamily housing being built in these neighborhoods under this change, right?

And to be honest, because those two like currently we weren't figuring out how to make those two align because people were always going over the residential density that people couldn't really meet the code as it's currently written either.

And so, yeah, that's a conversation that you know.

Again, when we adopted the code, we said this is the the Max dwelling units out here and we're trying to maintain that that character within these districts.

And these are neighborhoods that are served by transit, right?

There's a bus line that goes out here.

I believe so.

I don't think it's the four bus.

And this area of city zoning, I think it's the.

Former aspired development.

That's going to be more medium density will allow for multi family housing, is that right?

Alright. Is that. Hey, Ben.

We have a quick question about city zoning in East Missoula.

Thanks Ben.

Brewer planning supervisor with the city CPDI department.

Thank you for coming up unexpectedly.

We're just looking at the map of East Missoula and if you can see on the screen, you see that?

There's a big chunk of aspire there, a former aspire, and that under the proposed city of the draft that we've been looking at, that is, yeah, the the proposed zoning on that is the urban residential three district.

OK, which allows for I believe up to 12.

Yeah. So the you know again these these are districts that would.

Be regulated under the floor area ratio standards for development, and then that district in the proposed.

Materials has a cap of 12 units per building.

In the district. OK. Thank you.

So it seems like there's a big mismatch.

In East Missoula.

Between the parcels that are under county zoning and under city zoning, and I think it would be better if there was.

Some harmony between the two, given they're right next to each other, they're gonna be using the same streets, same bus system.

I personally am not inclined to like sign off on a this chart with what I see as like really excessive minimum area, minimum lot size requirements for things as you know low density is a triplex.

That's just me commenting on the plan right now.

The plan changes especially because this is East Missoula.

There's been talk about annexation for decades.

It's pretty closely tied in with Missoula's urban core transit, walkability. There's plans for bike PED paths connecting it to downtown Missoula.

Yeah, yeah. And I will say the, you know, the LM district you're, you know, looking at a lot.

Allow uses and denser development within the LM and the R is obviously you know just the the baseline residential district.

You know the RM is between those two, so.

Yeah. Is, is there any issue potentially with the state law prohibiting inclusionary zoning to have this requirement that multifamily housing provide?

Permanent.

Affordable housing, it seems like.

That's what the legislature was attempting to prohibit those types of requirements for multifamily housing.

Two that we require the permanent affordable housing.

Is that your?

Well, not for single family houses, but only for multifamily housing.

That I don't think the I'm not aware of anything. If anyone else is aware of anything, I don't believe so.

I can.

I can pull up the bill just to sort of see if there's conflict.

But I mean it, it's something that local governments have found issue with since the legislature passed in 2021, which was that they're not able to say in these districts,

you have to build a certain number of permanently affordable units if you're going to do multi family.

Housing.

I apologize if this isn't relevant to what we're talking about here, but I think our understanding at the city level at least is that the prohibition on inclusionary zoning is on required, required number required like required provision of affordable units in a in a development rather than an.

Incentive approach.

We wouldn't see an incentive approach.

I'm Andrew Hageman in the community Economic development director.

So this isn't requiring you add in affordable housing.

This is a seen affordable housing as a use.

So it's not that law prohibits local governments from.

Requiring affordable housing for an approval.

What this is saying?

What the county zoning code is saying is if you're doing affordable housing, you can do multifamily here.

So it's not requiring you do multifamily or if you're if not requiring you do affordable housing.

So it's not, it's not inclusionary zoning.

Said and can I jump in real quick?

Said another way, if you propose multifamily in that district, you're required to provide a percentage of permanent affordable housing.

No you can.

Only you can.

Only you can only propose multifamily if it's permanently affordable housing.

So it's not requiring.

A percentage of your housing.

Or affordable housing.

That's what inclusionary zoning is.

So I want to do 6 units.

Well, if you're doing 6 units, you got a two that they have to be.

You know, they have to be affordable.

That's what inclusionary zoning is.
This is just saying we're allowing.
Affordable housing in this district.
We're not allowing multifamily if it's not permanently affordable.
So it's like it's treating it like A use.
I mean, maybe you could get lawyers to argue, but I don't think this falls under the definition of what inclusionary zoning is.
So if someone wanted to build a triplex, they came to the county planning in, let's say.
The live make district.
The county planner would say one of those units if you can build a triplex, but one of them has to be affordable.
No, that would be inclusionary zoning.
So what?
What's this is saying is in live, make the building type which is multi.
It's like I can't remember the name of the multifamily building type.
I think it's it's like the small.
I'm seeing a star and asterisk next to triplex and live make saying.
Requires permanent affordable housing.
Is that what's in the proposed text?
Can we pull up?
Oh, then I can't.
I can't speak to that. OK. So the way it was written is if you're doing an apartment building in this district, it has to be permanently affordable.
Yeah. And that's the way it reads now with that ashtay. OK. Yeah.
An inclusionary zoning because it's it's treating affordability as a use in this situation.
So what if I'm doing 6 units?
Inclusionary zoning would say you have to do 2 of them as permanently affordable, or they subsidized in some manner that's inclusionary.
This doesn't have a it it's saying if you're.
Market rate. If you wanna do a market rate apartment building in East Missoula, you gotta go to the light pink section.
Where that's a permitted use market rate per.

Mits is not a permitted use in livemark.

There is an exception if you're doing permanently affordable then you can do apartment buildings.

So it it was an attempt to address.

The concerns of the neighborhood.

About becoming gentrified.

This is where this is.

This is where this came from.

I.

So, Danny, it's not inclusionary zoning, because it's not requiring you include affordable housing.

It's allowing the use just for affordable housing providers.

That's that's a different thing.

It's not a normal development coming in and is there do all of the units have to be permanently affordable?

The whole.

The whole like it.

It requires a land.

Trust. It requires it to be homeward.

It requires it be a an affordable housing provider, so it's basically like a 100% inclusion.

I mean, you might be able to argue that, but I don't.

I think you could argue the other way that that what we're doing is we're allowing A use.

Which is permanently affordable housing in this district.

In a different building type than other, you could do, permit your affordable housing that for single family homes just to be correct.

So only if you want to build multifamily housing, do you have to make sure that those units are permanently affordable 100% of them.

Functionally, that feels a lot like just regular old conclusionary.

I I am an attorney.

Oh, I'm sorry. I'm sorry.

Beside the point, I'm sorry.

Umm, I guess.

I mean you can.

This is what's in the code. I mean, if you wanna, you would have to.

I mean, you can make amendments to try to change the existing code.

I mean, if that's what you wanna do.

Right. OK. I'm gonna jump in here about that.

No, it's all right.

I allowed it here.

If you wanna continue this conversation, we can do that in our discussion.

Sounds great, but right now let's move on to questions.

And I'm just going to save my two cents till then. Later, Rick, go right ahead.

RH **Richard Hall** 1:00:36

Yes, I am on the Bonner Milltown Community Council and I was wondering if you could provide an example of a piece of property where this occurred at in that area.

As you said it is. You know, we do have weird and small lots in that area as a

Former milltown.

AR **Analeshia Rodriguez** 1:00:58

Mm-hmm.

RH **Richard Hall** 1:00:58

I just want to be able to explain that to non planning geeks.

AR **Analeshia Rodriguez** 1:01:05

Right, definitely.

Great question.

So as the code let's see.

Actually I have a couple examples here. Find one.

Umm.

You look up an address here real quick.

And do you want just to be clear with the proposed changes, I guess how it would, how it would operate or I guess I'll start?

RH **Richard Hall** 1:01:41

Right, exactly.

Why it didn't?

Why it didn't work the way it was and how it would operate with the proposed changes?

AR **Analeshia Rodriguez** 1:01:47

Great. So in this example, so we're looking at 545 Colorado.

Sorry to whoever owns 545 Colorado. That was just the example I pulled up.

So this is within our live make zoning district, which currently let me pull up the current regulations.

The minimum area within that zone.

For basically single family and all their types is 2500 square feet.

We have a maximum zoning district of 11 homes per acre.

And so in this case, if you were to in the lot is.

Let's see.

So the lots at just a little over 11,000 square feet.

So if you build a single family home, this is gonna yield around 3.9 dwelling units per acre.

A duplex gonna be 7.8 dwelling units per acre.

And if you were to do like a duplex and an Adu, that's gonna be 11 dwelling units per acre, so.

In this case you you know.

Would only be building over that maximum allowed density if you were to be doing a duplex and Adu, you would be able on this lot to actually build.

This is a larger lot to build, you know, quite a bit up to a a duplex, but anything beyond that.

You wouldn't be able to build.

So essentially.

RH **Richard Hall** 1:03:34

Under the current under the current regulations, right?

AR **Analeshia Rodriguez** 1:03:37
Correct. Yeah.

RH **Richard Hall** 1:03:39
OK.

AR **Analeshia Rodriguez** 1:03:40
So in this case, with the proposed changes, you would just because this is, we would look at this as a legal nonconforming lot.
And so you would just need to meet the minimum area standards.
Within this district.
And I can.
I can also follow up with you and throw some math your way as well if you wanna.

RH **Richard Hall** 1:04:05
OK.
That's great.
You can e-mail me, yeah.

AR **Analeshia Rodriguez** 1:04:07
'Cause sometimes it's helpful to to see the math play itself out in this case.

RH **Richard Hall** 1:04:11
Yeah, absolutely. So under the under the proposed changes, you'd be able to build a triplex or a quadruplex on this property, correct?

AR **Analeshia Rodriguez** 1:04:13
Yep.
Yes, correct.

RH **Richard Hall** 1:04:22

OK.
Got it.

AR **Analeshia Rodriguez** 1:04:23

Yep, you would just have to meet that. That minimum, that minimum area.

RH **Richard Hall** 1:04:28

Don, OK.
Thank you.

AR **Analeshia Rodriguez** 1:04:28

And also Yep.

RH **Richard Hall** 1:04:31

Accept.

AR **Analeshia Rodriguez** 1:04:36

Great. Thank you, Rick.
OK. Any Danny overweiser?
Go ahead.
So the the legislation remind me of the.
Right to have two units on any residential zone parcel is that in malupa or is that any zoning?
Designation around the state.
Any anybody?
Justin Maloupa just maloua OK, is that or municipal zoning or municipal zoning, OK.
So not applicable to county.
Not applicable to county zoning.
So is that is it?
I think we're correct there.
So just wanted to confirm. Yep, but the follow up question there is as I understand it, the county's contemplating opting into the maloopa.
But you have minimum area standards for 2 units.

Which would conflict with that if you opt in, why have a minimum area for two units at all?

Yeah. And I think we to answer your question, we'll have to once we get to that point and decide if we are going to follow the M LUPA standards.

We'll have to make that change when we get there.

I don't disagree that having the minimum areas and density is obviously causing conflict currently.

At this point, this is sort of the what I'm proposing to you this evening is the fix we've come up with.

For now.

And potentially looking at making a more substantive change in the future, and how does adus play into that?

Does all residential zoning districts in the county have right to an Adu?

Yep, so an Adu is not considered a unit, correct?

Yeah. So any, yeah, any zoning district, you can have an Adu as long as it meets the the we have specific standards for Adu. So as far as.

Maximum size it can be and also.

Sanitation requirements for the for the ADUS.

OK, good. Shane to do.

Have a question all right?

OK.

Not seeing anybody else with an earning question, we'll move to public comment here for a minute.

So if anybody in house or online would like to make public comment, now it's time to do so. If for some reason you need to call in separately on a phone, you can call 406-272-4824. The phone conference ID is.

358884848 pound sign hit *5 to raise your hand to be recognized for public comment and star five again to lower your hand.

*6 to mute and unmute yourself.

OK. Alicia. Anybody I'm not seeing.

OK, not seeing anybody for public comment.

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

And that can bring us to.

A motion so that we can move on to some discussion.
Let me pull that back open on the screen there, you're.
Sorry, no, no, no worries.

RH **Richard Hall** 1:08:57

Be happy to make the motion when it gets up there.

AR **Analeshia Rodriguez** 1:08:59

Great. Thank you, Rick.

RH **Richard Hall** 1:09:02

Yep, I only see myself.

AR **Analeshia Rodriguez** 1:09:04

Yeah, here we go.

All right.

Let me get to the.

Sorry.

RH **Richard Hall** 1:09:20

It was there.

AR **Analeshia Rodriguez** 1:09:21

Let me get there again, I apologize.

There we go.

RH **Richard Hall** 1:09:26

OK.

I move that the proposed Missoula County zoning code, as amended, be approved as a zoning regulation for portion of Missoula County to implement the 2019 Missoula area land use element and the 2016 Missoula County Growth Policy. Based on the findings of fact and conclusions contained in.
The staff report.

AR

Analeshia Rodriguez 1:09:48

Great. Thank you. Motion by Rick.

Do we have a second?

One second second and by tune. OK.

All right, we can jump back into this conversation a little bit.

Maybe I'll lead this off for a change and see if I can.

Describe my understanding of the earlier debate.

So as far as the.

Affordable housing piece.

I kind of see it this way. We've got what is zoned and allowed, right?

Which is whatever single family use and duplexes those are the allowed things.

And then if by some chance there was a builder that wanted to build more something larger.

They are incentivized to build a duplex, but it's got to be affordable the whole thing.

And that's the only way you can actually build within this area a larger.

Unit with more housing.

So to me, I can see like the incentivize piece.

And I don't know if you know, I think they're willing to risk getting sued over the inclusionary question because I don't know.

I mean, I'm not a lawyer either, but it seems pretty.

You know fine.

A line that may get argued out in court.

I personally would love it if it was an incentive. I think density bonuses work great if they're calibrated correctly, but what's being presented to us is a requirement and that's different than an incentive.

OK.

So I guess you know.

Maybe the recommendation that we can make the staff, unless you want to make an amendment.

Would be to, you know, take that question to your guys, lawyers and weigh that.

I mean, I maybe you guys already have.

But.

To my knowledge, we have not.

I was not here when we adopted this code.

This was adopted in 2021.

We haven't changed that.

Provisions been in here since 2021 haven't had any issues that I'm aware of to date with it.

Have you had any permanently affordable triplexes built in the county 100%?

Not that I can think of off the top of my head.

What about quad plexes?

I could definitely look nothing that's coming to mind currently, but I could definitely look into it and but I can't think of any off the top of my head at this point.

I know that there is in East Missoula and that live make district.

There is a project with Habitat for Humanity.

And I'm not sure what they're proposing to build, but I do know that that's one project.

That's been in the works.

I'm not aware of anything else.

Because I do.

Sorry to. No, I think your response like really goes straight to the heart of my concern with this, which is just.

These asterisks saying that this is required to be permanently affordable housing is just a roundabout way of saying we're gonna prohibit it because affordable housing providers I used to work for for front step earlier this year.

They're generally looking to build higher in scale.

They're not able to build permanently affordable triplexes.

And Quadplex is the math just doesn't work out.

Cost per unit is still too high.

They need to go higher in scale.

I have other issues with the table as it applies to the two. I guess predominant residential zoning types the live make and the residential and E Missoula that's separate from the question of whether.

The the question regarding the affordability requirement.

I don't know if I should bring that up now or sure go ahead.

It's my understanding on the under the 2045 land use plan that we all just passed. That the area of East Missoula both the live make and the R districts are under the land use plan urban residential high.

Are you talking about specifically the city's plan that they just adopted?

Well, it's city, County.

It goes beyond the city limits and the land use plan designates this area as yeah, urban residential high. And I'm just.

RH **Richard Hall** 1:14:57

Thank you for getting notices about.

AR **Analeshia Rodriguez** 1:15:00

Sorry about that. What was that?

Oh, that was just Rick's mic was on, I think.

Oh, OK.

RH **Richard Hall** 1:15:07

Oops.

AR **Analeshia Rodriguez** 1:15:10

And that says that the typical parcel would allow between 6:00 to 8:00 units.

I don't see that really being the case with this table applied to those two districts.

So it seems like the zoning districts under this table, if this table applies, would no longer match the land use plan.

Correct. So the well, the way that the zoning is adopted in the county follows the land use element that was adopted in 2019.

I believe we've given comments to the city as far as aligning what those land use districts are proposed within the county.

In the city to try to more closely align those. However, since this is in you know, the county's jurisdiction and we're going off of the land use element that was adopted in 2019 and subsequently the zoning to reflect that, that's currently what what the zoning is.

Out there.

As the county you know, we're also looking.

We're going to be updating our comprehensive plan, so that could inevitably change in this area.

In the coming years, as we work through that.

But yeah, as far as alignment with the city, we've provided comments to the city to, you know, align what they have proposed and what the Count County currently has.

And so I I guess that's my response to that questioner or thought.

Just one last follow up.

So the urban residential high designation for this area in the 2045 land use plan?

That only goes into effect if this is annexed into the city.

Is that right?

I'm seeing Ben nod. OK, correct. And so currently we're just gonna be content with the county.

Land use plan being in a totally different place as the cities correct and if you know the area were to be annexed by the city then it would would fall under that land, use designation or whatever is proposed and adopted.

By by the city.

OK, I guess my inclination is.

To.

I'd like to amend this the table, given that it creates this incongruity where we have high density city.

Zoned land next to county land, that's about as low density as you can legally require.

And yeah, my inclination is to amend this in a way so that it's more harmonious so that it matches better and it reflects the fact that E Missoula is served by transit and.

Ideally the section of Hwy. 200, it's gonna develop more with more amenities. It already is.

You know, there's a new coffee shop there.

It's pretty cool.

Umm.

And that this is an area where we at least wanna have medium density following our 242045 land use Plan 6 to 8 parcel units per parcel.

So I don't know.

I guess my inclination is I I I can't.

I personally cannot vote to recommend this given the table and things like minimum parcel size of 20,000 square feet for something as modest as a triplex.

OK.

Thank you, Danny.

Let's see.

RH

Richard Hall 1:19:09

Order here.

AR

Analeshia Rodriguez 1:19:11

Go ahead, Rick.

RH

Richard Hall 1:19:13

I've made the motion and point of order I think is that we have to has been made an amend and seconded so we would have to vote up or down on this motion and then if it fails, then we would vote whether to pass an amended version of.

It I believe we can ask staff but.

AR

Analeshia Rodriguez 1:19:41

I think where we are right now and somebody smarter than me can correct me if I'm wrong.

Is that the motion is on the table.

It's been seconded.

We're going through and discussing whether or not we're going to support the motion on the floor and somebody is able to propose an amendment we would vote on said amendment and then, after all the amendments are out of the way, we would vote on the motion and 2nd.

As it stands.

Hands, after all, the amendments have been voted on.

So that sound correct.

RH **Richard Hall** 1:20:15

Can SAP can SAP answer that?

AR **Analeshia Rodriguez** 1:20:24

We're getting nods of heads, Rick, that that is.

An accurate description.

That's where I was thinking the route was as well.

Think we're getting we're getting.

People are crunching some keyboards to make sure, specifically that that is our rule of order.

And I think while we wait on that, Josh, why don't you go ahead and jump in here?

JS **Joshua Schroeder** 1:20:54

Yeah, I was just going to say I intend to to support the motion.

I.

I guess I really don't have an opinion.

On what's inclusionary zoning? Or you know the appropriateness of requiring?

Certain multifamily developments to be permanently affordable, but my understanding of the modification of the minimum areas.

Is simply.

To ensure that we're all able to achieve the permitted density.

And the permitted density, as I understand it, in for example, District R for a triplex with a minimum area of 20,000 per triplex means that we can get, you know, on an acre, which is 43,560 square feet. We can get 2.

And change.

Triplex, which gets us right close to the, you know it's a little higher than the than the six homes per acre for that district.

So I don't see it as limiting density at all.

It's just modifying the the.

The area in order so that.

It makes sense with the permitted density, which my understanding was based on a lot of feedback and interaction with the people.

Who live in that area?

So.

I all that to say I intend to support the motion.

AR **Analeshia Rodriguez** 1:22:33

Great. Thank you, Josh.

Anybody else?

Go ahead, Rick.

RH **Richard Hall** 1:22:41

You know, E Missoula is kind of.

A.

A microcosm in itself.

I mean, Aspire was was annexed into the city.

While it's got greater density.

Than a lot of the the rest of East Missoula has.

And I think that's probably one of the reasons they annex.

You know anyone in the R could always ask for a zoning?

Change to an RM or an LM if they wanted.

A.

Not affordable permanently affordable triplex or duplex.

You know I am, you know, Missoula.

There I will tell you from being on the modern Milltown Community Council, they don't want to see the growth that's happening in their area.

And they didn't want to see a Spire happen either.

Bonner Mill town. You know where?

Limited by.

On density by lack of sewer and water.

So most of the county isn't like East Missoula and isn't that adjacent to the the city.

And by the way, the all the funding for that road improvement was taken away.

So that's not happening, and Bonner Milltown is also served by the four line.

So we have transit as well.

Oh, but it's just that it's a kind of a different animal. So I I intend to support. I think I

understand what they're trying to do, at least in areas outside of of East Missoula and which would be the rest of the county.

So thank you.

AR **Analeshia Rodriguez** 1:24:31

Great. Thank you, Rick.

Anybody else want to add color before I jump in?

Go ahead and Shane.

Yeah, I think that I intend to support this also as the as the.

As the land remains in the county, we need to match the county's land use element and that's what's what's here.

I can follow the math.

Josh laid it out really quite well.

I was also doing math on my sheet here as we were talking about this.

So I think that it makes sense and if and when it is annexed into the city.

We'll have to deal with this again.

And but that's not the growth policy that applies.

So I intend to support the motion.

And I do want to invite Danny to make an amendment. If if you see fit, I think right now would be the time to do that before we vote on the the whole.

Motion that's on the table.

Just as a point of order, does that make sense?

And here I'll give this back to you.

Yeah, absolutely.

In one second, let me chime in here. I wanna.

I wanna check in with staff about the amendment and maybe we can work it together.

I just have some concerns that we're we're trying to make an amendment to bring county to city.

When you know they're kind of confined within their county role and I I just don't know how that, you know jives per SE, I kind of feel like we need to have our county hat on for the moment.

And we have to go off the 2019.

Plan or map?

What is it?

Elements use plan.

What are your thoughts, Danny?

My inclination actually, I think I agree with a lot of what Rick brought up about the need to distinguish between different areas of the county.

Bonner, Milltown, to me, is a totally different animal. Given infrastructure limitations than E Missoula and I, and I recognize that, you know, there's opposition to growth in East Missoula, and you talk with the people with folks there.

I mean, that's happening in my neighborhood, the lower rattlesnake right now.

It's happening all over the city. If you search hard enough, you can find people who want to oppose growth.

I think my what I agree with Rick is that there's a difference between bond or Milltown and other parts of the county than E Missoula and so.

I guess my inclination is to.

Treat maybe amend the table designation specifically for live make.

Which?

I guess this is another question for county staff.

Are there other parts of the county that have that live make zone or is it just E Missoula?

No, there are other areas.

Let me pull up in a map here.

RH **Richard Hall** 1:27:47

We have it in Bonnie Milltown.

W Riverside.

AR **Analeshia Rodriguez** 1:27:56

Yeah. So here's the area of.

Off of Zog drive area.

I believe those are the two areas within the county.

With the lip make.

Again, you know people can always request to to rezone to that zoning district if.

They chose to, but currently those are the two areas with the live make zoning district.

I guess the amendment then I that I would put forward is just to.

Adjust the tables for LM districts within the county to allow not for large apartment buildings or anything like that, just the missing middle, the lower density, missing middle, so up to four units like the quad Plex to ensure that the the regulations that apply to a single family.

Or a duplex home in terms of minimum lot size are the same for a triplex and A and a quad Plex.

That would be the amendment that I I put forward.

RH **Richard Hall** 1:29:18

So now we would vote on the amendment, is that right?

AR **Analeshia Rodriguez** 1:29:24

We need a second first, but I think we need to clarify exactly what were our amendment is here. Go ahead Lauren.

Oh, that's what I was going to ask.

I don't know if I'm so as the code currently is written on the books today.

The in the live make district try Quadplex Multiplex small.

Require a minimum area of 5000 square feet with a maximum density of.

Again, that's not changing. 11 units per acre.

Yeah. So I guess my amendment would just be to keep that.

And and yeah, to keep that and given what we heard about, we're not seeing these types of housing, these housing types constructed because of the permanent affordability requirement, eliminating that as well.

Because we we would actually like to see this type of housing if it's.

I'm following if you guys are following. I want some more clarification. OK, so current is 5000.

RH **Richard Hall** 1:30:44

Oh.

AR **Analeshia Rodriguez** 1:30:52

Correct. And then proposed, amend proposed.

I guess I miss 10.

Yeah. So what we're proposing with this change would be 10.

And so I guess.

Your proposal would be to more or less keep that the same.

Keep it at 50.

Keep it at 5 how it's written today so more or less there wouldn't be a change to that section.

Yes, we would not double the minimum lot size requirement for triplexes and four plexes correct and and or require 100% affordability of those of that specific housing.

Gotcha. So everyone tracking?

I think so.

Everybody thoughts, questions, responses.

Oh, great. Josh, go ahead. Sorry, Rick.

RH **Richard Hall** 1:31:44

Well.

JS **Joshua Schroeder** 1:31:46

OK. I yeah, I'm, I'm sorry.

I just wanted to make sure I understand. So if we leave the quadplex.

Minimum.

Area requirement at 5000. That means you need 5000 square feet to build a quadplex, which means on an acre. In theory you could build 10 quadplexes.

Which would be 40.

40 units, even though the maximum allowable density currently is 11. Is that right?

Am I understanding that?

Not not that you could build 40, but the minimum area requirement if there was no density maximum would permit 40.

I just don't understand the reason to do that.

AR **Analeshia Rodriguez** 1:32:41

Is that accurate?

I'm I'm getting different head shakes here.

Anybody else work that out with Josh?

JS **Joshua Schroeder** 1:32:51

I mean, you can't build that density regardless because you have a maximum permitted density, even though the area minimums or the.

In theory would allow it if there was no density maximum.

So I just understand what we're accomplishing.

AR **Analeshia Rodriguez** 1:33:12

Yeah, so to, I guess answer your question, which is kind of I guess at the tip of this issue from the get go and trying to resolve is you know with that math you're always going to be building over the density of 11 homes per acre, which wouldn't.

Be a minimum area, right?

Which is why we're having this conflict between when do you apply minimum area and when are you applying density?

Because the code as it's currently.

Only written those conflict with each other. OK, I got Rick and then Danny back to you.

JS **Joshua Schroeder** 1:33:45

Right. So would you be permitted?

Would you be allowed to exceed the maximum permitted density?

AR **Analeshia Rodriguez** 1:33:53

With our interpretation currently and how it's being applied, then no. If you're going to go over that density.

JS **Joshua Schroeder** 1:33:59

So.

So what good does it do? I guess.

AR **Analeshia Rodriguez** 1:34:02

Josh.

The oh, sorry Josh.

My only intention was just allow people on regular city lots within live make zones just to build up to 4 units.

JS **Joshua Schroeder** 1:34:22

Regardless of the size of the lock.

AR **Analeshia Rodriguez** 1:34:25

Well, it has to be 5000.

That's what it currently is.

JS **Joshua Schroeder** 1:34:28

Yeah. OK.

AR **Analeshia Rodriguez** 1:34:33

OK.

Go ahead, Rick and then Shane, I think.

RH **Richard Hall** 1:34:38

Yeah, as a county member, that kind of density is just not appropriate.

Not in the county.

I mean, we don't have city lots. We're not cities.

It I I get what?

What what they're trying to accomplish, and I mean I would be opposed to the amendment.

So I guess we need to have comment and see if there's a second so.

AR **Analeshia Rodriguez** 1:35:08

Yes, Shane, go ahead.

OK.

So the amendment has been made by Danny.

Do we have a? What are? What are you guys trying to tell me?

Oh, I'm just gonna say we need a motion to make the amendment.

So it does need to be seconded and then voted on.

OK.

So we have a motion for the amendment. Or do you wanna make an official motion for the amendment correct?

Make an official motion, please.

I guess I will move to amend.

The lot area and dimensions tables specifically for the LM District specifically for the Tri and Quad Plex building type.

To maintain a minimum area of 5000 square feet and to remove the permanent affordable housing requirement.

Great motion made by Danny Tennenbaum.

Do we have a second?

2nd seconded by Toom.

OK. Do we need any more discussion?

I'll. I'll jump in with my team.

I guess I'm a little less concerned about the minimum areas Danny is, but I am wholeheartedly in agreement that we should not have a requirement for permanent housing on a triplex or a quad Plex.

I could see that being very applicable to a large Plex apartment building.

Well, I don't want to say rural nature because E Mozilla is not rural, has all the same facilities sustainability requirements as the city.

So when it comes that live work or livemake area, I think I do disagree a little bit with Rick there that these are city lots.

There isn't a whole lot difference between those lots out in East Missoula, in the city, a greater rural environment in county. I would agree with Rick.

But not there so.

You know that that's where I would stand on that amendment that the 5000 verse 10,000 isn't as important to me as someone being able to build a triplex or a quad

Plex because that.

Is more aligned with both the city and the county's goals of trying to help our affordable or quote obtainable housing.

Heartache right now.

Great. Thank you, Danny.

Shane, do you want to go next?

OK.

I'm gonna ask a question.

In the Yellow District, a triplex, a quad Plex and Multiplex small are not allowed.

Uses right now.

Is that correct?

Unless they're permanently affordable.

In the LM District specifically, you're saying correct? Correct.

So in the yeah. Correct.

They're required the permanent affordable housing.

So it's not an allowed user. So essentially you're in an LM district, you're allowed to build a single a single family residence.

Or a duplex on a lot.

Or other uses, but you're not allowed to build a triplex, a quad Plex, or anything larger than a quad Plex right now.

So you could do.

I'm looking at our use table right now.

The you could do a town home and a.

A.

Yeah.

Would be permitted, yeah.

Thank you. So so I don't think I agree with, I intend to not support the motion that's on the table.

I think the proper way to do this is to rezone this area. If we actually want to achieve higher densities and completely change the uses that have been zoned.

We're not.

I don't think this is just going to.

Confuse the situation, which is why I think we're here right now.

Now so you know, let's clarify it and if we are trying to achieve more density in the residence of East Missoula, want more density, then it's a rezone of it.

Not making these administrative changes, in my opinion, like if we wanna get to 40 units per acre, it's a completely different process.

It's not a matter of, you know, having two different conflicting things in the code and just letting it sit there.

So I don't intend to support the motion on the floor.

And if I may add just to that as well, Shane.

So as I mentioned earlier, you know we're gonna be undergoing updating our comprehensive plan as well.

So you know all these conversations and everything are gonna be reevaluated through that process, so.

You know, this area could potentially change based on our growth policy update.

So just wanna mention that.

Great. Thank you for that color. Rick, go ahead.

RH

Richard Hall 1:40:34

I just wanted to point out I'm not referring to Ace Missoula.

I represent Bonner, Milltown W, Riverside, Piltzville, and about 50% of our housing are mobile homes, probably about 20% of East Missoula are mobile homes.

That is the only form of affordable housing that's left in the county except for income limited ones that are generally built in the city.

So I mean I I.

I I'm all for requiring permanent affordable housing.

If it's market rate, what we're seeing, at least in our area and we had a new development of double wide mobile homes.

On the on the river and the minimum cost of the lot is \$250,000.

Most of the people out here have mobile homes that cost 5 to 20 grand, so.

Just pointing out that you know when we say to change this rule, we're talking about the entire county, not E Missoula only. There is a whole lot of county out there besides E Missoula. And I would agree as I said before that you know, E Missoula is a. Microcosm let developers apply for a change in zoning.

I think that's the mechanism to change density.

And.

So that's just my point.

And I know how much E Missoula opposed the apartments that were built in their area, and it was just an empty lot. But I'm not necessarily on on that.

Wavelength. But I just wanted to point out that it's it's not just E Missoula. So again thanks.

AR **Analeshia Rodriguez** 1:42:22

Great. Thank you, Rick. OK. Anybody else?

OK.

I'll see if I can add my two cents here.

Man, I think I'm struggling.

With the motion, just because I absolutely get what you're getting at, Danny.

I think my struggle is whether or not.

As Shane mentioned, we're we're kind of bringing in our desires for the city and trying to overlay it over the county's functions and that I'm not clear that that is what we should be doing at this point.

I think this is a tough area out here, right? Like I mean, I feel like we ran into this with the aspire development, which this board I think voted against, not necessarily for density reasons, but.

RH **Richard Hall** 1:43:27

Nope, we passed it.

AR **Analeshia Rodriguez** 1:43:28

Maybe.

RH **Richard Hall** 1:43:28

I was the only person opposed.

AR **Analeshia Rodriguez** 1:43:30

Oh, where are we? I thought.

We voted against that one Shane saying.

We voted against it.
Anybody else got a memory?
I thought we voted against that.
I voted again.
The board did all right.
We've got.
I don't know.
Yeah. I I think, Rick, we have consensus here that we voted against it and City Council voted for it over the top of us.

RH **Richard Hall** 1:44:01
That could be.

AR **Analeshia Rodriguez** 1:44:03
Not to side rail us, but.
I don't know if I've articulated that well enough, but I I feel like we're trying to layer in some some desires that the county and the city need to get together and work out. And it seems like they're trying to do that and maybe with the updated MA. We're gonna get get to that.
But I wanted this amendment on here so that we made sure it got in front of the city and the Commissioners, because I think this, I think it's very much worth the discussion that we've had and I want them to see it and know that we had the. Discussion. So ideally there's more people you know, like looking at this question. Because honestly, you guys got a little over my head tonight. A little out of my depth as far as the the weeds go.
OK. Is everybody?
Are we ready to take a vote on the amendment motion?
Yes, OK. Can we take A roll call vote, please.
Roll call.
Vote for the motion as amended. Shane Morrissey.
No, just the amendment.
Roll call.
Vote for the motion to amend Shane Morrissey.

No.

Tune farm, yes.

Danny Tunenbaum, yes.

Josh Raider.

JS **Joshua Schroeder** 1:45:39

No.

AR **Analeshia Rodriguez** 1:45:43

Danny oberweiser.

Recall.

RH **Richard Hall** 1:45:48

No.

AR **Analeshia Rodriguez** 1:45:51

Sean McCoy.

Yes.

No, my apologies.

I need to amend that I was counting and trying to answer at the same time. No, Sean McCoy, no.

And the motion fails.

To amend the motion.

Great. Thank you. Quarter three.

Motion is back on the table.

Yes. Do we need any more discussion on the original motion?

Brought forward by Rick.

I was just wondering, Danny, do you wanna bring forward an amendment saying what you described earlier?

Or are you not that inclined?

I I've I believe that it would be better in that environment.

However, I I don't know if today is the appropriate day for that specific amendment.

It it's in the same heart and vane as your amendment.

So I feel like we've heard our feelings today and that message will be passed forward on to the county Commissioners at this point.

You're good, OK.

Anything else from board members before we move to a vote?

OK. We're looking at bylaws.

Stand by, everybody.

OK, staff is looking at our voting.

And they're gonna, they're looking at the bylaws that will explain what they're curious about about the vote, I think.

Stand by.

Stand by.

RH **Richard Hall** 1:49:26

But while we're waiting, I can apologize and say we did unanimously turn down aspires.

So you are absolutely right.

AR **Analeshia Rodriguez** 1:49:35

Awesome. Thanks for looking, Rick.

There we are, Mr. Chair.

We're reviewing the bylaws and reviewing the vote to amend the motion. The bylaws state all actions before the Missoula County Planning Board or excuse me, the Missoula Consolidated Planning Board shall be authorized by a majority of the quorum at a legally constituted regular or special meeting in the.

Event of a tie vote. The item shall be forwarded with no recommendation.

The motion to amend was recently voted for No's and three yeses.

That is, the majority of the quorum, OK.

Great. So motion does not pass, right? That's correct.

OK, for clarity, the motion to amend did not pass. OK, all right.

And the original motion is back on the table.

OK. Which we are ready for A roll call vote, I believe.

Go ahead, annalicia.

When you're ready, roll call vote on the original motion. Shane Morrissey.

Toon farm.

Yes.

Danny Tunenbaum no.

Josh Schrader.

JS **Joshua Schroeder** 1:51:55
Yes.

AR **Analeshia Rodriguez** 1:51:57
Danny Oberweiser no.
Rick call.

RH **Richard Hall** 1:52:04
Yes.

AR **Analeshia Rodriguez** 1:52:07
Sean McCoy.
Yes.
And the motion passes with.
4 noes.
4 yeses and two noes. Sorry.
Five to 25 yeses, 2 Nos. OK.
Great. There we go.

RH **Richard Hall** 1:52:28
I was like, how's the number different than the?

AR **Analeshia Rodriguez** 1:52:38
Thank you.
OK.
Yes, yes, more than I. I bet you were planning for him, OK.
Thank you very much, Lauren.
Appreciate your time.

OK.

That gets us through our public hearings for this evening.

Now we are on to communications and special presentations, however.

Should we take a 5 minute recess here?

Do we need a break, Rick?

Yeah. OK.

We're gonna take 5 minutes.

Use the restroom.

Do what you need to do.

Get rolling and oh, looky, there he is, OK?

We are back.

In session and we have Andrew Hegemeyer community and Economic Development Director and Jordan, who is that right?

No. Yes.

Senior GIS and planning specialist with Missoula County and they are going to be presenting on the Y Infrastructure plan.

Take it away. Alright, thanks.

Yeah, I'm Andrew Higginare.

I've just got Jeff Smith with WGM in there. Our lead consultant on this project and I think if we could get Steven.

To present the.

PowerPoint all right.

All right, so we're yeah, we're presenting an informational presentation on the Y infrastructure plan.

This is a project that we've been working on quite a while out at the Y.

It's an implementation of the 2019 Missoula area Land use plan and how we guide growth and development otherwise. Next slide please.

So what? We're gonna go over is a little bit of a background why we're talking about the why, why we're doing an infrastructure plan there.

Well, and then Jeff will go over the infrastructure plan itself.

Do over.

Do overview some recommendations and talk about the implementation strategy within the plan.

Right. So first of all, we get a lot of questions about is there a vision for growth and development at the Y? And yes there is.

It's buried in the what's not buried?

It is the 2019 Missoula area Land use zone.

This is a document that.

The county.

It's a land use plan for the Missoula Valley.

It took multiple years to develop.

It involved thousands of comments and the community was able to sort of gather around the idea of the why and the area to support future growth and development.

It it was kind of amazing actually, that the amount of consensus that was around when you, when we did all the mapping exercises that, yeah, the Y makes sense.

It's an area that lacks a lot of constraints in terms of our natural environment. It is in prime farmland.

And it has certain pieces of infrastructure that can support development. Next slide.

So here's the here's some of the challenges that we're looking at right now in the county.

We have a housing crisis.

We have a need for supply.

Our plan, the 2019 land use element imagines.

Well, actually more of like forecast the need for 6000 housing units in this is in the county, not in the city, in the Missoula Valley over the next 20 years.

We also have some significant infrastructure constraints in the county.

We have very few.

Areas in the housing in the county that can really support housing at scale.

And these constraints also cause some problems with our commercial and industrial land use.

That you cannot.

It's easier to do commercial and industrial development without.

Water and sewer.

But what it does is it requires a lot larger land area and so a result you get sprawl.

So our vision for the Y calls for compact development patterns.

In order to facilitate those compact development patterns at the Y, we need to

proactively plan and build infrastructure.

And specifically.

What this 2019 land use element calls for is a infrastructure plan at the Y next slide.

So what we've done so far to implement the vision out at the Y was we created Y1 and Y2 tax increment.

It's called the targeted Economic development district, and the county is a tax increment finance district to help fund infrastructure improvements that are needed out at the Y. We adopted the zoning code in 2022 in land use map, the zoning or the zoning map a lot.

Of the Y was unzoned at the time, and so this.

Sort of implement this helped implement the land use designations.

Our anticipated out.

Drafting this infrastructure plan, which goes to identify infrastructure needs and funding mechanisms to support the vision at the Y.

And with that, I'll hand it over to Jeff.

Thanks Andrew.

Jeff Smith with WGM group.

Thanks. Planning board members.

Appreciate being here tonight to talk about the plan. So Andrew covered the the why of the why, the WHI, the why. Again the some of the details of infrastructure and some of the needs assessment work that we did as we got started.

Started, so start with an overview of the 3400 acre study area at the Y.

The intention here tonight is to give you general high level overview of the plan to familiarize yourselves with it without getting too much into the weeds.

I think we've got a conversation in a couple weeks where there's detailed detailed questions and and more in depth conversations.

Be ready to answer that detailed questions at that time. Generally high level here. So the image on the screen here is snipped from the needs assessment portion of the plan.

One of the first things we did is we started evaluating infrastructure needs was categorized the 720 plus parcels of the land. As far as development status, so classified each parcel as either developed undeveloped or under developed under developed being those parcels that might have some improve.

On it, but aren't developed near the intensity that's envisioned in the land use element.

Those those parcels, the yellow underdeveloped parcels here we we anticipate would redevelop as infrastructure becomes available.

Green parcels here undeveloped and the blue. Sorry yellow. I'm going to back up here. Yellow is developed.

Green is undeveloped in the blue. Parcels are those undeveloped areas that I described.

Cut to the next slide here.

Here's a summary of that development status assessment, and I'm not sure if you can read on your screens or not, but I'd I'd point your attention to the bottom row, which is the industrial and planned neighborhood parcels.

These are the areas with the highest potential for growth and give you a summary of what we're seeing there.

So there's a little over 500 acres of undeveloped industrial land within the Y and as we apply a market trend, lot coverage ratio to those 500 acres we forecast there might be between 7:00 and 8:00 million square feet of industrial building accommodated within the Y1.

Infrastructure becomes available.

For the planned neighborhood areas, there's just over 1200 acres of undeveloped planned neighborhood.

Those are the areas within the land use element identified for residential and mixed-use development of eight units per acre or greater.

There's a zoning minimum applied to those areas.

There's just under 300 acres of under developed planned neighborhood residential areas and take those two together and you apply the zoning minimum of eight units per acre.

We could see up to 10,000 homes built within the Y within those within that plan and neighborhood area.

And for the for the plan for forecasting, transportation, sewer and water needs, we use the density of 12 units per acre to provide conservative estimates for sizing at 12 units per acre that that land could accommodate up to 15,000 homes.

There's an interesting symmetry I think I think is worth noting. Back on that last slide.

We can stay here, Steven.

We think about that 7 to 8,000,000 square feet of industrial land and you apply a industry trends these days of about 1 1/2 employees per thousand square feet. That new building area could could accommodate up to about 11,000 new jobs and we contrast that.

With a potential number of homes at the Y, there's a there's a really interesting symmetry between housing and jobs.

Go back to that forward to that next slide.

Thank you.

I keep coming, coming back to this image.

It's really interesting to think about.

Development that's occurred in the Missoula Valley over the last 50 years.

And think about what might happen at the Y and at the same time contrast the size of the Y study area with the city of Missoula.

That 3400 acre study area, after we take the major rights away out, it's really similar in size to parts of the city.

Think about the downtown area, Northside West Side University District, and Midtown.

If you combine all of those areas, that's about equivalent to what we're looking at at the Y.

Next slide.

So I want to big potential at the Y and a lot of infrastructure to sort through to provide or to allow for that successfully fulfilling the vision that's laid out in the land use element.

Just be careful.

There's a careful approach and planning needed for infrastructure in Missoula County Commission.

This study with with just that purpose in mind, focusing on these infrastructure types, transportation sewer, particularly wastewater and stormwater, water, domestic and fire, Fire Protection water and then public services, schools, parks and Fire Protection particularly.

In the next slide, Steven.

This image is dipped from the executive executive summary section of the plan,

depicts the overall plan recommendations, laying out a general transportation grid and identifying the vicinities for sewer and water systems and also school sightings. We'll get into some of that. Some of the criteria for the SE.

Of those vicinities later, transportation grid shown here is of course at a planning level.

At a project by project basis, as things are designed and constructed, it might look a little bit differently on the ground.

But generally, the intention of this grid collector grid network and the the number of node connections and the permeability that's that is imagined in this plan is important. We get to the transportation section.

In a few slides, I'll talk about the trip generation estimates associated with that full build out.

There's quite a bit of traffic volume, so spreading the impacts of that traffic out across the network to the extent possible.

That will be important in the general grid recommended here.

Should be.

Should be followed through with.

We'll start with an overview of schools and Fire Protection for hitting high points of some of the infrastructure components.

So why are you served by a Frenchtown Dismant and Hellgate School District, as well as MCPS superintendents from Frenchtown, Hellgate and Desmet provided provided insight for the school siding section of the section of this plan, including a review of multiple scenarios.

There wasn't a unanimous consensus on school locations, but there was generally an agreement that a new school was likely going to be needed on the Northside of the Interstate as well as the South side.

The general vicinities for for both of those areas, North and South of the Interstate, are shown in the plan.

That overall plan summary that we reviewed on the last slide, you know, given the long term nature of the plan, uncertainties as to housing types and eventual actual development population trends.

Future collaboration amongst the school districts at the Y is going to be required to identify both the right location and also the right school type for schools at the Y.

Plan recommends that superintendents and their boards of trustees engage now in planning to identify school sites and to start identifying funding sources to purchase land and build schools over the coming decades.

Moon of Fire on the next slide.

Why served by both Missoula and Frenchtown Rural fire districts, each serving different portions of the Y, as shown here, both districts have stations within the study areas. However, neither station has.

Is sufficiently staffed to meet future needs or has capacity to house the additional equipment that's going to be needed to meet the future needs.

Recommendations in the plan call for both rural fire districts to include expansion and or relocation of their current stations.

Both to increase capacity of living quarters and also to increase the number of bays available for equipment, storage and maintenance, there's staffing and equipment recommendations said that we collaborated with the fire districts that are included later on in the plan.

Right. So this plan has a long horizon, like 50 years in total.

It's likely that that timeframe is optimistic when you think about full development of the vision laid out in the land use Element tab, but it's mentioned a few.

A few slides back.

It's interesting to to look back 50 years from today, 1975, and think about the growth that's occurred in the Missoula Valley over that period of time.

That frame of reference it's not unreasonable to imagine that the Y could develop to something close to the vision of the growth or the land use development that time.

Andrew mentioned some some forecasts of housing recent forecasts of of population growth. Included in that our Missoula 2045 plan project, roughly 48,000 people at being added to Missoula County in the next 20 years with with about 37 thousand of those folks locating with.

The city that leaves 11,000 people or somewhere between 3500 and the 6000 homes that Andrew mentioned, that being needed within unincorporated unincorporated areas of the county.

Is that projection underscores the need for proactive planning at the Y?

Would say that planning infrastructure the scale is daunting. But but planning for funding at the scale of infrastructure is even more so.

So it's critical as we as we started and developed this planning effort that an understanding of growth sequence and phasing was developed so that a stepwise approach to implementation of infrastructure development could be planned.

So this phasing map that was on the last slide shown here again as referenced throughout the plan.

Has been developed based on current development patterns, planned developments and also considers feasible location for extension of infrastructure expansion.

Wise broken into geographic sub regions in the plan areas a through E is showing on on the spacing plan that you'll see throughout the document. Each of those areas has its own unique development characteristics and also its own unique infrastructure needs.

Let's see.

Alright, so plan's broken down into phases for implementation infrastructure phases 0 through 4 is described at the bottom of this slide. If you can read them on your screens each.

Generally, each of the phases generally corresponds to the infrastructure needed to unlock development in the numbered areas on that phasing map, phase Zero's catalyst and precedent infrastructure that includes infrastructure needed early on to facilitate development.

Notice there are several phase zero areas on the north side of the Interstate. Each of those areas is either already being developed or already has been developed.

So most of those areas don't require fundamental infrastructure to continue moving forward.

But several of them have transportation or regional storm drain improvements that are needed.

The Phase Zero areas that are on the South side of the Interstate have fundamental water and sewer infrastructure that that's needed for development to, to continue or or commence in the first place.

So Barry, AB, the Orange area on the screen is primarily composed of the industrial lands at the YM.

There's some residential areas on the South end of that, much of that area is served by the city of Missoula sewer system, but almost the entire to that area is currently served by individual wells, with the exception of a small portion on the Far East side

over by.

Butler Creek Sub Area A which is the area West of Daysha Lane.

Is this an area that's designated as planned neighborhood.

Within a land use element, that area needs both water and sewer infrastructure in order for development to start in the first place.

Also represents an area of the Y with the most promising location for dense residential development in future urbanization.

It's kind of a blank slate in a lot of ways, but it needs to get started with some precedent infrastructure.

Faces move from Phase Zero to four beginning with that catalyst and pressing infrastructure, and then gradually expanding and upgrading those initial core systems that are built in the initial phase.

Alright, Steven, next slide.

So for each of the following sections, I'll give a high level overview of the considerations and recommendations made in the plan, with a focus on this evening on Phase zero, infrastructure improvements for each type.

So in the transportation front, population and development projections that we conducted in that needs assessment were used to forecast trip generations in each sub area. The full build out an increase of between 90,000 and 135,000 daily trips are forecast across the Y.

Accommodating that level of traffic requires significant investment, but for the transportation front, it doesn't.

It doesn't come all at once. Contrast to the binary nature that we think about with water and sewer infrastructure, where you need water or sewer in order for development to commence in the 1st place. The existing transportation grid out of the city is generally robust with several infrastructures that.

Are experiencing delays and congestion now, but.

Generally, we can support initial and continued development with that.

With the existing grid so development can start and commence and over time we'll have to look at some pretty significant infrastructure investments to keep up with, keep up with the pace of growth and avoid excessive congestion.

In the plan, there's a detailed recommendation for transportation improvements that are keyed in each phase of development and generally associated each sub phase.

We take the next slide, Stephen.

Plan recommendations range from critical intersection improvements, St. section improvements collector, St. Grid network and non motorized transportation facilities. Recommendations, as I mentioned are map per development phase.

For phase zero, there are two transportation improvements identified, the first being the interchange of I-90 and Hwy. 93, particularly that westbound approach to the highway, along with signalization of the intersection of Waldo Road and Hwy. 93.

So focusing on the the next slide on that, on the interchange, the westbound approach from the Interstate to I-90 or to Hwy. 93 provides a key connection between the city and the Y intersection's already stressed under existing conditions, particularly the southbound movement onto the high.

Intersection backs up down that ramp during peak hours and creates congestion for southbound traffic as well as northbound traffic onto the highway.

As we think about industrial and residential development continuing on the South side of the Interstate, addressing that intersection sooner than later, sooner than later as becoming more and more important.

So plan recommends either signalization or a roundabout at that. The north leg of the interchange with Highway 93 recommended next steps in the plan are to conduct an intersection control evaluation in conjunction with MDT.

1st to determine the appropriate intersection control tape.

But secondly, to evaluate funding options at this intersection may be eligible for congestion mitigation or highway safety improvement program funding that intersection control evaluation done with MDT would help identify whether either of those funding sources could apply.

Right storm water.

So why is situated mostly on the high ground between the O'Keefe and Laval Creek drainages?

With very few intermediate drainages between those creeks.

There's also an area of very tight.

Fine grain soils that that aren't very conducive for rapid infiltration to run off.

See a lot of clays and barbed silk clays in that area.

That pretty, pretty tricky to work with as far as infiltration goes.

You're compounding this. The existing development patterns in the area create some

additional challenges.

The the very few internal drainages between O'Keefe and Laval have been altered over time, with development makes it very difficult to find a path to route storm water through the Y.

In the plan, there's a comprehensive catalog of existing stormwater infrastructure and there's a phase by phase recommendation for improvements included as well.

The major on the next slide is snip from page 94, the plan.

Both regulatory improvements that zoning regulations and public work manual updates, as well as physical infrastructure improvements are laid out in the plan.

Those physical infrastructure improvements are mapped on a phase by phase basis.

Storm drainage is similar to transportation in some ways in that.

It's more of on a on a continuum. It isn't a yes or no for development to continue, so their needs early on, but development can progress while funding and planning for regional drainage improvements are sorted out.

It's also worth noting many of the regional drainage projects and improvements are located along roadways, so it's important to think about addressing those regional storm drain projects in in conjunction with transportation improvements.

Planning and construction side.

Under water.

Water service at the Y is that variable and certainly inconsistent. Most of the area north of the Interstate is served by the Y Area Water system, which was built with the Meadowlands running W Subdivision project about 20 years ago.

Well, most of the properties on the South side are currently served with individual wells.

In the last year, however, Abzula County has taken proactive steps towards development of Phase zero catalyst infrastructure in Subarea B, which is at industrial area South of the Interstate and is entered into a public private partnership to facilitate construction of a water system that provides Fire Protection to.

Allow more intense industrial development.

Several scenarios for water service were evaluated with a recommendation made that Missoula County take steps toward towards development of a comprehensive county managed water system and water district at the Y.

Take the next slide.

Plan includes recommendation for water main routing within each sub area. Water system locations based on topographic considerations and supply well locations. Based on previous groundwater studies and existing wells. As mentioned previously, construction of a water system provide Fire Protection to sub area.

B is currently underway.

That system includes a 480,000 gallons of water storage and pumping facilities capable of providing 1500 gallons of permitted fireflow.

Systems slated for completion this winter and will provide Fire Protection to Montana knife companies, new base of operation along with a couple other developments, addition to industrial Fire Protection. That storage tank is being built now.

It's oversized beyond the minimum volume needed for Fire Protection, with the intent of providing additional domestic water storage for initial.

The initial phases of residential development subarea A that planned neighborhood area that's West of Dacia.

So yeah, recommendation wise to advance towards the towards the development of a comprehensive county managed water district at the Y. The following steps are recommended.

First, conduct a study of the Y area water system at existing system north of the Interstate for potential county purchase and to evaluate future expansion opportunities.

Second, explore opportunities for additional public private partnerships to expand the soon to be completed water system further into sub area B and to the West, across Dacia on the sub area a.

And complete a new aquifer study as well. The firm up plans for water supply at full build out. So the plan references the previous groundwater evaluations.

A primary one was done in 2010 by AMEC that groundwater evaluation form the basis of the recommended well supply.

Well locations they're showing in the plan.

Be valuable at this time to conduct some additional test well drilling and pumping in some of the the areas identified.

As likely source, likely productive sources of groundwater.

To firm up available water supply volumes for build out, full build out conditions.

Wastewater next slide.

So the yellow boundary on this image represents the city of Missoula's wastewater treatment plant service area.

Wastewater for much of the Y is provided by the city of Missoula via mains that were extended a couple decades ago with RSID 8489.

However, the majority of the areas designated as planned neighborhood in the land use element. Those areas with minimum residential densities of eight units per acre greater and opportunities for urbanization fall outside of the city service area. The primary area is sub area a that I mentioned earlier is.

West of Dasha and the other.

A large plan neighborhood.

Area is sub area E which is the Butler Creek region.

It's that green portion of the map that's located north of the Interstate east of Butler Creek and West of the rail line.

As you'll see if you review the transportation section of the plans, the transportation needs for that sub area E that Butler Creek region are are very intense.

Need a new interchange at the freeway and then also new bridges across both the Interstate and the rail line to serve that area.

Because of that, we don't.

We don't forecast the development at the required density included in the land use element happens there for for quite a bit of time till much later in the in the in the planning period.

Most of the Phase Zero recommendations focus on areas other than Subaru E.

So the plan recommends that areas within the city's wastewater treatment service area continue to be served by the city.

Ongoing coordination and collaboration with the city will be needed as collection system upgrades will be required over time. Density goals in some areas of the land use element call for additional density beyond what was planned with the RSID 2 decades ago.

The plan provides sewer trunk main routing through the Y and also identifies collection system updates needed within the city system.

With a focus on the city, with the city's focus inward priority and its growth policy, expansion of that treatment plant boundary is not possible at that at this time.

So for subareas, A&E, those areas that are outside of the the of the treatment plant

service boundary development of on site systems is recommended with treatment provided via membrane bioreactors or MBR systems.

Modern MBR technology can provide similar, if not improved, effluent quality when compared to disposal of the city treatment plant.

So the decision to move forward with on site solutions doesn't involve a sacrifice in water quality recommendations.

More about facility facilitating development in those planned neighborhood areas. NPR's are capable of producing affluent quality that meets state, drinking water quality standards. So the plan discusses options for potential reuse of wastewater over time.

Excellent. So starting with Subarea A, that plan neighborhood area West of Asia, a stepwise approach for development of an MBR facility in the sub areas laid out on pages 86 and 87 of the plan.

Starting at Phase Zero with a modest first MBR phase followed by sequential expansion this initial system once development, once development demands catch up with the developed capacity, once that development catches up to capacity, the subsequent tax increment generated from new construction will be available to contribute towards funding additional infrastructure improvements.

That notion of tax increment generations facilitate by facilitated by Phase zero segues as well.

The next slide, the the project infrastructure implementation section.

So we've got a long road ahead of us, maybe 50 years before we're able to implement that division that's laid out in the growth policy with significant infrastructure investment needed along the way. So as we discussed earlier, a phased understanding of development progression and a stepwise approach to.

Infrastructure implementation is needed and has been recommended in the plan.

In the next slide, there's a summary of the summary of the infrastructure improvements that are spelled out in each section of the plan, as included on pages 1:14 and 1:15 of the implementation section.

Snipped here.

Planned steps from Phase zero through phase four improvements for each infrastructure category, water, wastewater, transportation and storm drainage.

Next slide, the near term catalyst and precedent.

Infrastructure is the key to facilitating early development in order for the Whitehead one and Ted 2 districts to contribute towards successfully funding infrastructure over their lifespans, the increment needs to be generated early on so that future phases beyond Phase zero can be bonded before the districts expire in.

The 20 fifties development of the whites head, ones already underway with the water system we discussed earlier.

That public private partnership approach used for the water system.

Can can serve as a model for implementing the sewer improvements needed in the planned neighborhood area West of Dasha, as well as development commences tax increment generated can contribute towards development of phase one infrastructure and beyond.

Plan lays out a toolkit of local funding options and strategies, along with state and federal grant loan programs that could be that could be pursued as well.

Last slide, snipped from the Executive summary section of the plan includes a forecast of growth and development over the next 10 to 20 years at the Y. Based on projects that are currently under development or in the planning stages.

It's forecast informs tax increment generation estimates for the for the next couple decades and can be used to assist in planning funding strategies and to identify gaps where external subsidies are going to be required.

Hired.

The final pages of the implementation plan implementation portion of the plan. The last four or five before you get to the conclusion, layout strategic recommendations for Phase Zero funding.

So ranging from local tax increment financing to state funding to state and federal grant strategies, leveraging public private partnerships wherever possible.

That gets us through the the general overview that we wanted to cover tonight.

So appreciate your time and and thank you.

Great. Thank you, Jeff.

Anybody else?

Anything else presenting on this?

And just to clarify, Jeff, you mentioned that we were gonna be seeing a more detailed presentation on this in a couple weeks.

Is that accurate or would I mishear you?

Yeah. So the intention tonight was to provide you a general framework of the plan and the overall recommendations for each infrastructure type.

My assumption was that when we get into.

The hearing on that it's on November 4th.

Probably have had time to actually look at the plan.

I'm not sure that it got to you much in advance of this meeting, so I'm going to align you with a general recommendations of the plan and I'm anticipating that you might have more detailed questions at that time.

OK, great.

So just FYI, for board members that.

You'll have an opportunity to chime in on this as well here, hopefully.

Go ahead, Andrew.

Yeah. I just wanted to add that we got the draft of the plan.

The draft just finished today and I did not get a chance to e-mail it to you prior to this meeting, so you will get it tomorrow, OK?

Great. Good to know.

OK.

I just wanted to make sure that everybody was aware of, like our plan, so that you could.

Think out your questions and whatnot accordingly.

OK, Rick, you got your hand up first. Go ahead.

RH **Richard Hall** 2:32:32

Yeah, this may be a dumb question, but you said Phase Zero would include A0B0C0D0.

Is that correct and OK?

AR **Analeshia Rodriguez** 2:32:41

That's correct.

Yeah, Phase Zero generally describes that infrastructure that's needed for initial development to occur or in those areas where developments already already occurring, phase zero is where we where we included the infrastructure

improvements that that really are needed now but aren't necessarily required for development to continue if that.

RH **Richard Hall** 2:32:49
OK.

AR **Analeshia Rodriguez** 2:33:02
Makes sense?

RH **Richard Hall** 2:33:04
Yes, and I didn't notice whether I missed a map that had the TEDS.
The two TEDS was there one in there.

AR **Analeshia Rodriguez** 2:33:13
I didn't have one in this presentation, but there's one in the in the plan itself.

RH **Richard Hall** 2:33:18
Great. We can wait till next time. Thank you.

AR **Analeshia Rodriguez** 2:33:21
Generally, white Whitehead one is that industrial area South of the Interstate
bounded by Highway 10, Highway 93 and Deshaw Lane.
And then Whitehead 2 covers the the remainder of the study area.

RH **Richard Hall** 2:33:36
OK, so most of the areas in a Ted, right?

AR **Analeshia Rodriguez** 2:33:42
Yes. Yeah, 90 some percent 95% probably.

RH **Richard Hall** 2:33:47
OK.
Thank you.

AR

Analeshia Rodriguez 2:33:49

Anybody else?

Danny oberweiser.

Thanks Jeff.

I have.

It's a high altitude question, but will the plan speak to water rights?

And strategies to obtain and procure water rights and the limitations behind that.

Yeah, so so we looked at several, several options for mitigation.

Water shares Grass Valley, French ditch and some other sources.

And there appear to be adequate mitigation rights available.

They need to be purchased and converted, of course, which has been done in some areas but but not not for everything.

So yeah, we don't have a detailed strategy around water rights in the plan, but we have done evaluation on the available mitigation rights that are available.

Good. You want to go next?

Just tagging on to what Rick was talking about.

How long is the Ted active for?

Is that a 25 year thing with some the ability to 15 and it can be bonded for an additional 15? OK.

So yeah, 2020 is the inception date for Whitehead Woman, 2023-2024 for White Ted 2.

So we'll be looking at 2050 or 2053 depending on the district.

Sure. I mean it.

It almost speaks to developing a lot now before the Ted runs out, OK.

And then this was maybe just an observation.

It's not really a question, but it a dwelling units per acre or, you know, 12 dwelling units per acre. We're talking just to bring it back to where we were, you know, twice as potentially twice as dense as E Mozilla is right now.

And it's gonna obviously this is not related to infrastructure really, but it's gonna take, you know, really thoughtful planning.

To.

And you know appropriately sized.

Lots in appropriate routes of transportation to be able to achieve that density. If that truly is the goal.

Yeah, it's just a not super dense, but it's it's an Urban Development.

Yeah, you certainly get into a mix of housing types to get to that development.

You definitely see multifamily that townhomes, you know all the way from borplex this up to maybe 16 plexes and higher by the time you're you're getting that aggregate density of of eight or 12 units per acre or greater.

With a mix of single family in in there as well balancing out that average.

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

JS

Joshua Schroeder 2:36:31

I was just curious if in the initial phases you see a lot of reliance on exempt wells for development until you know the water rights can be secured and the water infrastructure put in place.

AR

Analeshia Rodriguez 2:36:49

Yes, that seems to be the trend.

And we certainly see that this water systems of the scale that we're envisioning for the Y would certainly require supply wells well above the 35 gallon a minute threshold.

And water rates to be.

Purchased and converted from mitigation shares to groundwater rates in order for implementation.

OK.

JS

Joshua Schroeder 2:37:14

OK.

Thank you.

We recently approved that with I think within the last year an industrial subdivision based upon an exempt well. So I was just just curious if you saw more of that coming in the future or if you saw the infrastructure going in first. Thank you.

AR

Analeshia Rodriguez 2:37:26

Turf.

Yeah, go ahead.

Yeah, Josh, this is Andrew.

Just to let you know, we did just, we are constructing a county owned public water system in that subdivision and beyond right now and we're going to be able to bond for it to purchase it with tax increment finance.

So we are trying to develop as much as possible on a public system and as little as possible on exempt wells.

JS Joshua Schroeder 2:37:58

That's great.

AR Analessia Rodriguez 2:38:02

Yeah, I'll second that. Anybody else?

Go ahead tune.

I mean that comment just kind of sparked my and we can get into it more once that we have a chance, if it's covered in the plan.

But could you speak more to the interplay between the public private?

Funding sort of like I I versus the the tax and commit funding versus grants.

I mean, I guess what I'm getting at is, is that is there gonna be undue pressure to to penalize on the developers for the public private to get this jump started?

Relative to longer term, you know generally the public private partnerships that that are envisioned in the implementation section of the plan would be centered around reimbursement for public or regional improvements that are developer forwarded, developer constructed and conveyed to the county that reimbursement would be made that with.

Tax increment financing.

So the notion that a project might.

Develop, might that need infrastructure in order to implement increment? Implement that tax increment.

It could be used to reimburse that that the public and regional improvements required for the project at public private partnership might look like a development agreement with a with a private party for reimbursement of their public infrastructure

at that point in time when tax increment becomes available.

So that makes sense.

We're implementing the increment to something we talk about in in the in the plan a fair amount.

Like you mentioned, Shane, we've got 30 years left on these districts, a little bit left.

So we're trying to implement as much development as we can early on so that we've got available increment on the larger infrastructure needs later on. It requires some creative approaches.

Anybody else?

Follow up. Yeah, go ahead, Daniel.

Just curious on your coordination with MDT.

I could be wrong, but I think I understood at one point tax increment financing at the by the county can't be used to improve state facilities.

So I'm wondering if like.

Improvements to their facilities is gonna end up on the developer's dime. Regardless of this plan's implementation or the Ted area 1:00 and 2:00. So I was just wondering, like, you know, it'd be great if MDT came to the table and helped with this planning process and.

Actually started scheduling out their four year projects, knowing that development's coming out here.

Has yeah, rate of that right now.

These projects aren't aren't included in the long range transportation plan.

And at least the at least the intersection improvements at the interchange, the intention of that initial coordination with MDT on the infrastructure control study would be to work towards including that in the LRTP and speak to that.

Yeah, I'll speak a little too.

Danny, I, we, we we can use tax increment finance on MDT facilities. We just haven't had the ability to yet because we haven't had the cash.

So we anticipate probably doing that at some point in the future.

So that's good news.

And then MDT, we have been coordinating with them.

They have reviewed and provided comment on the plan and we've, you know, they've incorporated that. And then our our intent was that the transportation plan

was just a bit too ahead of us in this transport in this planning project to to really

- coordinate those two projects so.

I'm hoping that we can at the next time they're making a significant amendment to the transportation plan.

Every now and then.

And couple times a year, they probably add and change projects around.

We could get some of these projects into the mpos transportation plan and help like through the plan with the plan itself identify potential funding sources. So it's not necessarily reliant on the the urban funds that they have available.

We can identify.

Hey, we've got impact fees.

Don't have them yet, but maybe or.

We've got these, the tax increment, something like that, you know.

Is the Y part of the MPO the Y?

The Y is within the MPO boundaries.

Yep, they we should mention that we did.

They did help fund this project, so they have some skin in the game.

OK.

Great. Anybody, anybody else?

OK.

I got two quick ones.

Just about money.

Is there money available to bond?

Yeah. OK.

Yep, great.

And then with the MBRS I just got curious whether there was any challenges with the soil types and the clays out there with MVRs.

Yeah. There there certainly is for a majority of the area at the Y, there are a couple areas that are identified in the plan, suitable soils in that sub area a that area West of Daisha that one has had extensive infiltration testing done on it.

The other, which is, you know the phase one or phase two area hasn't been tested, but it's I it, classifieds on soil surveys as big arm gravelly loam which is very likely conducive for infiltration.

So we recommend some additional infiltration testing be done in the near future in that area. Cool.

And then my last one is.

How are we protecting AG lands out here?

I know that the soil is, you know, not perfect, but I'm curious how we're protecting or I know we've in in your guys, zoning, you've incentivized AG.

So I'm kind of curious what your thoughts are on that.

Yeah. So there's, there's some remnant agriculture West of Desha.

How I would how I think the the county would pitch this to Shawn. Is that by focusing, remember there's like 6000 homes.

We gotta figure out like 14,000 people where we gotta figure out where we go.

And right now the only places where we have infrastructure to support this type of growth is in Lolo and in East Missoula.

And that's just not enough land area, right?

So what will happen if we don't focus development with infrastructure is that growth might occur as sprawl one acre, lots 5 acre lots in our AG lands.

So by going all in on growth here like you know, we have no minimum, no minimum requirements on the number of dwelling units per acre in this area, we we have we require 8 dwelling units per acre.

So we're we're we're really trying to go all in on growth here. That's going to prevent.

The development and development pressure in Grass Valley in the areas where we still have these really larger intact agricultural systems with water user facilities that are able, you know, the infrastructure that's able to support growth.

So that's the vision in the 2019 land use element.

So within this area right here, with our planning area.

We're not trying to protect AG in this area, although the Grass Valley Gardens subdivision that you saw has agriculture included.

I think that was as an amenity, not as a requirement.

OK, great. All right.

Anything else?

Everybody's good, OK?

I think we're good for that presentation.

You guys got anything else you want to add?

Well, thank you.

Thank you very much.

We'll be back in two weeks for a public hearing and get the that plan tomorrow.

Look through it.

Have questions prepared?

Then additional questions. Thank you.

Awesome. Thank you guys for all of your time.

Jordan, thank you for sitting through everything.

OK.

Next, we have armazulo comprehensive code reform, informational presentation, and recent related state law updates from Ben Brewer, Long Range Planner supervisor.

Emily Gluckin as well, right?

Oh, Matthias, I'm sorry.

OK. Matthias, take it away.

Hmm.

4th OK.

OK, perfect.

Good evening. My name is Madsen, Mathias and I am a senior long range planner with the city of Missoula, and I am joined in person by my supervisor, Ben Brewer, an online R Mary McCrae, and Lavelle means, who are managers of current planning and community planning respectively, I.

Here today to walk through how we're aligning our local code reform work with the Montana Land Use Planning Act or MBA.

Well, there she goes, all the way down, OK.

So what I'm gonna cover today is pretty straightforward.

We've talked about MUUpa before with planning board.

And so we're going to kind of review with how this connects to the Armouzulla project timeline and then go over and review what Mlua actually is. Some of the existing requirements we know and then review some new requirements that have come out of 2025 and how.

This entire act changes the way that we approach land use zoning.

Subdivision and public engagement.

So I will also outline where we're headed next to ensure that we are compliant by the

May 2026 deadline.

So let's start with the timeline. The Armazula project began in 2022 with the initial launch and groundwork in 2023. We completed the existing conditions work and around that same time, Mlupa was adopted at the state level. In 2024, we analyzed the growth.

Scenarios and then adopted the new Armazula 2045 land use plan and place types map. Then in May 2025 and Lupa was modified again.

And so we're now in the phase of adopting.

The Unified Development Code bringing zoning and subdivision regulations under one system, the state compliance deadline, as I said, is May 2026 and that's when Missoula must be fully aligned with MOOBA.

So again, a little review, an overview of what this planning act is, the Montana Land Use Planning Act is a new statewide framework for managing development.

It applies to cities over 5000 people in counties over 70,000, and again, compliance is required by next May.

The ACT replaces parts of Montana.

Code Annotated Title 76 and introduces 3 main components.

A land use plan and map zoning regulations and a zoning map and subdivision regulations.

It also redefines how administrative review appeals and public engagement will work.

So let's start with the land use plan and map. This is Part 2 of the act.

This work is already done as of December last year, we've adopted this our Missoula 2045 land use plan and map and it is guiding us right now as we finalize the code amendments, we must make sure that our plan continues to guide the code so as. A result we are making some minor modifications to the land use plan that will be adopted alongside the Unified Development Code.

This fall and winter.

So next I want to go to zoning.

This is part three of the Act, and Lupa requires that cities adopt zoning regulations that are in substantial compliance with their land use policies.

So this includes both the written regulations and the zoning map the city now has very clear authority to regulate things like land use, density, and the type and form of buildings and their character, and massing the development standards like those that

address how we mitigate the impacts of.

Growth also have to be consistent with what's outlined in the land use plan and zoning code.

Subdivision regulations, which are part four of the Act here to the requirement, is substantial compliance with the land use plan and then the zoning code.

Map the city's authority extends to regulating grading and erosion, control. The design and layout of lots and streets.

How Public Utilities are installed and ensuring every lot has legal and physical access.

Subdivision exemptions still exist under MLUPA, but the process.

Is now consolidated and it's been standardized.

So the key change is that every subdivision, exempt or not, must meet zoning standards.

So looking at zoning requirements specifically, MLUPA also requires very specific and several very specific zoning updates related to housing.

Each jurisdiction has to adopt at least five of the state's 14 housing strategies.

These focus on flexibility and increasing housing supply.

And higher densities must be allowed near transit, employment and schools. Building heights over 60 feet are permitted in downtown heavy commercial and industrial zones when consistent with the plan, every residential zone must allow two units outright and three or more in all zones except the rural Rd.

Setbacks are reduced and certain parking minimums are eliminated, particularly for small homes. Affordable housing, assisted living and childcare facilities.

So a major part of MLUPA is how it defines administrative and ministerial review.

A ministerial permit means an objective review.

There's no discretionary judgment involved.

Decisions are based on measurable criteria.

Approvals of permits are based on what the law calls substantial compliance.

That means we're looking for overall consistency with the plan's intent, density and standards.

We don't require strict or rigid adherence.

Examples of these staff level.

Ministerial processes include zoning compliance permits.

Sign permits, transportation impact determinations, manufactured housing, park

reviews and subdivision exemptions.

The non ministerial or discretionary reviews do still exist.

These approvals require substantial compliance with review criteria, which are generally more subjective in nature.

As a result, these reviews require public notice and often board or Commission approval.

Examples include subdivision, phased development reviews, variances, comprehensive signed packages, historic preservation permits, subdivision, preliminary plat approvals, and amendments to the land use plan, zoning code or subdivision Reg.

Annexations, vacations of reported plots and appeals also fall into this category, and these are divided between those that are administrative and non ministerial versus those that are non ministerial and still require board review and approval.

So additionally, I also want to call out before I switch slides that a really big change. Is that the policy and code text?

So zoning code, subdivision regulations and the land use plan.

That I all mentioned may now be publicly initiated, which is a pretty big change from how they can now only be brought forward by staff and elected officials.

So prior to this, the map could always be amended by the public.

But now the text may be something that is publicly initiated.

OK.

So to review what's happening with the boards, because I did just talk about some of that board review of non ministerial.

Proposals, applications and LUPA has changed the structure of boards and commissions, so the Board of adjustment will be repealed and the Design Review Board has already been reviewed, repealed. The Historic Preservation Commission will now be advisory to the historic preservation officer and the Planning Commission will gain some.

New responsibilities.

It will now have decisive power over appeals and then continue to recommend on zoning, land use and subdivision amendments and all other non ministerial projects requiring requiring board review will go straight to the City Council.

So then finally, public engagement and how the planning Act approaches this.

So it completely shifts public participation to focus on policy and code adoption rather than individual project approvals.

Overall, public involvement will happen earlier in the process while we're shaping the rules and policies themselves.

Not case by case.

But most projects, as I said, going through administrative and ministerial review, mean they won't have that much public notice.

But notice in hearings will still happen.

They're just limited to those discretionary non ministerial reviews, so public comment will still be accepted and considered. Whether or not it is happening administratively or in a board review.

And then finally, neighborhood meetings are no longer required for subdivisions, but public notice is still required at the preliminary Platt Review stage.

And that is the overview. Our goal through this process is to ensure that the local code reform fully complies with MLUPPA, as I said by the 2026 deadline. The idea especially of this presentation is to give an kind of a primer before we bring through the.

Unified Development code to identify what changes in the code are coming straight from the state and coming from this act.

So I am here with my colleagues to answer any of your questions.

That's that is all I have for now.

Thank you.

Great. Thanks, Madsen.

I apologize earlier.

I wasn't looking at my notes from our pre meeting.

I was looking at the agenda which didn't have your name on it.

OK.

Anything from board members? Questions, comments.

Statements go ahead, Shane.

I guess I have a question.

Mainly because I've been reading our the zoning code far too much over the last few days.

So.

Can you?

Can you describe again the preliminary plat review process that that's no longer coming to a board?

It's going.

It's it's being reviewed by city staff and then would go to City Council.

If I may, I would love to tag in Mary for this question.



Mary McCrea 14:47

Hello Mary McCrae, with CPDI. So for subdivisions they'll be administratively reviewed and approved.

And the planning administrator.

Which is can be delegated to be a case planner.

Will review it based on the criteria and come up with a determination.

Then a public notice will go out for 15 days based on that comment.

There will be either revisions to the planning administrators determination and then it will either just get decided or go out for another 15 day notice and then that decision is final with the planning administrator except for appeal. So the appeals will go to the.

Planning Commission 1st and the Planning Commission.

We'll make.

A recommendation or no Planning Commission will make a determination on appeal.

So it's a.

It's a decision Planning Commission makes. That decision can also get appealed to City Council and then City Council will make their decision on the appeal. And then. That decision could be final, or it could go to District Court for another appeal.



Analeshia Rodriguez 16:14

Got it. And.

The Who can appeal.

So I I would assume that the developer can appeal or the subdivider in this situation.

Can the public appeal?

MM **Mary McCrea** 16:31

Yes, I believe the public can also appeal the decision.

AR **Analeshia Rodriguez** 16:34

OK.

In a hypothetical situation that answers that question perfectly, so thank you.

OK, so looking at.

This a tu Quinn area.

I suppose this is a hypothetical.

You know we're we're putting we're we've got a map out that.

Talks about the the form and the types of uses that are out there.

So, assuming the zoning code.

Passes.

In a couple of months.

And let's just say that, you know there's a ur 4 area out there that is yet to be subdivided.

What is substantial compliance really mean? Like it needs to meet zoning?

Does that mean that the development pad or the the subdivision is required?

To, for instance, meet the initial text in the urban residential areas where we're talking about having alleys and, you know, certain St. types.

I'm assuming St. types are coming out and you know a few days.

You know the subdivider is probably no longer making like.

Wide single family lots and things like that.

Is that true?

Like.

Like does the does the subdivider need to basically show that they can reach the densities envisioned within the land use plan and the zoning code?

With their subdivision, does that make sense?

MM **Mary McCrea** 18:26

Sort of.

I'm not sure if I entirely understand.

I'll try to answer your question.

So the subdivision there will be subdivision regulations in the Uniform Development Code.

So they'll have to meet those standards and they'll be evaluated based on those subdivision criteria.

One of the criteria is meeting zoning, and there may be some zoning standards that will apply.

For instance, if.

Lots.

Are narrower than 40 feet in width.

There may need to be alley access to those lots, that type of thing.

So it's, it's those sort of standards. But then what gets built on those lots will have to meet the zoning. That's when there's, there's there's some standards for the zoning that will apply at subdivision, but a lot of them will get met at building permit.

And within the.

UDC.

There is a division or section that deals with right away improvements in infrastructure related to the street typology, so that will be part of just like it is now for for subdivision, but those.

The the standards for those roads, you know, they have to meet the street typology, but the actual.

Dimensional standards and that will be in the manual.

Like how to build that road will be in the.

Did that answer your question?

AR **Analeshia Rodriguez** 20:01

I think that I.

I I think it.

I think I think it did.

MM **Mary McCrea** 20:06

OK.

AR **Analeshia Rodriguez** 20:07

So thank you for interpreting what I was trying to get at.

In a so if there's a scenario where the zoning district.

Line the so a subdivider come. You know a developer comes in and they subdivide.

You know a piece of property or they put together a preliminary plat.

Are they allowed to?

Is there some discretion to be able to? Maybe not necessarily draw a lot line where there is a boundary line between different districts like they can because we can't have split zoned parcels, right?

But we're kind of probably just arbitrarily drawing lines on maps at this point because it's not actually subdivided.

So there's some administrative process to.

Like get that to work itself out.

MM **Mary McCrea** 21:03

Yeah, we'll be following the land use place types, right?

And then the zones that apply within that place type.

So if the subdivision has multiple land, use place types or there are multiple zones that would would work within that place type. They would just follow their proposed boundary lines for a lot and create.

Let's say it's in an urban residential place type they could put.

Some of the lots in ur four and some of the lots in ur 3.

And apply it that way as long as a single lot wasn't split between 2 zones.

Similar to what we do today, actually.

AR **Analeshia Rodriguez** 21:42

Yep, OK.

Yep, got it. Thank you.

Great. Anybody else? Go ahead, Danny oberweiser.

And then Danny Tennenbaum and then Rick.

Sean.

Back to Shane's first question about administratively approved subdivisions in that

process.

That.

That process you just outlined is that for all subdivision applications, or only ones that meet certain criteria, and like a variance request, if there's a variance request within the application, does it?

Not follow that process and the old process, we were more used to.

I can start with that.

MM **Mary McCrea** 22:32
OK.

AR **Analeshia Rodriguez** 22:32
Oh sure, the variances are an administrative process now.

MM **Mary McCrea** 22:32
Go right ahead.

AR **Analeshia Rodriguez** 22:38
So what Mary described would be the process that all subdivisions would follow and a variance would be an administrative OK part, OK of that process.
That clears that up.

MM **Mary McCrea** 22:48
And just like there is today, there is a variance process within subdivision regulations in the UDC.
So it gets approved with the subdivision.

AR **Analeshia Rodriguez** 22:58
OK.
But it's still just administratively approved.

MM **Mary McCrea** 23:04
Yes.

AR **Analeshia Rodriguez** 23:05

Right.

I'll also stay on the swift cane area and ask a question about projects that have existing entitlements but aren't built out.

Perfect example would be like West End Homes has built out one phase and they have eight more those approvals have.

Some specific language in the conditions about needing to meet those master site plans that were intended to implement those transects.

How are? How is that gonna play out?

Because that's being dissolved, I understand.

MM **Mary McCrea** 23:49

May I answer this question chair.

It's Mary mccrae.

AR **Analeshia Rodriguez** 23:54

Please go ahead, Mary.

MM **Mary McCrea** 23:55

OK.

So the setup can any any subdivision that's approved in phases will be a pre approved site development plan and those final plans will get filed per the preliminary plat approval and the new zoning that applies on those lats. You know that comes with the UDC will determine what.

Can get built on those those tracks, so they'll you'll need to build.

Per the new zoning, I know there's complications in the setup Kane plan, so I.

Can't answer specifically.

I think there are other staff.

That's probably a little more familiar with that, but I believe the generally what I've heard.

Is the new zoning that will apply has more flexibility.

It doesn't require that you build at those greater densities, so it'll allow what was

approved, but also would provide more flexibility for for whatever's allowed in the zoning.

AR **Analeshia Rodriguez** 25:00

That that totally makes sense.

I I do believe that the form based code has.

Some things that are less restrictive than the current draft code, and I'm thinking like setbacks and lot widths and and I get we could they'll plat what was approved on the preliminary plat even if it conflicts with the new code.

But I think there's nuances in there and I wonder how we're going to navigate that because there are gonna be some discrepancies so.

Maybe not asking a question, but.

MM **Mary McCrea** 25:32

It'd be really helpful if you could provide some comment on the zoning map in those areas or that section of framework and specific sections of code, because that would be helpful for us to look at as we go through the adoption process. If you have something specific.

AR **Analeshia Rodriguez** 25:46

Yeah, I think it's just really I don't off hand, Mary. I'm. I'm.

I just know that they probably exist and I'm forward thinking of a process that needs to be in place when those conflicts come up so that more of a comment than a question. I think I'll leave it at that. And then one more question, if I may going.

MM **Mary McCrea** 25:58

Mm-hmm.

AR **Analeshia Rodriguez** 26:06

Back to the text.

Amendment can be publicly initiated.

What does that mean?

And how is that different than today?

So the idea is that today the mapping amendments may be proposed as a change.
So the idea is that truly is just a rezone.

And today that is just not an option for the public to petition to change the zoning code to change the subdivision regulations.

That can be something that they can bring to the elected representatives.

To direct staff to work on, but that's not something that they can.

Independently.

Register an agenda item.

Bring that to the Planning Commission for recommendation to City Council for approval of a change to this code, OK.

So if someone didn't like standard in the code and wanted it changed.

They can pursue that change that ultimately gets reviewed and approved at City Council.

It what's that process look like?

Like is there an application, a formal process to follow when someone's trying to do that?

I do see that Lavelle means raised her hand.

I can start speaking to that, but I want to give her the opportunity to jump in. If she did first.

Go ahead, Laval.

LM Laval Means (she/her) 27:32

Thank you.

I'm just gonna say if it's all right, I'll have Madsen start and I was just gonna look at the section in.

And Lupa because there there's a little more involved and we are getting into the details quite a bit here where.

We can.

We'll be able to hit on that more when we roll out the UDC.

Shortly, but yeah, can Madison just continue?

And then I'll follow up with what I've brought up from the state law.

AR Analeshia Rodriguez 28:05

Yeah, please.

Thank you so.

My understanding is that I can't can't directly quote what's going to be in the UDC when it comes to what that process looks like, but offhand it is going to be very similar to the adoption process that we're going to see this fall where it all winter where.

It will be publicly noticed.

It is something that will be whatever this document is. It goes through staff.

Stuff will end up helping.

Right, bring this through but it.

Will be publicly noticed.

It will be brought to Planning Commission.

And based on that recommendation, it will still go to Council.

The criteria behind an amendment, though, is that kind of backing up. So the Armouzulla 2045 land use plan we talked ad nauseum about the amount of data that we had to collect about the amount of analysis for existing conditions. Of those our local facilities.

Natural environment, our housing, our economics, our workforce, etc.

So all of those impacts that we've identified will need to be something that's considered in the amendment and something that when the amendment is brought through that they're kind of able to prove.

That there should be a different conclusion around some of these analysis if they are going to change the land use policy, it needs to be something that is properly substantiated by the same amount.

Of analysis and data collection that has already been done.

That making some sense.

I'm I'm happy to pause.

I also know that and I'm hoping Lavelle can bring up the specifics on this, but the criteria for who may petition is based on I want to say the owner of a property or it is 15% of the electorate in an area.



Laval Means (she/her) 30:03

You you got it.

AR **Analeshia Rodriguez** 30:04
OK.

LM **Laval Means (she/her)** 30:04
No, I found it.
That's exactly right.

AR **Analeshia Rodriguez** 30:07
Oh, OK.

LM **Laval Means (she/her)** 30:07
That's all I was gonna say is there are a few sideboards to this and it says that.
Amendments to the adopted zoning regulation or map may be initiated by majority vote of the governing body.
So that's us going to City Council and and getting their concurrence that this is something we should be doing or they're they're bringing it to us and we're working with them or on petition of at least 15% of the electors of the.
Local jurisdiction or by a property owner as related to an application for any zoning, subdivision, or other land use permit or approval.
So and that's coupled with the criteria that Madison already mentioned.
So that's how it's a a new thing for us is to have a more have the property owner, potentially suggesting amendments to text language.
In zoning or subdivision.
Does that answer your question?

AR **Analeshia Rodriguez** 31:13
It it does. Yeah. Thanks very much.

LM **Laval Means (she/her)** 31:14
Thank you.

AR **Analeshia Rodriguez** 31:18

OK, I think that brings us to Danny Tennenbaum. I can keep it.

Oh, you've got the mic that doesn't work that.

I can keep it really short because Danny O asked my exact question, but he made me think of another one which was you mentioned that we, the public can already.

Request map amendments has that happened?

To the growth policy.

I know that there have been growth policy.

I mean at a baseline.

Every single annexation is gonna be a growth policy amendment.

Outside of that, I don't if I've seen that on a public agenda item, I guess I should specify like, not a person who's asking for a permit for something, but this 15% of electorate route.

LM Laval Means (she/her) 32:04

Oh.

AR Analeshia Rodriguez 32:06

No, I don't.

I've seen that and just so not everybody has to do the math.

The 15% of Missoula's electorate is roughly.

10,000 people.

So that is quite a big lift.

Thank you.

OK. That brings us to Rick.

RH Richard Hall 32:27

So, you know, Lupa does not apply to the county, and clearly the county's not going to rewrite their code between now and the end of the year.

Any idea what they intend to do?

AR Analeshia Rodriguez 32:47

All the county folks have.

Left the building.
So we might have to.

RH **Richard Hall** 32:54
I thought maybe just rumors they would know or something.

AR **Analeshia Rodriguez** 32:56
All right, rumors.

RH **Richard Hall** 32:58
Mary's got her hand up there so she knows.

AR **Analeshia Rodriguez** 32:59
Mary OK.
Go ahead, Mary.

MM **Mary McCrea** 33:01
I I was just going to say that Karen sent a letter to planning board today and in that it talks a little bit about the county, how how they're setting up this combined Commission right with their Board of adjustment. And they're suggesting if they should choose to go.
To and come under Maloopa.
Then they will have their Planning Commission set up. So I think it's something.
They're considering.
I don't think they've made a decision.
About it at this time.
They're not required by state law.

RH **Richard Hall** 33:34
I mean, I was more.
Right. And and I know that's a lot of work where they just redid the redid code reform and I got the letter because I'm on the zoning board of adjustment.
I'm a glutton for punishment, so.

I I definitely see where we're going there, but.

Yeah, it'll be interesting to see.

Thank you.

AR

Analeshia Rodriguez 34:03

Bring up the rear as usual here.

OK.

So some of this is just comment I think.

And I haven't had a chance.

This is kind of one of the first times this has come up, but.

This shift in public comment.

Through the state law.

I find problematic.

I haven't liked it since the get go.

I feel like we are.

Moving the goal posts around on the people who pay attention the least, with the expectation that they're going to pay attention to this part of the process when that's just not how it works.

Folks pay attention when things are in their neighborhood and on their back doorstep.

And I'm just. I'm I'm curious.

One of the one of the gripes I have with the city is our communication.

And how we reach out to homeowners and everybody that might be being impacted by what's being built.

And I'm curious if there's any discussions around.

Trying to make a broader like.

Way of outreach, rather than what we've done with the, you know, like what's required is the notice and you know some other things.

But in my experience, the public doesn't pick up on those very well either.

And I'm I'm just kind of curious if this if you guys are thinking about a way to broaden our outreach so that.

Folks feel a little bit more informed because my assumption is is that when everyday folks figure out where public comment has gone.

Which is kind of a way for the subdivision going in next door that they're, you know, and and if I'm wrong about how I'm interpreting this, correct me. But they're gonna be mad.

And so I'm curious if we've, you know, thought about how we can broaden our outreach to make sure we're letting people know what's going on.

Good question and I appreciate your concern.

I would love to address some of this.

You had a lot going on in there, so.

To start with, it's a really big change for public engagement.

And you're right that I believe a lot of community members are going to struggle with the change.

I know that staff generally have struggled with understanding what the implications of this are going to look like.

Umm, so the 1st place I wanna start is with the made, Umm lawsuit and the results of that part of that is.

This distinction between these.

Ministerial and non ministerial processes in particular that these.

The ministerial processes are going to be the part that you're talking about, where the Community's not getting the same type of notice that they used to get.

So that is looking a little bit more at the like subdivision review processes in particular. But overall when it comes to noticing because of the results of that lawsuit and then the resulting bill that passed.

These a lot of the existing review processes will still have a way of being public.

Notice publicly noticed and the public comment will still be like Mary referenced earlier.

That process of the the planning administrator reviews they make a preliminary determination, then the public comment period is opened for 15 days.

That is true for every single one of these administrative and non ministerial processes.

So just anything that doesn't go to a board but the public still hears about. So that is the the variances, comprehensive signed packages, think like what used to go to DRB.

Historic preservation.

Permits and then subdivision, preliminary plat approval.

Well, I can't get into the details before we release the public draft of the UDC. I can say that.

We are identifying notification procedures for both like privately initiated and publicly initiated. So the city, the county processes and many of these non ministerial processes.

Maintain a lot of the same notification that we.

We are holding ourselves to already in Title 20. For example, there are still mailers that will go out to adjacent property owners, to neighborhood councils to.

The ward representatives for certain certain types of projects. There will still be posting on site.

Certain projects will still be notified on engagement and others will still have legal ads in the zulian.

So there is a bit of a variation there.

And I would absolutely encourage you to check that out when we release the UDCOB in Article 2 in particular.

So that is going to be for anything that's privately initiated.

All of that is going to exist through some of those basic processes we already have.

And then zoning amendments? Annexations. The land use plan amendments, and then a lot of subdivision processes.

The.

The staff approach will be to refer back to our public participation.

The patient plan and to kind of expand that public, noticing public engagement to be a lot more flexible, to be a bit more comprehensive.

So it is a bit beyond that 15 day period and public can be more substantially notified and brought in along those processes. Wanna stop there.

Great to Laval also has her hand up Laval go ahead.



Laval Means (she/her) 40:07

Hi this is Lavelle means with the planning office. I also just wanted to add that you know we've heard through the Community and and and and broader than that that it's really important to also be efficient and effective with.

These processes, and I think that in the end we're finding a balance that is be

administrative and what we call.

Ministerial where you can and as much as you can, and find that balance with still retaining the outreach and commenting opportunities for certain other projects.

So I think what you'll see in the UDC is, is both processes, many processes that are gonna help to streamline the project and the processes.

And still keep the principle of bringing the community on board.

Board in raising awareness.

From the early policy setting and you know land use and code writing processes like we've been doing for the last few years.

And and see how that works. You know this is.

What's the direction from the state?

But it's also something we hear in our engagement locally is the need to be more efficient.

With our our processes and I think that's what we're trying to do and that's what I hope you will see when you get a chance to look at the code.

AR **Analeshia Rodriguez** 41:49

Great. Thank you, Lavelle.

Ben, did you want to say anything more?

Yeah, go ahead please.

Yeah, sorry about that.

Thank you, Ben Brewer, planning supervisor CPDI. And just to follow up on this a little more.

I'm gonna step back, just echoing a little bit.

And just make a couple points that I think are are worth.

Thinking about on the on the board and and you know for Missoula as we move forward even past the project that we're.

Working towards just now with this arvizua code update.

That you know this, this work and this community conversation and and.

Looking at process improvements and improvements to how we engage and how we communicate and reach reach the Community and and and bring people along, that's gonna keep going.

That's still something that we need to continue and and improve on as we move

forward and that's so just wanna make the point that you know I think.

The you know the we see that the the people Tuneln when something happens next door.

Absolutely. That's that's been the the pattern. This is one of the.

You know, paradigm shifts or one of the big shifts in the Planning Act is to try to change that culture and that expectation within the community for when we Tuneln and when we're paying attention and it's it's recognizing and then it's something that you know I think.

We've we saw and were.

Responding to when we identified this project for initiating the project even before the Planning Act was was adopted was that the the process that we use now where you have you know the most participation at the most site specific.

Point in a in the process as far as as growth and development.

You know, it's it's kind of at the last the the last possible.

A moment with the least opportunity for having an effect or or effect. Having the ability to shape or change what that looks like.

And it was.

It's been frustrating.

It's been frustrating for a while now to the people in the community, to people in the development community to decision makers and so.

That's that's a dynamic that's not unique to Missoula and you know this, the shift that that's in the planning act.

That's that's, you know, a trend that's happening in other places also with the idea that, you know, the the time to have those conversations about.

What our values are and what we want to prioritize and what we how we want our community to grow that that's best had at the Community level where we could really talk about that in, in a Community wide.

Conversation and and forum and and that ideally.

That that will it will happen and only happen more as as we move forward and kind of cycle through this again and get used to that and kind of change that culture for what how we anticipate and expect to participate in this. So just wanna make that point.

That this is the first time we're doing this and making this kind of blip, but we hope

to only get better at it and only to.

Bring more, more people in into the process.

This and be able to make people aware and and all that as we move forward and kinda change that expectation for how to how and when to really participate to to affect change in the community.

And then the other thing I just want to say is I I think we've learned through this process that there is there really is a difference between between engagement and communication. And you know I I think that's that's something that we're.

Working on improving.

As well and, but it did. You know again it's something that we hope to keep keep improving on and and work it on as as this all moves forward.

Great. Thank you, you guys.

Shane, did you have something real quick here?

Just a quick follow up.

Oh, go ahead, Jim, along. This whole issue of public engagement.

So I I yeah, I think I don't wanna belabor the point about public engagement shifting however with it to bring it back to the Danny's earlier question, is there an unintended consequence here where we've given individual property owners?

Maybe potentially too much power in the sense that they could they.

Through the mechanism that they have now have start to create.

More direct challenges at later in the process, like like if for example, if you're a property owner that's potentially is impacted by a rezoning, you could go in and petition and.

Course before you could complain about it, but you couldn't really do anything about it.

But now you actually can is that?

Is that a fair assessment of what could happen?

Yes.

Yeah, absolutely. I to add into that, I think that there's a similar question along the lines of appeals. Like was said that.

Anybody can end up appealing the decision. And so between both the outright petition to change something and then the appeal of a decision.

Be very interesting to see kind of how that public participation being bumped later

on to the Commission.

Since we'll end up working out.

Great, go ahead.

You know, I guess I I'm like contemplating.

You know, I guess.

There will be subdivisions that are just posted to a website for 15 days that.

You know this board or whatever is left of this board never sees and probably is not noticed on because we don't live in the general vicinity of it.

And.

That's state law. That's fine, I guess.

But you know, maybe what Sean was getting at is is we obviously need to comply with state law.

But you know, it's probably better to over communicate and using the forums that people are used to to communicate that these things are posted to whatever the name of the website.

That the city uses.

It's not Missoula County voice 'cause that's the Missoula County thing. But engage Missoula.

And using this meeting and or the future of this meeting and to, you know, in a similar way to how we get City Council reports, I guess you know periodically like this is how City Council voted on things that you guys saw. Like these are the 8 project.

That are up up there so that you know people.

So that it's in a public meeting.

We're seeing them.

You know the development community who is following these things are seeing them and not having to randomly, like, go to a web page every now and again to figure out what the hell.

Pardon my what the heck is going on in the city?

So you know, just within your means just over communicate those things I think and I I don't think that it's enough to just notice the.

Neighbors, I think that there is an awful lot of people that are interested in the community as a whole and making sure that.

Going the direction that we want it to so.

Yeah, I think go ahead, yeah.

Thank you for that.

I would like to say something that specifically around subdivisions is that we. That's what you brought up.

I would say that overall, the city would love to continue to talk more with the Planning Commission about what.

What role?

What relationship we can have that ends up being the best for both of us and also for the Community.

That is not something that's currently built into the processes that are not already requiring that from the state law.

At the moment, though, many of the subdivision processes are still going to be posted on both engagement and the city's private development page, where they are already currently posted.

So that process as proposed should stay consistent and then there will still be site posting, so it is adjacent property owners that will be the ones seeing it, but there will still be something on site for people to go by.

But yeah, when it comes to having a pretty consistent.

Like public forum on that, that is not currently proposed, but can definitely be continuing conversation.

Great. Thank you, Rick. Go ahead.

RH **Richard Hall** 51:27

You know, without beating a dead horse.

I think it's great that you're going to engage the community.

Community councils and neighborhood groups and things like that. But you know, when I when I saw this, you know, if you're on a board, we go to training.

You know, it's required about public meetings, and we're told, you know, public comment, public comment, public comment, there cannot be too much.

And I just.

I found it kind of humorous that we just took a big this law on the state level took a big part of public comment out of the process.

And I think you know, if our plan is to make sure people are noticed.

You know, I think that's a big help, but my experience is people don't say anything till they see the first bulldozer out there.
So I guess we'll see some appeals. So thank you.

AR **Analeshia Rodriguez** 52:33

Thank you, Rick.

I think Tung, the quick follow up to your sort of suggestion or request perhaps, but. Is there are there any rules currently around the Planning Commission in terms of frequency of meeting, for example like to your point like do we have the opportunity to develop the the Planning Commission in a way that could be maybe maybe becomes the opportunity For more information? Yeah.

Thanks. This is Ben Brewer and I'm just going to jump in here and remind this group that we are going to be following up after this presentation with more.

Of an update and information about the transition to the Municipal Planning Commission, and we'll be following that with with returning and being able to kinda answer more, more questions about that at a future meeting.

But you know, we bring up kind of that process of.

That that, that is coming up and then we are looking to transition to setting up that, that group and there'll be those conversations to have of how you know, how it operates and everything.

But so keep an eye out for that and and we hope to talk about more. And then I don't Laval or Mary, if you if you have anything to add to that.

I will add in the interim that the Montana Land Use Planning Act does have certain specifications for how often I think the board must meet.

I do not remember off the top of my head, but those are just going to be built in both for the ordinance and resolution that we'll bring on with the Planning Commission.

Ben's talking about.

LM **Laval Means (she/her)** 54:17

Hi this is Lavelle means is it alright if I chime in as well.

AR **Analeshia Rodriguez** 54:21
Of course, please.

LM **Laval Means (she/her)** 54:22
OK.
Thank you.

We are working on the the the details still of setting up the Planning Commission and and addressing the.

Minimum requirements and that's the the work of dealing with.

Any future amendments to zoning regulations?

State law.

Or subdivision regulations that you know the list that that Madsen had shared.

And but we haven't really talked or thought about the frequency of meetings.

And.

Whether there's like meetings between that where you might be.

A forum like you were talking about? I think so. I think you know, there's gonna be a time when we've gotta work with the new Planning Commission to determine bylaws and and adding detail to the the basics. And I think that's a a good place to work out. Some of those other thoughts and suggestions.

So we'll start with the state requirements and then go from there I think.

AR **Analeshia Rodriguez** 55:42

OK. And as I'm looking, if I may, the state does say the Planning Commission shall meet at least once every six months.

OK, so at a minimum at a minimum.

LM **Laval Means (she/her)** 55:52
Yeah, yeah.

AR **Analeshia Rodriguez** 55:54

The county's proposal was once a month.

OK, looking at go ahead, Laval.

LM Laval Means (she/her) 55:59

Well in sorry. Well, I was gonna say, you know that that the state also says something about planning boards where you need to meet quarterly, right?

AR Analeshia Rodriguez 56:01

No, go ahead.

LM Laval Means (she/her) 56:09

So I mean that's four times a year and how much do you really actually meet?

AR Analeshia Rodriguez 56:09

Yeah.

LM Laval Means (she/her) 56:15

I mean, we expect we anticipate, you know hopefully not having to hear appeals very often and and be regular with types of amendments and stuff that might be coming your way.

But we this is new.

And we don't know how often it's really gonna require your setting up.

The the the business of the Planning Commission.

But you know, I would imagine it would be on a pretty regular basis, whether it's once a month to start with or couple times like what you're used to or something.

But we'll have some transition, some training and and the work to do of bylaws as well to begin with.

Thank you for letting me talk again.

AR Analeshia Rodriguez 56:57

OK.

Of course, of course, happily.

I think we're pretty good all around this out with perhaps just a closing statement here.

As far as the discussion around public comment.

I wholeheartedly understand the drive towards efficiency and those requests. However, for me personally, I don't feel like those should supersede public involvement. Ever.

And that's just my personal opinion. But my biggest interest was getting this topic on the table, making sure we were all, you know, thinking about it and discussing. And we can we can.

You know, when we dive into things more in detail, we can talk about some more then and you know, my hope is to be able to work with you guys on this particular topic.

You know in the future as well, so.

I think we're good with that.

I'm sorry. It's been one night, one comment.

Yeah. Sign up for the record.

I have some apprehensions with how much time we're gonna have to actually review all this and make a motion.

And a recommendation to City Council.

We haven't seen the whole code yet.

I think next week.

And then that leaves maybe six weeks before we're supposed to vote on it. That is gonna be a blink of an eye.

OK, so I just wanna say that I am concerned about us being fully able to digest it and make proper recommendations and motions at the end of the timeline.

Great. Thank you.

I think newly noted and.

I think that's kind of a concern for everybody involved if if my, you know, read of staff and the board is accurate so.

I guess we'll have to cross that bridge when we get there.

Thank you though.

I appreciate you bringing it up.

Anything else from staff on this part? I would just love to confirm that you were right, Danny.

It is next week, next Wednesday.

What's next Wednesday?

The the full draft of the UDC 'cause we got it.

OK.

Piece of it so far, OK.

Do you mind if I follow up on that?

Just a little more detail or just to be anticipating and and preparing, like Madsen said, we'll we'll be releasing the full materials on the 29th of of October.

Keep we're aiming to keep the public review period open until the 12th and then follow.

That the the.

The next week, with the opening, the public hearing with you on the 18th.

And I guess I would just add especially for this group, if there's.

You know if if you need assistance or.

Information or anything that would help for your ability to.

You know, prepare for that, that hearing date.

We're we're here to assist you on that, too. So reach out. Great.

Thank you, Ben.

That's good to know.

OK.

Anything from anybody else?

We're all a little blurry eyed.

Alright, OK.

We will call communications and special presentations good to go and we should know committee reports.

You have a committee report.

In fact, I did. OK, easy day.

Yeah, it is interesting in light of the Y presentation. But the TPCC reviewed their draft of the Transportation Safety Plan, which is really interesting in terms of some of their priorities there. And then also.

Related to that, the reserve St. safety action plan.

Well, so.

All right, great.

Thank you tune for doing all that.

OK, old business, new business.

Comments from board members.
Seeing none, we're adjourned.

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Missoula County Zoning Regulations Maintenance Update

Planning Board Hearing Presentation

10.21.25

Agenda

- Scope of updates
- Public engagement and process
- Overview of changes
- Public comments
- Motion

Project Team: Lauren Ryan



Scope of Update

- Typographical errors and copy edits
- Context changes
- Changes required by the Legislature



Issues in Regulations Identified by...

- Staff using regulations
- Inquiries from the public
- Staff reviewing applications and applying regulations

What Identified Issues Qualified?

- Language in regulations was unclear or confusing
- Repeated issues
- Implementation was not producing the desired intent of the regulations
- Policy outcome didn't change



Public Engagement

- Missoula County Voice
- Informational Meeting
- Legal ad and notice



Project Timeline

- October 20th – Informational presentation
- October 21st – Planning Board hearing
- November 13th – Board of County Commissioners hearing
- Mid December – Effective date

Public Review – Where to Find it

- Missoula County Planning Office
- Missoula County Clerk and Recorder's Office
- Missoula County Voice page



Public Review Documents

- Three tables showing proposed changes
- Insert documents with proposed changes
- Staff report

Proposed Changes – Table 1

- Typos/copy edits
- Clarifications

Table 1: Typos, Copy Edits, and Clarifications					
Topic	Change Type	Chapter and Section	Current Language	Proposed Change	Reason for Change
Building Elements Required	Clarification	Chapter 3, Section 3.4 Table 5		Add to the bottom of Table 5 **Mobile and Manufactured homes are not required to have a front porch or stoop.	Section added for clarification.
Build-to Zone	Clarification	Chapter 4, Section 4.5, B.		B.7 Only one of the two parallel street frontages is required to meet build-to zone setbacks on through-lots where build-to zones have been identified.	Section added for clarification.
Conservation Design Development	Clarification	Chapter 9, Section 9.3.E.3		Include language under permitted uses in the AGR, AGW, AGRR-10, and AGRR-5 districts in Chapter 2, stating that when 5 acres or more of important agricultural soils are present, conservation design is required.	Section added for clarification.
Definitions	Clarification	Chapter 13	Awning - A detachable, cantilevered covering that provides shade and cover from the weather	Awning - A detachable, cantilevered covering that provides shade and cover from the weather	



Table 2 – Context Changes

- Chapter 2 – Remove minimum width and depth in R, RM, LM, NR districts
- Chapter 8 – Signs



Table 2 – Context Changes

Minimum areas –
R, RM, LM
Districts

*Minimum area is reviewed at the time of zoning compliance permit review

R District:

Building Type	Minimum Area
Tri and Quadplex*	20,000
Multi-plex small*	32,000
All other types as permitted	6,000

*Requires Permanent Affordable Housing

RM District:

Building Type	Minimum Area
Tri and Quadplex	10,000
Multi-plex small	16,000
Multi-plex large	32,000
Neighborhood shopfront	12,000
All other types as permitted	4,000

LM District:

Building Type	Minimum Area
Tri and Quadplex*	10,000
Multi-plex small*	16,000
All other types as permitted	4,000

*Requires Permanent Affordable Housing



Table 2 - Context Changes

Residential Density

Maximum Residential Density Standard. The following maximum density standards apply to all new lots created after July 2, 2022, through subdivision review or subdivision exemption, including Townhome/Condo Exempt Development, except as specified in subsection b. of this section.



Table 2 - Context Changes

b. The following are exempt from the density standards in the R, RM, and LM Districts.

1. Replacement, renovation, or expansion of existing dwelling unit(s) provided the number of dwelling units does not change
2. Development on a legal nonconforming lot
3. Duplexes
4. Accessory dwelling units (ADUs)
5. Triplex, quadplex, and multi-plex when required to meet permanent affordable housing standard



Table 2 - Context Changes

- Industrial Flex Space

New definition and use type that allows for flexibility of uses in the industrial districts, specifically allowing for light industrial uses in the heavy industrial zoning district (other than special exceptions)



Table 3 – Changes Required by Legislature

- Cannabis cultivation
- Daycare home
- Community residential facility

Use Standards and Conditions	Legislative	5.8.C.3.b	b. Cannabis cultivation that does not comply with Section 5.8.C.2. "Cultivation Energy Conservation" shall not be permitted to expand or enlarge the cultivation use, except in compliance with Section 5.8.C.2.	Remove entire section	Legislative change that does not allow counties to require energy conservation for cannabis cultivation.
Zoning Districts	Context	Chapter 2, Table G	Daycare home	Change the use table to allow Daycare homes as a permitted use in all districts but Industrial Light and Industrial Heavy	A Daycare home as defined in MCA is considered a residential use per MCA and must be permitted in all zones that allow for a residential use.
Zoning Districts	Context	Chapter 2, Table G	Community residential facility (8 or fewer residents)	Change the use table to allow Community residential facilities as permitted use in all districts but Industrial Light and Industrial Heavy	A Community residential facility as defined in MCA is considered a residential use per MCA and must be permitted in all zones that allow for a residential use.

Public Comment and Agency Comment

- No comments received





Staff Report

- 76-2-203, MCA – Criteria for adopting or amending County Zoning
- 8 Criterion – Each with analysis and a conclusion.
- Focused on Implementation of Growth Policy and Land Use Element
- Conclusions support approval

Recommended Motion

I move THAT the proposed Missoula County Zoning Code, as amended, be approved as a zoning regulation for a portion of Missoula County to implement the 2019 Missoula Area Land Use Element and the 2016 Missoula County Growth Policy, based on the findings of fact and conclusions contained in the staff report

WYE INFRASTRUCTURE PLAN

INFRASTRUCTURE PLAN





AGENDA

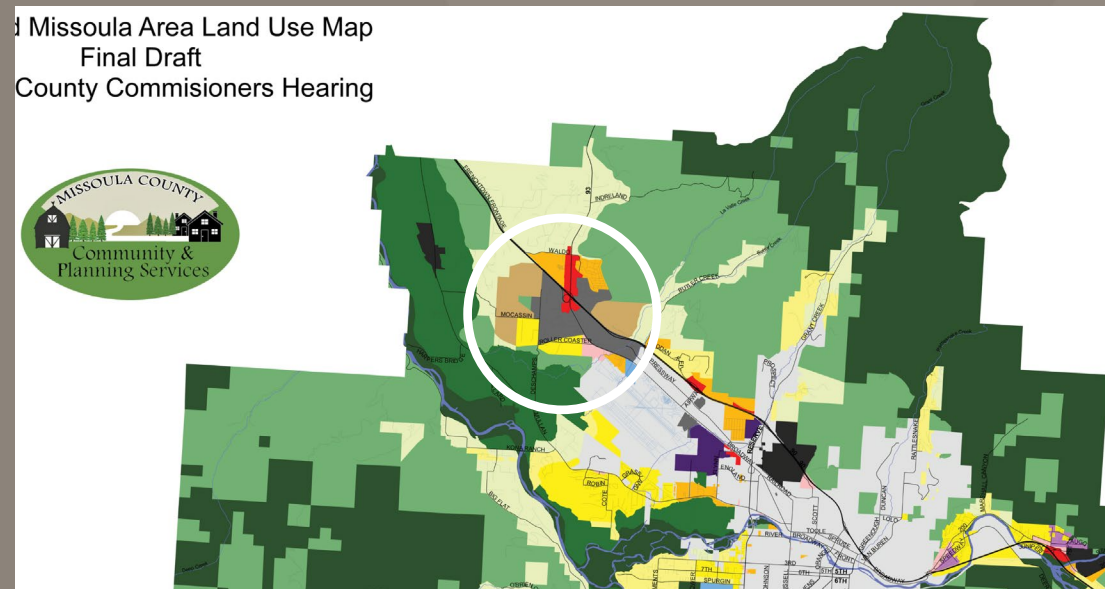
Background – Why the Wye

Infrastructure Plan Overview and Recommendations

Stepwise Implementation

A VISION FOR THE WYE

- 2019 Missoula Area Land Use Element
- Community vision for guiding growth and development
- Wye was an area of consensus



REALITIES OF THE VISION

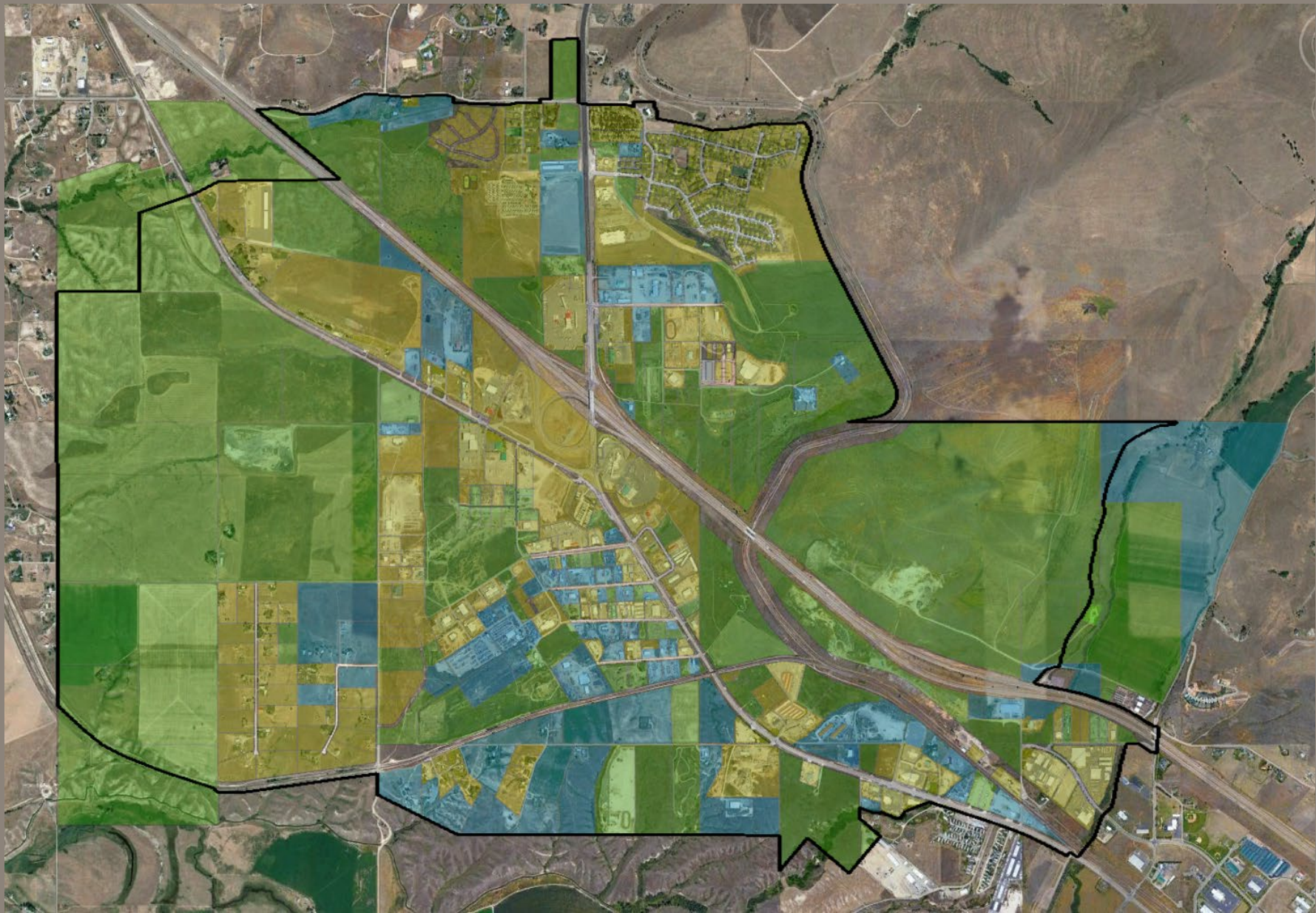
- Housing crisis – need supply
 - 6,000 units over next 20 years
- Infrastructure constrains
 - Very few area for housing at scale
 - Constraints causes commercial and industrial sprawl

VISION CALLS FOR

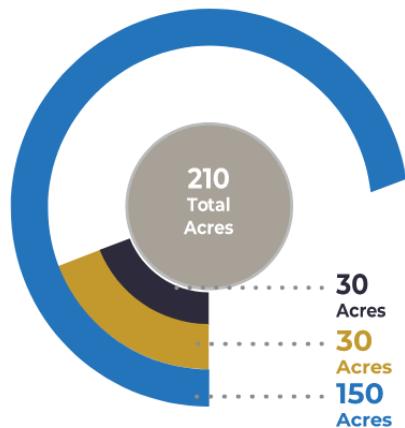
- Compact development patterns
- Proactively plan and build infrastructure
- Specifically, need an infrastructure plan at the Wye

IMPLEMENTING THE VISION

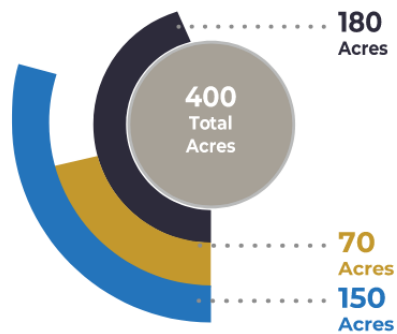
- Creation of Wye I and Wye II TEDDs to fund infrastructure
- Adoption of 2022 Zoning Code and Zoning Map
- Wye Infrastructure Plan:
 - identify infrastructure needs and funding mechanism to implement the vision



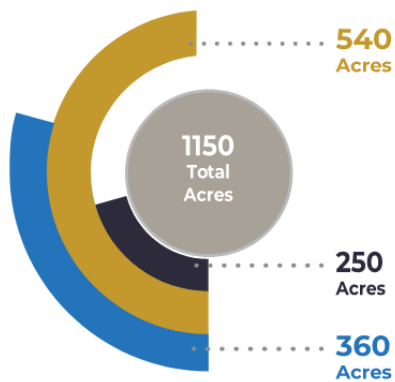
DEVELOPMENT STATUS



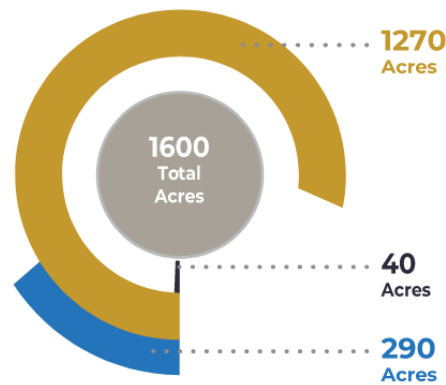
Commercial Center Parcels



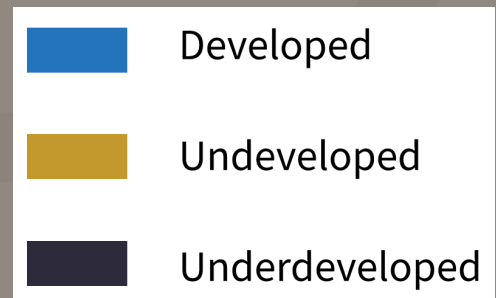
Lower Density Residential Parcels

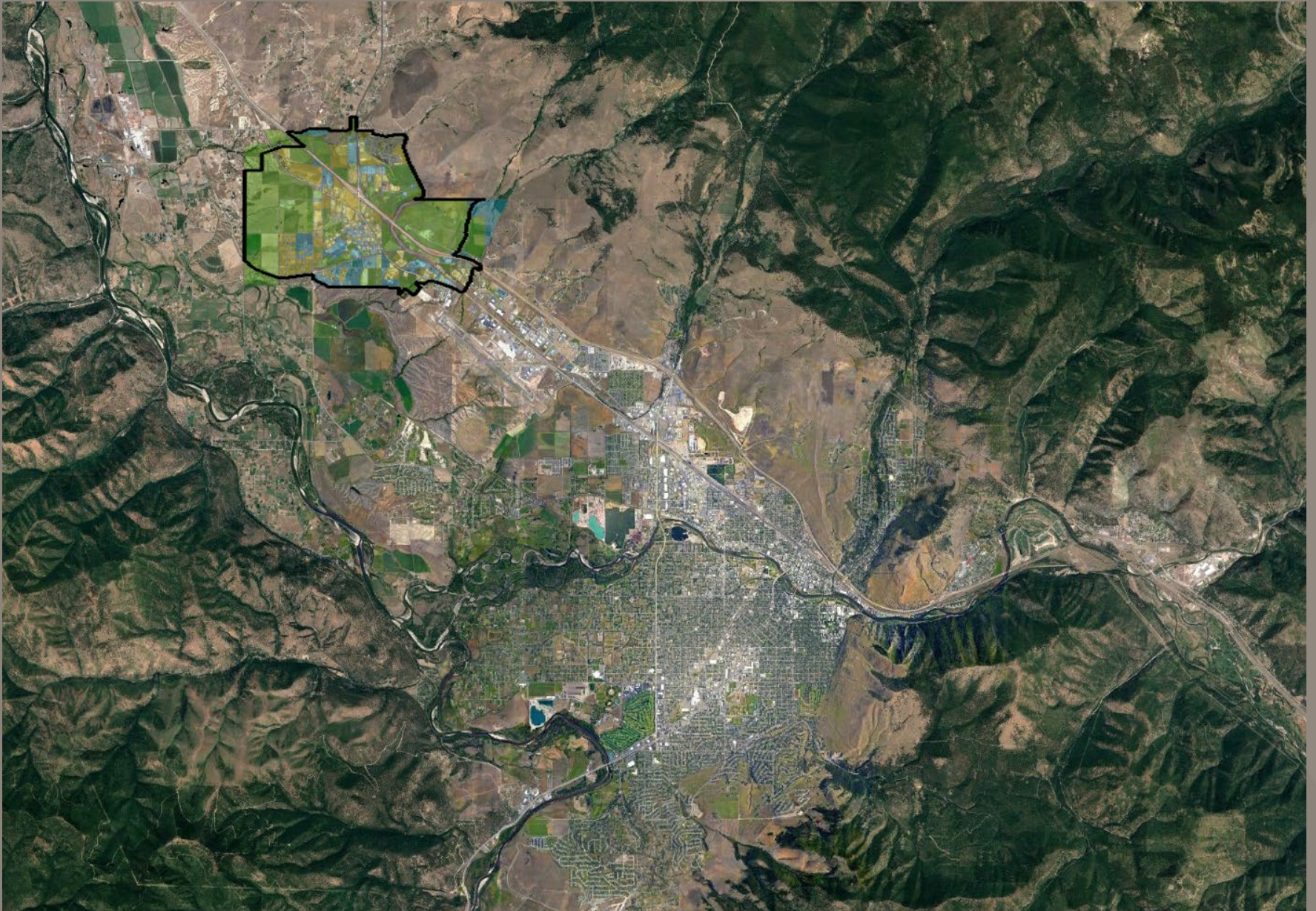


Industrial Parcels

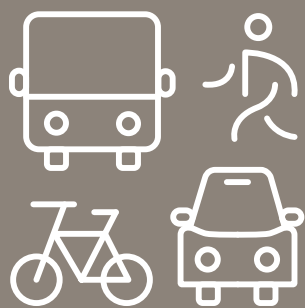


**Planned Neighborhoods/
Neighborhood Residential Parcels**



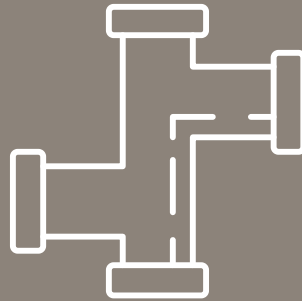


INFRASTRUCTURE



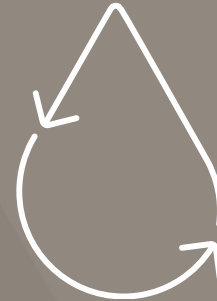
TRANSPORTATION

Network
Intersections
Multi-modal



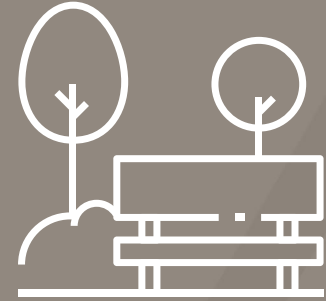
SEWER

Domestic Sewage
Storm Drainage
Re-Use / Sustainability



WATER

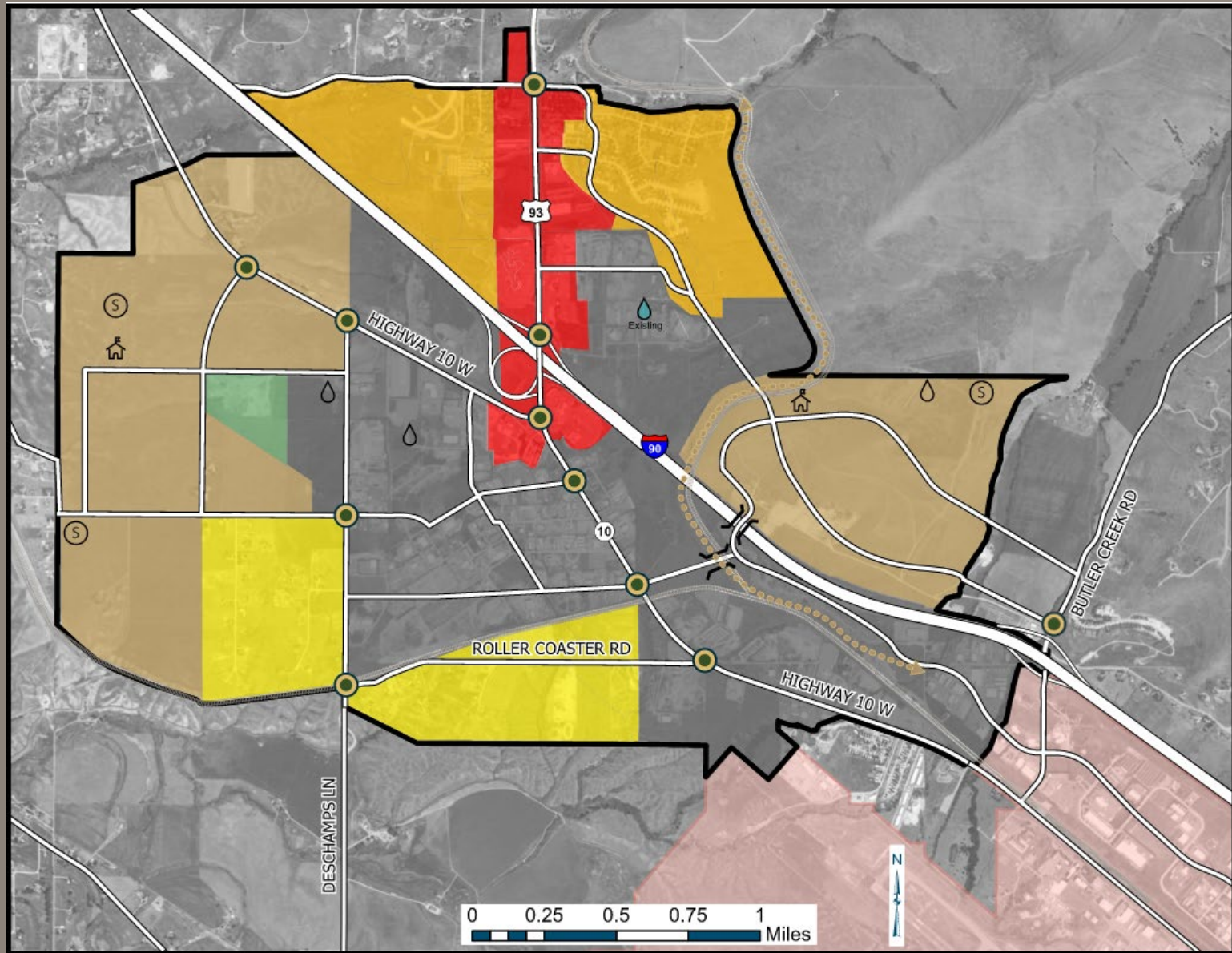
Drinking Water
Fire Protection
Irrigation



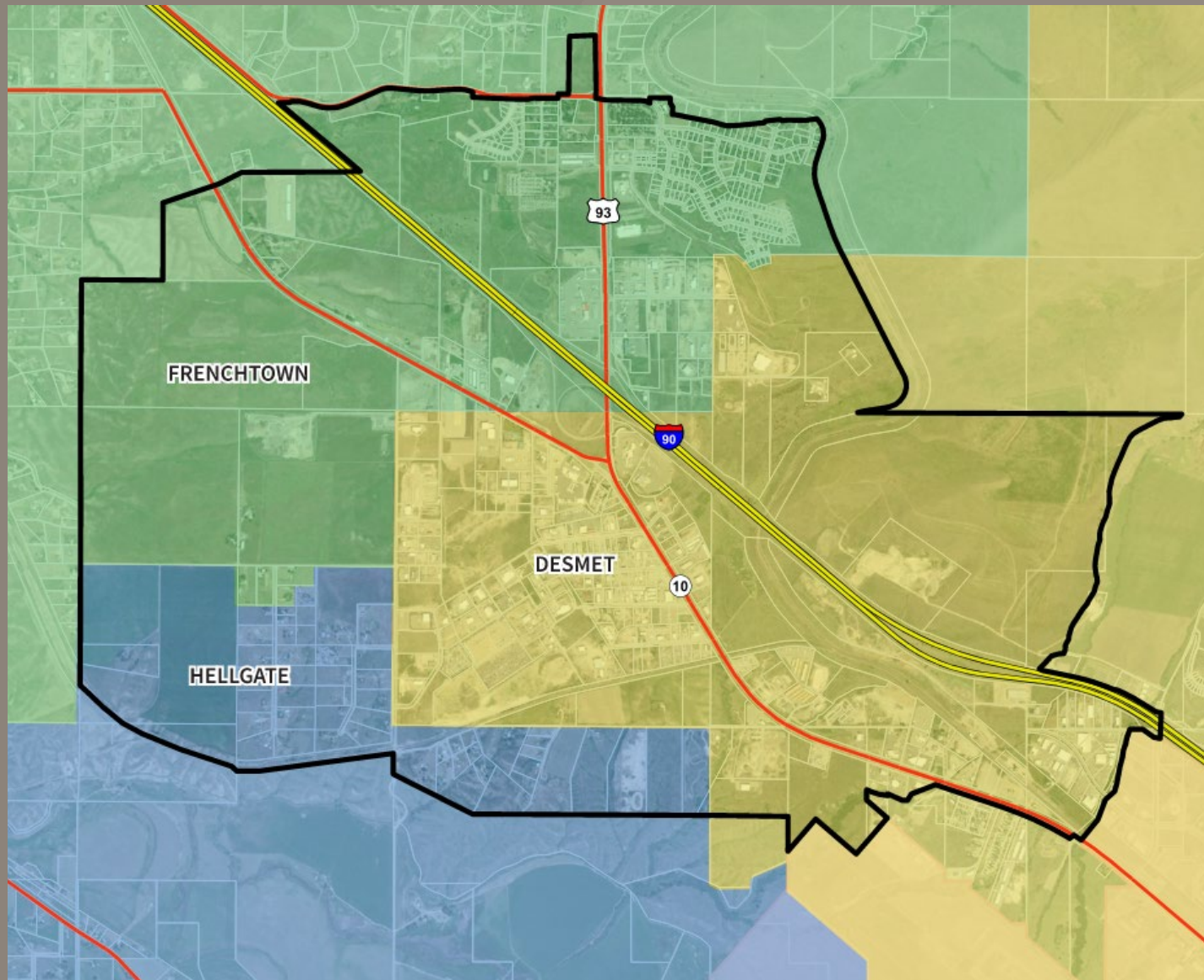
PUBLIC SERVICES

Schools
Parks / Amenities
Public Services / Fire

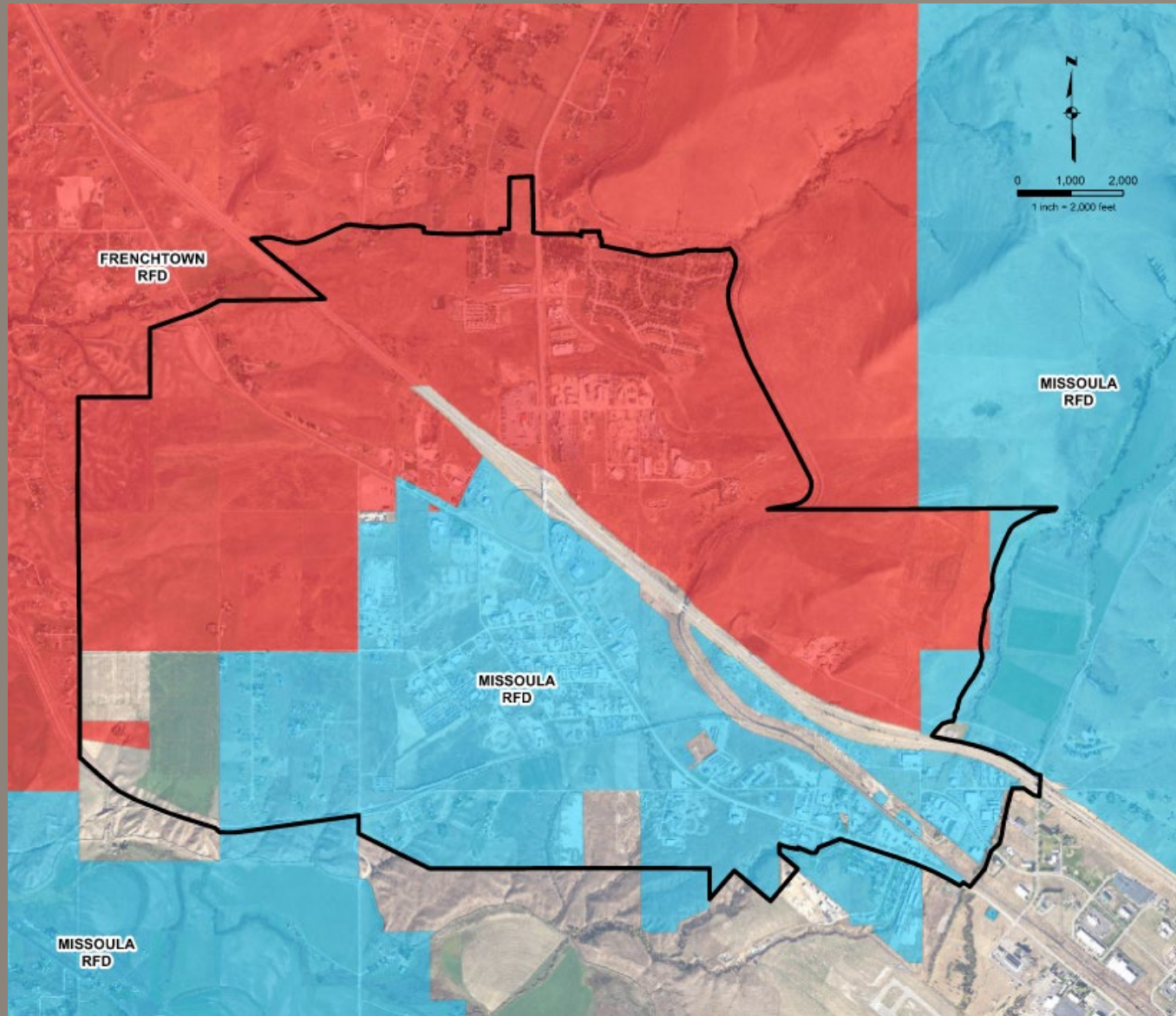
INFRASTRUCTURE PLAN OVERVIEW



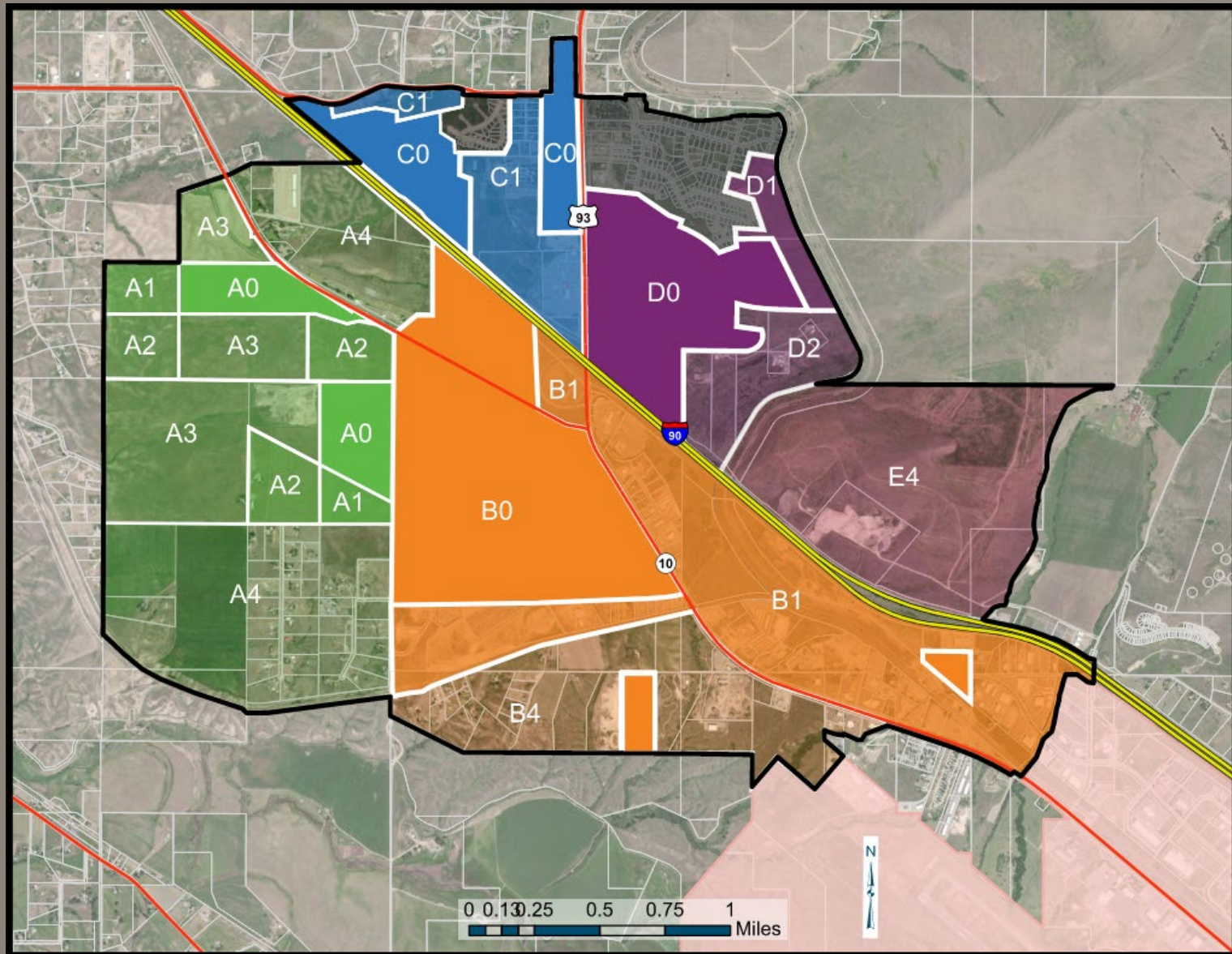
SCHOOLS



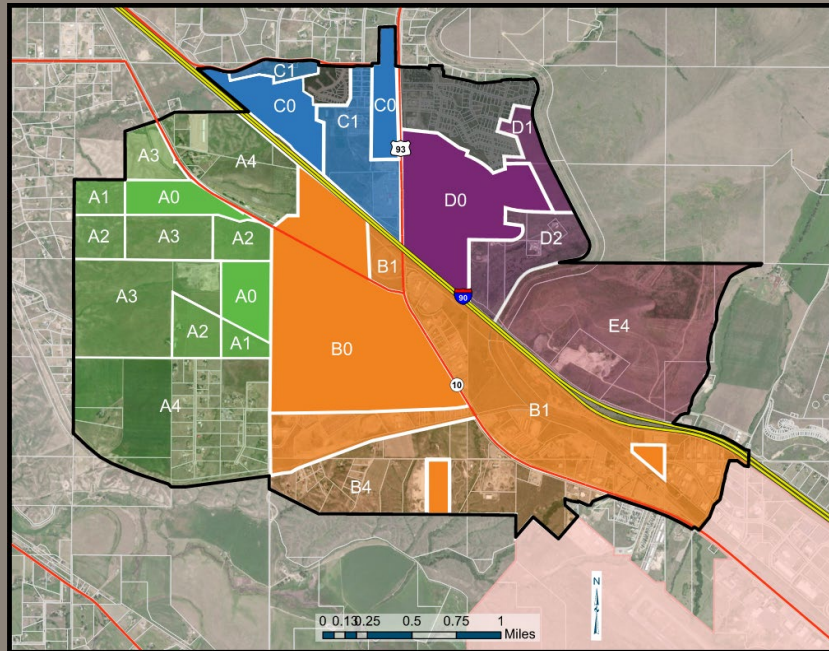
FIRE DISTRICTS



ANTICIPATED DEVELOPMENT PHASES



INFRASTRUCTURE PLAN SEQUENCE



Step Wise Implementation

Phase 0 – Catalyst and Precedent Infrastructure

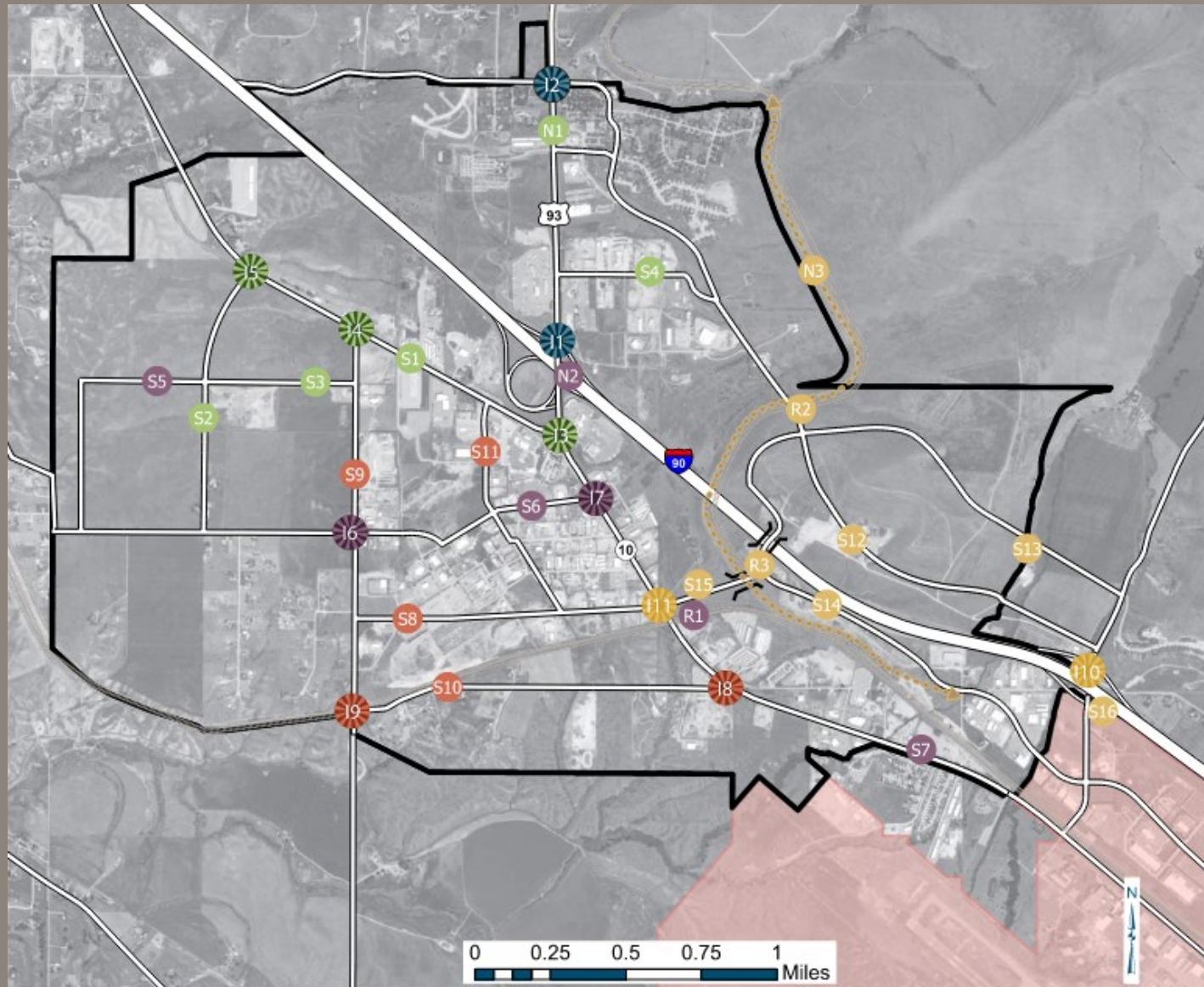
Phase 1 – Extend Core Infrastructure

Phase 2 – Infrastructure Expansion for Urban Development

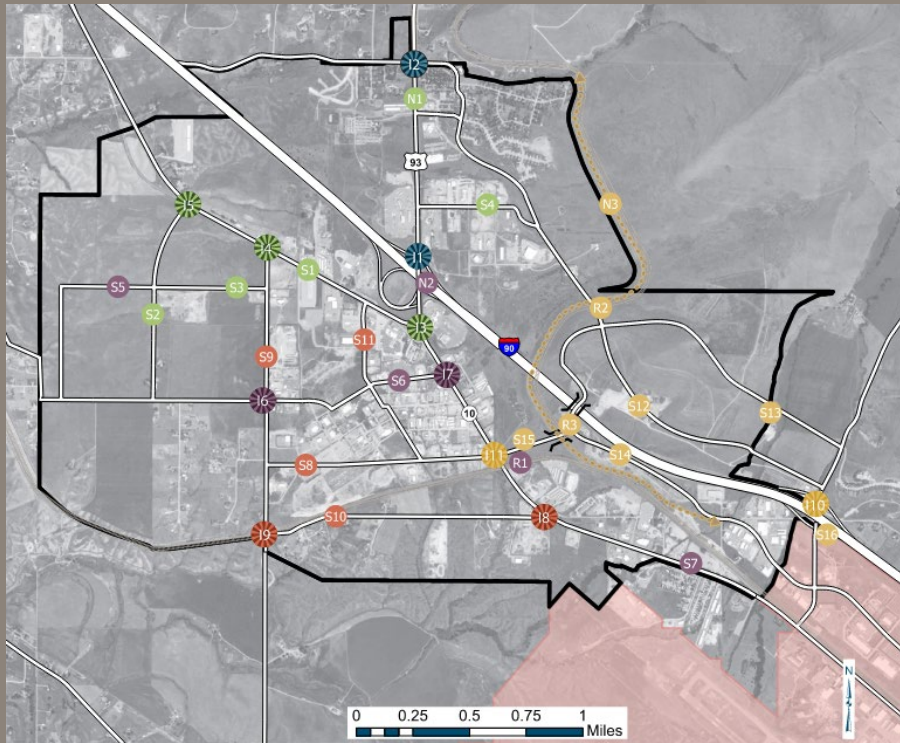
Phase 3 – Expand Urban Scale Infrastructure

Phase 4 – Butler Creek and Edges

TRANSPORTATION INFRASTRUCTURE



TRANSPORTATION RECOMMENDATIONS



Critical Intersections

Street Improvements

Network Grid Connections

Non-Motorized Improvements

Phase 0 – Catalyst and
Precedent Infrastructure:

- I 90 / HWY 93 Interchange
- Waldo / Highway 93 Signal

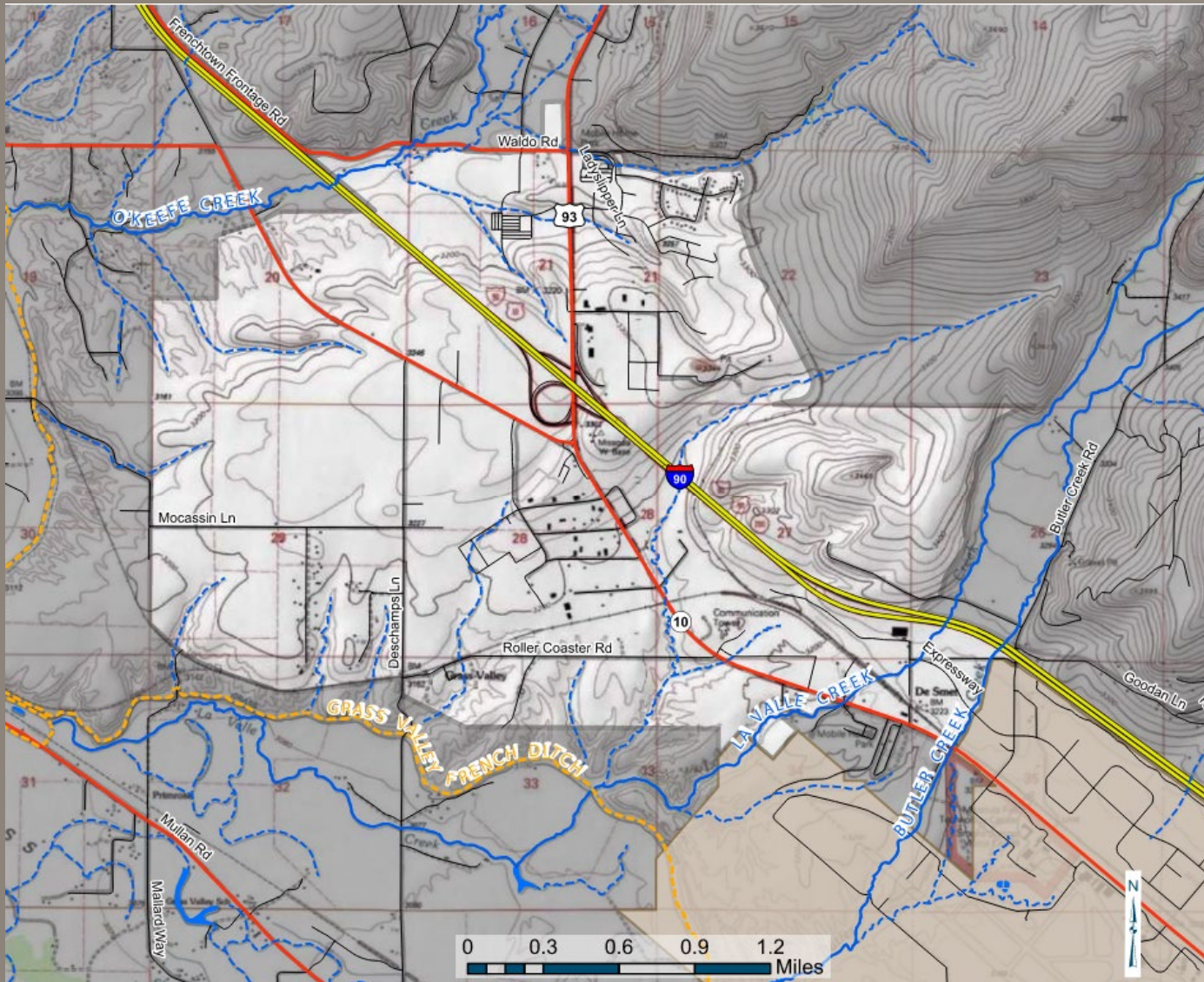
I-90 / HIGHWAY 93 INTERCHANGE



Westbound Off Ramp

- Key to access from Missoula to Southern Portion of Study Area
- Recommended Actions:
 - Intersection Control Evaluation in conjunction with MDT
 - Evaluate Funding Alternatives: CMAQ, HSIP, others

STORMWATER INFRASTRUCTURE



STORMWATER RECOMMENDATIONS



Administrative Recommendations:

- Zoning update to preserve ephemeral drainages
- Public Work Manual Update

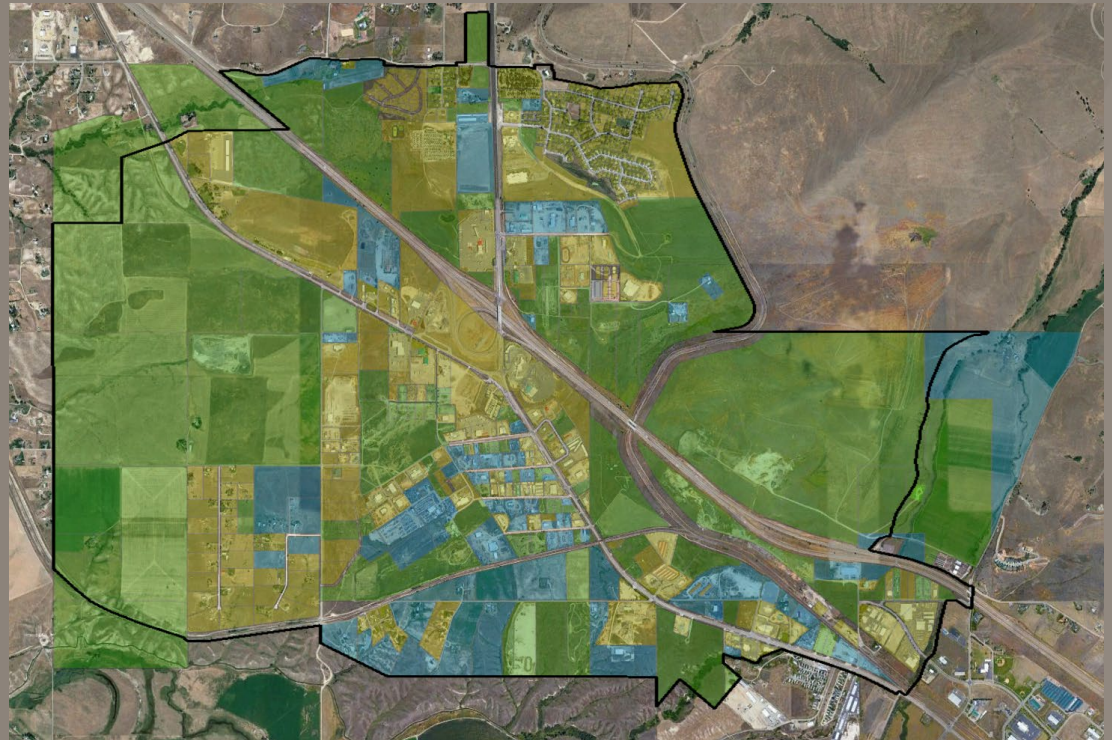
Infrastructure:

Step wise implementation recommendations provide for each phase

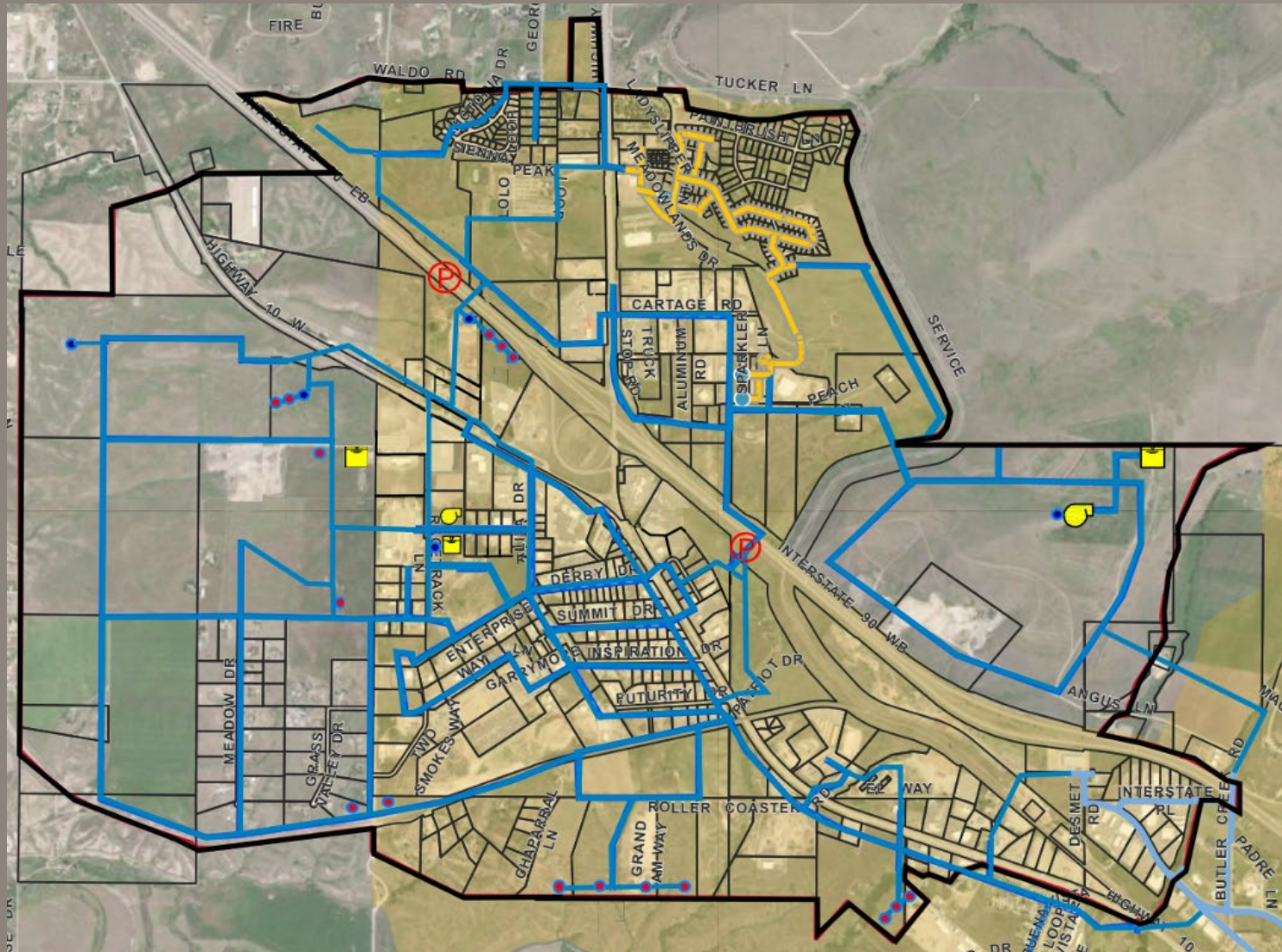
- Include stormwater improvements with transportation projects where possible

WATER INFRASTRUCTURE

Year	Projected Water Demand (MGD)		
	Residential	Commercial/ Industrial	Total
5	0.76	0.10	0.86
10	1.90	0.26	2.16
20	3.80	0.52	4.32
30	5.70	0.78	6.48
40	6.84	0.94	7.78
50	7.60	1.04	8.64



WATER RECOMMENDATIONS



WATER RECOMMENDATIONS

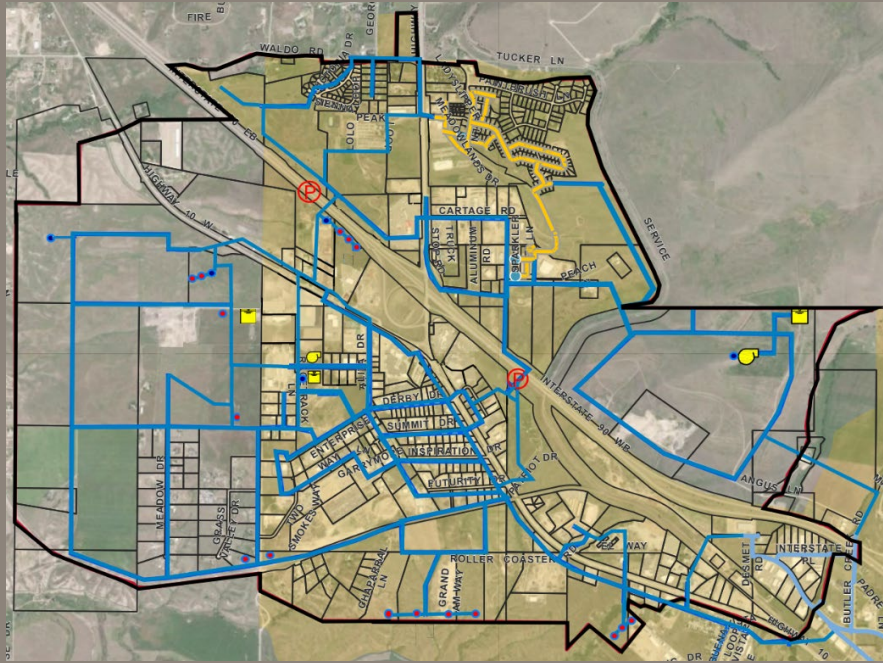
Comprehensive Wye Area Water District

North of Interstate:

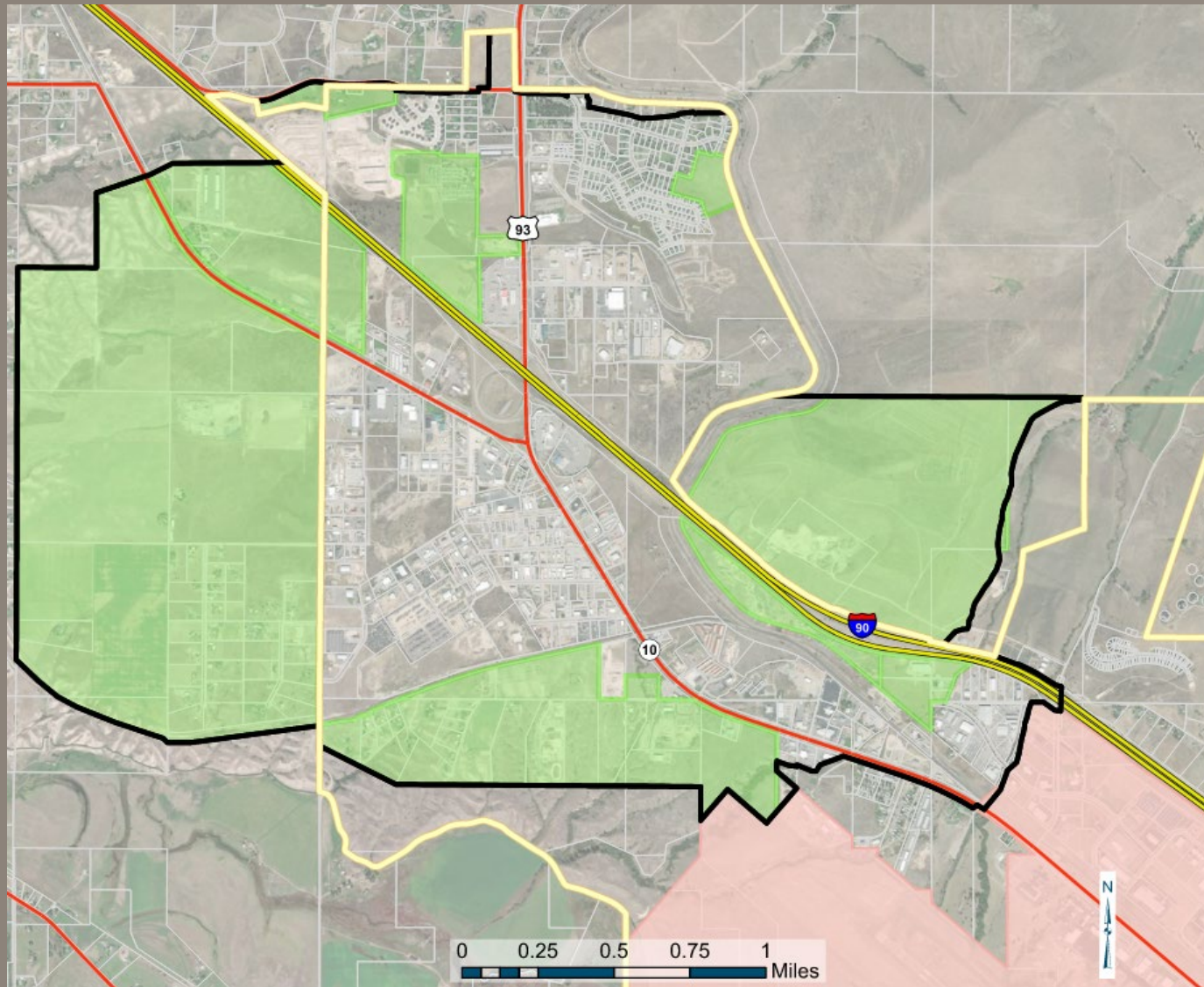
- Study existing Wye Water System for County Purchase and expansion.

South of Interstate:

- Phase 0 Infrastructure: Industrial Water System
- Complete Construction of Initial System
- Expand System into Industrial Area and areas west of Deschamps and connect additional available supply - PPP Approach
- Complete Comprehensive Aquifer Study to evaluate supply for each phase of build out



WASTEWATER INFRASTRUCTURE





25

On-Site Solutions for Sub Areas A & E

- Membrane Bioreactor (MBR)
 - Wastewater Effluent Quality
- Disposal
 - Infiltration within identified areas of suitable soils

SUB AREA A RECOMMENDATIONS

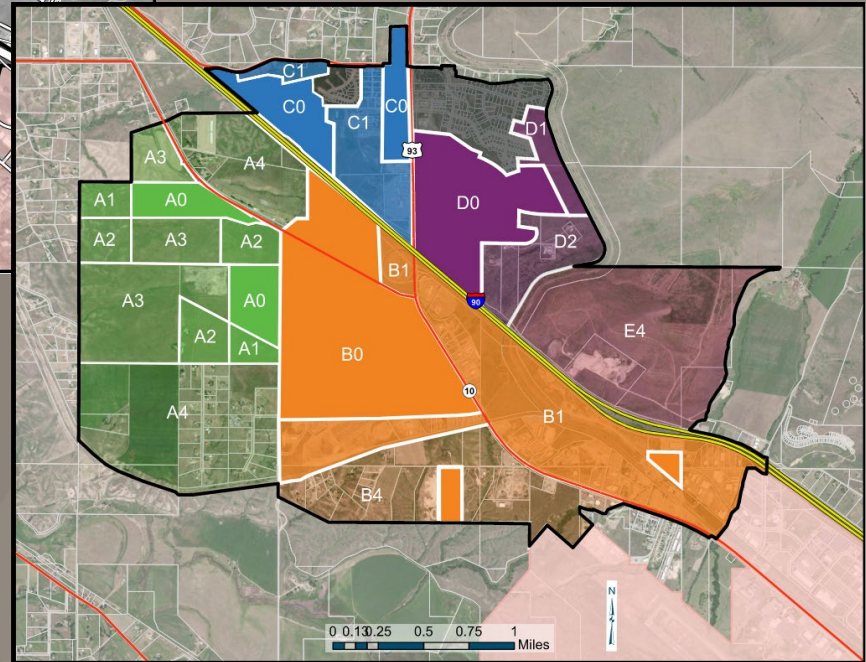
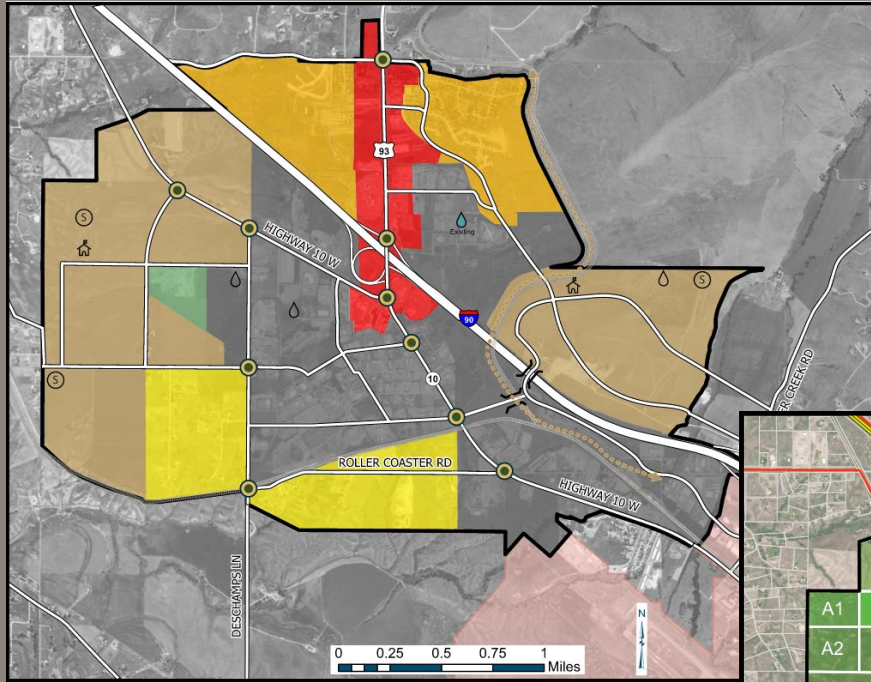


Step Wise Implementation

Sequential Development of On-Site System from Sub-Areas A0 to A1 and beyond

- Initial Membrane Bioreactor System
- Incremental Expansion as wastewater generation materializes with development
- PPP Funding Approach

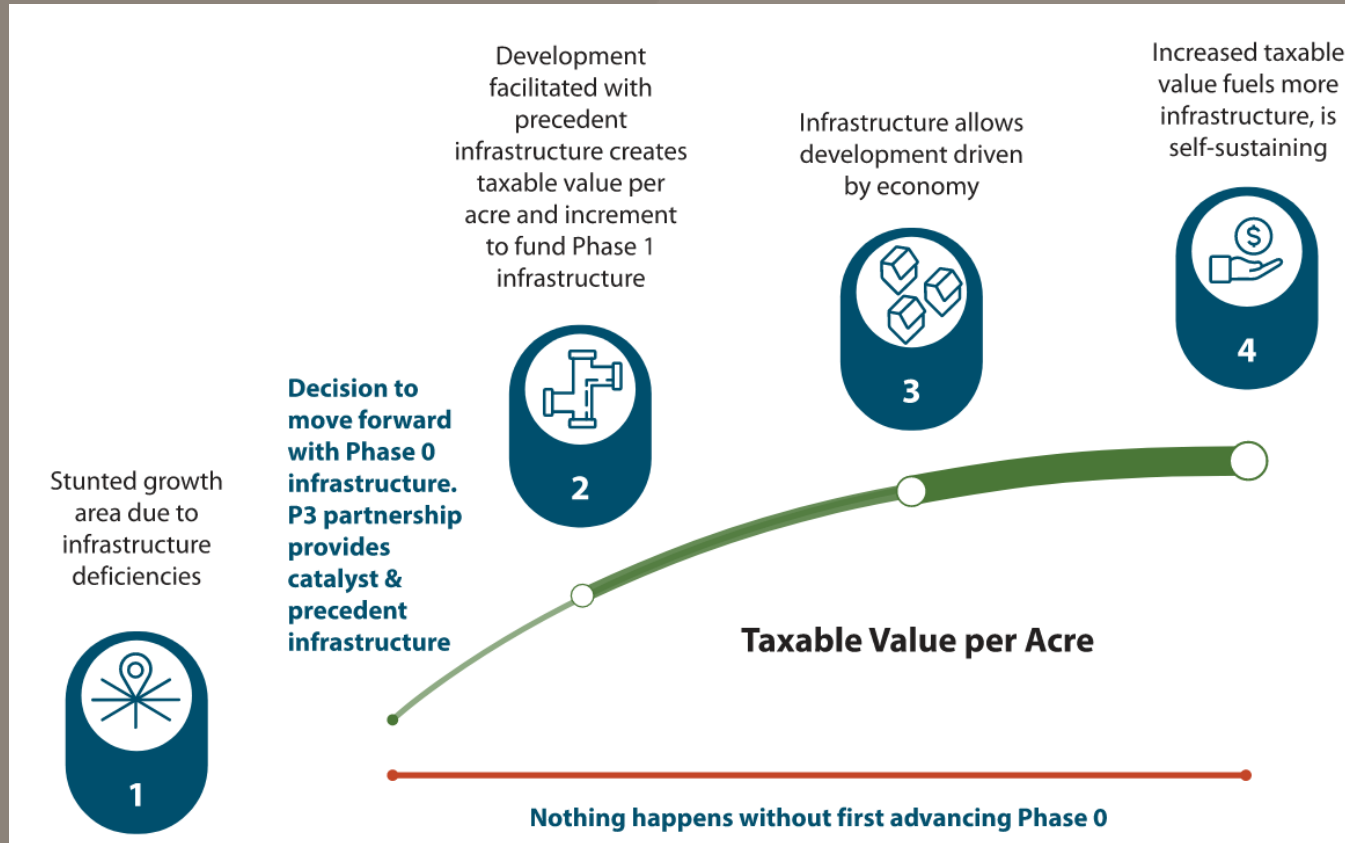
INFRASTRUCTURE IMPLEMENTATION



IMPLEMENTATION – STEP WISE APPROACH

Phase	Description	Sewer	Public Costs	Water	Public Costs	Transportation	Public Costs	Stormwater	Public Costs	Public Infrastructure Total
Phase 0	Catalyst & Precedent Infrastructure: Focus on essential infrastructure needs with goal of facilitating meaningful development; guided by: current development patterns, recent development trends, and opportunities. Address major limitations and encourage development at intensity/density in line with vision cast with Land Use Element. Initial infrastructure investment should build foundational elements, with one potential exception, infrastructure elements funded at this stage should be pieces of the larger regional puzzle; i.e. regional vs local importance.	Initial Sewer System including Primary Treatment, Mechanical Treatment, and Disposal for Planned Neighborhood Area West of Deschamps (Sub Area A) City of Missoula Lift Station Improvements (Sub Area C)	\$17M	Industrial Area Water System - Supply, Storage, Pumping, and Initial Transmission (Sub Area B) Residential Area Water System West of Deschamps - Supply, Storage, Pumping, and Initial Transmission (Sub Area A) Wye Water System Transmission Main Extension (Sub Area C)	\$15M	Westbound I-90 Ramp Intersection Improvements Highway 93 and Waldo Road Traffic Signal	\$5M	Outfalls, Collection, & Detention for Major Drainage Limitations Regulatory	\$4.75M	\$42M
Phase 1	Extend Core Infrastructure and Address Constraints: Expand upon foundational elements in an incremental way, with some heavy lifts on the big three: Water, Sewer, and Transportation. Continue to address major limitations: build upon Water core(s); expand water supply, storage, pumping, and transmission core; expand sub-regional sewer treatment and disposal capacity; expand local branches and trunks progressively from cores; address Transportation grid major intersection improvements.	Expansion of Residential Area Collection System and Lift Stations for Planned Neighborhood Area west of Deschamps (Sub Area A)	\$15M	Expand Transmission and Distribution Systems Expand Supply and Treatment Infrastructure (Sub Areas A, B, C, and D)	\$20M	See Phase 1 Transportation Map in Transportation Section	\$25.25M	Continue Addressing Major Outfall, Collection, & Detention Limitations	\$3.65M	\$63.9M
Phase 2	Infrastructure Expansion for Urban Development: Continue building upon foundation while considering localized improvements that facilitate and enhance urban environment. Progressive expansion of Water and Sewer; Enhance Transportation grid while continuing to focus on critical intersection improvements.	Expansion of Residential Area Collection System and Lift Stations west of Deschamps (Sub Area A) Progressive Expansion and Upgrade of Collection System and Lift Stations for Areas Served by City of Missoula (Sub Areas B, C, and D)	\$25M	Progressive Expansion of Storage, Distribution, and Supply (Sub Areas A, B, C, and D)	\$25M	See Phase 2 Transportation Map in Transportation Section	\$66.3M	Collection Improvements in Urban Legacy Areas (south)	\$3.8M	\$120.1M
Phase 3	Expand Urban Scale Infrastructure: Solve the regional water and sewer systems here, decommission precedent sub-regional infrastructure as appropriate. Expand transportation grid and key intersection improvements.	Construction of Regional Treatment Plant Construction and Regional Disposal along with completion of collection system and lift stations for Planned Neighborhood Area west of Deschamps (Sub Area A)	\$150M	Progressive Expansion and Enhancement (Sub Areas A, B, C, and D)	\$65M	See Phase 3 Transportation Map in Transportation Section	\$34.4M	Collection Improvements in Urban Legacy Areas (north)	\$2.8M	\$252.2M
Phase 4	Extend Urban Infrastructure to Butler Creek and Edges: Address transportation and utility challenges for Butler Creek area and remaining undeveloped areas on edges. Continue to improve, upgrade, and expand utility and transportation infrastructure throughout study area.	Construction of Regional Treatment Plant, Regional Disposal, and Collection with Lift Station for Butler Creek Area (Sub Area E)	\$120M	Butler Creek Area Water System - Supply, Storage, Pumping, and Transmission (Sub Area E) Expansion and Extension as needed in remaining study area (Sub Areas A, B, C, and D)	\$50M	See Phase 4 Transportation Map in Transportation Section	\$116.1M	Address Water Quality Treatment and Detention Deficiencies in Targeted Areas	\$1.5M	\$287.6M

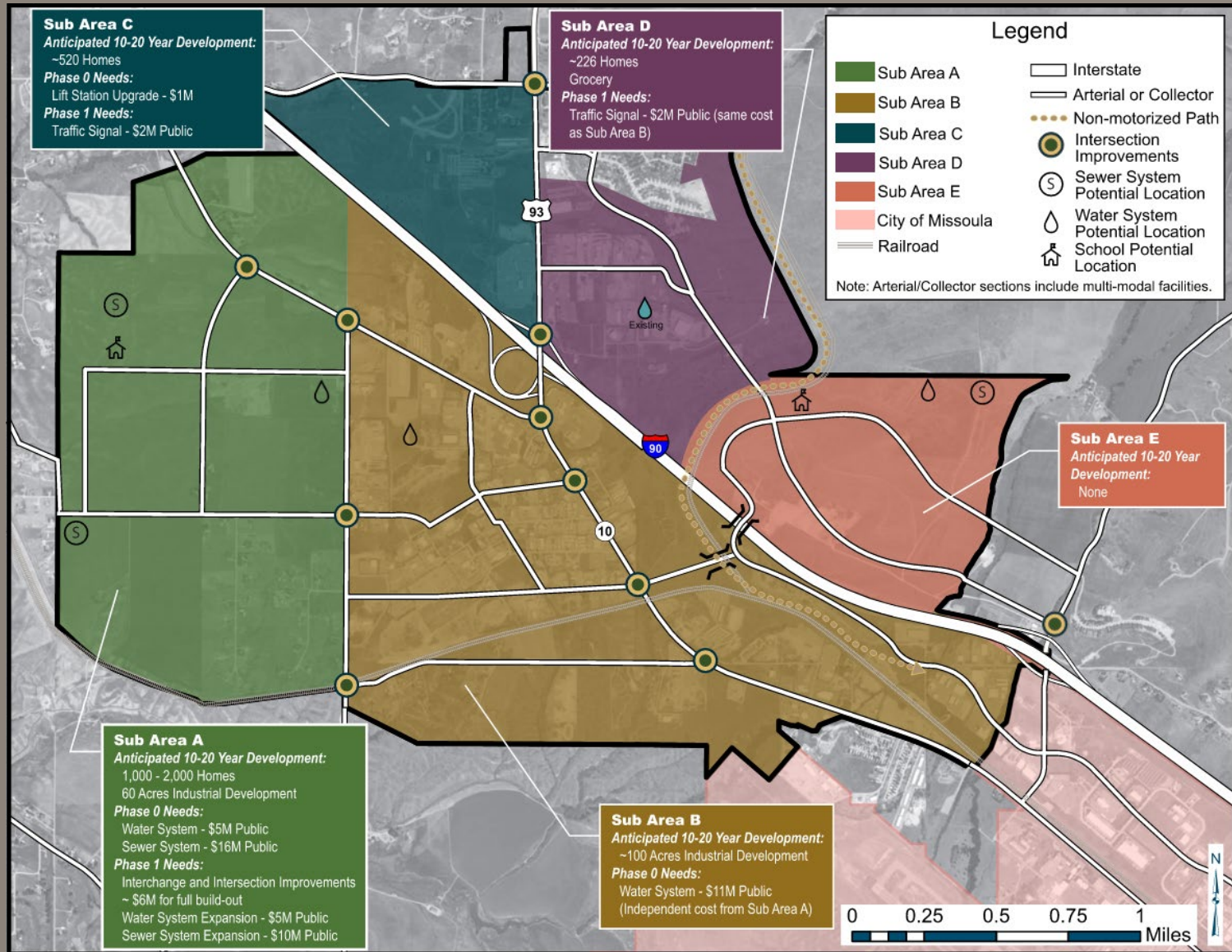
IMPLEMENT THE INCREMENT



Phase 0 Catalyst and Precedent Infrastructure

- Wye TEDD 1 and 2
- Public Private Partnerships

NEAR TERM DEVELOPMENT AND PRIORITIES



THANK YOU!

Jeff Smith & Andrew Hagemeyer



406.728.4611



jsmith@wgmggroup.com





Code Reform & the Montana Land Use Planning Act

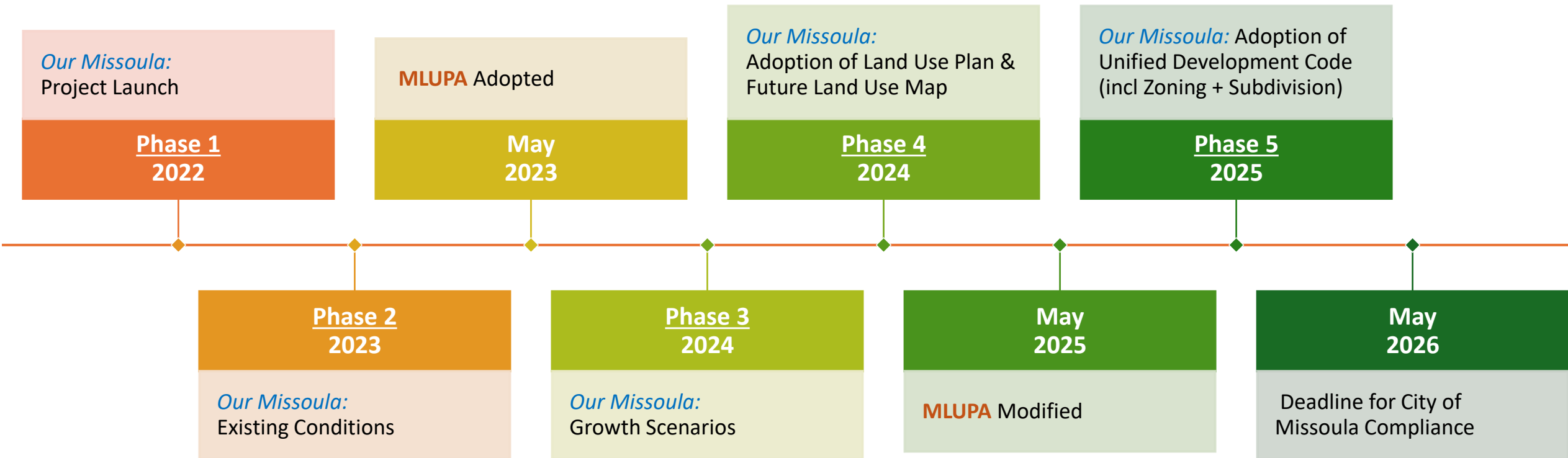
Consolidated Planning Board
October 21, 2025



*Compliance with the
Montana Land Use
Planning Act*

1. Timeline Review
2. MLUPA Review
3. Legislation Overview

Our Missoula + MLUPA



Montana Land Use Planning Act (MLUPA) Review (MCA 76-25)

A new framework for how Montana cities manage land development.

For cities > 5,000 ppl within counties > 70,000 ppl.

Compliance required by May 2026.

Certain sections of Title 76
are no longer applicable
under MLUPA

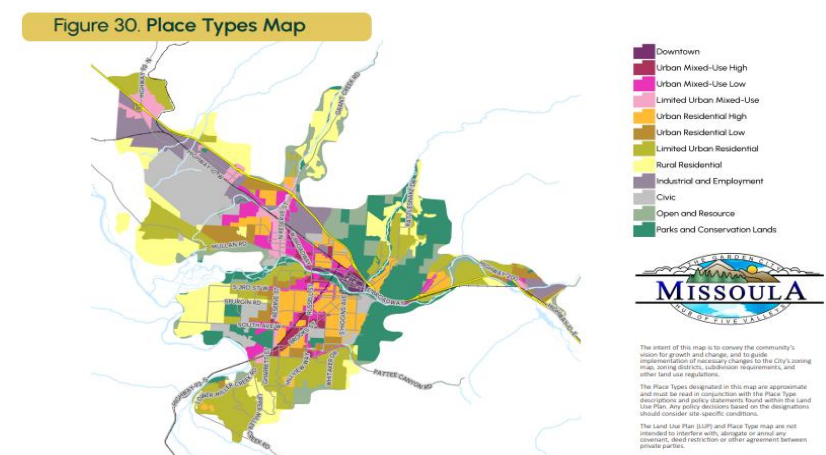
Entirely new statutes for...

- Land Use Plan + Map (Part 2)
- Zoning Regulations + Map (Part 3)
- Subdivision Regulations (Part 4)
- Administrative Review with Appeals
- Engagement Focus and Approach



Land Use Plan + Map (Part 2)

- Already adopted (2025), guiding us, follows MLUPA
- Amendments coming to enhance consistency and ensure substantial compliance between the Plan + the Code



Zoning Regulations (Part 3)

Adopt **zoning regulations** in substantial compliance with land use policy.

Adopt a **zoning map** in substantial compliance with land use policy & zoning code.

Authority to regulate

- Land use
- Density
- Use type
- Building size, character, number, form, & mass
- Development standards mitigating the impacts of development (identified in policy & code)

Subdivision Regulations (Part 4)

Adopt **subdivision regulations** in substantial compliance with the land use policy & zoning code.

Authority to regulate

- Grading & erosion control
- Design & arrangement of lots, streets, & roads
- Location & installation of public utilities (water, sewage, solid waste)
- Provision of other public improvements
- Legal & physical access to all lots

Existing **subdivision exemptions** preserved; process consolidated & standardized (all must meet zoning).



Zoning Requirements

Adopt 5 of 14 **housing strategies** for zoning code as identified in the Act.

Allow **higher density and intensity** near transit, employment, education, and other amenities.

Allow **≥ 60 ft building heights** in Downtown, Heavy Commercial, & Industrial zones (aligned with Land Use Plan).

Allow **2 units** outright in all Residential zones (includes duplexes, obviates ADUs).

Allow **3+ units** in all Residential zones except R-R1.

Reduced **setbacks**.

No parking minimums for existing buildings, change of use, residential construction under 1,200 sq. ft., deed-restricted affordable housing, assisted living, or childcare facilities.



Administrative + Ministerial Review

"City Staff"

"Objective"

Ministerial Permit:

Approval is based on **Substantial Compliance:**
"overall compliance with a plan's intent, densities, & standards without requiring strict or rigid adherence."

- Without any discretionary review.....
- Must be based on **objective** standards...
- Involving **little or no personal judgment**...

Administrative & Ministerial Processes "Staff's Objective Processes"

- ZCPs
- Sign Permits
- TEDs
- Manufactured Housing Park
- Certain Subdivision processes including Final Plat Review, Exemptions, Condos.



Administrative + Non-Ministerial Review

"City Staff"

"Discretionary"

"Discretionary" processes
require **substantial compliance with
review criteria** & must be noticed.

Text amendments to Land
Use Policy + Code may now
be publicly initiated.

Administrative & Non-Ministerial Processes "Staff's Discretionary, Noticed Processes"	Board Review & Non-Ministerial Processes "Boards' Discretionary, Noticed Processes"
• Variances • Comprehensive Sign Packages • Historic Preservation Permits • Subdivision Preliminary Plat Approval	• Land Use Plan/Map, Zoning Code/Map, & Subdivision Regulation Amendments • Annexations • Vacation of Recorded Plats • Appeals



Board Review + Appeals

Resulting Board Removal

~~Board of Adjustment~~

~~Design Review Board~~

Historic Preservation Commission - ***advisory only***

Planning Commission - ***new roles***

- ✓ Decisive authority for Appeals
- ✓ Recommending body for:
 - Zoning Map Amendments;
 - Land Use Plan + Map Amendments;
 - Subdivision + Zoning Text Amendments.



Engagement Focus + Approach

1. Re-focusing Public Participation on Policy + Code adoption

Newly centered around Adoption/Amendment of Land Use Plan/Map, Zoning Code/Map, and Subdivision Regulations

- Most processes are administrative and ministerial, less public hearings for public notification and comment

2. Subdivision Changes

Neighborhood meetings eliminated but public notice is required for preliminary plat review and approvals

3. Public Comment on Development Applications (MAID)

require public notice at the time of development for all non-ministerial reviews.



End.