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**MISSOULA CONSOLIDATED PLANNING BOARD MINUTES**  
**City Council Chambers,**  
**140 W. Pine**  
**January 15, 2019 - 7:00 PM**

**Members present:** John Newman, Chair (City), Helen Jenkins, Vice Chair (City), Neva Hassanein (City), Vince Caristo (City Alt), Andy Mefford (County), Michael Houlihan (County), Stephanie Potts (County), Peter Bensen (County Alt)

**Members absent:** Dudley Improta (City), Jamie Hoffmann (Board), Jason Rice (County)

**Staff present:** Andrew Boughan (City), Andrew Hagemeyer (County), Christine Dascenzo (County), Laurie Hire (County), Donna McCammon (County), Karen Hughes (County) Chet Crowser, Chief Planning Officer, Community and Planning Services,

**Others present:** Julie Lake, from Jeffries Court Reporting, who is present to transcribe the verbal presentations to accommodate a presenter/attendee with a cochlear implant who otherwise would not be able to participate in this public meeting.

**I. Call to Order**

Mr. Newman called the meeting to order at 7:00 p.m.

**II. Roll Call**

Ms. McCammon called the roll with six regular members present and two voting alternates present, a quorum was met.

**III. Approval of Minutes**

**MOTION:** A motion was made by Mr. Benson, seconded by Mr. Houlihan, to approve the December 18, 2018 meeting minutes as presented.

**With a voice vote of all 'ayes' the motion passed.**

**IV. Public Comment on items not on the agenda**

No public comments.

**V. Staff Comments**

Mr. Chet Crowser introduced himself to the Board and audience. Mr. Crowser is the new Chief Planning Officer of Community and Planning Services.

**VI. Public Hearings**

**A. Rezoning Request: 1900-1906 Strand Avenue and 1725 Grant Street – Andrew Boughan**

This is a request from Jeremy and Betsy Milyard to rezone 1900-1906 Strand Ave and 1725 Grant Street at the northwest corner of Grant Street and Strand Avenue from the existing RM2.7 Residential to RM1-45 Residential. The legal ad was published in the Missoulian on December 30, 2018 and January 6, 2019. The site was posted on December 31, 2018. Adjacent property owners and tenants within 150 feet of the site were notified by first class mail on December 17, 2018. This

rezoning will result in a standard zoning district under Title 20 which cannot be conditioned. The subject property is approximately 12,686 square feet and contains three mobile homes still in use and one vacant and a single dwelling unit. Subject property is currently served by a septic system. The site will be required to connect to city sewer at the time new development occurs or the septic system fails. The City Growth Policy indicates that the following districts are most closely aligned with this residential density: C1-4 Neighborhood Commercial, C2-4 Community Commercial, and M1R-2 Limited Industrial and Residential. These three zoning districts permit residential density up to 43 dwelling units per acre. The area surrounding the property has a mix of single, duplex, and multi-dwelling residential building types. Given the approximate 12,686 square foot size of the subject property, the requested RM1-45 zoning would allow up to 12 dwelling units. The RM1-45 district permits detached dwellings, two-unit dwellings, multi-dwelling building, multi-dwelling house, and townhouses.

Mr. Boughan recommended the motion to approve the adoption of an ordinance to rezone Lots 1 - 20 in Block 5 of South Side Addition Subdivision located at 1900-1906 Strand Avenue & 1725 Grant Street, from RM2.7 (multi-dwelling) to RM1-45 Residential (multi-dwelling) based on the findings of fact in the staff report.

**Public Comment on Rezoning Request: 1900-1906 Strand Avenue and 1725 Grant Street**

**Calleen Collver-Holm** is the owner a mobile home on a rented lot at 1906 Strand. As a person with a disability and living below the poverty level she asked the board to consider the human element in displacing persons in her situation. She stated that relocation would force her to incur thousands of dollars of debt. Her mobile home was purchased 9 years ago and can no longer be relocated within city limits and may not be habitable following a move if she was able to find a new lot to rent in the county. She knows of other mobile home owners who have had to relocate to Anaconda to find mobile home rental sites. If Ms. Collver-Holm is unable to relocate the mobile home to another lot she will be forced to incur expenses of approximately \$1,800 to dispose of it as well as storage fees for her belongings. She has limited options, is credit challenged, and although she is on waiting lists for affordable housing/apartments in the city, the wait-lists are long and she would have to part with her long-time pets nearing the end of their lives. Ms. Collver-Holm has a five-year old child at home, and this would displace the entire family unit into an uncertain future. Ms. Collver-Holm pays \$325.00 per month on lot rent and feels she could not find a similar lot to meet their needs for two to three times that amount within the city limits. She receives \$1,200.00 a month to live on, and her disability prevents her from working. She has entertained the option of moving into a camper/trailer to keep her family and pets together, but again runs into issues on where to park it. She asked the Board to question if this is indeed "Community Development" or "Gentrification" [the process of renovating/replacing urban homes accompanied by an influx of more affluent residents]. She has a neighbor who would also have spoken tonight; however, a recent surgery prohibited that. Pawning items of great sentimental value will be her only source of funds to support her through the upcoming financial crisis.

**Public comment closed at 7:20 p.m.**

Mr. Newman thanked Ms. Collver-Holm for her perspective and appreciates her coming this evening to give voice for persons of limited resources and choices. Ms. Collver Holm stated the low-income housing tax credit program (LIHTC) resources go to the property owner, not to the renter.

Ms. Hassanein referred to the City Growth Policy, and questions if this proposal will preserve or reduce housing units. Mr. Boughan said that the right of the owners needs to be respected as well as displacement vs. new construction. The Draft City Housing Policy is anticipated to be released within the next month and Ms. Hassanein understood that it touches on a wide range of topics, including displacement to accommodate new housing.

Ms. Jenkins stated the need for better communication and outreach to tenants. Mr. Boughan said that adjacent property owners and tenants within 150 feet of the site were notified by first class mail

on December 17, 2018. Ms. Collver-Holm expressed that the Montana Statute requires that landlords notify tenants, which she did not receive. Her first indication was the notice of the public meeting, not from the Milyards. She realizes the legal right of owners to develop their property, and that a fire leaving one of the mobile home uninhabitable possibly factored into the property owners' decision. Mobile homes are the last affordable route to home ownership for many people and there is a pattern of eliminating this option. Ms. Jenkins asked Ms. Collver-Holm to reach out to her Ward Six City Council Member and thanked her for her testimony.

Mr. Caristo spoke to the trailer situation being disallowed in the city. Mr. Boughan stated Title 16 of the Missoula Municipal Code provides for manufactured housing parks and mobile homes newer than 1990 to be permitted with stipulations. Mr. Caristo said that a gap exists that needs to be addressed.

Ms. Potts stated that zoning needs to consider the unique character of the Franklin to the Fort neighborhood, with its trailer parks. She has seen displacement and it important to recognize that changing neighborhoods doesn't necessarily create affordable housing, which is a concern.

Ms. Hassanein asked Mr. Boughan about the current zoning of RM2.7, with RM1-45 one block away. Mr. Boughan stated that the requested zoning of RM1-45 more closely aligns with the Growth Policy's recommended density than the current RM2.7 zoning district.

Mr. Newman said that his would be a topic at the January 16, 2019 meeting of the Land Use and Planning meeting with John DiBari.

Mr. Benson inquired about avenues to promote low income housing and incentives for property owners to build low income housing; what has worked and what hasn't. Mr. Boughan stated that there are requirements to provide mandatory affordable housing, triggers and metrics as well as a cash in lieu to fund housing projects in Bozeman, which is new to Montana. Mr. Newman asked about funds for construction of affordable housing within this overlay and how that would or could work with the Office of Housing & Community Development to support affordable housing.

Mr. Caristo stated that, after voting for so many other similar requests, it would not be consistent to change direction at this time.

Discussion Closed at 7:50 p.m.

**MOTION: Ms. Jenkins moved, Mr. Houlihan seconded that the Missoula Consolidated Planning Board approve the adoption of an ordinance to rezone Lots 17-20 in Block 5 of South Side Addition Subdivision located at 1900-1906 Strand Avenue & 1725 Grant Street, from RM2.7 (multi-dwelling) to RM1-45 Residential (multi-dwelling) based on the findings of fact in the staff report.**

**The motion passed with a voice vote of 6 ayes and 2 nays;  
Ms. Potts and Ms. Hassanein voting nay.**

**B. Missoula Area Mapping Project, Amendment to the Missoula County Growth Policy – County – Andrew Hagemeyer and Christine Dascenzo**

Mr. Hagemeyer explained that Missoula County Community and Planning Services (CAPS) may not have received emails from certain email accounts such as gmail or AOL from Wednesday, January 9, through Monday, January 14, 2019. The public comment period is now extended to February 5, 2019 to allow for the re-transmittal of these documents and to invite the public additional time to submit comments.

Mr. Hagemeyer stated that the land use map is an element of the Missoula County Growth Policy. Originally adopted in the 1970s, the land use map has been updated in portions of the county over time through the adoption of area plans, but there has never been a comprehensive update. The 2016 Missoula County Growth Policy identified updating the land use map as a high priority. This document, and the corresponding land use map and land use designations, are intended to be adopted as an element of the Growth Policy by updating a portion of the Missoula County land use map. A land use map is a long-range planning tool, guiding growth over a 20-year horizon. It is a visual and written description of the desired future state of land use in the community. Actions, such as zoning amendments and infrastructure improvements, need to be taken to implement the map. The map is not intended to be static; rather, it is meant to evolve over a 20-year horizon, roughly 2019 to 2040, and changes may be necessary.

Missoula Area Land Use Mapping Project has been a year and a half process. The land use map has designations which guide growth and the element has a section of text, describing in detail the meanings of the words; i.e. – what does “residential” mean. It is an important piece of this project as it is the policy foundation for the potential updating of the zoning regulations. In addition to the land use designations, there are implementation strategies.

The land use map has 15 land use designations which describe places with similar goals, characteristics, uses and mobility considerations. The designations are meant to be general. As with the map, the land use designations, do not describe the current conditions of the area; instead they describe a desired future condition.

In making it to this stage, the CAPS staff held a dozen public workshops, open houses and visioning meetings in neighborhoods from Bonner to Frenchtown over three rounds of engagement. Planners spoke to community councils, homeowners’ associations and community organizations, and they interacted with dozens of stakeholders representing housing advocates, trail advocates, farmers and ranchers, conservationists, developers and state and local agencies. In addition, acknowledging that not everyone can attend a workshop or open house, the project had an interactive online map where people could comment. In October 2018, the Working Draft was completed and has been available online. The online map received 711 individual visitors who spent an average of 30 minutes on the site and provided 52 comments.

Implementation strategy focuses on three facets: codes, infrastructure, and co-ordination. Codes encompasses updating the zoning text and subdivision regulations. Infrastructure will guide the growth. Missoula is one community, whether city or county, and coordination needs to occur through the Urban Growth Commission, a Memorandum of Understanding and joint master planning between the city and the county to achieve the vision shared between the two jurisdictions.

The map needs to be understood from the 40,000-foot level; readable and usable. Currently, the land use map has 64 land use designations in the county, and the update only uses 15 designations. One of the many themes identified through the public meetings were affordable housing and the value of utilizing existing infrastructure. The public values agriculture, open space, multimodal transportation, water quality and preserving community identities. They had ideas on how the community should grow and develop using cluster development, creating walkable places, live-make communities, wildlife connectivity as well as avoiding hazards. 14,000 people are expected to arrive in Missoula County over the next 20 years, and at an anticipated rate of 1,000 to 2,000 persons per year in this planning area. The places we can grow are limited by geography, rivers and mountains, and existing infrastructure. Mr. Hagemeyer also emphasized the quality of life factor in creating new neighborhoods

Christine Dascenzo stated that notice of this public ran in the Missoulian on December 30, 2018 and January 6, 2019. As noted earlier in the meeting by Andrew Hagemeyer, the public comment period has been extended. Ms. Dascenzo stated that this is the first time that the county will have an agriculture land use designation. The team looked at current tax assessments for the land, the

existence of prime soils and then verified those area with aerial photography before identifying them as agricultural areas.

The Missoula County Growth Policy identifies the update to the land use designation map as an amendment that will help achieve growth policy goals 1, 4, 7, 8, 9, 10, and 11. The proposed land use map and element addresses these goals:

Goal #1. Conserve vital natural resources including surface and ground water, air quality, agricultural resources, iconic landscapes, fish and wildlife species and their habitats, and native plant communities.

The majority of land within the Planning Area is designated to advance this goal by identifying priority resource areas based on agricultural soils, wildlife habitat, water, scenic viewsheds, and the functions of the natural environment. The designations Open, Resource, and Recreation; Agriculture; Working Lands; and Rural Residential and Small Agriculture make up 133,564 acres, or 87.3% of the Planning Area. These designations aim to preserve natural resources, allow for agriculture, grazing, and timber production, and prohibit or limit development within areas identified as containing hazards or resources. Consequently, most development, including commercial, industrial, mid- and high-density residential is allocated to 12.7% of the Planning Area.

Goal #4. Reduce Missoula County's contribution to climate change while promoting resiliency and adapting to its impact on the natural environment and communities.

This map update encourages growth in and around existing communities and infrastructure, preserves agricultural land, and encourages mixed-use, walkable neighborhoods in order to conserve resources and accommodate a variety of transportation options for residents. These efforts are aimed at reducing contributions to climate change and reducing development pressures on the natural environment and communities.

Goal #7. Sustain and promote the land- and resource-based industries of agriculture, timber, restoration, and recreation that are part of the local economy and heritage.

The creation of an Agriculture land use designation is one that did not exist in Missoula County's land use maps prior to this update and is informed by numerous comments received during public outreach.

Goal #8. Proactively plan and provide for the logical growth of communities while protecting rural character and sustaining county resources by guiding development to areas most suited for it.

Higher densities are recommended in those areas that are well served by sewer and water currently or could be in the future.

Goal #9. As part of planning, support the provision of infrastructure and services to and within rural communities.

Goal #10. Provide opportunities for a wide range of housing choices, especially for those who are homeless or experiencing high costs for housing relative to income.

Goal #11. Reduce the safety risks and costs associated with wildland fire, flooding, and other hazards.

In conclusion, the proposed 2019 Missoula Area Land Use Map and Element amendment is warranted. It addresses and furthers the Growth Policy goals by preserving natural resources, acknowledging and responding to climate change and other environmental challenges, allowing for both agriculture and a range of housing types, maintaining rural neighborhoods, encouraging development along existing infrastructure and deterring development in hazardous areas.

**Public Comment on Missoula Area Mapping Project, Amendment to the Missoula County Growth Policy – Missoula County.**

Mr. Newman advised those commenting to keep their statements to approximately three minutes each.

Nick Kaufman, Land Use Planner, WGM Group, Inc. is attending as a representative of the Grant Creek Crossing project. He identified the project location as 80 acres west of the intersection of North Reserve Street and I-90; west of Ruby's Hotel and the Marriott. This property is between Grant Creek and the upper terrace, which is West View. It was part of the old Phillips Ranch and this piece has been used a gravel extraction and mining site for approximately the last 30 years. The specific request he brings tonight is that these 80 acres have been designed in the land use map as Neighborhood Commercial. He would like to have it be designated Community Mixed Use. He feels that the 80 acres adjacent to the interstate and Reserve Street serves a region which is the northern portion of Missoula. That northern portion includes the Missoula County Development Park to the west, it includes the industrial area to the east side of Reserve Street and residential areas in and around the area. It serves the workforce in that area and it also serves the residents in that area. The current policy in the county calls for open space along Grant Creek and light industrial on the remaining 80 acres. The city growth policy calls for community mixed use, which is what he is asking for tonight, instead of neighborhood center. Eighty acres for a neighborhood center seems like a lot to Mr. Kaufman. Along the bottom areas he envisions a park along Grant Creek, which would serve a larger community. It would connect to the Grant Creek Trail that goes up north of Interstate 90 and to the Post Trail on the south side of the interstate which connects to the land uses to the east. The northern portion property along Interstate 90 would be for hospitality uses; adjacent to the creek along the west side would be for high density residential uses; the inner portion of the property would be used for technology and light industrial; perhaps some mixed-use retail uses. It has opportunity to provide for workforce housing, provide for the needs of the residential community as well as contributing land area to provide jobs close to recreation and close to housing. To develop this property city services will be needed. The city growth policy is identical to what his is asking for. He would greatly appreciate it if the Planning Board would consider upgrading this area to Community Commercial instead of Neighborhood Center. Mr. Kaufman provided the Planning Board Members with written comments.

Matt Driessen, Principal of Desmet School stated that Desmet School is located at the end of the city boundary at Butler Creek. He noticed that land in the county along Broadway all the way to the Wye, is zoned light industrial. Mr. Driessen would like to discuss community development in that area. There is a residential area just north of the airport; to the west of that is more residential with a light industrial area between the two that makes for an unhealthy travel pattern for students travelling to and from school. He feels that this is one of those areas that would greatly benefit from joint planning efforts. Mr. Driessen thanked the staff for their work over the years.

Jason Rice, P.E., CEO of Territorial Landworks, Inc. provided the Planning Board members with his written comments. Mr. Rice supplemented his written comments with his verbal comments of this evening. He addressed the properties on Highway 93, near Blue Mountain. A lot of the green area on the map was based on the floodplain map and clarification has now been given to Mr. Hagemeyer and Ms. Dascenzo now about the color coding and the flood plain. Mr. Rice has submitted maps and has done mapping on those properties and they are all outside the 100-year flood plain. He stated that there is more area than what the color coding indicates that is outside of the flood plain, and the basis for the agricultural designation for those areas was based off the floodplain designation; and that it wasn't developable because of the floodplain regulations. These areas are predominately either already developed or zoned. There is an area that is ZD 43 (Agriculture) which has a business on it; there is also an un-zoned area that is developed commercial. As one travels toward Missoula there is a ZD 39 property; that area is currently zoned as one per acre residential. Mr. Rice represents that property, but he stated the entire area needs to be considered because this is a growth policy. The growth policy would drive future zoning and these parcels are either zoned already or developed already and they are outside of the floodplain. The photos Mr. Rice submitted show that the Blue Mountain Clinic is in the ZD 43 Agriculture area.

He indicated that the area is already developed or zoned commercial and the properties will remain zoned that way because no landowner will bring it forward and devalue their property from a commercial designation or zoning to an agricultural zoning. Mr. Rice feels that un-zoned properties will never bring forward a zoning change because they are already developed, which is in the photos. Properties owners with a designation of ZD 39 (one per acre), will never bring a rezoning forward because that is what is going to give them the highest value for their property. Mr. Rice feels that the board should more strongly considering the area being contiguous and similar as a community. Mr. Rice's final comment is that the floodplain regulations already regulate these properties. He will be at the February 5, 2019 meeting to answer questions.

Fred Stewart, Target Range Homeowners Association Board Member, has been involved in this process since it began. He stated that he was previously told by Pat O'Herren, the previous chief planning officer at CAPS, that he couldn't come to the meetings as they were made up of county staff, developers and real estate agents; however, that has since been resolved by the county commissioners. He has submitted written comments on the Missoula Area Mapping Project and Land Use Map Update and would like to emphasize two of the comments this evening. Mr. Stewart assumed that the Target Range Neighborhood Plan Land use map, which was approved by the county commissioners in 2010, would take precedence over this project in those areas where there might be some discrepancy. He felt that, in general, almost everything in the project is consistent with the neighborhood plan except for one area; page 35 of the land use element states that the residential density for rural residential ranges between one unit per acre and two unites per acre. That is accurate. He wanted to point this out because he feels there is a lot of difference in one per acre and two per acre in terms of septic systems, so it is important to know where the boundary lines are. The neighborhood plan is very specific about which part of the area covered by the neighborhood plan is two per acre and which part is one per acre. Mr. Stewart acknowledged the fact that at 40,000 feet you don't make that kind of a distinction, but there's more detail at the neighbor plan level. He wanted to be on record that that's the case. The second issue he wanted to point out was on page 35 of the land use element, which addresses that density bonuses may be available if development is clustered. The neighborhood plan gives details regarding the use of conservation design to determine how properties may be located in such a way to protect the resources that are at risk. Having more housing is not the resource that the association is trying to protect; they are trying to protect the water quality, the agriculture soils and the visual landscape and so on. They have identified those resources that are important to preserve, and they want to use conservation design to determine how properties would be positioned. Density bonuses were not part of what the committee was interested in when they put the neighborhood plan together. As a final comment, Mr. Stewart stated that Mr. Hagemeyer may have developed a new standard for planning and thanked him for his efforts.

Torrey Ritter, Non-Game Wildlife Biologist, Montana Fish Wildlife and Parks was hired in September 2018. In early 2019 he gathered together a group representing fish and wildlife resources in the Missoula Valley and many of those parties are attending this evening's meeting. At their meeting they put up a map on a board and zoomed around, making circles and comments relating to fish and wildlife resources and the potential impacts on those resources as Missoula expands into those county lands. Their meeting resulted in a fairly large and comprehensive document that he will make sure everyone on the Planning Board gets. The document has some overarching principles as well as more specific recommendations down to the polygon level, but also taking that 40,000-foot view. Mr. Ritter emphasized three guiding principles to guide development as Missoula expands: 1) protection of riparian areas / stream corridors / wetlands; 2) protecting the grasslands, particularly the north hills and the south hills, around Miller Creek, and 3) allowing for permeability and connectivity as Missoula expands out of these county lands. Given that the time has been extended to February 5, 2019, he will make sure that the board receives copies of the document.

Bruce Benson, owner of Benson Farm, located at 7<sup>th</sup> and Reserve and the property at 301 North Davis Street. Mr. Benson expressed concern that the land use map designates his properties as "neighborhood residential". The current zoning of the western portion, along Reserve Street and Seventh Street is Special District 2. This district was created before the Reserve Street Bridge was

opened, to serve as a buffer between a busy street and residential neighborhoods. It requires setbacks, landscaping and other features to serve as a transition from the busy street to residential. Most of the properties along Reserve Street have been developed, meeting this special district's requirements. Mr. Benson believes that to map this area as "neighborhood residential" is an error. Mr. Benson takes great effort and pride in keeping the land productive and has continuing issues with urban density, traffic, trespassing and wildlife spoiling the produce which threaten the viability of his livelihood. He feels that this proposal, and the higher densities it proposes, will cause greater stress to continue farming. Traffic has increased, causing personal stress and dangerous situations while moving slow, awkward farm implements down busy Reserve and Third Streets. Only briefly mentioned in this map are roadways. Mr. Benson felt there was very inadequate effort and planning of transportation for current and proposed map projections. Mr. Benson recalled that before the Reserve Street Bridge was opened a series of meetings were held to discuss impacts. At that time, a question was raised about what happens when Reserve Street meets its' capacity. The response at that time was "another by-pass would be needed". This question was asked 40 years ago. Twenty years ago Reserve Street exceeded design capacity. He does not know of any real efforts being done to plan for future traffic increases to coincide with the increased population projections. He feels the best uses of this property are agriculture and farming. His challenges with the agricultural operation are real. He asks the board to please consider the issues he addressed tonight. He also thanked the board for providing the transcriptionist so he could take part in this evenings' meeting.

Bonnie, Buckingham, Community Food and Agriculture Coalition (CFAC), voiced her gratitude for the time and effort put into the land use map and document. CFAC works to keep the conservation of agricultural soil at the forefront of planning in Missoula County and for the first time in a long conversation she feels that they are being heard and are making some headway. She is glad that the need for agriculture soils is being heard and that the county recognizes the need to conserve these soils. Ms. Buckingham cited the overwhelming support of the recent open space bond and levy, among others, as strong indicators that the community recognizes the importance of agriculture. The Target Range and Orchard Homes areas have numerous small working farms with farmer's markets, farm stands and u-pick operations. She voiced strong support for conservation of agricultural land and provided a letter of support. Ms. Buckingham stated that the map shows the area as residential, which does allow for agriculture; however, she feels it would be truer to the neighborhood to be designated rural residential with small ag. Additionally, she pointed out the clause that states that density bonuses and cluster housing or conservation design tools can be used to increase density while preserving the best resources, including agricultural soils. She feels there may be a need for additional policies that will support these developments before that can happen both at the local level and possibly even at the state level. She encourages the county to work quickly to ensure that these policy changes happen, to take full advantage of this planning tool; providing much needed housing while preserving a resource that will serve the community into the future.

Ms. Buckingham also has a letter given to her by a Target Range farmer which states that they are grateful for this effort and they support it. She would like this letter to go on record that this property owner would like the property zoned 'rural residential with agriculture'.

Andy Hayes is a member of multiple councils, committees and boards, but he is speaking on his own behalf this evening. He thanked the Planning Board members for their efforts, and especially appreciates the efforts of Andrew Hagemeyer at Community and Planning Services. He feels it is a good working group and this is a great step in preserving agricultural lands. His one concern regarding the document is density bonuses and cluster development, and his interpretation is that it shows up in working lands, rural residential small agriculture, rural residential and residential which, from his interpretation and calculations, are all outside of the city limits of Missoula and outside of the water infrastructure of Missoula. He feels there are issues with density bonuses or the cluster development standards that are not supported by infrastructure. Mr. Hayes will cut and paste pages out of these reports and send it electronically as a comment so CAPS and the board can better review it. Mr. Hayes read some items to the board which concerned him: "the density bonus section can only be used if it is connected to a public sewer system with the exception of the Lolo

sewer district.” He feels that would mean you would have to annex into the City of Missoula and be rural by city zoning, which would effectively eliminate density bonus as a viable tool for agricultural land outside of the areas that are supported by this infrastructure. Mr. Hayes feels that cluster development standards do not lend themselves to ag land conservation for numerous reasons and needs to be rewritten. He understands that CAPS has tried to correct some of these issues, and he will supply exact verbatim wording to CAPS and the county.

Lee Bridges, Chair of East Missoula Community Council, is grateful to the CAPS staff for taking a personal perspective on the un-zoned area of East Missoula. The East Missoula area may be annexed into Missoula within the next ten years and she appreciates that the land use mapping project reflects the independent and uniqueness of that community. The “Live/Make” neighborhoods recognize the artisans and entrepreneurs that live and work on their properties in small home-based businesses. She operates a successful sheet metal business as a home industry and very much appreciates the work put into the land use area mapping project. A page long comment has been submitted to Mr. Hagemeyer.

Dwight Easton, Public Affairs Director, Missoula Organization of Realtors (MOR), provided the Planning Board members with a letter of support on behalf of the more than 700 members of MOR with an additional amendment he would like to point out to the board. Mr. Easton noted that the proposed land use map provides only 6.5% of the planning area to be designated as residential or higher density of three to 11 units per acre or higher. He stated that home affordability in the Missoula area is a recognized problem. With significant limitations on land that can be used for residential development, the cost of the parcels to be developed will increase. He feels that designating areas of growth that have limited current infrastructure generate additional costs and challenges to creating affordable development. He provided a letter to the board. The last land use map was 40 years ago and this one will be used for approximately the next 20 years. He advised the board to keep options open and would like to see higher residential densities. Mr. Easton requested that the board adopt the plan with a modification to designate the area encompassed by South Avenue to Clements Road to Third Street as residential up from rural residential. He noted that this area has substantial infrastructure such as hospitals, a high school, public transportation and proximity to existing municipal water and sewer lines. He feels that the designation of rural residential unnecessarily limits the options of property owners and the county to provide housing close to existing services with considerably less cost to the community. Mr. Easton believes that providing the option of increased density close to existing services transportation infrastructure is in the community's interest.

Lisa Thomas, East Missoula Community Council member and resident, voiced her support of the Missoula Area Mapping Project, as it reflects the spirit of East Missoula. She is concerned about walkability and safe pedestrian areas adjacent to Highway 200 and is hopeful that with the current Highway 200 project coming there will be crosswalks with lighting and sidewalks in the future. She is in favor of the plan and stated it shows good planned improvements.

Juanita Vero voiced gratitude to CAPS and especially Andrew Hagemeyer for their work. She feels the document is timely and the community is ready for it and the Climate Resilience Project works well with this plan.

Gary Matson, Milltown Resident, supports the Live/Make designation. He noted that some of the colors on the map are so similar that it is difficult to distinguish Heavy Industrial from Open, Resource and Recreation. Mr. Matson stated that he feels the mapping project improves community consistency and should attract developers of single-family neighborhoods.

Jim Cusker, Open Lands Citizen Advisory Committee, has been a resident of Upper Grass Valley for more than 50 years. He attended one of the early meetings hosted by Christine Dascenzo and Andrew Hagemeyer and applauds their efforts in gathering information and comments. He appreciated that there is now a designation for agricultural land use; moreover, that agriculture is mentioned in four other elements: 1) Rural Residential, 2) Rural Residential and Small Agriculture, 3) Working Lands and 4) Open, Resource and Recreation. Mr. Cusker notes that the fastest

growing land use in the county is small farms, and the importance of small acreages is what makes Missoula the “the Garden City”. He called the CAPS office when he was concerned about whether the 100-acre ranch on Butler Creek being designated Rural Residential would prevent the landowner from placing a conservation easement on their property. He was relieved to learn that such a designation would not prevent this from happening.

Theodore Dubuque, Missoula, stressed that the Missoula Area Mapping Project and Land Use Map Update is for the entire community and the community should pass it.

Judy Matson, Riverside, thanked Christine Dascenzo and Andrew Hagemeyer for all their work. She commented on the West Riverside/Milltown community’s successes in re-inventing obsolete properties into industrial condominiums. She suggested the Live-Make designation be expanded to all West Riverside, which is an affordable community.

Brian Daigle, Developer, sees opportunities north of I-90 and west of Reserve Street. The map notation is Neighborhood Residential. This property has been in his family for many years and could support more businesses. The property is unique in that it has fiber, coax, power and active irrigation with water rights from Grant Creek. With the available bandwidth in this area it would be ideal for telecommuters, with the proximity to the airport. Development could include affordable housing, commercial, and live-work options. With re-zoning, the property could even accommodate an option for mobile homes.

Mr. Newman stated that comments will continue at the Missoula Consolidated Planning Board meeting at 7:00 p.m. on February 5, 2019.

## **VII. Communications and Special Presentations**

No communications and special presentations.

## **VIII. Committee Reports**

No committee reports.

## **IX. Old Business**

No old business.

## **X. New Business and Referrals**

### **A. Officer Elections – Board Chair**

Mr. Newman said the Chair position is a one-year term and he is willing and able to serve another year as Chair.

**MOTION: Ms. Potts moved, Ms. Hassanein seconded to appoint John Newman as the Planning Board Chair.**

**The motion passed with a voice vote of 7 ‘ayes’ the motion passed.  
Mr. Newman abstained.**

**B. Officer Elections – Board Vice Chair**

**MOTION:** Ms. Hassanein moved, Mr. Newman seconded to appoint Ms. Jenkins as the Planning Board Vice-Chair.

The motion passed with a voice vote of 7 ‘ayes’ the motion passed.  
Ms. Jenkins Newman abstained.

**C. Appointment of Committee Member for the Transportation Policy Coordinating Committee**

Item deferred to next meeting.

**D. Appointment of Committee Member for the Urban Growth Commission**

Item deferred to next meeting.

**XI. Comments from MCPB Members**

Ms. Jenkins stated she appreciated Ms. Collver-Holm giving testimony tonight and if a swap-in/swap-out displacement policy could work in this instance as mean of homelessness mitigation. Mr. Newman acknowledged that there is a need for a solution, even temporarily withholding permits. Ms. Jenkins said that Missoula does not want to become another San Francisco or Seattle in its’ treatment of the most vulnerable. Mr. Houlihan stated that will be happening more in the future as Missoula will be growing up, not out, and if people can afford to live close to their workplaces any longer. Mr. Mefford appreciated the compassionate story of Ms. Collver-Holm and the contributing factors. He stated that it is short sighted to blame the developer and how subsidized housing ignores the middle class. There are many factors driving up the costs of housing. Mr. Benson spoke about spot zoning changes and what might be done as incentives for construction of low-income housing in the city. Ms. Potts stated the importance of empowering individuals, re-envisioning low incoming housing to include mobile homes and that not all low-income persons are dependent on services. Ms. Hassanein stated there is value in retaining existing homes versus building new. Mr. Newman will check with Eran Pehan the director at Office of Housing and Community Development in doing a presentation for the Planning Board. There was general discussion on how amenities and zoning may be interacting to increase the cost of residential development so that it is no longer affordable to many in the population.

**XII. Adjournment**

Mr. Newman adjourned the meeting at 10:01 p.m.