

Plat, Annexation and Zoning Committee Minutes

March 17, 2010

10:45 am – 12:00 pm

Missoula City Council Chambers, 140 W. Pine Street

Members Present: Bob Jaffe (Chair), Ed Childers, Lyn Hellegaard, Roy Houseman, Dick Haines, Marilyn Marler, Renee Mitchell, Stacy Rye, Dave Strohmaier, Pam Walzer, and Jon Wilkins

Members Absent: Jason Wiener

Others Present: Mike Barton, John Hendrickson, Ruth Link, John Newman, Jim Nugent, Tracy O'Reilly and Shelley Oly

I. Approval of Minutes

[March 03, 2010](#) approved as presented.

II. Public Comment on Items not on the Agenda

III. Staff Announcements

IV. Consent Agenda Items

- A. Conduct interviews and appoint a member to the Design Review Board ([memo](#)).— Regular Agenda (Kelly Elam) (Referred to committee: 02/22/10) (**REMOVE FROM AGENDA**)

MOTION: The Committee recommends the City Council appoint Tracy O'Reilly as the Alternate to the Design Review Board for the term commencing immediately and ending December 31, 1012.

(Interview Questions)

1. Tracy O'Reilly's previously served on the Design Review Board (DRB) for approximately three full terms. Her experience and interest stemmed from an interest in the evolving environment and cultural development of Missoula since she has lived in Missoula since 1981. She also serves as the liaison to the Historic Preservation Commission
2. Ms. O'Reilly stated that the design issues confronting Missoula were not any written codes of esthetics; design affects everyone in the community. The DRB is charged with reviewing projects that do not meet with straight approval for permitting and their decisions esthetically impact Missoula.
3. She stated her reaction to the advertising signage around Missoula was as varied as the signage. The new sign ordinance addresses the technological changes in signs and advertising. She added that some signage was better than others.
4. Ms. O'Reilly was familiar with the new sign ordinance and was looking forward to seeing how Title 20 affected the DRB. However, she preferred to defer to how the board would function within the new code, what issues the board would review, and what issues the board would no longer review before she could fully answer that question. She felt that the DRB had developed into a good working board with members who take the issues seriously and work well together.
5. She had previously served on the DRB and appreciated watching the DRB evolve. She felt that each applicant that came before the DRB had their issues addressed to the best of the Design Review Board's ability.

6. Ms. O'Reilly stated she would be content with the alternate position

Chair Jaffe asked Ms. O'Reilly to share the list of interview questions with the rest of the DRB to see if there were more appropriate questions to ask future interviewees.

Councilman Wilkins made the motion to appoint Ms. O'Reilly as the alternate position of the DRB. The vote to appoint Ms. O'Reilly was unanimous and would be go on the Consent Agenda.

V. Regular Agenda Items

- B.** Consider adopting resolutions to amend the Missoula County Growth Policy to include Appendix E "Sand & Gravel Resources" and Appendix F "Wildland Urban Interface (WUI)" ([memo](#)).—Regular Agenda (John Newman) (Referred to committee: 03/15/10) **(REMOVE FROM AGENDA)**

John Newman gave a [power point presentation](#) on the pre public information item concerning the sand and gravel resources and the Wildland Urban Interface (WUI) growth policy amendments. He reminded the Committee that the public hearing was on Monday, March 22, 2010. He stated the impetus for these amendments resulted from two changes in State Law:

- HB-486 which amended the growth policy to required growth policies to include maps and texts describing an inventory of the existing characteristics and features of the jurisdictional area including sand and gravel resources.
- SB-51 which required counties to address the wildland urban interface in growth policies to include an evaluation of the potential for fire and wildland fire in the jurisdictional areas.

Mr. Newman went through the timeline process regarding the amendments:

- The County Commissioners mandated Rural Initiatives undertake this project.
- Urban Initiatives collaborated to bring the same changes forward to the City for consistency in the growth policies.
- Both Rural Initiatives and Urban Initiatives solicited agency comments with no adverse comments regarding the changes.
- Planning Board recommended the City Council adopted the amendments at the February 2, 2010 meeting.
- City Council adopted the Resolution of Intention to adopt and set the public hearing for March 22, 2010.

Mr. Newman showed different map slides that showed the boundaries of various land use plans in Missoula County. The larger portion of Missoula County showed areas that relied solely on the 2005 Growth Policy for non regulatory guidance. From the Missoula County's perspective it was important to bring the growth policy into compliance with State law.

He went through the amendments which consisted of two appendixes:

- Appendix E stated that a large portion of Missoula County was river bottom and there are areas where sand and gravel may occur.
- Appendix F stated that a large portion of Missoula County existed with in the wildland urban interface, where housing meets unmanaged land. This statement stated there was a potential for wildland fire hazard in Missoula County.

VI. Items to be Removed from the Agenda

VII. Held in Committee or Ongoing in Committee

1. Annexation. (see separate list at City Clerk's Office for pending annexations) (Ongoing in Committee)
2. Update the Rattlesnake Valley Comprehensive Plan Amendment ([memo](#)).—Regular Agenda (Dave Strohmaier) (Referred to committee: 04/02/07)
3. Request to rezone the property legally described as Lot 3 of Scott Street Lots Subdivision, located in Section 16, T13N, R19W, P.M.M. form D (Industrial) to I-1 (Light Industrial), based on the finding of fact and conclusions of law. (PAZ [05/21/08](#)) (Returned from Council floor: 6/2/08)
4. Discussion of OPG's [task list](#) and workload ([Urban Initiatives work plan](#)).—Regular Agenda (Mike Barton) (Referred to committee: 06/12/06)
5. Ongoing discussion of City planning issues with members of the Planning Board.—Regular Agenda (Bob Jaffe) (Referred to committee: 3/20/06)
6. Discuss the implications of the Sonata Park court case ([memo](#)).—Regular Agenda (Bob Jaffe) (Referred to committee: 03/08/10)

VIII. Adjournment

The meeting adjourned at 11:20 a.m.

Respectfully Submitted,

Shelley Oly

Administrative Secretary
Office of Planning and Grants

The recording of these minutes is available in the City Clerk's Office (for up to three months after approval of minutes). These minutes are summary and not verbatim.