

Plat, Annexation and Zoning Committee Minutes

October 20, 2010

11:05 am – 12:00 pm

Missoula City Council Chambers, 140 W. Pine Street

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

Members Absent: Lyn Hellegaard

Others Present: Mike Barton, John DiBari, Ruth Link, Laval Means, and Shelley Oly...

I. Approval of Minutes

[September 29, 2010](#) approved or denied as presented.

II. Public Comment on Items not on the Agenda

III. Staff Announcements

Nancy Harte from the Office of Planning and Grants invited Council members and the public to the annual HUD consultation telephone meeting with the HUD-Denver field staff at 9 a.m. Thursday, October 21, 2010, in the conference room at OPG. The HUD consultation meeting is intended for the City of Missoula and the Department of Housing and Urban Development to exchange information and answer questions about HUD programs, to receive feedback from the community on how HUD-funded programs have operated locally, and to be informed of upcoming major projects in the City.

IV. Consent Agenda Items

V. Regular Agenda Items

- A.** Ongoing discussion of City planning issues with members of the Planning Board.—Regular Agenda (Bob Jaffe) (Referred to committee: 3/20/06) (**HELD IN COMMITTEE**)

John DiBari came to PAZ on behalf of the Planning Board with a list of concerns from the members:

- ✓ Where do the committee members stand in regard to issues associated with the Agricultural land protection and will there be a referral sent to PAZ concerning this topic. Chair Jaffe explained this discussion came about as a result of discussion on Sunshine and Chickasaw Subdivisions. He stated there was a need to establish some kind of predictable ag policy for both the City and the County and added there was interest in working with the County Commissioners on this matter. A referral would be forthcoming.
- ✓ Was OPG working on an ag policy? Mike Barton replied he has been coordinating efforts between Committee members and the County Commissions and the decision was to have a discussion for the January Joint Policy meeting. Mr. Barton stated that the OPG staff was collecting information on how other localities dealt with economic development support, land use policy and land use mechanisms. Councilman Wiener wondered about the rewrite of the County Subdivision Regulations. Mr. Barton responded that the County has put out an

RFP for scoping and subdivision rewrite and expected to begin feeling recommendations in January 2011. Councilman Wiener realized that the October Joint meeting had been canceled but felt that starting discussions would be better soon than later and waiting until January 2011 may be too late to have a discussion with the County. Chair Jaffe stated he would be putting together a referral on this topic. Mr. Barton added one of the items on the January agenda would be the consistency of the two growth policies.

- ✓ The Planning Board members would like to utilize their extra time to keep ahead of the regulatory and policy issues and would welcome any thoughts about this. Councilman Strohmaier stated that one idea was whether to develop a formal annexation policy for the city to help respond to the growth issues. Councilman Wiener added there were other placeholders in Title 20 such as the Wildland Urban Interface that needed to be addressed. Chair Jaffe shared that another emerging issue was the zoning and land use plans for the Russell 3rd Street Corridor. He would be preparing a referral on this item.
- ✓ Mr. DiBari was not sure what mechanism to use to address these issues. Chair Jaffe explained the process was to get a referral to the Committee, staff organized the presentation and with direction from the Committee and the Council the item is presented to Planning Board for more in-depth discussion. Councilwoman Walzer asked what areas did the Planning Board members have difficulty with. She offered help on behalf of the Committee members.
- ✓ The Planning Board felt that in regard to the maintenance revisions in Title 20 that the policies should remain as they were when Title 20 was adopted and be allowed to run their course before any substantive changes are made. Chair Jaffe replied that maintenance revisions were made because of the significant interest from the developer community.
- ✓ Several of the Planning Board members' terms are expiring at the end of the year. Mr. DiBari felt it would be helpful to start advertising the positions now so that when the applicants are selected it will coincide with the new calendar year and everyone would be at the same point on the learning curve. Councilman Strohmaier stated he was at a loss as to how to effectively get the word out and excite the community about applying for the various positions on the Planning Board. He hoped the Planning Board members could brainstorm on how to disseminate the word. Mr. DiBari explained that the Planning Board would not be meeting until December so it would be better to start the advertising process now.
- ✓ The Planning Board members had the opportunity to attend the MAP conference and thanked the Office of Planning and Grants for that opportunity. The Planning Board would like to be included in an annual update on new land use case law as viewed by both the City and County Attorney's Office and how that would affect the Planning Board in its relationship to the City Council by better understanding the laws and privileges in state law in order to provide better service. Chair Jaffe suggested the City Council take part in this annual update also.

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. Review cost of planning documents available for public purchase. ([memo](#))—Regular Agenda (Dave Strohmaier) (Referred to committee: 09/27/2010)
5. [Petition 9497](#)—Robert W. Sorensen, 6575 Highway 10 West; Plat B1-2A, Parcel 0A2, Parcel A2 Certificate of Survey No. 3965 in South 1/2 Northwest 1/4 Northeast 1/4 Plat B1-2A Geocode No. 23253410222000; Petition for Annexation (Referred to committee: 10/18/10)
6. [Petition 9498](#)—University of Montana; 1.67 acre Tract located in the southwest quarter of Section 27, Township 13 North, Range 19 West, P.M.M. as described in Book 105 deeds Page 356; Petition for Annexation (Referred to committee: 10/18/10)

VIII. Adjournment

The meeting adjourned at 11:40 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.