

Plat, Annexation and Zoning Committee Minutes

November 17, 2010

10:05 am – 12:00 pm noon

Missoula City Council Chambers, 140 W. Pine Street

Members Present: Bob Jaffe (Chair), Ed Childers, Dick Haines (came in @11:00am), Lyn Hellegaard, Roy Houseman, Renee Mitchell, Stacy Rye (left @ 10:45 am), Dave Strohmaier, Pam Walzer, and Jon Wilkins.

Members Absent: Marilyn Marler, Jason Wiener

Others Present: Mike Barton, Gary Bakke, Andrea Davis, Lori Davidson, John Hendrickson, Laval Means, John Newman, Jim Nugent, and Shelley Oly

I. Approval of Minutes

[November 10, 2010](#) approved as presented.

II. Public Comment on Items not on the Agenda

III. Staff Announcements

Chair Jaffe would like staff to consider revising the Title 20 Sign Ordinance and get input from the Design Review Board on areas that might need clarification.

IV. Consent Agenda Items

- A. Appoint two members to the Design Review Board for the term commencing January 1, 2011 and ending December 31, 2013. ([memo](#))—Regular Agenda (Marty Rehbein) (Referred to committee: 11/08/10)(**Remove from Agenda**)

MOTION: The Committee recommends City Council appoint Matt Loomis and Tyler Hanson to the Design Review Board for the terms commencing January 1, 2011 and ending December 31, 2013

Cheryl Cote withdrew her application.

Matt Loomis

- 1) Mr. Loomis has lived in Missoula for 15 years, is a former Design Review Board (DRB) member, and has watched the progression of signs come and go in Missoula. The level of graphics and the sign standards have evolved visually. The task of the DRB was to follow a uniform sign code while allowing individuality.
- 2) There was always room for improvement but the overall mixtures of signage was good.
- 3) The design issues confronting Missoula would be the perception or interpretation of standards and code between board members and the public as a whole.
- 4) There are areas in Title 20 in regard to the Sign Ordinance that should be tweaked. There are issues that still need to be addressed and information is hard to find.
- 5) Being a member of the Design Review Board has been a satisfying experience.

Tyler Hanson

- 1) Mr. Hanson has lived in Missoula most of his life and has seven years of experience in architecture with some graphic design experience.
- 2) The biggest design issue would be the consistency with which the rules are applied. Diversity in design is to be embraced but tempered with consistency.
- 3) There are certain signs that stand out more than others.
- 4) Mr. Tyler's experience with the DRB is limited but was excited to learn about the process and serve the community.

Councilwoman Rye made the **motion** to appoint Matt Loomis and Tyler Hanson to the respective DRB positions.

The floor was open for discussion:

- ✓ Great to see new people applying for positions on the boards and expressing an interest in community involvement.
- ✓ Need to improve the question interview forms for all the boards to reflect whether the applicant would be applying for a competitive or non competitive board position.

The vote was unanimous and would go on the Consent Agenda.

V. Regular Agenda Items

- A. Discuss Russell & 3rd land use and zoning visioning and update. ([memo](#))—Regular Agenda (Bob Jaffe) (Referred to committee: 10/25/10) (**HELD IN COMMITTEE**)

John Newman felt it was a good idea to get the committee member's opinions about existing zoning and land uses along the Russell and 3rd Street corridors and then inform the committee about the process. The [general scope of work area or neighborhood plan](#) was passed around to all the members.

There is a 100 year flood plain that exists in this area north of Montana Street and east of Russell Street. The flood way is the actual course of the river and the zone designation AE is the 100 year flood plain elevation.

The floor was open for discussion:

- ✓ The main concern is to hear what the business owners have to say about this project.
- ✓ The public meeting is the main component of the project.
- ✓ There are no changes to the most recent flood insurance rate map.
- ✓ There is a levee on the north side of the river but none on the south side of the river in this area. The Tiger Two Grant proposed to build the levee and remove the floodplain from this neighborhood. However, that was a future project.
- ✓ Are there any benefits in expanding the overlay to the south or the north?
- ✓ Need to be aware that any major alterations to the zoning could possibly affect the trip generators which in turn could trigger another peer review on Russell Street.
- ✓ The goal was to lower the intensity of the commercial development.
- ✓ The need was to ensure that the existing neighborhoods have the extra protection from the significant commercial corridor that could emerge as the roadway was rebuilt.
- ✓ What kind of development would occur with a pedestrian overlay?
- ✓ How does this project impact the OPG's work plan for FY2011?
- ✓ Would like to have some public input from the business owners as to whether the current zoning is working for them or what they would like to see done in the area.
- ✓ Would like to know what the committee members deem as inadequate with the existing zoning.
- ✓ Would like to see a model of the existing model on paper, which can be generated out to the public.
- ✓ A good place to start would be a modeling from 3rd Street to Broadway with the current zoning and some variance on what can be done with the current zoning.

The Interim Planning Director explained the committee might want to look at the area and see if there were any zoning issues that would emerge that staff could examine. The scope of the discussion seemed to fall into these general areas:

- Are there problems with the current zoning or for zoning in the future?
- Are there opportunities that would be better accommodated through zoning as the road changes?

- Does the current overlay need to be modified or expanded?
- Many of the current zoning districts could be merged or simplified.
- Which areas does staff focus on first and when?
- There is a necessity to coordinate this project with the Department of Transportation.

Some of the specifics that Committee would like staff to pursue in zoning were:

- ⇒ Would like the Stephens Avenue model used if 3rd and Russell were turned into a five lane road.
- ⇒ What are the land uses and zoning along Stephens Avenue?
- ⇒ Would like to see the wide boulevards incorporated with a mixture of single and multi family housing along Russell Street.
- ⇒ Do we want to target an urban market for the commercial portion of 3rd and Russell?
- ⇒ Would like to see a pedestrian and residential friendly neighborhood for 3rd Street.
- ⇒ Would like to see a visual preference survey to look at during the public hearing to denote in which direction staff should proceed.

The floor was open for public comment:

Lori Davidson- The River Front Overlay is a good thing, however trying to develop commercial along Russell street does pose some significant problems.

- The buildings cannot be brought up to the street because there are still setback and height requirements.
- This area can not be built out to the density that the zoning allows.

It would be good to model something on the River Front zoning overlay to allow the buildings to come to the sidewalks in a more urban setting plus allow a higher building height.

Model on river front zoning overlay to allow sidewalks to come up and height

Andrea Davis- It felt like the Department of Transportation has taken the control out of the hands of the community. If we want public support and true input the process has to be addressed and the public has to be able to give input about the road alongside of the zoning consideration.

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 L 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. Ongoing discussion of City planning issues with members of the Planning Board.—Regular Agenda (Bob Jaffe) (Referred to committee: 3/20/06)
6. Consider a resolution of intention to annex City and UM properties located in the southeastern quadrant of the City and schedule a public hearing in accordance with Montana Code Annotated Part 44 government lands method of annexation. ([memo](#))—Regular Agenda (Carla Krause) (Referred to committee: 10/25/10)
7. Appoint two members to the Missoula Consolidated Planning Board for the terms beginning January 1, 2011 and ending on December 31, 2013. ([memo](#))—Regular Agenda (Kelly Elam) (Referred to committee: 11/08/10)

VIII. Adjournment

The meeting adjourned at 11:25 am

Respectfully Submitted,

Shelley Oly

Recording 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.