

Plat, Annexation and Zoning Committee Minutes

December 08, 2010

11:05am – 12:00 noon

Missoula City Council Chambers, 140 W. Pine Street

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

Members Absent: Jason Wiener

Others Present: Cheryl Cote, Scott Loken, Mike Monsos, and Shelley Oly

I. Approval of Minutes

[December 01, 2010](#) approved as presented.

II. Public Comment on Items not on the Agenda

III. Staff Announcements

IV. Consent Agenda Items

- A. Appoint three members to the Historic Preservation Commission for a Northeast region position, an At Large position and an Alternate 1 position for the terms beginning January 1, 2011 and ending on December 13, 2013. ([memo](#))—Regular Agenda (Kelly Elam) (Referred to committee: 12/06/10)
REMOVE FROM AGENDA

MOTION: The Committee recommends City Council appoint Mike Monsos, Cheryl Cote and Scott Loken for the Northeast region position, an “At Large” position and an Alternate 1 position for the terms beginning January 1, 2011 and ending on December 31, 2013.

Due to the shortness of the meeting there was a departure from the normal procedure of Committee members reading the interview questions to the applicant. The applicants just spoke to the questions.

Interview Questionnaire

Scott Loken (Alternate 1 position)

- 1) The purpose of historic preservation was to know what the City’s past in order to go forward into the present. Missoula has tremendous capacity for preserving and developing the downtown historical section.
- 2) Mr. Loken was a concrete mason by trade and has worked on many historical projects.
- 3) He was very familiar with the National Register.
- 4) Historical preservation is a good tool but not everything should be preserved so an important issue would be to find the selective balance of what should be kept or torn down. Missoula has a positive future in developing historic and recreational sites
- 5) A good example of positive productivity would be to see the historic Bon building used as a viable economic element in the downtown core. There would always be

building and expansion but the need to preserve these great historical landmarks should be paramount.

6) The Slant Street area would be a suitable candidate for historic preservation designations. This area has unique architectural structure from the 1920s and would make a wonderful historical walking tour.

7) To see more cooperation between the Historic Preservation Commission and the City Council working together for the good of the community both economically and educationally.

Mike Monsos (Northeast Region position)

1) Having been the Chair for the Historic Preservation Commission (HPC) for a number of years Mr. Monsos would like to be the representative for the Northeast region position. The HPC's contribution has been crucial to Missoula. The HPC gives an opportunity for people to have a voice to preserve and restore the history of Missoula through discussion and the national register.

2) Mr. Monsos has a masters degree in historical preservation and established a new class at the U of M as part of the curriculum for historical preservation. The viable component between the reaching out to public and community involvement is through education.

3) He was familiar with the National Register. An important issue of historic preservation was to pay attention to the history of Missoula, why it was important and how the historical buildings and architecture could be integrated in the future. Missoula is a living, thriving place but it can not move ahead until the past was preserved.

5) The relationship between historic preservation and economic development are crucially tied together. Most of the historical architecture were more labor intensive than architecture in new buildings and the restoration of those buildings would be better spent with local craftsmen. The placement of highway signs for historical areas could be a huge economic engine because visitors will spend time browsing through the historic neighborhoods and then spend time dining or shopping in Missoula.

6) The Slant Street should be the next historical update. His students were tasked with taking reconnaissance surveys, compiling useful information about the Slant Street architecture. This project was very helpful for future development.

7) The Commission needs to be an important part of the covenants of the City. They need to promote educational awareness of Missoula's historical architecture before a building was torn down creates dialogue with the public.

Cheryl Cote

Ms. Cote lived in Missoula all her life and then moved to Helena and became involved in the Historic Preservation Commission working with the County Historic Preservation Commission. After returning to Missoula she wanted to be involved with HPC here.

1) People need to appreciate where they come from and that was a main objective of the HPC.

2) Ms. Cote's experience with the Helena's Historic Preservation Commission was expanded because the involvement with the State's Historic Preservation Commission. She learned about non profit organizations, fund raising, and various grants connected with HPC, as well as historical preservation.

3) She was somewhat familiar with the National Register.

4) An important issue would be to recognize that once an historical building was torn down the historic value was gone forever and that detracts from Missoula's charm and history. Education was the key to help the public realize the need to preserve the historic value of these buildings.

- 5) People like to be involved and tourism was a great economic motivation for any city. The historical richness of a city brings people from all over the world to view it which in turn bring economic development.
- 6) Being away and then returning to Missoula brings a renewed appreciation for the historical buildings that have been preserved and not destroyed for the sake of progress.

Councilwoman Marler made a motion to appoint Scott Loken as Alternate 1, Mike Monsos as the Northeast representative and Cheryl Cote as the At-Large position. The vote was unanimous and would go on the Consent Agenda.

V. Regular Agenda Items

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. Ongoing discussion of City planning issues with members of the Planning Board.—Regular Agenda (Bob Jaffe) (Referred to committee: 3/20/06)
5. 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)
6. Discuss Russell & 3rd land use and zoning visioning and update. ([memo](#))—Regular Agenda (Bob Jaffe) (Referred to committee: 10/25/10)
7. Consider a request to rezone property at 620 Addison and 826 Kern. ([memo](#))—Regular Agenda (Tim Worley) (Referred to committee: 11/22/10)

VIII. Adjournment

The meeting adjourned at 12:00 noon

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.