

Plat, Annexation and Zoning Committee Minutes

August 17, 2011

11:05 a.m. to 12:00 noon

Council Chambers, 140 W. Pine

Members Present: Bob Jaffe, Ed Childers, Dick Haines, Lyn Hellegaard, Marilyn Marler, Renee Mitchell, Stacy Rye, Dave Strohmaier, Pam Walzer, Jason Wiener, Jon Wilkins, Cynthia Wolken

Members Absent: None

Others Present: Jim Nugent, Janet Rhoades, Aaron Wilson, Alex Duman.

I. Approval of Minutes for August 3, 2011

The minutes of August 3, 2011 were approved as presented.

II. Public Comment on Items not on the Agenda

III. Staff Announcements

IV. Consent Agenda Items

1. Consider a request to create a phasing plan for Rattlesnake 1A Subdivision. ([memo](#))—Regular Agenda (Janet Rhoades and Aaron Wilson) (Referred to committee: 08/15/2011) (**REMOVE FROM AGENDA**)

MOTION: The Committee recommends that City Council conditionally approve the proposed Phasing Plan as shown in Attachment C for Rattlesnake 1A Subdivision, subject to amendments in the subdivision conditions of approval to specify phasing, as shown in Attachment D and in accordance with Article 4-070.2(A-C) of the Missoula City Subdivision Regulations.

Janet Rhoades presented the [staff report](#), highlights of which included:

- The parcel is located on the eastern side of the Rattlesnake area of Missoula.
- The plan requests that Phase One include Lot 1, with completion in 2013; and Phase Two includes Lots 2 and 3, with completion in 2015.

Marilyn Marler made the motion to recommend that City Council conditionally approve the proposed Phasing Plan.

Questions on the motion included:

- Ed Childers wondered about the access from Phase One. Ms. Rhoades explained that the access will be from Prairie Way.
- Chair Jaffe asked for the status of the Trail on this property. Ms. Rhoades explained that the trail is a requirement and will be addressed prior to Final Plat approval; however, the route will be worked out prior to Phase One beginning.

The motion passed unanimously.

V. Regular Agenda Items

2. Conditional use request for property located at the 1100 block of East Broadway for mini-storage facility owned by Montana Rail Link. ([memo](#))—Regular Agenda (Aaron Wilson and Janet Rhoades) (Referred to committee: 08/15/2011) (**HELD IN COMMITTEE**)

Aaron Wilson presented the [staff report](#). Highlights included:

- The parcel is a portion of MRL property adjacent to the railroad, leased from MRL.
- The parcel fronts onto Broadway with the railroad tracks in the back
- The proposed use would fit into neighborhood and the Comprehensive Plan.
- Staff recommends approval with the condition that it meets all requirements of Title 20 zoning prior to the issuance of the building permit.

Questions and comments included:

- Chair Jaffe wondered why there was no sidewalk in the site plan. Mr. Wilson explained that it was not part of the zoning requirements. Ms. Rhoades suggested that if the Committee felt strongly about this, they could add a condition. Chair Jaffe felt this would be a good idea.
- Jon Wilkins thought that the whole area needed sidewalks and he would like to suggest that this condition be added.
- Jason Wiener would like to examine the fact that Title 20 does not require sidewalks in some areas.
- The Committee would like to request that sidewalks be required and requested OPG Staff to craft that language prior to the public hearing.

V. Held in Committee or Ongoing in Committee

1. Annexation. (see separate list at City Clerk's Office for pending annexations) (Ongoing in Committee)
2. 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)
3. Ongoing discussion of City planning issues with members of the Planning Board.—Regular Agenda (Bob Jaffe) (Referred to committee: 3/20/06)
4. Resolution repealing resolution No. 7404 and declaring the annexation of Lots 53 and 54 Dinsmore's Orchard Homes No. 5 null and void. ([memo](#))—Regular Agenda (Jessica Miller) (Referred to committee: 01/10/2011)
5. Resolution to annex and incorporate within the boundaries a certain parcel of land described as Linda Vista 12th Supplement, and zone the property Miller Creek View addition planned unit development with the underlying zoning of R-215 residential in the city all located in Section 13, Township 12 North, Range 20 West, P.M.M. ([memo](#))—Regular Agenda (Jessica Miller) (Referred to committee: 04/11/2011)
6. An [ordinance](#) to rezone property located at 1500 39th Street. The property is currently zoned RM1-35 (Residential, 43 multi-dwellings per acre) and RT2.7 (Residential, 16 dwellings per acre) and if approved the property will be zoned to B1-1 (Neighborhood Business) and RM1.5 (Residential, 29 multi-dwellings per acre). ([Memo](#)) ([PAZ](#)) (Returned from Council floor: 06/06/2011)
7. An ordinance to rezone property at 1500 39th Street from RM1-35 (Residential, 43 multi-dwellings per acre) & RT2.7 (Residential, 16 dwellings per acre) to B1-1 (Neighborhood Business) and RM1.5 (Residential, 20 multi-dwellings per acre) ([PAZ minutes 7/20/2011](#)) (Returned from Council floor: 08/15/2011)

VI. Adjournment

The meeting adjourned at 11:17 a.m.

Respectfully Submitted,

Deni Forestek

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.