

Plat, Annexation and Zoning Committee Minutes

February 22, 2012

10:05 a.m. – 12:00 noon

Missoula City Council Chambers, 140 W. Pine Street

Members Present: Bob Jaffe, Ed Childers, Caitlin Copple, Dick Haines, Marilyn Marler, Alex Taft, Jason Wiener, Jon Wilkins, Cynthia Wolken

Members Absent: Adam Hertz, Mike O'Herron, Dave Strohmaier

Others Present: Jim Nugent, Dave Shaw, Kevin Slovarp, Laval Means, Tom Zavitz, Deni Forestek

I. **Approval of Minutes for [February 8, 2012](#)** – approved as presented.

II. **Public Comment on Items not on the Agenda**

III. **Staff Announcements**

IV. **Consent Agenda Items**

V. **Regular Agenda Items**

1. A [resolution](#) to adopt amendments to the City of Missoula Subdivision Regulations, Article 3 entitled "Subdivision Design Standards," Section 3-020 entitled "Streets, Access and Transportation." ([memo](#)) ([PAZ](#)) ([PAZ 11/30/11](#)) ([PAZ Motions to date](#)) (Returned from council floor: 12/05/11) **REMOVE FROM AGENDA**

MOTION: The Committee recommends that the City Council adopt a [Resolution](#) approving the Planning Board amendments to Article 3, Subdivision Design Standards, Section 3-020 Streets, Access, and Transportation, of the Missoula City Subdivision Regulations as amended by the Committee. ([Clean copy of Article 3](#)) ([Clean copy of Table .2A](#))

Tom Zavitz distributed the following documents:

- A [color-coded document](#) showing the proposed changes and revisions;
- City Subdivision Regulations Article 3-020, subsection 3-020.15 showing [proposed revisions](#);
- An updated [Table 2a](#);

He had sent a [white paper](#) on possible trail construction-connection requirements for subdivisions to the Committee on Friday, February 17.

On-site trail connections

Mr. Zavitz reported that in the past on-site trail connections were required for trails within a subdivision as part of parkland dedication. The proposed language would require active transportation infrastructure easements to be made specifically from parkland dedication.

Questions and comments from the Committee:

- Active transportation corridors were a good idea.
- Is there a difference between recreation trails and transportation trails?
- Trail construction should be considered on a case-by-case basis.
- Commuter trails were a good alternative to motorized transit.
- Active transportation infrastructure should be required.

- If trails were included in parkland dedication, it would take away from parkland inside the subdivision.
- Are there national examples of trail regulations that set a legal precedent? Mr. Zavitz proposed that the Active Transportation Plan was a community reviewed document adopted by a governing body that could be used to show a legitimate way to require trail building.
- Trail easement dedication should also mitigate impacts created by new subdivisions.

Jason Wiener made a motion to accept the language reflecting on-site trails not being counted as parkland dedication. He also would like the word “bus stops” inserted in .15 B 2. The motion passed unanimously through voice vote.

Off-site Trail Connections

Chair Jaffe stated it would be reasonable to not require off-site trail connectors through subdivision regulations because it would almost always be controversial. The language as drafted in the documents did not require a connection to off-site active transportation facilities. He felt it would be appropriate to address this issue during annexation.

The Committee agreed without objection to accept the language as presented.

Boulevard Requirement Revisited

In a past meeting, the Committee had voted to remove the boulevard requirement for local residential streets under 250 vehicle trips per day. Mr. Taft changed his original position that this would provide a traffic calming atmosphere and was willing to accept a boulevard if staff could come up with an alternative traffic calming requirement. Kevin Slovarp, City Engineer, felt that they were talking about fairly calm streets and he did not feel boulevards were always necessary.

Mr. Taft made a motion to reinstate the boulevard requirement. Discussion on the motion:

- Boulevards were a nice place to plant trees or store snow; however, boulevards were not always necessary.
- There were benefits of boulevards but it was not necessary to require them on streets with less than 250 vehicle trips a day, which translated to less than 25 residences. These streets were likely to be infill parcels with limited space and adding 14 feet of right-of-way would be an unnecessary burden.
- If developers did not want to put in boulevards, they could get a variance.

The motion failed with 2 Ayes, 2 Nays (Wiener, Haines, Childers, Wilkins) and 2 abstentions (Marler, Copple).

Clean up:

There were two items that Mr. Zavitz proposed for cleaning up the language:

1. Remove the Complete Streets Resolution number.
2. Change the private street public access easement description throughout the chapter to add “public access with private maintenance easement.”

Mr. Wiener asked that Table 2a be corrected to reflect the low density category description as fewer than 12 dwelling units per acre or greater than 80-foot frontage. He also requested that City Council receive clean copies of the chapter on Friday before the meeting on Monday.

This item will be placed under Committee Reports

Mr. Zavitz thanked the agencies, the fire department, engineering, parks and the private development folks that worked so well with him during this project. Mr. Wilkins thanked Mr.

Zavitz; he felt he did an excellent job. Mr. Slovarp thanked Mr. Zavitz, Ms. Means, and OPG Staff for their part in this project. This was something City Engineering had wanted to resolve for a long time.

Alex Taft made the motion to adopt the document with all the changes so far. The motion passed unanimously through voice vote.

V. Items to be Removed from the Agenda

VI. Held in Committee or Ongoing in Committee

1. Annexation. (see separate list at City Clerk's Office for pending annexations) (Ongoing in Committee)
2. Ongoing discussion of City planning issues with members of the Planning Board.— Regular Agenda (Bob Jaffe) (Referred to committee: 3/20/06)
3. Amendment Article 7. Error Corrections and Adjustments to the subdivision regulations to allow for restrictions or conditions placed on a plat by the governing body to be amended or removed by a future council. ([memo](#))—Regular Agenda (Jon Wilkins) (Referred to committee: 11/07/11)

VII. 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.