

Heart of Missoula Neighborhood Council Leadership Team Meeting Minutes

February 4, 2025; 5pm

UPDATED- Virtually over Microsoft Teams Only

1. Introduction and Roll Call
 - a. Madson Matthias, Kalina Pritchard, Melissa Glueckert, Naomi Lichtenberg, Tom Winter, T-Bone Pleasant
2. Approve Minutes- [January 7, 2024](#)
 - a. Moved by Naomi, 2nd by T-Bone. With changes suggest.
3. Presentations: Our Missoula: Code Reform & Growth Policy Update – Madson Matthias
 - a. Last time this group got an update was October. A lot has happened since then, we have done various events and gotten over a thousand comments on the draft just in October. And the Land Use Plan was adopted on December 16th
 - b. The 2015 growth policy is what it used to be but now is a land use plan.
 - c. What changed for the land use in this DT area?
 - i. Madson- Not a huge drastic change. Buildings 6-8 stories tall, mixed use, walkable areas.
 - ii. Naomi- Is the land use plan in sync with the Missoula Downtown masterplan?
 - iii. Madson- Yes. Most neighborhood plans where sunset but this one was current so it still exists.
 - iv. Naomi- Where are these 6-8 story buildings?
 - v. Madson- It is just what is allowed now, not specific buildings yet.
 - vi. The land use plan has 4 major parts
 1. Policy and goals, place types, street classification system (street types), and implementation
 - vii. A massive part of this project is ensuring the codes match our land use plan.
 - viii. Naomi- Parson Street is a private street and is dangerous, it is a one way, yet people are walking and biking up the wrong way. Is this going to change at all?
 - ix. Madson- I am not sure on this answer, I can pass this on the transportation planners who worked on the street types and send this info to Melissa and Kalina to pass on.
 - x. Tom- Density is something I am a fan of and why I choose to live Downtown. Are there attempts within this plan to try and house more people?
 - xi. Madson- All of this comes back to the Equity and land use report. Who is not receiving house, who isn't receiving the same access to housing and why? The plan is trying to incentivize affordable housing (a lot of this exists outside of the development regulations so there is only so much to be done). A lot of the past code has contributed to the inequity of housing. Abolished single family zoning essentially, rural zoning is still needed and why will still see one house on a unit of land but a focus is building inwards and the variety of different housing.



Missoula Neighborhoods

- xii. Naomi- Are there any plans for the shacks on Parsons? I know the person who owns it wanted to build a mansion there, but it was not allowed due to zoning.
- xiii. Tom- I have some background on that and happy to talk with you after the meeting.
- xiv. Tom- There was discussion about removing parking mandates but not sure what this looks like now.
- xv. Madson- We are not getting rid of parking outright and not using it as an incentive or a leverage point- that is not equitable. If there is an elimination of parking and no transit services, then residents would not have access to services. There will be no maximums on parking, however.
- xvi. Naomi- Are we leaving it up to the private developers then to decide on parking?
- xvii. Madson- We will provide guidelines, but no max will be in place for code.
- xviii. Tom- How does the city deal with climate goals and how that has to do with parking because of single occupancy vehicles used?
- xix. Madson- Missoula in Motion shares these concerns. The city would like to increase demand for transit and different modes of transportation to help with this.
- xx. Naomi- Do you think the Heart of Missoula is over bussed? And some neighborhoods are under bussed?
- xxi. Madson- This is something Mountain Line is working on right now. Looking at their frequented routes and finding where the demand is. The transfer center is also in the Heart of Missoula which is why the NH sees so many busses.
- xxii. Tom- Will there be upzones in the University District? It is a large employer in town and lots of growth there.
- xxiii. Madson- Short answer is that the whole town is being upzoned. But yes, the University District is getting more density.
- xxiv. Naomi- The lot that was just sold on Higgins, does anyone know what is planned for this lot?
- xxv. Madson- The city does have a portal to look at current development if you would like to look at that. I am unsure of this specific lot however.
- xxvi. Tom- How can we help make this zoning code more socioeconomically across town?
- xxvii. Madson- There will be a lot of public participation in April and May. This would be a great time to come to events, comment online, and email staff.

4. Items to be Discussed:

a. General Meeting Planning

- i. Summer general meeting at Kiwanis Park, maybe Garys Burgers and Big Dipper with a raffle

1. Tom- We should try to avoid the Juneteenth

- a. Pride might also be the first week of June

- b. Will tentatively shoot for June 15th
 - ii. Kalina- The Parking Study and Mountain Line might be great topics to have at upcoming leadership team meetings then we may be able to invite them to the general meeting.
 - iii. Tom-Can we get information on some of the land on DT?
 - 1. Kalina-MRA may be a great resource to ask to come and talk about the plan in place for some of these areas.
 - iv. Naomi- I am worried that we may need more time to plan this?
 - 1. Kalina- Melissa and I do this a lot with the other neighborhoods so we are confident we can help a lot. But can always hold additional meetings if the group feels we need to.
 - b. Naomi- I have some grant ideas for Best Reed Park. Where Kiwanis ends and best reeds park starts. One person suggested signage to guide people to the trail. Additionally, a mural might be cool to put here. Maybe have a contest or have kids do this.
 - i. T-Bone- the ZACC might be able to help with this.
 - ii. Kalina- The energizer grant next cycle will be due in the middle of November of this year. So might be good to marinate this idea. The MDT also has a mural grant available.
- 5. Community Forum Report
 - a. We would love to have someone at the February community forum. It is the 4th Thursday of the month. I will remind the team at the end of the month.
- 6. Neighborhood Budget
 - a. No change
- 7. Missoula Neighborhoods Report- Melissa/Kalina
 - a. No report
- 8. Public Comment on Non-Agenda Items
 - a. Naomi- I am doing the local government academy with the neighborhoods office.
- 9. Announcements
 - a. Next meeting will be March 4th at 5pm in the Ryman Street Conference Room.
 - i. Agenda items to include:
 - 1. Leadership team roles
 - 2. Grant Ideas
 - 3. General Meeting Planning
 - 4. Invite a Speaker
- 10. Adjournment at 6:09