

Riverfront Neighborhood Council Leadership Team
Meeting Minutes
Monday February 9, 2015
Time: 6:30 p.m.

Hal Frazer Conference Room
140 W. Pine St.
Missoula 59802

Attending: Emily Sullivan, Jonathan Qualben, Mary LaPorte, Michael Dean, Mike Carlson, Jane Kelly, Neighborhood Coordinator
Guests: Chris Boza, Urban Forester, Laval Means and Tom Zavitz, City of Missoula

1. Missoula Urban Forest Plan: Chris Boza

The draft of the new forest management plan for the city is nearing completion, although comments will continue to be taken. The plan will be heard at a public meeting and presented to City Council in April. Please see all information on the City's website.

A few notes about the plan:

- addresses concerns about dead, dying, and at-risk trees (appx 1200-1300 dead, & in poor condition). Issues regarding our trees include non-native species (i.e. Norway Maples) that are no longer watered by the city and are also at the end of their lives. The plan calls for planting new trees that are appropriate to our climate, and will require more funds; the current forestry budget is about \$380,000 and covers only staff, supplies and removal of dead trees.
- There are a lot of Norway Maples here in Riverfront. Elected officials should know about the need for more diversity and trees. Missoula's 24-30,000 trees are worth \$86.8 million in value, according to Chris.

2. 5th/6th Street Traffic Calming Update – Caleb Kasper

Not discussed

3. Zoning Overlay Discussion: Laval Means

Laval presented a broad summary of zoning, as well as existing districts in the City which currently have zoning overlays in place. The purpose of overlays includes articulation, neighborhood character, unique patterns, and seeks to encourage future development that is compatible with the neighborhood. More complete information is in the code itself and is available on-line.

Relevant to RFNC is the ***Southside Riverfront Neighborhood Overlay*** as well as the ***Riverfront Historic District*** plan.

An obvious issue exists in the Riverfront neighborhood regarding construction of a 3-unit property in S. 1st St. W. which was build as a non-conforming structure, not consistent with existing code nor character of the neighborhood. In broad strokes, consensus is that we seek to prevent future

development like this bad example.

Creating a zoning overlay requires deep resident/property owner support, a thorough statement of special characteristics of the neighborhood, clear statement of need, and ultimately city council support. Specifically, Council support is needed to trigger the staff work required to advance such an overlay – a citizen-initiated process could cost up to \$7,000.

Laval emphasized that such a process should be about improving the neighborhood; it should be creative, and not defensive. This should not be about reacting to 1 project.

Mike Carlson and others stated that we should look at the history and development of our neighborhood, as well as the characteristics of current structures. – “we need to get a handle on what we have now.” It also became apparent that if an overlay is pursued, a smaller area (minimum size is 5 acres) make a lot of sense – we have many different zones in Riverfront – business, commercial, residential...Emily suggested a slide show about the neighborhood, building on that, Mike noted the Mill Site, the railroad, the thematic elements in the Riverfront Neighborhood.

Next Steps:

March 9 Leadership Team topics:

History of Riverfront Neighborhood

Resources available

Area/Size for consideration

How to involve more neighbors and stakeholders

Resources needed, such as budgets reallocation for printing, etc.

4. Community Forum Report – Mary LaPorte

Not discussed

5. Office of Neighborhoods Report – Jane

Jane requested support and input for the April 16 Annual Bus Tour, starting at 4:45 pm.

Places to highlight:

Mural Project at Nutritional Labs – Gwen Hoppe to present

HIVE project – Lizzie Juda to present

Emily, Mike, Jonathan would like to participate – Mary and Michael will join if there is space available.

IV. Other Items

- there was no public comment nor new business

Meeting adjourned, 8:30 pm

Respectfully Submitted,
Mary LaPorte 02.11.15