



Advisory Group Membership Profiles

Dick Ainsworth

I am a resident of East Missoula and serve on the East Missoula Community Council. I am a recently (2006) retired Land Surveyor and Land-Use Planner.

I was born and raised in Missoula, and never had a desire to leave, hence I've personally seen Missoula grow and change (for better and worse) over the past 66 years.

I was a principal in an Engineering/Surveying/Planning firm operating throughout western Montana for over 40 years. I dealt with the subdivision and zoning regulations on a daily basis and have seen first hand what parts of these regulations work, and what parts do not.

As President of the Montana Association of Registered Land Surveyors in the early 1970s I was an active participant in drafting the original Montana Subdivision and Platting Act which was adopted by the Legislature in 1973. Over the past 40 years I've sat on nearly every committee or working group drafting or re-writing Missoula's (City and County) subdivision and zoning regulations.

What those on both sides of the process need is PREDICTABILITY. I would hope to see changes to the regulations adopted that would make them easier to read, understand and follow, and that would make the process run more smoothly and be more predictable, hence hopefully subdivision and zoning considerations will become less adversarial.

We need to somehow motivate the general public to get involved in the planning and zoning process during the formative stages, rather than only showing up as NIMBYS at the time a project in their neighborhood is being proposed. We also need to figure out how to manage the growth that is sure to come to Missoula in such a way that we don't lose those unique attributes of our community that make us all want to live and work here. I believe that most of us in this community want the same things for it, it is just a matter of figuring out how to work *together* toward those mutual goals.

Gary Bakke

Pending

David Berkoff

I moved to Missoula in 1992 from Philadelphia, PA, immediately after participating in the 1992 Barcelona Summer Olympic Games. I came for the purpose of attending graduate school in Environmental Studies.

When I arrived in Missoula it was a typical 85 degree and sunny day. The next day I went on a week-long backpacking trip in the Bob Marshall Wilderness where it snowed a foot and dropped to 22 degrees overnight. I was sold on Montana.

I bring to this group the experience of watching all of the wild places and farms in my home town turn into cookie-cutter subdivisions and business parks. I don't want to see the same thing happen to Missoula. While growth is inevitable, it should be well-conceived and should focus on retaining critical open space, wildlife habitat, and quality of life features.

As an attorney, I think I have the ability to understand rules, regulations, and the legal limitations imposed in growth planning. I am hopeful that I can provide helpful input to the group.

I want to help create a planning and zoning ordinances that are proactive, progressive, easy to understand, and something our community will be proud of for years.

Brent A. Campbell, P.E.

My wife and I chose to move to Missoula in 1994 to raise our family after her completion of Medical School and Residency on the west coast. We are both from Helena with too many relatives present to live there. I am passionate about the downtown and enhancing the health and livability of our City while preserving our great neighborhoods. I have expertise in infrastructure and community planning and design and work to improve these elements in our community every day. My great hope is that the project will create a unified vision for our community and increased harmony between citizens. Many of us want the same things but differ on methodologies to achieve these goals. Some seem to assume malicious intentions of folks with a differing view point which is destructive to civic dialog. This project is important to our community and well worth the investment of personal time that will be required.

Dave Chrismon
Executive Director, Habitat for Humanity of Missoula

My family moved to Missoula in the fall of 1991 from the Eastern Shore of Maryland when my wife was hired to teach in the University of Montana Department of Music. I want the Missoula that my daughter inherits to have a good supply of decent, affordable housing options for everyone. As the director of a local, grassroots, housing ministry, I have helped promote and build affordable housing in Missoula for the past seven years. I believe that Missoula needs land-use regulations that help meet the housing needs of the future and I want to look at what works and what doesn't in the current rules, shake out the cobwebs and leave our children and grandchildren with regulations that are clear, modern, and inclusive.

Lee Clemmensen
University Area resident, Retired teacher (31 yrs)

I am a native Missoulian, born at the old St. Pat's, grew up in the Rattlesnake area, moved with my parents to SF Bay Area at the age of 16, earned my BA and MA, taught for 31 years a stone's throw from Stanford, and returned here upon retirement.

This project will yield a document which will be clear and concise in the definitions of zoning and the regulations of each zone while maintaining the integrity and quality of life in neighborhoods, and this document will be able to be understood and administered to all applicants/residents equally without prejudice to the desires of special interests and power politics.

I have served for a number of years of the City Board of Adjustment and have learned much of the zoning codes and the conflicts and loopholes created therein. The only resolution for most challenges to the zoning, beyond BOA, is through the district court—an avenue which most of the citizens can not afford to take. I have also served in leadership capacities throughout my career (even to serve on the California State Credential Committee representing the entire Bay Area) and in retirement, in neighborhood organizations. I am currently on the Residential Safety Standards Subcommittee—a group looking for an approach to rental safety concerns, and am on CIBOA.

I hope we can create a fair/just system of determining the standards of zoning, reflecting the State of Montana reasons for zoning, and guaranteeing that citizens need not regard the city government and OPG as adversaries to the protections which zoning protections are to provide.

Lori Davidson

I have worked at the Missoula Housing Authority for the past 12 years, and am currently the Acting Executive Director. I came to Missoula in 1979 attracted by diversity of residents, cultural opportunities, and beautiful surroundings. I have extensive knowledge of federal, state, and local programs and regulations that support housing. MHA owns and manages rental units, administers federal housing subsidy programs, and develops different types of housing, both rehab and new construction. While MHA's focus is on housing affordable to households at 80% of median income and below, I believe the healthiest, most vibrant communities provide many different types of housing affordable to a mix of income groups. A good zoning ordinance can provide a tool for planning where different types of housing are appropriate and bring clarity and predictability for everyone.

Dennis Druffel
Owner/Operator - "Miracle Method Surface Restoration"
(Household Refinishing Services)

I first came to Missoula from E. Washington in 1972 as a student at the University of Montana. I, like many other "transplants" of the day, fell in love with Missoula and its ambiance and decided to stay hereafter graduating from U of M. As a Lewis & Clark Neighborhood rep, I personally wear many hats- own a business, business property, rental properties and a personal residence. My hope in this project is to help preserve much of that which attracted many of us to Missoula as well as much of that which keeps us here! My passion is to help add clarity, predictability and transparency to the new code. No tricks, just honesty. I believe my involvement in the neighborhood council system and subsequent encounters with Missoula City Zoning regulations dealing with Infill policies and PNC procedures/processes gives me an experienced perspective on the zoning rewrite and its demands.

David Gray

Pending

Jamee Greer
Coordinator with Forward Montana and Sociology Major at the University of Montana
Westside Resident

Jamee came from Bozeman in 2004 to attend The University of Montana's Sociology Department, with an emphasis in Inequality and Social Justice Studies and a minor in Gender Studies. Jamee is passionate

about affordable and accessible housing options, as well as increasing sustainable and efficient transportation options.

Jan Hoem
16 Greenbrier Lane, Missoula

I married into Montana, and lived in Missoula in 1961-62 and returned in 1998 to retire here with my husband, Harold, who is from Butte. I hope to see this project bring about orderly resolution to questions of zoning and subdivision regulations, which are currently so confusing and divisive that they polarize the community and create apathy. I am on the Air Quality Advisory Council, have eight years of experience with emergency medical services, and sat in on sixteen months of weekly discussions of zoning with the Zoning Issues Subcommittee, giving me a general understanding of the current regulations and differing viewpoints. I hope to live in Missoula when we trust the regulations to protect what we love about Missoula (clean air, views, friendly and diverse neighborhoods, natural resources, etc.), and plan ahead for how and where we should grow (with infrastructure, public transit, energy efficiency, open space & ag lands, etc.).

Laura Howe
Orchard Homes, Facilities Manager/Engineer at UM

I moved here from Bozeman because I knew I couldn't leave Montana. Although I had no real plan on staying specifically in Missoula, 15 years later I can't imagine being anywhere else. I am passionate about the law being the law, for all people, and one that all people can access. I believe this can be accomplished by making the regulations clear and consistent to prevent experts from having an unfair advantage when working with the system. I represent neighborhood interests, and want to ensure the regulations minimize how the average citizen might be "planned" out of the process. Through this work I have gained the experience of the inexperienced attempting to wade through the system. I have a technical background in an unrelated field, and believe this knowledge and experience will bring insight to the process that pushes the envelope away from the status quo. In this process, I hope to become more knowledgeable in the regulations, and most importantly hope that I can make a meaningful contribution to improving such an important set of regulations for Missoula.

Ken Jenkins
West side of Upper Rattlesnake Resident; Land Surveyor

I was born in Great Falls and raised in Missoula. I have worked and was educated elsewhere, but with friends and family considered, Missoula is Home.

As I missed the first meeting, I am not sure what expected results of this exercise are. I would certainly welcome any opportunity to take the gray matter out of zoning. Zoning should be black and white and not leave interpretation at the whim of political process. Zoning should serve the best interests of all of our community and not be a political hammer for those with an agenda. Zoning should promote desirable infill, affordable housing for our children, and take advantage of infrastructure that is already paid for. While zoning should be predictable with black & white clarity, it should also include flexibility and ease in process for the many situations that will exist where application is not practical or in the best interest of our community.

As a business owner, land surveyor and consultant, much of my work involves zoning and zoning compliance. It is from that perspective that I may be able to contribute.

One can never know enough about zoning! With world issues being what they are, I cannot think of anything more important than zoning. Missoula is well known for residents who are often referred to as NIMBYs. I will be most interested to see a large group such as this to see how NIMBY perception plays into zoning activities. I would also hope to make new friends and see old friends as well.

Nick Kaufman

I came to Missoula in 1970 to attend the University of Montana and complete a degree in economics, which turned into a Master's degree in planning. I am passionate that the document become usable and represents an improvement over the current document and that there is a clear separation between subdivision regulations and zoning regulations. I have been a private sector land use planner for over thirty years, before that I worked as a local government planner and bring administrative as well as compliance experience. I hope to learn how the "New Missoula" can be better defined with appropriate land use regulations.

Karen Knudsen

Rattlesnake Valley resident, Executive Director, Clark Fork Coalition

I moved to Missoula in 1992 to be with my spouse who was in graduate school, and was instantly awed by its stunning natural setting, its cultural vibrancy, and its community cohesion. I would like to see the zoning and subdivision regulations set forth a framework for providing a dynamic community environment and for protecting Missoula's special places within a context of sustainable growth and change. Having worked for years with a local river protection group, as well as the Montana Smart Growth Coalition, and the city's Open Space Advisory Committee, I am particularly familiar with land-use issues where our irreplaceable waterways and other ecological values are at stake.

Kevin A. Krebsbach

I came to Missoula in 1998, worked briefly at the City Building Department and have worked at The University of Montana for the past twenty years as the head of the campus Planning and Construction office. I am also a licensed architect and have designed many buildings in the Missoula area. I am familiar with the concerns the public has with the current zoning ordinances. I have a real interest in long range planning and have worked on master planning efforts for The University of Montana. I want to see a clear, uniform, and predictable ordinance established for Missoula.

Linda Lennox

Pending

Steve Loken

Loken Builders

Steve has been designing and building homes for over twenty-five years emphasizing resource conservation in design, material selection and construction. He currently owns and operates Loken Builders in Missoula, a full service construction company specializing in energy and resource efficient construction.

In 1990 Steve founded the *Center for Resourceful Building Technology (CRBT)*, which is a nationally-recognized energy and home building technology center. The center works to promote environmentally

responsible building practices in construction. It serves as both catalyst and facilitator in encouraging building technologies that realize a sustainable and efficient use of resources

Steve also worked as a Residential Construction Specialist/Contractor and Researcher for the *Montana Department of Natural Resources and Conservation* where he organized and conducted training sessions on energy-efficient housing design and construction; and researched passive solar and energy-efficient houses throughout Montana.

He has taught at industry and government sponsored conferences, seminars, and workshops around the world.

Mike Mayer

Franklin to the Fort neighborhood resident; Director of Summit Independent Living Center, an advocacy and resource center serving people with disabilities

I am concerned about accessibility aspects of new development to ensure that people with disabilities and seniors have ready access to housing, streets and sidewalks, and public transit. I am also concerned about compliance with the Americans with Disabilities Act and the Fair Housing Act.

James R. McDonald AIA
Principal – A&E Architects PC

Jim McDonald is an Architect with A&E Architects PC and a partner in that business. He also owns the firms building in the Downtown area. He resides in the Rose Park Neighborhood. He came to Missoula in 1971 from Eastern Montana where he grew up. After leaving Missoula in 1976 and 1977 to pursue a Masters degree in Historic Preservation, decided to return to open up his own architectural firm which is approaching thirty years of practice. He was involved with the last Zoning Advisory Group in the early 1990's and has been on the Design Review Board as well as was one of the founding members and still a member of the Historic Preservation Commission. He is concerned about the protection of our historic neighborhoods as well as our downtown area, and our open space. At the same time it is important to provide new development that is compatible with the character of these areas as well as all of Missoula. He can lend his experience as an architect and his 30 plus years of work in this community. He will be able to learn from other's experiences and help to create a process that will protect and enhance Missoula's unique character.

Giovanna McLaughlin
Attorney with Milodragovich, Dale, Steinbrenner and Nygren

I decided to move to Missoula because seemed to embody all of my interests - the recreational opportunities, a close, caring community, a great university and affordability. Through this project, I hope to contribute to the preservation of Missoula's unique and attractive character. To this end, I bring my experience as a newly-practicing land-use attorney and as well as my experience with the Community Food and Agriculture Coalition, a group that seeks to preserve the limited agricultural spaces left in Missoula.

Heather McMilin

Pending

Michael Nave

I became a Missoulian in 1988 when I purchased a home in the lower Rattlesnake as a summer home/school residence for a son. In anticipation of retirement, my wife and I built a home in the upper Rattlesnake in 1995. I firmly believe that zoning should conform to master or general plans. Prior to retirement, I was a founder of the largest law firm in California's devoted exclusively to the practice of public agency law, with an emphasis in land use. I hope that the Advisory Group can formulate some practical and comprehensive zoning recommendations that will govern the residential, commercial, industrial and public uses in the city and minimize the number and nature of variance requests presented to the BOA.

Nicole Newman

Westside Neighborhood resident; Missoula Housing Authority

I moved to Missoula in 1999 to attend the graduate school at the University of Montana. I met my husband here, bought a 104 year old fixer-upper house on the Westside and now we are here for good to raise our family.

I am passionate about this project because it is long overdue and I have lived in several large U.S. cities before moving to Missoula that were poorly planned for growth, sprawl and their downtown areas deteriorated due to the poor planning. Missoula needs this tool as well as others to plan accordingly for the growth of the City and County.

Contributions: I am actively involved with my Northside/Westside Neighbors as a member of the Neighborhood Leadership Council and I have worked in the Missoula affordable housing realm for the past four years. In addition I am a new Board member with the North Missoula Community Development Corp.

As a previous member of the W. Broadway Charrette Advisory Group and a current member of the Master Downtown Plan committee I hope to continue to and facilitate public input in this important planning process.

Kathy Shepherd

I was born in El Paso, TX, but came to Missoula in 1969 during my freshman year in high school when my parents decided to follow their dream of moving to a small town in Montana. I would like to see our advisory group redesign & refine current zoning & subdivision regulations into something that is functional & logical, something with guidelines & rules that are easy for all to work with & understand. These regulations should also have easily defined guidelines for making changes when they are needed without frustration & hassle. I am a residential real estate appraiser who has been appraising properties in Missoula for 25 years. In my work, I research & study zoning regulations in relation to almost every property I appraise. I am very interested in learning from the other members of the Advisory group, the consultants, & planning office personnel. All the people involved in this process come from so many different backgrounds & areas of expertise. I am looking forward to working with everyone, hearing everyone's ideas, & creating new regulations that will work with what Missoula is now & will become in the future. I am looking forward to the next Advisory Group meeting.

Judy Smith

Pending

Paul Sopko
Physical Scientist, USFS

I am a 27 year Missoula resident and member of the City-County Planning Board and Missoula Mavericks Board. I would like to see infrastructure plans in place for growing areas and a zoning code that avoids the use of confusing overlays.

Brian Walter
Resident of Grant Creek since 1995

Retired - BS Civil Engineering MSU 1956, Project Manager: Refineries, Petrochemical, and Synthetic Fuel Plants; Offshore production facilities worldwide for Texaco and Saudi Arabian Oil Co.

Community Involvement: Community Forum; Chairman Grant Creek Neighborhood Council Leadership Team; President Grantland Landowners Association; President Grant Creek Water Users Association; Vice President Grant Creek Trails Association; Forest Fuels Reduction Coordination; Neighborhood Network

I'm a 4th generation Montanan electing Missoula as a retirement location.

I want to help insure that growth is deliberately controlled based upon factual analysis both of infrastructure and quality of life consistent with growth; and that the Missoula is not irreversibly damaged by excessive population. I can contribute engineering expertise and project management recommendations to improve accountability and control of capital projects. I hope to encourage more efficient government thereby redirecting expenditures to on-the- ground results.

Tomme Lu Worden (Mrs. H. O.)

University Area resident; Real Estate Broker
