



## *Zoning & Subdivision Regulations Update*

Advisory Group Meeting September 26, 2007  
Meeting Summary

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**Members Present:**

Dick Ainsworth  
Gary Bakke  
David Berkoff  
Brent Campbell  
Dave Chrismon  
Lee Clemmensen  
Dennis Druffel  
David Gray  
Jamee Greer  
Jan Hoem  
Laura Howe  
Nick Kaufman  
Karen Knudsen  
Heather McMilin  
Steve Loken  
Giovanna McLaughlin  
Michael Nave  
Nicole Newmann  
Kathryn Sheperd  
Judy Smith  
Brian Walter  
Tomme Lu Worden

- ◆ **7PM Introduction by Office of Planning and Grants Director**
- ◆ **Welcome, Consultant Team Introductions and Project Overview by Kirk Bishop, Duncan Associates**
  - Presentation agenda
  - Who we are
  - Project description
    - Overhaul of zoning and subdivision regulations
  - General objectives
    - Regulatory revisions
    - Internal/ external consistency
    - Ease of use/plain English
    - Procedural clarity and efficiency
    - Substantive revisions to address identified issues/opportunities
  - Zoning ordinance text
    - Issues summary
  - Subdivision regulations
    - Issues summary
  - What project does not involve
    - Comprehensive plan update
    - Building/fire codes
    - New sign ordinance (strategic amendments only)
    - Liquor/gaming licensing
    - Impact fees
    - Tax policy
    - Annexation policy
    - Anything County
  - Project context and regulatory history
    - Review
  - Core values
    - Protect natural resources and critical areas
    - Accommodate housing variety and choice
    - Protect and enhance neighborhood character
    - Ensure good jobs and stable tax base
    - Continue tradition of public involvement
    - Provide adequate “infrastructure” in the form of capital facilities, human services, parks and recreation, etc.
  - Work plan/schedule (28-30 month public involvement time frame)
    - Listening phase – Town hall, small group and advisory group meetings
    - Principals report
    - Initial ordinance draft
    - Public workshop draft
    - Public hearing draft
    - Hearings/adoption
    - Training/follow-up
  - Public Involvement – Michelle Gregory
    - Communication
    - Access to project
    - Coordination and outreach
  - Tools for communication
    - Print materials
    - Public meetings presentations
    - Project website ([www.zoningmissoula.com](http://www.zoningmissoula.com) )

- Layers of Involvement
- Advisory Group role (10-12 meetings)
  - Local values touchstone
  - Liaison to interest groups
  - Sounding board; no official positions or voting role
  - Affirm project objectives and issues
  - Share experience and observations
  - Support update at key stages during review and approval process
  - Come prepared to engage and discuss
- Additional input opportunities invited
  - Help get the word out and invite interested people to talk to consultants and share their perspectives on zoning and subdivision regulatory needs
- Town hall meeting results review from July 27, 2007 Town hall Meeting
  - What should the ordinance update address?
  - What elements of public involvement will be effective?
- Summary of listening sessions completed thus far:
  - Land use attorneys
  - Resource/agriculture protection
  - Technical Staff
  - Sustainable development practices
  - Surveyors/engineers
  - Sign industry
  - Chamber of commerce
  - Architects
  - Health
  - Affordable housing
  - Advisory group

◆ **Group members self-introduction and personal perspectives, priorities, interests, goals**

◆ **Other Discussion Items**

- Special community character preservation
- Sound infrastructure planning and implementation
- Economic development
- Affordable housing/compatible design
- Open space and resource protection
- Procedural improvements predictability and outcome
- Reduce conflicts and contention
- Inclusive neighborhoods/community gardens and lifestyle preservation
- Redefine ourselves/drop old perspectives/positive collaboration
- Green building/air quality/transportation solutions
- Youth/student involvement and community relations
- Mixed modal transportation opportunities
- Livable/walkable neighborhoods
- Sustainable development/sprawl/affordable housing/natural resources
- Resolve core thread issues related to zoning
- County neighborhood relationships with the city
- Public notification and advised participation
- Neighborhood perspective (west and north side)/quality of life issues
- Air quality/health and safety/quality of life/energy efficiency/ sustainable affordability
- Divisive zoning issues/erosion of community
- Open space/quality of life/spectacular place/shared love of place

- Urban development and redevelopment with Missoula perspective/ define edges and separation from adjacent places
  - Procedural improvements/predictability
  - Business advocacy/economic development
  - Neighborhood advocacy and protections/predictability/transparency
  - Right of protection/public involvement/
  - Clarity/consistency/orderly regulations/plain English
  - Urban agricultural opportunities/open space preservation
- ◆ **Future meeting times and date preferences**
    - Second Wednesdays agreed upon, evening meetings
- ◆ **Copies of existing ordinances to be provided at next meeting and binder for future work products**
- ◆ **Ideas**
    - Review of Existing regulations
    - Review of Growth Policy framework and its relationship to the rewrite
    - Request for identification of 3-4 cities of somewhat similar size and characteristics
      - What they were 10 years ago?
      - How they changed?
    - Devier (sp) of Phoenix – Survey of Related Issues
    - Parallel projects
      - Transportation planning
      - UFDA relates to relationship between City/County planning, policy and growth
- ◆ **Zoning Ordinance changes, how is it revisable without changing the zoning map**
- ◆ **General Development Standards**
    - Discussion of the fact that there will be/are city-wide standards that also apply to development in the respective zoning districts
- ◆ **Question on protest-ability**
    - Won't be rolling out an ordinance that rises to the level of being protestable by significant portion of community
- ◆ **Form for comments distributed**
- ◆ **Reminder of website use and availability**