

Concepts and Direction Workshop Summary

The *Concepts and Direction Report* was presented to the public at a meeting on April 2, 2008 at the Missoula Children's Theater. There was near-unanimous agreement that the contents of the Concepts and Direction Report demonstrated that the update effort is heading in the right direction. Several participants noted that the input they had provided to city staff and the consultants in earlier workshops and the listening sessions seemed to be generally reflected in the report. That input included comments on both what is broken with the current ordinances and on what ways and how the new ordinances can remedy the existing inadequacies, inefficiencies, and incompatibilities of the existing regulations.



In addition to being asked if the update project seemed to be headed in the right direction, participants at the April workshop were asked to identify (1) issues/problems that were not adequately addressed in the Concepts and Direction Report, (2) their top priorities for the update effort and (3) other general comments.



These questions solicited considerable feedback. Below we summarize some of the recurring themes from the workshop discussion and in the written comments provided by workshop participants.

What issues/problems have not been adequately addressed; what approaches seem inappropriate for Missoula?

- Link between land use and transportation
- Affordable housing incentives
- T on transit-oriented development
- Green buildings, green site design
- Small-scale urban agriculture needs to be accommodated
- Protecting neighborhood character
- Viewsheds
- Transitions and minimization of conflicts between uses
- Accessory dwelling units
- Fringe area

What are your top priorities for the update effort?

- Zoning and subdivision ordinances should implement adopted neighborhood plan policies
- The ordinances that come out of this process should not bring about unexpected changes to the current character and quality of life in established neighborhoods
- NIMBY groups should not drive development and zoning decisions; too often good policies, e.g., creating neighborhood commercial development, have been derailed by a vocal minority opinion that does not reflect the views of Missoulians as a whole
- Mandatory set-asides for affordable/workforce housing, including homeownership opportunities
- Green building and sustainability
- The review and approval process must be faster
- Continue with the inclusiveness and get to adoption sooner than later

Other comments?

- Need examples of how some of these ideas have worked in other communities
- Residents need to determine what qualities in a neighborhood they want to maintain
- Some parts of the report are too urban in their approach/vision. We can't forget that people move here because they want room. But that said, the city doesn't need any new regulations to support suburban/exurban development patterns.
- Need to communicate with the city's transportation, master plan, and Envision Missoula consultants

- Current regulations are too open to interpretation; new regulations should have many fewer exceptions.
- The new ordinances should implement recently adopted master plans and neighborhood plans, e.g., downtown, West Broadway, Northside & Westside plans, among others