

EXECUTIVE SUMMARY

CASE PLANNER Laval Means

PUBLIC HEARING DATES

MCPB: April 6, 2010

CC: To be determined

REVIEWED AND APPROVED BY

Mike Barton, Senior Planner, Office of Planning and Grants

AGENDA ITEM 6: Planning Board Draft City Subdivision Regulation Revisions – 03-10-2010

APPLICANT City Council initiated request

LEGAL The legal ad was published in the Missoulian on March 21st and 28th, 2010.

NOTIFICATION

- A list of all agencies and interested parties who were notified is contained in Attachment A.
- Additional email announcements were sent to interested citizens, the Citizen Advisory Group, Technical Group members and City agencies.

<p><u>PROPOSAL</u> To amend Missoula City Subdivision Regulations Articles 1 through 9</p>	<p><u>RECOMMENDATION</u> To approve the proposed amendments to the Missoula City Subdivision Regulations Articles 1 through 9.</p>
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MISSOULA CONSOLIDATED PLANNING BOARD

April 6, 2010

Agenda Item 6

I. RECOMMENDED MOTION

THAT THE PROPOSED AMENDMENTS TO MISSOULA CITY SUBDIVISION REGULATIONS ARTICLES 1 THROUGH 9 AS SHOWN IN ATTACHMENT B AND REFERRED TO AS THE “PLANNING BOARD DRAFT” BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

II. INTRODUCTION

Proposed revisions to the City Subdivision Regulations are intended to complete the task of updating the City’s development regulations that began with the update of the City Zoning Ordinance and adoption of Title 20. The proposed revisions are limited in their scope and do not introduce new policy.

III. BACKGROUND

The City’s contract with Duncan Associates to rewrite land-use codes included limited revisions to the City Subdivision Regulations.

After adoption of Title 20 amendments to the zoning code in October, 2009, the consultant turned the focus toward updating the subdivision regulations. On December 4, 2009 an initial (Advisory Group) draft was made available to the Citizen Advisory Group, agencies and the general public for review and comment. See the attached memo (Attachment D) for the list of agencies contacted. The Citizen Advisory Group met on December 16, 2009 and January, 27, 2010 to provide comments on the draft. Comments received and meeting notes regarding the Advisory Group draft are available on the www.zoningmissoula.com website. The consultant has considered the range of comments received in the development of the Planning Board draft, while continuing to limit the revisions to the scope of the project. Duncan’s Planning Board draft was made available to the Planning Board and the public on March 10. An additional Advisory Group meeting occurred on March 18, 2010 for discussion regarding the Planning Board draft (see Attachment E).

IV. PROPOSAL

Revisions are proposed to Articles 1 through 9. The Planning Board Draft document uses the existing City Subdivision Regulations as a base and shows revisions as tracked changes (either strike-through or underline). Editor’s notes are used to provide additional background. The format for review of the draft document should enable a clear understanding of where revisions are proposed.

The City is proposing revisions to the subdivision regulations for the following reasons: to align with revisions recently made in the City Zoning Ordinance; to remain current with State legislative directives; to reflect revisions recently made to the County Subdivision Regulations and Applications; to incorporate the already-approved revisions to the parkland section (Resolution # 7402); and to incorporate limited clean-up of the regulations based on review and

comments from early listening sessions and technical review.

Supplemental Administrative Materials (SAMs) exist as supplements to the existing City Subdivision Regulations. They are not part of regulatory review and are not proposed for revisions at this time. However, review of the various Exhibits that make up the SAMs may be helpful in your review and they are also attached to this report (Attachment F).

V. AGENCY AND CITIZEN COMMENT

Comments received after review of the Advisory Group draft were considered in developing the Planning Board draft. No additional comments, based on revisions proposed in the Planning Board draft were received.

VI. ATTACHMENTS

- A. [Agencies and Interested Parties List](#)
- B. [Planning Board Draft City Subdivision Regulations 3-10-2010](#) (1.5 MB) Sent to Planning Board members on March 10
- C. [Planning Board memo](#) (sent to Planning Board members on March 10)
- D. [Agency memo](#) (sent December 4, 2009)
- E. [Advisory Group meeting notes from March 18, 2010](#)
- F. [Existing Supplemental Administrative Materials](#) (background information not proposed for revision)