

SUMMARY OF PLANNING BOARD MOTIONS FROM APRIL 14, 2009 PUBLIC HEARING

Planning Board recommended revisions will be incorporated into a revised draft of the proposed City Zoning Ordinance – Title 20 and will be available for City Council consideration at a later date.

For a full description of the Planning Board hearing please go to the OPG website at: <ftp://www.co.missoula.mt.us/opgftp/Minutes/MCPB/2009/> and click on the specific date, or go to www.zoningmissoula.com.

Note: The amendments made by Planning Board are shown with a yellow (or grey) highlight and are based on staff notes from the meeting. Motions made for concepts (without specific language suggested) are also described. Additional direction or clarifications requested by the Board (without a motion) are shown in *italics*. Review of minutes from the meetings may yield additional clarifications and corrections. Planning Board reserves the right to revisit previously reviewed chapters to make additional revisions as needed and as additional review of the document occurs.

PLANNING BOARD MADE THE FOLLOWING MOTIONS:

Chapter 20.25 Overlay Districts

1. **20.25.020 Pedestrian Overlay:** Approve the section with the following amendments:

- .020 F 1 – split this statement into two separate sentences, numbered accordingly. The amendment is as follows:

“1. The minimum floor-to-ceiling height of all ground floor space, other than allowed parking areas, must be at least 13 feet, ~~and contain the following minimum floor area:~~

2. Contain the following minimum floor area:”

- .020 G – Remove this paragraph as it is restated in 20.60.010 C 3.
- .020.H - Driveways and Vehicle Access - replace this section with section 20.25.030 D 2.

Provide specific definitions for primary and street side (secondary) frontages.

2. **20.25.030 /B, Boulevard Overlay** - Move this chapter in its entirety to the /NC, Neighborhood Character Overlay section.

3. Provide a “commentary note” in the update document to develop a Transit Overlay District in the future.

4. **20.25.080 /H-FM, Fort Missoula Historic Overlay** – Accept this section with a clarification to G Review Criteria. (*This Overlay will be moved to a category under Neighborhood Character based on a motion from the 4/7/09 meeting*)

5. **20.25.040 /SR, Southside Riverfront Overlay** – (*This Overlay will be moved to a category under Neighborhood Character based on a motion from the 4/7/09 meeting.*) Accept the text of this section with the following amendments:

- .040 B 3 – ~~The minimum area that may be considered for application of the /SR overlay district is one (entire) city block, or 2.5 acres.~~ (Strike completely)
- .040 B 4 – The /SR overlay district does not apply to areas within the designated 100-year floodplain, ~~or to areas zoned R80, R20, or RT10.~~
- .040 G – Add language allowing the Design Review Board to consider alternative compliance to these standards.

6. **20.25.010A. General** - Clarify that text amendments to an overlay may occur through the text amendment procedure process.

7. Accept the entire chapter as amended.

Chapter 20.40 Use- and Building-Specific Standards

8. **.020 Animal Sales and Grooming** – Accept the section as proposed.

9. **.050 Enterprise Commercial Uses**: Accept with the following amendment:

- 050.K: Strike the existing sub-sections under K and replace with text that represents the following concept:
K should be turned into a more general provision requiring consideration of the factors or issues addressed in existing K.1, 2, 3, and 4 and requires that those issues be addressed as part of the conditional use approval by whatever means deemed appropriate by the decision-making body including the authorizing the potential of a development agreement.

10. **.160 Wireless Communication Facilities** – Accept this section as proposed.

11. **.030 Bed and Breakfast** – Accept this section with the following amendment:

- .030 B – ~~The building in which the bed and breakfast is located must have a minimum floor area of 4,000 square feet;~~ (strike completely)

12. **.040 Casinos, Taverns and Nightclubs** – Accept this section with the following amendment:

- .040 A. – Casinos, ~~taverns and nightclubs~~ must be located on lots with frontage on an arterial street. The requirement for frontage on an arterial street does not, however, apply to casinos, ~~taverns or nightclubs~~ in the CBD district.

Clarify how to address expansion of existing uses, and bring back to the Board if any amendments are necessary.

13. **.060 Gasoline and Fuel Sales** – Accept this section with the following amendment:

- .060 B – Gas pumps must be set back at least 50 feet from property lines abutting R zoning districts or lots occupied by residential dwelling units. Gas pumps must be set back at least ~~45~~ 30 feet from any other property line.

14. .070 Group Living – Accept this section as written

- *Add a cross reference to section 20.105 Use Classifications.*

15. Motion to continue the hearing until April 15, 2008.