

## SUMMARY OF PLANNING BOARD MOTIONS FROM APRIL 29, 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](http://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.

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### PLANNING BOARD MADE THE FOLLOWING MOTIONS:

#### Chapter 20.75 Signs

1. **20.75.070.F Dynamic Displays:** add a sub-section for Hours of Operation, that would include the following regulation:

**“Hours of Operation: Dynamic display signs may not be illuminated one hour after the business closing to one hour before the business opens.”**

*Clarify how this would apply to multiple businesses and if a business is open 24 hours a day the sign would not be required to be turned off.*

2. **20.75.030.I.** Clarify that mobile billboards are allowed on buses.

*Clarify that no new billboards are allowed.*

3. Accept the entire chapter with amendments.

#### Chapter 20.50 Hillside Development

4. **20.50.020.A:** Revise the statement as follows:

**All lots and parcels Any area of development within a parcel if it has a natural, existing or finished with an average slope of 15% or greater (see 20.50.040B for “average slope” determination); and**

5. **20.50.050 Minimum Pad Size and Maximum Buildable Slope:** amend the statement to permit development up to 25%, not 30% slope. The language for this section would be as follows:

Parcels that have at least a 2,000 square foot contiguous building area (pad site) with an average slope of no more than **30% 25%**. Buildings may not be located on portions of the parcel with slopes of greater than **30% 25%**.

*Note: This change would also occur in other parts of the chapter that refer to 30%.*

6. **20.50.090 Ridgeline Setbacks:** It is the will of the board to map all the ridgelines including spurs and update the existing map. *[Note – staff is assessing the GIS capability and resource availability.]*
7. **20.50.100 Building Height:** suggest referring to the Terminology Chapter for building height rather than restating it in this section.

**20.50.100 Building Height, B:** *Clarify the intent of “visible underpinnings” and change “foundation” to “building line.” Revise the diagram.*

**20.50.110 Wall Elements:** *Move the definition of “wall element” to this section, out of the Terminology Chapter. Review the regulations for consistency with the terminology. Clarify that “toward slope” means “uphill.” Clarify whether wall elements can offset less than 12’ and whether it would still be considered a wall element.*

**20.50.040 Allowed Density by Average Slope:** *Clarify that the measurement for average slope is generally for the “area of development” and not the entire parcel. Clarify situations when the measurement of average slope for an entire parcel would be needed. Also, adjust the categories in the associated table so that they reflect the change from 30% to 25%.*

**20.50.040 Allowed Density by Average Slope, B:** *Verify the formula and conversion factor.*

**20.50.030 Hillside Development Site Analysis, A.1:** *Adjust the categories for slope analysis to reflect the change from 30% to 25%.*

8. Accept the Chapter with a note to revisit the ridgeline and wall elements section.
9. Motion to continue the hearing to May 5<sup>th</sup>.