

## SUMMARY OF PLANNING BOARD MOTIONS FROM MAY 5, 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.

---

### PLANNING BOARD MADE THE FOLLOWING MOTIONS:

#### Chapter 20.65 Landscaping

1. **20.65.020 General Site Landscaping:** Accept the proposed activity area regulations, dated 4/24/09, made by OPG staff to sub-sections .020.C.2 and .020.D. These revisions were made per City Council's direction to staff to incorporate requirements for parkland dedication for multi-family housing into the zoning code rewrite. Accept the section subject to the following amendments:
  - .020 C: For lots occupied by townhouses, multi-dwelling houses, multi-dwelling buildings, general site landscaping must be provided on at least 35% of the lot for developments of nine (9) units or less. For lots occupied by enterprise commercial uses general site landscaping must be provided on at least 20% of the lot. In all other cases, general site landscaping must be provided on at least 15% of developed lots. If less than the required percentage of the lot is available for landscaping, the applicant must provide general site landscaping on the entire area of the site that is available for landscaping.
  - .020 C 5: Add a new item 5 (and renumber accordingly) as proposed by the Missoula Landscape Architect Community to read:  
Ground cover plants may be substituted for required shrubs at a ratio of 3 to 1.
  - .020 C 7: Revise the required size of trees that must be mitigated from 12" to 6". "... the removal of trees with a diameter breast height (DBH) of 42" 6" or greater, single stem, must be mitigated by providing one or more replacement trees with a total caliper measurement that equals or exceeds the DBH of the removed tree(s) for each tree that is removed. The Urban Forester is authorized ..."

*Clarify language under subsection 20.65.020D.1.d regarding garden areas.*

**2. 20.65.010 General:** Approve this section subject to the following amendments:

- .010 A 1: ~~enhance the city's image and appearance and protection property values by conserving trees and by requiring the planting of trees and other vegetation plant and conserve trees and other desirable vegetation to enhance the city's livability, protect property values, mitigate urban heat island effects, and address global climate change;~~
- .010.A.11: Combine 11 and 12 into one item.
  - ~~11. encouraging the use of drought-tolerant landscaping practices to conserve water and reduce maintenance;~~
  - ~~12. encouraging the use of native plants and discouraging the use of invasive plants; and~~
  - 11. promote sustainable landscape practices including, but not limited to, the use of non-invasive native and regionally-adaptable plants, green roofs, permeable pavements, healthy soils, and local materials;
- .010.B.2. *Strike the statement, if it has no applicability.*

*Review verb tense (ing) and be consistent.*

**3. 20.65.030 Street Frontage Landscaping:** Make the following revisions:

- .030.C.4: ~~All street frontage landscaping areas and front yard areas must be planted with trees, shrubs, grass/vegetative groundcover and may include berms. At a minimum, street frontage landscaping areas must consist of 2 trees (if no boulevard trees adjacent to the street frontage exist) and 40 6 shrubs per 1,000 square feet of required street frontage landscaping area and may be bermed.~~ Required trees and shrubs...
- .030 C: Add a new item 5 (and renumber accordingly):
  - 5. Ground cover plants may be substituted for required shrubs at a ratio of 3 to 1.

**4. 20.65.050 Perimeter Parking Lot Landscaping, C.1:** Combine a. and b. per Missoula Landscape Architect Community letter, and renumber accordingly:

- ~~a. a dense evergreen hedge, solid wall or solid fence at least 4 feet in height;~~
- ~~b. a berm between 2 and 3 feet in height; or~~
- a. any combination of berming, planting, walls or fencing that results in a continuous buffer to a height of 36" above adjacent parking grade along the length of parking area frontages;

**5. 20.65.060 Buffers:** Make the following revisions:

- .060.B.2.a: Change title from “Landscape Screen” to “Landscape Buffer” and revise the text as follows: ~~The landscape screen option requires Provide a landscaped area no less than minimum buffer width of 6 8 feet wide with. It requires~~ at least one shrub per ~~3 2~~ lineal feet of buffer area, plus at least ~~2 1~~ evergreen trees and ~~one~~ deciduous tree per 30 lineal feet of buffer area. ~~Shrubs must be minimum 3' ht. at time of planting. Ground cover plants must fully cover the remainder of the buffer area.~~
- 060.B.2.b: ~~The fence or wall option requires Provide a landscaped area no less than minimum buffer width of 8 6 feet wide with. It requires~~ a 6-foot solid wall or fence along the interior side of the buffer area. One tree deciduous tree is required per 20 linear feet of fence or wall. ~~Ground cover plants must fully cover the remainder of the buffer area.~~
- 060.B.2.c: Remove the last sentence of this section:  
“...~~Ground cover plants must fully cover the remainder of the buffer area.~~”

*Clarify what type of buffer is being discussed. This may require defining buffer in the terminology chapter.*

**6. 20.65.070 Screening, B.1. 4 and 5:** Eliminate the word “evergreen” to allow deciduous hedges as well.

**7. 20.65.080 Landscape Material and Design:** Make the following revisions:

- 080.D: All required trees and shrubs must be ~~placed within a mulched area and be separated from turf by a minimum of 4 foot feet diameter mulched area.~~ Mulch within such areas must comply with ht following requirements:
- **080.D.2:** ~~All At least half of the required the total~~ mulch area must be comprised of organic mulch, such as bark, shredded wood, wood chips, or other organic matter. ~~Mineral mulch such as decorative rock, river stone, or tumbled glass may be used over less than half of the mulch area.~~
- **.080.D.3.a. thru c.:** Eliminate these sections and replace with the following:
  - a. ~~Wood chips must be manufactured from clean wood. Wood chips produced from tree trimmings may not contain leaves or twigs, weeds, weed seeds or rocks. The particle size must b between 12 millimeters and 80 millimeters in length, not less than 9 millimeters in width and not less than 2 millimeters in thickness. Are least 85% (by volume) of shredded bark must conform to these specified sizes.~~
  - b. ~~Shredded bark may be a mixture of shredded bark and wood. The particle size must be between 3 millimeters and 40 millimeters in thickness and between 25 and 210 millimeters in length. Shredded bark must be fee of salt and foreign materials such as clods, course objects, weeds, weed seeds, and rocks. At least 75% (by volume) of shredded bark must conform to these specified sizes.~~
  - c. ~~Tree bark must have a particle size between 12 millimeters and 40 millimeters and must be fee of salt and foreign materials such as clods, coarse objects, sticks, rocks, weeds, weed seeds and rocks.~~

Regionally sourced, fully chipped or shredded, un-splintered wood product or bark chips free of soil, rocks, weeds, metals, toxins, foreign objects, with an average particle size no larger than 2.5 cu. inches.

- 080.F: Rename “Ground Cover” to “Ground Cover Plants”. Insert as item D, after “shrubs” in section 20.65.080. Rewrite this section as follows: When ground cover plants are used they must be installed at a minimum rate of one ground cover plant for each 50 square feet of landscape area. Ground cover plants are deciduous or evergreen plants that grow low and spread horizontally. Lawn is not included in this category. Ground cover plants used to satisfy the requirements of this chapter must be at least 1-gallon size.

**8. 20.65.100 Alternative Compliance, B:** Revise this section as follows:

Submit a written statement prepared by a licensed landscape architect describing how the proposed landscaping is at least as effective in meeting the intent of the regulations of this chapter as strict compliance with the regulations. The statement must be stamped by a landscape architect licensed in the State of Montana. landscape plan, covering the limits of the project, prepared and stamped by a landscape architect licensed in the State of Montana.

9. Motion to adopt Chapter 20.65 as amended.

Chapter 20.60 Parking and Access

Motion to adopt the following three amendments as proposed from OPG staff in the memo provided to Planning Board dated May 5, 2009.

**1. 20.60.020.C Parking Schedule Table:** Amend as follows:

Residential / Household Living

- Add Townhouse to the row with Detached House, Two-unit house, Lot Line House (recognizing that Lot Line house will be shown as deleted in the revised draft).
- Add a row for Detached house, Townhouse (subsidized) with a proposed ratio of 1.0 space per dwelling unit (under 1,250 sq. ft.) and 2 spaces per dwelling unit (over 1,250 square feet).
- Add a row for Multi-dwelling unit (subsidized) with a proposed ratio of .75 spaces per dwelling unit (under 1,250 sq. ft.); 1 space per dwelling unit (1,250 – 1,999 sq. ft.); and 1.5 spaces per dwelling unit (over 2,000 sq. ft.)

Residential / Group Living:

- For Community Residential Facility (9+) add 1 space to the proposed parking ratio, in addition to the already stated “1 space per 3 residents.”
- For Personal Care Facility, change 10 to 1, under the proposed parking ratio.

Commercial / Sports and Recreation, Participant:

- For Health Club, change 6 spaces to 2 spaces. [to match the existing ratio]

**2. 20.60.030.B Shared parking:** Add the following language:

4. If office, retail sales and residential uses share off-street parking, the applicant may elect to use any one of the shared parking reductions of 20.60.030.B.1, 20.60.030.B.2 or 20.60.030.B.3. The applicant may also elect to prepare a shared parking analysis using the Urban land Institute's (ULI) shared parking analysis methodology. Parking reductions based on the ULI methodology require review and approval by the Zoning Officer after consultation with the city engineer.

3. **30.60.040: Location of Off-Street Parking:** Add the following statements as new "B", moving the existing B to "C":

**B. Residential Districts**

The following standards apply in all R districts:

1. Parking is prohibited in front and street side setbacks except that parking spaces may be located on an approved driveway in the front setback.

2. No more than 40% of the front yard area in an R district may be paved or used for vehicle use. On corner lots, not more than 20% of the street side yard area may be paved or used for vehicle use.

3. **20.60.070 Accessible Parking:** Add subsections A and B as follows:

A. When less than six (6) parking stalls are required dedicated van parking spaces do not need to be signed.

B. Accessible parking spaces may be shared between businesses if there is appropriate accessibility between the parking stall and all business sharing the spaces, and less than 35 parking spaces are required between the uses sharing the parking *[Note: There was some discussion regarding subsection b and instead amending section 20.65.030 Shared Parking, A General, 2]*

4. **20.60.040.B.2:** Revise section as follows:

Off-site parking space must be located within 500 feet walking distance radius of the shared parking area, measured between the entrance of the use to be served and the outer perimeter of the furthest parking space within the shared parking lot.

*Check the cross reference in 20.60.030.A.5.*

5. **20.60.050.D:** make the following revision:

No commercial motor vehicle repair work of any kind is permitted in a required parking space.

6. **20.60.110.D.1:** Strike this section. It is covered in Chapter 20.40.

7. **20.60.090.B (Spaces Required Table):** Add an option for every district to the table allowing a reduction of automobile parking spaces in return for long-term bike parking spaces. The option could read as follows:

Automobile parking spaces may be reduced by one space for every 8 long-term bike parking spaces provided on site.

8. Motion to agree with Duncan Associates proposed schedule to have a revised draft of the Consolidated Public Review Draft document provided to the Planning Board by Friday May 15<sup>th</sup> for a special meeting by the Planning Board to review it on May 19<sup>th</sup>. The Planning Board agrees that all substantive issues will have been address by the end of the public meeting on May 6<sup>th</sup>.
9. Motion to continue the hearing to May 6<sup>th</sup>.