

## **Missoula Zoning and Subdivision Regulations Update Set to Collide with Planning Board Special Meeting – August 28, 7 p.m.**

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The Planning Board will hold a special meeting on Tuesday, Aug. 28, 2007 to meet with the consultants, Duncan Associates, for the Zoning and Subdivision Regulations Update project. It will be the first working meeting with the Planning Board and will be an introduction to the project, review of public comment to date, and a chance for Planning Board to share with the consultants. This meeting will be for information and discussion. No action will be taken.

The meeting with the Planning Board will be held at 7 p.m. in the City Council Chambers 140 W Pine St.

### Background:

Mayor Engen, the Missoula City Council and the City of Missoula are updating the City's zoning and subdivision regulations. The zoning and subdivision regulations contain parameters for how we control development of the community. Every proposed land use falls into some category of uses that are regulated by these regulations. Local media promotion and coverage of this process will help to spread the word of its importance to all Missoulians.

The Zoning and Subdivision regulations of a community are the foundations on which good development is built. These regulations promote predictability: the what, where and how of development. They help maintain property values, and they protect the health, safety and welfare of the community. Missoula's land use regulations are aging and out of step for the times. This means that there are inconsistencies and ambiguities within the documents that lead citizens and planners to questions that may not be easy to answer. Under the current zoning and subdivision regulations the answers to seemingly simple questions are not necessarily clear.

Mayor Engen has made this project a top priority for his administration, and it is a major project of the Office of Planning and Grants. Public involvement in this work is critical for its success. The zoning revision consultant firm of Duncan Associates was hired in spring of 2007 to support the City's efforts on this project. In conjunction with City staff, they will be presenting some history about the City's zoning ordinance and prior attempts to update it, and they will outline the project approach. In turn, the project team hopes to gather feedback from the Planning Board and citizens in order to gauge priorities for Missoula's zoning and subdivision regulations reform.

Please spread the word and attend!