

**City of Missoula, Montana**  
**Item to be Referred to City Council Committee**

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**Committee:** Plat Annexation and Zoning

**Item:** City Subdivision Regulation Revisions Article 1 through 9

**Date:** April 30, 2010

**Prepared by:** Laval Means, Planner, OPG

**Initiated by:** Office of Planning and Grants

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**Action Required:**

Set a public hearing and adopt a Resolution of Intention to Adopt amendments to the City of Missoula Subdivision Regulations revising Articles 1 through 9.

**Recommended Motion:**

I move the City Council adopt a Resolution of Intention to Adopt the revised City Council Draft of the City Subdivision Regulations Articles 1 though 9, dated April 30,2010, as amended by Planning Board and set a public hearing for June 7, 2010.

**Timeline:**

Referral to committee: May 3, 2010  
Committee discussion: May 5, 2010  
Council acts to set hearing: May 10, 2010  
Public Hearing: June 7, 2010

**Background:**

The proposed amendments to the Missoula 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.

The draft regulation changes are proposed 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.

After adoption of Title 20 amendments to the zoning code in October, 2009, the consultant, Duncan Associates, turned the focus toward updating the subdivision regulations. In December, 2009, the Advisory Group, agencies, and the general public were asked to comment on the Advisory Group Draft of the City Subdivision Regulation Revisions (dated 12/4/2009). See Attachment B: Executive Summary – Staff Report for the list of agencies contacted. Comments from the agency review and Advisory Group meetings were considered in developing a revised draft, referred to as the Planning Board Draft and dated 3/10/2010.

Planning Board held two public hearings to make recommendations on the Planning Board draft: April 6 and April 20, 2010. On April 20, 2010, Planning Board completed their review and recommended the draft be approved by City Council as revised by Planning Board. A summary of the Planning Board motions is included as Attachment A. Minutes of the Planning Board hearings can be found at:

<ftp://www.co.missoula.mt.us/opgftp/Minutes/MCPB/2010/20100406MCPB.pdf>, and

<ftp://www.co.missoula.mt.us/opgftp/Minutes/MCPB/2010/20100420MCPB.pdf>, and are attached to this referral (Attachment C and D).

**Financial Implications:**

Not applicable

**Attachments:**

[Draft Resolution to Intent to Adopt](#)

[City Council Draft](#), incorporating Planning Board revisions, dated 04.30.2010

[Attachment A](#): Summary of Planning Board recommended revisions to Missoula City Subdivision Regulations

[Attachment B](#): Executive Summary - Staff Report including:

1. Agency and Interested Parties List
2. Planning Board memo (sent to Planning Board members on March 10)
3. Agency Memo (sent December 4, 2009)
4. Advisory Group Meeting Notes from March 18, 2010
5. Existing Supplemental Administrative Materials (background information not proposed for revision)

[Attachment C](#): Planning Board minutes from 4-6-2010 (electronic only)

[Attachment D](#): Planning Board minutes from 4-20-2010 (electronic only)