



Zoning Ordinance/Subdivision Regulations Update

Missoula, Montana

Town Hall Meeting

June 27, 2007

Presentation

- Welcome
- The Project
 - **Context**
 - **Work Plan**
- Public Involvement
- Group Discussion
- Wrap Up

The project

- Comprehensive overhaul of zoning ordinance
- Strategic amendments to subdivision regulations
- Consider unified development ordinance



Project objectives

- Zoning/subdivision update (unified code or stand-alone ordinances)
- Internal/external consistency
- Layout, ease of use, plain-English style
- Identification of legal vulnerabilities
- Administration/procedural clarity and efficiency
- Substantive and procedural revisions to address identified issues and opportunities

Zoning ordinance text

- Zoning district regulations
- Parking
- Landscaping
- Building rehab/reuse
- Nonconformities
- Design standards
- Environmental/resource conservation
- Administration and procedures
- Enforcement
- Neighborhood conservation

Subdivision regulations

- Streets
- Sidewalks/trails
- Connectivity
- Open space
- Stormwater
- Public facilities

Not this project

- Citywide or neighborhood rezoning
- Comprehensive plan update
- Building/fire codes
- New sign ordinance (strategic amendments only)
- Animal control, garbage pick-up, service delivery
- Liquor/gaming licensing
- Nuisance/property maintenance codes

The project: in context

- 1932: 1st city zoning ordinance (4 districts)
- 1955: 1st county zoning (citizen-initiated)
- 1961: 1st Missoula urban area master plan
- 1972: last comprehensive update of zoning ord.
- 1973–2004: Issue plans
- 1975: urban/county comprehensive plans
- 1978–2000: vicinity plans
- 1998: urban comprehensive plan update
- 2005: Missoula County Growth Policy

Core values

- Protect critical lands and natural resources
- Provide for housing variety and choice
- Protect and enhance community/neighborhood character
- Ensure good jobs and stable tax base
- Continue tradition of public access/involvement
- Provide adequate “infrastructure” in the form of capital facilities, human services, parks and recreation, etc.,

Work plan

Tentative Schedule



Public involvement

- Communication about project
- Access to the process
- Framework for coordination of information and outreach



Tools for communication

- Print materials
- Public meetings
- Slide presentations
- Maps
- Interactive project website
- Focused conversations

Layers of involvement

- Mayor and City Council
 - Elected leadership: overall direction and adoption
- Advisory Group
 - Sounding board: appointed by Mayor with City Council recommendations
- Neighborhoods
 - Essential, accessible forums: at the most local level
- Community at Large
 - The general public and interest-based stakeholders: emerging through the process
- Project Team
 - City staff and consultants: charged with executing the project tasks, generating awareness, discussion, incorporating community feedback, and knitting product together

Participation opportunities

- Stakeholders at large—the community
 - Town hall meetings
 - Focused listening sessions
 - Advisory group representation
 - Open houses
- Neighborhoods and wards
 - Targeted outreach
 - Bus tour feedback
 - Advisory group representation
 - Regular updates
- Advisory Group
 - 10–12 meetings
 - Community liaisons
 - Interest- and area-based
- Consolidated planning board
 - Public hearings and recommendation
- Plat, annexation and zoning committee
 - Public meetings and recommendation
- Mayor and city council
 - Hearing, deliberations and adoption

Flow & exchange of information

- Project website
 - www.zoningmissoula.com
- Established public information channels
 - facility bulletin boards and front desks, public access television, the Mayor's Office and the Office of Communications, the Planning Office, the Office of Neighborhoods, and the Public Library
- Media coverage—earned and paid
- Partners in outreach—neighborhoods, community groups and centers of activity
- Advisory group—review of project deliverables at regular meetings
- Project manager—monitors all project communications

Group discussion

- Two focus questions
 - Setting criteria for measuring project success
 - Helping shape public involvement plan
- Small groups
- Report out



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