

Town Hall Meeting (June 27, 2007)

Summary of Public Comments Received

On June 27, 2007, a “town hall meeting” was convened to kick-off the Missoula Zoning & Subdivision Regulations Update and to offer attendees an opportunity to share their thoughts about issues and challenges that should be addressed as part of the project.

Over 150 people attended the June 27 meeting. The meeting began with a welcome from Mayor Engen and a brief presentation by the consultant team explaining the scope of the project and the general approach to be used. After that, attendees were asked to break into small groups (10–12+ people) to respond to two general questions:

1. What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?
2. Given what you’ve heard about the plans for public involvement, what other techniques or forums for public input should be used?

The following provides a general summary of attendees’ most common responses to these questions (Note: a verbatim transcription of table notes and individuals’ written comments is also attached at the end of the summary).

Question 1: *What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?*

Clarity, Comprehensibility and Consistency

The most commonly cited need was for regulations that are clear, understandable and consistent from one section—and from one set of regulations or laws—to the next. The desire for consistency also applies to decisions rendered by staff and other review and decision-making bodies.

Housing Options

Many people expressed concern about housing affordability in Missoula. Other “housing options” comments focused on the need to accommodate/encourage housing for older people and housing for people with disabilities. In general, people in attendance seemed to recognize the need for zoning and subdivision rules that ensure adequate housing variety and choice for people of all income levels and needs.

Urban Form/Sprawl

Several attendees pointed out that the city’s regulations have important implications for regional growth patterns. Many expressed the view that the new ordinance should allow new growth and development to occur without consuming more raw land on the periphery of the city and in outlying areas. Some suggested that building height limits and residential density controls be revisited to ensure that such regulations do not unnecessarily discourage development in the city, where it can often be served more efficiently (by existing public services and facilities).

Neighborhood Character

Conservation of existing neighborhood character was understandably high on many people’s list of priorities for zoning. Many attendees expressed the view that so-called “overlays” and other

newer provisions in the existing zoning ordinance had sometimes worked to undermine the positive characteristics of older, established Missoula neighborhoods.

Certainty and Predictability

Closely related to the “clarity, comprehensibility and consistency” issues (see above), was the issue of certainty or predictability. This comment was expressed in roughly equal proportions by neighborhood interests—who desire a level of predictability about what can happen in their neighborhoods—and builders and developers—who desire to know what type of project will be approved before investing in design, engineering and other planning work related to a proposed development.

Other

Many other opinions were also expressed, such as those focusing on historic preservation; citizen involvement opportunities in the development approval process; multi-modal (ped/bike/transit/etc) transportation options; open space and natural resource preservation; enforcement; sustainability and green building strategies; parking regulations and many others.

Question 2: *Given what you’ve heard about the plans for public involvement, what other techniques or forums for public input should be used?*

Meeting Times/Places

Many people expressed the view that meeting times and locations play an important role in determining public involvement. The suggestions generally were for different meeting times (to allow for participation of people with varying schedules) and meetings that are located in the neighborhoods.

Neighborhood Council

Several people said that neighborhood council representatives should play a role in the process. Suggestions included having the neighborhood council convene meetings and/or be the conduit for relaying information to neighborhood residents.

Listserv/Email Distribution List

People generally supported the idea of establishing a listserv and/or email distribution list to disseminate information and allow for ongoing dialogue related to the project.

Information Booths/Comment Card

Some people suggested setting up information booths and comment card drop box at key places and events.

Surveys/Blogs

A few people proposed using written survey forms as a way to solicit public input. Others felt that an electronic survey or weblog (blog) should be established.

Other

Many other ideas for stimulating public involvement were also put forward, including the evening’s favorite suggestion, “offer free ice cream.”

Other suggestions included: offer child care; allow phone/write-in comments; reach out to university students and young people; use focus groups; distribute a newsletter and many, many others.

Reminder: this provides only a summary of some of the most common responses to the questions posed at the town hall meeting. See the following pages for a verbatim transcription of table notes and individuals' written comments.

Notes from Break-Out Groups

Town Hall Meeting, June 27, 2007

(Unexpurgated transcription of small group discussion notes and written comments submitted by individual attendees)

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

Criteria for Success:

- Clear and concise: what's allowed/not allowed
- Flat houses on steep terrain – hillside development standards
- Development boom downtown that preserve historic buildings
- Creative and respectful ways to grow
- Preserve open space
- Consistency in development rules – e.g. not have front desk say “x” and higher up says “y”
- Consistency in rules and interpretations
- Need guidelines for development
- Include all diverse housing types – condos, attached housing
- Use graphics in regulations so people understand
- Simplicity without exceptions (like Bozeman)
- Smaller zones
- Be progressive to deal with change
- Talk to permitting section before setting rules
- Planning and Grants can drive planning

- Orderly, predictable, diversity
- Affordable housing, density (condos, townhomes) especially in the CBD
- Accessibility, table of cont., user friendly
- Very clear as to what the ordinance is saying when are we talking in regulatory and general terms, enforceable ordinances
- Design standards
- Reduce sprawl
- Increase density with design standards
- See more mixed use zoning
- Clear intent statements
- Good historic guidelines – for compatibility with the nature of the area
- Standards for land use
- Transportation/trails
- Forcing density to areas that have resources already available (schools, fire stations, water)
- Connectivity of roads

- Orderly, predictable, reflect diversity of interests
- Affordable housing, variety, different types – esp near downtown

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

- Listserve
- Visual preference survey
- Run meetings so all are heard – draw out people
- Go to group meetings to involve more people
- Allow write-in, phone-in ideas
- Churches
- Random groups
- Signs on corners about meetings
- Increase funds for public inv like w/ community forum
- Educate public – use blog
- Preferences: listserve, public meetings with small group discussions that come up with a product

- Representative of all social and economic groups
- Representation from the youth (government class)
- Make transportation available to meetings (free bus transportation)
- Target areas that did not show at the meeting
- Time that working people can go to meeting (noon, 4:30-5:00) choice in time
- Civic groups (They can reach a lot of people)
- Meetings at churches
- Bring meetings to the people

- What is already listed
- Representation for socio-econ groups/

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

Recognizes the values of open space, farmland, river edges
Address density in a thoughtful, systematic, comprehensive way where resources already available
Ordinance accessibility/user-friendly document, be clear where the teeth are, differentiate what is enforceable then make iron clad
Increase density, reduce sprawl – guidelines
Design standards and mixed use development/zoning
Historic design standards
Keeping houses in towns versus developing farmland
Set a standard and keep to it
Make transportation plans included

Predictable, understandable
Sensible development – middle income
Density is OK
User friendly document
Enforcement clarity: where are the teeth?
Historic preservation; design standards
Mixed-use development
Historic guidelines – overlay
Set standard – honor agreements – predictability
Force density to where it makes sense

Stakeholders feel they've been listened to
City and county regs need to be more alike to have equivalent zones when annexing land
Zoning reflects today's issues (mixed uses and density)
Zoning imposed on buildings/land which makes them nonconforming
Need registered surveyor to stamp plans before building permit is issued. This surveyor will have right to say yes/no to plans and jurisdiction by neighborhoods
User friendly for staff and citizens: clear and concise.
Change it so zoning ord doesn't conflict with itself
Protect open space, encourage more energy and water efficient, transportation – rail system

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

and of community itself, including youth
Make transportation available
Mix up times of meeting, e.g. not just at 10am, maybe noon, 4:30
Make sure to take meeting to people/groups per request

Involve all groups
Make accommodation for transportation, accessibility
Go to the people

Door canvassing (by neighborhood council?)
Email everyone who was at this meeting with updates and have a sign up place where they can get on email list and list serve
Advisory group needs sub advisory groups to act as experts and will explore important issues that are brought up. These sub groups would advise the main board on these topics
List what is important that came out of the meeting and synthesize them – post them
Have designated info booths (eg. Good Food Store) which are regionalized so there are a number of these info booths throughout the city. It will be updated and have a comment box.
Have booth at county fair.

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

(appears to be notes from same group as above)

Stakeholders feel like they've been listened to
City and county rules more cohesive
Zoning should reflect modern realities of Missoula
Recognize existing non-conforming uses
Registered surveyor should make all land use decisions
A surveyor should be assigned to each neighborhood
User friendly for staff and citizens – limited interpretations
Rules should not conflict
Recognize resources/energy issues

Density in cores
Additional dwelling unit (adv)/ “mother-in-law” apartment in single-family zoning districts; Provides a way to house parents and grandparents; Provides for affordable rental housing where you don't always need to use a car.
Provide more housing in the core of Missoula
Simplify regulations and make language understandable (reduce interpretations)
“Affordable” housing
Modernization – height, use, neighborhood connection
Retain neighborhood character/massing in “u” area

Concern about historic preservation, character
Clarity, simplification, currently too wordy
Modernization
Height requirements
Liability/need for simple commercial, mixed use (neighborhood commercial)
Mother-in-law apartments, allow greater density
Good design standards needed
Density tools didn't originally sell; how can regs support neighborhood character and increased density
Look at old neighborhoods, there's lots of diversity, for instance in the U neighborhood
Bus tours showed the good and the bad
Massing important if design is good
We do have specific goals and interests
Hopes that outside experience of consultant firm will bring a good, fresh perspective
Perhaps we should be apprehensive but hopeful
We need to redo parking regulations; off-street requirement is too high

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

Door walking, canvassing
Email updates
Prioritize and synthesize outcome of each meeting
Kiosk/BB at designated key stores in each neighborhood – suggestion box
Booth at fair

Website good. We ought to have satellite meetings all over the city
There will be some strategic neighborhood meetings
Send updates to those who will attend, paper or electronic
How will people be able to keep up with periodic meetings? Calendar good.

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

Design standards must improve design! Developers don't need headaches

Can we get an ord. that facilitates public input?

We must pay attention to sensitive natural resources beyond our city limits

Design standards, preservation of character, simplify regs, modernize land use, increase input, livability, density, maximize core areas without loss of character

(3a) City attorney must enforce law and reject political expediency

(3b) Consistency – inspections across areas

(2) Plain English language

(3) Sustainability of design & construction ethic for the ordinance. Historic preservation.

(4) Lack of ambiguity – honest enforcement. Transparency of the process – trust.

(5) Clarity – of past zoning practices and the present rewrite.

Protect established neighborhoods.

(6) Enhance diversity, affordability, accessibility, not segregation but integration.

(7) Need definition of “affordability”

Housing, structures, etc. – neighborhood “taste”

Change of zoning, change of regulation
When you buy homes, it's based on predictability!

Citizens first, politics second!

Who is going to choose the advisory group? Great concern. (ex – that council may nominate)

Poorly written, overly complicated

? that city in some area county and region are not involved and should be

Too many variances are required and/or approved

Clarity and consistency

Increase opportunity for urban density

Greater opportunity for a more diverse housing type by breaking link between # of bedrooms and parking

Not OPG staff—poorly written code instead

Tie in an affordable housing incentive into the code

Add some terms to create more opportunities for low income housing

Less rental units, more ownership

Not allow “?” to erode overly basic zoning

Not have confusing zones and districts

More ?, simple, understandable zoning districts so that average folks can know what to expect ? of ? complicated zoning “tools” to ? or change what the base zoning ? ?

Zoning to more closely parallel comp planning

Enforcement of zoning

Annexation of parts of county properties that are really part of ?

Zoning to follow transportation planning for both cars and

Free ice cream

Airport authority should be at the table
County at the table – donut zoning issue
??? ??? ??? folks go to neighborhoods

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

alternative transportation
Look forward at future zoning
Harpers bridge planning
Changes is happening – up or out

Density – increase modally for commercial development
Form-based code
Aesthetics of built environment
Access for public transit
Agricultural protections
Small community gardens
Neighborhood plan basis for zoning
Small neighborhood commercial (compatibility)
Rationalize transport system – inclusive system for multi-modal
Mixed use
Infill development
Submittals should have plans for future transit into bus system
Connectivity
Affordable housing – cross-spectrum in \$ ranges, across multiple areas, increases without sacrificing ag land, cluster development
Tailored for specific neighborhoods
Inclusionary zoning – land trust models
Air quality – quantify, preservation
Parking
Encourage healthier citizenry
UGB
Increase height restriction
Penalty tax for auto ownership
Activity nodes / commercial centers
Coord. w/ county
Verify enabling legislation
Ban on box stores – design review for integration into neighborhoods – additional benefits to offset externalities
Sub. review where develop proposals “done right” – expedited, all else slow; incentives for good design
Roadless villages

Clear, simple understandable language; zoning districts without compromising historic areas; preserve historic areas; new growth initiatives need to come before city council; not just “happen”
predictability
Density; density bonuses – what is a park in a subdivision; hillside design standards; unbuildable slopes dedicated as parks that are not useable as lots

Question 2

Given what you’ve heard about the plans for public involvement, what other techniques or forums for public input should be used?

Listserves
Missoula community news
Farmers market
Out-to-lunch
Downtown tonight
Low-income renters
Survey
Educational links to other communities with same experience
Strategic signage
Tap into focused groups as means to reach out to others
Neighborhood councils
Blog on interactive website, using real names
Youth involvement
University

Advisory committee evenly represented – no weight to any special interest, admin, council, neighborhood, realtor, deve.
Half and half appointed by council and mayor ; council is charged with making policy

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

Use neighborhood councils to reach neighborhoods
??? forum members should be on advisory committee
Council appoint advisory committee not mayor
Make sure people show up and everyone gets an opportunity to speak – equal time limits so opportunity is fair
Advisory committee made up of people elected from neighborhood councils
People who expressed interest are selected by council/mayor to serve on advisory committee – get people who are willing to spend the time and follow through with process
People need to have opportunity to voice opinions
Fair, the mall, farmers, out to lunch, downtown tonight,
Student government have a voice and opportunity to speak

In depth comprehensive overall plan developed through great deal of input info from locals and outside “experts”
High housing costs – incentives to lower cost such as inclusionary zoning
Infrastructure before development and connectivity among subdivisions
Unified code needed
Minimum parking standard
Predictability and sensibility – do away with spot zoning
Address zoning district/PUD/ use no longer exists, address how to change it to the underlying zoning district
Address too much contradictory redundant language in particular in relationship to state law
? (cannot read / 2 lines)
Scale of buildings in proportion of neighborhood

Development team go to each neighborhood council meetings regularly
Email addresses for individuals
High school student involvement
Chamber of commerce, downtown business association
Churches
Involving the planning board earlier than on your list

Confusing
Do not allow overlays, integrate them into applicable zones
Overlays need to be consistent in interpretation
Minimize gray areas

Need meeting at different times and places
Hold meeting about one topic at multiple times

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

Would like to see example of revised ordinance
Have document Missoulians can live with
Subdivision regulation should strengthen opportunities for affordable housing

(Same group as above?)

Confusing, no overlays
Reference and integrate the overlays into each zone as they apply
Overlays are inconsistent – need to be consistent in interpretation – minimize grey areas
To be successful, need transition plan from current ordinance to improved ordinance on the ground.
Would like to see what one of the revised ordinances looked like from the consultant
Come up with document that Missoulians can agree with
Subdivision regulation should strengthen tools to allow affordable housing

(Same as group above?)

Do away with or incorporate overlays – confusion, contradictory, made simpler and straightforward leads to consistent interpretation
Minimize the gray areas
A transition plan
Example of a zoning ordinance they have prepared
Ordinance done won't be the success but years later we would
Agreement that we try to work w/
Growth policy provides no guidance
Readability
Tools for affordable housing

Consistency – main issue – across bd. Doesn't mesh all sections (landscaping/?)
Simple plain English, understandable, integrated
Examine sustainability as principle in design and construction – historic preservation
Large areas not be open to interpretation by staff, promise of listening to public no ambiguity and promise of fair interp honest

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

Assign facilitator to get focus groups started and report back to OPG
Publish all comments and meeting times, web casts
Web cast and TV report all meetings
Focus groups are a good way to allow the flow of information

Need evening meeting at different times and days
Hold some topic meetings at different times for more involvement
Focus groups are good to allow flow of information
Assign facilitators to focus groups to report back to OPG
Assign facilitators to help the focus groups organize meetings and have key contacts with key focus groups
Publish all comments and meeting times
Web and TV report all meetings
Web cast meetings

Evening meetings
Varying the times and days, double up on meeting
Liked focused groups discussion
Webcasts
Web-repeat all mgt
Facilitator assignments (round table) – on a regular basis
Series of listening sessions
Key contacts with interest groups
Enhance the MCAT
Transparency and public comments

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

ord and honest process and transparency to public
Embrace diversity, inclusion, affordability, accessibility, transp, disabilities, ???
City attorney – follow law – legal inter.
Predictability
True citizen involvement
? in what worked historically

No zoning overlays – townhouse, PNC, CLB
No public input with teeth behind of it for anything to do with zoning requiring 2/3 vote of whatever body the hearing is before
PUDs have protest provision – desirable and should be mandatory for all zoning
People will spend a lot of time to develop new regs but there still won't be an ability to protest
Predictability for people that live there and for people who want to improve or develop their property
Public safety; predictability – major changes not a porch on a house – change between owner occupied vs. rental carries different impact than owner occupied
Simple; understandable language
Young, skilled talented workers are able to own a home – affordable housing – good economy that supports young families, provide a variety of housing

Design standards
Parking regs reconsidered
Ensure they improve the quality of facilities and life
Thoughtful growth – protection of natural resources
Historic preservation, neighborhood character
Simplified regs with further clarity; current regs are too wordy
Modernization of land use
Height limitations – reevaluate
Livability – being able to walk to store, etc., mixed-use
Allow greater density, enhance infrastructure
Maximize use in core urban area without loss of neighborhood character

Coherent transp
Protect things about Missoula we already love
Predictability for what dev can happen in neighborhood (no exceptions)
Better/wider/more inclusive notification on projects

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

Opportunity to improve public accessibility to the ordinance/regs
Like the interactive website
Idea of satellite meetings in neighborhoods
Updates from everyone present tonight
Calendar of events (monthly?)

Blogs
Canvass door to door
Surveys
Problem with how to
Need day care for public involvement

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

Zoning responsive to neighborhood planning
Clear, concise, easy to understand
Encourages avail of homeownership for entire range of Missoulians
More res zones with higher density for affordability – quit using commercial land for density

(same group as above)

Coherent transportation
Protect things we already love about Missoula
Predictability for homeowners and builders (wildcards and exceptions out)
Better notification of changes in zoning and more inclusive and wider
Appropriate land use and zoning – industrial/residential a better match. Zoning reflects best land use – responsive to neighborhood planning
Clear, concise and easy to understand
Zoning that encourages homeownership for entire range of Missoulians
Some residential zoning which includes rentals and condominiums
Resolve existing nonconforming lot issues
Encourage/facilitate sustainability within the city
In natural resource rich areas on the edge of the city set aside open space, restricted space
Alternative energy, plan for that
Zoning that allows for light commercial
Zoning that reflects the relationship between transportation and land use
Zoning that encourages bike, ped use and safety
Zoning that encourages building to go up
Zoning that encourages elder housing or second-income housing

To address the sign ordinance to make it more friendly for the public and for the business owners

Sign ordinance re-write

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

Through schools and day cares to parents
Involve state legislators
Paid ads in other media besides Missoulian – Indep – New West
City club periodic update
Reach out to business owners/org – Chamber – Lions – Rotary – etc.
Be sure advisory group representative

How do we include renters, people who don't usually participate
Surveys, univ. students help in going door to door
Daycare offered to get single moms out
Include homeowners and neighborhood associations
Blogs
Paid advertising use Independent, Missoulian, etc.
City Club – periodic updates
Chamber of Commerce, other meetings – send presenters
Involve state legislators

Have a vote of all citizens regarding the

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

change of their zoning regulations when process is finished

Readability – much of the existing ordinance is not readable or is ambiguous and implementation thus is up to OPG interpretation
Contradictory or non-integrated overlays
Need to begin with a Residents' Zoning Bill of Rights
Enforcement of zoning – inspections of sites and buildings in progress not just approval of plans
Generate list of specific problems that rewrite should address

Full transparency of process
On website, full record of all meetings with consultants, formal and informal.
Names of participants, summary minutes.

Sustainability – ethic behind – plain language
Maintain what historically worked
Be sensitive to what exists

With respect to public involvement my concern is the advisory group. How to ensure an impartial – no political vested interests – members (too vague: interest area based)
Trust issue – “appointed”
Same players with narrow focus – Not again
Neither council nor mayor should not be involved in advisory committee selection!

Easy to use by a first time user who just wants to learn what is required
Easy to update and be key word searchable
Include graphics and examples to display what is expected
Provide a process for dealing with errors or misunderstandings, possibly on an annual basis, then make changes when needed
Be fully integrated into a GIS system

Provide updates via newspaper, special sections in the paper
Brochures, fliers
Public discussions by developers, construction people, bankers etc. local plumbers electricians etc.

It is important to figure out how to include the county in the process and planning
How does a neighborhood comprehensive plan get included in this process? For example, the Northside/Westside Neighborhood Comprehensive Plan
Review parking standards – design for community not car
Encourage tolerance between renters and homeowners

Narrower streets
Have enough rental housing to keep students close to UM & downtown
Zoning regulations which prioritize the use of transit, biking and

Visual preference survey
Neighborhood tours and housing type tours
“charrettes”

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

walking

Promote compact downtown development that builds up and protects historic buildings

Design regulations need to be established

Have developers pay full cost of infrastructure: roads, sewer, lighting, sidewalks

Have parking maximums rather than minimums for downtown

Don't have overly wide setbacks

Grid streets

No cul de sacs

No "lollipop" road development

Mixed use should be the norm

Include county and region (lane and Ravalli) somehow

Increased access to affordable housing for middle and low income families

Missoula should make an effort to attract responsible employers who provide good jobs and benefits and respect character of the community.

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

Respect input from university students, student government

Advisory board should reflect diversity of Missoula community. Consider allowing neighborhood councils to elect representatives to advisory/steering board.

When you have community break out sessions divide people up so there is mixture of interest. Then have strong mediators so one individual or group does not dominate conversation.

Design standards

Increased density

Historic preservation

Clean up, clarify and simplify BOA section of the ordinance – on time limits, hardship and plan-specific requirements

Enforcement – should not be operating OPG as only a

"complaint driven" zoning office, which sets neighbor against neighbor

Neighbors should be informed and able to speak up about

MINOR subdivision of lots

No more overlay zonings. Multi-family, hillside, landscape and buffering. Creates confusion and hardships.

Nonconforming lot area should not be allowed. If the parcel does

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

Question 2

Given what you've heard about the plans for public involvement, what other techniques or forums for public input should be used?

not meet the zoning a new zoning should be created for it or a different zone must be used.
All rules must be tied to the zoning specification sheet for them to apply
If a zone's rules are changed all property owners that are affected must be notified in writing not newspaper advertisement.
No design standard for buildings. What a building looks like is decided by the owner only.
No subjective zoning standards (SD#2?) They are unpredictable and inconsistent.
Well written – published definitions and opinions.

Any subdivision falling within the city limits be automatically required to petition into the MUTD as part of their subdivision review, and prior to the review process
Require the developer to address in their submittal, how their plans address additional growth in that area and the impact on MUTD's ability to serve the area. What consideration they have given to future transit oriented development.

Modernization
Address independent senior citizen living
Senior citizens – non traffic reliant living for seniors near professional offices and commercial
More commercial/professional office/business areas within walking/biking distance
Identification of standards contra guidelines so that a landowner can read and know what is necessary to be complied with. To a limited extent design standards but more
Reduce total number of zoning districts! Simplify!
More definitions are needed.
More housing is needed without wasteful consumption of land
Density – dense enough to support mass transit operations

Understandable
Transition plan from new and improved ordinance to actual implementation on the ground
Legally defensible
Inclusionary zoning
Form based zoning?

Varying times and days and locations

Coherent transp/Missoula character/predictability for landowners

Question 1

What issues and opportunities must the new ordinance address for you to regard this update to have been a success and the new ordinance to be effective?

for dev in neighborhoods
Zoning – homeownership opport income range

If you call the process “Zoning Missoula” people *will* think it’s about changing the zoning.
Don’t allow use variances.

There is no right to protest PNC infill or townhouses
Top priority should be predictability in the code for citizens and developers
Second priority after predictability should be simplification of the entire code
Too many different districts in the current ordinance
Need better protections for historic districts
Under the current system, the city council has control over the rate and location of all growth

Open space dedication: How can we define “park” so that we get usable parkland from the developer?
We need incentives to lower housing costs, e.g., inclusionary zoning
Sewer service needs to happen before growth, not after
Street connectivity—it doesn’t work unless there is a plan in place to show how to do it.
Parking: Look at shared parking and reducing the amount of parking required in general
Code should be predictable and consistent so any person can figure out what can happen
No to spot zoning!
In PUDs and Special districts—what happens when the original use leaves?
Opportunity to address enforceability, including by the county
There is too much contradiction and inconsistency between city and county and between the city and state
Long time residents are seeing their neighborhoods change in a way that makes them distrustful of zoning.
It boils down to who you know and who the developer knows
New city regs have to be made consistent with county regulations
Regulations should be tied to neighborhood character and stability: if the developer meets such standards, then the council can’t deny appropriate.
Setback standards don’t allow buildings to make best use of lots

Question 2

Given what you’ve heard about the plans for public involvement, what other techniques or forums for public input should be used?

Advisory committee must be evenly represented, appointments should be made by mayor, council, AND neighborhood councils, not just by the mayor.
Whoever sits on the committee needs to be committed to the process

Don’t assume everyone has the most up to date computer programs for whatever outreach you do on this project. Make it as accessible as possible.
Go to each neighborhood council meeting
Get email addresses for individuals as they check in to these events
Involve high school kids by making a class project out of some part of this rewrite
Involve the planning board earlier in the process that what was shown in the presentation