



Project News #14 Zoning/Subdivision Regulations Update April 17, 2009

Planning Board Hearing and Review Continues

The latest rounds of Planning Board meetings for review of Consolidated Public Review Draft took place on April 7, 8, 13, and 14. On April 8th the board discussed general process and City Attorney legal opinions (not pertaining to specific chapters in the document) with City Attorney Jim Nugent. During subsequent meetings the Board also reviewed, heard public comment, and made motions for revisions to the following Chapters:

20.25 – Overlay Districts (completed review)
20.40 – Use and Building Specific Standards (partially reviewed)
20.05 – Residential Districts (partially reviewed)

On March 10, 11, 17, 24, and 25, the Board reviewed Chapters:

20.110 - Measurements and Exceptions
20.105 – Use Classifications
20.100 – Terminology
20.85 – Review and Approval Procedures
20.80 – Nonconformities

The next meetings (see notice right) will focus on the more significant policy issues as identified over the course of the draft development and public comment to Planning Board, particularly pertaining to Chapter 20.05, Residential. They may also discuss Small Wind Energy Conservation Systems. A list of major issues was part of the Planning Board staff report for the public hearing on March 3, 2009. Planning Board may add other items to the list. An update, generally indicating Planning Board's approach, on the list of major issues is available on the website at www.zoningmissoula.com.

Summary of Motions made through the April 8th meeting can be viewed at the project website (www.zoningmissoula.com). Summary of Motions made at the 14th and 15th meetings are forthcoming.

The Tentative April 27 City Council Hearing to Address the Draft Code Review to be Moved

The originally proposed April 27 City Council meeting date for review of the Draft Ordinance has changed to accommodate additional projected review time needed by the Planning Board. New date to be determined.

Comment on Zoning Ordinance Draft

As the Consolidated Public Review Draft moves through Planning Board review, comments may be submitted to the Planning Board through the Office of Planning and Grants (OPG) at 435 Ryman, Missoula, MT 59802, or email opg@co.missoula.mt.us.

Meetings: April 21 and 22 - Planning Board Public Hearings (see above) are scheduled for **7:00 pm both nights, City Council Chambers, 140 W. Pine**, public welcome. The **Planning Board Packet** can be viewed at www.zoningmissoula.com. More Planning Board meetings are expected. Dates and chapter focuses to be determined.

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Continuation of Public Hearing

Planning Board

Project: Consolidated Public Review Draft of the City Zoning Ordinance Update

Tuesday, April 21, 2009 7:00 p.m.

- DENSITY CALCULATIONS - Chapter 20.05: Residential Districts
- LOT LINE HOUSE - Chapter 20.05: Residential Districts and Chapter 20.40 Use and Building Specific Standards
- CONSERVATION DEVELOPMENT OPTION - Chapter 20.05, Residential Districts and Chapter 20.55 Cluster and Conservation Development Option
- SMALL WIND ENERGY CONSERVATION SYSTEM (WECS) - Chapter 20.45.070, Accessory Uses and Structures

Wednesday, April 22, 2009 7:00 p.m.

- Items carried over from April 21, 2009

Location for both meetings: City Council Chambers 140 West Pine St

**For More Info: Office of Planning & Grants:
406.258.4657 or www.zoningmissoula.com**

Written comments are encouraged and may be sent to Planning Board, 435 Ryman, Missoula, MT 59802

If anyone attending these meetings needs special assistance, please provide 48 hours advance notice by calling 258-4657. The City of Missoula will provide auxiliary aids and services.

