



## Zoning/Subdivision Regulations Update

**Project News**

**December 8, 2008**

### **Discussion groups provide chance to resolve issues - examine update ideas in detail**

Advisory Group members recently took time to discuss individual code update subjects in several small group workshop sessions with Kirk Bishop of Duncan Associates and OPG staff. While the discussions generally provided an opportunity to work through code issues, Advisory Group members and the consultant learned more background about the differing points of view represented by the members. Subjects discussed: height measurement, cluster and conservation development options, affordable housing tools and the parking chapter. Another focused discussion meeting is in the works (see below).

### **Accessory Dwelling Unit proposal “back to the drawing board”**

During the Advisory Group meeting held on November 20, Mr. Bishop explained he was going to temporarily withdraw his proposal to allow accessory dwelling units (ADU's) as permitted accessory use (proposed with a strict list of conditions) in residential zoning districts within the city.

Responding to concerns voiced by some members, he decided to rework the concept and bring it back in a more limited format that would not allow ADU's as-of-right in single family residential zoning districts. Other members voiced support and said they consider the proposed tool a viable method of addressing Missoula's affordable housing issue and would like to see the idea incorporated into the code in some fashion.



Kirk Bishop of Duncan Associates addresses the Advisory Group in November.

### **Still time to comment on the Ordinance Draft**

There will be a few more opportunities in 2008 to comment on the draft material, especially at the upcoming scheduled December meetings (see below) where OPG and the project consultant will take your input and suggestions on Modules 1 through 3. Comments also may be made to the email addresses listed below or submitted to OPG at City Hall (435 Ryman, Missoula, MT 59802).

Draft Module 3 was added to the project website ([www.zoningmissoula.com](http://www.zoningmissoula.com)) on November 20 and was reviewed by the Advisory Group. **Module 4**, which will focus on the Subdivision Regulations, will be released in mid-January.

### **Meetings**

A focused **break-out discussion** on Chapter 20.85 Review and Approval Procedures (part of Module 3) has been added to the project schedule. This session will be held in the **Jack Reidy Conference Room**, adjacent to the City Council Chambers, on **Wednesday, December 10<sup>th</sup> from 12:00 P.M. until 1:30 P.M.** Public welcome.

Public invited to talk with City of Missoula's consultants and staff at the **City Zoning & Subdivision Regulations Update Public Meeting 7-9 p.m. Wednesday, December 10, at the MCT Center for the Performing Arts, 200 N. Adams** (enter from the main Lobby, proceed to the second floor).

**Advisory Group meeting** to recap the Wednesday evening public meeting set for **Thursday, December 11, from 7:00 to 9:00 p.m.** in the **City Council Chambers, 140 W. Pine.** Public welcome.

**Ahead:** The Code Update Project is ahead of schedule; a comprehensive public review draft to be ready by spring, 2009.

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