



Zoning/Subdivision Regulations Update

Project News

January 13, 2009

Still Time Left to Comment on Zoning Ordinance Draft

Comments on all of the Advisory Group draft modules may still be made but time to submit is starting to run out. Duncan Associates plan to release the Public Review draft of Modules 1 through 3 (showing changes from the advisory group input) around the end of January. Another round of comments will occur while the project is being reviewed by the Planning Board and the City Council. Aside from making comments at the meetings mentioned in this update letter, comments may be made to the email addresses listed below or submitted to OPG at City Hall (435 Ryman, Missoula, MT 59802).

Summary of Noteworthy Changes Available on Updated Zoningmissoula.com Website

Duncan Associates recently reviewed and updated the project website which by now contains a substantial record of public meetings, meeting notes, and documents. The newest document is the "Summary of Noteworthy Changes." It is organized using the topic areas from the *Concepts and Directions Report*, which enables readers to link proposed changes and updates to concepts identified in the original report. It is available at www.zoningmissoula.com.

Lack of Digital Sign Regulation Brought to Light at PAZ Meeting

Council members Bob Jaffe and Dave Strohmaier drew attention to the lack of regulatory language for digital signs in the current zoning code when they proposed adoption of an Urgency Zoning Ordinance at the December 17 PAZ Meeting to regulate use of the new signs. Responding to constituents concerns that the bright new signs are unattractive and distracting for drivers, the two PAZ members suggested adopting new language from the proposed update now to advance regulation of the new signs before the updated language can be adopted later this year.



Digital sign seen last fall at a Missoula Business

However, like the new signs, the proposal did not go unnoticed.

More than 20 interested citizens, mostly local merchants and representatives of the sign industry attended to protest the immediacy of the action. After listening to a brief overview from the Office of Planning and Grants about present and possible code language, and concerns from the audience, PAZ members suggested taking more time to consider possible options for regulation. The proposed regulations would address brightness, blinking, and hours of operation. A brief **presentation to PAZ** about new sign technology is scheduled for the morning of **January 14** and a **break-out discussion session** to work out details of the new language is scheduled for **January 22 from noon until 1:30 p.m. in the Jack Reidy Conference Room (140 West Pine)**.

Workshop Attendees Voice Likes, Dislikes

At the December 10 Zoning Code Update Workshop, Missoulians joined together to discuss details of the newly proposed zoning ordinance. A packed house of about 80 at the Missoula Children's Theatre meeting room first heard an update presented by Duncan Associates' Kirk Bishop and then broke into small groups to discuss new code language. (Duncan Associates presentation can be found at the Code Update website)

Several rewritten code concepts such as "height measurement" were considered for evaluation and discussion. Each group then presented its "likes and dislikes" to the larger audience. After hearing the results of the work groups, it appeared most of the groups were satisfied with the proposed new building height measurement method and density calculation clarifications. However, the accessory dwelling unit concept remains an outstanding issue among residents (both for and against the idea) and may be proposed only as a possible overlay for later use with required public review and City Council approval in specific neighborhoods. Other ideas presented by attendees included reducing off street parking requirements, creating affordable compact neighborhood zones along bike/walk routes, and allowing more neighborhood commercial uses in residential neighborhoods.

Meetings

January 14: A brief **presentation to PAZ** about new sign technology is scheduled for **10:00 a.m.**

January 20: A **presentation and update to the Planning Board** regarding the proposed draft ordinance, public welcome.

January 22: A **break-out discussion** on digital and electronic sign regulations is scheduled for **12:00 p.m. to 1:30** in the Jack Reidy room, 140 West Pine, public welcome.

Ahead:

- The **Consolidated Public Review Draft** will be available near the end of January to start the governing body review of zoning modules. This draft will help to inform discussion and consistency for the Subdivision Module.
- Module 4 is still to come and an **Advisory Group meeting** will be set for mid-February for discussion, specific date to be determined.
- **The Code Update Project** remains ahead of schedule.

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