



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



Missoula County
Planning, Development & Sustainability
(406) 258-4657

City of Missoula
Community Planning, Development & Innovation
(406) 552-6630

Date: February 20, 2024, 6:00 p.m.

Location: Missoula County Courthouse, Sophie Moiese Room (in person) or TEAMS (virtually)

Members in Attendance: Tung Pham (Mayor), Shane Morrissey (City Appt), Derek Kanwischer (City Alt), Josh Schroeder (Conservation Dist.), Dave Loomis (County Appt), Rick Hall (County Appt), Peter Benson (County Appt), and Sean McCoy (County Appt)

Members Absent: Dori Gilels

I. CALL TO ORDER [Time stamp - 0:40]

Sean McCoy called the meeting to order at 6:02 p.m.

II. ROLL CALL [Time stamp - 0:52]

Rachel Manning called the roll. There was an attendance of seven regular members present and one alternate present. With a member of the county absent, the county alternate was appointed to regular voting member for the duration of the meeting.

III. APPROVAL OF MINUTES [Time stamp - 1:56]

Mr. Kanwischer noted a minor correction regarding the date of the next Planning Board meeting from March 4th to March 5th. Mr. Schroeder moved; Mr. Morrissey and Mr. Kanwischer seconded the approval of the February 6, 2024, Missoula Consolidated Planning Board (MCPB) minutes as submitted with correction noted. With a voice vote of all ayes the minutes were approved.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp - 3:51]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp - 5:07]

No staff announcements.

VI. PUBLIC HEARINGS [Time stamp - 7:24]

A. Missoula County Subdivision Regulations

Andrew Hagemeier, Senior Planner & Lauren Ryan Planner II, Planning, Development, and Sustainability

STAFF PRESENTATION

Lauren Ryan, a planner with the Planning, Development, and Sustainability Department presented maintenance updates to the Missoula County Subdivision regulations. The scope of the updates included changes required by state legislature, typographical errors, and contextual changes. The updates were identified through ongoing issue tracking and staff observations during subdivision reviews. Notable changes included updating trail width standards to meet national guidelines and clarifying park dedication standards.

Specific legislative changes impacting family transfers, subdivision exemptions, administrative review processes, and subdivision review timelines were discussed. Lauren highlighted the family transfer bill allowing for transferring property within platted subdivisions, exempting them from full subdivision review. Changes were discussed in Chapter 8 regarding exemptions outside the family transfer exemption. Applications now have a 20-day working timeline for review, and no conditions can be imposed on these exemptions.

The administrative review of minor subdivisions was outlined in Chapter 5. Applicants using this process must meet three requirements: zoning compliance, a will serve letter from municipal sewer and water service, and legal and physical access to each lot. House Bill 211 revised the local subdivision review process, affecting subsequent hearings for new information and expediting variance reviews for phased subdivisions. A call was made for public review and comments on the changes through the Missoula County Voice page. No comments were received except one inquiry about using agricultural land for parkland dedication requirements, which staff pledged to investigate for further exploration.

See PowerPoint Slides.

PUBLIC COMMENT

No public comment

RECCOMENDED MOTION

Josh Schroeder made the motion to approve the request, and Rick Hall seconded the motion:

I move that the proposed amendments to the Missoula County Subdivision regulations, as shown in the attachments, be recommended to the Missoula Board of County Commissioners for adoption.

The meeting concluded with a brief discussion about Missoula County processing all subsequent minor subdivisions as first minor subdivisions. A minor subdivision is defined as anything under 5 lots, and this process does not change in Missoula County based on the land's subdivision history. The board also noted concerns about the potential for land to be subdivided multiple times under the guise of minor subdivisions, mentioning past practices in other jurisdictions where remainders were used to circumvent regulations.

Vote

With no further discussion, the board voted by roll call and the motion passed unanimously.

AYES: (8): Peter Benson, Rick Hall, Dave Loomis, Josh Schroeder, Shane Morrissey, Dave Kanwischer, Tung Pham, Sean McCoy

NAYS: (0)

ABSENT: Dori Gilels

Vote results: Approved (8 to 0)

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS [Time stamp - 28:14]

A. City of Missoula - Our Missoula project update and Title 20 near term code amendment overview

Ben Brewer, Planning Supervisor, and Jen Gress, Associate Planner

The Department of the Community Planning Development and Innovation, Community Planning Division, presented an update on the Our Missoula Project surrounding a growth policy update and code reform, in addition to an overview of the upcoming code amendment package for the next meeting. The team included Ben Brewer, planning supervisor, Emily Gluckin, a senior planner, and Mark Hendrickson, an associate planner.

Emily provided a recap on Phase 2 of the project focused on defining problems related to community needs and land use policies. Three key analyses were conducted: the equity and land use report, community form analysis, and the code diagnostic. The board spoke about concerns about the unaffordability of single-family homes built outside city limits, contributing to rural sprawl. Questions were also raised about previous efforts to make developments less expensive and developers advocating for fewer regulations, which staff addressed through the code diagnostic analysis. The Phase 2 recap concluded with the summarization of four key findings with 11 subtopics, highlighting barriers to housing, equity, capacity, affordability, infill development, housing diversity, mobility, and climate policies. As well as challenges in navigating the codes for both customers and staff.

Emily introduced the growth policy update, highlighting its importance due to changes since its adoption in 2015. Several new city plans and policies have emerged, necessitating alignment with current goals, including transportation, housing, climate resilience, and equity. The update is aimed to address emerging issues like social inequities, housing shortages, and climate change. The discussion then focused on the Montana Land Use and Planning Act (SB382), which emphasized public participation during planning stages rather than site-specific projects. The board addressed concerns about reduced public involvement and whether there will still be opportunities for public comment during City Council hearings. It was noted that projects complying with the new plan may not undergo public hearings and instead be reviewed administratively by staff, except for certain exceptions. The board emphasized the need for clear communication about the changes and the city's commitment to inclusive engagement that sets clear expectations going forward.

Mark expanded on existing conditions and projected trends in the growth policy area. The discussion involved population, housing and economic development aspects, emphasizing economic development strategies are crucial to accommodate population growth effectively. There was an update regarding remote work trends. Factors contributing to growth in 2021 included the construction of multi-dwelling developments, such as large apartment complexes. Data on construction permits versus actual units constructed was examined to understand any discrepancies.

Plans for future engagement forums were discussed. Additionally, the board addressed concerns about the potential loss of agricultural and gardening in the city's growth policies and the call for preserving these values through ongoing community conversations.

Ben transitioned into an overview of the 2nd round of code amendments. For the project it was recognized that near-term code amendments would be necessary, especially considering changes at the state level. Key among these is the duplex and accessory dwelling unit (ADU) bills, along with SB382, which introduces a new legal framework for land use planning. A phased approach was adopted to address the new requirements, with initial code amendments focused on immediate needs and further amendments planned to address zoning changes and other aspects in a more permanent fashion. These efforts include not only zoning and land use but also infrastructure, streets, and mobile home park regulations.

Proposed amendments up for review focused on enhancing affordable housing incentives, facilitating accessory dwelling unit development, and amending standards aimed at enhancing vertical mixed-use development within zoning standards. Ben highlighted additional proposed amendments targeted at simplifying and loosening existing approval processes and zoning standards to promote code transparency, clarity, and compact development. Key changes included the administrative adjustment process, transition to by-right process, clarifications and simplifications on efforts to clarify the administrative approval of historic preservation permits, shared parking agreements, zoning officer opinions, and permanent changes from interim ordinances.

The presentation concluded with the board addressing concerns about how the duplex bill aligns with growth policies and Ben clarifying the bill applies to lots rather than districts, potentially allowing for higher density growth in certain areas, even if it exceeds current land use designations. Overall, the presentation focused on topics regarding city planning and legislation, focusing on conditional use, interim ordinances, and the duplex bill's alignment with growth policies.

VIII. COMMITTEE REPORTS [Time stamp - 2:32:27]

Mr. Pham reported on the Transportation Policy Coordinating Committee:

- TPCC elected a new chair, Mirtha Beccera
- Letters of support for the Rails to Trail Program
- A presentation focused on micro-mobility.
- Brief presentation on greenhouse gas emissions standards, weighing the option of adopting federal guidelines or sticking to state regulations. Consensus leaned towards focusing on local efforts while aligning with state guidelines.
- Letters of support for grant programs

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No new business was reported.

XI. COMMENTS FROM BOARD MEMBERS

Mr. Pham mentioned a lawsuit in Helena regarding development and water rights. Clarifying how a group of residents successfully sued a developer to halt development due to concerns related to water rights.

XII. ADJOURNMENT [Time stamp - 2:35:51]

The meeting was adjourned at 8:36 p.m.

Missoula Consolidated Planning Board February 20, 2024 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting at this link <https://missoulacomt.portal.civicclerk.com/event/8759/media>. Dialogue in the transcript attributed to “Rachel Manning” is for all speakers that attended the meeting in person. Attendees that participated virtually are labeled individually.

Missoula Consolidated Planning Board- February 20, 2024-Meeting Recording

0:25:40.390 --> 0:25:47.100

Rachel C. Manning

Tonight's Missoula Consolidated Planning Board meeting for Tuesday, February 20th at 6:00.

0:25:47.290 --> 0:25:52.340

Rachel C. Manning

02 PM and with that we will do roll call please.

0:25:56.300 --> 0:25:57.80

Rachel C. Manning

Tung from.

0:25:58.650 --> 0:25:58.970

Rachel C. Manning

Present.

0:26:2.0 --> 0:26:4.540

Rachel C. Manning

Shane Morrissey present.

0:26:6.990 --> 0:26:7.680

Rachel C. Manning

There it can.

0:26:7.690 --> 0:26:11.900

Rachel C. Manning

Wisher present Josh router.

0:26:13.450 --> 0:26:16.290

Rachel C. Manning

Present Dave Loomis present.

0:26:19.10 --> 0:26:19.580

Rachel C. Manning

Rick Hall.

0:26:21.140 --> 0:26:21.520

Rick Hall

Present.

0:26:22.900 --> 0:26:23.650

Rachel C. Manning
Peter Benson.

0:26:25.300 --> 0:26:25.680

Peter Bensen
Present.

0:26:27.190 --> 0:26:29.520

Rachel C. Manning
Shine McCoy present.

0:26:31.540 --> 0:26:31.950

Rachel C. Manning
Mr.

0:26:31.960 --> 0:26:33.860

Rachel C. Manning
Chair, we do have.

0:26:36.210 --> 0:26:44.120

Rachel C. Manning
Seven members present and one alternate present since member from the county is absent, which you would like to point.

0:26:44.400 --> 0:26:48.160

Rachel C. Manning
The county alternative, as regular voting member for tonight, please.

0:26:48.540 --> 0:26:49.140

Rachel C. Manning
Thank you.

0:26:49.970 --> 0:26:50.690

Rachel C. Manning
Thank you.

0:26:52.170 --> 0:26:53.40

Rachel C. Manning
OK.

0:26:53.130 --> 0:27:1.660

Rachel C. Manning
Well, that brings us to the approval of February 6, 2024, board minutes.

0:27:1.740 --> 0:27:2.160

Rachel C. Manning

Umm.

0:27:2.170 --> 0:27:4.50

Rachel C. Manning

Ideally, everybody got a chance to look over.

0:27:4.60 --> 0:27:9.640

Rachel C. Manning

Those was there any modifications, corrections? Anybody found?

0:27:9.740 --> 0:27:11.510

Rachel C. Manning

It seems like we had one last week, didn't we?

0:27:11.520 --> 0:27:12.800

Rachel C. Manning

That was Dory, Dory.

0:27:12.810 --> 0:27:13.750

Rachel C. Manning

Find that that was great.

0:27:14.590 --> 0:27:15.170

Rachel C. Manning

Something new.

0:27:16.940 --> 0:27:18.720

Rachel C. Manning

I have one minor comment.

0:27:20.830 --> 0:27:24.700

Rachel C. Manning

Representing the pros committee, I noted that our next meeting is on.

0:27:24.710 --> 0:27:27.280

Rachel C. Manning

No, let's say March 4th.

0:27:27.890 --> 0:27:39.930

Rachel C. Manning

The date is actually March 5th and I just wanted to note that for the record and use this as an opportunity as well to from what that meeting coming up outstanding.

0:27:39.940 --> 0:27:40.670

Rachel C. Manning

Thank you.

0:27:40.940 --> 0:27:41.730

Rachel C. Manning

Is that in the Minutes?

0:27:42.870 --> 0:27:43.200

Rachel C. Manning

Yes.

0:27:43.280 --> 0:27:43.660

Rachel C. Manning

Yeah.

0:27:43.670 --> 0:27:46.360

Rachel C. Manning

OK, Dang, I'm gonna have to start reading the minutes more carefully.

0:27:46.370 --> 0:27:47.170

Rachel C. Manning

I missed that one too.

0:27:48.970 --> 0:27:53.440

Rachel C. Manning

Alrighty, so one correction March 4th to the 5th.

0:27:53.790 --> 0:27:54.530

Rachel C. Manning

Anything else?

0:27:55.930 --> 0:27:59.70

Rachel C. Manning

If not, I will entertain a motion.

0:28:6.870 --> 0:28:7.270

Rachel C. Manning

I'll move.

0:28:7.280 --> 0:28:10.980

Rachel C. Manning

We approve the Minutes so moved by Josh.

0:28:10.990 --> 0:28:16.430

Rachel C. Manning

Is there a second second seconded by Shane and Derek?

0:28:19.10 --> 0:28:21.10

Rachel C. Manning

And we'll just do a nu and down vote.

0:28:21.20 --> 0:28:27.680

Rachel C. Manning

So all those in favor of approving the minutes with the amendment, please say aye.

0:28:28.30 --> 0:28:28.700

Rachel C. Manning

Aye, aye.

0:28:29.60 --> 0:28:29.460

Peter Bensen

Alright.

0:28:30.850 --> 0:28:34.650

Rachel C. Manning

All those opposed say nay, any abstentions?

0:28:36.490 --> 0:28:39.360

Rachel C. Manning

Hearing no abstentions, no nays.

0:28:39.790 --> 0:28:41.510

Rachel C. Manning

Motion passes unanimously.

0:28:45.150 --> 0:28:45.920

Rachel C. Manning

Alright.

0:28:47.570 --> 0:28:54.710

Rachel C. Manning

And with that, we move on to public comment for non agenda items for tonight's meeting.

0:28:54.720 --> 0:29:0.660

Rachel C. Manning

So if there's anybody in the public that wants to call in, I'm going to say call in because I don't see anybody here in the audience.

0:29:2.70 --> 0:29:6.940

Rachel C. Manning

We will open up the floor for public comment on non agenda items.

0:29:7.710 --> 0:29:8.630

Rachel C. Manning

We'll give that a minute.

0:29:50.840 --> 0:29:51.750

Rachel C. Manning

OK.

0:29:51.790 --> 0:29:53.10

Rachel C. Manning

Anybody online?

0:29:53.20 --> 0:29:53.810

Rachel C. Manning

Rachel, I'm not.

0:29:54.460 --> 0:29:54.850

Rachel C. Manning

Yeah.

0:29:54.900 --> 0:29:56.270

Rachel C. Manning

OK, alright.

0:29:56.280 --> 0:30:12.280

Rachel C. Manning

We're not seeing anybody calling in or making a request, so we will close public comment for non agenda items and I think we can move over staff announcements unless something's popped up since our pre meeting doesn't seem like.

0:30:12.290 --> 0:30:12.740

Rachel C. Manning

Ohh wait.

0:30:12.750 --> 0:30:14.40

Rachel C. Manning

Heather Powers hand up.

0:30:14.610 --> 0:30:15.270

Rachel C. Manning

Go ahead and Heather.

0:30:16.670 --> 0:30:19.740

Heather Powers

I think, Sean, I was just hovering in the background.

0:30:20.40 --> 0:30:25.390

Heather Powers

Here but but I noticed that I can't see the room.

0:30:25.500 --> 0:30:37.790

Heather Powers

I don't know if any of the other board members in the teams name meeting are able to see the song movies well and the board members who are physically present, and I think I'm seeing some head shakes there.

0:30:38.460 --> 0:30:42.690

Heather Powers

So for some reason the the room camera is not showing.

0:30:43.180 --> 0:30:50.850

Heather Powers

People who are attending remotely the actual surfing movies room, so I don't know if something might just need to be told called on.

0:30:53.660 --> 0:31:2.230

Heather Powers

Because certainly still carry on the meeting this way, but it would be something I'd be good if maybe there's there's a quick setting to troubleshoot or making sure the camera setting for the room is toggled on.

0:31:2.990 --> 0:31:4.500

Rachel C. Manning

OK, great.

0:31:4.510 --> 0:31:5.440

Rachel C. Manning

Thanks for letting us know.

0:31:5.450 --> 0:31:6.60

Rachel C. Manning

Heather, I see.

0:31:8.80 --> 0:31:9.800

Rachel C. Manning

Folks are taking action.

0:31:10.100 --> 0:31:10.820

Rachel C. Manning

We'll see what happens.

0:31:12.690 --> 0:31:13.890

Rachel C. Manning

Way above my pay grade.

0:31:20.980 --> 0:31:22.650

Rachel C. Manning

Heather Lawrence helping us.

0:31:23.80 --> 0:31:26.650

Rachel C. Manning

Is that doing anything to change the room view?

0:31:28.630 --> 0:31:29.40

Heather Powers

Bingo.

0:31:26.690 --> 0:31:29.500

Rachel C. Manning

Ohh I see you guys.

0:31:29.50 --> 0:31:29.510

Heather Powers

There you go.

0:31:29.50 --> 0:31:29.710

Rick Hall

We got it.

0:31:31.780 --> 0:31:32.400

Rachel C. Manning

Thank you, Lauren.

0:31:34.400 --> 0:31:35.290

Heather Powers

Not pop back to.

0:31:37.900 --> 0:31:43.750

Heather Powers

A different computer screen right now, it briefly showed the room, but it disappeared again for me.

0:31:48.820 --> 0:31:49.240

Heather Powers

There we go.

0:31:48.590 --> 0:31:49.740

Rick Hall

There we go, Graham again.

0:31:52.980 --> 0:31:53.160

Rachel C. Manning

OK.

0:31:52.530 --> 0:31:54.770

Heather Powers

Help looks that's good there.

0:31:56.600 --> 0:31:56.900

Rachel C. Manning

Ohh.

0:31:58.140 --> 0:31:58.910

Rick Hall

Every count.

0:32:1.160 --> 0:32:1.710

Rachel C. Manning

Alright.

0:32:1.780 --> 0:32:3.30

Rachel C. Manning

I think we got her now.

0:32:3.600 --> 0:32:5.240

Rachel C. Manning

I can even see myself, unfortunately.

0:32:9.540 --> 0:32:11.420

Heather Powers

It looks good on our end too.

0:32:11.430 --> 0:32:11.790

Heather Powers

Thank you.

0:32:12.780 --> 0:32:13.210

Rachel C. Manning

Great.

0:32:13.220 --> 0:32:15.630

Rachel C. Manning

Thank you for letting us know about that.

0:32:16.100 --> 0:32:30.180

Rachel C. Manning

I think that include a concludes staff announcements for this evening and we will move on to the public hearing section of tonight's meeting, which is Missoula County Subdivision regulations.

0:32:30.190 --> 0:32:36.130

Rachel C. Manning

Andrew Hagemeyer, senior planner and Lauren Ryan case player.

0:32:36.140 --> 0:32:45.190

Rachel C. Manning

I almost read case as part of your last name case planner with the planning, development, and sustainability you guys may remember.

0:32:45.200 --> 0:32:48.420

Rachel C. Manning

Some of our presentation from last week give us a heads up about this.

0:32:49.420 --> 0:32:50.370

Rachel C. Manning

Take it away, Lauren.

0:32:50.420 --> 0:32:50.950

Rachel C. Manning

Awesome.

0:32:50.960 --> 0:32:52.770

Rachel C. Manning

I'm gonna sit up here, if that's OK with everyone.

0:32:52.780 --> 0:32:56.980

Rachel C. Manning

Just so I can spread out and have a little bit more space.

0:33:19.280 --> 0:33:19.810

Rachel C. Manning

All right.

0:33:19.820 --> 0:33:32.320

Rachel C. Manning

So for the record, Lauren Ryan, Planner with planning development and sustainability for your consideration this evening are the maintenance updates to the Mozilla County Subdivision regulations.

0:33:32.330 --> 0:33:38.890

Rachel C. Manning

So this will be your recommendation to the board of County Commissioners for these maintenance updates.

0:33:43.40 --> 0:33:50.270

Rachel C. Manning

And I give a a presentation, a more informational presentation on these at your last hearing.

0:33:50.330 --> 0:33:58.240

Rachel C. Manning

And so this is going to be fairly similar to that presentation, but a little bit quicker moving through.

0:33:58.250 --> 0:34:9.650

Rachel C. Manning

So again, I'll go over the scope of the project updates and the scope determination and how he identified which updates we are making to the regulation.

0:34:10.180 --> 0:34:16.390

Rachel C. Manning

A quick overview of the changes are process, public engagement and any comments that we received.

0:34:16.400 --> 0:34:17.710

Rachel C. Manning

And then the motion.

0:34:20.230 --> 0:34:23.640

Rachel C. Manning

So the scope of this update again was fairly limited.

0:34:23.650 --> 0:34:27.730

Rachel C. Manning

We really focused on those changes required by the state legislature.

0:34:28.350 --> 0:34:38.160

Rachel C. Manning

We included any typographical errors, errors and copy edits as well and and also any context changes.

0:34:38.350 --> 0:34:44.490

Rachel C. Manning

And like I said, that big ticket item was any changes that were required by the state legislature as well.

0:34:47.620 --> 0:34:49.970

Rachel C. Manning

So how did staff identify these updates?

0:34:49.980 --> 0:34:53.350

Rachel C. Manning

So staff keeps a backlog of ongoing issues.

0:34:53.900 --> 0:35:5.30

Rachel C. Manning

We last updated the Subdivision Regulations in 2020, so we had quite a bit of a backlog of issues to address also by staff implementing the code.

0:35:5.40 --> 0:35:11.630

Rachel C. Manning

So during subdivision review, staff would make note of any issues or errors that we found in the code.

0:35:11.820 --> 0:35:16.390

Rachel C. Manning

And again, those changes that were required by the last legislative session.

0:35:20.480 --> 0:35:21.830

Rachel C. Manning

So what did we include in the UP?

0:35:57.590 --> 0:35:59.430

Rick Hall

We're not getting any sound on mine.

0:36:48.380 --> 0:36:48.880

Rachel C. Manning

OK.

0:36:48.950 --> 0:36:49.690

Rachel C. Manning

Can you hear us now?

0:36:52.240 --> 0:36:53.220

Peter Bensen

Yes, I can hear you.

0:36:53.840 --> 0:36:55.60

Rachel C. Manning

OK. Awesome.

0:36:55.70 --> 0:36:55.310

Rachel C. Manning

Good.

0:36:55.320 --> 0:36:56.530

Rachel C. Manning

We just had to meet ourselves.

0:36:56.760 --> 0:36:57.390

Rachel C. Manning

Thank you.

0:36:57.880 --> 0:36:58.220

Rachel C. Manning

Alright.

0:36:59.330 --> 0:37:3.460

Rachel C. Manning

Umm, alright, So what qualified with the scope of this update?

0:37:3.470 --> 0:37:7.840

Rachel C. Manning

So language was unclear, confusing or confusing.

0:37:8.590 --> 0:37:18.310

Rachel C. Manning

If our regulations were not meeting up to date standards and internal practice, any repeated issues and again the conformance with state law.

0:37:22.440 --> 0:37:28.600

Rachel C. Manning

So this was the table of copy edits, typos and clarifications included.

0:37:32.10 --> 0:37:36.860

Rachel C. Manning

Any context changes were included in the table changes as well.

0:37:47.930 --> 0:38:0.370

Rachel C. Manning

And so just to go over a little bit more detail on some of the context changes, specifically the parks and trails, Chapter 3, I know we went over these last time, but for the record, I'm going to go over these changes again.

0:38:1.350 --> 0:38:9.760

Rachel C. Manning

So there's a little bit more changes to this chapter, specifically the trail with standards.

0:38:9.770 --> 0:38:23.230

Rachel C. Manning

These were out of date and so they were updated to meet the Ashido standards, which is a pretty across the board national standards that are utilized to define trail widths and sidewalk widths as well.

0:38:23.580 --> 0:38:31.240

Rachel C. Manning

So those were all updated to meet those standards per our parks and Trails Department recommendation.

0:38:32.20 --> 0:38:36.550

Rachel C. Manning

We included a lot of clarification to the park dedication standards.

0:38:36.720 --> 0:38:46.450

Rachel C. Manning

There were any major changes in that section other than just providing clarity to how the applicant could meet the Parkland dedication standards.

0:38:51.440 --> 0:38:59.110

Rachel C. Manning

So the legislative changes, so again, I'll just go over these fairly briefly since we went in these pretty in depth last time.

0:38:59.740 --> 0:39:14.170

Rachel C. Manning

So handful of bills that were implemented in the regulations, family transfers, subdivision exemptions, administrative review of minor subdivisions, and the subdivision review process changes.

0:39:17.810 --> 0:39:26.680

Rachel C. Manning

So the family transfer Bill, again as a reminder at family transfers are not something that the planning board ever sees in front of them.

0:39:26.690 --> 0:39:42.460

Rachel C. Manning

These go to the board of County Commissioners and they are a exemption from full subdivision review, so the family transfer Bill specifically allows for family transfers within platted subdivisions.

0:39:43.630 --> 0:39:59.160

Rachel C. Manning

I these applications have to be reviewed within 20 working days once staff deems the application complete and the transfer itself can also occur regardless of the recipient's age, which was something that changed.

0:39:59.170 --> 0:40:6.80

Rachel C. Manning

So this was something in our chapter eight of the regulations that changed and implemented this bill.

0:40:9.520 --> 0:40:12.350

Rachel C. Manning

So the uh subdivision exemptions.

0:40:12.360 --> 0:40:18.150

Rachel C. Manning

Again, this is in Chapter 8 a couple changes here outside of the family transfer exemption.

0:40:18.160 --> 0:40:20.230

Rachel C. Manning
Specifically, umm.

0:40:20.670 --> 0:40:30.320

Rachel C. Manning
Included also these applications being reviewed within a 20 day working timeline and also conditions could not be imposed on an application.

0:40:30.330 --> 0:40:37.130

Rachel C. Manning
So what we see, you know, with subdivisions is staff imposes conditions on them.

0:40:37.400 --> 0:40:40.110

Rachel C. Manning
These exemptions cannot have any conditions.

0:40:43.780 --> 0:40:46.410

Rachel C. Manning
Administrative review of minor subdivision.

0:40:46.420 --> 0:40:52.150

Rachel C. Manning
So this is a process outlined in chapter five of the regulations.

0:40:52.160 --> 0:41:4.610

Rachel C. Manning
And so this is a scenario where if we have an applicant come forward with a minor subdivision in order to utilize the administrative review process, they have to meet these three requirements.

0:41:4.620 --> 0:41:16.330

Rachel C. Manning
So go through it has to be zoned a will serve letter from municipal UM sewer and water service, legal and physical access to each lot.

0:41:16.340 --> 0:41:31.550

Rachel C. Manning
And there aren't any variances required with that application, so again this is a process that remains the same through element and sufficiency review and then includes just an administrative review of the subdivision process.

0:41:33.20 --> 0:41:34.990

Rachel C. Manning
Umm, I think I mentioned this last time.

0:41:35.320 --> 0:41:40.50

Rachel C. Manning

I don't foresee a lot of these in the county just cause this is pretty limited.

0:41:40.580 --> 0:41:43.270

Rachel C. Manning

We're all three of these requirements can be met.

0:41:43.880 --> 0:41:47.960

Rachel C. Manning

Most likely, areas like East Missoula, potentially the why as well.

0:41:54.520 --> 0:41:56.350

Rachel C. Manning

Uh House Bill 211.

0:41:56.360 --> 0:42:0.10

Rachel C. Manning

So this was revising local subdivision review process.

0:42:0.440 --> 0:42:18.600

Rachel C. Manning

This these changes occurred in Chapter 5 and chapter six of the regulations, so this bill changed when subsequent hearings would need to occur for if new information was presented with a subdivision and how staff handles those.

0:42:20.130 --> 0:42:23.180

Rachel C. Manning

The second part of that was Phase Subdivision.

0:42:23.190 --> 0:42:32.890

Rachel C. Manning

So when a public hearing is required for a Phase subdivision, and then those expedited review for variances.

0:42:38.110 --> 0:42:54.810

Rachel C. Manning

So I'll just put this on the screen here for if any UM of the public is listening in or go back or goes back and watches this video on how to review the documents, the changes to subdivision regulations and provide any comments on the Missoula County Voice page.

0:42:54.820 --> 0:43:0.980

Rachel C. Manning

We have a page on the website there under the county subdivision regulation maintenance updates.

0:43:3.560 --> 0:43:6.530

Rachel C. Manning

And we have not received any public comments.

0:43:6.990 --> 0:43:14.630

Rachel C. Manning

We did hold an informational session going over the changes similar to what I did at the last public hearing.

0:43:15.920 --> 0:43:26.810

Rachel C. Manning

One comment we did receive that staff is exploring is if agricultural land could be used towards that Parkland dedication requirement.

0:43:28.260 --> 0:43:34.520

Rachel C. Manning

Like I said, this is something that staff is looking into to see if this is something that could be implemented.

0:43:39.610 --> 0:43:52.310

Rachel C. Manning

So there was a staff report attached to the packet this evening and just to go over what was in that staff report, it provided an overview and explanation of the proposed amendment.

0:43:52.360 --> 0:44:1.360

Rachel C. Manning

So similar to just what I went over and then also included a review of compliance with the MCA as well.

0:44:1.370 --> 0:44:6.820

Rachel C. Manning

So kind of a formality with that staff report, but just wanted to go over what that staff report entailed.

0:44:9.310 --> 0:44:11.840

Rachel C. Manning

And so I have a recommended motion in front of the screen here.

0:44:12.310 --> 0:44:13.120

Rachel C. Manning

Umm.

0:44:13.970 --> 0:44:18.240

Rachel C. Manning

And if you have any questions, I'd be happy to answer any.

0:44:18.250 --> 0:44:20.640

Rachel C. Manning

But that concludes my staff report. Thanks.

0:44:23.340 --> 0:44:23.740

Rachel C. Manning

Great.

0:44:23.750 --> 0:44:24.470

Rachel C. Manning

Thank you, Lauren.

0:44:27.370 --> 0:44:39.90

Rachel C. Manning

Anything from planning board members as far as clarification, anything or we can entertain a motion and have some discussion or we can put the pedal to the metal.

0:44:39.160 --> 0:44:40.170

Rachel C. Manning

I'll leave it up to you guys.

0:44:40.180 --> 0:44:40.730

Rachel C. Manning

Go ahead, change.

0:44:42.510 --> 0:44:43.550

Rachel C. Manning

Ohh public comment.

0:44:44.470 --> 0:44:47.0

Rachel C. Manning

Hang in forgot about that.

0:44:47.180 --> 0:44:48.460

Rachel C. Manning

Does anybody need anything clarified?

0:44:50.340 --> 0:44:53.850

Rachel C. Manning

I see anything Rick, Peter and he hands up.

0:44:56.700 --> 0:44:59.660

Rachel C. Manning

OK, let's open it up to public comment.

0:45:1.900 --> 0:45:3.870

Rachel C. Manning

Before I get too far ahead of myself.

0:45:5.670 --> 0:45:11.630

Rachel C. Manning

And this time I will read off instructions if you want to call in.

0:45:15.140 --> 0:45:25.910

Rachel C. Manning

So if you would like to call in, since there's nobody in house here at the moment to make public comment, you can call in and this is audio only.

0:45:25.920 --> 0:45:33.170

Rachel C. Manning

Otherwise, you can join teams meeting through the portals that the city provides for this meeting.

0:45:33.500 --> 0:45:38.670

Rachel C. Manning

You can call in audio only to 4062724824.

0:45:38.960 --> 0:45:44.580

Rachel C. Manning

The conference ID is 437872792# sign.

0:45:45.390 --> 0:45:51.570

Rachel C. Manning

You will need to press star 6 to mute and unmute yourself and star 5 to raise your hand.

0:45:54.510 --> 0:45:56.680

Rachel C. Manning

I'm not going to worry about the feedback loop thing.

0:45:57.190 --> 0:45:57.950

Rachel C. Manning

We're gonna skip that.

0:46:0.320 --> 0:46:5.540

Rachel C. Manning

Alright, we'll give it a minute here and then see if anybody wants to make public comment.

0:47:20.830 --> 0:47:21.380

Rachel C. Manning

OK.

0:47:21.390 --> 0:47:23.430

Rachel C. Manning

Rachel, are you seeing anybody that I'm not seeing?

0:47:27.10 --> 0:47:27.740

Rachel C. Manning

OK.

0:47:28.370 --> 0:47:32.520

Rachel C. Manning

Well, we are not having anybody for public comment.

0:47:32.590 --> 0:47:46.540

Rachel C. Manning

Jump up and say hey, me so we will go ahead and close public comment for this public hearing portion of tonight's meeting and now we can uh entertain a motion.

0:47:49.560 --> 0:47:51.550

Rachel C. Manning

And put the motion back on the screen here.

0:47:53.790 --> 0:48:4.920

Rachel C. Manning

I move that the proposed amendments to the Missoula County Subdivision regulations, as shown in the attachments, be recommended to the Missoula board of County Commissioners for adoption.

0:48:5.350 --> 0:48:6.900

Rachel C. Manning

Outstanding motion by Josh.

0:48:6.910 --> 0:48:7.520

Rachel C. Manning

Do I have a second?

0:48:8.500 --> 0:48:10.330

Rick Hall

I'll second it quick.

0:48:10.450 --> 0:48:12.590

Rachel C. Manning

2nd seconded by Rick.

0:48:15.410 --> 0:48:19.140

Rachel C. Manning

OK, the floor is open, folks to we got discussion.

0:48:19.150 --> 0:48:24.430

Rachel C. Manning

I know we discussed this quite a bit last meeting, so it's OK if there's not a lot.

0:48:25.430 --> 0:48:25.750

Rachel C. Manning

Umm.

0:48:26.70 --> 0:48:26.650

Rachel C. Manning

Go ahead Dave.

0:48:28.570 --> 0:48:33.660

Rachel C. Manning

So I guess my question can easily be answered, but in the minor subdivisions, how?

0:48:34.30 --> 0:48:40.280

Rachel C. Manning

How many times can a tract of land be subdivided into minor subdivisions?

0:48:40.770 --> 0:48:45.200

Rachel C. Manning

Is it just once or it just keep going each chunk doing minor subdivisions?

0:48:45.210 --> 0:48:45.680

Rachel C. Manning

It's not.

0:48:45.690 --> 0:48:47.150

Rachel C. Manning

It's to me it's not clear right?

0:48:47.160 --> 0:48:48.120

Rachel C. Manning

Probably can be answered.

0:48:49.850 --> 0:48:50.200

Rachel C. Manning

Yeah.

0:48:50.210 --> 0:48:57.80

Rachel C. Manning

And specifically using the administrative review process or just I guess in general?

0:48:58.290 --> 0:49:00.980

Rachel C. Manning

I gotcha.

0:49:1.50 --> 0:49:7.990

Rachel C. Manning

OK, I don't think is there any on using the administrative review process, no.

0:49:8.170 --> 0:49:14.160

Rachel C. Manning

So I guess essentially, yeah, there's no no limit on using that process.

0:49:18.250 --> 0:49:20.690

Rachel C. Manning

Yeah, Andrew's going to clarify.

0:49:21.200 --> 0:49:23.450

Rachel C. Manning

So this is Andrew Hagemeyer.

0:49:23.460 --> 0:49:40.910

Rachel C. Manning

For the record planner with Missoula County, so Dave, Missoula County and this has been in place for a while, this is not changing in this update has chosen to process all subsequent minor subdivisions as first minor subdivisions, and we have the right to the ability to do that under state law.

0:49:40.920 --> 0:49:52.0

Rachel C. Manning

So that has been the case for some time now that my under subdivisions, anything under 5 lots is considered a minor subdivision, and it doesn't matter if it's been subdivided before.

0:50:0.780 --> 0:50:7.150

Rachel C. Manning

Is there is there any precedent to minor subdivisions being like rolled?

0:50:7.160 --> 0:50:11.870

Rachel C. Manning

You know, like like developed over, you know, like, reclaimed over and over again.

0:50:11.880 --> 0:50:12.790

Rachel C. Manning

Is it an issue?

0:50:12.920 --> 0:50:26.450

Rachel C. Manning

So you I've seen it before in other jurisdictions back in the day when you when people had remainders which aren't allowed anymore, but someone would come in and take a tractive record.

0:50:26.460 --> 0:50:27.990

Rachel C. Manning

That could be a first minor subdivision.

0:50:28.730 --> 0:50:49.470

Rachel C. Manning

They would do five lots on part of it and then leave part of the property as a remainder outside of the

subdivision and then come in and do another five on that and that would qualify for a first minor and a first minor, but that got settled by the Supreme Court that there is no such thing.

0:50:49.480 --> 0:50:53.890

Rachel C. Manning

As a remainder in subdivision and so jurisdiction, it doesn't.

0:50:54.240 --> 0:51:5.20

Rachel C. Manning

It's hard for that to scenario to play out, and I've never seen it since, but I I don't want to say it's impossible because I'm not entirely 100% sure we don't.

0:51:5.90 --> 0:51:8.770

Rachel C. Manning

Yeah, but we, but that's because we process all minors as first minors.

0:51:8.780 --> 0:51:9.100

Rachel C. Manning

Yeah.

0:51:9.570 --> 0:51:9.730

Rachel C. Manning

Yeah.

0:51:11.310 --> 0:51:12.50

Rachel C. Manning

OK, great.

0:51:13.240 --> 0:51:14.450

Rachel C. Manning

Any other thoughts?

0:51:14.530 --> 0:51:15.780

Rachel C. Manning

Questions for her staff.

0:51:19.980 --> 0:51:24.690

Rachel C. Manning

10 head shakes of no ohm, Peter or Rick.

0:51:24.700 --> 0:51:26.390

Rachel C. Manning

I cannot see you guys right now.

0:51:26.400 --> 0:51:27.370

Rachel C. Manning

Do you guys got hell?

0:51:27.380 --> 0:51:29.790

Rachel C. Manning

There's Rick. Nope.

0:51:33.500 --> 0:51:34.820

Rachel C. Manning

Alright, now I'm seeing anything.

0:51:33.860 --> 0:51:35.290

Rick Hall

I'm all for pedal to the metal.

0:51:36.130 --> 0:51:36.920

Rachel C. Manning

All right, Rick.

0:51:36.930 --> 0:51:37.920

Rachel C. Manning

Sam, pedal to the metal.

0:51:37.930 --> 0:51:39.190

Rachel C. Manning

He's probably got to get to the beach.

0:51:43.610 --> 0:51:45.150

Rachel C. Manning

Where are you at the beach in this room?

0:51:49.360 --> 0:51:51.730

Rachel C. Manning

Yeah, we'll ask later where he is.

0:51:51.880 --> 0:51:54.50

Rachel C. Manning

OK, let's do a roll call vote.

0:51:54.60 --> 0:51:54.640

Rachel C. Manning

I think we're ready.

0:52:0.700 --> 0:52:1.400

Rachel C. Manning

Peter Benson.

0:52:3.350 --> 0:52:3.880

Peter Bensen

I.

0:52:7.650 --> 0:52:8.120

Rachel C. Manning

Rick Hall.

0:52:17.60 --> 0:52:19.360

Rachel C. Manning

Sorry Rick, I'm not able to hear you, Rick, call.

0:52:19.590 --> 0:52:21.210

Rick Hall

Oh yes, yes.

0:52:22.810 --> 0:52:23.410

Rick Hall

Can you hear me?

0:52:24.140 --> 0:52:24.550

Rachel C. Manning

Yes.

0:52:25.360 --> 0:52:25.670

Rick Hall

OK.

0:52:24.560 --> 0:52:27.380

Rachel C. Manning

Thank you, Dave Loomis, yes.

0:52:29.740 --> 0:52:31.570

Rachel C. Manning

Josh rudder? Yes.

0:52:34.740 --> 0:52:37.0

Rachel C. Manning

Shane Marcy. Yes.

0:52:39.70 --> 0:52:40.990

Rachel C. Manning

Derek kanwisher, yes.

0:52:43.600 --> 0:52:45.190

Rachel C. Manning

Tung fam, yes.

0:52:47.900 --> 0:52:48.470

Rachel C. Manning

Sean McCoy.

0:52:50.420 --> 0:52:50.540

Rachel C. Manning

Yes.

0:52:52.570 --> 0:52:54.670

Rachel C. Manning

Most motion passes unanimously.

0:52:57.300 --> 0:52:58.310

Rachel C. Manning

Outstanding.

0:52:58.380 --> 0:52:59.290

Rachel C. Manning

Alrighty.

0:52:59.380 --> 0:53:01.110

Rachel C. Manning

Thank you.

0:53:01.330 --> 0:53:01.10

Rachel C. Manning

You're welcome.

0:53:01.10 --> 0:53:01.920

Rachel C. Manning

Thank you, Lauren.

0:53:01.930 --> 0:53:03.410

Rachel C. Manning

Thank you, Andrew.

0:53:03.920 --> 0:53:04.970

Rachel C. Manning

OK.

0:53:05.180 --> 0:53:15.150

Rachel C. Manning

So we will close the public hearing of portion of tonight's meeting and move on to communications and special presentations.

0:53:15.160 --> 0:53:20.450

Rachel C. Manning

We have city of Missoula, Ben Brewer planning Supervisor, and Jen.

0:53:23.740 --> 0:53:24.130

Rachel C. Manning
Grass.

0:53:26.900 --> 0:53:28.10

Rachel C. Manning
OK. OK.

0:53:28.100 --> 0:53:29.460

Rachel C. Manning
I just was having a hard time.

0:53:29.470 --> 0:53:31.800

Rachel C. Manning
My eyes are changing so I can't see all the time.

0:53:32.590 --> 0:53:37.20

Rachel C. Manning
That was like, I don't think it's grass, but that E is blurry.

0:53:40.30 --> 0:53:40.690

Rachel C. Manning
Yeah, I think so.

0:53:43.250 --> 0:53:44.620

Rachel C. Manning
Oh, we have a third person.

0:53:44.730 --> 0:53:46.140

Rachel C. Manning
Should I introduce this person?

0:53:46.900 --> 0:53:47.700

Rachel C. Manning
You go ahead.

0:53:47.770 --> 0:53:48.620

Rachel C. Manning
Alright, go ahead.

0:53:48.670 --> 0:53:49.50

Rachel C. Manning
Great.

0:53:49.60 --> 0:53:49.670

Rachel C. Manning
Take it away, guys.

0:53:50.750 --> 0:53:51.320

Rachel C. Manning

Yeah, and.

0:53:54.90 --> 0:53:56.50

Rachel C. Manning

Oh wait, before these guys jump in here.

0:53:56.60 --> 0:54:00.530

Rachel C. Manning

So we talked about this presentation a little bit in our pre meeting and.

0:54:02.550 --> 0:54:23.950

Rachel C. Manning

Board members are going to be encouraged to if you have questions as things go along to go ahead and and pipe U and answer those questions as Ben and his team are presenting to us because we're going to take in some information kind of like the last scenario we're going to get a presentation tonight and then we're going to be voting on that in our next meeting.

0:54:23.960 --> 0:54:25.880

Rachel C. Manning

So if you have questions as we go, please ask.

0:54:26.980 --> 0:54:28.100

Rachel C. Manning

OK, all yours guys.

0:54:39.250 --> 0:54:39.700

Rachel C. Manning

Here we go.

0:54:39.770 --> 0:54:42.160

Rachel C. Manning

I think it's the green light.

0:54:42.690 --> 0:54:44.160

Rachel C. Manning

Well, thank you everyone.

0:54:44.830 --> 0:55:04.480

Rachel C. Manning

We are here from the Community planning division of the Community planning, Development and Innovation Department with the city and we're here to give you an update and it's an informational presentation and I want to introduce our team here tonight.

0:55:04.490 --> 0:55:17.490

Rachel C. Manning

I'm Ben Brewer, a planning supervisor in that division, and with me or Emily Gluckin, a senior planner, and Mark Hendrickson, associate planner in our team and they are instrumental in carrying this work forward.

0:55:21.800 --> 0:55:26.150

Rachel C. Manning

So we're gonna get into two different main topics with you tonight.

0:55:26.160 --> 0:55:37.370

Rachel C. Manning

The first is to give you an update on the ARM Azula project, which is the Umm growth policy update and code reform project that the city is working on.

0:55:37.950 --> 0:55:48.390

Rachel C. Manning

And then we also wanna give you kind of an overview and a preview of the code amendment package that's headed your way for your next meeting.

0:55:48.400 --> 0:56:2.70

Rachel C. Manning

So you'll be receiving the the proposed amendments in your next packet ahead of that meeting and and then discussing them and and generating a recommendation on those when it when you see them.

0:56:2.140 --> 0:56:4.680

Rachel C. Manning

So we want to kind of use this time to prep you for that.

0:56:7.130 --> 0:56:8.990

Rachel C. Manning

So just as a real quick. Umm.

0:56:9.740 --> 0:56:13.680

Rachel C. Manning

Ohh and before I I get things going here.

0:56:13.760 --> 0:56:25.610

Rachel C. Manning

I just wanted to say, especially given how warm it is in the room, we invite, you know, questions as we go and we can kind of keep each other on our toes and awake.

0:56:27.190 --> 0:56:34.80

Rachel C. Manning

So there's a as a reminder, the you know the general goal of this project are Missoula project is kind of two fold.

0:56:34.90 --> 0:56:44.490

Rachel C. Manning

We wanna update our codes to work with each other and we also want to update our codes to better align with our policies and to enact the change and outcomes that we want to see in our community.

0:56:46.530 --> 0:56:49.500

Rachel C. Manning

We are entering phase three of the project.

0:56:49.510 --> 0:56:52.760

Rachel C. Manning

We're happy to announce we've spent the.

0:56:53.940 --> 0:56:54.260

Rachel C. Manning

Umm.

0:56:54.860 --> 0:57:7.10

Rachel C. Manning

Past several months, and since the last time that we provided an update to you and and and talked about this project with you in the second phase of the project, which was focused on defining the problem.

0:57:7.450 --> 0:57:9.640

Rachel C. Manning

And we are mainly going to be.

0:57:11.400 --> 0:57:18.450

Rachel C. Manning

Reporting back to you on on what was involved with that and then a little bit of a preview into what's coming next in this next phase.

0:57:18.540 --> 0:57:23.60

Rachel C. Manning

And so with that, I'm going to pass it over to Emily. Yeah.

0:57:28.400 --> 0:57:29.130

Rachel C. Manning

Is this working?

0:57:29.140 --> 0:57:29.490

Rachel C. Manning

Yeah.

0:57:29.540 --> 0:57:30.110

Rachel C. Manning

OK.

0:57:30.760 --> 0:57:31.700

Rachel C. Manning

So it's been mentioned.

0:57:31.710 --> 0:57:32.570

Rachel C. Manning

I'm Emily gluckin.

0:57:32.580 --> 0:57:45.610

Rachel C. Manning

I'm a senior planner on the long range team and going to give you kind of a closeout recap of phase two as we're starting to enter into the scenario stage of the project.

0:57:47.130 --> 0:57:51.30

Rachel C. Manning

So phase two is dedicated to defining the problem.

0:57:51.40 --> 0:58:9.200

Rachel C. Manning

That was kind of our tagline for this stage in the process and the the goal is to define the problem by identifying how our codes and policies fall short in addressing community needs and as part of this, three key analysis were performed during this phase.

0:58:9.890 --> 0:58:20.180

Rachel C. Manning

These are the equity and land use report, the Community form analysis and the code diagnostic, so the next few slides will preview the key findings from each of these deliverables.

0:58:22.950 --> 0:58:41.540

Rachel C. Manning

The first being the equity in land use report, I believe we gave you all kind of a brief overview of that last year, but just as a refresher, the information in the equity and land use report can really be summed up into these seven key takeaways that are on this list.

0:58:42.390 --> 0:58:42.730

Rachel C. Manning

Umm.

0:58:42.870 --> 0:59:1.360

Rachel C. Manning

Starting off with the acknowledgement of the importance of the city's historical context, especially the indigenous history of the Missoula Valley, as well as the impact of discriminatory real estate practices that were common in the mid 1900s, this is really how our report kicks off.

0:59:1.370 --> 0:59:5.330

Rachel C. Manning

And with this really great historical narrative.

0:59:6.430 --> 0:59:21.380

Rachel C. Manning

Umm, it also looks at the ways in which land use regulations constrain housing affordability through the expansion of single dwelling zoning, as well as codes that encourage larger and more expensive homes.

0:59:21.750 --> 0:59:36.640

Rachel C. Manning

And by constraining the overall supply of housing and they're also findings in this report about how low density zoning and low density lean use patterns contribute to segregation, displacement and gentrification throughout the city.

0:59:36.890 --> 0:59:39.880

Rachel C. Manning

And if you haven't had a chance to look at the report yet, I highly recommend it.

0:59:39.890 --> 0:59:44.270

Rachel C. Manning

It's on our engaged Missoula project website for the Art Missoula project.

0:59:47.70 --> 1:0:9.650

Rachel C. Manning

And just to to summarise kind of work where we go from this equity report, it concluded with the these six principles for code reform that are consultants prepared as ideas for us to consider for advancing equity and land use, especially as we're updating our policies and our codes.

1:0:10.400 --> 1:0:19.200

Rachel C. Manning

Umm, I won't read through all of these, but just to summarize, they include ideas like distributing opportunities for affordable housing types broadly throughout the city.

1:0:20.120 --> 1:0:30.440

Rachel C. Manning

Umm, in relation to some of the gentrification findings, one of the principles is not limiting higher density housing to neighborhoods vulnerable to gentrification.

1:0:31.680 --> 1:0:32.330

Rachel C. Manning

Umm.

1:0:32.980 --> 1:0:36.470

Rachel C. Manning

And I'll call out the fifth one just cause it sets up my next slide pretty well.

1:0:36.480 --> 1:0:40.370

Rachel C. Manning

But one of these principles is focusing regulations.

1:0:40.380 --> 1:0:43.510

Rachel C. Manning

More on the form of buildings and less on density.

1:0:46.160 --> 1:0:49.650

Rachel C. Manning

Oh, OK it that was a preview for our future slide, but real quick.

1:0:50.880 --> 1:0:59.370

Rachel C. Manning

We we did fairly extensive community outreach about the equity and land use report as part of our phase two engagement process.

1:1:0.10 --> 1:1:15.760

Rachel C. Manning

And during this engagement cycle, we asked residents to share their experiences with housing affordability, segregation and exclusion, as well as gentrification in the city and kind of how they experience it on the ground as missoulians.

1:1:18.110 --> 1:1:26.590

Rachel C. Manning

The real purpose would for this was the equity report is full of a lot of quantitative information and a lot of data and analysis.

1:1:26.600 --> 1:1:28.650

Rachel C. Manning

So this was a way to ground truth.

1:1:28.660 --> 1:1:45.780

Rachel C. Manning

This data with qualitative feedback from people that live here umm and what we found was that it it resonated with a lot of folks and was fairly representative of people's experience, especially as a relates to some of the inequalities that the report highlighted.

1:1:47.660 --> 1:2:1.250

Rachel C. Manning

Of the over 1000 or so comments that we received during this stage of the project, I just summarized them into these five themes that emerged most commonly.

1:2:1.260 --> 1:2:9.140

Rachel C. Manning

So housing affordability and accessibility, we got a lot of comments about that transportation and infrastructure.

1:2:10.350 --> 1:2:11.280

Rachel C. Manning

Uh, which?

1:2:11.330 --> 1:2:19.930

Rachel C. Manning

And I'll just some of these are interesting because the questions were really aimed at your experience with housing affordability.

1:2:19.940 --> 1:2:42.30

Rachel C. Manning

And if you've experienced segregation or exclusion in Missoula, so umm, some of these topics kind of naturally rose to the top, umm, the other three are community safety and diversity, environmental and climate concerns and a lot of comments just generally about land use, built form and development and how that relates to equity.

1:2:44.0 --> 1:2:46.220

Rachel C. Manning

OK, this is what that was setting me up for.

1:2:46.850 --> 1:2:54.400

Rachel C. Manning

Umm, I'll talk a little bit about the community form analysis, which was the second piece in our defining the problem phase.

1:2:55.210 --> 1:2:57.320

Rachel C. Manning

This document took or.

1:2:57.330 --> 1:3:17.970

Rachel C. Manning

This analysis took a deep dive into Missoula's built environment, and it's really focused around the concept of community form, which is the various ways that streets block slots, buildings and green spaces are organized to create distinct patterns of development.

1:3:18.870 --> 1:3:33.400

Rachel C. Manning

And this is really highlighted to point out that the way that our city looks and feels and functions is influenced by all of how these elements are designed and arranged.

1:3:33.410 --> 1:3:35.510

Rachel C. Manning

And interact together.

1:3:37.990 --> 1:3:48.330

Rachel C. Manning

As part of this analysis, we kind of took a look back in Missoula's history and identified 4 main periods of development.

1:3:49.340 --> 1:3:55.880

Rachel C. Manning

These are starting kind of from the beginning of the city and our early urbanization stage.

1:3:57.830 --> 1:4:12.210

Rachel C. Manning

This this was a fairly rural area that was starting to urbanize A and the the jobs and kind of trade in town were really connected to agriculture and to the railroad.

1:4:14.670 --> 1:4:23.730

Rachel C. Manning

We, as we started to enter the 1900s, we saw a shift into a compact and, umm, walkable city.

1:4:23.790 --> 1:4:26.470

Rachel C. Manning

Or, you know, town forming.

1:4:27.180 --> 1:4:34.340

Rachel C. Manning

That was really influenced by the streetcar and kind of the patterns of development that that created in the city.

1:4:36.650 --> 1:4:48.270

Rachel C. Manning

During the latter half of the 20th century, that's when we saw our development start to become more auto oriented and expand out from that city center into places that can now get reached by car.

1:4:48.280 --> 1:4:56.430

Rachel C. Manning

And as you can see, by kind of that block pattern, the we were seeing less connectivity, less compact development.

1:4:58.550 --> 1:5:10.520

Rachel C. Manning

And then more more recently and kind of our our current stage development, we're seeing a shift in value back to this compact and walkable umm development pattern.

1:5:11.150 --> 1:5:13.60

Rachel C. Manning

But we're also at a stage where.

1:5:15.560 --> 1:5:22.680

Rachel C. Manning

Especially with this project we we can determine what this era of Missoula will be remembered for in later years.

1:5:26.270 --> 1:5:27.210

Rachel C. Manning

You have a question, yeah.

1:5:29.150 --> 1:5:29.330

Rachel C. Manning

Sure.

1:5:30.600 --> 1:5:38.670

Rachel C. Manning

Not sure if you're aware, but Headwaters Economics came out with a report recently in January on single family home development in Montana.

1:5:38.680 --> 1:5:54.90

Rachel C. Manning

And I've just got it up in front of me, said from two 2000 to 2021 fifty, 6% of single family homes in Montana were built outside incorporated areas and 41% were built in neighborhoods where lot sizes exceed 10 acres.

1:5:54.100 --> 1:6:2.920

Rachel C. Manning

And so I think the point of this is just to say that that's leading to some of the unaffordability in housing, because they're building product for the affluent buyer.

1:6:3.430 --> 1:6:7.700

Rachel C. Manning

And second of all that it's really contributing to the rural sprawl that we're experienced.

1:6:7.710 --> 1:6:12.280

Rachel C. Manning

We've chewed up over 1,000,000 acres in that time.

1:6:14.530 --> 1:6:16.60

Rachel C. Manning

In single family home development.

1:6:16.250 --> 1:6:18.970

Rachel C. Manning

So it's it's important I think that we plan.

1:6:21.430 --> 1:6:25.80

Rachel C. Manning

More dense development, but also make it easier, right?

1:6:25.90 --> 1:6:30.240

Rachel C. Manning

Incentivize that type of development and we just went through the county Subdivision regulations.

1:6:30.850 --> 1:6:38.110

Rachel C. Manning

We make it easier to subdivide land and chew up big pieces, and we make it more difficult to build in the urban area.

1:6:38.950 --> 1:6:41.0

Rachel C. Manning

So I just wanted to point that out.

1:6:42.440 --> 1:6:44.230

Rachel C. Manning

Yeah, that's a great point.

1:6:44.240 --> 1:6:47.290

Rachel C. Manning

And it kind of, I'm just going to show these equity principles again.

1:6:47.620 --> 1:6:55.900

Rachel C. Manning

I think these are, you know, where primarily made for our equity report, but Umm, also speak to umm.

1:6:57.660 --> 1:7:4.20

Rachel C. Manning

How patterns of development can influence other things beyond equity, and I definitely, yeah, recommend the equity report.

1:7:12.890 --> 1:7:12.990

Peter Bensen

Yeah.

1:7:4.30 --> 1:7:13.480

Rachel C. Manning

It looks at how especially exclusive single dwelling zoning has a big impact on that, so thanks for bringing that up and I'll definitely look at that report. Question.

1:7:13.800 --> 1:7:15.140

Rachel C. Manning

Sure, go ahead Peter.

1:7:18.810 --> 1:7:24.650

Peter Bensen

I think it was four or five years ago we were concerned or the city was concerned about.

1:7:28.50 --> 1:7:52.330

Peter Bensen

The city was concerned about what we could do to make a development less expensive and get more house filled, and we invited contractors and developers to come in and talk about what they needed in order for us to provide \$300,000 single, single family dwellings and that kind of thing.

1:7:53.890 --> 1:7:59.870

Peter Bensen

And and it was, you know, don't limit us so much.

1:7:59.940 --> 1:8:2.970

Peter Bensen

Don't make us have roads that are this wide.

1:8:3.60 --> 1:8:8.240

Peter Bensen

Let's make sure that the buildings are closer together so we can squeeze more into limits.

1:8:8.480 --> 1:8:9.670

Peter Bensen

And there were.

1:8:10.120 --> 1:8:20.550

Peter Bensen

So it was a, uh, a process that made are made the community less attractive, less specific.

1:8:21.40 --> 1:8:22.0

Peter Bensen

Uh, uh.

1:8:22.830 --> 1:8:31.10

Peter Bensen

Let's out of the ordinary, I would think as well and defeated the whole purpose of trying to manage growth.

1:8:32.70 --> 1:8:37.820

Peter Bensen

Umm, make things walkable and compact to, you know, manage the growth.

1:8:38.770 --> 1:8:58.500

Peter Bensen

And I guess my question is, umm, what's gonna happen to this presentation once you ask the developers and contractors to provide their input, they're going to say this is impossible unless we.

1:9:0.540 --> 1:9:2.280

Peter Bensen

Loosen up the regulations in code.

1:9:5.430 --> 1:9:6.710

Rachel C. Manning

I have a few slides.

1:9:7.320 --> 1:9:14.280

Rachel C. Manning

I'm about 1 slide away from it about our code diagnostic that speaks to some of some of those ideas coming up so.

1:9:16.420 --> 1:9:17.10

Rachel C. Manning

I'll.

1:9:28.590 --> 1:9:29.10

Peter Bensen

Thanks.

1:9:17.70 --> 1:9:30.230

Rachel C. Manning

I'll go through those and I think those might answer some of your questions that that really looked at how the code creates barriers to development and identifying where these issues are with some input from from the development community.

1:9:31.480 --> 1:9:32.350

Peter Bensen

I appreciate that.

1:9:32.440 --> 1:9:32.730

Peter Bensen

Thank you.

1:9:32.900 --> 1:9:33.210

Rachel C. Manning

Yeah.

1:9:33.250 --> 1:9:37.780

Rachel C. Manning

Chris, any other questions before I move to the next slide?

1:9:41.840 --> 1:9:46.670

Rachel C. Manning

Alright, just to close out the community forum analysis.

1:9:46.940 --> 1:9:47.430

Rachel C. Manning

What?

1:9:47.500 --> 1:9:59.90

Rachel C. Manning

What really emerged from this analysis was the idea of a police type, which is essentially an expansion of how we're how we're thinking about land use.

1:9:59.100 --> 1:10:9.0

Rachel C. Manning

So in our current growth policy, our land use designation is essentially a reflection of the land use and density as a number umm.

1:10:9.50 --> 1:10:20.810

Rachel C. Manning

And this idea of a place type is to sprinkle a little bit of that, that form idea and the acknowledgement that there's there's more to the built environment than just the number of units on the ground.

1:10:22.460 --> 1:10:30.70

Rachel C. Manning

So it's uh, land use still, but also considering intensity and form and mobility.

1:10:30.840 --> 1:10:39.460

Rachel C. Manning

We we should have a little bit more information about that coming soon, especially as we're getting into the scenario work that I will leave it at that for now.

1:10:42.540 --> 1:10:55.600

Rachel C. Manning

And then the final analysis that was part of our phase two was the code diagnostic and this document is not yet released, but it will be released publicly within the next week or so.

1:10:55.610 --> 1:11:3.320

Rachel C. Manning

And we provided a little bit more of an in depth overview to our land use and planning committee at the city last week.

1:11:3.650 --> 1:11:5.100

Rachel C. Manning

So we have a recording of that.

1:11:5.450 --> 1:11:20.900

Rachel C. Manning

If you want a little bit more information and more of a sneak peek, but this document really looks at how

our code is organized, it's overall usability and how well it does or does not align with our policies as they're written today.

1:11:20.910 --> 1:11:34.320

Rachel C. Manning

So both as our policies are written today and as the code is written today, umm, this includes some insight from the equity report and the the Community Forum analysis.

1:11:34.330 --> 1:11:41.270

Rachel C. Manning

So this is really kind of a summary document that that nicely compiles everything we've learned from phase two.

1:11:43.440 --> 1:11:45.750

Rachel C. Manning

And the aim of this diagnostic?

1:11:47.350 --> 1:11:54.880

Rachel C. Manning

Was really to to look at our codes and policies through these three primary lenses, which are substance.

1:11:54.930 --> 1:12:2.20

Rachel C. Manning

So how well do the codes implement our adopted land use policies, especially our growth policy?

1:12:2.30 --> 1:12:2.260

Rachel C. Manning

How?

1:12:2.270 --> 1:12:3.700

Rachel C. Manning

How well are those aligned?

1:12:4.510 --> 1:12:10.980

Rachel C. Manning

But along with our many other policies that we have with the city, it looked at process, so how well?

1:12:13.280 --> 1:12:21.890

Rachel C. Manning

How how smooth is the development permit, review and approval process and is it predictable, fair and timely?

1:12:22.460 --> 1:12:26.250

Rachel C. Manning

And then it looked at organization and how user-friendly the code is.

1:12:26.260 --> 1:12:34.540

Rachel C. Manning

So how clear are the expectations and how easy is it to find and understand information?

1:12:36.870 --> 1:12:39.580

Rachel C. Manning

And just a little bit about what went into this methodology.

1:12:40.410 --> 1:12:46.620

Rachel C. Manning

Umm, our consultants reviewed background documents of which we had a lot.

1:12:47.80 --> 1:13:16.280

Rachel C. Manning

UM, so reports produced by the city, including the subdivision recommendations report and our our Missoula Development Guide, previous studies and then there, there was a big effort from a of internal review by city staff to go through codes, highlight areas of umm of issues where it from, from their reviewing experience.

1:13:18.870 --> 1:13:28.390

Rachel C. Manning

And then among that, there was a review of all of our codes, all of our relevant policies, lots of pages of regulations.

1:13:29.860 --> 1:13:36.640

Rachel C. Manning

Umm, there were some listening sessions that informed this document.

1:13:36.650 --> 1:13:50.860

Rachel C. Manning

So with frequent code, users and members of the development community, design professionals, real estate professionals are consultants interviewed frequent code users in our internal departments.

1:13:50.870 --> 1:13:59.850

Rachel C. Manning

So especially like our current planning department, our engineering teams, parks and rec are folks in the city who are working with these codes every day.

1:13:59.930 --> 1:14:1.870

Rachel C. Manning

Are intimately aware of.

1:14:1.880 --> 1:14:10.90

Rachel C. Manning

Kind of where issues pop up and then also some listening sessions with our leadership, city leadership and elected officials.

1:14:11.100 --> 1:14:11.480

Rachel C. Manning

Umm.

1:14:12.870 --> 1:14:29.40

Rachel C. Manning

As I mentioned before, the equity land use equity and land use report really informed this document as well as some uh modeling that looked at, as I mentioned before, it kind of what those barriers to development are.

1:14:29.150 --> 1:14:37.240

Rachel C. Manning

And UM, especially as they relate to our policy goals and our goals to, like, provide affordable housing and things like that.

1:14:37.250 --> 1:14:38.120

Rachel C. Manning

Like where?

1:14:38.230 --> 1:14:42.390

Rachel C. Manning

Where our codes creating those roadblocks? Umm.

1:14:44.440 --> 1:14:48.0

Rachel C. Manning

And just yeah, so two close this out.

1:14:48.240 --> 1:14:54.60

Rachel C. Manning

Umm, there were four really key findings with 11 subtopics and.

1:14:55.830 --> 1:14:57.480

Rachel C. Manning

I invite all of you once.

1:14:57.540 --> 1:15:0.120

Rachel C. Manning

This should be available next week, I believe.

1:15:0.130 --> 1:15:3.940

Rachel C. Manning

Umm, online and I'll make sure to share it with planning board members.

1:15:3.950 --> 1:15:14.490

Rachel C. Manning

So you can all take a look at it, but what we found was that codes do present barriers to housing, equity capacity, housing, equity capacity and affordability.

1:15:16.540 --> 1:15:25.360

Rachel C. Manning

They present barriers to compatible infill development and play a role in limiting housing diversity in our neighborhoods.

1:15:26.50 --> 1:15:39.640

Rachel C. Manning

Umm, our codes do not currently support mobility and climate policies that we have at the city and our codes are difficult to navigate both for customers and for staff who are reviewing them.

1:15:41.860 --> 1:15:48.930

Rachel C. Manning

Any questions before I pivot over to kind of our next step in this process, which is our growth policy update?

1:15:51.720 --> 1:15:52.460

Rachel C. Manning

They had something, sure.

1:15:55.960 --> 1:16:8.850

Rachel C. Manning

One or two comments on on that if you don't mind putting the key findings slide up again, you know something that we here a lot and and you know a lot of interest is what are we going to do.

1:16:9.260 --> 1:16:17.210

Rachel C. Manning

And I just want to make the point that this this document is still in, you know, it is a material related to establishing existing conditions.

1:16:17.220 --> 1:16:26.410

Rachel C. Manning

And so the point of the code diagnostic is to identify and and try to confirm that these are the issues we're trying to solve.

1:16:26.420 --> 1:16:53.240

Rachel C. Manning

So when you look at that material and see that material, that's kind of the perspective or framework, umm, you know framing that we're wanting and asking folks to to be thinking about and you know when we find find consensus around that and and kind of establish that this is these these are the problems you know then we can start to identify solutions.

1:16:55.60 --> 1:17:5.240

Rachel C. Manning

And another is just, you know, when you look at these four main findings just again kind of related to that a framework that that was used to to audit our codes.

1:17:6.270 --> 1:17:17.860

Rachel C. Manning

You know, really the first three main findings are misalignments between our codes and our policies, and the final findings, you know, related to the processes and organization and everything.

1:17:17.870 --> 1:17:28.380

Rachel C. Manning

So, umm, that's another another way to think about this and and kind of to give some perspective on where this is going.

1:17:31.120 --> 1:17:31.460

Rachel C. Manning

Thanks, Ben.

1:17:32.640 --> 1:17:33.420

Rachel C. Manning

Can I ask one question?

1:17:33.750 --> 1:17:33.950

Rachel C. Manning

OK.

1:17:35.500 --> 1:17:44.160

Rachel C. Manning

When you guys were, you know, asking Jason departments to review, I'm assuming that fire was involved in that also.

1:17:45.530 --> 1:17:45.700

Rachel C. Manning

Yeah.

1:17:45.770 --> 1:17:46.90

Rachel C. Manning

Thank you.

1:17:49.60 --> 1:17:49.180

Rachel C. Manning

Yeah.

1:17:54.300 --> 1:18:0.420

Rachel C. Manning

OK, so I just wanted to set up where we're really entering our.

1:18:2.850 --> 1:18:20.310

Rachel C. Manning

Have you phase of starting to update the growth policy and following this phase three, which is scenarios

for the future where we're really focusing on modeling scenarios and it will ultimately conclude with a selection of a preferred scenario following that will be?

1:18:21.980 --> 1:18:23.610

Rachel C. Manning

A draft growth policy.

1:18:23.620 --> 1:18:27.790

Rachel C. Manning

So we're we're kind of in this prep prep work phase now, umm.

1:18:29.10 --> 1:18:36.300

Rachel C. Manning

And as planning Board members, I'm sure you are familiar with their current growth policy and have spent a lot of time with it.

1:18:36.310 --> 1:18:42.880

Rachel C. Manning

But I just want to set up from the city perspective why this growth policy update is important, especially right now.

1:18:44.430 --> 1:18:53.880

Rachel C. Manning

Umm, so the first reason being that our growth policy that we current currently operate under was adopted in 2015, which was nearly a decade ago.

1:18:54.720 --> 1:18:55.380

Rachel C. Manning

Umm.

1:18:55.500 --> 1:19:9.520

Rachel C. Manning

And in that time, since it was adopted, the city has adopted several plans and policies that cover things like long range, transportation, housing, climate resiliency and equity.

1:19:11.820 --> 1:19:17.260

Rachel C. Manning

That that weren't necessarily captured in our operating policy.

1:19:17.270 --> 1:19:30.800

Rachel C. Manning

So this is kind of a big reason to update the growth policy is to ensure that this policy that we operate all land use functions under our aligned with these newer city goals.

1:19:33.380 --> 1:19:44.510

Rachel C. Manning

This update will also aim to update umm the growth policy to include emerging issues that are not explicitly captured in our current policy, umm.

1:19:44.560 --> 1:20:1.250

Rachel C. Manning

And while many of the values and visions expressed in the policy as it currently is written remain relevant today, there are several issues that have become more pressing, especially in recent years, including things like social, cultural and racial inequities.

1:20:2.560 --> 1:20:3.90

Rachel C. Manning

Excuse me.

1:20:3.640 --> 1:20:6.600

Rachel C. Manning

And that's a topic we really explored in the equity and land use report.

1:20:7.460 --> 1:20:11.440

Rachel C. Manning

Umm, housing shortages and rising housing costs.

1:20:11.820 --> 1:20:15.830

Rachel C. Manning

You know, we've seen that really accelerate since the pandemic.

1:20:17.490 --> 1:20:22.650

Rachel C. Manning

And also the accelerating effects of climate change becoming more and more evident.

1:20:25.600 --> 1:20:35.90

Rachel C. Manning

And to add to this, in the legislative session this past spring, the state passed SB382, or the Montana land use and Planning Act.

1:20:35.100 --> 1:20:38.280

Rachel C. Manning

I'm sure you will have heard of that by this point.

1:20:40.270 --> 1:20:50.650

Rachel C. Manning

And this bill requires cities with populations of 5000 or more people to adopt new land use plans and updated zoning and subdivision codes.

1:20:51.540 --> 1:20:57.30

Rachel C. Manning

Cities as part of this need to provide analysis and projections of current land use data.

1:20:57.850 --> 1:20:58.230

Rachel C. Manning

Umm.

1:20:58.630 --> 1:21:15.460

Rachel C. Manning

And additionally, the bill mandates specific housing strategies that need to be integrated into the code, and most notably, the bill emphasizes a shift of public participation to be primarily during the planning and adoption of city plans and codes.

1:21:15.470 --> 1:21:30.300

Rachel C. Manning

So during this process right now, essentially rather than during Spike site specific projects, many of which will be shifting to be reviewed administratively following when we adopt A new landy's plan.

1:21:30.310 --> 1:21:33.970

Rachel C. Manning

And I'm going to let Andrew correct me if I'm saying any of this incorrectly.

1:21:35.380 --> 1:21:38.160

Rachel C. Manning

Umm and I have a I have a quick question around that.

1:21:38.220 --> 1:21:38.380

Rachel C. Manning

Sure.

1:21:39.760 --> 1:22:2.0

Rachel C. Manning

Umm, with this shift in public participation, it it kind of seems like the public is not going to be involved as much and typically they don't really pay attention during policy period and they do when there's a lot going in next to their house.

1:22:2.40 --> 1:22:17.280

Rachel C. Manning

So is there still gonna be public comment and you know, like I'm assuming, you know, when City Council is reviewing something and they're having a hearing, I'm assuming that's still requires a public comment period or will it not know it will not?

1:22:17.290 --> 1:22:20.970

Rachel C. Manning

I see nods of no the the ship will be that, umm.

1:22:21.490 --> 1:22:36.720

Rachel C. Manning

If a project complies with the OR you know reflects the the new land use plan or the new growth policy that's adopted and the codes that are adopted it, it will likely not have a public hearing at all.

1:22:36.730 --> 1:22:38.920

Rachel C. Manning

It will just be administratively reviewed by staff.

1:22:41.0 --> 1:22:57.90

Rachel C. Manning

With a few exceptions, I think it's if the project like brings up new impacts that weren't considered during the the plan adoption, or if it is kind of outside of what was adopted, then it can be brought to a hearing.

1:22:57.840 --> 1:23:4.260

Rachel C. Manning

But the the amount of things that do have public hearings so will be I'm pretty limited.

1:23:5.410 --> 1:23:26.520

Rachel C. Manning

So that speaks to the importance of public participation during this process and as part of SB382, we need to adapt a public participation plan and beyond that, the city is committed to kind of a a more inclusive and accessible form of engagement than maybe we've practiced in in the past.

1:23:27.310 --> 1:23:34.760

Rachel C. Manning

So, and helping people understand the shift is kind of a big a big lift too, OK.

1:23:35.760 --> 1:23:36.530

Rachel C. Manning

Yeah, bad.

1:23:36.660 --> 1:23:36.990

Rachel C. Manning

Yeah.

1:23:37.0 --> 1:23:42.580

Rachel C. Manning

And so it's a great question and it it is something that's it's a big transition, it's a big shift, it's a new.

1:23:44.80 --> 1:23:46.0

Rachel C. Manning

Paradigm, so to speak.

1:23:46.50 --> 1:23:56.340

Rachel C. Manning

And umm, and so one one part of that is that it's part of our task and part of something that will be umm.

1:23:57.980 --> 1:24:10.50

Rachel C. Manning

Trying to get the word out and looking for assistance and getting the word out that you know this is the time to to participate and and that can be a new expectation for for some people in the community and and we get that.

1:24:10.740 --> 1:24:16.950

Rachel C. Manning

But the there is kind of a, you know, the basis for the thinking that went into.

1:24:18.810 --> 1:24:19.420

Rachel C. Manning

The law?

1:24:19.430 --> 1:24:21.280

Rachel C. Manning

The the change in the law and and.

1:24:23.510 --> 1:24:26.620

Rachel C. Manning

Is is kind of the dynamic that's not unique to Missoula.

1:24:26.630 --> 1:24:37.620

Rachel C. Manning

You know it's it's it happens here certainly and I think it's something that we are have been challenged by but it is also a trend that the.

1:24:39.570 --> 1:24:48.780

Rachel C. Manning

Point of public participation is just has been in a lot of ways, at least generally frustrating to everybody involved.

1:24:49.70 --> 1:25:10.890

Rachel C. Manning

Uh, without, you know, really results that are satisfactory in most cases where when you focus, you know, but basically our our oftentimes policy debates, you know at the specific project level where the rules are already written, the process is already established.

1:25:12.120 --> 1:25:19.640

Rachel C. Manning

There's not much room for, you know, legally at that point for umm for.

1:25:21.380 --> 1:25:30.350

Rachel C. Manning

Responding to or satisfying, you know, the kinds of concerns that come up and that are a lot of times brought up by people in the community.

1:25:30.450 --> 1:25:41.620

Rachel C. Manning

And so you get people in the community that are disappointed or frustrated that that they, they don't have more of an impact and you get decision makers that are frustrated that their hands are tied and and you get you know.

1:25:44.240 --> 1:25:56.220

Rachel C. Manning

Project Umm developers and applicants that are just following the rules and then kind of getting delayed and you know the things getting pushed back and stuff.

1:25:56.230 --> 1:26:5.430

Rachel C. Manning

So that just in general, I think that's the kind of dynamic that we've seen here and that happens elsewhere that led to you know this and.

1:26:6.160 --> 1:26:6.560

Rachel C. Manning

Umm.

1:26:7.160 --> 1:26:31.120

Rachel C. Manning

And so the hope is to kind of flip that and really focus people's time and energy towards that policy level debate and discussion and participation where we can try to work things out at a Community wide level so that there won't be that surprise and concern and and you know when when you see that start to be enacted at the ground level.

1:26:33.530 --> 1:26:34.30

Rachel C. Manning

Great day.

1:26:34.950 --> 1:26:37.170

Rachel C. Manning

Or can I follow up on that if I may.

1:26:39.140 --> 1:26:42.810

Rachel C. Manning

So what does the leadership of the city said?

1:26:42.820 --> 1:26:45.540

Rachel C. Manning

This is the state law and we're going to try to fit into it.

1:26:45.600 --> 1:26:57.720

Rachel C. Manning

I gather that I realized that to me it's a extreme burden on staff to not have the tools to do this, and there's going to be, I hate to say it, there's even though this is.

1:26:59.720 --> 1:27:1.330

Rachel C. Manning

Correct way in my opinion.

1:27:9.390 --> 1:27:10.110

Rachel C. Manning

Also doesn't.

1:27:1.400 --> 1:27:13.20

Rachel C. Manning

Yes, you do as much as the sitting county has done well in inviting, insisting people come in and the planning process, I think both have done an outstanding job given the track record.

1:27:13.690 --> 1:27:21.240

Rachel C. Manning

Uh, it's really good, but the people are the general public are going to want the other half.

1:27:21.300 --> 1:27:24.530

Rachel C. Manning

So is there any discussion or is there just this look?

1:27:24.540 --> 1:27:26.20

Rachel C. Manning

This is Montana nowadays.

1:27:26.30 --> 1:27:29.330

Rachel C. Manning

You know, it's a hand of those guys, you know, in Helena.

1:27:35.60 --> 1:27:35.260

Peter Bensen

Yep.

1:27:29.340 --> 1:27:37.210

Rachel C. Manning

And there's nothing that the public there's going to be a lot of blowback on the city and the staff people about.

1:27:37.220 --> 1:27:41.230

Rachel C. Manning

You're not taking care of business that I'm just.

1:27:41.760 --> 1:27:43.280

Rachel C. Manning

It's very frustrating to me.

1:27:43.290 --> 1:27:49.920

Rachel C. Manning

I've been doing this a few years and this is the backwards way, so that's I just had to pay say that.

1:27:56.370 --> 1:28:5.440

Rachel C. Manning

Thanks for the comment and and I mean that I think that one you know another thing to the the we're thinking about you know as as part of this is that.

1:28:7.860 --> 1:28:22.570

Rachel C. Manning

And and you know this is we're going to pass it over to Mark here to kind of run through some of the demographic changes in numbers and kind of some of those changes to our existing conditions that are part of what's happening and why we're doing the challenges that we are.

1:28:23.580 --> 1:28:28.120

Rachel C. Manning

But they are significant in, in in a lot of ways and they and they are.

1:28:30.410 --> 1:28:34.800

Rachel C. Manning

Happening in a lot of places, you know, not that there's certainly happening here, but they're happening elsewhere too.

1:28:34.810 --> 1:28:57.180

Rachel C. Manning

And so it's, you know, there is a trend in trying to figure out what's led to this and what's going on, how to get out of the kind of situation where in I think that something that we are talking about and thinking about is that, yes, to some degree we're being mandated by the state and you know to at at the local level and and that causes concerns but.

1:28:59.240 --> 1:29:13.550

Rachel C. Manning

There's also room on our part to determine as a community how we do that and that's that's what we wanna focus on in this project is to, you know, have those community conversations to be able to find what the right fit for Missoula to.

1:29:17.390 --> 1:29:19.100

Rachel C. Manning

To to see these outcomes.

1:29:21.230 --> 1:29:22.270

Rachel C. Manning

Peter, did you have a question?

1:29:23.860 --> 1:29:28.570

Peter Bensen

Well, I agree with what the other board members have said completely.

1:29:31.950 --> 1:29:50.30

Peter Bensen

And we have seen, I saw a when the community decides late that they don't like something, they show up on us and talk about it in front of the planning board and then, you know, the spouses who are lawyers litigate.

1:29:51.190 --> 1:29:55.840

Peter Bensen

And I'm wondering if we have had any litigation so far on any of this?

1:29:56.590 --> 1:29:58.380

Peter Bensen

Umm, I think.

1:29:59.910 --> 1:30:0.240

Rachel C. Manning

Yes.

1:30:0.250 --> 1:30:1.900

Rachel C. Manning

And we're going to get to that and I?

1:30:0.690 --> 1:30:2.890

Peter Bensen

I'm doing OK.

1:30:3.800 --> 1:30:4.310

Peter Bensen

I yeah.

1:30:4.320 --> 1:30:5.870

Peter Bensen

I don't wanna take undue time.

1:30:5.880 --> 1:30:21.490

Peter Bensen

I agree with what people upset and I think that this is a disaster waiting to happen, but I really appreciate what you're trying to do and make the best of this and try and find a way around how our community is going to kind of deal with us, right.

1:30:21.560 --> 1:30:22.600

Peter Bensen

I applaud you for doing that.

1:30:25.440 --> 1:30:25.670

Rachel C. Manning

Yeah.

1:30:25.680 --> 1:30:27.10

Rachel C. Manning

Thank you for that. I think.

1:30:27.100 --> 1:30:28.430

Rachel C. Manning

Uh, it.

1:30:28.440 --> 1:30:37.750

Rachel C. Manning

It is gonna be a lift and a definitely a paradigm shift for the city and for the community together and the public.

1:30:38.0 --> 1:30:45.770

Rachel C. Manning

Uh, I think it presents an opportunity to hopefully encourage people to participate in the process earlier on and.

1:30:47.860 --> 1:30:58.870

Rachel C. Manning

Which which is on us to make sure that that is accessible and available to people to do, and that they understand what what this impact what their input is leading into.

1:30:59.720 --> 1:31:4.570

Rachel C. Manning

So that's that's kind of how we're structuring our engagement strategy around this project.

1:31:5.280 --> 1:31:10.50

Rachel C. Manning

Umm and hopefully an outcome is a a plan.

1:31:12.70 --> 1:31:19.900

Rachel C. Manning

And land use codes and kind of and understanding that that sets clear expectations going forward.

1:31:19.910 --> 1:31:36.90

Rachel C. Manning

So that when you do have individual projects coming up like those expectations are super clear in the

land use plan in the code like you, you kind of know in your neighborhood what to expect, but that's a lot of work and it's a shift.

1:31:36.100 --> 1:31:38.100

Rachel C. Manning

So definitely things that we're considering.

1:31:38.760 --> 1:31:45.410

Rachel C. Manning

I'm going to give you all a break from listening to me and I'm going to pass you over to Mark who is going to talk about some data.

1:31:45.600 --> 1:31:49.230

Rachel C. Manning

I have one more quick question just on this topic, sure.

1:31:49.620 --> 1:31:50.350

Rachel C. Manning

Is there a?

1:31:51.750 --> 1:31:54.590

Rachel C. Manning

Is there a backup plan it's or.

1:31:58.60 --> 1:32:0.230

Rachel C. Manning

A chance that this goes S you know?

1:32:0.240 --> 1:32:1.370

Rachel C. Manning

Like, maybe we're gonna.

1:32:1.460 --> 1:32:7.350

Rachel C. Manning

We're gonna go through for a while and this is going to work alright and I know I think there's some legal challenges.

1:32:7.360 --> 1:32:9.990

Rachel C. Manning

Is there a legal challenge to this specific law?

1:32:12.180 --> 1:32:14.980

Rachel C. Manning

There's a legal it's included in the legal challenge.

1:32:15.180 --> 1:32:23.460

Rachel C. Manning

That was brought by the the Made group, which we're gonna talk about but not acted on, but.

1:32:25.270 --> 1:32:31.830

Rachel C. Manning

So it and just to clarify your question kind of primarily about the, the this bill, yeah.

1:32:31.840 --> 1:32:42.710

Rachel C. Manning

And I guess just thinking like, OK, this goes through legal challenges aside, we're running great, but then something comes up and there's a big public outcry.

1:32:42.720 --> 1:32:48.400

Rachel C. Manning

I mean because this is, I mean, let's be honest, we can say, oh, we like about what we hope to happen.

1:32:48.410 --> 1:32:54.720

Rachel C. Manning

But the reality is, is the public just doesn't typically get involved until it's in their back door.

1:32:54.970 --> 1:33:4.320

Rachel C. Manning

So I guess I'm just wondering if if we have any options available to us so that we can open something up if we have a can of worms blow up in our face.

1:33:9.780 --> 1:33:19.720

Rachel C. Manning

That's a big question I like to do my best to answer it, but you know I I think I think it brings up, you know, one point at least that we're in a dynamic landscape around this.

1:33:22.130 --> 1:33:22.900

Rachel C. Manning

We it.

1:33:23.290 --> 1:33:25.540

Rachel C. Manning

It was already dynamic when we started this project.

1:33:25.550 --> 1:33:29.770

Rachel C. Manning

It got more so part way through with the changes at at the legislature.

1:33:30.320 --> 1:33:31.520

Rachel C. Manning

Umm and.

1:33:33.440 --> 1:33:50.760

Rachel C. Manning

That's because the, you know, we're trying to address problems and challenges that are difficult, that are, you know, that that people are thinking about it here and elsewhere in all different levels, you know, locally up to the state and whatnot and and beyond.

1:33:50.770 --> 1:33:59.340

Rachel C. Manning

So it's a, it's an ongoing debate, kind of what the what the way forward is on this.

1:33:59.650 --> 1:34:11.900

Rachel C. Manning

So the so just to say we don't know what's gonna happen, but we hope to have a successful project here in Missoula and you know the next legislature is the beginning of 2025.

1:34:11.910 --> 1:34:13.870

Rachel C. Manning

So we'll we'll see what happens there.

1:34:13.920 --> 1:34:14.390

Rachel C. Manning

There as well?

1:34:14.780 --> 1:34:19.260

Rachel C. Manning

Umm I as far as you know, a.

1:34:19.330 --> 1:34:26.630

Rachel C. Manning

So we're focused on the project, you know, at at hand and and our hope is to bring that through successfully in the time frame that we're aiming for.

1:34:27.780 --> 1:34:28.130

Rachel C. Manning

Cool.

1:34:28.190 --> 1:34:28.510

Rachel C. Manning

Great.

1:34:28.520 --> 1:34:29.150

Rachel C. Manning

We'll leave it at that.

1:34:30.960 --> 1:34:31.250

Rachel C. Manning

Question.

1:34:35.270 --> 1:34:36.50

Rachel C. Manning

OK.

1:34:37.10 --> 1:34:38.440

Rachel C. Manning

So I'm Mark Hendrickson.

1:34:38.450 --> 1:34:42.60

Rachel C. Manning

I'm the I'm a planner with GIS focus, so I'm gonna.

1:34:42.70 --> 1:34:57.430

Rachel C. Manning

I'm here to talk, to talk to you about existing conditions in projected trends in the growth policy area and the map that you can see on your screen shows the county of Missoula and then the growth policy area is the smaller boundary with the Black line surrounding it.

1:34:57.440 --> 1:35:00.720

Rachel C. Manning

And then the city of Missoula is the grey, grey boundary.

1:35:01.210 --> 1:35:11.20

Rachel C. Manning

So growth policy area includes the city of Missoula, the why Orchard Homes, Miller Creek, E, Missoula and the Bonner Milltown regions.

1:35:13.130 --> 1:35:28.650

Rachel C. Manning

We know that this region is experiencing growth pressures right now and through studying historical trends in existing conditions, we can expect and project that the growth policy area will continue to experience these pressures in the future.

1:35:30.700 --> 1:35:40.610

Rachel C. Manning

So while we're looking at many different aspects of the community, tonight we'll be covering existing conditions relating to population, housing and economic development.

1:35:46.750 --> 1:35:55.200

Rachel C. Manning

So the first one, we're going to go over is the current population of the growth policy area and it is estimated to be 93,926 people.

1:35:55.770 --> 1:36:02.280

Rachel C. Manning

And using historical trends, we can project that population out to be 100 and 128,345 people by 2045.

1:36:2.290 --> 1:36:4.300

Rachel C. Manning

8345 people.

1:36:4.310 --> 1:36:15.460

Rachel C. Manning

By 2045, this necessitates a look at how the area can accommodate this growth in both housing economic development as well as local services.

1:36:18.380 --> 1:36:20.690

Rachel C. Manning

Next thing we're going to look at is housing.

1:36:20.850 --> 1:36:41.240

Rachel C. Manning

And so using the 2021 American Community Survey data, the city has determined that the area has underproduced approximately 2700 to 3700 residential units within the area to accommodate the current population and to increase the housing supply to a healthy vacancy rate between 5 and 8%.

1:36:42.490 --> 1:36:51.600

Rachel C. Manning

Using this alongside the projected population, the region will need to build between 22,000 and 28,000 units by 2045.

1:36:52.620 --> 1:36:57.160

Rachel C. Manning

This is essentially adding one new unit for every four to five that already exists today.

1:37:0.920 --> 1:37:13.260

Rachel C. Manning

In terms of economic development, there are currently 63 employees or daytime workers for every 100 people in the for every 100 people who live in the growth policy area.

1:37:15.90 --> 1:37:15.420

Rachel C. Manning

Uh.

1:37:15.430 --> 1:37:24.430

Rachel C. Manning

Utilizing this proportion alongside the population projection, the growth policy area will likely see approximately 85,000 daytime employees by 2045.

1:37:30.320 --> 1:37:37.880

Rachel C. Manning

Hey, Mark, can you restate on that last slide, the daytime worker is just explain that a little bit, yeah.

1:37:38.170 --> 1:37:43.320

Rachel C. Manning

So I'll go into each one of these sections and the kind of coming up is just kind of a preview.

1:37:43.570 --> 1:37:56.740

Rachel C. Manning

But so daytime workers is people you know, people can live in the area and work in the area, or they can live down in low, low or live outside of the growth policy area and commute in to work here.

1:37:56.750 --> 1:37:58.100

Rachel C. Manning

So that daytime workforce.

1:38:0.190 --> 1:38:4.690

Rachel C. Manning

It shifts ever so slightly every year, but it does stay fairly similar.

1:38:7.190 --> 1:38:7.470

Rachel C. Manning

2nd.

1:38:11.80 --> 1:38:25.310

Rachel C. Manning

OK, so this slide, the solid lines on the graph show the historic population growth from 1970 to 2020 for Missoula County, the city of Missoula, as well as the growth policy area.

1:38:26.660 --> 1:38:32.340

Rachel C. Manning

The dashed lines represent the projected population of Missoula County and the Growth policy area.

1:38:34.780 --> 1:38:58.340

Rachel C. Manning

So all these areas, Missoula County, city of Missoula and the Growth policy area all go through periods of high growth and periods of slow growth aftering these highs and low periods of growth the county and with growth policy area have historically grown at a cumulative annual growth rate or kegger of 1.39% over the last 50 years.

1:39:0.130 --> 1:39:6.530

Rachel C. Manning

Rejecting these historical growth rates, Missoula County will increase approximately.

1:39:7.640 --> 1:39:12.680

Rachel C. Manning

Uh to 166,970 people by 2045.

1:39:14.630 --> 1:39:40.370

Rachel C. Manning

The Growth policy area accounts for 77% of all new population within Missoula County using this percentage alongside of the population projection for the county, the growth policy area will add approximately 3737 thousand people by 2045, bringing the total up bringing the total population of the area up to 128,345 people.

1:39:48.640 --> 1:39:52.80

Rachel C. Manning

So now we're under the housing section of the report.

1:39:52.550 --> 1:40:2.320

Rachel C. Manning

So underproduction of residential units occurs when the community or region falls short of supplying the housing necessary to meet the needs of the residents.

1:40:4.390 --> 1:40:17.890

Rachel C. Manning

For this project, the city has followed suit with multiple other states, counties and other cities across the country to try to conceptualize how many residential units the growth policy area would need to build to accommodate a healthy vacancy rate.

1:40:17.900 --> 1:40:19.640

Rachel C. Manning

Between 5:00 and 8%.

1:40:22.60 --> 1:40:34.990

Rachel C. Manning

To do this, we utilize the homeless management, the number of clients within the homeless management information system in 2021, alongside the vacancy rates from the 2021 American Community Survey, five year estimates.

1:40:36.660 --> 1:40:47.300

Rachel C. Manning

Using this method, we have determined that the growth policy area has underproduced between 2700 and 3700 residential units as of the year 2021 to support the housing need.

1:40:56.540 --> 1:41:2.780

Rachel C. Manning

So as stated in the previous slide, the region has an underproduction of approximately 2700 to 3700 residential units.

1:41:3.910 --> 1:41:17.990

Rachel C. Manning

The projected future housing need to accommodate the addition of 37,000 new people within the growth policy area, as well as a healthy vacancy rate, the area will need to produce between 19,000 and 24,000 new residential units by 2045.

1:41:20.670 --> 1:41:34.400

Rachel C. Manning

Combining the underproduction that the growth policy area is currently experiencing with the projected future housing needs, we come to a total of 22,000 to 27,000 new residential units that will need to be built by 2045 to accommodate the growing population.

1:41:46.70 --> 1:42:10.410

Rachel C. Manning

To conceptualize this in a more understandable way and ground truth, these numbers we've broken the much larger needs into a yearly production goal goals, and we will also categorize this need into specific housing types in the future, using income brackets and the hemas data as well.

1:42:11.630 --> 1:42:25.50

Rachel C. Manning

Uh to put this slide in these numbers into context, the average number of new residential units from 2011 to 2022 has been 672 per year within the growth policy area.

1:42:29.480 --> 1:42:42.600

Rachel C. Manning

To account for the underproduction of units, we have determined that from 2024 to 2034, the regions yearly housing target goal should be larger so that we can front load and try to get ahead of the underproduction of units.

1:42:43.890 --> 1:42:52.910

Rachel C. Manning

In total, the growth area should strive to build between 1100 to 1500 new residential units per year between 2024 and 2034.

1:42:54.450 --> 1:42:59.750

Rachel C. Manning

After this, the region has produced enough residential units to maintain a stabilized housing market.

1:43:0.170 --> 1:43:7.740

Rachel C. Manning

The yearly targets can be slackened a little bit to a yearly production rate between 900 to 1100 units.

1:43:8.250 --> 1:43:9.190

Rachel C. Manning

New units per year.

1:43:11.530 --> 1:43:25.740

Rachel C. Manning

So, as stated before, before the average new, as I said before, the average new residential units permitted per year from 2011 to 2022 is 672 units per year from 2016 to 2022.

1:43:25.750 --> 1:43:33.260

Rachel C. Manning

So since the last growth policy adoption, the average has been 805 units per year.

1:43:34.800 --> 1:43:44.310

Rachel C. Manning

In 2021, the region saw 1364 residential units permitted to be developed in in this boom in residential development.

1:43:44.440 --> 1:43:51.70

Rachel C. Manning

Development was followed by a rise in the vacancy rates in the region, which corroborates the findings, and this needs report.

1:43:58.580 --> 1:44:0.830

Rachel C. Manning

So on to the economic development.

1:44:1.200 --> 1:44:7.610

Rachel C. Manning

So for every 100 people with no growth policy area, there are 63 people in that daytime workforce.

1:44:10.380 --> 1:44:22.790

Rachel C. Manning

In addition to the supply of housing, we also need to study these economic development and economic development patterns and implement plans to accommodate the growing population so that we can have enough jobs for every resident to live a healthy and fulfilling life.

1:44:22.860 --> 1:44:23.140

Rachel C. Manning

If.

1:44:25.80 --> 1:44:33.750

Rachel C. Manning

From 2015 to 2021, the employee to population ratio has stayed relatively the same for every 100 people that live within the growth policy area.

1:44:34.40 --> 1:44:40.300

Rachel C. Manning

There have been historically been between 61 and 63 people within the daytime workforce.

1:44:45.680 --> 1:45:1.990

Rachel C. Manning

So combining the population projection with historical employee to population ratio, the growth policy area should expect to add an additional 28,000 new daytime employees into the workforce, bringing up the total estimated 2045 work for us to be around 85,000 people.

1:45:4.140 --> 1:45:20.400

Rachel C. Manning

And so to answer your question, Derek, out of those, for every 100 people within the group policy area, there's 63 day time in 63 day time workers, 25 of those commute from outside of the the growth policy area.

1:45:21.660 --> 1:45:24.260

Rachel C. Manning

So the rest are live in and work with them.

1:45:24.270 --> 1:45:25.80

Rachel C. Manning

The community as well.

1:45:29.950 --> 1:45:30.560

Rachel C. Manning

An answer.

1:45:30.570 --> 1:45:31.140

Rachel C. Manning

Any questions?

1:45:31.150 --> 1:45:42.980

Rachel C. Manning

If we have, do you have any insights from terms of the growth of remote work at all and that potential impact or is it too early to tell the growth of the remote work and how that impacts these numbers?

1:45:43.530 --> 1:45:44.210

Rachel C. Manning

Yes, so.

1:45:46.520 --> 1:45:49.10

Rachel C. Manning

We are looking at the work from home trends.

1:45:49.20 --> 1:45:51.970

Rachel C. Manning

I don't have the statistics on hand right now.

1:45:52.430 --> 1:45:53.990

Rachel C. Manning

It has risen.

1:45:54.180 --> 1:45:59.100

Rachel C. Manning

It's stabilized out from what I remember looking at, it has stabilized out.

1:45:59.280 --> 1:46:5.830

Rachel C. Manning

We're not as fast growing as other places in the nation, which I found very surprising when I was looking at it.

1:46:6.300 --> 1:46:14.220

Rachel C. Manning

So we're actually lower in ratio than the nation on a whole and Montana and a whole as well.

1:46:16.500 --> 1:46:17.480

Rachel C. Manning

Yep, yeah.

1:46:21.130 --> 1:46:23.980

Rachel C. Manning

Yeah, we we have a, you know, government workforce.

1:46:23.990 --> 1:46:28.90

Rachel C. Manning

So lots of people can't work full time remote in the government.

1:46:35.660 --> 1:46:36.30

Rachel C. Manning

Any.

1:46:37.950 --> 1:46:51.450

Rachel C. Manning

We're going to pivot to closeout of this growth policy update, so any other questions about data before we move on, well, it's data, but I'm curious how we built so much in 2021, the factors there that contributed to that.

1:46:57.310 --> 1:46:57.530

Rachel C. Manning

Yeah.

1:47:0.560 --> 1:47:2.470

Rachel C. Manning

I'm it's this.

1:47:3.310 --> 1:47:17.980

Rachel C. Manning

Take this with a grain of salt a little bit because I don't have the numbers memorized or anything, but my understanding is that that was there were some, you know, there was a high volume, high percentage of multi dwelling.

1:47:19.510 --> 1:47:23.540

Rachel C. Manning

Development that occurred that year and that's kind of been the trend the last the last few years.

1:47:24.330 --> 1:47:30.540

Rachel C. Manning

And so I I can't remember specifically, but there are some kind of larger apartment complexes that were built.

1:47:30.770 --> 1:47:32.570

Rachel C. Manning

Uh, Mueller that year?

1:47:32.580 --> 1:47:35.700

Rachel C. Manning

Yeah, that that accounted for, you know, a fair amount of that.

1:47:35.810 --> 1:47:48.230

Rachel C. Manning

OK, I don't know if this is true, but that might have been the year that we stopped both the villagio and the Trinity Mullen Apartments, which added probably 500 or 600 units alone.

1:47:50.740 --> 1:47:52.520

Rachel C. Manning

I don't know if that was 2021 though.

1:47:52.660 --> 1:47:53.220

Rachel C. Manning

Yeah.

1:47:53.260 --> 1:47:54.960

Rachel C. Manning

Or if that was included in this metric.

1:47:57.920 --> 1:47:58.230

Rachel C. Manning

Yeah.

1:47:58.240 --> 1:48:2.750

Rachel C. Manning

So the the training melon in the Bellagio did get permitted that year.

1:48:2.760 --> 1:48:11.100

Rachel C. Manning

So that added around I think 400 new units within like the very much urban area of the city.

1:48:11.610 --> 1:48:19.340

Rachel C. Manning

And then there was also a large multi dwelling complex out in the Septocaine area.

1:48:19.790 --> 1:48:20.970

Rachel C. Manning

I forget what it's called.

1:48:20.980 --> 1:48:27.880

Rachel C. Manning

Magnet flats magnet Flats, which is 600 units as well and that came in in two years, but the majority came in in 2021.

1:48:29.890 --> 1:48:37.40

Rachel C. Manning

And this is a just a nice opportunity for a plug for previous work that we've done around this.

1:48:37.50 --> 1:48:42.470

Rachel C. Manning

And and I I think presented on or kind of brought the findings of that to this group.

1:48:44.430 --> 1:48:47.260

Rachel C. Manning

Previously, did we visit Planning Board on the ARMAZI?

1:48:47.270 --> 1:48:47.700

Rachel C. Manning

Yeah.

1:48:47.950 --> 1:48:50.510

Rachel C. Manning

So we put out a kind of semi annual reporting.

1:48:50.940 --> 1:48:51.300

Rachel C. Manning

Umm.

1:48:52.60 --> 1:48:58.390

Rachel C. Manning

Uh, or report on residential development called the our Missoula Development Guide.

1:48:58.450 --> 1:49:14.30

Rachel C. Manning

And so the last that we released was for the years 2021 and 22 and we're getting to the point where the the data for 2023 is going to be available to provide an update on that at some point here as well.

1:49:14.40 --> 1:49:23.970

Rachel C. Manning

But that, you know, provides trends and breaks breakdowns of development type and that and and geographic distribution and that sort of thing.

1:49:24.720 --> 1:49:25.110

Rachel C. Manning

Great.

1:49:25.120 --> 1:49:25.490

Rachel C. Manning

Thank you.

1:49:25.500 --> 1:49:26.640

Rachel C. Manning

I'd forgotten about that.

1:49:26.650 --> 1:49:27.720

Rachel C. Manning

That's a good reference.

1:49:28.760 --> 1:49:30.210

Rachel C. Manning

Was there any other questions?

1:49:30.220 --> 1:49:32.130

Rachel C. Manning

I thought I saw Derek Jane.

1:49:32.140 --> 1:49:32.400

Rachel C. Manning

Go ahead.

1:49:33.590 --> 1:49:51.160

Rachel C. Manning

Can I just ask one clarifying question just as you guys were talking about some of those projects, this is based on just uh, it's not, it's based on actual units constructed, correct and not just permitted umm.

1:49:53.620 --> 1:49:54.350

Rachel C. Manning

Uh, no.

1:49:54.360 --> 1:49:58.690

Rachel C. Manning

It's units permitted, so they're not necessarily livable that year.

1:49:59.480 --> 1:50:7.870

Rachel C. Manning

So when we when I mentioned that vacancy rate dropping, it dropped last year I believe or in 2023, it just when it dropped.

1:50:7.920 --> 1:50:10.0

Rachel C. Manning

Yeah, I mean, is there any?

1:50:11.130 --> 1:50:19.450

Rachel C. Manning

Is there any data on, you know, permits that have been, you know filed in are going nowhere?

1:50:19.760 --> 1:50:26.10

Rachel C. Manning

I mean it, it seems like this number could actually be even though it's lower than any of our.

1:50:26.100 --> 1:50:28.530

Rachel C. Manning

Your numbers say that it should be.

1:50:28.660 --> 1:50:36.970

Rachel C. Manning

Already data suggesting that that's actually built is quite a bit less at all, yeah.

1:50:39.540 --> 1:50:57.100

Rachel C. Manning

Uh, I don't know about that just yet, but that's something that we've been looking into is trying to look at the certificate of occupancy alongside of that building permit to see if we can't kind of rectify the two numbers and see if it they don't agree with each other or if they do agree with each other.

1:50:57.640 --> 1:51:0.150

Rachel C. Manning

So that something in the future that we can chat about.

1:51:3.780 --> 1:51:4.270

Rachel C. Manning

Anybody else?

1:51:6.160 --> 1:51:8.490

Rachel C. Manning

Alright, go take it again. OK?

1:51:8.540 --> 1:51:33.780

Rachel C. Manning

Uh, just a few more slides here and then I'm going to pass it over to Ben to talk about the near term code amendments, but umm, on the the subject of public participation, I just wanted to spend a few

slides giving some updates on past participation that we are engagement that we had around the growth policy update and give a plug for some upcoming participation opportunities so.

1:51:35.920 --> 1:51:44.200

Rachel C. Manning

In December last year, we really kicked off the growth policy update publicly with these three Community growth policy workshops.

1:51:45.30 --> 1:51:45.540

Rachel C. Manning

Umm.

1:51:45.770 --> 1:51:55.480

Rachel C. Manning

We between three separate events, we reached over 130 residents and held them at three different venues at three different times of day.

1:51:55.490 --> 1:52:1.810

Rachel C. Manning

It was the same workshop, but just to spread out when and where people could could attend.

1:52:2.420 --> 1:52:16.780

Rachel C. Manning

Umm, we essentially ask people to share through a drawing activity what they love in their neighborhoods and what they would want to see or change in their neighborhoods.

1:52:17.470 --> 1:52:17.830

Rachel C. Manning

Umm.

1:52:18.350 --> 1:52:21.280

Rachel C. Manning

And we got a wide range of answers.

1:52:21.390 --> 1:52:35.470

Rachel C. Manning

Was kind of fun to to see what people shared and had a lot of really unique answers, but had had some similar themes come up that we'll be using to think about updating our policy and.

1:52:37.880 --> 1:52:44.250

Rachel C. Manning

Help us determine how well our current growth policy aligns with what people are, what we're hearing people value.

1:52:44.260 --> 1:52:55.670

Rachel C. Manning

So in terms of what people love, we heard the ability to have feel like they have a community around and have social connectivity opportunities.

1:52:57.800 --> 1:53:2.130

Rachel C. Manning

Having the natural environment and scenic beauty in their neighborhoods was a big plus.

1:53:2.340 --> 1:53:9.980

Rachel C. Manning

We were noticing today that, uh, there were a lot of who, a lot of people love their irrigation ditches.

1:53:10.210 --> 1:53:15.370

Rachel C. Manning

But in like the natural beauty form, it was very like we would have never known that if we didn't ask.

1:53:16.90 --> 1:53:23.60

Rachel C. Manning

Umm, people really appreciate the walkability and Bikeability and just being able to get around their neighborhoods.

1:53:23.530 --> 1:53:30.750

Rachel C. Manning

Having access to community services and resources and also access to urban amenities and local businesses.

1:53:31.780 --> 1:53:42.560

Rachel C. Manning

Umm, not surprisingly, a lot of the answers to what we would want to what people would want to see in their neighborhoods are fairly similar to what people love and their neighborhoods.

1:53:44.0 --> 1:53:48.30

Rachel C. Manning

But the things that rose to the top were improved infrastructure and connectivity.

1:53:50.230 --> 1:53:54.150

Rachel C. Manning

More access to housing and kind of more development in their neighborhoods.

1:53:54.930 --> 1:54:0.260

Rachel C. Manning

Uh, more environmental sustainability and kind of sustainable practices.

1:54:1.580 --> 1:54:6.950

Rachel C. Manning

Uh, also, community services and resources and transportation and traffic management.

1:54:6.960 --> 1:54:18.650

Rachel C. Manning

We heard a lot about concerns about safety and you know, especially as it relates to streets, SO2 plugs.

1:54:19.420 --> 1:54:25.610

Rachel C. Manning

The first is that we have online versions of the activities that we did in person on our our Missoula website right now.

1:54:25.960 --> 1:54:30.710

Rachel C. Manning

Umm, so there's a map you can put pins on for what you love and what you want to see.

1:54:30.720 --> 1:54:43.630

Rachel C. Manning

UM, and then we had a few other activities at the in person events that we translated into or kind of attempted to translate the best we could into online versions or some of them are a little bit different.

1:54:43.640 --> 1:54:49.440

Rachel C. Manning

But, umm, just another way to to understand what people care about in Missoula.

1:54:49.450 --> 1:54:52.550

Rachel C. Manning

So encourage you all to go visit that.

1:54:52.560 --> 1:55:4.410

Rachel C. Manning

And then my last plug is that we have another round of community engagement coming up starting next week and this is really starting to pivot into that scenarios.

1:55:6.70 --> 1:55:14.350

Rachel C. Manning

Piece of this project and so these events similarly will be the same workshop just offered at three different times in three different locations.

1:55:15.150 --> 1:55:17.550

Rachel C. Manning

UM and it will feature.

1:55:19.140 --> 1:55:19.740

Rachel C. Manning

A.

1:55:19.780 --> 1:55:20.620

Rachel C. Manning

A game.

1:55:21.20 --> 1:55:21.800

Rachel C. Manning

It's going to be really fun.

1:55:22.410 --> 1:55:27.470

Rachel C. Manning

Umm, that is uh, looking at it.

1:55:27.480 --> 1:55:28.340

Rachel C. Manning

It's asking people to.

1:55:30.380 --> 1:55:37.280

Rachel C. Manning

Share their preferences and concerns, especially as it relates to missing middle housing in the community. So.

1:55:39.280 --> 1:55:39.910

Rachel C. Manning

It.

1:55:40.0 --> 1:55:46.130

Rachel C. Manning

Yeah, there'll be a presentation and then this interactive game will be facilitated by city staff.

1:55:46.950 --> 1:55:58.0

Rachel C. Manning

So would love to see you all at at least one of those events, and then I will, umm, and here in and pass it over to talk about the near term code amendments.

1:55:58.10 --> 1:55:59.380

Rachel C. Manning

But just wanna queue you up.

1:55:59.390 --> 1:55:59.840

Rachel C. Manning

For what?

1:55:59.850 --> 1:56:9.790

Rachel C. Manning

What's to come so umm and they just mentioned in February where we're doing these workshops and then that this is kind of the precursor to.

1:56:12.360 --> 1:56:26.210

Rachel C. Manning

Starting to identify specific scenarios to bring back to the public to have conversations about selecting our preferred scenario and that's ultimately what will translate into our future land use map.

1:56:26.220 --> 1:56:30.900

Rachel C. Manning

So this is really kind of the background work for getting that growth policy draft.

1:56:32.830 --> 1:56:33.370

Rachel C. Manning

Ready to go?

1:56:34.660 --> 1:56:40.230

Rachel C. Manning

We have a few other things happening in the meantime as they relate to code reform.

1:56:40.590 --> 1:56:44.670

Rachel C. Manning

As I mentioned earlier, the code diagnostic should be available online next week.

1:56:44.680 --> 1:56:46.910

Rachel C. Manning

I'll share that with this group and make sure you have it.

1:56:47.740 --> 1:56:52.940

Rachel C. Manning

The next step in that will be what we're calling guiding principles for code reform, which will be.

1:56:54.700 --> 1:56:56.670

Rachel C. Manning

A A set of principles.

1:56:56.680 --> 1:57:7.190

Rachel C. Manning

That's adopted by City Council that will guide the code reform process and then, umm, the code reform approach will be essentially the document that.

1:57:8.60 --> 1:57:18.10

Rachel C. Manning

Umm, set up what we're what we're gonna do in the code or what needs to happen in the code to solve the issues that were identified in the code?

1:57:18.20 --> 1:57:22.90

Rachel C. Manning

Diagnostic umm, do you want to?

1:57:23.250 --> 1:57:24.560

Rachel C. Manning

Are you going to keep the dates later?

1:57:24.570 --> 1:57:25.630

Rachel C. Manning

Do you want me to mention those now?

1:57:27.650 --> 1:57:30.280

Rachel C. Manning

For the near term code amendments, OK, we'll talk.

1:57:32.670 --> 1:57:38.530

Rachel C. Manning

More to come on near term code amendments momentarily, so thank you for your time and I'm passing it over to Ben.

1:57:43.400 --> 1:57:43.870

Rachel C. Manning

Thanks.

1:57:44.440 --> 1:57:47.740

Rachel C. Manning

Unless there's any kind of final questions or or.

1:57:50.20 --> 1:57:52.390

Rachel C. Manning

Anything like that on the Arrezola project?

1:57:52.400 --> 1:57:53.70

Rachel C. Manning

Yeah.

1:57:53.160 --> 1:58:5.190

Rachel C. Manning

Yeah, just Speaking of the community engagement forums, I think one of the one of the takeaways from the people who are present in commenting is people really love their homes.

1:58:5.760 --> 1:58:31.850

Rachel C. Manning

They love their neighborhoods, and the city is really in a situation where they're kind of a victim of our own success and that as we continue to grow and develop, whether it's infrastructure or just social systems, you know and it, it's only going to lead to more and more people wanting to not only stay here, but more and more people wanting to move here.

1:58:32.200 --> 1:58:35.130

Rachel C. Manning

So how and it it's not really.

1:58:35.140 --> 1:58:49.920

Rachel C. Manning

It's more of a comment than a question is it like, how do we really prepare for that, you know, and we're just in one of these places and I'm going back to the earlier conversation about the Senate bill that passed.

1:58:50.50 --> 1:59:5.850

Rachel C. Manning

I mean, it seems like the the growth policy update was already in process before that happened and it seems to me that maybe there's a lack of knowledge from the Community about what the significance of that is.

1:59:6.130 --> 1:59:10.20

Rachel C. Manning

And I'm hearing you state that today that it's up front.

1:59:11.700 --> 1:59:13.700

Rachel C. Manning

It's always been about upfront.

1:59:15.900 --> 1:59:29.80

Rachel C. Manning

Making comments, making your voice heard now, but I don't think there is much recognition in the community about you know, what the significance of this bill is going to be in the public process.

1:59:29.590 --> 1:59:39.460

Rachel C. Manning

So I'm kind of stating the obvious, but certainly highlighting the significance of this effort that you guys and all of us are a part of.

1:59:39.670 --> 1:59:41.930

Rachel C. Manning

So yeah, thanks.

1:59:43.740 --> 1:59:43.960

Rachel C. Manning

Yeah.

1:59:43.970 --> 1:59:44.610

Rachel C. Manning

Thank you for that.

1:59:44.620 --> 1:59:45.40

Rachel C. Manning

One of our.

1:59:47.630 --> 1:59:54.890

Rachel C. Manning

Challenges, but goals in our engagement strategy is helping people understand why this matters to them, I think.

1:59:56.910 --> 2:0:2.750

Rachel C. Manning

When the general public hears growth policy update and code reform, they're like, OK, that sounds boring.

2:0:2.760 --> 2:0:3.420

Rachel C. Manning

No, thank you.

2:0:4.210 --> 2:0:14.960

Rachel C. Manning

But when it comes down to it, it it impacts so many almost everything about our experience living in Missoula and the built environment that we live in and how we get around and where we can live.

2:0:14.970 --> 2:0:20.230

Rachel C. Manning

And it's it's our job to help people understand that and.

2:0:22.430 --> 2:0:22.800

Rachel C. Manning

Yeah.

2:0:22.850 --> 2:0:28.380

Rachel C. Manning

We're we're actively thinking about ways to convey that in kind of a more exciting way.

2:0:28.390 --> 2:0:29.700

Rachel C. Manning

So yeah, thank you for that.

2:0:30.850 --> 2:0:39.450

Rachel C. Manning

And just a quick follow up with that, not every municipality in Montana is in the same position as Missoula.

2:0:40.470 --> 2:0:40.980

Rachel C. Manning

Umm.

2:0:41.990 --> 2:1:4.230

Rachel C. Manning

So maybe there are, you know it's value in, you know, like the goals and of the Senate bill in that if we want to try and, you know, remove barriers and things are going to delay development, you know to the

scale that we're talking about, especially given some of the statistics that you've just shared, you know like.

2:1:6.620 --> 2:1:7.250

Rachel C. Manning

I don't know.

2:1:7.300 --> 2:1:13.940

Rachel C. Manning

I mean education, you know, and participation is is absolutely paramount so.

2:1:17.940 --> 2:1:20.720

Rachel C. Manning

Just one more thought to add on on on that too.

2:1:20.730 --> 2:1:36.510

Rachel C. Manning

You know, as I know, this seems like a long time from now, given where we are, but you know, one of the things that's included in this bill and in this new planning act as well as that it it also requires doing this again.

2:1:37.120 --> 2:1:39.330

Rachel C. Manning

So every five years, that's the requirement.

2:1:39.340 --> 2:1:55.50

Rachel C. Manning

At least we would umm, you know, assuming the the build stays in effect, you know have the same process and the same conversation and ability to umm to catch up with you know the the.

2:1:56.650 --> 2:2:7.680

Rachel C. Manning

Changes in in the community and and newest issues that have come up since we've talked about what's happening now and and so I think this is a big deal.

2:2:7.690 --> 2:2:13.700

Rachel C. Manning

This project is a big deal, but we're also going to do it again and there's a chance to to learn as we go and to build on what we do.

2:2:13.870 --> 2:2:26.680

Rachel C. Manning

You know, this time around, so that as we continue to, you know, grow as a community and have these conversations that we only get better at it and and more invested absolutely well said.

2:2:26.690 --> 2:2:28.520

Rachel C. Manning

I think Josh has a comment and then date.

2:2:30.910 --> 2:2:39.770

Rachel C. Manning

I don't want this to be a loaded question, but do you guys think setting aside what happened and happens at the state level?

2:2:41.110 --> 2:2:49.40

Rachel C. Manning

Do you think that community driven growth policy reflected and enforced by strong hopefully form based code?

2:2:51.330 --> 2:3:3.0

Rachel C. Manning

Incentivizes and streamlines good development by and large, and will help us bring on more product quicker that better reflects what the Community wants.

2:3:11.240 --> 2:3:11.880

Rachel C. Manning

Yes.

2:3:11.980 --> 2:3:24.380

Rachel C. Manning

And umm, I think I I don't know how much this will answer your question, but policy and code can get us pretty far and it it has a big influence on these things.

2:3:24.390 --> 2:3:26.40

Rachel C. Manning

But I just want to note that there are.

2:3:27.770 --> 2:3:30.930

Rachel C. Manning

So many outside influences that we can't control.

2:3:31.410 --> 2:3:37.550

Rachel C. Manning

Umm, you know the market, capitalism being one of them, am I?

2:3:38.280 --> 2:3:56.880

Rachel C. Manning

I think there is a really important element of like programmatic aspects to that will help maybe fill that gap, that policy and code can't do like we we can change the code to say that you can do something but that doesn't mean that that will necessarily happen on the ground.

2:3:57.400 --> 2:4:3.640

Rachel C. Manning

Uh, unless there's, you know, an incentive to do so, or a market driven reason to do so so.

2:4:5.780 --> 2:4:7.400

Rachel C. Manning

That's my non answer for you.

2:4:8.780 --> 2:4:11.770

Rachel C. Manning

Yeah, absolutely get that right.

2:4:11.780 --> 2:4:17.150

Rachel C. Manning

When interest construction loans are at 13%, nothing very little is coming out of the ground.

2:4:18.20 --> 2:4:29.590

Rachel C. Manning

But if the rules are in place and they're clear and they reflect what the Community has agreed upon upfront, I guess what I'm trying to say is difficult to have it both ways, right?

2:4:29.640 --> 2:4:30.810

Rachel C. Manning

Way we want affordable housing.

2:4:30.820 --> 2:4:41.380

Rachel C. Manning

We want more supply and then also say we're gonna have policy debates at the finish line on projects that those two things are largely incompatible in my mind.

2:4:41.650 --> 2:4:56.700

Rachel C. Manning

And so if we can move those debates up front, get a community driven growth policy in place, put codes in place that reflect that and enforce that, then presumably better development should come out of the ground quicker and more affordably.

2:5:0.850 --> 2:5:2.630

Rachel C. Manning

Thanks for that, that comment and that.

2:5:2.640 --> 2:5:2.900

Rachel C. Manning

Yeah.

2:5:2.910 --> 2:5:5.280

Rachel C. Manning

Again, I think you know one of the guiding kind of.

2:5:7.550 --> 2:5:9.740

Rachel C. Manning

Or or arguments for.

2:5:12.30 --> 2:5:21.540

Rachel C. Manning

This process and and the process that's laid out in in the new Planning Act is is the benefit of having, you know, focusing.

2:5:23.730 --> 2:5:40.170

Rachel C. Manning

All of our community, you know, ideally, but as the kind of archetypal process that you know you, you have those debates, you have those community debates that will serve you for the next 10 years.

2:5:40.920 --> 2:6:14.480

Rachel C. Manning

Now that's and and you spend the time to do that and you and you work through those so that you've had them their, their established their clear, their communicated and then the rules to reflect what what what came out of that and where you landed and there will be points in along the way in the future to to go back and and rehash things and have them again but that's kind of the guiding thought here is that you don't want to have those at the finish line you have them up front and you don't want code.

2:6:15.20 --> 2:6:19.190

Rachel C. Manning

That isn't in alignment with policy, which is what we've had for the last several years.

2:6:19.250 --> 2:6:21.580

Rachel C. Manning

That's, I mean that makes things even more difficult.

2:6:21.650 --> 2:6:22.100

Rachel C. Manning

Yeah.

2:6:22.620 --> 2:6:23.70

Rachel C. Manning

Yeah.

2:6:23.80 --> 2:6:33.560

Rachel C. Manning

One of our consultants puts it really simply, which is, uh, we we should make it easier to do to do the good stuff that we want.

2:6:33.650 --> 2:6:39.570

Rachel C. Manning

So I think yeah, removing those barriers and understanding what those barriers are in the 1st place has a lot of value.

2:6:39.880 --> 2:6:40.250

Rachel C. Manning

Yeah.

2:6:40.300 --> 2:6:48.380

Rachel C. Manning

You wanna facilitate the development that you wanna see, not make it harder to do the development that you want to see and easier to to, you know, for the opposite.

2:6:51.230 --> 2:6:52.760

Rachel C. Manning

Any other questions?

2:6:52.770 --> 2:6:53.360

Rachel C. Manning

Comments.

2:6:54.30 --> 2:7:23.600

Rachel C. Manning

I think Dave does what I'm gonna chime in real quick, just with the a thought that it seems to me that we're, you know, it's great that we're gonna be able to work on this as we go, because I think we're gonna end up having to build in a public check is my intuition is some way for, because if there's something egregious and you know, like, I mean, there's America, people start protesting and like, so if it's egregious enough, they will act.

2:7:24.690 --> 2:7:28.360

Rachel C. Manning

So it seems like we'll have to build in a check and unfortunately we don't have very good.

2:7:30.240 --> 2:7:32.910

Rachel C. Manning

People writing laws right now, they're not very good at it.

2:7:33.70 --> 2:7:37.780

Rachel C. Manning

I think that's one of the things we see a lot of the problems coming out with, Dave. Go ahead.

2:7:38.240 --> 2:7:38.650

Rachel C. Manning

Thank you.

2:7:38.660 --> 2:7:40.150

Rachel C. Manning

I know I've already mentioned.

2:7:40.160 --> 2:7:48.250

Rachel C. Manning

I think the sitting county, lucky for us had a head start on this without necessarily and maybe anticipating.

2:7:48.420 --> 2:7:53.690

Rachel C. Manning

But I I want to put something out there and I don't want expect a debate or an answer to it.

2:7:53.880 --> 2:8:4.980

Rachel C. Manning

I'm wondering what the city is going to do with there's many areas in the city that are inappropriately or under zoned and how you know that's not your job.

2:8:5.30 --> 2:8:12.760

Rachel C. Manning

I know, but I I'm putting that for us to think about in the in the near future about is the city have a program to readjust.

2:8:12.770 --> 2:8:18.150

Rachel C. Manning

That's easier said than done, but to me that to me, that's the elephant in the city.

2:8:21.370 --> 2:8:21.800

Rachel C. Manning

Yeah.

2:8:21.810 --> 2:8:29.360

Rachel C. Manning

I I I think that's part of hope that's coming up is it's gonna that's going to be addressed with all the code.

2:8:29.370 --> 2:8:29.590

Rachel C. Manning

Yeah.

2:8:31.110 --> 2:8:40.620

Rachel C. Manning

Umm, I got one final thing before we let you guys finish up here and I think I would just be remiss if I didn't ask.

2:8:40.870 --> 2:8:44.980

Rachel C. Manning

So in 2015, when I participated in the growth policy.

2:8:47.350 --> 2:8:52.670

Rachel C. Manning

And you know, there was a lot of emphasis on agriculture and.

2:8:55.340 --> 2:9:11.0

Rachel C. Manning

Gardening and all of that within the city, you know, like in some ways it feels like the Garden City is slipping away from us and I'm it doesn't feel like there's as many people paying attention to that with this current round.

2:9:11.170 --> 2:9:27.140

Rachel C. Manning

So I guess I'm curious if we are safeguarding that, if there's any changes if folks are hoping to just maintain that, like emphasis that came out of that growth, I mean and it's in the current growth policy that mean that language is all there.

2:9:27.670 --> 2:9:32.410

Rachel C. Manning

So are we hoping to preserve that or is there any thought about changing it?

2:9:35.460 --> 2:9:52.90

Rachel C. Manning

Like Emily was was saying earlier, you know, we're entering into and and you know the next several months are are and and and beyond our opportunity to have these conversations about our current policy, is it still reflective of the Community?

2:9:52.200 --> 2:10:13.710

Rachel C. Manning

Are there things that have changed or that new new umm for new values or or or have values kind of shifted and that's that's kind of what these policy group policy conversations are meant to try to bring up with with the, you know, community members that we talked to and hear from.

2:10:14.210 --> 2:10:16.890

Rachel C. Manning

And so you know that's.

2:10:19.220 --> 2:10:20.850

Rachel C. Manning

Some something we hope to hear about.

2:10:20.860 --> 2:10:21.310

Rachel C. Manning

Certainly.

2:10:21.320 --> 2:10:51.880

Rachel C. Manning

And and I think you know, we think we have a, a good kind of approach towards how to how to set up those conversations through the place type umm approach that we we talked a little bit about and so that's probably kind of the the framework that we would be using to talk about what that might mean

for different types of places in town and kind of how those values might apply to them in different ways for different contexts.

2:10:51.890 --> 2:11:0.200

Rachel C. Manning

But yeah, this is this is like the time that we have, you know, wanna have have those types of community value conversations.

2:11:1.200 --> 2:11:1.600

Rachel C. Manning

Great.

2:11:1.610 --> 2:11:11.730

Rachel C. Manning

And I I did attend one of the workshops and over this last year at the county fairgrounds and it's well worthwhile if you wanna get your input in.

2:11:11.960 --> 2:11:21.650

Rachel C. Manning

I definitely have my two cents about code and whatnot that I always speak about and I'll attend one of these as well so I can talk about agriculture.

2:11:22.370 --> 2:11:22.830

Rachel C. Manning

Umm.

2:11:23.210 --> 2:11:24.240

Rachel C. Manning

All right, with that.

2:11:24.250 --> 2:11:24.920

Rachel C. Manning

Go ahead, Ben.

2:11:24.930 --> 2:11:25.630

Rachel C. Manning

Let's round it out.

2:11:28.260 --> 2:11:28.740

Rachel C. Manning

You have any other?

2:11:29.600 --> 2:11:30.670

Rachel C. Manning

Well, thanks.

2:11:30.680 --> 2:11:34.970

Rachel C. Manning

And yeah, I want to thank Emily and Mark for this part of the presentation.

2:11:34.980 --> 2:11:38.950

Rachel C. Manning

I'm gonna let them go if they want, but you're welcome to stick around to you.

2:11:41.480 --> 2:11:46.650

Rachel C. Manning

And I'll I'll just, you know, let you know I I think we have, I I have maybe 30-40 minutes of presentation.

2:11:47.660 --> 2:11:52.10

Rachel C. Manning

So if we're doing all right to keep, keep on going.

2:11:52.140 --> 2:11:52.990

Rachel C. Manning

Yeah, I think so.

2:11:53.80 --> 2:11:53.520

Rachel C. Manning

Do we?

2:11:53.530 --> 2:11:59.640

Rachel C. Manning

Does anybody need a break online or umm, I'm seeing no from Rick.

2:12:0.190 --> 2:12:6.10

Rachel C. Manning

Alright, we'll keep file and ahead and just so I know I it's.

2:12:7.960 --> 2:12:8.410

Rachel C. Manning

Yeah.

2:12:8.420 --> 2:12:9.250

Rachel C. Manning

No, it's getting close.

2:12:9.260 --> 2:12:11.50

Rachel C. Manning

My computer is probably gonna run out of batteries.

2:12:11.60 --> 2:12:14.720

Rachel C. Manning

Here is there a plug nearby?

2:12:16.460 --> 2:12:17.0

Rachel C. Manning

It's better.

2:12:25.580 --> 2:12:27.700

Rachel C. Manning

We can make a quick technical adjustment.

2:12:28.630 --> 2:12:29.420

Rachel C. Manning

Yeah, of course.

2:12:29.810 --> 2:12:29.950

Rachel C. Manning

Yeah.

2:12:31.380 --> 2:12:35.770

Rachel C. Manning

So if you need to take a break, we got a technical switcheroo.

2:12:35.780 --> 2:12:37.50

Rachel C. Manning

So take a little break.

2:12:37.140 --> 2:12:38.210

Rachel C. Manning

We'll we'll take 5 here.

2:15:21.860 --> 2:15:23.460

Rachel C. Manning

OK, we'll give.

2:15:25.80 --> 2:15:26.630

Rachel C. Manning

Rick and them.

2:15:26.640 --> 2:15:33.700

Rachel C. Manning

Another minute or two here put their cameras back on and then we'll fire away.

2:18:41.40 --> 2:18:44.720

Rachel C. Manning

OK, we're at 5 minutes here. Uh.

2:18:48.30 --> 2:18:49.270

Rachel C. Manning

Half of the room is solved.

2:18:49.280 --> 2:18:55.990

Rachel C. Manning

The problems of the world and Ben will just let you take it back over and OK, get going.

2:18:56.280 --> 2:18:56.590

Rachel C. Manning

Great.

2:18:56.600 --> 2:18:57.30

Rachel C. Manning

Thank you.

2:18:57.40 --> 2:19:1.560

Rachel C. Manning

And again, for the record, I'm Ben Brewer with CPI.

2:19:3.340 --> 2:19:9.810

Rachel C. Manning

So yeah, we're going to transition over to kind of an overview in a preview of the code.

2:19:9.820 --> 2:19:18.50

Rachel C. Manning

The second round of code amendments, umm, that we are bringing through in the in the last period here.

2:19:20.130 --> 2:19:55.710

Rachel C. Manning

Umm, we like to kind of start this off with a reminder of, you know, the the general goal for the ARM Azula project, which is, as we talked about earlier, updating our codes to better align with our policies and that within that and related to that, we identified early on in this project that the process would include some level of near term code amendments that would strategically update our codes to address urgent community needs while also supporting the Army Azula project workflow and fit with existing policies.

2:19:57.660 --> 2:19:58.60

Rachel C. Manning

Umm.

2:20:0.470 --> 2:20:4.150

Rachel C. Manning

I think when we conceptualize the project.

2:20:6.190 --> 2:20:25.660

Rachel C. Manning

We might have had a different idea of of what we would be focusing on than what we ended up really

looking at for for these, which was to respond to the changes at the state level last year, which really kind of became the the the focus of of this and.

2:20:28.710 --> 2:20:35.460

Rachel C. Manning

And in a lot of ways, frankly, you know, aligned with what we thought we'd be trying to to accomplish with these.

2:20:36.100 --> 2:20:36.840

Rachel C. Manning

But just so.

2:20:39.160 --> 2:21:0.380

Rachel C. Manning

As a reminder and overview of what came out of the legislature and the timing considerations that it had for, for when you know those new laws would go into effect, they they were, you know, there was a variety of of land use law changes that had different timing considerations for when they became effective.

2:21:0.390 --> 2:21:7.40

Rachel C. Manning

Some became effective immediately or even retroactively, and some of those were related to subdivision review and.

2:21:8.850 --> 2:21:12.910

Rachel C. Manning

Uh subdivision exemptions and and zoning as well.

2:21:13.300 --> 2:21:14.300

Rachel C. Manning

Others became effective.

2:21:14.710 --> 2:21:21.760

Rachel C. Manning

Umm by October of last year, which was, you know, pretty, pretty quick timeline for us to to catch up with.

2:21:22.30 --> 2:21:30.380

Rachel C. Manning

And then a few others still became effective at the beginning of this year, including what we call the duplex bill and the Adu bill.

2:21:30.390 --> 2:21:36.620

Rachel C. Manning

Which so these were two kind of of the more significant and impactful bills and what they were requiring.

2:21:37.310 --> 2:21:48.970

Rachel C. Manning

And then you know, along with that was the SB382, the Montana land Use Planning Act, which really is kind of an entirely new legal framework for land use.

2:21:49.310 --> 2:21:54.540

Rachel C. Manning

And so that's a another kind of series of bills, All in all, rolled into one.

2:21:55.310 --> 2:22:4.950

Rachel C. Manning

So our approach to responding to these was was to take a phased approach and we, you know, we.

2:22:5.430 --> 2:22:21.770

Rachel C. Manning

Umm talked about this and and brought umm an update on this to the planning board at the, you know last fall related to our first round of code amendments that were really focused on those bills that went into effect early.

2:22:22.530 --> 2:22:23.110

Rachel C. Manning

Umm.

2:22:24.70 --> 2:22:39.50

Rachel C. Manning

And I think just, you know, as a reminder for this board too, the the way that we approach complying with those bills was that we we broke those out into a couple of different packages as well.

2:22:39.320 --> 2:22:52.920

Rachel C. Manning

The subdivision regulation related bills we brought through as updates to our subdivision regs, but the zoning related bills we adopted as an interim through an interim zoning ordinance.

2:22:52.930 --> 2:22:58.810

Rachel C. Manning

And so just a reminder that this board, you know, an emergency ordinance doesn't go through planning board.

2:22:58.820 --> 2:23:3.680

Rachel C. Manning

And so that wasn't something that was considered by this board.

2:23:3.960 --> 2:23:4.230

Rachel C. Manning

Umm.

2:23:4.900 --> 2:23:16.70

Rachel C. Manning

And and so that was the the approach we took this second round of code amendments which we we had identified as as including permanent changes to the zoning code.

2:23:16.80 --> 2:23:28.530

Rachel C. Manning

And so you know what we'll be bringing through and you'll be considering with this package are are, umm, specifically zoning, zoning related changes? Umm.

2:23:30.410 --> 2:23:45.780

Rachel C. Manning

So just to put out a reminder of that and and a clarification, there are also additional code amendments that are being considered and recommended by the city related to some of our other development codes including.

2:23:50.660 --> 2:23:51.370

Rachel C. Manning

Title.

2:23:51.420 --> 2:23:55.30

Rachel C. Manning

Some of the titles more related to infrastructure and streets and roads.

2:23:55.40 --> 2:24:1.720

Rachel C. Manning

Title 12 and some of the other kind of titles that are more related to work, that's.

2:24:3.810 --> 2:24:7.610

Rachel C. Manning

Managed by our public Works mobility department, that that is being.

2:24:9.440 --> 2:24:14.410

Rachel C. Manning

Developed considered through a separate process to this one, and so that's not one that we'll be bringing through this board.

2:24:14.800 --> 2:24:28.960

Rachel C. Manning

Similarly, we're looking at changes to Title 16, which is the city code that it that regulates mobile home parks, and we're developing updates to that code as well.

2:24:28.970 --> 2:24:35.970

Rachel C. Manning

It's a very old code and there's a lot of room for cleanup, but again, it's not the process involved with that.

2:24:36.30 --> 2:24:42.510

Rachel C. Manning

Updated does not involve consideration by planning board, so I just want to make that clarification.

2:24:42.580 --> 2:24:44.710

Rachel C. Manning

And umm.

2:24:45.470 --> 2:24:50.230

Rachel C. Manning

And along as part of the story and and the timeline here.

2:24:52.700 --> 2:24:57.610

Rachel C. Manning

The two bills that did were supposed to go into effect.

2:24:58.100 --> 2:25:6.350

Rachel C. Manning

You know in January, which is really kind of what we were structuring our code amendment package around for the second round of code amendments.

2:25:7.60 --> 2:25:11.610

Rachel C. Manning

Umm, there was a lawsuit brought against the those bills.

2:25:11.820 --> 2:25:13.760

Rachel C. Manning

And according to junction placed on those two bills.

2:25:13.770 --> 2:25:18.90

Rachel C. Manning

And so those are out of play for us and that was.

2:25:20.210 --> 2:25:21.710

Rachel C. Manning

Something you know it it.

2:25:23.860 --> 2:25:25.40

Rachel C. Manning

A suit that was brought.

2:25:25.50 --> 2:25:32.290

Rachel C. Manning

It's called the by a group called Maid, and there's a injunction that's been issued.

2:25:32.300 --> 2:25:35.130

Rachel C. Manning

We don't know for how long that will last.

2:25:36.20 --> 2:25:38.880

Rachel C. Manning

It could be lifted soon.

2:25:38.890 --> 2:25:43.480

Rachel C. Manning

It might not be so the the response on our end is to.

2:25:46.370 --> 2:26:11.840

Rachel C. Manning

You know, especially as it relates to the duplex bill, which was a state mandated, umm, a change to to the the there was aimed at or or effects our our zoning as far as the how we umm regulate or are able to regulate in with regard to densities at a certain level which basically it was.

2:26:13.710 --> 2:26:13.990

Rachel C. Manning

Would.

2:26:15.940 --> 2:26:22.420

Rachel C. Manning

Require that localities permit at least duplex development as the kind of the new baseline for.

2:26:25.270 --> 2:26:26.350

Rachel C. Manning

Residential development.

2:26:28.800 --> 2:26:34.560

Rachel C. Manning

That would, you know it currently that is not complete.

2:26:34.630 --> 2:26:41.0

Rachel C. Manning

It's not an alignment with our growth policy as it is currently and so we don't have it.

2:26:41.350 --> 2:26:47.100

Rachel C. Manning

The existing policy basis to continue on with adopting that that change.

2:26:47.350 --> 2:26:50.290

Rachel C. Manning

So that was the determination that we made at the city that.

2:26:52.960 --> 2:27:2.570

Rachel C. Manning

Without the state mandate, that's not something that we're ready to do without kind of going through the and and considering that sort of change through the formula project.

2:27:4.0 --> 2:27:24.790

Rachel C. Manning

So it's kind of the update or or the the story there with the injunction as far as you know, umm what was required through the AU Bill SB582, you'll see that that is something that they know there are things in that bill that we're still considering and recommending with these code amendments and that's because Addus are something that we already do.

2:27:24.940 --> 2:27:30.30

Rachel C. Manning

They're an existing regulatory tool and part of our zoning.

2:27:30.40 --> 2:27:35.80

Rachel C. Manning

And so this is these are changes that we could already have considered at the at the local level.

2:27:38.20 --> 2:27:45.500

Rachel C. Manning

So this slide is to portray the timeline on these and just to locate us.

2:27:45.510 --> 2:27:50.260

Rachel C. Manning

So the round, you know, the first round of code changes was adopted in October last year.

2:27:51.90 --> 2:28:19.440

Rachel C. Manning

The second round we are looking at an adoption process in March and so hopefully by the end of March, these these amendments would be would be a adopted and go into it, which would put them into effect by the end of April and and then you know as it relates to the Arzola project, we're looking at producing and reviewing and discussing and working through drafts of the land use plan and related codes.

2:28:19.990 --> 2:28:25.410

Rachel C. Manning

Umm, you know, winter 20 end of this year and over into 2025.

2:28:30.710 --> 2:28:42.110

Rachel C. Manning

So within that kind of honing in on and focusing on on this code amendment process for these round two changes, you know we originally.

2:28:44.30 --> 2:28:48.970

Rachel C. Manning

Uh established this phased approach in September of last year in 2023.

2:28:50.530 --> 2:29:00.550

Rachel C. Manning

And circle back with our land use and planning committee at the city with the kind of an initial preview of what we were considering in December at the end of last year.

2:29:11.290 --> 2:29:30.580

Rachel C. Manning

Umm, we opened our public comment period, an agency comment period in early February and and now and and so we're coming out of that and will be bringing those amendments to to this board planning board on it early March with the hope of bringing it through LP Committee on March 13th and a final consideration hearing on March 25th.

2:29:30.950 --> 2:29:39.420

Rachel C. Manning

And as a reminder, the kind of project website that's devoted to these changes is its own engaged Missoula page.

2:29:39.430 --> 2:29:40.690

Rachel C. Manning

The link is available here.

2:29:44.700 --> 2:29:52.730

Rachel C. Manning

So I'm gonna pivot here at attacking through how we developed the amendments where we're recommending.

2:29:54.40 --> 2:29:56.10

Rachel C. Manning

Umm and.

2:29:58.590 --> 2:30:11.80

Rachel C. Manning

Set the stage for for why we're recommending them.

2:30:11.730 --> 2:30:15.250

Rachel C. Manning

So sorry I got off track a little bit here.

2:30:18.680 --> 2:30:21.40

Rachel C. Manning

Umm.

2:30:14.510 --> 2:30:24.920

Rachel C. Manning

Part of this slide is to make the point that again, we were really kind of building these around these pretty substantial changes that were mandated through through SB323 especially.

2:30:25.720 --> 2:30:31.160

Rachel C. Manning

And so that's taken out of these, this, you know, these amendments.

2:30:31.170 --> 2:30:38.280

Rachel C. Manning

And so the the focus here is really on what we had originally been considering as kind of auxiliary, umm.

2:30:40.280 --> 2:31:8.750

Rachel C. Manning

Changes that could move the needle on on things you know, especially related to process improvements and also you know, umm, implementing existing policy kind of without having unintended consequences on the project and and also kind of blowing up into larger community or or warranting larger community conversations which.

2:31:10.840 --> 2:31:11.20

Rachel C. Manning

We.

2:31:13.700 --> 2:31:14.60

Rachel C. Manning

Uh.

2:31:14.70 --> 2:31:21.120

Rachel C. Manning

Identified in the kind of, you know, determined that within the capacity that we're that we did not have the capacity to.

2:31:22.430 --> 2:31:30.290

Rachel C. Manning

It hold and and kind of engage in along with also moving the arms little project forward so we.

2:31:32.140 --> 2:31:53.490

Rachel C. Manning

One, you know, wanna make the point and and and understanding that we were we identified that we were limited and to the degree that we could really kind of roll these out broadly through the Community and we're trying to identify amendments that were on the frankly safer and less controversial or potentially seeing that way.

2:31:55.100 --> 2:31:59.980

Rachel C. Manning

So these are really kind of targeted amendments that, you know can stand alone.

2:32:4.800 --> 2:32:12.30

Rachel C. Manning

So we, you know, through the project, our Mozilla project, we kind of talked about it as being focused on 2 main goals.

2:32:12.100 --> 2:32:14.570

Rachel C. Manning

One is delivering on our mission to for.

2:32:16.350 --> 2:32:37.250

Rachel C. Manning

Quality development, equitable development, and that's really Speaking of the the development review process and and the ability to to provide that that service for the Community and so and and then along with that that, that we want to adequately implement, you know, these visions and policies that we have as a city in a community.

2:32:37.260 --> 2:33:12.950

Rachel C. Manning

And so we've kind of broken those out as they relate to these code amendments towards identifying workable and effective and helpful process improvements that help streamline the processes that we have, establish greater clarity for code users and you know, clean up codes as as our as is necessary and then also try to meet the the urgency that we feel is a community around these issues and especially related to housing supply and as part of that kind of looking at this as a near term solution.

2:33:12.960 --> 2:33:14.900

Rachel C. Manning

So are there projects or are there?

2:33:16.440 --> 2:33:24.50

Rachel C. Manning

Uh, you know, benefits from these changes that might result in in some positive change, just even within the next year or so.

2:33:24.100 --> 2:33:25.140

Rachel C. Manning

The next building cycle.

2:33:32.260 --> 2:33:42.610

Rachel C. Manning

So this is the kind of the full list of generally, the list of amendments that we're going to be sending to you for your review and your comment and your consideration.

2:33:43.90 --> 2:33:49.190

Rachel C. Manning

And I'm going to, umm, walk through these kind of, you know, one or two or a few at a time.

2:33:49.550 --> 2:33:58.140

Rachel C. Manning

And again, this is really just to kind of Orient you towards what you're going to be receiving here and hopefully set you up to know you're getting and be able to.

2:34:0.430 --> 2:34:7.540

Rachel C. Manning

Understand it and and our hope is that you know, when we come back next, next meeting we can really just kind of dive into the amendments as we're able to.

2:34:12.490 --> 2:34:12.830

Rachel C. Manning

So.

2:34:16.200 --> 2:34:16.660

Rachel C. Manning

1.

2:34:19.460 --> 2:34:28.130

Rachel C. Manning

A couple of moments that were recommending are related to how to, you know, improvements to our existing affordable housing incentives.

2:34:31.80 --> 2:34:33.180

Rachel C. Manning

The zoning that you know currently allows for.

2:34:35.860 --> 2:34:50.200

Rachel C. Manning

Density bonuses for projects that include uh, publicly affordable housing as part of the project, and there's a couple changes that we think would be helpful to enact here.

2:34:50.250 --> 2:34:54.850

Rachel C. Manning

One is to simplify the existing definition of affordable housing.

2:34:54.860 --> 2:34:55.620

Rachel C. Manning

So currently it's.

2:34:57.980 --> 2:35:5.110

Rachel C. Manning

Based on you know, set AMI thresholds that are spelled out in the code, they're inflexible.

2:35:5.480 --> 2:35:15.410

Rachel C. Manning

We think that kind of simplifying the the definitions so that we can work with with projects as they come through as it makes sense for that project could be beneficial.

2:35:16.560 --> 2:35:23.610

Rachel C. Manning

And then the other change here is related to how the density bonuses that are currently in the code are available.

2:35:24.360 --> 2:35:25.750

Rachel C. Manning

Right now, they're very limited.

2:35:26.0 --> 2:35:29.360

Rachel C. Manning

They're only limited, or they're only available in, UM.

2:35:29.820 --> 2:35:37.50

Rachel C. Manning

Certain residential zoning districts, and they're only available to certain building types within that zoning district, and they're not.

2:35:37.60 --> 2:35:37.710

Rachel C. Manning

They don't, really.

2:35:37.720 --> 2:35:54.800

Rachel C. Manning

They're not synced up and so we want to open up both what building types, these types of bonuses would be available for, and also the actual zoning districts that you'd be able to, umm, apply them as as well.

2:35:55.440 --> 2:36:1.130

Rachel C. Manning

And so there's kind of a 2, two part change to that that amendment.

2:36:8.500 --> 2:36:13.440

Rachel C. Manning

This next set of changes is it related to accessory dwelling units?

2:36:14.240 --> 2:36:14.730

Rachel C. Manning

Umm.

2:36:15.400 --> 2:36:18.440

Rachel C. Manning

And this is to enact, you know, changes locally here.

2:36:20.510 --> 2:36:33.800

Rachel C. Manning

You'll you'll see and notice that they reflect kind of what's in that Edu bill from to some degree, but the the goal here is to enact local changes to facilitate increased Adu development.

2:36:34.330 --> 2:36:42.360

Rachel C. Manning

You know, Missoula has increasingly loosened regulations around adus over the, you know, over the years.

2:36:42.710 --> 2:36:45.720

Rachel C. Manning

And this is kind of continuing on with that trend.

2:36:45.730 --> 2:36:54.710

Rachel C. Manning

We don't see a lot of Adu development necessarily in the there's a few reasons for that, not necessarily all tied to the codes, but somewhat they are.

2:36:55.100 --> 2:37:0.220

Rachel C. Manning

So we hope this kind of facilitates increasing our housing supply through the.

2:37:1.990 --> 2:37:10.490

Rachel C. Manning

Allowing for an easier time to develop adus so the main pieces of this are looking at expanding, they'll out size of an Adu.

2:37:11.20 --> 2:37:23.760

Rachel C. Manning

Currently the size limitation is set at 600 square feet and the this recommendation would be to open that up to at least 1000 square feet and also looking at.

2:37:25.810 --> 2:37:37.620

Rachel C. Manning

Loosening the the restriction on height to to generally be on on the same level as what's allowed for a primary kind of the main house on the site, which is typically 30 feet.

2:37:40.510 --> 2:37:42.750

Rachel C. Manning

We also are are looking at an amendment to.

2:37:44.780 --> 2:37:46.680

Rachel C. Manning

Loose and there's, you know, restrictions on.

2:37:48.960 --> 2:38:6.760

Rachel C. Manning

Location of the of a, especially of a detached data U in relation to the existing house, and so there's a 10 foot separation requirement for A to use currently and we're we're looking at removing that and and letting building code kind of lead on where that could be.

2:38:8.510 --> 2:38:14.600

Rachel C. Manning

And and then just you know, so those are the main, the main amendments that were talking about with this set of changes.

2:38:14.610 --> 2:38:30.620

Rachel C. Manning

And umm, just want to point out that some of the other kind of key components of that Adu bill have already been adopted by the city as far as removing parking standards, owner or owner occupancy standards, and umm, things like that.

2:38:30.630 --> 2:38:31.540

Rachel C. Manning

There, there are.

2:38:31.760 --> 2:38:41.120

Rachel C. Manning

And then we removed related design standards previously related to a different bill as part of the first round of of code amendments.

2:38:47.310 --> 2:39:0.880

Rachel C. Manning

This next amendment set of amendments is probably our most complex, so I'll try to talk through it a bit, but this is related to amending our standards for vertical mixed use.

2:39:0.890 --> 2:39:10.250

Rachel C. Manning

The vertical mixed use development type, so this is a umm uh building type that's specified in the zoning currently.

2:39:11.270 --> 2:39:17.370

Rachel C. Manning

So it's an, it's an existing zoning tool and the current definition basically.

2:39:18.780 --> 2:39:24.270

Rachel C. Manning

Prescribes a mix of commercial use in relation to the residential use in the building.

2:39:24.280 --> 2:39:32.220

Rachel C. Manning

So it's basically a, it's a specific type of mixed use building and it calls out for a certain amount of ceiling height and.

2:39:34.370 --> 2:39:34.710

Rachel C. Manning

Umm.

2:39:34.890 --> 2:39:39.70

Rachel C. Manning

And in this building type is exempt from density maximums.

2:39:39.80 --> 2:39:50.590

Rachel C. Manning

So this is kind of a a tool that's in the zoning already that, umm, it allows for a higher, you know, higher densities than than the zoning district.

2:39:50.600 --> 2:39:54.760

Rachel C. Manning

It's in would otherwise, but we see you know the use of this building type is pretty rare.

2:39:56.750 --> 2:39:59.190

Rachel C. Manning

And so.

2:40:1.850 --> 2:40:2.310

Rachel C. Manning

See here.

2:40:4.580 --> 2:40:22.970

Rachel C. Manning

And really, the the intention for this is to accomplish a compact vertical development footprint that is desirable in places that are especially developing with urban characteristics like street level interest, urban amenity spaces, and synergy with other commercial uses.

2:40:24.850 --> 2:40:30.330

Rachel C. Manning

And connections to the community through multimode facilities and close access to other community spaces.

2:40:30.800 --> 2:40:33.540

Rachel C. Manning

And so this is really kind of a an urban.

2:40:35.210 --> 2:40:36.600

Rachel C. Manning

Mixed use building type that.

2:40:38.820 --> 2:40:58.0

Rachel C. Manning

That we don't see very much of and and I think there's a benefit towards facilitating trying to to see it used more and along with this there are you know several projects that we know of that could benefit from some of these changes that could lead to you know development of this type of.

2:40:59.880 --> 2:41:6.60

Rachel C. Manning

Uh, you know, development through using this building type that could actually generate a fair amount of housing in the next couple of years.

2:41:6.330 --> 2:41:8.670

Rachel C. Manning

So we see a kind of a timely benefit to it as well.

2:41:10.270 --> 2:41:20.270

Rachel C. Manning

Umm, so there's a benefit towards increasing housing supply and a benefit, a benefit towards facilitating inward growth and more compact growth.

2:41:20.690 --> 2:41:22.870

Rachel C. Manning

The actual amendments related to this look at.

2:41:25.140 --> 2:41:31.500

Rachel C. Manning

There's a few of them and I'll run through and and then see if there any questions on any of these.

2:41:31.510 --> 2:41:48.160

Rachel C. Manning

Please just raise a hand or or holler out so you know one aspect of this is is looking at creating new general site landscaping waivers for use in some of our design excellence overlay districts.

2:41:49.220 --> 2:41:55.240

Rachel C. Manning

Umm, so there are areas in the city that have this design excellence overlay on them.

2:41:55.250 --> 2:41:59.610

Rachel C. Manning

They're typically are more urban areas, especially commercial corridors and around the downtown.

2:42:0.950 --> 2:42:8.740

Rachel C. Manning

And so part of this is looking at whether you know a typical general landscaping area.

2:42:11.160 --> 2:42:19.110

Rachel C. Manning

That that requirement would be lifted, umm, with the kind of certainty or or that other design features that are.

2:42:21.220 --> 2:42:28.680

Rachel C. Manning

That are called for through that overlay would would be there to kind of supplement the design of that in the in an urban fashion.

2:42:30.500 --> 2:42:31.220

Rachel C. Manning

Uh, so?

2:42:33.480 --> 2:42:37.710

Rachel C. Manning

Outside of that, that's the approach in the design Excellence overlay area.

2:42:38.340 --> 2:42:41.110

Rachel C. Manning

Outside of those overlays are.

2:42:41.120 --> 2:42:42.910

Rachel C. Manning

That's kind of where these other bullets apply to.

2:42:42.920 --> 2:43:6.860

Rachel C. Manning

So looking at alternative site landscaping or landscaping alternatives for these types of projects, umm and looking at creating new nonresidential parking exemptions that could apply to these simplifying the requirement or for percentage of dedicated commercial building area. So.

2:43:9.170 --> 2:43:17.690

Rachel C. Manning

Loosening that up or making that more flexible rather than kind of a set percentage amount more easily allowing for desired sidewalk and Blvd treatments.

2:43:18.640 --> 2:43:31.920

Rachel C. Manning

As you know, as part of the development of these types of projects and then we're looking at amending and lowering the floor to ceiling height requirement, which has come up as a barrier for these as well.

2:43:33.930 --> 2:43:40.40

Rachel C. Manning

So I'm gonna leave it at that and but again, you know, this is part of this amendment package that, umm.

2:43:43.20 --> 2:43:48.210

Rachel C. Manning

There's a little more to it and more going on that that might warrant some some more consideration.

2:43:51.830 --> 2:43:53.600

Rachel C. Manning

Moving on another.

2:43:57.560 --> 2:44:2.580

Rachel C. Manning

Set of amendments that we're looking at are to loosen some existing approval processes, umm.

2:44:3.360 --> 2:44:13.530

Rachel C. Manning

So and and this looks at, you know, increased code transparency and clarity and and also kind of also facilitating more of this compact type development.

2:44:15.580 --> 2:44:20.600

Rachel C. Manning

Some of this looks you know, is looking at something that's called the administrative adjustment process.

2:44:22.680 --> 2:44:24.190

Rachel C. Manning

And that is a review process.

2:44:24.200 --> 2:44:31.660

Rachel C. Manning

That's administrative, but it's it's kind of somewhere between a straight administrative review and a public approval.

2:44:33.40 --> 2:44:34.740

Rachel C. Manning

It uh, doesn't.

2:44:36.340 --> 2:44:47.700

Rachel C. Manning

Require an approval from a public board or body, but it it does allow for public comment and it does require staff to make findings of fact and whatnot to support the approval.

2:44:50.410 --> 2:44:52.840

Rachel C. Manning

There are a couple of these that we think have been.

2:44:52.900 --> 2:44:58.750

Rachel C. Manning

And established long enough that they weren't moving to a buy right process.

2:44:59.160 --> 2:45:3.510

Rachel C. Manning

And so that includes and of the.

2:45:3.570 --> 2:45:4.970

Rachel C. Manning

There's a basically a.

2:45:8.250 --> 2:45:8.870

Rachel C. Manning

A de minimis.

2:45:11.450 --> 2:45:29.710

Rachel C. Manning

Exemption for you know if you have basically enough parcel area, but you're you're within 5% or or less of the area that you would need to have an additional dwelling unit from what the zoning would otherwise allow that would currently require this administrative adjustment to to get that approval.

2:45:29.720 --> 2:45:42.920

Rachel C. Manning

And and we would, we're recommending that we move that to just by right and and then the other of these is looking at an available parking reduction for development and locations that are within.

2:45:44.860 --> 2:45:49.140

Rachel C. Manning

A certain distance of frequent transit routes and.

2:45:51.180 --> 2:46:6.340

Rachel C. Manning

Again, this would otherwise kind of be of be allowed be available through this process, but we're wanting thinking it it can be moved to by right and spelled out in the code, and then another one of kind of related to these is looking at clarifying.

2:46:9.130 --> 2:46:21.40

Rachel C. Manning

When and and how administrative approval of historic preservation permits is allowed in that relates to one of the state bills that came out as well during the legislature.

2:46:23.290 --> 2:46:24.900

Rachel C. Manning

We're getting close, I promise.

2:46:25.250 --> 2:46:27.790

Rachel C. Manning

Just a few more here. Umm.

2:46:29.610 --> 2:46:35.240

Rachel C. Manning

Along with loosening some processes, we're also looking at loosening some of the zoning standards themselves.

2:46:35.320 --> 2:46:43.980

Rachel C. Manning

And so this really especially relates to kind of facilitating more of this inward growth that the growth policy promotes.

2:46:44.490 --> 2:46:52.990

Rachel C. Manning

So, umm, this includes anything from removing a A you know a backup distance requirement that.

2:46:54.800 --> 2:46:56.930

Rachel C. Manning

Prescribes a specific distance from.

2:46:57.10 --> 2:47:0.430

Rachel C. Manning

You know when you're designing access to a garage off of an alley?

2:47:0.440 --> 2:47:8.450

Rachel C. Manning

Typically, there's a certain distance that is set in the zoning that we think can be made more flexible and and removed.

2:47:9.140 --> 2:47:24.470

Rachel C. Manning

It looks it's looking at a change to parking parking lots, especially for multi dwelling buildings that are typically infill apartment buildings that are not allowed to park in the side set back area.

2:47:24.480 --> 2:47:37.340

Rachel C. Manning

So it just removes enough kind of when I'm talking about a lot here, but we're talking about enough area or distance, you know, in these tight infill projects that it can really cause barriers to that kind of development.

2:47:37.350 --> 2:47:42.10

Rachel C. Manning

So that's one we see and think could be removed as well.

2:47:43.990 --> 2:47:46.450

Rachel C. Manning

And then we want our looking at the.

2:47:48.240 --> 2:48:4.90

Rachel C. Manning

Zoning standards for height as it relates to how close to the side property line and the and the in relation to the and how the side set back in the for buildings especially houses, is generated.

2:48:4.500 --> 2:48:12.460

Rachel C. Manning

It's pretty complex as it is now, and we think there's room to simplify it and that that is inbounds and kind of in line with the parameters that we set for these amendments.

2:48:13.640 --> 2:48:14.0

Rachel C. Manning

Umm.

2:48:14.100 --> 2:48:26.80

Rachel C. Manning

And and then we're also looking at an amendment to uh, the definitions and standards that are set out for establishing a shared parking agreement between uses.

2:48:26.140 --> 2:48:28.810

Rachel C. Manning

And so we see kind of a opportunity here to.

2:48:31.130 --> 2:48:37.100

Rachel C. Manning

Account for different uses uses sharing the same site and and being able to allow for more creativity there.

2:48:41.170 --> 2:48:43.180

Rachel C. Manning

Umm, I think this is my last one.

2:48:43.730 --> 2:48:50.870

Rachel C. Manning

We also related to process improvements, especially kind of increased code transparency and clarity.

2:48:52.510 --> 2:48:53.780

Rachel C. Manning

You know there there are.

2:48:53.790 --> 2:49:2.900

Rachel C. Manning

This is a a typical or not uncommon practice related to zoning that the department will establish.

2:49:2.910 --> 2:49:7.810

Rachel C. Manning

Or, umm, memorialize a zoning officer opinion.

2:49:8.460 --> 2:49:13.650

Rachel C. Manning

And that's something where there might be confusion about how the code is being interpreted and.

2:49:15.710 --> 2:49:17.110

Rachel C. Manning

What it means or what you know?

2:49:17.120 --> 2:49:19.340

Rachel C. Manning

How to you know what?

2:49:19.350 --> 2:49:19.500

Rachel C. Manning

What?

2:49:19.510 --> 2:49:21.60

Rachel C. Manning

It's what it's saying.

2:49:21.70 --> 2:49:22.330

Rachel C. Manning

And the department will.

2:49:24.790 --> 2:49:30.300

Rachel C. Manning

You know, create a document or a determination that explains and clarifies that.

2:49:30.570 --> 2:49:36.490

Rachel C. Manning

So those are typically used for specific projects or in relation to a specific project to work out.

2:49:36.500 --> 2:49:46.430

Rachel C. Manning

You know things that are coming up for that, but if they're not, you know, moved over into the code or updated into the code, then it's still unclear for the next user.

2:49:46.440 --> 2:49:55.790

Rachel C. Manning

So there's several of these seven or so that we think have come up recently in the last few years that should be added to the code to make those clarifications.

2:49:55.800 --> 2:49:57.350

Rachel C. Manning

And those are listed on this slide.

2:49:59.120 --> 2:50:2.600

Rachel C. Manning

And then finally, umm, we also are looking at.

2:50:7.870 --> 2:50:38.640

Rachel C. Manning

Bringing changes that we made through an inner another interim ordinance that now is pretty old, I think a year and 1/2 at least or or maybe more for the that was made to the which uses in the zoning code are considered conditional and so conditional uses require a public approval, they require an approval by City Council and they're you know it it depends which zoning district you're in as far as whether that that uses conditional or not.

2:50:39.70 --> 2:51:5.170

Rachel C. Manning

And umm, that was a previous zoning change that we adopted through interim ordinance to really as as a way to try to address the backlog and and you know the the workload that we're experiencing on the development review side, we were talking earlier about the year that we saw over 1000, you know units come through for permitting.

2:51:5.180 --> 2:51:6.540

Rachel C. Manning

And I think it coincided with that.

2:51:7.660 --> 2:51:8.320

Rachel C. Manning

Umm.

2:51:8.740 --> 2:51:15.820

Rachel C. Manning

And so, you know, this is an opportunity to to roll those over and and to make them permanent.

2:51:16.450 --> 2:51:26.640

Rachel C. Manning

So these are ones again that didn't come through planning board and because it was adopted as an interim ordinance and so these will be new for your consideration.

2:51:28.570 --> 2:51:30.180

Rachel C. Manning

And there are, you know, there's kind of a.

2:51:33.260 --> 2:51:37.400

Rachel C. Manning

That that was a little involved, fairly involved in itself.

2:51:37.830 --> 2:51:40.840

Rachel C. Manning

So just wanna set you up for for that.

2:51:40.850 --> 2:51:59.840

Rachel C. Manning

There might be some additional background materials on that or or you know the the approval processes and and hearings on that might might be helpful to look back on or if you need materials from our office to kind of make a little more sense of what those were and why they were adopted, we can certainly help provide that.

2:52:3.480 --> 2:52:5.20

Rachel C. Manning

So yeah, that is that was the last one.

2:52:7.770 --> 2:52:14.300

Rachel C. Manning

So I'll I'll again, you know this is just meant to kind of give you a heads up and prep you for what's coming your way.

2:52:14.650 --> 2:52:24.530

Rachel C. Manning

So hopefully we'll be setting this presentation out after this, you can refer to it to help make sense of that, and if there's any questions, I'm happy to try to answer them.

2:52:28.730 --> 2:52:29.820

Rachel C. Manning

Anything from anybody?

2:52:30.30 --> 2:52:30.610

Rachel C. Manning

Go ahead, Shane.

2:52:32.100 --> 2:52:37.800

Rachel C. Manning

Umm, I don't need an answer right now, but I'm curious to know how that conditional use.

2:52:38.800 --> 2:52:42.110

Rachel C. Manning

Umm, you know, interim ordinance played out.

2:52:42.180 --> 2:52:49.810

Rachel C. Manning

If it actually did eliminate any backlog, or if anything actually got permitted under it.

2:52:50.400 --> 2:52:55.950

Rachel C. Manning

Yeah, that that's something that we expect to bring some, some updated.

2:52:55.960 --> 2:52:58.530

Rachel C. Manning

You know I'm context for.

2:53:9.420 --> 2:53:10.670

Rachel C. Manning

Anybody else go ahead, Josh.

2:53:12.210 --> 2:53:15.560

Rachel C. Manning

Umm, just a question on the due the duplex bill.

2:53:15.570 --> 2:53:16.70

Rachel C. Manning

I don't know.

2:53:16.80 --> 2:53:21.500

Rachel C. Manning

You know, in what ways does it not align with the growth policy?

2:53:21.590 --> 2:53:22.580

Rachel C. Manning

Just curiosity.

2:53:24.690 --> 2:53:26.300

Rachel C. Manning

Yeah, that's a that's a good question.

2:53:29.820 --> 2:53:29.960

Rachel C. Manning

The.

2:53:32.100 --> 2:53:34.400

Rachel C. Manning

Growth policy is.

2:53:36.330 --> 2:53:42.780

Rachel C. Manning

Broken out into or includes land use designations and the.

2:53:47.330 --> 2:53:51.790

Rachel C. Manning

Those designations include specific, you know, kind of quantitative.

2:53:54.220 --> 2:54:5.180

Rachel C. Manning

Designations for density maximums and and whatnot, and and in our analysis of you know.

2:54:5.190 --> 2:54:15.940

Rachel C. Manning

So we we looked at what the bill said and how it applies to uh, how it's applied and it's applied to lots not to districts, you know, so there's this kind of like a different.

2:54:18.130 --> 2:54:19.920

Rachel C. Manning

Formula or and whatnot but.

2:54:22.260 --> 2:54:22.790

Rachel C. Manning

Basically.

2:54:24.700 --> 2:54:38.650

Rachel C. Manning

There are some areas of town where the implication of the duplex bill would allow for growth, even though it would be limited to kind of, you know, at a duplex by duplex level that it would allow for densities.

2:54:39.380 --> 2:54:39.720

Rachel C. Manning

Umm.

2:54:40.840 --> 2:54:46.540

Rachel C. Manning

Generally, at a higher threshold than the land use designation that's applied in that area.

2:54:47.780 --> 2:54:49.800

Rachel C. Manning

That wasn't the case everywhere, but.

2:54:51.930 --> 2:54:52.470

Rachel C. Manning

Because.

2:54:55.80 --> 2:54:56.500

Rachel C. Manning

The the You know so.

2:54:58.920 --> 2:55:4.510

Rachel C. Manning

Our our assessment was that applying it kind of in a limited fashion.

2:55:5.210 --> 2:55:15.370

Rachel C. Manning

Umm 2 two areas that you know the growth policy could allow for would raise concerns of the kind of fairness of that and and that.

2:55:17.970 --> 2:55:23.30

Rachel C. Manning

That it should be considered, you know, altogether in relation to the the Community.

2:55:24.900 --> 2:55:26.170

Rachel C. Manning

So the.

2:55:30.80 --> 2:55:35.410

Rachel C. Manning

Just for the you know it would because of the lack of transparency on that.

2:55:36.200 --> 2:55:37.260

Rachel C. Manning

Umm what?

2:55:37.270 --> 2:55:45.590

Rachel C. Manning

That the lack of transparency that would be involved with applying that along with kind of the uneven application of it, it seemed like.

2:55:49.90 --> 2:55:55.580

Rachel C. Manning

That's not not a path we should go down and we're already set up for this process that's considering exactly this type of question.

2:55:56.220 --> 2:56:3.820

Rachel C. Manning

And again through 382, we have to consider this through the housing options that are that are listed out in that bill.

2:56:4.150 --> 2:56:8.540

Rachel C. Manning

So we wanted to to stick with the process that we have going already.

2:56:13.580 --> 2:56:14.160

Rachel C. Manning

Anyone else?

2:56:17.450 --> 2:56:20.360

Rachel C. Manning

I could probably come in all day on that bill, but I'm not going to.

2:56:20.470 --> 2:56:27.850

Rachel C. Manning

It seems like a spitball effort to do something that you didn't go talk to the people who do this for a living.

2:56:30.810 --> 2:56:31.820

Rachel C. Manning

Anybody else?

2:56:31.830 --> 2:56:34.100

Rachel C. Manning

Peter, I can't see you very well.

2:56:34.110 --> 2:56:36.760

Rachel C. Manning

Do you want to make any comment or anybody see?

2:56:36.770 --> 2:56:37.450

Rachel C. Manning

I can't see it.

2:56:41.940 --> 2:56:43.170

Rachel C. Manning

If it pops up, we can.

2:56:43.180 --> 2:56:44.260

Rachel C. Manning

I'm not seeing.

2:56:46.150 --> 2:56:49.580

Rachel C. Manning

OK, alright, nothing from anybody else.

2:56:49.590 --> 2:56:50.440

Rachel C. Manning

Everybody's good.

2:56:50.830 --> 2:56:54.970

Rachel C. Manning

We'll see this again on March 5th, and you can hold Ben's feet to the fire then I guess.

2:56:56.470 --> 2:56:58.620

Rachel C. Manning

OK, alright, that seems like it for.

2:57:0.920 --> 2:57:3.530

Rachel C. Manning

Our communications and special presentations.

2:57:3.620 --> 2:57:4.290

Rachel C. Manning

Thank you, Ben.

2:57:4.300 --> 2:57:8.350

Rachel C. Manning

Appreciate your time and being here tonight. Andrew.

2:57:8.360 --> 2:57:14.410

Rachel C. Manning

Are you just hanging out because you're supporting Ben morally, or do you have to be here for three?

2:57:14.700 --> 2:57:16.30

Rachel C. Manning

Ohh, here's supporting Rachel.

2:57:16.40 --> 2:57:16.790

Rachel C. Manning

OK great.

2:57:19.20 --> 2:57:21.830

Rachel C. Manning

Well, we'll see if we can wrap this U here.

2:57:22.440 --> 2:57:25.330

Rachel C. Manning

I think we're gonna have some committee reports, so tune.

2:57:25.340 --> 2:57:25.880

Rachel C. Manning

Go right ahead.

2:57:26.860 --> 2:57:27.360

Rachel C. Manning

Yes, alright.

2:57:27.370 --> 2:57:30.140

Rachel C. Manning

Serve the last two DCC meetings.

2:57:30.150 --> 2:57:35.820

Rachel C. Manning

So couple in January for the New year, elected a new chair and vice chair.

2:57:35.830 --> 2:57:39.310

Rachel C. Manning

So Martha Basara is the new chair of the TPC.

2:57:40.130 --> 2:57:54.670

Rachel C. Manning

And then also some letters of support around the raise program, the Rail Trail program as well as some bridges projects, 1 presentation was super fascinating around St types, there's an initiative to revisit the street typology.

2:57:55.380 --> 2:57:59.870

Rachel C. Manning

Currently, there's only three St types, and I guess they're gonna revisit that.

2:57:59.880 --> 2:58:3.130

Rachel C. Manning

Which and it's going to coincide with the city result project as well.

2:58:3.140 --> 2:58:7.320

Rachel C. Manning

So I think that should be really interesting to get some more traction maybe presented to this group.

2:58:8.590 --> 2:58:21.90

Rachel C. Manning

And then also a presentation around micro ability and there's a movement around potentially piloting that program, a program around that here in, in Missoula which was also quite fascinating today.

2:58:21.100 --> 2:58:24.30

Rachel C. Manning

He had another meeting relatively brief.

2:58:24.120 --> 2:58:32.80

Rachel C. Manning

There was a presentation on greenhouse gas emissions standards, the federal the federal program around greenhouse gas emissions tracking.

2:58:34.170 --> 2:58:41.490

Rachel C. Manning

And whether or not we wanted, Missoula wanted to adopt that or kind of follow the state guidelines versus coming up with their own.

2:58:41.870 --> 2:58:53.460

Rachel C. Manning

I'm general consensus that we'll just focus our own efforts but adopt the state guidelines and then also on the letter of support for the race grant programs around the mall and something around the Mullen area.

2:58:53.530 --> 2:58:55.620

Rachel C. Manning

So that's it.

2:58:55.630 --> 2:59:0.410

Rachel C. Manning

And then the other committee report would be what we just heard from the growth policy folks.

2:59:1.560 --> 2:59:3.190

Rachel C. Manning

And I'm looking around you go for that.

2:59:3.690 --> 2:59:4.190

Rachel C. Manning

You're good.

2:59:4.200 --> 2:59:5.150

Rachel C. Manning

Yeah, you're great.

2:59:5.160 --> 2:59:10.910

Rachel C. Manning

Thank you and thank you for continuing to volunteer and sit on that extra duty.

2:59:13.560 --> 2:59:16.390

Rachel C. Manning

OK, let's see.

2:59:16.400 --> 2:59:17.150

Rachel C. Manning

Old business.

2:59:17.160 --> 2:59:22.730

Rachel C. Manning

Any old business from board members, new business, Rick, we wanna know where you are.

2:59:22.740 --> 2:59:25.250

Rachel C. Manning

You are you back or are you vacation and still?

2:59:26.960 --> 2:59:28.550

Rick Hall

Umm, I'm still in Mexico.

2:59:28.560 --> 2:59:30.500

Rick Hall

I have two more days and I'll be back.

2:59:31.180 --> 2:59:34.90

Rachel C. Manning

Ah, well, congratulations and sorry.

2:59:35.550 --> 2:59:36.410

Rick Hall

Today was 80.

2:59:37.410 --> 2:59:39.780

Rachel C. Manning

Ohh today was eighty, he says.

2:59:39.790 --> 2:59:41.60

Rachel C. Manning

Well, you know, was 40 here.

2:59:43.420 --> 2:59:45.630

Rachel C. Manning

OK, we'll call that new business.

2:59:45.860 --> 2:59:47.210

Rachel C. Manning

Comments from board members.

2:59:47.220 --> 2:59:49.890

Rachel C. Manning

Any comments this evening or is everybody ready to head out?

2:59:49.900 --> 2:59:52.20

Rachel C. Manning

I think everybody's ready to head out, I said.

2:59:52.30 --> 2:59:53.420

Rachel C. Manning

I took maybe question for Josh.

2:59:53.430 --> 3:0:0.260

Rachel C. Manning

I don't know if you followed this lawsuit that in Helena, around developing and water rights, did you hear about that?

3:0:1.60 --> 3:0:3.410

Rachel C. Manning

I didn't, but I'm I'm interested.

3:0:3.420 --> 3:0:3.670

Rachel C. Manning

OK.

3:0:3.680 --> 3:0:4.830

Rachel C. Manning

Yeah, it was.

3:0:4.840 --> 3:0:19.300

Rachel C. Manning

It was interesting because it was coming off of our presentation around wells and all that and exactly, yeah, like a group of residents successfully sued a developer to not be able to develop because of exactly that issue.

3:0:19.310 --> 3:0:21.710

Rachel C. Manning

So I was just curious if you heard about it, OK.

3:0:28.100 --> 3:0:29.520

Rachel C. Manning

It was a recent it was.

3:0:29.530 --> 3:0:31.490

Rachel C. Manning

It was the last week.

3:0:32.180 --> 3:0:32.690

Rachel C. Manning

Yeah.

3:0:32.700 --> 3:0:36.530

Rachel C. Manning

Last week I saw, but I don't think I read anything on it.

3:0:36.540 --> 3:0:39.470

Rachel C. Manning

There's it's a little overwhelming at the moment in the news.

3:0:40.150 --> 3:0:41.950

Rachel C. Manning

Umm anything else?

3:0:45.530 --> 3:0:46.400

Rachel C. Manning

Alrighty.

3:0:46.410 --> 3:0:50.500

Rachel C. Manning

And with that, we will call tonight's meeting adjourned.

3:0:50.510 --> 3:0:51.910

Rachel C. Manning

Thank you everybody for being here.

3:0:51.920 --> 3:0:54.590

Rachel C. Manning

As a bit of a longer one than we've had in a while.

Missoula County Subdivision Regulations Maintenance Update 2024

Planning Board Public Hearing 2.20.24

Project Team
Lauren Ryan
Andrew Hagemeyer, AICP

Agenda

- Scope of project updates
- Scope determination and identifying project updates
- Overview of changes
- Process and public engagement
- Motion



Scope of Update

- Typographical errors and copy edits
- Context changes
- Changes required by Legislature



Proposed updates - how were they identified?

- Staff keeping backlog of issues
- Staff implementing the code in subdivision application review
- Legislative changes



Scope of update - what qualified?

- Language was unclear or confusing
- Regulations were not meeting up-to-date standards and internal practice
- Repeated issues
- Conformance with state law



Typos, Copy Edits and Clarifications - Table 1

Table 1: Typos, Copy Edits, and Clarifications				
Topic	Change Type	Current Chapter and Section	Current Language	Proposed Change or Addition
Implement Goals	Clarification	Chapter 3, Section 3.10.1.4	Meet the goals of the Missoula County Open Space Plan, the Active Transportation Plan, the Missoula County Parks and Trails Plan, and the 2004 Master Parks and Recreation Plan for the Greater Missoula Area.	Meet the goals of the Missoula County Open Space Plan, the Active Transportation Plan, the Missoula County Parks and Trails Plan, and the 2004 Master Parks and Recreation Plan for the Greater Missoula Area, <u>and the Missoula County Pathways and Trails Plan.</u>
Organizational Features	Clarification	Chapter 1, Section 1.12.4	Several Supplemental Administrative Materials (SAMs) are available in the Planning Office. These documents are not adopted herein as part of the regulations, but they provide explanatory exhibits and technical information to inform applicants and the general public about topics included in these regulations.	Several Supplemental Administrative Materials (SAMs) are available in the Planning Office. These documents are not adopted herein as part of the regulations, but they provide explanatory exhibits and technical information to inform applicants and the general public about topics included in these regulations.
Definitions	Clarification	Chapter 2, Section 2.2.16	The Chief Planning Officer of Community and Planning Services or an authorized designee.	The <u>Director</u> Chief Planning Officer of Planning Development, and Sustainability of Community and Planning Services or an authorized designee.
Definitions	Clarification	Chapter 2, Section 2.2.42	The Director of Community and Planning Services or an authorized designee.	The Director of <u>Planning, Development, and Sustainability</u> Community and Planning Services or an authorized designee.
Definitions	Clarification	Chapter 2, Section 2.2.75	The Missoula County Community and Planning Services Department, or other office designated by the Missoula County Commission to administer the requirements set forth in the MSPA.	The Missoula County <u>Planning, Development, and Sustainability</u> Community and Planning Services Department , or other office designated by the Missoula County Commission to administer the requirements set forth in the MSPA.
Flood Hazard Area Standards	Clarification	Chapter 3, Section 3.1.3.6.A.3	If a proposed subdivision is located within one mile of a Zone A flood hazard area as identified on the Flood Insurance Rate Map for Missoula County, the subdivider shall analyze land division history for the parcel dating back to August 15, 1983, to determine if a Zone A flood hazard area had been located previously on the parent parcel. If a Zone A flood hazard area had been located on	If a proposed subdivision is located within one mile of a Zone A flood hazard area as identified on the Flood Insurance Rate Map for Missoula County, the subdivider shall analyze land division history for the parcel dating back to August 15, 1983, to determine if a Zone A flood hazard area had been located previously on the parent parcel. If a Zone A flood hazard area had been located on

Context Changes - Table 2

Table 2: Context Changes				
Topic	Change Type	Chapter and Section	Current Language	Proposed Change or Addition
General Procedures	Context	Chapter 5, 5.7.11	New section proposed	<u>Notice of the public hearing shall be posted on the property at a location visible to the greatest number of people at least 15 calendar days prior to the Planning Board public hearing. A notice must be posted by the planning department in a conspicuous</u>
				<u>place on the site at least fifteen (15) working days prior to the public hearing.</u>
General Procedures	Context	Chapter 5, Section 5.7.12	Public Review Submittal: The Subdivider shall provide additional copies of the application to the Planning Office no more than 15 working days before the first public meeting or public hearing at which the application will be reviewed. For a minor subdivision 7 additional paper copies shall be provided or 18 additional paper copies for a major subdivision, unless a lesser quantity is specified by the Planning Office.	<u>Governing Body Public Review Submittal:</u> The Subdivider shall provide <u>one (1) hard copy and one (1) digital copy additional copies</u> of the application to the Planning Office no more than 15 working days before the first public meeting or public hearing at which the application will be reviewed. <u>Additional hardcopies may be requested by the Planning Office if deemed necessary. For a minor subdivision 7 additional paper copies shall be provided or 18 additional paper copies for a major subdivision, unless a lesser quantity is specified by the Planning Office.</u>
General Procedures	Context	Chapter 5, Section 5.7.3.3	At the time of the request for the preapplication meeting, the subdivider shall provide the Planning Office 1 paper copy and 1 digital copy of the items listed in <i>Section 7.2, Preapplication Submittal Items</i> . If the subdivision is to be phased, a preliminary phasing plan and schedule shall be submitted.	At the time of the request for the preapplication meeting, the subdivider shall provide the Planning Office 1 paper copy and 1 digital copy of the items listed in <i>Section 7.2, Preapplication Submittal Items</i> <u>and the required fee.</u> If the subdivision is to be phased, a preliminary phasing plan and schedule shall be submitted.
General Procedures	Context	Chapter 5, Section 5.7.3.2	occur within 30 working days of the Planning Office	The preapplication meeting shall occur within 30 working days of the Planning Office

Context Changes - Parks and Trails, Chapter 3



- Trail width standards – updated to meet AASHTO (American Association of State Highway and Transportation Officials) standards
- Clarification of parkland dedication standards

Legislative Changes - Table 3



- SB 158 – Family Transfers
- SB 131 – Subdivision Exemptions
- SB 170 – Administrative Review of Minors
- HB 211 – Subdivision Review Process

Legislative Changes - SB 158

Family Transfers



- Allows for transfers within platted subdivisions
- Reviewed within 20 working days once application is deemed complete
- Transfer can occur regardless of recipient's age

Legislative Changes - SB 131

Subdivision Exemptions



- Application reviewed within 20 working days once application is deemed complete
- Conditions cannot be imposed on application

Legislative Changes - SB 170

Administrative Review of Minors



- Administrative review of minor subdivision if it meets the following criteria:
 - A will serve letter from a municipal and sewer service
 - Legal and physical access to each lot
 - Does not require a variance

Legislative Changes - HB 211

Revise Local Subdivision Review Process



- New information and subsequent hearings
- Hearing for final plats in phased subdivisions
- Variances during an expedited review

How to review documents and provide comments

- Missoula County Voice Page:
missoulacountyvoice.com/missoula-county-subdivision-regulations-maintenance-updates

Public Comment

- No public comments were received
- Informational Session
 - Using agricultural land towards parkland dedication

Staff Report

- Overview and explanation of proposed amendments
- Review of compliance with MCA

Recommended Motion

- I move THAT the proposed Missoula County Subdivision Regulations, as shown in the attachments, be recommended to the Missoula Board of County Commissioners for adoption



Our Missoula Project Update

[02/20/2024]

Planning Board



Agenda :

- Our Missoula Project

- Phase 2 Summary

- Growth Policy Update

- Looking Ahead

- Near Term Code Amendments

- (Round 2):

- Background and Context

- Process Overview

- Introduction to Amendments

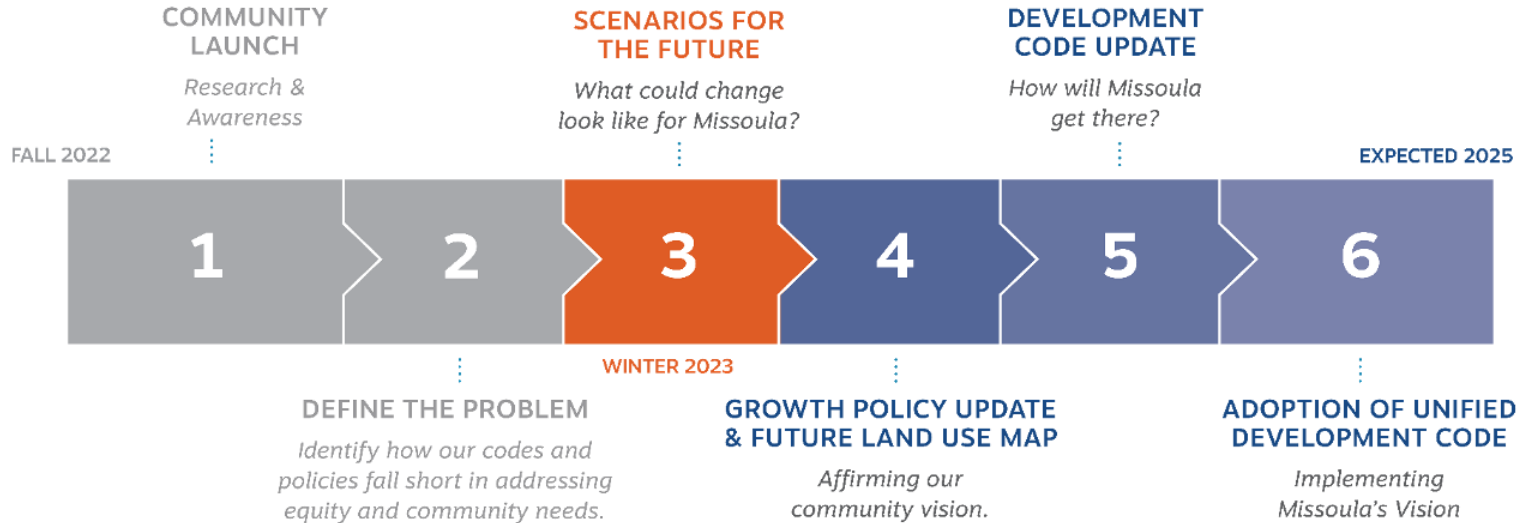
Our Missoula Goals



=

Update *our codes*
to better align with
our policies

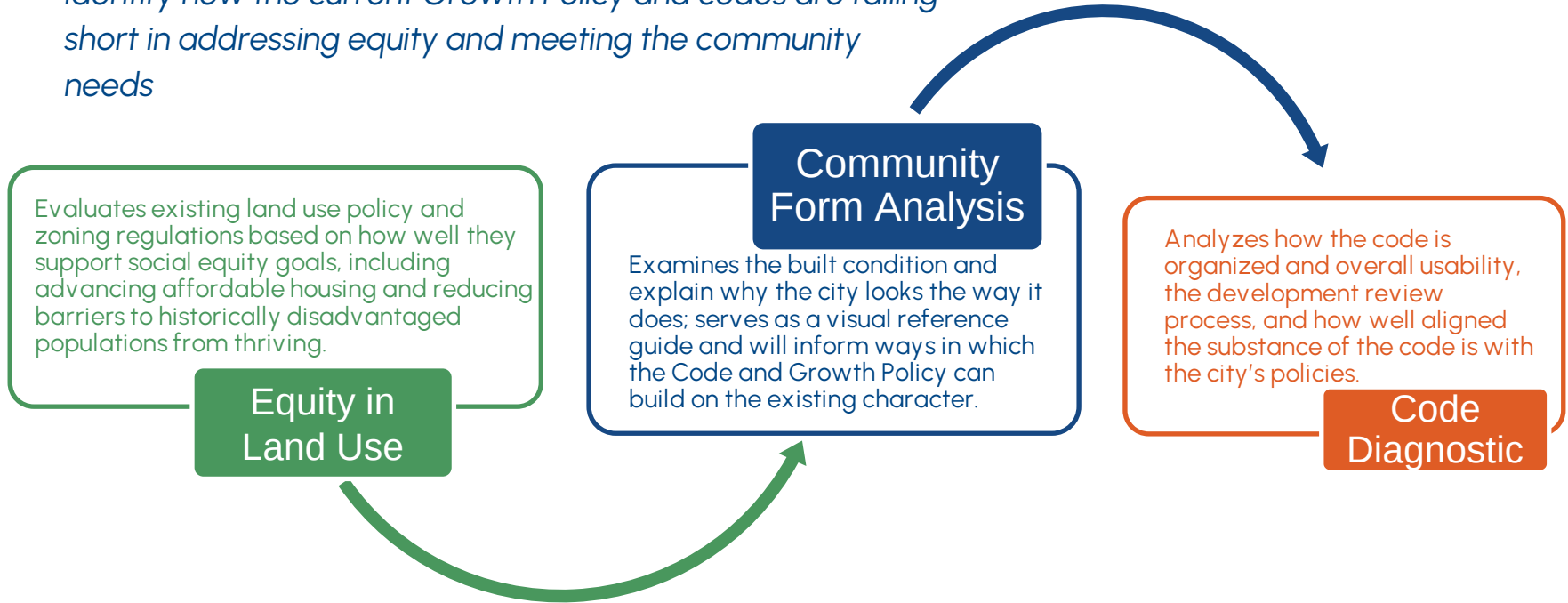
Our Missoula Phases



Phase 2 Summary

Phase 2: Define the problem

Identify how the current Growth Policy and codes are falling short in addressing equity and meeting the community needs



Key Takeaways

1. Historical context is essential. The impacts of land use decisions are intergenerational.
2. Missoula significantly expanded exclusive single-dwelling zoning in the latter half of the 20th century, setting the stage for today's inequities in housing and land use.
3. Missoula's current land use regulations constrain housing affordability in two ways: by encouraging larger, more expensive homes and constraining the overall supply of homes.
4. Density aids affordability. The cost of land is spread across more homes and there is an incentive to build smaller homes.
5. Missoula's zoning contributes to segregation by income and race/ethnicity due to widespread single-dwelling and low density zoning.
6. Missoula's zoning concentrates new housing development in lower income neighborhoods. This increases the risk of displacement and gentrification.
7. Implementing the existing Growth Policy map is a positive step, but not enough to fully address equity issues.

Six Principles for Code Reform



EQUITY IN LAND USE
Themes from Engagement



Housing
Affordability
& Accessibility



Transportation
& Infrastructure



Community, Safety,
& Diversity

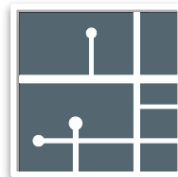


Environmental &
Climate Concerns



Land Use, Built Form,
& Development





What is Community Form?

Community Form refers to the various ways streets, blocks, lots, buildings, and green spaces are organized to create distinct patterns of development. The way neighborhoods and places around the city look, feel, and function depends on how these physical elements are designed and arranged.



Development Patterns

PRE 1900

1900-1959

1960-1989

1990-Present

Early Urbanization

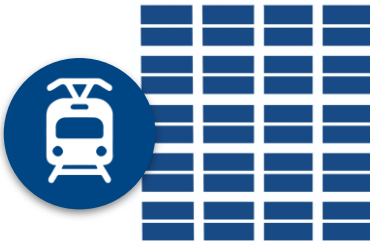
Compact & Walkable

Expanding Out

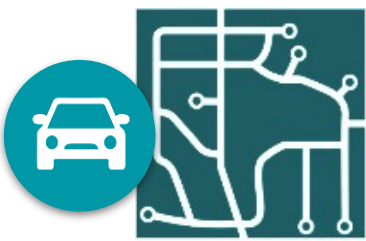
Managing Growth



< 1% of Missoula Valley
developed prior to 1900
*Based on # of Parcels



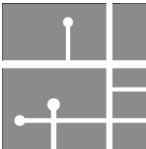
30% of Missoula Valley
was developed 1900-1959
*Based on # of Parcels



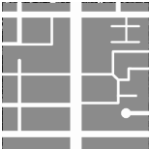
30% of Missoula Valley was
developed from 1960-1989
*Based on # of Parcels



39% of Missoula Valley
developed 1990-present
*Based on # of Parcels



Rural



*Neighborhoods
& Corridors*



Multinodal

What is a Placetype?

Existing 'Placetypes' describe the variety of places that comprise Missoula today. Placetypes are distinguished from each other based on:

1. LAND USE and INTENSITY
2. Community FORM elements
3. Available MOBILITY options

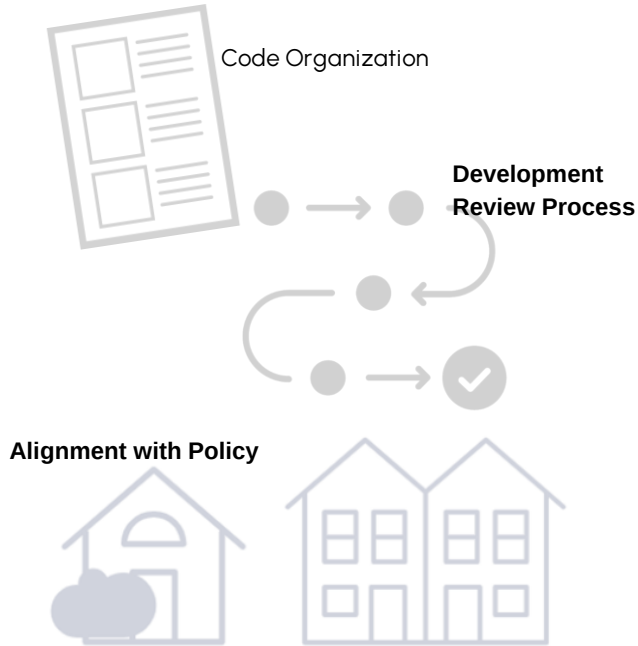
The Current Growth Policy and Code
LAND USE + DENSITY

A Placetype Approach
LAND USE + INTENSITY
+ FORM + MOBILITY

KEY FINDINGS

Code Diagnostic Overview

This analysis seeks to understand how the code performs in the following topics.:



What will the Code Diagnostic evaluate?

1. Substance - How well do the codes implement adopted land development policies?
2. Process - How well do development permit review and approval processes provide predictable, fair, and timely service?
3. Organization & User Friendliness - How well do the codes communicate expectations clearly and is information easy to find and understand?

INTRODUCTION

Methodology

This analysis includes the following:



"What we read" - Review background documents

- Recommendations Report
- Our Missoula Development Guide
- Previous reports and studies provided by staff
- Detailed annotations from staff: an extensive, coordinated, cross-departmental effort



"What we heard" - Listening session feedback

- External - community, frequent code users, design professionals, real estate professionals
- Staff from relevant departments
- Leadership/Elected officials



"What we analyzed"

- Equity in Land Use, Prototype Modeling to identify barriers



"What we see and experience"

- Community Form Analysis

4 Key Findings

11 Subtopics

1. Codes present barriers to housing equity, capacity, affordability
 1. Code Barriers to Housing Equity and Affordability
 2. Code Barriers to Housing Capacity
2. Codes present barriers to compatible infill development and limit diversity
 1. Code Barriers to Compatible Residential Infill
 2. Code Barriers to Housing Diversity
 3. Code issues relating to Context-Sensitive Mixed-Use
3. Codes do not support mobility and climate policies
 1. Mis-Alignment with Climate, Parks, and Growth Policy
 2. Mis-Alignment with Transportation and Parking Policies
4. Codes are difficult to navigate for customers and staff
 1. Organization & TOC: Overlapping Topics in Multiple Locations
 2. Illustrations, Tables, Page Layouts and Format
 3. Unpredictable Permit Review Processes

Growth Policy Update

GROWTH POLICY UPDATE

New City Policies Since 2015



GROWTH POLICY UPDATE

Emerging Issues

Much of the 2015 Growth Policy remains relevant – this update will address issues that have become more pressing in recent years. These include, but are not limited to:



Social, cultural, and racial inequities



Housing shortage/rise in housing costs



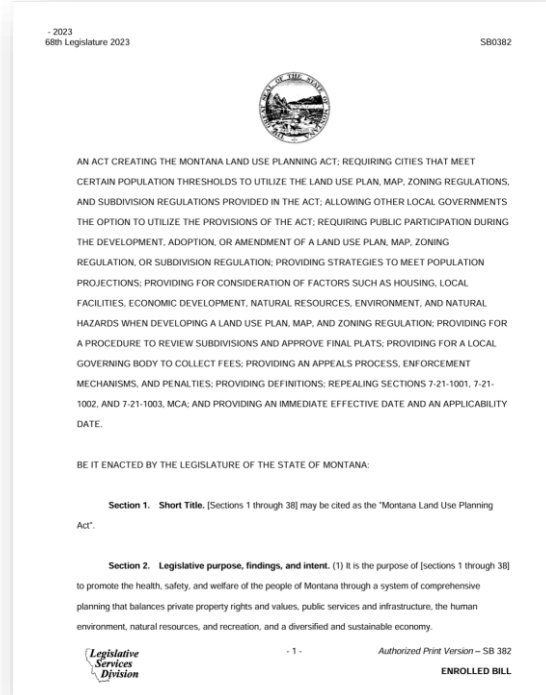
Accelerating effects of climate change

GROWTH POLICY UPDATE

State Requirements

Montana Senate Bill 382:

- Requires cities of 5,000+ to adopt new land use plans and zoning/subdivision codes.
- Requires analysis and projections of current data.
- Mandates specific housing strategies that must be included in code.
- Emphasizes public participation during adoption of policy and codes.
 - Limited public participation during site specific projects.



Existing Conditions & Projected Trends

Population, Housing, Economic Development

1

Population

Current Estimated
Population
93,926 people
2045 Projected Population
128,345 people

2

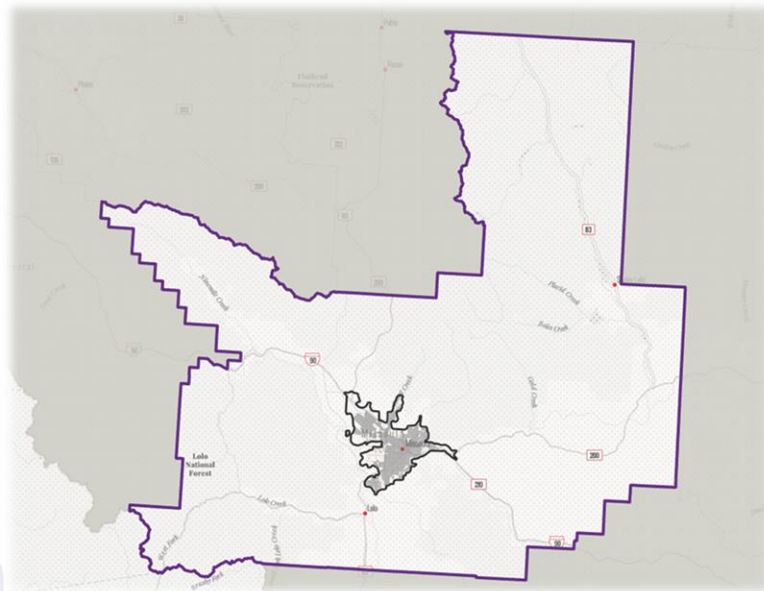
Housing

Current Underproduction
2,704 - 3,704 Units
Projected Need by 2045
22,205 - 27,479 Units

3

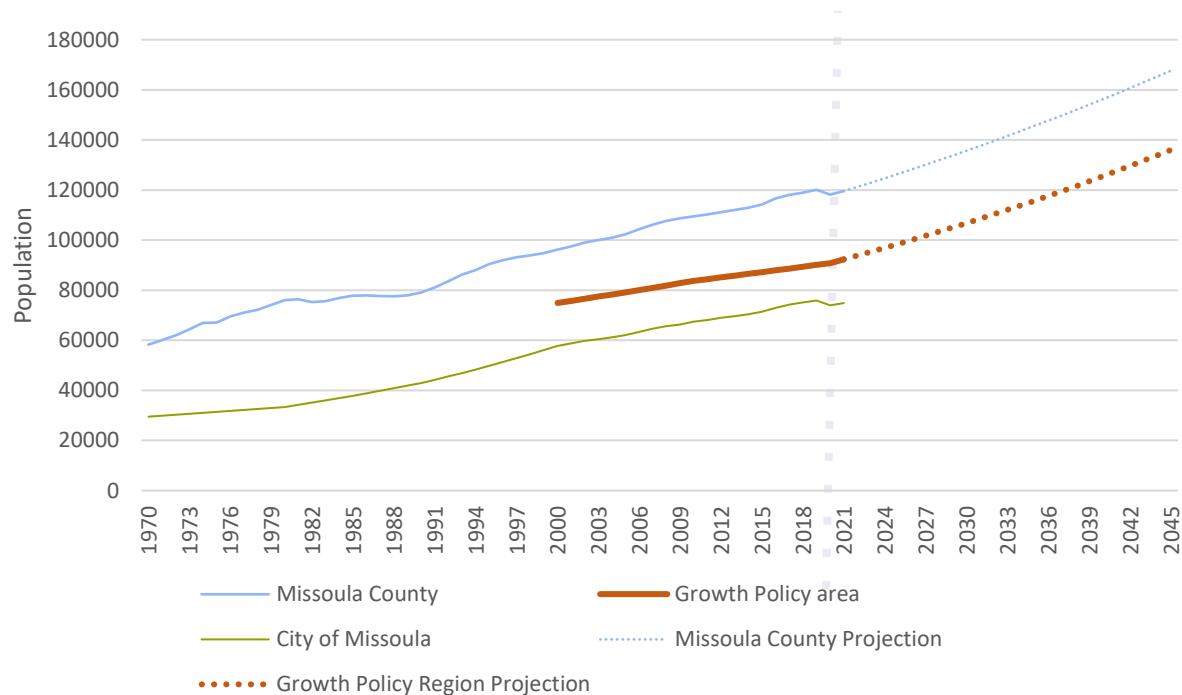
Economic Development

Current Daytime Workforce
56,694 workers
2045 Anticipated Workforce
85,175 workers



Existing Conditions & Projected Trends

Population & Population Projection



Missoula County

Growth Rate

1.39% CAGR

2045 Projected Population

166,970 people

Growth Policy area

Growth Rate

1.39% CAGR

2045 Projected Population

128,345 people

**Applying the Cumulative Annual Growth Rate (CAGR) from the last 50 years in the County forward another 25 Years*

Underproduction of Residential Units



Homelessness Management Information System (HMIS)

- 704 Clients or Households in system as of 2021
 - 179 need Permanent Supportive Housing



Units needed to reach a healthy vacancy rate

- Healthy Residential Vacancy Rate = 5 - 8%
 - 2,000 Units needed for 5% Vacancy
 - 3,000 Units needed for 8% Vacancy

5% Vacancy Rate

2,704 Units needed by 2045

8% Vacancy Rate

3,704 Units needed by 2045

Projected Need of Residential Units



Underproduction

- 2,704 Units needed for 5% Vacancy Rate
- 3,704 Units needed for 8% Vacancy Rate



Projected Future Need

- 19,000 Units needed for 5% Vacancy Rate
- 23,750 Units needed for 8% Vacancy Rate

5% Vacancy Rate
21,704 Units needed by 2045

8% Vacancy Rate
27,454 Units needed by 2045

Yearly Targets of Residential Units

Yearly Residential Production Goals 2024-2034

5% Vacancy

1,157 units/Year

8% Vacancy

1,451 units/Year

Yearly Residential Production Goals 2035-2045

5% Vacancy

886 units/Year

8% Vacancy

1,080 units/Year

VS.

Historic Residential Production

- 2011-2022: 672 units/Year
- 2015-2021: 805 units/Year
- Highest Production: 1,364 units in 2021
- Lowest Production: 288 units in 2012

Economic Development

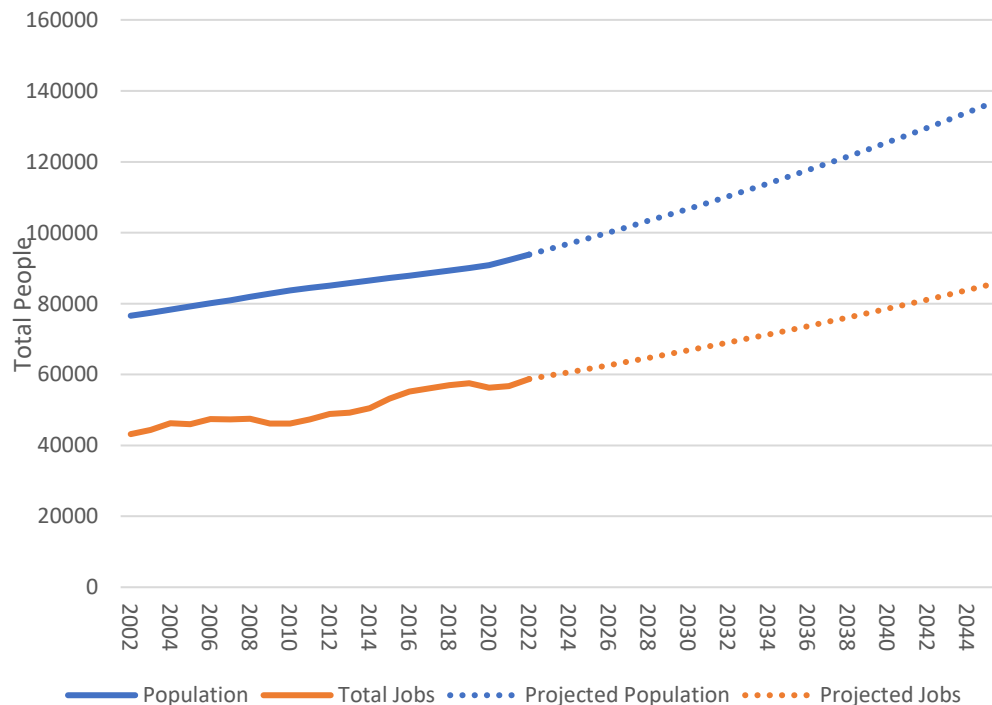
For every 100 people within the Growth Policy area there are 63 people in the Workforce

Year	Population	Employment	Employee to Population Ratio
2015	87,201	53,217	0.6103
2016	87,913	55,240	0.6283
2017	88,631	56,115	0.6331
2018	89,355	56,997	0.6379
2019	90,085	57,554	0.6389
2020	90,820	56,256	0.6194
2021	92,300	56,694	0.6142
TOTAL	+ 5,099	+ 3,477	0.626 - AVERAGE

Existing Conditions & Projected Trends

Economic Development

For every 100 people within the Growth Policy area there are 63 people in the Workforce. Out of those 63 employees, 25 commute from outside the area.



Projected Population Increase: 1.39% annually

- 2021 Population: 92,300
- Estimated 2045 Population: 128,345
- + 36,045 people

0.626 Employee to Population Ratio

- 2021 Workforce: 56,694
- Estimated 2045 Workforce: 85,175
- + 28,481 workers



Community Growth Policy Workshops

- December, 2023
- Reached over 130 residents
- Three opportunities to participate
- Three venues
- Three different times of day



Community Growth Policy Workshops

What do you love in your neighborhoods?

1. Community & social connectivity
2. Natural environment & scenic beauty
3. Walkability & bikeability
4. Community services and resources
5. Urban amenities and local businesses

What do you want to see/change in your neighborhood?

1. Infrastructure & connectivity
2. Housing & development
3. Environmental sustainability
4. Community services & resources
5. Transportation & traffic management

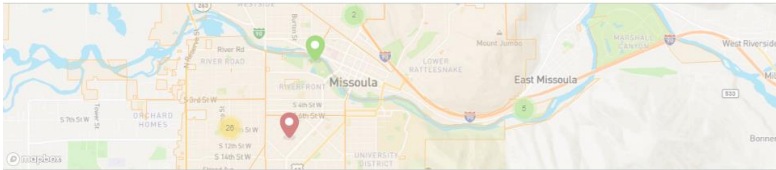
ENGAGEMENT UPDATE

Community Growth Policy Web Activities

<https://www.engagemissoula.com/growth-policy-update>

Neighborhood Mapping Activity

20 days



Tell us what you love about your neighborhood and what you'd like to see in the future! Click the (+) plus button and drag green pins to the things you love in your neighborhoods, and drag red pins to show things you would like to change or see in your neighborhoods. Add a note or upload a photo describing your pins!

Vote on your Values

There are twelve priorities here, and you get **10 total votes**. Under each priority, please select the number of votes you give to it. You can use more than one vote for each priority or leave it blank to not assign any votes to a priority. For example, you could give 1 vote for 10 priorities or 2 votes for 5 priorities. As long as you only use 10 total votes, you can give any priority as many votes as you would like. Have fun!

VOTE NOW!

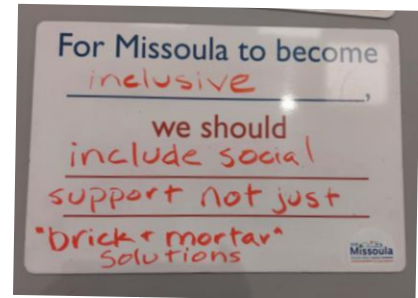
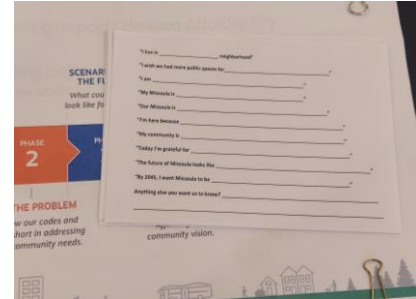


Fill-in-the-Blank

20 days ago

The Growth Policy is the City's vision for future growth. We want to know what you'd like to see in the future.

Using the template, "For Missoula to Become _____, We Must _____," fill in the blanks with your ideas. When you are done, take a look at other Missoulian's ideas and see what your friends and neighbors think!



Our Missoula Workshops

Expanding Housing Options in Neighborhoods



Tuesday, February 27

Garden City Harvest Barn
1657 River Rd.
6:00 p.m. to 8:00 p.m.

Help the City of Missoula understand
community preferences and concerns
about expanding housing options
throughout the city.

Wednesday, February 28

Missoula Public Library, 4th Floor
1:00 p.m. to 3:00 p.m.

Join us for a brief presentation
from City staff followed by
a facilitated fun and interactive
small group game!

Wednesday, March 6

Burns Street Community Center
1500 Burns Street
5:00 p.m. to 7:00 p.m.

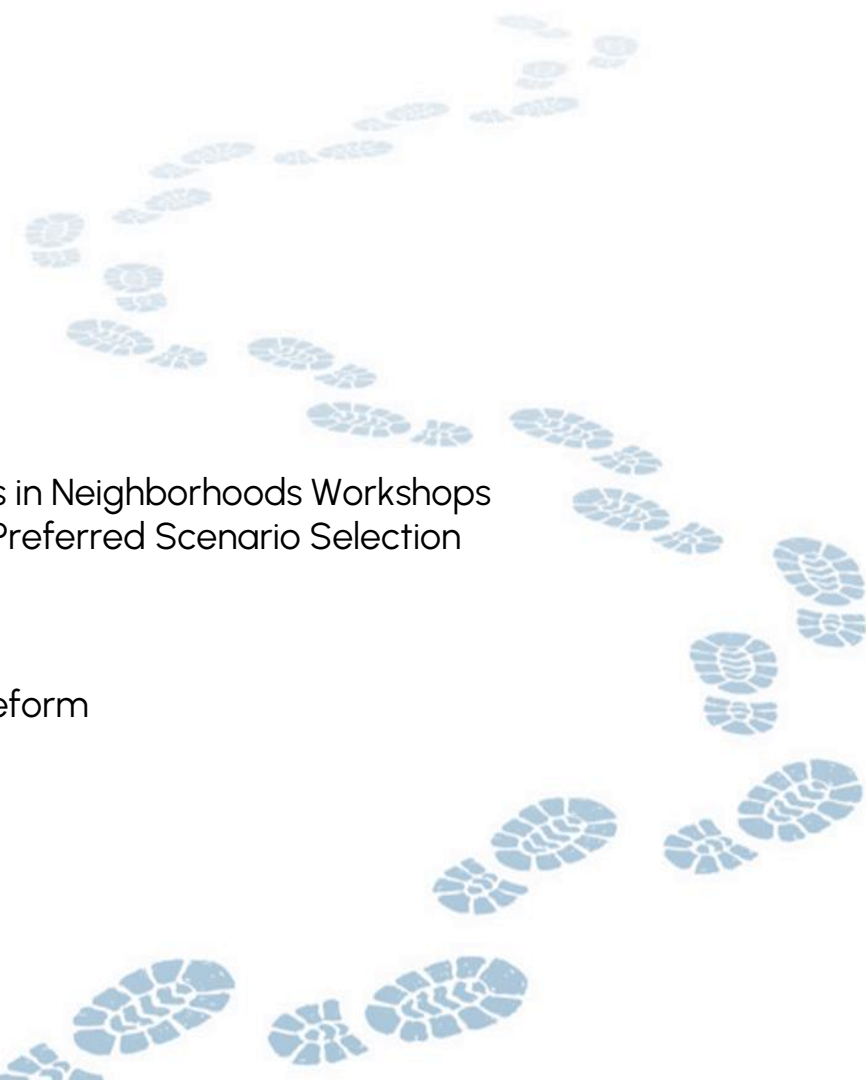


Find out more and get involved:

<https://www.engagemissoula.com/our-missoula-events>



What is Next?



Winter 2024 –

Growth Policy Update: Scenarios for the Future

- February: Expanding Housing Options in Neighborhoods Workshops
- Late Spring: Scenario Modeling and Preferred Scenario Selection

Code Reform: Code Diagnostic

- February: Code Diagnostic
- March: Guiding Principles for Code Reform
- April/May: Code Reform Approach

Near Term Code Amendments (Round 2):

- March 5: Planning Board
- March 13: LUP presentation
- March 25: City Council Adoption

Near Term Code Amendments: Round 2

Our Missoula Project:
Goal

=

Update *our codes*
to better align with
our policies

Near Term Code
Amendments: Goal

=

Strategically Update *our codes*
to address urgent community
needs while also supporting Our
Missoula Project workflow and
fit with existing policies

2023 Land Use Related Changes to State Law

Individual Land Use Bills

EFFECTIVE NOW: Subdivision and zoning rules changes

- Effects subdivision review procedures
- Changes TED/Condo procedures
- Reduces parking to 1 space per unit for multi-dwelling in commercial zones

EFFECTIVE 10/1/23: Subdivision and zoning rules changes

- Effects subdivision review procedures
- Changes minor subdivision review to administrative process only
- Changes board review processes
- Removes design standards for manufactured housing

EFFECTIVE 1/1/24: Zoning rules changes

- Must allow for duplex housing in city zoning
- Revises ADU requirements mostly related to design standards

EFFECTIVE April, 2026: MLUP

- Land Use Plan
- Updated Zoning Regulations
- Updated Subdivision Regulations
- Administrative Reviews (Appeals are Public)

SB 382 - Montana Land Use and Planning Act (MLUP)

Land Use Related Changes to State Law: Phased Approach

Individual Land Use Bills

Code Amendments: Round 1

EFFECTIVE NOW: Subdivision and zoning rules changes

- Effects subdivision review procedures
- Changes TED/Condo procedures
- Reduces parking to 1 space per unit for multi-dwelling in commercial zones

EFFECTIVE 10/1/23: Subdivision and zoning rules changes

- Effects subdivision review procedures
- Changes minor subdivision review to administrative process only
- Changes board review processes
- Removes design standards for manufactured housing

Code Amendments: Round 2

EFFECTIVE 1/1/24: Zoning rules changes

- Must allow for duplex housing in city zoning
- Revises ADU requirements mostly related to design standards

Our Missoula Project

EFFECTIVE May, 2026: MLUP

- Land Use Plan
- Updated Zoning Regulations
- Updated Subdivision Regulations
- Administrative Reviews (Appeals are Public)

SB 382 - Montana Land Use and Planning Act (MLUP)

Court Injunction

MAID vs Montana:

- [Decision](#)
- *Affects:*
 - *SB 323 (Duplex Bill)*
 - *SB 582 (ADU Bill)*



News From The States

A project of States Newsroom

RIISING TRENDS

ELECTION 2024

MONTANA | News

Judge issues injunction against two 'affordable housing' bills passed by Montana Legislature

GOV & POLITICS, CRIMINAL JUSTICE

Dec 29, 2023 | 9:50 pm ET

By Darrell Ehrlick

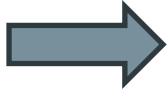
SHARE



Near Term Code Amendments: Phased Approach

Timeline

October 2023



March, 2024



Winter, 2024/25



Round 1:

- Includes Legislative Bills effective before or on Oct. 1, 2023

Round 2:

- Our Missoula Project additional code changes

Our Missoula:

- Updated Growth Policy
- Updated Development Code
- Compliance w/ MLUP

Near Term Code Amendments: Process

Round 2: Updated Timeline

- LUP Committee Initial Update on Phased Approach, September 5th, 2023
- LUP Committee Initial preview of additional amendments – December 13th, 2023
- Public Comment Period, Early February. 2024
- Planning Board consideration – March 5, 2024
- City Council consideration – March, 2024
 - LUP Committee, Tentative March 13, 2024
 - Council Final Hearing, March 25, 2024

Project Webpage:

<https://www.engagemissoula.com/2023-zuo>

Near Term Code Amendments: Round 2

Sideboards

1. ~~Focus on the 2 state bills effective 1/1/24.~~
2. Take a very targeted approach.
3. Identify amendments that can stand alone.
4. Based on implementation steps from existing policy & previous engagement.
5. Have no unintended consequences on the comprehensive Our Missoula project workflow.
6. Improve administrative processes for clearer rules and understanding.

Near Term Code Amendments: Round 2

Goals

Our Challenge Today...

1

The City must deliver its mission to promote *equitable, sustainable, and quality growth and development*

2

The City is *not adequately* implementing the policies for the community's vision of growth

1. Process Improvements
 - Streamline processes
 - Establish greater clarity for code users
 - Necessary clean up
2. Urgency
 - Housing supply responsiveness
 - Near term effectiveness

Near Term Code Amendments: Round 2

Summary Recommended Topic for
Amendments

1. Amend affordable housing definition & percentages of tiers
2. Amend permanently affordable dev option
3. Amend standards related to Accessory Dwelling Units
4. Amend Vertical Mixed-Use definition to accommodate greater urban characteristics
5. Move some "administrative adjustments" to be available by right
6. Minor change to location of parking in multi-dwelling standards
7. Remove 26' backup distance for garages adjacent to alley
8. Remove 1/3rd height notation for interior side setback consideration in certain zones
9. Permit second story additions that could become non-conforming to setback
10. Codify seven Zoning Officer Opinions for Title 20
11. Make Conditional Use Change Permanent
12. Usability amendment to Title 20 based on SB 407 to allow administrative approval of HPPs
13. Expand application of shared parking agreements

*This list is for Title 20 amendments specifically

Near Term Code Amendments: Round 2

Summary Recommended Topic for
Amendments

Explanation: Improvements to our Existing
Affordable Housing Incentives

Benefit: Simplifies Affordable Housing Related
Processes

Amend affordable housing definition & percentages of tiers

- Simplify the existing definition to provide flexibility and feasibility (currently based on set AMI thresholds)

Amend permanently affordable development option

- Expand applicability to multi-dwelling building types (currently limited to detached homes only)
- Expand applicability to B/C/MI-R zones (currently limited to RM zoning districts)
- Incentivize by applying existing parking reduction to the entire project

Near Term Code Amendments: Round 2

Summary Recommended Topic for
Amendments

Explanation: Enact local changes to facilitate
increased ADU development

Benefit: Facilitates Increased Housing Supply

Expand allowed size of ADU's

- Set maximum unit area to 1,000 sf (up from 600 sf currently).
- Set maximum unit height to what is allowed for primary structure, generally 30 ft. (Currently limited to 25 ft or height of existing primary structure.)

Ease location restrictions for ADU's

- Remove the 10 ft building separation requirement between an ADU and primary unit.

Changes already made in previous round of amendments:

- Design standards removed.
- Parking not required.
- Owner occupancy not required.

Near Term Code Amendments: Round 2

Summary Recommended Topic for
Amendments

Explanation: Amend Vertical Mixed-
Use definition to accommodate greater urban
characteristics

Current Definition of Vertical Mixed Use:

- Exempt from density maximums
- Prescribed mix of commercial use in relation to amount of residential
- Ceiling height requirement

Use of this building type is rare

Near Term Code Amendments: Round 2

Summary Recommended Topic for
Amendments

Explanation: Amend Vertical Mixed-
Use definition to accommodate greater urban
characteristics

Benefit: Facilitates Increases to Housing Supply

Benefit: Facilitates Inward Growth

Proposed Amendments:

- Create new general site landscaping waiver for use in (certain) Design Excellence overlay areas
- Create new general site landscaping alternative (with conditions) for VMU projects outside of Design Excellence overlays
- Create new non-residential parking exemption
- Simplify requirement for percentage of dedicated commercial building area
- More easily allow for desired sidewalk and boulevard treatments
- Amend and lower floor to ceiling height requirement

Near Term Code Amendments: Round 2

Summary Recommended Topic for
Amendments

Explanation: Loosen some existing approval processes.

Benefit: Facilitates Inward Growth

Benefit: Increased code transparency and clarity

Move some "administrative adjustments" (20.85.110) to be available by right

- Parcel size (within 5% or less of area for additional unit)
- Parking incentive for transit- served locations (15% reduction of required parking for areas within 500 ft of a frequent bus stop)

Usability amendment to Title 20 based on SB 407

- Allow administrative approval of HPPs

Near Term Code Amendments: Round 2

Summary Recommended Topic for
Amendments

Explanation: Loosen some zoning standards.

Benefit: Facilitates Inward Growth

Remove 'backup distance' requirement from face of garage

- Currently require 26' from garage door to opposite edge of right of way/alley

Minor change to location of parking in Multi-dwelling standards

- Allow parking to be located in the side setback for infill multi-dwelling buildings

Simplify relationship between side setback and building height

- Currently require 1/3rd of side setback within certain distance of property line
- Amends requirement to a set distance.
- Permits second story additions that would otherwise create non-conformities.

Amendment to shared parking rules

- Allow residential uses to be designated as 'night-time use' related to allowed parking reductions for shared parking standards.

Near Term Code Amendments: Round 2

Summary Recommended Topic for
Amendments

Explanation: Codify recent internal determinations on code interpretations, and changes that were made on an interim basis.

Benefit: Increased code transparency and clarity

Codify seven Zoning Officer Opinions for Title 20

- Section 20.50.010.B.1 Hillside Applicability Standards
- Section 20.60.020.C Affordable Housing Parking Incentive
- Section 20.01.100.D.4 & 8 Zoning District Boundaries at ROW
- Section 20.105.050.E Microbrewery and Retail Beer and Wine Sales
- Section 20.25.075 – Missoula Development Park Plan Submittal Requirements
- Section 20.40.090 Multi Dwelling Building Access to Parking
- Section 20.45.050 Home Occupations in PUD & SD Districts

Make Conditional Use Change Permanent

- Ord #3719 approved in May, 2023

OUR
Missoula
Growth Policy Update —
— *& Code Reform*



Thank you!

www.engagemissoula.com/our-missoula

