



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: October 7, 2025, 6:00 p.m.

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

Members in Attendance: Danny Tenenbaum (City Alternate), James Fountain (County Alternate), Lynn Davis (City Appt), Danny Oberweiser (County Appt), Derek Kanwischer (City Appt), Rick Hall (County Appt), Tung Pham (Mayor), Shane Morrissey (City Appt), and Sean McCoy (County Appt)

Members Absent: Josh Schroeder (Conservation District)

I. CALL TO ORDER [Time stamp – 0:22]

Sean McCoy called the meeting to order at 6:03 p.m.

II. ROLL CALL [Time stamp – 0:36]

Analeshia Rodriguez called the roll. Seven regular members and two alternates were present. James Fountain was promoted to voting member for the evening. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:41]

Shane Morrissey moved, and Danny Oberweiser seconded approval of the September 2, 2025, minutes as written. The motion passed with one abstention.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 3:11]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 5:05]

Staff announced there will be an upcoming memo with additional information about the Consolidated Land Use Board transition.

VI. PUBLIC HEARINGS [Time stamp – 6:11]

There were no Public Hearings.

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

- A. Lauren Ryan, Planner III, Missoula County Planning Development & Sustainability –
Swan Valley Plan Presentation [**Time stamp – 6:14**]

STAFF PRESENTATION

Lauren Ryan, Planner III, with Missoula County Planning, Development & Sustainability led an informational presentation on the update to the Swan Valley Neighborhood Plan. She explained that neighborhood plans are land use plans adopted under the County Growth

Policy, providing focus on land use and community issues for specific geographic regions within Missoula County. Lauren noted that the County currently has 19 adopted area plans, most of which are out of date and need revision. These plans continue to be referenced in land use decisions as their still adopted under the County Growth Policy.

Staff provided an overview of the required elements of an area/ neighborhood plan. She stated that they have to cover future land use and development, housing, commercial and industrial development, public services, infrastructure, natural resources, and community character. She noted that the existing Swan Valley Condon Comprehensive Plan was originally adopted in 1987 and last amended in 1996. A community committee began work on an update between 2008–2012, conducting visioning sessions and preparing a community profile, followed by a 2018 draft that was never adopted due to missing required elements.

There was the formation of a Swan Valley Community Council subcommittee in November 2023. The subcommittee chose to focus on updating the neighborhood plan. Since May 2024, the committee, with county staff support, has completed an existing conditions report, distributed a community questionnaire, and held public open houses in April and June 2025 to gather feedback on draft goals, policies, and the first draft plan. A revised draft is now being prepared for adoption consideration.

Staff summarized the public engagement with the project and shared to the Board that monthly public meetings have been held at the Condon Community Hall since November 2023. Two open houses were conducted in April and June, and a community questionnaire was distributed. Public engagement also included use of the Missoula County Voice page. Core community values identified through the public engagement included preserving rural character through low-density housing and open space, supporting small family businesses and community volunteerism, protecting air and water quality, maintaining healthy forests with abundant wildlife, and ensuring access to public lands.

Primary community concerns and challenges included development pressure, limited infrastructure, and impacts from tourism and recreation. Three potential land use alternatives were presented to the community as implementation strategies.

1. A zoning ordinance restricting large-scale tourism and commercial uses.
2. A zoning ordinance that prohibits commercial development and addresses residential density.
3. Adoption of the plan as a non-regulatory policy document.

The Swan Valley Community Council is expected to review the draft plan on October 21, with possible continuation to November. Planning Board review is anticipated in December before forwarding a recommendation to the Board of County Commissioners.

See PowerPoint presentation slides.

- B. Cassie Tripard, Planning Supervisor, City of Missoula - Our Missoula Comprehensive Code Reform: Informational Presentation on the Draft Zoning Framework
[Time stamp – 20:46].

STAFF PRESENTATION

Cassie Tripard, Planning Supervisor, with the City of Missoula provided an overview of the Our Missoula Comprehensive Code Reform project. She noted that the City recently released the public review draft of the Zoning Framework, which introduces proposed zoning districts, their standards, and a draft zoning map.

Cassie reviewed the project's background and timeline, noting that the Code Reform project began in 2022 and is now in its final phase. The new Unified Development Code (UDC) and associated zoning map will implement the Our Missoula Land Use Plan. She explained that following adoption of the Montana Land Use Planning Act (MLUPA) in 2023, the City must adopt new zoning and a zoning map consistent with the Land Use Plan by May 2026. The new code will include five zoning methods to encourage housing development and revise procedures for variances, subdivisions, and appeals.

Staff stated the Our Missoula Land Use Plan established six major policy themes and a Place Type Map identifying intended development types and scales throughout the city. The plan also introduced new street typologies. Cassie reviewed the guiding principles adopted by City Council, emphasizing the goals of increasing housing capacity, using clear and practical terminology, supporting neighborhood-serving uses, and protecting the natural environment through more restrictive standards. Staff expanded upon the public engagement opportunities and noted postcards were mailed to all city addresses, with clarification that the new zoning applies only to property within Missoula city limits. Cassie explained that if members of the public live in the county, and received a postcard, but do not own property in city limits, then their property is not impacted by this project.

Staff provided an overview of the zoning framework, and the UDC, which will be named as Title 22. The framework introduces 22 new zoning districts organized into three categories: residential, mixed-use, and special use (each with different context types). Staff highlighted the U-R2 district and how it is applied to areas in the Urban Residential Low Place Type and the Urban Residential High Place Type. They also highlighted the Industrial Mixed-Use district (I-IMU) and its flexibility for areas transitioning from industrial to residential or commercial uses.

The new UDC will consolidate into one zoning code with only four overlays. The building type options, and the zoning code have been simplified and made more flexible. It was mentioned that accessory dwelling units (ADUs) are no longer listed, as every residential zoning district will allow for multiple units on a parcel. ADUs will instead be regulated under the one-unit house or duplex building types depending on whether they are attached or detached. Additional building types include general mixed-use, civic, neighborhood commercial, and accessory structures such as sheds or detached garages.

The zoning framework includes a new use table identifying permitted and prohibited uses in each district. Conditional uses requiring City Council approval have been eliminated to streamline development review and provide predictability for landowners and neighbors. Due to a recent change in state law legislation, the city can no longer require parking for residential units under 1,200 square feet and is proposing to remove all residential parking requirements. Developers may still choose to provide parking voluntarily. Parking requirements for commercial and industrial uses have been reduced. Additionally, staff stated state law now prohibits parking requirements for changes of use in existing buildings.

Residential zones within the zoning framework were summarized. Cassie emphasized the role middle housing types has played in the development of the Land Use Plan. It was recognized the Land Use Plan has a strong focus on the production of this housing type as Missoula is lacking in this. A new concept that is being introduced is Floor Area Ratio (FAR), a planning tool that cities use to regulate the size of buildings in relation to the land they sit on. This will encourage more housing options while still keeping building size tied to the lot and context of the area. In Limited Urban Residential and Rural districts, traditional density caps will remain due to infrastructure, connectivity, and environmental constraints. All residential building types are permitted in every residential district except the Rural District. Neighborhood commercial uses will be allowed primarily on corner lots.

Additional changes in the new code included reduced residential setbacks with rear setbacks lowered from 20 to 5 feet and maximum height limits ranging from 35 to 50 feet depending on the district. Maximum building widths are calibrated to align with the place type characteristics outlined in the Land Use Plan. Overall, the general site landscaping requirement has been reduced from 35%, with most landscaping accommodated within setbacks. Additional landscaping standards will be included in the full UDC, applying to commercial developments and projects with seven or more dwelling units.

Staff provided an overview of the Mixed-Use and Special Use Districts in the draft UDC. In Mixed-Use Districts, there are no restrictions on density or FAR to encourage housing capacity in areas that are well served by jobs and amenities. The only Special Use Districts that have a minimum lot area are the industrial districts, to ensure that those will continue to allow for a wide range of uses. Many design elements from the former Design Excellence overlay are incorporated into the new districts, including build-to zones, transparency (glazing) requirements, and upper-story setbacks to ensure light at the street level. The three existing historic overlays will be transitioned over to Historic Resource Overlays. These are the Fort Missoula, Roosevelt Block, and Marshall House overlay.

Cassie went over key considerations for the draft zoning map, which applies new zoning districts to all properties within City limits. The Zoning Map aligns with the Place Type Map, which is part of the adopted Land Use Plan. Housing capacity from the Zoning Map will be able to accommodate the projected population growth for the urban area through 2045. Residential opportunities are distributed through mapping of new Residential and Mixed-Use zoning districts so that upzoning is not concentrated in vulnerable neighborhoods. Urban residential areas were mapped on access to transit, amenities and street connectivity. Denser districts were applied to parcels that scored high in these areas. Mixed Use Districts follow the place types, main corridors and former Design Excellence areas.

Staff concluded the presentation by sharing key dates for the public review period for the zoning framework and when the new UDC will take effect. Following adoption, a 30-day effective period will apply, with a two-month transition period when both the current and new code will be available for use before projects will need to apply with the new code.

See PowerPoint presentation slides.

PUBLIC COMMENT

There were no public comments.

BOARD DISCUSSION

Ben Brewer, Planning Supervisor with the City of Missoula explained to the Board that the City will be forming a separate municipal Planning Commission and how this will impact the broader community. Members raised questions regarding the repeal of the Sxwtpqyen Master Plan and how annexation will be handled. Cassie stated that both the City and County had adopted the form-based code, but most subdivision projects were annexed into the City. The new zoning framework maintains the intent of the original master plan through corresponding place types and districts. Members also asked about ADUs under the new code. Staff explained that because multiple units are now allowed on all parcels and parking requirements are removed for smaller dwellings, there is no longer a distinct ADU classification. Garages are excluded from FAR calculations, and units above garages are treated as standard dwelling units.

Further discussion covered neighborhood commercial uses within residential districts. Cassie shared that while commercial uses may occur anywhere in those districts, new commercial-style construction is limited to corner lots. It was noted that staff should reconsider setback standards for accessory structures, specifically allowing three-foot side setbacks to better accommodate garages on narrow lots. The Board discussed glazing requirements in mixed-use areas. Members suggested providing clear measurement diagrams and examples to ensure its feasibility with design.

Members inquired whether the housing capacity analysis from the Land Use Plan had been recalculated using the more detailed zoning framework. Ben stated the zoning districts were designed to align with and implement the Land Use Plan's place types, which were tested to ensure sufficient housing capacity.

The Board addressed concerns about wildfire egress in specific neighborhoods and asked whether this had been addressed in the zoning framework. Staff confirmed that the City Fire Department and the Office of Emergency Management reviewed the Land Use Plan, zoning map, and zoning code. Members also inquired about the number and purpose of overlays. Staff clarified the historic overlays, such as the Marshall House and Russell-Roosevelt House were established through prior preservation processes and are being carried forward for consistency. Future overlays may be added through a formal process outlined in the new code. The Board asked about residential height limits, noting that a 35-foot limit may constrain design flexibility for three-story structures. Staff explained that the 35-foot limit is consistent with current standards and is intended to balance housing capacity with neighborhood compatibility normally allowing for two-story structures.

Board members asked for clarification on how existing ADUs would transition under the new UDC. Staff clarified that these units will be treated as either a duplex or a second detached dwelling on the same parcel. Homeowners will not need to subdivide the lot. Staff explained neighborhood-serving uses refer to small-scale commercial uses permitted within residential districts.

Members inquired if existing encroachment allowances for porches and other projections into front yard setbacks would continue under the new code. Staff confirmed that current encroachment standards are being carried over with clarifications. Members also commented on the exclusion of taverns and breweries from residential districts, noting these help support community connection. A Board member suggested eliminating parking requirements for drinking establishments. It was encouraged that staff emphasize state law

requirements when addressing the Code Reform. The Board raised questions about setback flexibility. Staff clarified setbacks are minimum standards that are applied fairly across the zoning districts per state law.

Further discussion focused on the Limited Urban Residential and Rural districts. Staff explained that areas like Orchard Homes and floodplain-constrained areas are generally mapped Limited Urban Residential, which allows agricultural uses such as community gardens and crop farming. A board member inquired about setback requirements for greenhouses and accessory structures. They suggested exploring reduced setbacks to accommodate urban farms and greenhouses before review with City Council. Questions about allowing small-scale business uses in residential areas were addressed. Members encouraged further consideration of options within the zoning framework to support working-class, home-based businesses while maintaining neighborhood compatibility. Cassie explained to the Board that caps in dwelling units per building reflect the adopted Land Use Plan and clarified Limited Urban Place Types identify triplexes and fourplexes, while urban residential areas allow larger buildings with flexibility to increase units caps.

A Board member noted that the draft framework includes parking requirements for preschools and questioned whether this complies with state law (HB 492), which prohibits local governments from requiring parking for childcare facilities. Staff stated that this would be further reviewed. Board member, Lynn Davis, stated her concern that under state law, multifamily developments with units under 1,200 square feet would not be required to provide parking, noting this may not serve community needs. Staff further explained that while local governments cannot mandate parking for these smaller units, developers typically include parking voluntarily in order to get funding for their projects. It was confirmed that small residential daycares are allowed in all residential districts, and larger daycare centers are broadly permitted across most districts except heavy industrial, open space, and airport zones.

Board members discussed public comments related to infrastructure and how those concerns are addressed in the Code Reform. Staff explained that infrastructure needs and gaps were evaluated during the land use planning process as required by the Montana Land Use Planning Act, and additional infrastructure standards will be included in the UDC. The Board also asked whether the new code includes any more restrictive provisions. Cassie noted that while most changes simplify and clarify standards, some requirements are more detailed such as bike parking requirements and adjusted height limits in commercial and mixed-use districts.

Members proposed creating an optional agriculture designation or overlay that could allow for more flexible standards such as reduced setbacks for greenhouses without requiring variances. Staff noted that agriculture for crops and gardens is already permitted in all zoning districts and encouraged for those in the field to identify in the zoning where that could be a barrier. A question was also raised regarding bicycle parking requirements. It was suggested that property owners should be able to build the amount of bike parking that they see as necessary, noting potential project cost and space impacts.

VIII. COMMITTEE REPORTS [Time stamp – 2:23:38]

Board member, Tung Pham shared updates from the Transportation Policy Coordinating Committee (TPCC) that included a presentation and discussion of the Public Participation Plan update from the Missoula Metropolitan Planning Organization (MPO).

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No new business was reported

XI. COMMENTS FROM BOARD MEMBERS [Time stamp – 2:24:18]

Board Member, Tung Pham, inquired about the Planning Board's representative role on the TPCC following the transition to separate City and County Planning Commissions.

XII. ADJOURNMENT [Time stamp – 2:26:11]

The meeting was adjourned at 8:38 p.m.

Missoula Consolidated Planning Board October 7, 2025 – 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/9781/media>

Missoula Consolidated Planning Board

October 7, 2025 -Meeting Recording

So with that, I will call to order tonight's Missoula Consolidated Planning Board meeting for Tuesday, October 7th, 2025 at 6:03 PM.

And with that, can we get roll call, please, Alecia.

Roll call.

Lynn Davis.

LD **Lynn Davis** 14:06
Here.

AR **Analeshia Rodriguez** 14:08
Eric Kanwar sure here.
Shane Morrissey.
Here.
Tune fahm.
Danny tunenbaum.
Danny is absent. Josh Ritter.
Josh is absent. Danny Oberweiser present.
Recall.

RH **Richard Hall** 14:40
President.

AR **Analeshia Rodriguez** 14:42
James fought in.
Present.
Sean McCoy here.
Mr. Chair, we have seven regular Members present and one alternate present.
Would you like to appoint county alternate James Fountain as voting member for the evening?

Please we have quorum outstanding. Thank you. OK. That brings us to approval of the Minutes from September 2nd, 2025.

Ideally, everybody got a chance to look those over.

Any corrections, anything?

Anybody saw that needed amending?

Not seeing or hearing anything. We can entertain a motion.

A move we approved minutes from September 2nd, 2025.

So moved by Shane, do we have a second?

2nd seconded by Danny Oberweiser.

And we'll just do an up and down vote for this.

So all those in favor, please say I I I.

RH **Richard Hall** 15:56

Aye.

AR **Analeshia Rodriguez** 15:58

All those opposed say nay, any abstentions?

Hearing no.

LD **Lynn Davis** 16:03

I'm upstanding. Is that the right word?

AR **Analeshia Rodriguez** 16:07

Yes, I'm staining.

LD **Lynn Davis** 16:08

Thank you.

Abstaining. Yes. Thanks.

AR **Analeshia Rodriguez** 16:13

Very good. I'm hearing one abstention and 0 nays and six eyes.

I believe that's right.

Motion passes.

And that brings us to staff. And now, oh, sorry, public comment on non agenda item. So we will have public comment for anything outside of tonight's agenda.

And staff will go ahead and put up instructions if you for some reason are watching this on MCAT and need to call in on a phone, you can call 406-272-4824.

Phone conference ID is 358-8848 four 8 LB.

Sign press *5 to raise your hand to be recognized for public comment and star five again to lower your hand.

And *6 to mute.

And then unmute yourself and we'll take a minute here and see if we get any public comment on anything outside of tonight's agenda.

OK, not seeing anybody in house here and I don't believe seeing anybody online with their hand up so.

We will go ahead and close public comment for non agenda items and that brings us to staff announcements.

Did everybody get a look at the memos that were sent and then analyzed something as well?

Yeah, we do have one staff announcement which will be an upcoming memo about the board transition that will be coming from city staff and county staff.

Great. Thank you. And Alicia.

So for folks that are kind of wondering how the transition that is coming up is gonna go, we're gonna get some information on that. And we had a little bit of discussion about it at our pre meeting and.

Well, see, it's just gonna be patient.

And it'll happen.

There may be a little.

Dual roles we're not quite sure yet.

Well, there's a transition period, but ideally everybody can be flexible and will hopefully hang in there and keep working with the city and the county so we can make this transition.

And.

That concludes staff announcements.

We don't have any public hearings tonight.

Which brings us to communications and special presentations. We're going to start

out with the Swan Valley Plan presentation with Lauren Ryan, with the city planning Development Sustainability Department.

Go ahead, Lauren, take it away.

Great. Thank you.

Make sure my screen here real quick.

For the record, Lauren Ryan, Planner with planning, development and sustainability with Missoula County, and I'm here to give you all an informational presentation on the Swan Valley Neighborhood Plan update, which we've been working with a subcommittee in the Swan Valley for the past two years to work on.

Updating their neighborhood plan.

So quickly. Just wanna go over what an area or neighborhood plan is. I'm gonna be referencing them as a neighborhood plan throughout this presentation.

So neighborhood plans are a land use plan for a geographic region within the county that covers one or more elements of the growth policy in more detail.

These neighborhood plans are looking at a smaller geographic region within Missoula County as a whole.

And its land use and other community issues related to that region from our closer vantage point and with a sharper focus on that region, neighborhood plans are adopted under statutory authority for growth policies.

So any area or neighborhood plan has to be consistent with the growth policy itself. And these plans really look at a more closer.

Detail to that region, the countywide growth policy is obviously looking at the county as a whole.

And these are very region specific, so they cover small areas. Some area plans cover for example, like Green Creek has an area plan to areas like Seeley Lake.

So there are 19 area plans that are adopted in Missoula County.

The oldest one is 1986, so pretty out of date and the most recent one was adopted in 2010.

That would be our Seeley Lake plan.

So between these 19 area plans and with a majority of them being fairly out of date, a lot of them need revision to them.

However, these are still still adopted under the growth policy, so we still reference them when we get land use decisions.

So going over required elements of the neighborhood plan.

So these are all statutory requirements.

They have to cover future land use and development, so this is a future land use map. So showing where growth will occur within that region, housing, commercial and or industrial development, public services and infrastructure, natural resources and community character.

Some of the plans will cover more specific details.

Based on that region and things that are important to that area, they may go into more in depth in some of the topics outside of these requirements.

So looking specifically at the Swan Valley Condon Comprehensive Plan, the first plan for that region was adopted in 1987 and was most recently amended in 1996.

So again pretty out of date plan moving forward to 2025.

In 2008, there was a committee that was formed in the pursuit of updating the plan at that time.

In between 2010 and 2012, they worked with county staff a little bit, but pretty much within that committee they worked on building a community profile, basically looking at more or less existing conditions within the Swan Valley and also held ten visioning sessions with the community.

Pretty large gap between that time, but in 2018, that committee ultimately came out with a draft of the neighborhood plan.

Plan, however, that plan was never adopted as it was missing key elements again, going back to those things that are required with a land use or an area plan and they were missing some of those key elements.

So ultimately, the board of County Commissioners never adopted the plan that was drafted in 2018.

So looking at the timeline of where we've been with this process, like I said, we started all the way back in November of 2023.

There was interest within the community of really riding herd on the coattails of the I'm pretty sure everyone in this room is probably familiar with the Holland Lake Lodge expansion.

That really got everyone kind of in the area interested in land use related issues.

And so there was a planning committee, a subcommittee that was.

Formed from the Swan Valley Community Council, the Swan Valley Community

Council voted to form this subcommittee to look further at land use issues in the Swan Valley and any Community member who is interested in serving on that subcommittee was invited to join the subcommittee.

They ultimately ended up with, I believe it's ten members on that subcommittee.

And within the kind of winter between 2023 and 2024.

Or that subcommittee kind of went through a learning phase and looked at should they look at adopting zoning for the area, or should they update their neighborhood plan? And ultimately they decided that updating the neighborhood plan first would be their best course of action.

And in May of 2024, the Planning Committee began updating the neighborhood plan.

And looking to that fall 2024 last year, staff worked with that subcommittee to complete an existing conditions report for the Community, and we also sent out a Community questionnaire to all of the tax addresses within the Swan Valley.

Looking forward to spring of this past year, we wrapped up that existing conditions report and published it and also held our first public open house.

That was held in April of this year and that was to gather feedback on draft goals and policies within the plan, we held a second open house in June of this year and that is when we released the first draft of the neighborhood plan itself and now this.

Fall, we've been working on a revised draft of that plan and also through the adoption process.

So to go over the public engagement with this, with this project, we've held monthly meetings since November 2023.

Those have been held monthly in the county community hall.

The public's been welcome and encouraged to attend each of those meetings.

We've also had a teams link so people can join online as well. As I mentioned, we held those two open houses.

One in April and one in June.

The Community questionnaire we sent out.

Oh, again, that was all tax addresses in the Swan Valley ultimately being ended up being around 724 million addresses.

I believe we also had the questionnaire available online and in the library, so really tried to allow for multiple avenues for people to respond to the survey.

You didn't have to live there to respond to the survey, so it was really open to anyone.

It was a an anonymous, anonymous questionnaire. So.

You know, if people lived outside the Swan Valley.

We were unaware of that.

We did get a 3131% response rate out of that that does.

I know it sounds low, but for a process like this it was actually a pretty good response rate from a community of that size. We also utilized the Missoula County Voice page to engage the public through that through questionnaires and things like that as well.

And as far as through the public engagement session, I will say.

The Swan Valley, kind of historically and present day, has always been a pretty divided community as far as land use related issues. So public engagement has been high kind of towards the latter end of this project.

So through the questionnaire and open houses, we identified these core community values which more or less are kind of what the plan is based on.

So those three values that were identified were preserving the rural character of the Swan Valley through low density housing, open spaces, small family businesses, and strong community volunteerism.

We know the Swan Valley is a beautiful place, so of course an important element is protecting clean air.

Water and resilient force.

Abundant wildlife and ensuring accessibility to our public lands for hiking, hunting, fishing, camping and writing.

As far as community concerns and challenges that were raised throughout this process, development pressures, obviously a huge one.

I think that's not unique for any of these rural towns in the West.

A lot of people are moving there wanting to live there, wanting to build there, so they're definitely feeling the development pressure in that area.

Limited services and infrastructure.

Roads, sewer, water. Obviously a very limiting factor to growth within the valley.

And then, of course, the pressures of tourism and the recreational impact in the area.

And again, these are all you know, a lot of land use related issues and the community

is fairly divided as far as taking any regulatory action towards helping to address these land use issues.

So that is a pretty big divide within the community. However, through that questionnaire there was interest in.

Regulation based on limiting, you know, tourism and residential development.

So the committee presented kind of three alternatives related to land use, and these are ultimately going to be the implementation strategies within the plan. The subcommittee will ultimately choose one of these land use alternatives to put in the plan and the Community Council will make a recommendation to.

Either have that land use alternative in there, or potentially change.

So one of the land use alternatives, this first one that was presented to the community was.

Zoning ordinance that would basically restrict any large scale tourism and commercial uses.

So again this part this would be a a zoning ordinance that would just strictly restrict large commercial businesses and there was support.

For this land use regulation.

The second land use alternative presented to the community is a zoning ordinance. That prohibits commercial development, but then also addresses residential density as well.

This one was also some folks supported this as well.

People see it as you know, you can adopt an area plan, but if you don't any regulatory measure to enforce it, the plan is really, you know, just a plan.

Thus, it's on a shelf, so some community members do see value in enacting some some sort of zoning ordinance to help.

Restrict new commercial development and potentially residential density as well.

And the last alternative presented to the community was basically adopt the plan as a policy document.

And there's no regulatory requirements.

Within the the plan itself, and no zoning ordinance would be recommended at that point.

So that brings us to today, we are bringing the draft plan to the Swan Valley Community Council on October 21st.

My best assumption is they probably will not make a recommendation at that meeting due to I'm sure there's going to be a lot of community input at that meeting, so I'm assuming at this point that it's probably going to be carried over to their November meeting as well.

Ideally, we would take this plan to you guys in November.

But I'm guessing it's probably not going to be until December before it comes to you guys and then you guys will ultimately make a recommendation to the board of County Commissioners and of course, the county commissioners will ultimately be the ones to approve, prove with modifications or den.

The plan itself?

So brief overview of what we've been working on for the past two years and the plan coming forward. We expect to see and happy to answer any questions related to it.

Thank you.

Great. Thank you, Lauren, and my apologies for identifying you as part of the city.

That's OK, my mistake.

Any questions from board members?

Anyone Rick, anybody?

No, I'm not seeing anything.

I think I think that's probably good. Alright, sounds good.

Thank you.

Rolling right along. Alright that brings up.

The meat of the meal here.

Next presentation is our Missoula Comprehensive code reform, excuse me.

Informational presentation on the draft zoning framework.

We are gonna have Cassie Tripart.

Did that get there?

Presenting to us.

And Ben Brewer is also here to help answer questions when we get to that point.

And by we're getting things set up electronically.

Cassie, you had said you didn't want to stand very badly in the pre meeting. Do you wanna?

OK.

Great. Thank you. I'm Cassie tripard.

I'm a planning supervisor and community planning development innovation over at the city.

Last week, the city rolled out a public review draft of the zoning framework. While we continue to work towards a draft of the full Unified Development Code.

The zoning framework introduces the new zoning districts and their standards, as well as a draft zoning map.

Today, we'll start off with some background for those who haven't been following this project closely.

Then I'll provide an overview of the zoning framework before diving into the details of each new zoning district.

Last, I'll briefly cover some considerations for the draft zoning map and key dates.

Today or see so on to project update and background.

This project started way back in 2022, so it's been a long road to get where we are today. We are now in the final phase of the our Missoula project. Last month, City Council formally initiated the stage of the project by Resolution.

Over the next few months, we will be working through the adoption process for the Unified Development Code.

This code and the associated zoning.

App are the tools used to implement the land use plan.

The land use plan was adopted by City Council last winter.

In the first four phases leading up to the adoption of the new land use plan, there was robust engagement, including public events, stakeholder meetings, presentations, tabling opportunities for written comment, social media posts and newsletters.

In total, there were about 150 outreach opportunities with stakeholder groups, 18 community wide events.

Reaching nearly 900 missoulians in 20 presentations to planning board, land use and planning committee, and City Council.

All of that great feedback led to the policy and goals in the land use plan, which are now being translated into the new zoning and development laws.

So in 2023, not long after the kickoff of this project, the state adopted the new Montana land use and Planning Act.

This act significantly changed the framework for land use law in Montana.

So right now the city is operating under the old state law.

And when the new code is adopted, the city will be operating under the new state law.

The new land use plan was adopted pursuant to the new state law and next the law requires the city to adopt new zoning and a zoning map that comply with the adopted land use plan.

In other words, we are required to implement the land use plan.

The new zoning must include at least five methods for encouraging the development of new housing.

The state has a set list of options, and currently we're on track to meet at least eight of them.

The new law, new state law revises this process for different types of development applications, including variances, subdivisions and appeals.

The state provided in May 2026 deadline for larger cities like Missoula to come into compliance with the new law.

I won't dive much further into this today because staff will be coming back for a presentation later this month that covers state law.

Additionally, staff will also be coming back to present about the planning board transition to a Planning Commission, which is also a requirement of the new state law.

The current planning board will be utilized for adoption of the new Unified Development Code.

And that transition will occur after the fact, splitting the City Planning Commission from the city or from the County Planning Board.

I mentioned the land use plan was adopted last winter.

This plan identified six major policy themes the land use plan included a place type map which identifies generally which type and scale, what type and scale of development is planned for each area of the city.

Land use plan also included new Street typologies, which we'll see at a later date when the full code and associated manual are released for public review.

I mentioned the sorry, the guiding principles for code reform are adopted by City Council before drafting of code began.

A few of these guiding principles relate to the zoning framework that we'll be

covering today.

#2 says to use plain language in regard to the building types for making some common sense changes to the terminology we use. For example, instead of A2 unit house, we're planning to call it a duplex, as many others do, and instead of multi dwelling.

We are just calling them apartment buildings.

Oh, sorry.

Number one, under the code map piece talks about increasing housing capacity. This is done through a number of the standards, including relaxing building types, going to a flexible floor area ratio calculation instead of a density cap, and making sure the densities are reflective of the place types in the land use plan.

One of the principles says to allow for more neighborhood serving uses and diverse housing types in the draft code allows for more residential building types across districts, and the allowance of small scale neighborhood commercial uses.

Protection of the natural environment is done by having more restrictive standards in place.

Types that have constraints and last, the draft map complies with the land use plan and supports equity, sustainability and resilience.

A vibrant public realm and a walkable, healthy community.

Looking at engagement to date, staff have been engaging with stakeholders throughout the code, drafting process, process over the last year.

Of course, a significant amount of engagement has been done over the last several years in order to develop the land use plan, which I mentioned on a previous slide.

This year, engagement has been targeted at targeted at developing the regulations. Three meetings were held with frequent code users, which included members of the development community.

Such as architects, engineering firms and other design professionals.

These sessions gave code users an opportunity to identify issues with their current regulations and their thoughts for creating solutions. We also met with this group several times to test and present on early zoning concepts and St. typology information and throughout the year, staff have continued to meet with.

Individual community groups and stakeholders, like pro housing and common good. Staff have also set up tables at the city chats in the park events throughout the

summer and kept information up to date on engagement.

So the city will be releasing draft materials to the public in two phases.

We are currently in the first phase, which is the release of the zoning framework on October 29th. The city will release a public review draft of the full Unified Development Code, the accompanying manual, as well as some minor land use plan amendments. For reference, we need to.

Update the relatable zoning districts in the land use plan. Now that we have those zoning districts named and.

Designed.

There are also a couple very minor mapping updates that came out of district development.

On November 12th, the public review period will technically close.

That doesn't mean we're done taking comments. It just means that we're starting the public hearing period.

There will be opportunities to continue providing public comment and to show up to the public hearings at planning board and City Council.

So understanding that the public review process will be a phase process over the next month and a half, there are more engagement opportunities to look forward to and now is a crucial time to ensure the Community be aware of this project.

For that reason, a postcard Mailer was sent to every address in the city as well as to property owners who own property in Missoula but live outside of city limits.

The postcard has information about how to access the drafts in the zoning map and how to find more information through engagement zoula.

I will note that we're hearing the postcards may have been sent to Moore County residents than intended, so I want to be clear that the new zoning only applies to property within city limits, and if members of the public live in the county, received a postcard, but do.

Not own property and city limits. Then their property is not impacted by this project.

There will be community engagement events held in both October and November, lining up with each of the two public draft release dates this this Thursday.

There will be an open house at the fairgrounds for the zoning framework, and on November 5th there will be another event covering the full Unified Development code.

And details for those are posted on engagement.

Staff will continue meeting with the our Missoula Community Advisory Group for feedback on the drafts.

We will also be reaching out to targeted stakeholders and throughout the fall there will be scheduled office hours where people are able to come, ask staff questions and chat about the code.

And of course, there will also be numerous public meetings at planning board and City Council where people can voice their opinions for consideration.

Everyone is able to view the zoning framework and draft zoning map on engaged Missoula at the link on the screen.

There is also a link in QR code on the postcards that run out in the mail. The framework and map are set up in a program that allows members of the public to comment directly on the drafts.

Diving into the framework.

The new Unified Development Code will be called Title 22.

Will be called the Unified Development Code, but it will be Title 22 on the left hand side you'll see a full list of the chapters that will be included in the code.

Again, the full code will be released for public review on October 29th on the right hand side, you'll see the makeup of the zoning chapter, the zoning framework we're covering today contains the bold, highlighted articles on the screen the framework includes.

The zoning districts themselves, and they're accompanying standards.

It also includes Article 4.7, which covers permitted building types.

The use table from Article 4.8 is included in the framework and that use table has minimum parking requirements listed in it.

The materials also include the historic overlays that will be retained from the current zoning.

And last, the framework includes the draft zoning map.

The land use plan uses place types to provide guidance on the characteristics of each area on the future land use.

Map these characteristics, translate into zoning district standards. So in other words, the districts and requirements in the zoning framework all come from the adopted place types.

Building off of the place types, the new zoning districts are organized by context. In some cases, there is a single zoning district that implements a context, and in other cases we have developed a range of districts to apply to a single context. And that same thing applies to the.

Place types as well.

The districts are organized into three buckets, residential, mixed-use and special use. Then each bucket has three contexts.

Under residential, there is rural, limited urban and urban context.

Under the mixed-use bucket, there are urban limited urban and downtown contexts, and the special use zoning districts apply to a wide variety of contexts, including industrial, open space and civic.

Ultimately, there are 22 new zoning districts.

There are 7 residential districts, 7 mixed-use districts and eight special use districts.

On the screen you can see how these districts relate back to the land use plan, place types under residential. I want to call out the UR two district which is applied to areas in the urban residential low place type and some areas in the urban residential high PL.

Type, so it's a little bit funky and not it plays between the two place types.

Similarly, the industrial mixed-use district can be applied to either of the urban mixed-use place types.

The IMU industrial mix use district has a focus on mixed-use development, but allows for lower intensity industrial. It is applied to areas that are currently transitioning to residential and commercial uses from a more industrial history and the standards account for that evolution as well as the unique.

Lot and block patterns in these areas.

Today's zoning is full of overlays.

Special districts and planned unit development districts.

Today, we also have two zoning codes out the city.

This all has made implementation complicated over the years, and the new zoning will only have 4 overlays.

Three of those are historic districts, which we'll cover in more detail later, but all others will be going away. The form based code, which applies to the zip top can area will be repealed.

There will just be one zoning code.

The intent of the master plan for this area is being captured by the new zoning. It is not included in the zoning framework, but that 4th overlay will relate to the airport's runway area.

This overlay will function similarly to the EA DA Zone that was in the form based code previously.

The building type options and the zoning code have been simplified while also being made more flexible.

The new menu includes house or one unit house, duplex, cottage, court Row, house and apartment buildings. I'll note that cottage courts are an option, but that multiple houses on one parcel are not required to follow this development type.

It's just if a developer chooses that option, there are some standards related to the court.

You'll note that there are not accessory dwelling units.

On this list.

That's because every residential zoning district allows for multiple units on a parcel accessory dwelling units, or small units that are intended to add incremental density to single family neighborhoods and under the new zoning framework, that designation isn't necessary.

Instead, Adus are folded into the one unit house and duplex designations, depending on if they're detached or attached.

Two houses or a duplex are permitted on every parcel across all residential districts.

In addition to the strictly residential building types, there are general mixed-use, civic, neighborhood, commercial and accessory buildings.

The general building type is intended to accommodate strictly commercial and industrial uses, and it is kind of a capsule. The neighborhood commercial building type is used for new commercial uses located in residential districts, and accessory buildings are listed here, but again, those are not adus, they are most.

Often sheds and detached garages.

A use table which specifies what uses are permitted or prohibited in each district is included with the framework.

With the next public release, you will see the full use article that has descriptions for all the uses and some use specific standards.

Some uses have been updated to reflect new needs and provide more clarity. Conditional uses, which required City Council approval, have been eliminated. Everything is either permitted or prohibited in order to streamline development, review and increase predictability for land owners and neighbors.

The table also contains parking requirements by use.

This year, the state passed a new bill that limits how much parking the city can require through zoning.

The state law says the city cannot require parking for dwelling units under 1200 square feet in size. The state law does allow the city to require one space for units under 12 or over 1200 square feet.

As a result, the city is proposing to no longer require parking for residential, requiring 1 space for large units likely wouldn't do much in terms of preserving on street parking.

A new apartment buildings. Most units we see are smaller than 1200 square feet, and though most houses are larger than this, we believe the market will typically provide parking for houses anyways.

Though the city won't be requiring parking for residential, the regulations also do not prohibit parking. Developers will still have the option to provide parking to their developments.

Additionally, State law limited the city's ability to require parking for a few other uses and development types.

A big change is that we can no longer require parking for changes of use in existing buildings.

Today, a business sometimes has to install more parking before they are allowed to get a business license.

Improve the new state law.

There will be no requirement to add additional parking for those existing buildings.

This aligns with the guiding principle of code reform for promoting adoptive reuse.

I also believe it will reduce business license review times and reduce barriers for local businesses.

Parking requirements will apply to new commercial and industrial buildings.

However, the number of required spaces has been reduced in the zoning framework draft. From what we have today.

Diving into residential zones in more detail.

Briefly, I want to recognize the role the concept of missing middle housing has played in the development of the land use plan.

The land use plan has a strong focus on this housing type and you'll see that in the zoning district. Calibration, missing middle housing ranges from duplexes to small apartment buildings, and the data collected for the land use plan shows that Missoula is lacking in this housing type more.

Than others housing types.

An important new concept that we are bringing into the new zoning framework is floor area ratio, floor area ratio or FAR is a planning tool that cities use to regulate the size of buildings in relation to the land they sit on.

FAR is a ratio between the parcel area and the total gross floor area of a building. For example, if you have a 10,000 square foot lot and the FAR is one, you can build 10,000 square feet of total floor.

Space that could be one floor covering the whole lot or two floors covering half of the lot, or any other combination allowed by sounding.

Cities use far to guide how dense or tall development can be and to balance growth with neighborhood compatibility, traffic, and infrastructure. You can think of the floor area ratio as the budget for how much building can go on a property. Owners and designers can decide how to spend.

That budget, when it comes to the shape of the building, most residential districts utilize a progressive floor area ratio calculation that increases with the number of dwelling units that are built.

Progressive far means the more homes you build on a lot, the more total space you're allowed to build.

A single house has a smaller budget of floor area, but a duplex, triplex, or small apartment building gets a bigger budget.

This encourages more housing options while still keeping building size tied to the lot and context of the area.

In the limited urban residential and urban residential districts, you'll see a floor area ratio requirement and urban residential.

This completely replaces a traditional density calculation.

To explain how to read this table, for example, if you're building 3 units in ur one,

you would get a floor area ratio of .8.

That means that the gross floor area can equal 80% of the total parcel area.

Rural districts and limited urban residential districts have poorer St. connectivity.

They have agricultural lands, environmental constraints and fewer services and amenities. For that reason, those districts still have a traditional density cap that is measured in parcel area per dwelling unit.

Here you'll see the permitted building types in residential districts.

All residential building types are permitted in every residential district, with the exception of rural the rural district is low density, limited to house duplex and row house residential building types. Neighborhood commercial buildings are allowed in all residential districts, however, they are only permitted on corner lots bed block. Lots will allow for neighborhood commercial uses, but only with an existing buildings that are converted.

The neighborhood commercial building type is intended to apply to the new construction of those uses on corner lots.

See.

Apartment is a broad category, however large apartment buildings are inappropriate in all zoning districts, as identified by the land use plan. The land use plan places emphasis on neighborhood compatibility and context, while increasing housing capacity and especially missing middle housing. Developers will be able to build the number.

Of units that can be accommodated by the floor area ratio. However, there is a limit on how many units can be placed.

One structure. In some cases they will be required to split the units between multiple buildings so that the size of those buildings is compatible with the existing neighborhood.

Overall, residential setbacks are reduced from the current code.

The biggest reduction in setbacks was to the rear set back. In many cases the set back went down to five feet from the previous 20 feet, which will free up developable area for housing.

Front setbacks were reduced as well, but not below 10 feet. In order to create a recognizable residential streetscape.

Maximum height varies between the zoning districts, ranging from 35 feet to 50 feet.

The code also limits the width of different residential building types. The land use plan includes information about how much of A block a single structure should occupy. For example, some place types call for half block development and some call for less. The maximum building width is calibrated to.

This place type characteristic.

Today, the zoning has minimum parcel areas.

The new code replaces minimum parcel area with minimum lot width in residential districts. The lot width applies at the street frontage and the minimum lot width only applies to lots created through subdivision and subdivision exemption, like boundary line relocations, for example. Existing lots that do not meet the.

Required width can be sold separately and be used for any development allowed by zoning.

And that information will come out with the full UDC.

When we release the non conforming section in urban residential districts, there is a wider lot width requirement when no alley abuts the lot. When an alley abuts the lot, parking is provided from the alley, so there is still space along the street to accommodate street trees when there.

Is no alley. A slightly wider lot width is required in order to accommodate both driveways and St. trees.

Overall, the required percentage of general site landscaping has been reduced from the current 35% requirement.

For the most part, general site landscaping can be accommodated almost fully within the required setbacks.

Additional landscaping requirements will be released with the full UDC and general site landscaping will apply to commercial development and developments with seven or more dwelling units.

Onto the mixed-use districts.

There is no floor area ratio or density table to share for the mixed-use districts.

That's because there are no restrictions on density or floor area ratio in order to encourage housing capacity in areas that are well served by jobs and amenities.

All the building types are allowed in the mixed-use districts.

There is no maximum on units per apartment or mixed-use building and the mixed-use districts. Cottage quartz are capped at 8 units in order to ensure feasibility with

fire code row houses are limited to 8 attached units as well.

Building placement several of the building placement tools have their origins in design excellence.

The Design Excellence overlay is going away and the most successful aspects of that overlay are baked into the zoning districts.

For example, mixed-use districts have a build to zone in width that dictate how close to the street the building must be placed.

The limited urban districts have a set back from the street compatible with the form of those areas. The urban mixed-use districts require a 5 foot side or rear set back when they share a property line with a residentially sound parcel.

The downtown core district is largely mapped to the previous central business district, the zoning district area.

The exemption from landscaping that was in the CBD district is being carried forward into the new downtown core district. The other districts require general site landscaping at different scales, depending on the context.

The building form and components table lists the height maximums and carries forward some of the other design excellent standards.

For example, buildings in mixed-use districts will have grand floor transparency requirements. In our current code, we call this glazing, but it's the amount of Windows a facade is required to have.

The concept of upper story setbacks are carried over into this code from design excellence as well, and that's in order to ensure that tall buildings allow for adequate light at the street level.

Moving on to special use districts.

The only special use districts that have a minimum lot area are the industrial districts. The minimum lot areas calibrated to ensure that those districts will continue to allow for a wide range of uses.

Only three of the special use districts allow for residential they are the industrial mixed-use, the open and resource lands, OP, two District and Civic 2.

For that reason, those are the only three districts that have a density maximum. Residential building types and mixed-use buildings are permitted in the three districts that I mentioned.

Allow for residential all districts except for OP one which is largely focused on

conservation.

Allow for general building types.

Industrial mixed-use in civic two are calibrated similar to the mixed-use districts in terms of number of units permitted in a building.

The OP two district is targeted at conservation as well as the other open space. Other open space districts, so it only allows for houses and duplexes.

There are no setbacks in the industrial districts unless the parcel abuts residential district. There are setbacks in the open space districts and civic districts compatible with each of those two contexts.

There is no increase in general site landscaping from the current code. In the case of sites with residential development, this is a decrease in the current requirement or from the current requirement.

Well, OP two has a minimum requirement of 15% for landscaping.

Those parcels are land intensity and are typically so large that they will realistically contain much more landscaping than that.

Maximum heights in industrial districts range from 50 to 65 feet. The lower 50 foot height limit applies to the district that allows residential the IMU, an open space districts.

The maximum height is 35 feet and civic districts have a 65 foot height maximum.

Looking at historic overlays earlier I mentioned there will only be 4 overlays left.

One is for the airport runway area which I mentioned earlier.

The other three are historic resource overlays that exist today.

These overlays will be carried over into the new code.

Today they exist as a neighborhood character overlay a special district and a planned unit development.

They will all be transitioned over to historic resource overlays.

They are the Fort Missoula Historic Resource overlay.

The Roosevelt Block overlay and the Marshall House overlay.

There were some changes to these overlays.

Additional uses were added to the Fort Missoula overlay while ensuring those uses are compatible with the area and the history. This allows for additional adaptive reuse opportunities at the Fort in the permitted and conditional uses are no longer referenced in the Marshall House overlay because the uses are.

Covered by the base zoning district.

Few notes on mapping. The framework includes a drop zoning map and the updated zoning map covers all properties within city limits using the new zoning districts.

The updated zoning map aligns with the place type map, which is part of the adopted land use plan, and this is one of the requirements of the new state law housing capacity from the updated zoning map will be able to accommodate the projected population growth for the UR.

Area through 2045.

Residential opportunities are distributed through mapping of new residential and mixed-use zoning districts, so that up zoning is not concentrated in vulnerable neighborhoods.

So here is the draft standing map.

I recommend using the interactive zoning map on engagement so that you can zoom into different areas.

I'll note that the urban residential districts are mapped based on access to transit amenities and based on St. connectivity.

Denser districts were applied to parcels that scored high in these areas and mixed-use districts follow the place types and also consider main corridors in previous design excellence overlay areas.

This map reflects our current zoning. Today, 82% of the area zoned residential only allows for single dwelling and duplex development. Only 18% of the residentially zoned area allows for multi dwelling development.

The draft zoning map flips this under the proposed zoning map, 89% of the residentially zoned area allows for multiple unit development, while only the rural residential areas are restricted to single dwelling and duplex development.

I mentioned this code focuses on production of missing metal housing, so this maps a little bit more realistic.

It's more realistic to state that 65% of the residentially zoned area allows for development of triplexes through 6 plexes and 24% of the residentially zoned area allows for seven or more dwelling units per building.

This map is really coming from the tool limiting number of units per building so that the increase in density is absorbed into the form of existing neigh.

Last, we have some key dates. Looking at the next few months, the public review

period will run through early November, starting this week with the release of the zoning framework and at the end of October releasing the full Unified Development Code and accompanying manual, the minor amendments to.

The land use plan will also be available at that time. The public review period will close in mid November.

Through October and November, we will be bringing informational presentations. To planning board and City Council, just like this one, planning board will make a recommendation to City Council on the Unified Development Code and Zoning Map following the Planning Board recommendation, the City Council public hearing will open on December 15th, with final consideration on December 22nd.

We will be scheduling City Council committee time through the month of December. Following adoption, there will be a 30 day period before the new code becomes effective and our aim is to have the manual.

Be effective at the same time as the UDC, considering that the regulations and design standards and their need to work together.

Once the new code is up and running, we anticipate holding a transition period where both the new and old codes are available to developers.

We expect that to last for about two months before all projects will need to comply with the new code. Thank you.

Great. Thank you, Cassie.

Informative for sure. Lot there.

OK so.

Hey, Danny, how's it going?

Come on in.

Let's see.

OK.

So it was suggested that we.

And put a little public comment for this presentation.

So we're gonna go ahead and open up public comment before we get into the board members questions and what not.

If you're thinking we don't typically do that, we don't.

But we're trying to flush out as much public comment for this process as we can.

So we're gonna go ahead and take a few minutes and open it up to public comment.

For this presentation.

So if there's anybody online or in house that would like to get up and make public comment, we'll hold that open for the next few minutes.

OK, we're not seeing anybody in House analysis.

You got anybody online?

OK.

It doesn't seem like we're having anybody join us for public comment, so I'm gonna go ahead and close public comments and if we have somebody show up that wants to, I can always assess reopening it.

So let's close public comment and we will go ahead and move to.

Board members questions, maybe some discussion.

Does anybody wanna? Oh, look at that?

Rick wants to jump right on in there. Rick, take it away.

RH

Richard Hall 1:12:25

Sure, I know.

It's kind of a weird comment, but yeah, there are members on here that are county members.

We're not going to be here for, you know, we're going to.

I'll be here doing my job as long as they want me.

But.

I don't believe.

I don't know what the county's plans. They don't have to follow the Montana land Use Planning Act.

Because of Tornado city.

And I guess our comments would be welcome towards code reform, but.

We're not going to be implementing it as far as I know.

In the county, and I don't know what their plans are to be.

I mean other than I know they're going to have their own planning board, so.

So the question is.

I.

I don't say what are we doing here, but.

Kinda I guess.

AR **Analeshia Rodriguez** 1:13:31

Well, I think.

To address your question from from my perspective.

Even though you're a county appointee as a member of this planning board, part of our job, no matter who appoints us, is to provide that input feedback. And I think what staff is really looking for is the most minds applied to the issue so that we can get.

As many kinks. Questions, whatever.

Where it is that you may see that stands out to you flushed out so that they can, you know, do a better job of of, you know, fine tuning this for people so.

I would encourage you to be as invested as you possibly can and not to worry about.

You know that your county appointment?

And just go ahead and participate as you see fit.

RH **Richard Hall** 1:14:28

I said I'll continue doing my job as long as they want me to do it, but.

It's just it's a. It's an interesting situation where it only applies to the city, so.

AR **Analeshia Rodriguez** 1:14:41

Yes. And just to clarify from from members, as we move forward to the transition.

We're gonna be needed. Maybe in both places and the county and city is going to be looking at everybody hopefully to continue serving on a county board or the city board or maybe even both while the transition takes place.

So hopefully everybody wants to keep in their role.

Is anybody and staff Ben you wanna maybe take AI? Think no. I think you're gonna need to get a mic.

Hello. Hello. This is Ben Brewer, planning supervisor with CPDI at the city.

And just to to clarify.

As we're moving through this process of.

Reviewing and considering and and potentially adopting the new Code

Development, Code zoning code, and and Unified Development code and and

whatnot, that is strictly limited to to the city to be clear.

We will also be moving towards.

Instituting this this new municipal specific Planning Commission as it relates to the.

The new Planning act. That's something that, you know is.

Very relevant to this group and what we had thought to do rather than kind of spend time or focus on that today is we're just kind of wanting to.

To make sure that you have what you need and understand what you wanna know about the the zoning framework. Specifically, we wanted to come back and just kind of focus on what that shift will will look like, what the implications are for that, and how that will work.

For this group, and so we have, we're scheduled to do that on the November 4th. I think it's 4th or 5th meeting to really focus on what that.

Kind of.

What's involved with that shift to to setting up a dual municipal and and county planning commissions?

I think you know.

Rick, you raised a totally valid question. Good question.

You know why?

Why didn't we do this sooner?

Potentially. Or what?

Why would why is?

Why are the we considering this project with the City County Board as opposed to a municipal only?

I think there's pros and cons.

Always. You know, for for how we'd set up a process. I I could see questions of. Well, you know, this is something that has implications for.

How it relates to or connects with what you know. Development happens in the county or how this, how this impacts the county and that there might have been, you know, concern about being cut out or or something like that of of being able to consider this kind of.

Large step or large transition that we're going through, so.

I think we we think it makes sense this way we we certainly hope that everybody you know on the board city and county are interested involved with kind of considering this as it comes through for what as it as it.

Applies to kind of your experience and and your perspective.
And you know, again it is something that that has impacts for the broader community, even though the the rules are specifically limited to within the city.
So hope you stick with us.
Great. Thank you, Ben.
Any other questions? Feedback. Oh, go ahead.

RH

Richard Hall 1:18:24

But I just.

I just wanted to add to that that I'm also on the zoning Board of adjustment, which I joined about a month ago. So I I'm sometimes we're getting dual presentations and or I'm getting dual presentations because I'm on both of these, but I'm happy to be here and.

You know, we definitely need to have a quorum anyway before any decisions are made and.

Yeah. So just wanted to add that.

AR

Analessia Rodriguez 1:18:53

Awesome. Thanks Rick.

Appreciate your presence and time.

OK. Anybody else want to jump in and talk about framework? Shane, go ahead.

Sorry, I've got a handful of questions.

On the setup Quinn zoning code, it's being repealed.

Doesn't. Doesn't that zoning code exist partially held by the city and partially held by the county?

So is it only or is it really just a city zoning code and will how will the next develop? Ment work as that area is being annexed in. I guess part of the purpose of of that zoning code was so that this the county could zone it as something and then it would transition seamlessly into the city.

Is there just?

Will you be kind of preemptively zoning the whole area?

So when that annexation does happen, it will just take on the zoning code that you've already.

Envision for it.

Does that make sense?

Yeah, few few questions in there.

So both the city and the county did adopt the form based code for the area.

That code stated that developments looking to use sewer and water had to be annexed into the city and those that didn't could remain in the county.

Of course, what we were finding was any subdivision project was really annexing into the city.

The county applied what were called neighborhood units to that area, but that code required a mix of zoning districts, so you couldn't actually zone it unless you were also subdividing it to apply it to different lots. And so it wasn't really seamlessly moving between county and city at.

Annexation followed really kind of standard process there.

And what we've done is the master plan for that area is still part of the new land use plan. And so the place types and zoning districts that were selected.

For that area closely aligned with those previous neighborhood units to work towards the same goals.

So even though it's going away, a lot of the intention is still there in this new zoning.

Did I?

Did I get them all?

I think I understand and figure it out.

That's enough.

I mean, it's been thought of and somebody smarter than I I am like has figured out how to make it work.

So it's great.

Excuse me.

Can I ask a little bit more about?

AD us. So they don't really exist in this zoning code as far as I can tell.

We're just allowing more units per parcel, so there isn't necessarily a need for an Adu.

Let's say, but I thought I read in here and maybe I'm just misunderstanding that with the floor area ratio thing.

Accessory structures.

Maybe don't apply to the floor area ratio.

And so I guess I'm. I'm imagining a scenario where somebody builds an apartment building and then they build a garage and you know, they could put an accessory unit on top.

You're just counting the livable area of those units as as part of the floor area ratio.

Yeah. In the case of.

A unit above her garage.

We don't count garages towards floor area ratio on the current draft, so it would be treated like A1 unit house and counted that way. And I'll just note that adus in our current code are really defined as a unit under 1200 square feet that doesn't require. Parking. And so when every parcel allows for multiple units and there's no parking, there's just really nothing left to differentiate it from another house, sure.

Yeah. Yeah. OK.

I think you said.

That the neighborhood commercial was only going to be allowed on corner units within the residential.

Place types or zoning areas, I guess. Is that correct?

I.

I guess I didn't see that in the zoning code.

And maybe I was just I.

Maybe I just don't know where to look for it.

Yeah, it would be under the building types, OK, the standards are what the neighborhood commercial and we are allowing those commercial uses anywhere in that district. But as far as new construction of a commercial style building goes, that would be only allowed on corner lots, not mid block.

OK. But if somebody wants to convert their home mid block.

Given that really fits in with the character of those areas, that would be allowed.

Yeah, I guess I was kind of. I think one of the things that.

I was thinking of is if you're allowing the mid block and all of a sudden you could have new construction that is up on the set back or up on the property line I guess which would seemingly start eroding away the streetscape. I guess in certain neighborhoods pot.

Yeah. And they they do still need to meet the required setbacks for the district, but it

would look very different if you started seeing a lot of mid block, lots turnover.
And so that is really the intent behind that restriction. Aren't there different setback requirements, though, for commercial structures inside of the residential district?
And says, yes, there are.

Yeah. So there.

Just for the online folks, yeah, there's set back exemptions for the front and St. side setbacks.

So not for the side or rear, but for the kind of the setbacks that would be up to the to the street for a new structure, which would be limited to a corner parcel. OK, yeah, I guess that's that sounds reasonable to me.

I just wanted to make sure that we weren't able to build a new structure mid block. On the property line.

And it already established neighborhood that OK.

I guess one this is a comment and I think that.

So the setbacks are the statement was something to the effect of like you know, most people have been either held true or reduced, specifically talking about side setbacks at this moment.

There doesn't seem to be any distinction between.

Setbacks for 8 residents in setbacks for a an accessory structure.

And.

I guess.

I think that there should be.

And I guess the, you know, there's a lot of 30 foot by 130 foot lots in town and in order to put A2 car garage on that, it's a 24 foot wide garage, which means that you can't put A2 car garage on a.

30 foot lot anymore with a 5 foot set back.

So traditionally, I think that we've allowed three foot setbacks on accessory structures.

So I do think that that is something that is worth looking at.

To.

Allow, I mean it still has to meet, you know, fire code and everything like that.

You know, residential or International Building Code, but you know bringing that 3 foot accessory set back back I think would be helpful.

Noted. Thank you.

Yep, I got one more.

Sorry.

And then, you know, there's I just noticed.

Thanks for pointing out the you know there there are portions of form based code in here and you know the clazing requirements.

On in mixed-use areas.

I guess.

I would.

I would hope that somebody has kind of studied that a little bit and comes up with like really clear metrics for measurement on those and diagrams and.

And also like probably goes through downtown and takes photos of like buildings that they like and actually measuring them.

Because my gut tells me that.

60%.

Is hard to hit, actually.

And.

And some of the buildings that I personally like are quite a bit less than that and are still good and transparent and light and airy and really nice so.

I guess I I'd love to see a diagram of exactly how that's measured.

Do you go to the top of the second floor or to the bottom of the first floor?

And exactly what counts as glazing and, you know, really lays it out.

And also studies.

Sure that we're getting what we want out of that in terms of design as opposed to something that's gonna be really hard to hit and isn't really achieving the building look that we want.

That's it.

Great, great questions.

Anybody else wanna jump in?

Danielle, thanks.

Just a couple here.

One of the new bills that came out of legislation.

Had it's a building height 60 feet and it's written very ambiguous in my opinion.

It talks about like heavy commercial, industrial and some other verbiage that says 60 feet by right.

And I was just wondering if you've looked for any issues with your draft code against that new build.

And and maybe it's a city attorney.

Any determination there 'cause it is pretty vague in my opinion, but I was just curious if that's been looked at.

Yeah. Thanks for bringing that up. And and that is a good, good thing for us to be kind of double checking on our our impression of that bill was that it was really that the language seems to be focused on like high intensity heavy commercial.

And you know, some of our mixed-use districts are are.

Is it?

Is it 1? Just maybe one of them is lower than that, but so I guess that would be the that would be the question there, but OK.

Our understanding of that is, is that it's it's not a broad.

Yeah, I don't know.

It's it's, it's not an especially broad application that the the the bill requires, but it is it's a good point. Something we OK yeah, we'll.

Add is this really loud?

All right, second second point.

When we're going through the land use.

Plan adoption. There seem to be a heavy focus on.

Existing housing capacity versus like kind of some hypothetical calculation someone came up with to determine?

The projected housing all based on like an 8% healthy vacancy rate.

So I was curious if whatever was done during the land use plan by the GS GIS team has been redone now that we're more granular with real code, with real implications to see if what we're proposing.

Housing is still meeting that same intent like we were talking about, like increasing 25,000 units or something like that over the next 20 years.

So I'm wondering if that has been reran to see if we're still meeting that goal. And I know that the boundary isn't the same, right? The land use plan is a broader extend boundary than the city, but I think we could still overlay those two calculations and

see.

Yeah, the that's that's right.

The language plan is a is a different, different area than than what the zoning here would be applied to.

And just to answer your your question kind of head on, we we don't have the capacity to rerun that analysis.

Based on the based on the zoning, so our our link, you know our connection to that is that the land use plan is you know a key.

Piece of that a key key element.

Key analysis is that projection for needed housing capacity.

And.

In doing that, we we analyze so.

We project a needed housing capacity. We ensure that the.

Designations in the land use plan, so how we design and distribute the those place type designations are in alignment and support that housing projection and then as part of the test from that that we conducted during the land use plan process was that we evaluated that.

By testing the place types with.

That included code assumptions and how those.

In order for those to be tested and and so.

The land use plan process involved trying to ensure that there was kind of that the the way that the plan was set up would would allow for and support that needed housing.

Our zoning districts.

Are designed, but you know, in accordance with aligned with based on those place types and so.

You know our there's assumptions that are in here that we are following on the same path and and putting zoning.

Together that implements.

And is aligned with the the land use plan and that's something that.

You know, we're we're trying to kind of.

Present as and and put that understanding out there that.

You know, when you see shifts in this new zoning?

From what the zoning is now and where it is and what the standards are that are involved in it, it is really tied back to the development of that land use plan. Which is just, you know, required through the Planning Act to be the basis for this new implementation tool, which is the code.

But yeah.

Let's.

Anything else, Dan?

OK.

Anyway, Danny, go ahead.

Thank you, Sean T thank you.

Can you hear me?

Yes, OK.

I have a few questions as well, one was reading.

Some of the initial online comments provided on the zoning framework.

A few of them mentioned concerns regarding.

Egress in the event of wildfire for specific neighborhoods, and they suggested that this wasn't considered when.

The city and consultants put together this framework.

And going further back, the land use plan, that's not true, is it?

Say that's not true.

Both for the land use plan, the zoning map, and the zoning code, city fire is involved, providing agency comment, reviewing the densities and the map as well.

So we are relying on our experts to take a good look at that and it's implementing the land use plan where that occurred the first time.

Ben, do you know if there were other fire agencies outside the city that were contacted as well?

I think we have office of City, County.

Emergency Management office. Yup.

OK.

Thank you.

That's really helpful. 'cause. I knew that the city did its job with this and was not just implementing the land use plan or drafting the zoning framework without any consulting of this very important issue.

The other question I have two more.

One is regarding overlays.

I saw there are three in the Framework, 3 in the framework, and we'll have one more coming with the full UDC.

OK.

What's the one coming with the UD safely?

It'll be an airport hazard overlay and it will be mapped to a small area near the runway currently in the form based code. There's a similar tool called the Eada Zone that limits density right in the flight path and so this will do something very similar to that.

OK.

I guess two of them sort of stood out to me is.

A little unusual because they applied to just, I think, specific parcels.

Within the city.

And I guess I'm just sort of wondering what was the thought process behind those two specific overlays, one for like a building that I apparently live next to and never knew was on the historical register?

But yeah, don't think we have our historic preservation officer here. Yeah.

Thanks. Yeah there are.

There are three historic overlays that are being carried over.

Into the new zoning map and.

The the smaller two is but like kind of the two that are specific to to certain properties. The the Marshall House and the Russell Roosevelt House.

Are there?

Are they were established through a process?

Through the historic preservation.

The A.

Process related to historic preservation that I think to unwind would be a kind of a whole project in itself.

That I can't say offhand whether they're listed.

I think I think they either are listed buildings or there was a that type of a nomination and or kind of.

Establishment process.

That involve working with.

The federal agency and kind of they they they were set up a while back and.

We think it makes sense to carry them forward through this process as they are.

Believe too. At least one of those two really parcel specific one that was done by the property owner with the interest in preserving that site into the long term. And so that was also a consideration as well in bringing it forward.

One big improvement, though, is those current two currently exist as separate documents that we have to dig up every time, whereas now they'll be in the zoning code where everyone can find them.

OK.

Are there plans to add more in the future? The new code will have a process for establishing more.

We don't have any current plans for areas or specific parcels at this point in time, but we are getting the grand work laid to where that is an option moving forward. OK, cool.

The last question I have is just about think it's on page.

13 maybe, but it's just the height limits in the urban or I guess in all of the residential areas, it seems like 35 feet is pretty common as a height limit.

And I talked to two builders and they both said that those that height limit could potentially allow for a three story structure like a townhouse, but it would involve low ceilings.

And like a flat roof.

Like limitation.

On the design and I was wondering, is 35 feet an important number for the city for those specific zones or could it be increased a little bit to unlock?

I guess more varieties of three story structures.

That might be more desirable.

Thank you.

Yeah, I'll. I'll just kind of an initial response that is the way that I like to talk about or think about what standards you are seeing in, in the zoning framework that are you know we think makes sense to carry forward into the new code.

Is that?

We are trying to strike kind of a balance.

As we're guided to by the land use plan and thing policy statements and goals that we established in the land use plan.

To try to.

Allow more higher housing capacity.

In a way that is also compatible with existing neighborhoods.

And that compatibility, the way that we are calibrating that is through pretty basic tools.

And especially around kind of you know what the form of those of that future development is gonna look like or could look like in relation to where it's happening or in the context that's happening and and so you know height something just kind of a basic idea of.

How tall these buildings are gonna be as one of those controls, and in those neighborhoods where that height is set at that 35, you know, foot level.

That that is.

Those are typically kind of.

In districts that that we have calibrated to a a lower intensity of of development and kind of a a lower degree of change compared to kind of how some of the other districts operate where you might see kind of different levers.

Sure. Was the 35 feet, though, was the intent to allow for three story structures we were anticipating to to generally two stories.

With. With that I mean 35 feet is is the height that is allowed in in all of the residential zoning districts currently, except for the highest density RM one district and tip. You know, currently in the zoning, there's kind of a confusing breakout between there's a differe.

There's a lower height limit if you have a shallower roof pitch, and there's a higher height limit if you have a steeper roof pitch and.

We're trying to simplify things as we.

As we do this, and So what we're carrying forward is that higher 35 foot height. But you know when you when you think of our.

Most of the residential areas that have you know the the, the most of the types of residential zoning districts that we have.

You think of typically up to like a two-story house.

OK.

That's all I've got.

Great. Thank you, Danny.

Great questions and thanks for bringing up those public comments.

Anybody.

Lin, please go ahead.

LD

Lynn Davis 1:43:09

Sorry. Hi. I have a question around like kind of how the code will meld from.

What we have now built into the new code.

So for example, if if Adus aren't allowed and there's an existing home on the property.

You said earlier you could have.

It would be a second home, kind of.

So is that a lot slit or do you have to declare the two properties townhomes to make that happen?

You know, because I feel like there's value in preserving the current structure and then what we see in the code now is that townhomes or row homes all built together, but realistically that may not happen on every lot.

You know, some lots. They're gonna preserve the main home and then want to do other dwellings which would normally or typically in the past, be an Adu.

So how do you think that's gonna work?

AR

Analeshia Rodriguez 1:44:03

Yeah. And so those ads can continue to exist as are today.

They come in the form of detached adus or attached and really based on our new definitions they would be either the second unit of a duplex or just a second home. And although there's no Adu classification, someone could still build a duplex for one of the units.

Smaller kind of like an Adu.

They could still build that basement unit that they wanted to, which previously would have been called an Adu.

Now it'll be considered a stacked unit duplex.

For one unit, it's above the other, and then similarly they can continue to build those

extra detached houses on their parcel.

It just won't come with all of the old restrictions that Adu's had around them.

Does that answer it?

Am I getting to your question?

LD **Lynn Davis** 1:44:53

So it would just be a second unit on the parcel, but there's no special requirement as far as, yeah, like, OK.

AR **Analeshia Rodriguez** 1:45:00

Yeah, they don't need to split off the land. You can have, you know, two rental properties or one owned and one rented on A1 parcel.

LD **Lynn Davis** 1:45:08

OK.

All right.

Yes, that answers my question. Thank you.

AR **Analeshia Rodriguez** 1:45:14

Great. Thank you, Linda.

LD **Lynn Davis** 1:45:14

Have one, one other one other.

AR **Analeshia Rodriguez** 1:45:15

Oh, go ahead. Sorry.

LD **Lynn Davis** 1:45:17

Very simple question I think somewhere it was written neighborhood serving use uses for buildings.

I think is that just a commercial build, commercial service building or storefront or something like that. Is that what that means? OK.

AR **Analeshia Rodriguez** 1:45:32

Yeah, I'd need to grab the use table, but yeah, there's various commercial uses that are allowed in the residential districts that you'll find in that Article 4.8 use table. And so whether you're converting one of those mid block structures, converting a corner lot or building a new one on the corner lot, it'll be able to contain any of the uses commercial uses allowed under those residential districts.

LD **Lynn Davis** 1:45:57

OK.

AR **Analeshia Rodriguez** 1:45:58

Should have to look at the use table again to see what they are.

LD **Lynn Davis** 1:46:01

Well, I wonder.

AR **Analeshia Rodriguez** 1:46:01

But they are limited in size.

LD **Lynn Davis** 1:46:04

I just wondered how you're defining neighborhoods serving.

Like does it have to be like, you know, served or surrounding neighborhood, or can it just be a business, let's say?

AR **Analeshia Rodriguez** 1:46:14

Yeah, really our our uses don't get into that much detail.

LD **Lynn Davis** 1:46:17

Yeah.

AR **Analeshia Rodriguez** 1:46:17

We've tried to identify which use classifications are more helpful to a neighborhood

in terms of small businesses that allow jobs or services.
But really, we're not looking into exactly who each business is serving.

LD **Lynn Davis** 1:46:29

Again.
OK. Just wanted to make sure.
Thank you.

AR **Analeshia Rodriguez** 1:46:39

Great. Thank you, Len. Great questions.
Anybody else wanna?
Take a stab at some questions. Thoughts.
Go ahead, Shane.
I actually had one more or maybe two more.
So our front yard setbacks, so in our higher intensity residential districts, 10 feet right now.
I guess.
And maybe this is coming out in the next the code.
I was wondering about in the old zoning code. I guess in our current zoning code, there's typically encroachments allowed beyond that front yard set back so.
So you can put a porch 8 feet over.
I guess I wondered if that was going to continue or if you had an idea of whether or not that was going to continue.
And so are we really talking about, you know, there is a, you know, current set back, let's just say it's 20 feet moving to 10 and will you be able to put an 8 foot porch into that set back. So you could realistically be two feet off the.
Property.
Line. Yeah, we are carrying over the current encroachments set back encroachments table under code.
We're just clarifying some items in there that had been confusing before, but otherwise you'll be permitted the same encroachments.
Porches do need to be still 4 feet off the property line, so really at a 10 foot set back, that only gives you 6 foot feet of encroachment, OK?

But yeah, you can expect to see all of those in the new code here in a few weeks. OK, great.

And then this is a comment.

People might not agree with me.

I did find it interesting that like Taverns, bars, breweries were not allowed in residential districts and.

I guess I wondered if I'm curious what other people think, and nobody needs to say anything here, but I mean I when I think about like trying to create walkable neighborhoods and you know, like what services?

You want in your walking vicinity.

Guess that was one of the things that I was thinking like.

Would be nice to be walkable and I found it interesting to that it wasn't. And when you look at a lot of nice cities, there's always a little neighborhood Tavern a couple of blocks away or something like that.

And we seem to maybe be excluding that for large swaths of these residential areas. Just a comment, I'd I'd be curious to also know the political appetite for that under our current code, Taverns are permitted by right in the downtown CBD zoning district.

However, their conditional uses and all other commercial districts, so this code does take it a step further in making them permitted in our mixed-use districts instead of conditional.

There has been debate over whether they.

Missoula is ready to see them in residential districts or not.

So that's something I am.

Curious to find out through the public process.

Can I double dovetail off that?

So just thinking about Bayern Brewery.

That neighborhood, you know, I mean, it's right in the middle of of houses almost.

So what designation would that end up being that?

Is that like a mixed-use then?

Of some kind. Yeah. OK.

Yeah, I'd. I'd have to look on the map at how it sounds.

But those breweries do have their own use classification outside of Taverns or Tavern

use classification as targeted at bars.

It does exclude restaurants that serve alcohol that make their primary or the most of their money off of food, though those can still serve alcohol and are classified as restaurants.

But yeah, breweries do have their own use.

Classification. OK, Danny T did you have?

Sort of following up on Shane's question.

First of all, I agree with him.

Spent a lot of time living in Wisconsin, where there are lots of neighborhood Taverns and it's a great way to, like, have a place for community to get together if that's what they're into.

And yeah, it brought together people.

I would support it.

But another concern that I think someone highlighted to me was there will be parking requirements for bars.

Yes, I'd need to grab my laptop to see what it is. If I remember right, it's a fairly low parking requirement, which is more likely to accommodate staff than really visitors.

There Ben has it.

Yeah. So it's one parking space per 4000 square feet.

It's a fairly low requirement. If you look at the size of most bars in town, sure.

I I would give a shout out to just eliminating that given.

Drinking and driving.

Two activities we want to keep separate and we want to encourage people to get to the bar and to and particularly get home from the bar some other way other than driving.

I think others definitely.

Other jurisdictions that have eliminated parking requirements for drinking establishments using that logic, and I think it makes a lot of sense.

Great. Thank you.

Anybody else wanna jump?

Go ahead, Ben.

Just follow up on that. I I think just as far as kind of the the uses that are included or associated with this new neighborhood commercial expanded neighborhood

commercial concept, you know that this.

Is that was a concept that was very popular in the land use plan, but the land use plan doesn't go to the level of detail that it necessarily specifies. What?

That really, what are we really specifically talking about?

So I think that's something that we are.

Still looking for comment and input on you know, through this public review process from this board as we move through the adoption process.

So thanks for bringing it up.

Anybody else? No. Oh, it's not that Pamela's gonna. Oh, Lynn, go ahead.

LD

Lynn Davis 1:53:35

OK.

I just I have a question about parking and I know there was public comment I think about you know.

That we're moving parking requirements basically.

And and there's some concerns.

So my my question is if it's once it's one space for 1200 square foot or more, does it increase?

So if it's 3000 square foot, is it 2 spaces?

Like, how does it read?

As far as the parking?

AR

Analeshia Rodriguez 1:54:05

Yeah. So the new state law says that we could require up to one space per unit per unit.

It's over 1200 square feet.

That is a maximum, meaning the city is not allowed to require more than that.

Our proposal is to take it a step further and not require parking for any residential unit, regardless of size.

Within those state bounds, our only option would be to require maximum of 1 space per unit per per unit.

And it's over 1200 square feet, which given the unit sizes we typically see permitted in Missoula, would not be a substantial amount of parking on most projects.

LD Lynn Davis 1:54:48

OK.

I just wonder if people are opposing that state law, I guess because.

It seems ridiculous.

AR Analeshia Rodriguez 1:54:55

Yeah, I think think we need some better public education, that it is coming from state laws. Well, as we move through this process.

LD Lynn Davis 1:55:04

Yeah. OK.

Thank you.

AR Analeshia Rodriguez 1:55:10

Good. Thank you, Lynn.

I guess that'll as a good segue to one of my comments is.

I'm very aware that staff in the city is making every effort to communicate with the public, and I'm also very aware that the public doesn't perceive and pick up on most of that, and I guess I would encourage you guys at every opportunity to include. State mandated.

Aspects of that are impacting these things.

Because that is one huge misnomer that.

If you spend time on next door in the forums or like whatever listening to kgba like people are confusing this code reform with the evil Missoula, you know, elites ramming things down.

Everybody's throat.

Right. And I think it helps to blunt that perception. If you're like, no, this is mandated by the state.

This is we're following the rules.

But I don't know how much that helps you guys, just I don't know.

That's a side.

It's something that I see a lot.

I wanted to ask a few questions about the setbacks and particularly with Shane's pointing out the you know, the three feet and you know, one of the things that I've asked for or suggested over the years.

There's this flexibility for you guys and I'm curious like.

How this new you know code and maybe this is a better question for later, but.

How flexible things are for you guys to be able to say to a developer or builder. Yes, we can do three feet or no. We got to make the maximum or hey, there's a house that's already close, you know, like talking about looking at avoiding the, you know?

The instances where we've got very tall spaces right next to somebody's bathroom window that, you know, the example that we talked about.

In the past.

Is the flexibility built in?

For you guys to be able to push something a little further away based on a site specific condition.

Currently, no or setbacks are minimum setbacks.

We don't have a tool to require them to do more than that on a case by case basis, and we do look for a zoning code that applies fairly across the districts.

State law also calls for us to treat.

All parcels in the same zoning.

District the same as each other and so currently now there's no tool to say, hey, this one actually needs a bigger set back.

That analysis is really happening with the land use plan and the zoning map stage to make sure that we're placing the districts with their associated setbacks in the right locations. OK, great. Good information.

And then.

I want to say that I identified.

I'm not quite clear.

On the zones yet but.

Limited limited. Urban. Rural.

Is that like one and two there? Is that correct?

Is that all right?

There's a rural district and then there are two limited urban residential districts, limited urban residential and.

I got the impression that limited urban residential is where like my place would fall under as far as agricultural speaking goes, is that is that an accurate assumption? I think it's a bit mixed, but I'd say sort of maybe orchard homes or that really more agricultural based area has a lot of roll zoning in it, which is the lowest density limited urban does apply to some of those areas, especially as you get closer to res. Street.

Limited urban districts are also mapped to areas with constraints like the South Hills, which have steep slopes.

Or a road connectivity in a lot of cul de sacs you would also find that district commonly mapped to flood plains.

OK.

So what?

What zone would include, you know, River Rd. farm peas farm? My farm.

I mean.

You know, River Rd's probably still in the county, technically.

But just trying to get at this agricultural piece and you know, like the hope that like our place can fit in and be legit and not have to worry about a complaint that, you know, like, because our setbacks aren't right for our accessory dwelling.

Thanks.

I think Ben's stating that those farms are mostly mapped to limited urban.

That my use table back out, but I do believe agriculture is permitted there.

Let me just double check that.

Yes, agricultural crop community gardens are permitted in those districts.

Limited urban does have slightly higher setbacks than your urban districts.

Additionally, if say there's a new subdivision going.

Nearby, something we often require with subdivisions near agricultural land is that there's disclosures in the covenants so that people, when they buy their property, are aware that they're next to a use like that, which may come with smells, additional dust. Those things you should know when you buy.

A property next to a farm.

OK, great.

And so with within that designation of the limited urban residential.

So like what?

And if this is too much in the weeds for the moment, I know, maybe I'm dovetailing out of framework.

I'm not an industry expert, so I'm not exactly sure where my questions fit in.

You know, like, what are the setbacks for greenhouses or what are the possibilities for, you know, if there's a house that wants to put in a greenhouse?

Like is that also contained within this?

Or if I'm going too deep and too early to say so and I'll stop.

That's a fair question kind of going back to a question earlier about currently the code or draft framework doesn't have reduced setbacks for accessory structures.

So in your limited urban district, those greenhouses would need to meet the five foot rear and five foot side interior set back there.

Is it varies a little between the two districts for side street, but they both have a 15 foot front.

The zoning framework does carry over a current rule where the accessory structures cannot be in front of the primary building unless approved through a variance.

OK. Is there any way to change those setbacks or get something different for like I mean specifically for greenhouses?

I'm just gonna stick with that.

Like, how do you guys view a greenhouse?

You know that's, you know, it's metal frame, but it's not permanent.

It's not like cement.

There's not a foundation.

For, say, a property where the primary structure is a home or other building, we do view that as an accessory structure and it would need to comply with those accessory structure rules.

Let's say that you have a parcel that's a farm and the greenhouse is the only structure on it. We would likely look at that as a primary structure, since it's serving the primary use.

OK. Is there any room to push on this and make changes for this?

Yeah, you know 'cause.

I mean, we have the ability to make changes through this public review period and then when planning board makes recommendations to Council. You can also recommend amendments that they can take up.

K.

Well, I mean, I would definitely do that, but I would love to see that come forward more through this process before we get to making amendments.

You know whether it's at City Council or not.

And I think maybe just more specifically just trying to like wrestle with the concept of Ag and green houses and.

Hopefully not throwing myself under the bus, but.

But you know, our place in particular, like I can't make those setbacks.

It pushes not as drastically as the first time I tried to go through this process, but it pushes things on a, you know, on an urban farm where everything is maximized and tight, it pushes.

You know, those greenhouses kind of into each other. So you lose your, you know, your ability to maximize your space.

And you know, that's not to say that there's gonna be urban farms popping out of our ears, but it would be nice as the Garden City to be able to continue to promote that ability.

And I mean it's possible, right?

Like it's all very possible on a small set of acreage if we make it possible for people to be able to do that without hurdles.

So I'll leave it there.

I don't wanna take up too much time.

OK.

So my last.

Query is kind of around where we were earlier.

As far as like residential areas with businesses or you know, so if somebody has a neighbor that's got a three car garage and they want to do a mechanic shop out of it, something also we've talked about in the past as far as like.

What are they call it?

I'm not even gonna try just that like example. Is that something that's more available for folks to be able to access under our new framework here?

There are a lot of new permitted commercial uses in residential districts. However, those vehicle service uses are not currently permitted in residential districts under this framework.

So far, we're identifying that they may have additional nuisances that other business types might not have, but it'd be interesting to hear more feedback on.

Well, I mean.

I mean, I can think of a few of examples that.

You know we're good businesses, but I don't know how to on your guys end and you know not everybody that's gonna come forward may run the same type of operation. So I don't know how to ensure that be baked in within the code.

But I think it's, you know, it's worthwhile to not only help support the economy and the working class people of this community to find ways.

To create those avenues for folks to run, you know, a good clean business, but that usually requires oversight, which is not your guys's department.

So I don't know exactly how to make those recommendations, other than to say that there there's a need. There's a desire out there to be able to do that.

But I don't know exactly how to articulate that. If anybody else has thoughts on that. That or experience.

Please do so. So what about?

A well, maybe.

I should just wait and see what's listed under all of those things and then ask those questions later.

No, I think I'll just wait there.

We'll just leave it.

Anybody else?

Where's everybody at?

I mean, got questions, Danielle.

OK.

Couple comments or thoughts or maybe discussion point for all of us to add to is apartments in the urban residential districts?

Right now, from least dense to most dense, it's 4 units, 6 units, 12 units and then no Max at the highest density.

When viewing that, I imagine you're getting a lot of comments from the private development already on this. Potentially it wouldn't surprise me, but.

And maybe Shane can help me out here, but I think like building A4 unit apartment is not efficient with construction costs and ultimately gonna drive a higher rate. So to

try to promote missing metal and follow this policy and goal is the city.
You know, maybe we can be a lot more.
More bold when it comes to apartments.
I know that the direct contradiction to that is we don't wanna change neighborhood character but size of it building is only one piece of character in my opinion.
You know, residential in residential is staying within the character of residential, so.
I'm not sure this is accomplishing that goal, and we could maybe be more bold.
And you know, for instance, maybe we see 6/10/24 or something in those numbers.
Are you getting a lot of comments on that already?
I assume and am I way off base on construction costs.
So I have a four four unit apartment versus an 8 unit apartment driving lower rental costs.
We we are hearing this from frequent code users, especially in the.
Urban residential districts, when it comes to the limited urban where you're seeing the triplexes and four plexes that is.
Really directly tied to the land use plan, the limited urban place type when it lists building types, mentions triplexes and fourplexes, but it does not allow or does not state that that place type would allow apartment buildings larger than that. The urban residential districts on the other hand.
The place type does allow for larger buildings.
And so there is more flexibility, I believe, to bump up those caps in dwelling units per building. And I just advise folks really take a look at the draft zoning.
Map and see where that would be applied broadly and where we've mapped, say, UR1 as opposed to UR4.
Have you looked at like existing apartments to see if immediately you might have like a nonconforming use?
So you have like a a twelveplex somewhere in ur 2 right now and yeah identified some pockets of that throughout and taken a look at those as we were applying zoning districts to see if that was really something out of the norm.
And you know, moving forward with the new zoning constraints makes sense for that area and would still allow for a lot more housing capacity than what's there today.
But yeah, we are looking at those little pockets, but broadly we're not seeing a lot of nonconformities across the district.

I don't think that I have much to add.

I mean there.

Some builders would have some builders I think would think that a four unit building is their sweet spot and there are building code implications once you go up above 4 units.

Hits in which you need to there's accessibility requirements which drives elevators and things like that.

So I think you know, I guess maybe sometimes maybe once you break that barrier, you go far bigger, maybe to your point.

It does seem like the floor area ratio would also need to incremental like go up in order to achieve that same. You know if.

If you look at an 8000 square foot lot, that means that you would typically have. You are three or whatever.

You'd have at 8000 buildable square feet and you would be allowed seven units. If my memory is correct.

Something like that.

So you're talking about thousands square foot units with some circulation space or something like that?

So you'd if you wanted more units, I think you would probably likely need to also increase the the floor area ratio.

In order to achieve more.

Or density I guess.

And probably height too to be honest.

I apologize for speaking three times.

I know it's a faux pas.

And I was late.

I confused the October 7th with the the seven as the start time, which is why I was here at 7 PM. Apologize, I just we just added a kid to our family.

So lots of stuff going on back on topic.

I noticed that preschools and preschool centers have parking requirements in the draft framework. I'm reading 1 space per 1000 square feet.

Is that right?

That is right, to be honest, I thought that there was not a requirement.

Yeah, I don't think that should be in there. Under state law. I think HB 492 says a local government may not require parking for childcare facilities.

Yeah, I don't remember state law specifying preschools, but I do remember daycares and I do remember a discussion internally where we identified that.

Those are very similar and that the intent should be to not apply parking to preschools.

So that's definitely something we will go back and look at cool. That's it.

Thank you.

Go ahead, Tim. Oh.

Yeah, I saw that. I just.

I want a quick follow up to to Danny's comment.

I didn't.

I didn't want to get in too much in the weeds, but he started it so.

With the daycares, I understand that they are gonna be allowed by by statute. I'm just curious if some of the requirements around a day care. So for example outdoor space and other things. Will they have an unattended consequence of potentially being problem problematic with with the new Z?

Meaning, like my understanding is that a daycare has to have.

You know X amount of outdoor space and blah blah blah.

And like, clearly, there'll also be some, some, some noise impacts and all that.

So I was just curious if that's been considered.

That's something I might need to look into more. I don't believe our zoning has those requirements, but do you know if those are coming from state law or licensing?

Licensing, yeah.

Licensing. Yeah, that's something we can look into and make sure that they're working well with the zoning, since they are permitted broadly.

OK. Lynn, please go ahead.

LD **Lynn Davis** 2:14:53

I guess this is a comment and you know it's kind of out of your control, but.

Say you put AA12 unit parking or a permanent building because we're maximizing apartment buildings and they're all 1100 square under 1200 square feet, there would

be no parking required at all.

And OK, this is state mandated, but it just does not seem like the right thing to do. For our community.

I mean, honestly.

So I don't know what we'd do with that. If we can, you know, go back to the state and say, you know, it's not working.

I don't know what, but that would be my comment to go on record.

That is, you know, I just cannot see how it was gonna work for community to have zero parking for, like, say, a 12 unit apartment.

AR **Analeshia Rodriguez** 2:15:46

Yeah, and.

While the local laws will not require that building to have parking, it's our understanding and talking to professionals in town that in order to get funding to build a lot of these projects, they will be providing parking by choice.

Of course, there's still the possibility you get one that doesn't have it, but just because the government's not requiring it.

Our belief is that that doesn't mean there will be no parking.

But yes, as far as that state law.

Goes I think the venues for getting that change would be through the state, unless locally we're hearing through the public process that we should require that one space for units over 1200 square feet, which would be the most we can do locally within bounds.

LD **Lynn Davis** 2:16:33

Yeah. So I could buy a lot and put a parking on them like like I used to live in Chicago, where you had to pay for parking to find a parking lot. If if your building didn't have parking.

AR **Analeshia Rodriguez** 2:16:47

Umm.

LD **Lynn Davis** 2:16:47

Is is that use permitted in the residential areas?

AR **Analeshia Rodriguez** 2:16:51

We do have a use class for what we call non accessory parking, which is really just a parking lot that has nothing else on the site.

In the framework that is not permitted in residential districts, but is permitted in all of the mixed-use and industrial districts.

LD **Lynn Davis** 2:17:08

OK.

Thank you.

AR **Analeshia Rodriguez** 2:17:14

Great. Good question, Lynn.

I've had that that very same conversation, maybe on a couple of times and I think.

Cassie's response is is really accurate.

A lot of what I've heard is that despite not having the requirement, developers and builders are going to be looking to create parking for their residents because that's the culture.

As well, so I I don't.

Think we're gonna see too many.

Things get built without a consideration for parking.

Otherwise you might not be able to sell said unit or entice people to live in it.

But there's also the the desire to encourage us to move away from our our car.

Our car laden society.

I wanted to swing back around a little bit to child care, which is or, you know, just daycare.

And what not and how?

I guess my question is, is how many you know.

Like how broad is that available creating you know?

Daycares, like how many?

Different zones or, you know, does that make sense?

Sorry, I'm getting. Yeah. So under state law, there's two categories of daycares. You have your.

Kind of residential daycares, which have fewer children.

People often run those out of their homes.

Those are permitted in every district that allows for residential and then the daycare facilities, those larger daycares, the more commercial daycares we just get.

There, those are also permitted.

In every district except for heavy industrial OP, one which is open space District that is often applied to Floodways and unbuildable areas.

And then the airport, so really broadly allowed across the board.

Great. I don't know if the political winds make it to you guys that much, but childcare is a huge issue.

And you know, as a city, we need to be doing everything we can to facilitate it, I think.

To add on to that and just so people are aware this is one of the shifts that's in here, but the the larger daycare center use was expanded kind of beyond what the the range of districts that it's allowed in currently to be included in industrial Dist.

That which is kind of related to what you were bringing up, but hearing a need for.

More just availability and space for for that kind of A use.

So that is a change that you'll see in this.

Great, great, great, great. OK, Board members, how we doing?

Go ahead tune.

Yeah, he's also building off of Danny.

Just opportunity to comment on the online comments around infrastructure. I'm sure this is something you've already talked about, but I thought I'd give you the opportunity to address concerns about impact on infrastructure, especially for those existing zones that are that are being a little bit more messy now.

There's a lot of comments on, well, not a lot, but there's a bunch of comments already on about infrastructure.

Broad, broad topic. It might tie back to the land use plan.

Yeah, I I think you know for one thing.

Infrastructure and and infrastructure needs and capacity and or identified gaps. You

know in infrastructure or something that we're evaluated for as part of the land use planning process as we're acquired required to do by state law and the land Use Planning Act.

And so that's one thing.

I mean another is that this is, you know?

Relatively.

A.

A small portion of what we're ultimately putting together here with the full unified development code and and quite a bit of that.

UDC addresses infrastructure related.

Requirements, applicability and and what and and standards for, for how that fits into the development that would be.

Enabled through this zoning framework.

So the zoning framework is we're we're wanting to get it out in front of people kind of sooner and and to to raise that awareness and just kind of give a sense of of kind of the the range and level of.

Scale of development type of development, uses and and whatnot, and then a lot of those.

The technical side of of how this all kind of fits together would be part of this next.

Release of the.

Full UDC public draft.

So I just want to make that point and then I don't know if we wanna talk now about.

Kind of.

The way that.

Appeals will work moving forward for projects or any kind of.

Question of whether anything was not adequately addressed in the land use planning process to provide that type of information, but that that is something that's coming up under this new land use Planning Act framework where if there are situations where there's a project or a development application and.

It appears or there's, you know, it's it's identified that there were that there's something related, you know, potentially to infrastructure needs or or something like that that wasn't.

Adequately.

Evaluated.

Then that might be a reason to trigger it.

More analysis and and that would work its way through this.

You know, through this Commission.

So there's kind of another side of that too. Yeah, and interesting out there too is.

Even say neighbors, not just the person applying for the development, can appeal a decision made by your office, and that would go to the new Planning Commission.

And then two through.

Say several of the processes like subdivision rezoning.

Ben was mentioning that there's an analysis of any impacts not previously considered under the land use plan that staff do have to go through.

Take public comment on and address that public comment.

Think I'd also note that baked into the land use plan where infrastructure considerations you see those more restrictive zoning districts, the limited urban applied to areas that don't have St. connectivity.

Have a lot of cul de sacs or just you know fewer ways to get around and I think another note too that our office.

Commonly says that public hearings is that improved infrastructure often follows development, not the other way around.

Unfortunately.

Go ahead too and just allow kind of random, maybe ending comment. We'll see.

There's been a lot my impression of of the of the work you've done, and it's supported by. Here is a lot really a focus towards expansion and simplifying the code as well as being a little bit more permissive, which I think I'm a big supporter of, but I. Was curious especially. There's obviously going to be a lot of concern with people whose.

Zoning is gonna be changing.

Are there are were there areas or topics where the new the new code was potentially more restrictive and if that was something that was intentional, just just more kind of out of curiosity?

Good question. Off the top of my head, I wouldn't say it's necessarily more restrictive, but we have gotten more detailed with bike parking requirements, noting that residential vehicular parking is going away and so wanting some more clarity

and better rules around that bike. Parking calculations were previously T.

To vehicular parking.

So we had to decouple the two in the calculations. And so though I wouldn't necessarily say it's more restrictive, it is more detailed.

Than previously.

Otherwise.

Ben, can you think of any examples where our code is now more restrictive?

That's a good question and I think.

It makes me think that it it would be helpful to.

Kind of understand related to, you know, pointing out that that there is an effort to simplify these rules and.

Part of doing that simplicity is to make it more clear when something is not permitted. In the cases that it's not as opposed to kind of making it possibly permitted.

But you have to go through a process or it involves a decision or a hearing or or some kind of about, you know case by case consideration. And I think a lot of oops sorry a lot of.

What we're.

Trying to to move away from.

In this code and related to you know the changes at the state level too. I think this is kind of a a trend and and a response to to things you know beyond beyond just us here in Missoula is is that there's been this kind of.

Reliance on on process as a way to not have to make the hard decisions. And So what we're trying to as part of the simplification of the code, you know we're we've removed the conditional use.

Process entirely. That was that's kind of like a go to example of where if you can't quite know, you know what, where we land on that we'll, we'll, we'll we'll figure it out on a case by case basis and it it ends up being.

Kind of confusing for everybody.

The.

You know, are one of the big shifts here is to try to really kind of.

Spell out. You know what you can and can't do and and have it be clear. And so that that would be I think maybe one.

One way to answer your question that there is some some added restriction in that in that there are kind of more set barriers or just you know removing certain especially if when you look at the use table kind of compared to how it was set up in the.

Current code where where there are as kind of.

Those conditional use options.

That would be 1/1.

Change here.

Look through the code and come up with a couple more examples.

Today in our commercial districts, typically the height you'll find is a maximum of 125 feet, which is surprising because you almost never see anyone build to that. If you look at, say, Brook Street as an example, a lot of those parcels are just too.

Small where?

That's not realistic.

And so while we still have fairly tall heights in our mixed-use districts, you will find that you won through umu.

Four are less than that previous 125 feet.

Another area that may be viewed as more restrictive is the building with maximums for different building types.

Design excellence did have that tool, but of course it was mapped to very specific corridors, and now you see it across more zoning districts as we've increased the intensity in those zoning districts to kind of keep a more familiar streetscape and align with the land use plan like.

I had mentioned it calls for say half block development, sometimes full block, sometimes less than that.

That so that is a tool that was in the code before, but it's being applied more broadly. Super helpful.

I really appreciate that and I just wanted to be clear on my intent here is that I feel like there's a lot of attention being paid to again the expansiveness of it and sort of like, you know, change is is hard. But I think that clearly you've done.

Some work to help and and make it a point to preserve some aspects of the character of of the city, which is what people care about.

So examples of are great. Thank you.

OK.

How we doing everybody?

About good. OK.

I got one, I think clarifying comment that I wanna add here on AG.

So I don't know these numbers anymore, but many years ago when I was.

Kind of pushing for lowering from an acre to 1/2 acre. The standards for like being a agricultural whatever farm.

There was, like over 1000 half acre lots in Missoula.

And that's the same size as my lot.

And so if you just take a few hundred of those potential half acre lots, you have a lot of potential for Urban AG.

And so I think to be maybe a little clearer what I think would be hopeful is if there was a way instead of agricultural producers needing to go for a variance.

To get within, you know the regulations that there could. And again, I don't know your guys job, right.

But if there is a way to create an option for like an agricultural designation for a property or an overlay or whatever it was that that designation then might help extend to this piece of property by choice, so that then maybe they could build these structures that are.

Pushing setbacks further, but that, you know, like also aren't harming anything, right?

Like our greenhouses are right on the fence line, but they don't impact anything, which is why we, you know, we've never gotten a complaint.

So just as an idea is like a possibility and I mean again, I don't know what is available or if that's possible, but I think that's what I would like to see if it is possible.

Yeah. And I think what would be helpful to staff is honing in on which zoning standards might be barriers to that use. We do have agriculture for crops and gardens permitted in every single zoning district.

And so, for example, reducing.

Setbacks for greenhouses, or even exempting them, might be one option, but I think it would be helpful for those in the field to especially identify anywhere in our zoning where that could be a barrier, given this is the Garden City and we know there's a lot of support.

For that use.

Great. Thank you.

I will see if I can work on that.

I just follow that too.

And just, you know, the reason that we're wanting to visit with you this week and then we're gonna be coming back, you know, a few more times ahead of the public hearing on this is to make sure that.

You're, as you know, we wanna do our best to to get you familiarized and aware of and understanding what, what these materials are.

We also want to use these as a way to help understand things for the public during this public review.

Period. So you know we're we're in this public review period now where we're we're looking to receive, you know receive input directly from.

Anyone and everyone in the community who's interested in this, who has these types of ideas, who has these types of suggestions?

And.

What and then when we?

Return when we circle back around and start the actual adoption process for this up in November.

Will be.

Doing that with an updated adoption draft and so this Commission, you know, at that time you'll be seeing some changes from what's in the public review now presumably potentially based on feedback we're getting along the way. And then you know again after that, once we're in that public.

Hearing process.

As a Commission, you'll have the opportunity as well to make whatever recommendations you think we should be.

Hearing and considering and taking to City Council for them to consider when they make a final decision on the materials. So just as you're thinking about, you know, what you're seeing that you like or don't like or think should be.

Thought through more, you know, just to try to help you kind of chart out your your role in all of this?

Just wanted to kind of talk through that.

Great. Thanks, Ben. That's good.

Go ahead, Dan.

I'm sorry, one more thing.

One more question.

I have just 'cause you brought it up? Cassie. Bike parking requirements.

What will they be?

They will be released on October 29th with the full UDC.

They vary pretty broadly by use and are tailored to use, whereas before for commercial, for example, our current code just says like 1 space per 10 vehicle parking spaces. Since we are looking to reduce vehicular parking.

But that's really at odds with bike parking.

Where the policy's kind of heading in the opposite direction.

It is tailored to use like vehicular parking as so still working through that list, but a lot of variation and that will come out with the full UDC and you'll find it as new columns in that use table.

OK.

I will just give a shout out. As an avid bicyclist.

Former member of the Bicycle Pedestrian Advisory Board, the real seat of power in Missoula.

I don't really see.

I I I see it more optimal to just allow property owners to build the amount of bike bike parking that they see necessary.

And I know a lot of cities do it that way.

I understand the appeal of bike parking requirements.

Putting it in code.

I just don't think it ends up being achieving the goal that is intended and I would prefer I would.

I know there's trade-offs and everything.

I think I would prefer just letting the property owners make that decision because I think it can add some cost to projects and it space devoted to bike parking can be. Put in instead of other higher and better uses.

Like potentially like another unit in an apartment building or expanded commercial space and.

Sometimes that makes sense if it's in a, you know a parcel that's located, let's say, like on the Milwaukee Trail.

But I think there's a lot of instances where it doesn't make sense, and I think it's a better policy to allow the property owner to make that decision versus.

The planning department, my personal opinion.

OK.

Thank you, Danny. Anybody else?

OK.

I think I think we're good.

I think you guys are off the hook.

Thank you guys so much.

Appreciate you guys time and being here.

And all your efforts, I know it's been a long haul since 2022.

It's hard to believe it's been that long.

I guess there's only a couple of us that have been here for that whole time.

All right. That brings us to committee reports.

It's too early in the month, right?

Do we have any committee reports?

Well, 'cause, we didn't meet.

That's right, yeah.

So there was an earlier meeting in September.

It was very short.

They just talked, had a presentation from the MPO about their their redoing their public engagement policy.

OK.

Were you doing the public engagement policy?

And any other committee reports from anybody tune your arm.

Really, all the other assets we stand in in for you.

All right. That brings us to old business.

Any old business, anyone?

Euler. All right, new business.

Comments from board members.

Yeah. I just quick question really just more for staff I guess or for you Sean, to follow up but.

What it will be this situation with the transportation?

Coordinating Committee in the new split board.

Like we we the planning board as a representative there. I don't know why.

But.

We do what's gonna happen in that spot once we split?

I don't know the answer to that question.

Ben has anybody?

Has anybody on the line we might have to table that one.

That's a good question and it's a complicating factor for all this.

Planning Commission designation conversation and it's.

Good reminder to us to make sure we're thinking about that and and have more info on that when we when we bring that back in a few weeks.

Great. Perfect.

Thank you for bringing that up to a good point.

What's that?

Well, you're not there yet.

Got a couple more months.

Yeah, Ben's already made the transition. He's using Commission.

He's just like I'm on the commissions.

OK.

OK.

That's it.

Any more comments from board members?

Not seeing any.

That brings us to adjournment, ladies and gentlemen.

Thank you all for your time.

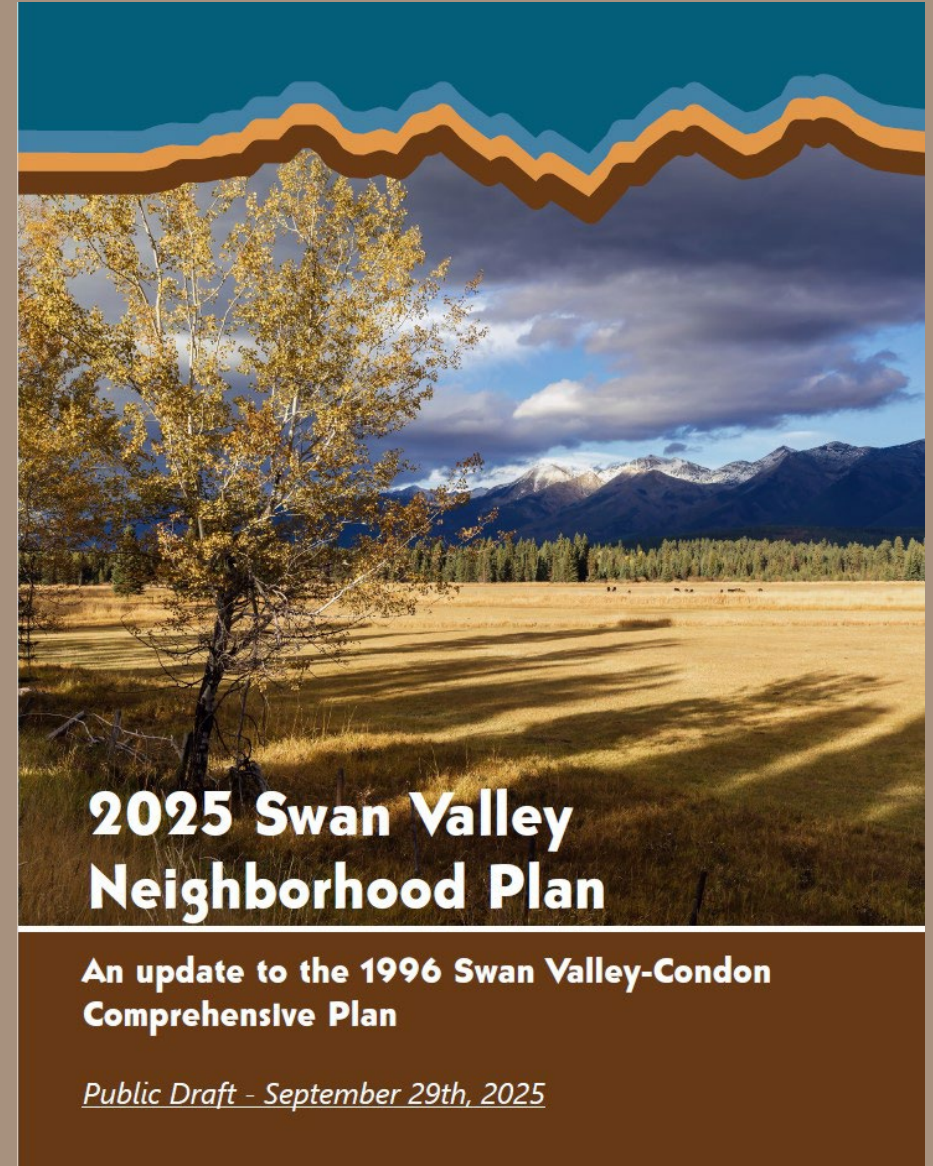
We are good to go for the evening.

By Lynn, by Rick.

□ stopped transcription

Swan Valley Neighborhood Plan 2025 Update Informational Presentation

Presenter: Lauren Ryan



Area/Neighborhood Plan

- A land use plan for a geographic region within the county that covers one or more of the elements of the growth policy in more detail
- Looks at a smaller geographic region and its land use and other community issues from a closer vantage and with a sharper focus
- Neighborhood Plans are adopted under the statutory authority for growth policies. The plan must be consistent with the growth policy





Area/Neighborhood Plan

- 19 area plans are adopted in Missoula County
- The latest plan adopted was in 1986, with the most recent adopted in 2010

Required Elements of an Area/Neighborhood Plan

- Future land use and development
- Housing
- Commercial and or industrial development
- Public services and infrastructure
- Natural resources
- Community character



Swan Valley-Condon Comprehensive Plan



First plan adopted in 1987, and most recently amended in 1996



2008 – Committee formed to pursue an update to the plan



2010-2012 – Community profile completed and visioning sessions held



2018 – Draft neighborhood plan was completed but ultimately never adopted



Swan Valley Neighborhood Plan Update Timeline

- November 2023 – Planning committee formed as a subcommittee of the Swan Valley Community Council
- Winter 2023-2024 – Learning and exploratory phase
- May 2024 – Planning committee begins process of updating neighborhood plan



Swan Valley Neighborhood Plan Update Timeline

- Fall 2024 – Existing conditions report drafted, and community questionnaire sent to community members
- Spring 2025 – Existing conditions report completed and published. First public open house held to gather feedback on goals and policies
- Summer 2025 – Second open house held and first draft of neighborhood plan released to the public
- Fall 2025 – Review and adoption of plan

Public Engagement

- Monthly meetings held in the Condon Community Hall. The public was encouraged and welcome to attend every meeting
- Two open houses held in April and June
- Community questionnaire sent to all tax addresses in the Swan Valley and made available online and in the community library – 31% response rate
- Engagement through the Missoula County Voice page





Core Community Values Identified

- Preserving the rural character of the Swan Valley. (low-density housing, open spaces, small family-run businesses, and strong community volunteerism).
- Protecting clean air, water, and a resilient forest with abundant wildlife; and
- Ensuring accessibility to our public lands for hiking, hunting, fishing, camping, and riding.



Community Concerns and Challenges

- Development Pressure
- Limited Services and Infrastructure
- Tourism and Recreation Impacts



Implementation Strategies

Three alternatives were presented to the community:

Land Use Alternative 1: The neighborhood plan would recommend a zoning ordinance that would restrict large-scale tourism/recreation uses (e.g., more than 50 beds), commercial uses (e.g., amusement parks), heavy industry (e.g., utility-scale wind farms or other enterprises) that would dramatically degrade the rural character of the valley. The current draft of the plan recommends regulations on telecommunications towers as a part of this alternative.

Implementation Strategies

Land Use Alternative 2: The neighborhood plan would recommend the zoning ordinance from Alternative 1 and expand the zoning ordinance using the land use categories described in the 1996 neighborhood plan. These land use categories address lot density; if new lots are created they would have to meet the minimum lot size of either 10 acres or 40 acres. Some strategic areas could cluster using 5 acre lots. A “public land” designation, applied only to USFS lands, has been added in the draft plan as a part of this alternative. All existing uses and lot sizes are “grandfathered” in. The zoning would apply to new development only.

Implementation Strategies

Land Use Alternative 3: Adopt the 2025 Neighborhood plan as a policy document that is not regulatory, that meets the requirements of state law and county requirements. No zoning ordinance or enforceable land use regulations.

Adoption Process

- Swan Valley Community Council meeting – October 21st
- Missoula Consolidated Planning Board – recommendation to Board of County Commissioners
- Board of County Commissioners – approve, approve with modifications or deny





Land Use and Planning Committee

Zoning Framework - Public Review Draft

10/8/2025

Agenda

I: Project Update & Background

II: Zoning Framework Overview

III: Residential Districts

IV: Mixed-Use Districts

V: Special Use Districts

VI: Historic Overlays

VII: Mapping

VIII: Key Dates

Project Update & Background



Our Missoula Phases



Montana Land Use and Planning Act (MCA 76-25)

- New requirements for adoption of a land use plan
- Requires adoption of zoning & zoning map complying with the Land Use Plan
- Requires at least 5 zoning methods for encouraging housing
- Updated processes for development applications
- Planning Board transitions to Planning Commission
- May 2026 – state deadline for compliance

Land Use Plan

Place Type Designations



Urban Residential High



Urban Residential Low



Limited Urban Residential



Rural Residential



Downtown



Urban Mixed-Use High



Urban Mixed-Use Low



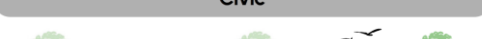
Limited Urban Mixed-Use



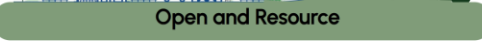
Industrial and Employment



Civic



Open and Resource



Parks and Conservation Lands

Focus Inward

The Goal: Focus development and infill within the Plan area to minimize strain on infrastructure and prevent sprawl into sensitive and constrained lands.



Environmental Quality & Climate Resilience

The Goal: Balance urban development with environmental protection and resilience through sustainable practices and mitigation of impacts to sensitive lands.



Housing Choice & Access

The Goal: Develop a diverse, equitable, and resilient housing system that meets current and future needs and limits displacement.



Health & Safety

The Goal: Ensure access to services and infrastructure that support health and safety.



Community & Quality of Life

The Goal: Enable community access to opportunity as well as social, cultural, recreational, and public amenities.



Economic Health

The Goal: Promote balanced growth by supporting commercial services with improved infrastructure and connectivity while also considering climate, mobility, and community compatibility.



The Street Types

Neighborhood Residential

These streets provide multimodal access to and from adjacent residential properties. These streets are quiet, shady, and kid-friendly, an extension of your front yard. There is very little traffic and cars move slowly.



Community Mixed-Use

These streets are vitally important multimodal corridors support dining, shopping, and employment opportunities, enhancing Missoula's character and economy. They connect residents from their neighborhoods to commercial and cultural centers.



Neighborhood Greenway

These streets connect people biking, walking, and using micromobility devices to nearby destinations and other neighborhoods. These low-speed streets often run parallel to more intense streets and provide enhanced crossings at major intersections.



Regional Connector

These streets are critically important to the regional travel network and generally serve as gateways to the urban core, where they often transition to Regional or Community Mixed-Use.



Neighborhood Mixed-Use

These streets support adjacent shopping, dining, and employment opportunities. They are located within/adjacent to residential neighborhoods and host a variety of low impact commercial activities along them. They often act as transitions between lower intensity and higher intensity uses.



Regional Mixed-Use

These streets serve as gateways, introducing people from around Missoula and the wider region to the city and its major destinations. These streets are critically important to the regional multimodal network, passing through areas of significant commercial land use and pedestrian activity. They carry high traffic volumes but must do so safely.



Community Residential

These streets are high quality residential corridors that also have an important function in the larger transportation network. They may serve popular destinations such as parks, schools, religious assemblies, and recreation areas.



Industrial

These streets serve adjacent industrial land uses that see frequent truck, freight, and delivery traffic. They should accommodate current uses while also being adaptable to and compatible with redevelopment into future land uses.



Guiding Principles for the Comprehensive Code Reform

UDC (Format/Process)

1. Organize the codes with a clear and consistent structure that provides user-friendly navigation
2. Use plain-language and clear graphics to make the codes accessible and understandable
3. Clarify and consolidate development permit review decision authority to increase predictability

CODE/MAP (Substantive)

1. Increase overall housing capacity throughout Missoula and especially near key transit corridors
2. Provide market-feasible incentives for Affordable housing (cross-subsidized/deed restricted)
3. Allow for more diverse housing choices and neighborhood serving uses throughout Missoula that support the updated Future Land Use Map
4. Promote adaptive reuse of existing buildings and prioritize growth that utilizes existing infrastructure
5. Promote the preservation and protection of the natural environment.
6. Map zoning districts in ways that support equity; sustainability and resilience; a vibrant public realm; and a walkable and healthy community

Engagement to Date

- Substantial engagement prior to code drafting for Land Use Plan
- Three Frequent Code User Meetings in 2025
 - Zoning, Right of Way Improvements, and Park-related standards
- Our Missoula Community Advisory Group (OMCAG)
 - Zoning concepts and right-of-way improvements
- Meetings and events with individual community groups and stakeholders
- City Chats in the Park
- Web and newsletter outreach



Public Review Period: 2 phases

Phase 1: Zoning Framework

- Start date: October 1st
- Materials: Zoning Framework; Draft Zoning Map

Phase 2: UDC and Development Manual

- Start Date: October 29th
- Materials: Full UDC Draft, Full Accompanying Manual, Land Use Plan Amendments

Public Review Period Close – Open Public Hearings

- Close Date: November 12th
- Comment continue to be received through the entirety of the adoptions process



Public Review Period

- Postcard mailer was sent to the entire City
- Community engagement events
 - Zoning Framework Open House – October 9th
 - Full UDC and Manual Open House – November 5th
- "Office Hours" throughout fall
- OMCAG and targeted stakeholder outreach
- Opportunities for online comments through Engage Missoula
- Adoption process and opportunity to comment at public hearings



The postcard features the 'OUR Missoula' logo at the top, which includes a stylized mountain and sun icon. Below the logo is the text 'Growth Policy Update & Code Reform'. The main title 'Our Missoula: Code Reform Zoning Open House' is prominently displayed in a large, bold, blue font. Underneath the title, it says 'Presented by the City of Missoula'. A central illustration shows a group of people, including one in a wheelchair and one on a bicycle, gathered around a building. To the right of this illustration is a 'Join Us' section with a paragraph of text. At the bottom, the event date and location are listed in bold blue text: 'THURSDAY, OCTOBER 9, 2025' and 'MISSOULA COUNTY FAIRGROUNDS FLORICULTURE BUILDING'. Below this, the drop-in time is specified: 'Drop in anytime from 4 P.M. to 7 P.M.' and 'Brief presentation at 5:30 P.M.'. A 'Learn more' link is provided at the bottom: 'https://www.engagemissoula.com/our-missoula'. The postcard is framed by a thin blue border and has a decorative border at the bottom featuring small icons of houses, trees, and people.

OUR Missoula
Growth Policy Update
& Code Reform

**Our Missoula: Code Reform
Zoning Open House**
Presented by the City of Missoula

Join Us
Please join us for a zoning open house where the City of Missoula will share the new proposed zoning map and development regulations for the proposed zoning districts. Come learn about what these updates may look like in your neighborhood and share your thoughts.

THURSDAY, OCTOBER 9, 2025
MISSOULA COUNTY FAIRGROUNDS FLORICULTURE BUILDING

Drop in anytime from 4 P.M. to 7 P.M.
Brief presentation at 5:30 P.M.

Learn more | <https://www.engagemissoula.com/our-missoula>

Public Review Materials

Review the Draft Zoning Framework

The Zoning Framework includes the draft zoning map and the draft standards for the proposed zoning districts. See the [Zoning Framework Story Map](#) to learn about the types of places described in the *Our Missoula 2045 Land Use Plan* and how the proposed zoning districts relate to them. There are several ways to share your input:

- Review and comment on the [Interactive Proposed Zoning Map](#) and see the zoning for the entire city, your neighborhood, or your individual property.
- Review and comment on the **draft zoning district standards** to learn about the type of development that would be allowed in each district. You can access this draft through the document reader below or by downloading a PDF version under the "Documents" header on the right.
- Attend the [Zoning Open House](#) from 4-7 p.m. on October 9th at the Missoula Fairgrounds to learn more about the Zoning Framework and share your thoughts and questions with City staff.

Make your voice heard in this process!

[Review the Draft Zoning Framework](#)

Draft Zoning Framework

[CLICK HERE](#) to view the document in full screen.

Click anywhere in the document to add a comment. Select a bubble to ... more

<https://www.engagemissoula.com/zoning-framework>



Zoning Framework: Overview

Public Review Materials

Table of Contents – Title 22

- Ch. 1: Introductory Provisions
- Ch. 2: Administration & Procedures
- Ch. 3: (Reserved)
- Ch. 4: Zoning
- Ch. 5: Subdivision
- Ch. 6: Infrastructure Improvements
- Ch. 7: Buildings & Construction
(Reserved)
- Ch. 8: Definitions

Table of Contents: Chapter 4 Zoning

- 4.1 Introductory Provisions
- 4.2 Residential Districts
- 4.3 Mixed Use Districts
- 4.4 Special Use Districts
- 4.5 Overlay Districts
- 4.6 Historic Preservation and Historic Overlays
- 4.7 Building Type Standards
- 4.8 Use (Use table only w/ parking calculations)
- 4.9 Site Development Standards
- 4.10 Measurements and Exceptions
- 4.11 Natural Resource Protection
- 4.12 Multiple Buildings on One Parcel
- 4.13 Nonconformities
- 4.14 Signs
- 4.15 Zoning Procedures
- +
- Zoning Map



Place Type Designations



Urban Residential High



Urban Residential Low



Limited Urban Residential



Rural Residential



Downtown



Urban Mixed-Use High



Urban Mixed-Use Low



Limited Urban Mixed-Use



Industrial and Employment



Civic



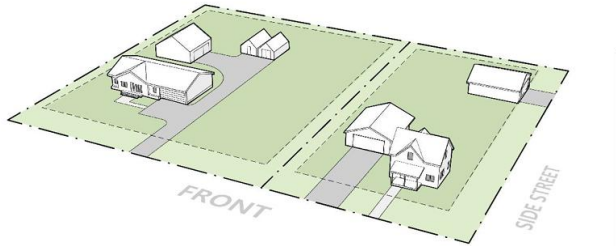
Open and Resource



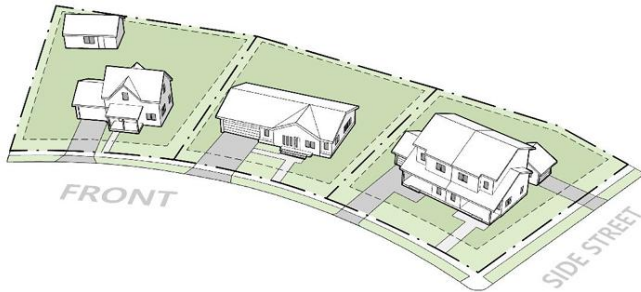
Parks and Conservation Lands

Residential Contexts

Rural



Limited Urban

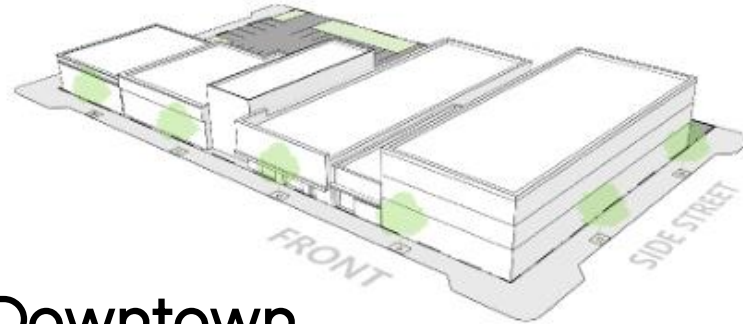


Urban

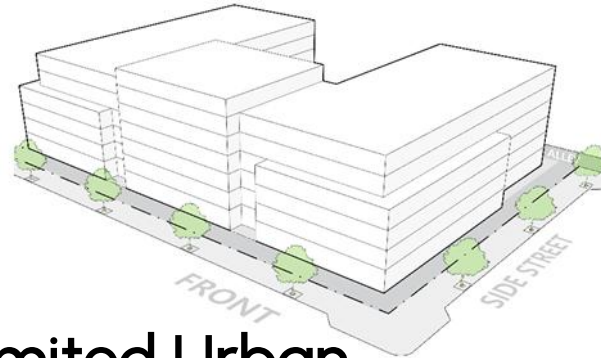


Mixed-Use Contexts

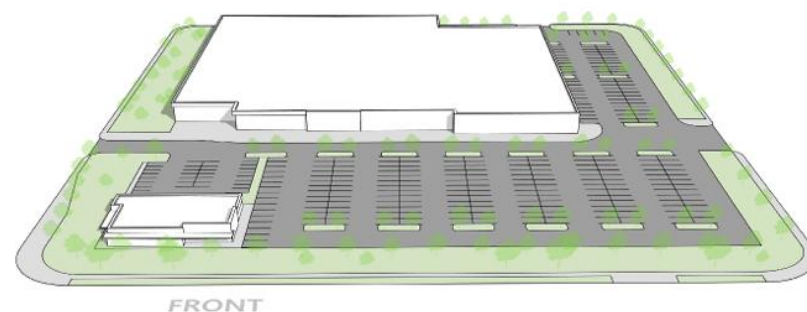
Urban



Downtown



Limited Urban



Special Use Contexts

Industrial



Open Space



Civic



Residential Districts

MAP SYMBOL	DISTRICT NAME
R-R1	Rural Residential
LU-R1	Limited Urban Residential 1
LU-R2	Limited Urban Residential 2
U-R1	Urban Residential 1
U-R2	Urban Residential 2
U-R3	Urban Residential 3
U-R4	Urban Residential 4

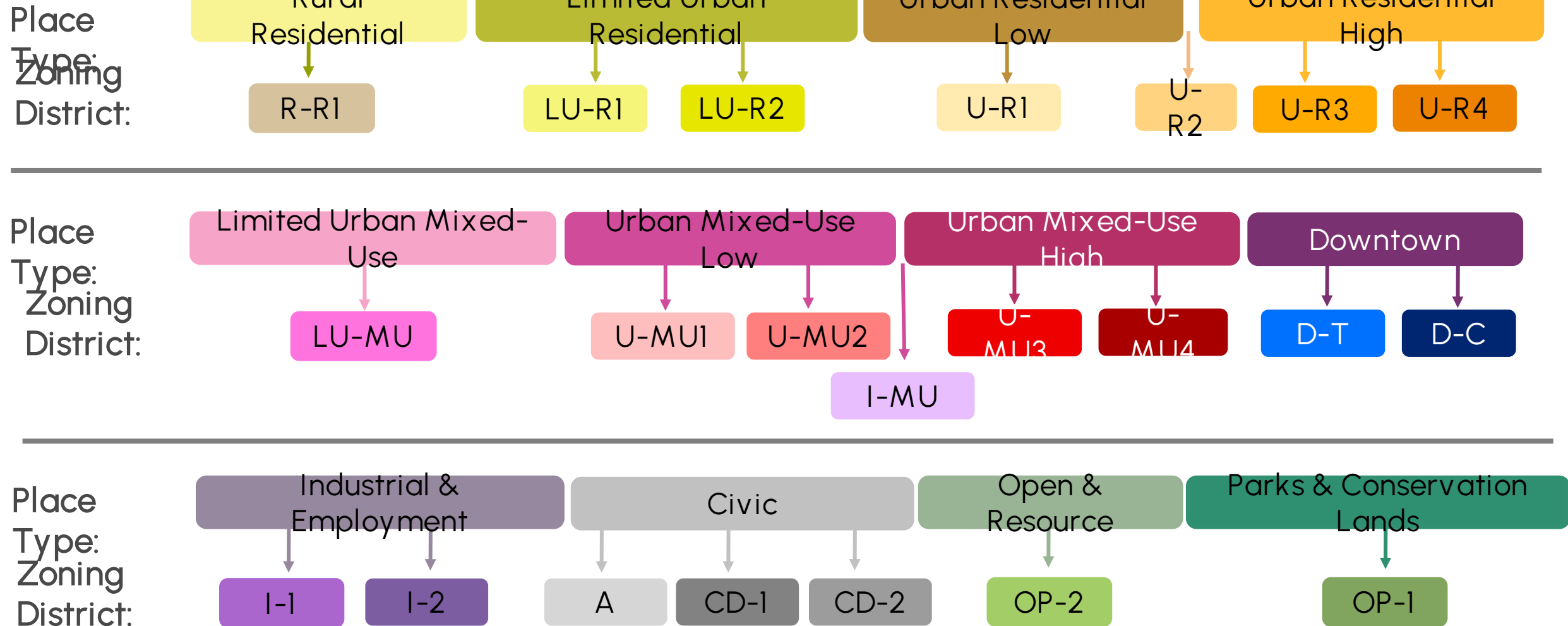
Special Use Districts

MAP SYMBOL	DISTRICT NAME
I-MU	Industrial Mixed-Use
I-1	Limited Industrial
I-2	Heavy Industrial
OP-1	Open Space
OP-2	Open and Resource Lands
CD-1	Civic District 1
CD-2	Civic District 2
A	Aviation

Mixed-Use Districts

MAP SYMBOL	DISTRICT NAME
U-MU1	Urban Mixed-Use - Neighborhood 1
U-MU2	Urban Mixed-Use - Neighborhood 2
U-MU3	Urban Mixed-Use - Community 1
U-MU4	Urban Mixed-Use - Community 2
D-T	Downtown Transition
D-C	Downtown Core
LU-MU	Limited Urban Mixed-Use

Place Types to Zoning Districts



Reduce Overlays

*~25% of Title 20 is
dedicated to overlays.*

Zoning Districts (38)
+ Overlays (21)
+ PUD/SDs (95)
+ Form Based Code

= 350+ Unique
Combinations of zoning!

Residential Building Types

One-Unit House



Duplex



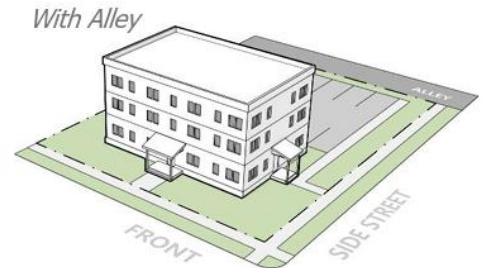
Cottage Court (3-8)



Rowhouse (3-8)

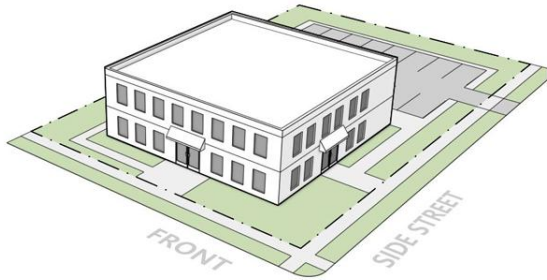


Apartment Building (3+)

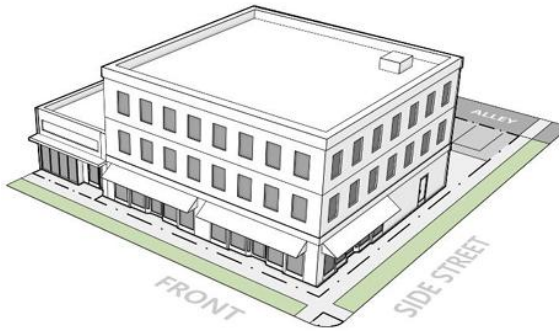


Other Building Types

General



Mixed Use



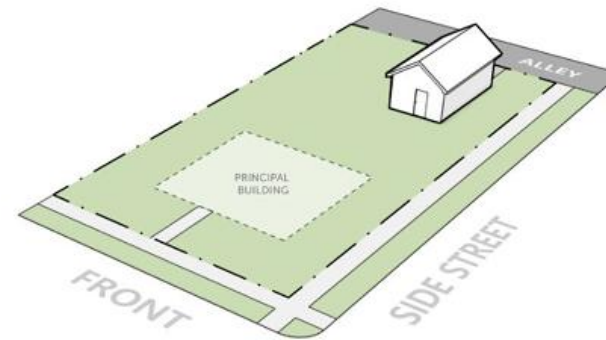
Civic



Neighborhood Commercial



Accessory Structure



Use Table

- The Use Table is included as part of the Zoning Framework. Remaining information related to use descriptions and standards will be released as part of a comprehensive Use article in the Unified Development Ordinance.
- Use types have been updated to reflect new needs like shelter types, recognition of climate responsive businesses like waste-related uses, and additional residential uses like single room occupancy development.
- Conditional uses are eliminated and instead uses are permitted or prohibited outright to improve clarity and streamline review.
- New/updated parking requirements are listed in the use table.

Minimum Parking Requirements

State Law (HB 492):

The City cannot require:

- Parking for dwellings under 1,200 square feet
- More than 1 space for dwellings over 1,200 square feet
- Parking for existing buildings and changes of use
- Parking for affordable housing, day cares, and assisted living



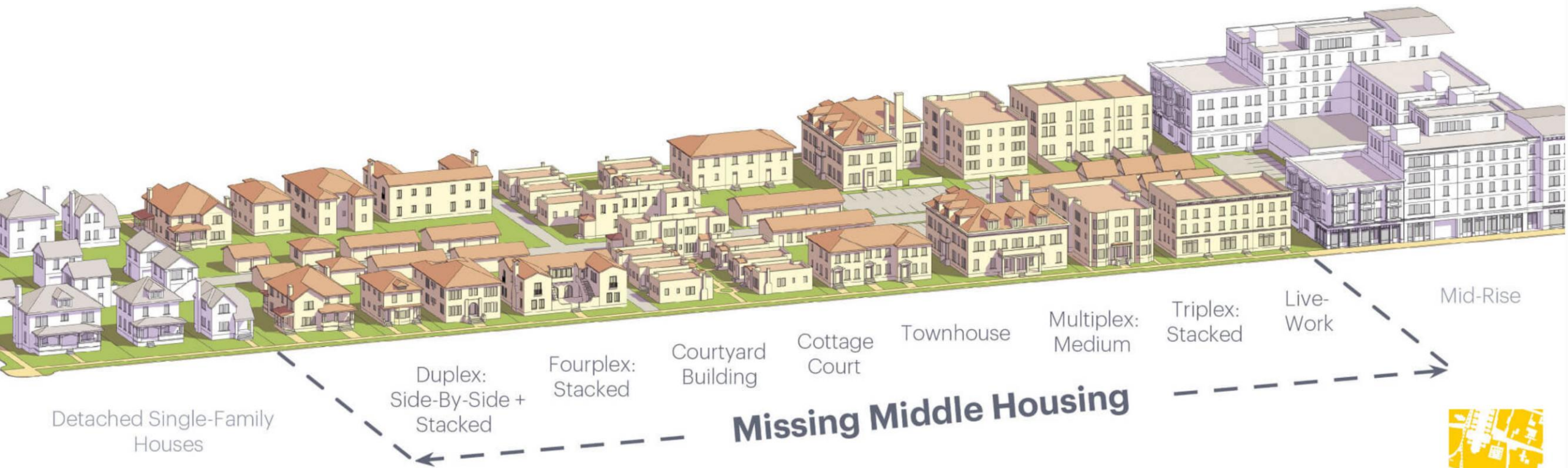
Local Proposal:

Parking is not required for:

- Residential
- Day Cares
- Assisted Living
- Existing structures
- Changes of use

Additionally:

- Commercial and industrial parking requirements are reduced



Understanding FLOOR AREA RATIO

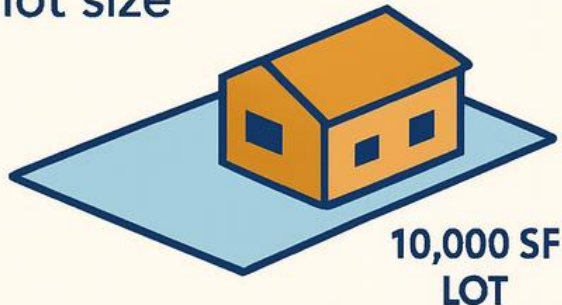
How It Works



FAR = building
floor space
÷ lot size

Example: = building by ÷
floor space ÷ lot size

FAR = building
floor space divided by
lot size



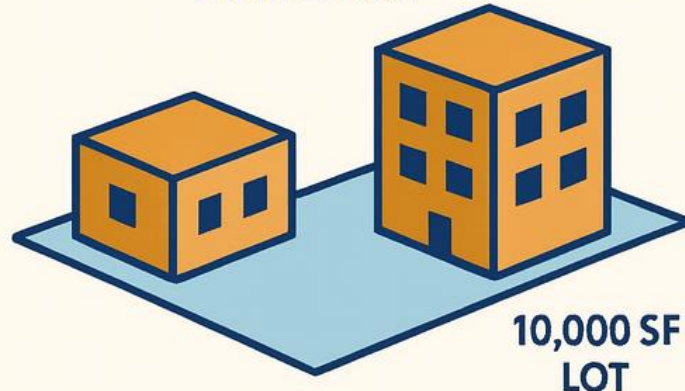
Why Cities Use It



Guide density
& height



Balance growth
with infrastructure
& neighborhood
character



Think of It Like This



FAR is a
“budget” for
how much
building can
go on a lot.

Owners can “spend”
that budget by
spreading out or
stacking up—any
combination within
the limit

Floor Area Ratio and Density

FAR & DENSITY	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
MAXIMUM FAR	NUMBER OF UNITS						
.4	-	1	1	-	-	-	-
.5	-	2	2	1	1	1	1
.6	-	3+	3	2	2	2	2
.8	-	-	4+	3	3-5	3	3
.9	-	-	-	4+	6+	4-6	-
1.0	-	-	-	-	-	7+	4-6
2.0	-	-	-	-	-	-	7+
DENSITY							
Maximum Density (Min. 2 units per parcel)	1 du / 15,000 sf	1 du / 3,500 sf	1 du / 2,600 sf	-	-	-	-

'+' indicates 'or more'.

Building Types

ALLOWED BUILDING TYPES	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
RESIDENTIAL							
One-unit House	■	■	■	■	■	■	■
Duplex	■	■	■	■	■	■	■
Cottage Court	□	■	■	■	■	■	■
Rowhouse	■	■	■	■	■	■	■
Apartment Building	□	■	■	■	■	■	■
OTHER							
Accessory Structure	■	■	■	■	■	■	■
Neighborhood Commercial	■	■	■	■	■	■	■
General Building	□	□	□	□	□	□	□
Civic Building	■	■	■	■	■	■	■

■ Allowed □ Not Allowed

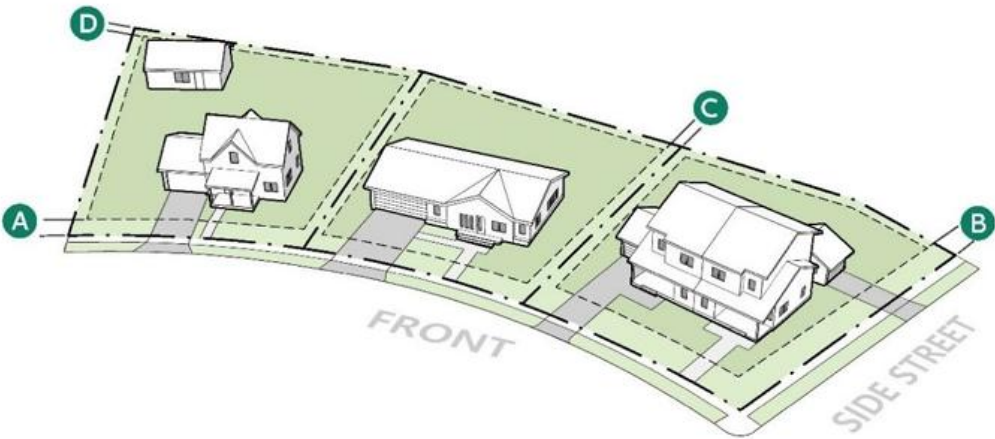
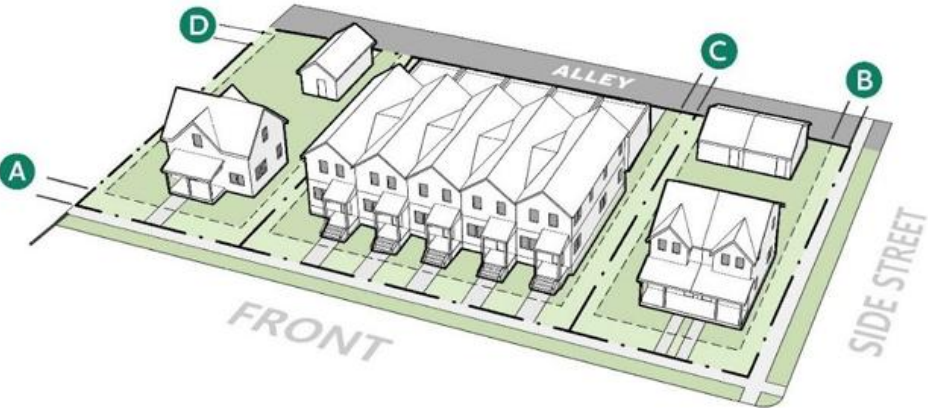
Dwelling Units per Building

MAXIMUM NUMBER OF UNITS PER BUILDING	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
RESIDENTIAL							
One-unit House	1	1	1	1	1	1	1
Duplex	2	2	2	2	2	2	2
Cottage Court	-	4	4	4	6	8	8
Rowhouse	2	3	4	4	6	8	8
Apartment Building	-	3	4	4	6	12	No Max
OTHER							
Accessory Structure	-	-	-	-	-	-	-
Neighborhood Commercial	-	3	4	4	6	8	No Max
General Building	-	-	-	-	-	-	-
Civic Building	-	-	-	-	-	-	-

'-' Indicates 'Not Permitted'

Setbacks

MINIMUM SETBACK		RURAL	LIMITED URBAN		URBAN			
		R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Front	A	15 ft	15 ft	15 ft	15 ft	10 ft	10 ft	10 ft
Side Street	B	12.5 ft	12.5 ft	10 ft	10 ft	10 ft	10 ft	7.5 ft
Side Interior	C	10 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Rear	D	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft



Building Form and Components

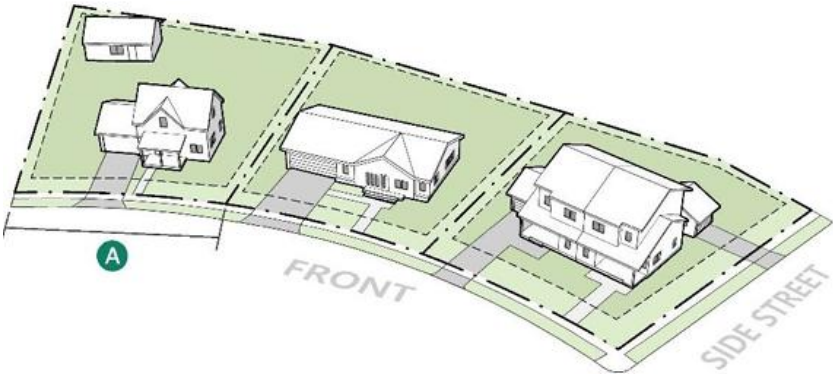
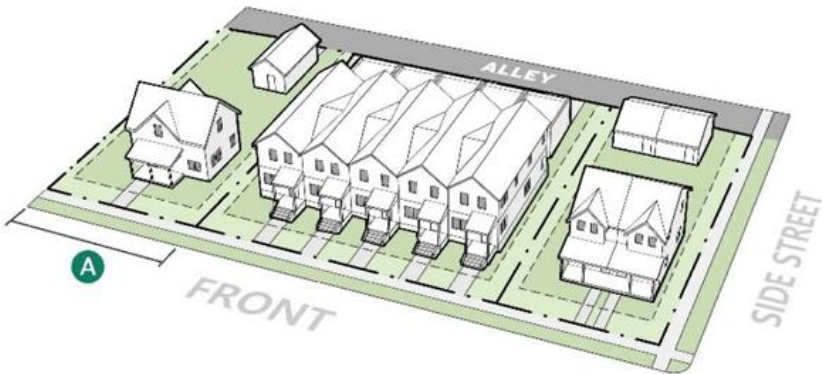
BUILDING FORM & COMPONENTS	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
BUILDING MASSING							
Maximum Height A	35 ft	35 ft	40 ft	35 ft	35 ft	40 ft	50 ft
Maximum Width							
Rowhouse Building B (total of all attached units)	-	80 ft	80 ft	80 ft	160 ft	160 ft	160 ft
Rowhouse Unit C	-	40 ft	40 ft	30 ft	30 ft	30 ft	30 ft
Apartment Building	-	50 ft	50 ft	50 ft	80 ft	120 ft	200



Minimum Lot Width

Approach: Eliminate minimum parcel areas in residential districts and instead use minimum lot widths to ensure parcel compatibility with context, protect urban tree canopy, improve sidewalk accessibility, and facilitate increases in housing near transit and services.

LOT STANDARDS	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Minimum Lot Width A	80	60	50	40 ft			
When lot is adjacent to an alley				30 ft			



General Landscaping

GENERAL LANDSCAPING	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Minimum Required Landscaping							
Percent of parcel (min) A	n / a	25%	25%	20%	20%	20%	20%



Figure 4.2.03-5 General Landscaping Diagram
(Urban)

Zoning Framework: Mixed-Use Districts



Building Types

ALLOWED BUILDING TYPES	URBAN				DOWNTOWN		LIMITED URBAN
	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU
RESIDENTIAL							
One-unit House	■	■	■	■	■	■	■
Duplex	■	■	■	■	■	■	■
Cottage Court	■	■	■	■	■	■	■
Rowhouse	■	■	■	■	■	■	■
Apartment Building	■	■	■	■	■	■	■
OTHER							
Accessory Structure	■	■	■	■	■	■	■
Mixed-use Building	■	■	■	■	■	■	■
General Building	■	■	■	■	■	■	■
Civic Building	■	■	■	■	■	■	■

■ Allowed □ Not Allowed

Dwelling Units per Building

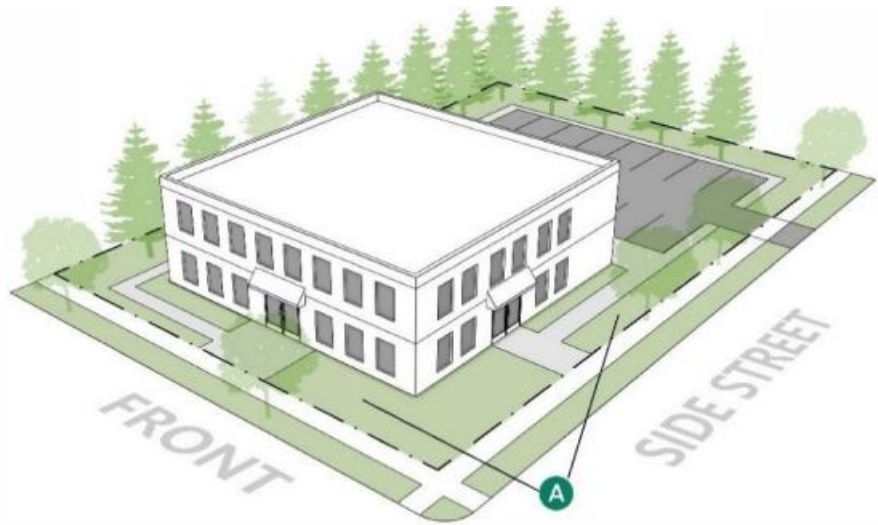
MAXIMUM NUMBER OF UNITS PER BUILDING	URBAN				DOWNTOWN		LIMITED URBAN
	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU
RESIDENTIAL							
One-unit House	1	1	1	1	1	1	1
Duplex	2	2	2	2	2	2	2
Cottage Court	8	8	8	8	8	8	8
Rowhouse	8	8	8	8	8	8	8
Apartment Building	No limit	No limit	No limit	No limit	No limit	No limit	No limit
OTHER							
Accessory Structure	-	-	-	-	-	-	-
Mixed-use Building	No limit	No limit	No limit	No limit	No limit	No limit	No limit
General Building	-	-	-	-	-	-	-
Civic Building	-	-	-	-	-	-	-

Table 4.3.03-2 Number of Units per Building

BUILDING PLACEMENT	URBAN				DOWNTOWN		LIMITED URBAN
	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU
BUILD-TO							
Build-to zone (min/max) A	5 / 15 ft	5 / 10 ft	0 / 10 ft	0 / 10 ft	0 / 10 ft	0 / 5 ft	-
Build-to width: Front (min) B	50%	50%	75%	75%	75%	80%	-
Build-to width: Side Street (min) C	45%	45%	55%	55%	55%	60%	-
REQUIRED SETBACKS							
Front/Side Street D	-						15 ft
Side Interior E	-						10 ft
Rear	-						10 ft
Parcel is adjacent to Residential District							
Side Interior	5 ft	5 ft	5 ft	5 ft	0 ft	0 ft	10
Rear	5 ft	5 ft	5 ft	5 ft	0 ft	0 ft	10
Setback from Clark Fork River Top of Bank							
Applicability by Zoning District	Not Required					50 ft	Not Req
Standard	This minimum floodplain setback area may contain pedestrian plazas, walkways, bikeways and other pedestrian-oriented facilities, but it may not be used for parking lots, driveways or other vehicular uses.						

General Site Landscaping

SITE DEVELOPMENT	URBAN				DOWNTOWN		LIMITED URBAN
	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU
Minimum Required Landscaping							
Percent of parcel (min)	Urban Mixed-use Districts: 15%				D-T: 10%	D-C: NA	LU Dist: 20%



Building Form and Components

BUILDING FORM	URBAN				DOWNTOWN		LIMITED URBAN
	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU
BUILDING HEIGHT							
Building Height A (max)	50 ft	75 ft	85 ft	100 ft	125 ft	125 ft	60 ft
UPPER STORY SETBACK							
Street Wall Height B (max)	n/a	50 ft	50 ft	85	85 ft	85 ft	n/a
Upper Story Setback Depth Distance from Property Line (min)	n/a	10 ft					n/a
Upper Story Setback C Exception Maximum Width (%)	n/a	25%					n/a
BUILDING WIDTH (MAXIMUM) D							
Mixed-use Building	175 ft	175 ft	300 ft	300 ft	275 ft	325 ft	600 ft
General	175 ft	175 ft	300 ft	300 ft	275 ft	325 ft	600 ft
Rowhouse Building Width	160 ft	160 ft	160 ft	160 ft	160 ft	160 ft	BUILDING TRANSPARENCY
Rowhouse Width (Each Unit)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	
Apartment Building	175 ft	175 ft	300 ft	300 ft	275 ft	325 ft	

Table 4.3.03-5 Building Form

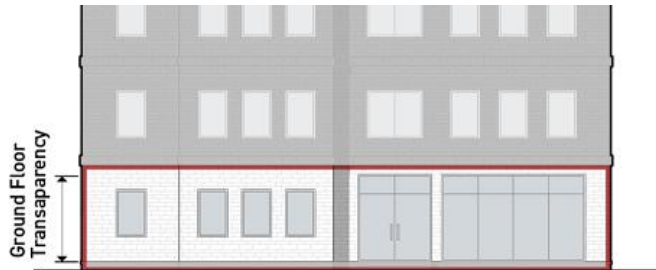
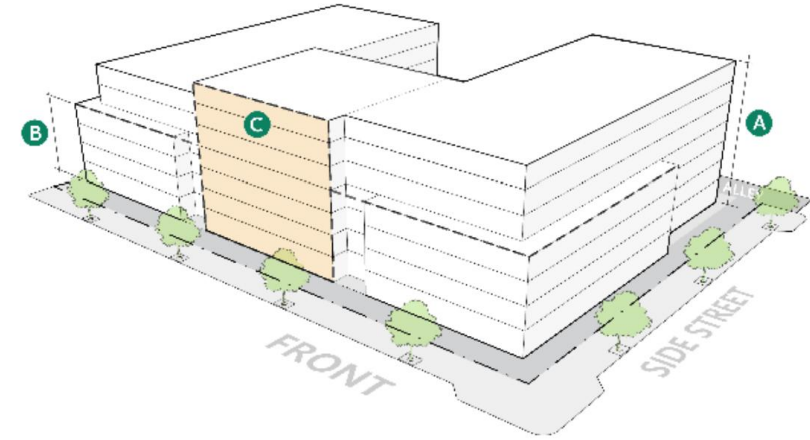


Figure 4.3.03-7 Street Adjacent Transparency



BUILDING COMPONENTS	URBAN				DOWNTOWN		LIMITED URBAN
	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU
TRANSPARENCY							
Required Ground Floor Transparency: Street Adjacent/ Non-street adjacent (min %)							
Apartment Building (4+ units)	20% / 20%			30% / 30%			20%
Mixed-Use Building	45% / 30%	50% / 35%	45%/30%	50% / 35%	60% / 40%	60% / 50%	35% / 25%
General Building							
Civic Building							

Zoning Framework: Special Use Districts

Density and Minimum Lot Area

PARCEL STANDARDS	INDUSTRIAL			OPEN SPACE		CIVIC		
	I-MU	I-1	I-2	OP-1	OP-2	CD-1	CD-2	A
PARCEL STANDARDS								
Minimum Lot Area (Square Feet)	5,000 sf			NA				
Minimum parcel area per unit	1,000 sf per unit	-	-	-	40 acres per unit	-	1,000 sf per unit	-

Table 4.4.03-3 Parcel Standards

Building Types

ALLOWED BUILDING TYPES	INDUSTRIAL			OPEN SPACE		CIVIC		
	I-MU	I-1	I-2	OP-1	OP-2	CD-1	CD-2	A
RESIDENTIAL								
One-unit House	■	□	□	□	■	□	■	□
Duplex	■	□	□	□	■	□	■	□
Cottage Court	■	□	□	□	□	□	■	□
Rowhouse	■	□	□	□	□	□	■	□
Apartment Building	■	□	□	□	□	□	■	□
OTHER								
Accessory Structure	■	■	■	■	■	■	■	■
Mixed-use Building	■	□	□	□	□	□	■	□
General	■	■	■	□	■	■	■	■
Civic	■	■	■	■	□	■	■	■

■ Allowed □ Not Allowed

Dwelling Units per Building

MAXIMUM NUMBER OF UNITS PER BUILDING	INDUSTRIAL			OPEN SPACE		CIVIC		
	I-MU	I-1	I-2	OP-1	OP-2	CD-1	CD-2	A
RESIDENTIAL								
One-unit House	1	-	-	-	1	-	1	-
Duplex	2	-	-	-	2	-	2	-
Cottage Court	8	-	-	-	-	-	8	-
Rowhouse	8	-	-	-	-	-	8	-
Apartment Building	No Limit	-	-	-	-	-	No Limit	-
OTHER								
Accessory Structure	-	-	-	-	-	-	-	-
Mixed-use Building	No Limit	-	-	-	-	-	No Limit	-
General Building	-	-	-	-	-	-	-	-
Civic Building	-	-	-	-	-	-	-	-

Table 4.4.03-2 Number of Units per Building

Building Placement

BUILDING PLACEMENT STANDARDS	INDUSTRIAL			OPEN SPACE		CIVIC		
	I-MU	I-1	I-2	OP-1	OP-2	CD-1	CD-2	A
MINIMUM SETBACK								
Front (ft)	-	-	-	20 ft	20 ft	30 ft	30 ft	-
Side Street (ft)	-	-	-	10 ft	10 ft	15 ft	15 ft	-
Side Interior (ft)	-	-	-	40 ft	40 ft	10 ft	10 f	-
Rear	-	-	-	40 ft	40 ft	20 ft	20 ft	
MINIMUM SETBACK (when parcel is abutting a residential zoning district)								
Front (ft)	15 ft	15 ft	15 ft	-	-	-	-	-
Side Street (ft)	10 ft	10 ft	10 ft	-	-	-	-	-
Side Interior (ft)	5 ft	5 ft	5 ft	-	-	-	-	-
Rear (ft)	20 ft	20 ft	20 ft	-	-	-	-	-

General Site Landscaping

SITE DEVELOPMENT	INDUSTRIAL			OPEN SPACE		PUBLIC		
	I-MU	I-1	I-2	OP-1	OP-2	CD-1	CD-2	A
Minimum Required Landscaping								
Percent of parcel (min)	15%	-	-	-	15%	15%	15%	-

Table 4.4.03-5 General Landscaping Requirement

Building Form and Components

BUILDING FORM & COMPONENTS	INDUSTRIAL			OPEN SPACE		PUBLIC		
	I-MU	I-1	I-2	OP-1	OP-2	CD-1	CD-2	A
HEIGHT (MAXIMUM)								
General	50 ft	65 ft	65 ft	35 ft	35 ft	65 ft	65 ft	-
For Parcels abutting Residential zoning districts	-	40 ft	40 ft	-	-	-		-
BUILDING COVERAGE (MAXIMUM)								
Building Coverage	-	-	-	-	45% of parcel area	-		-

Table 4.4.03-6 Building Form and Components

Zoning Framework: Historic Overlays

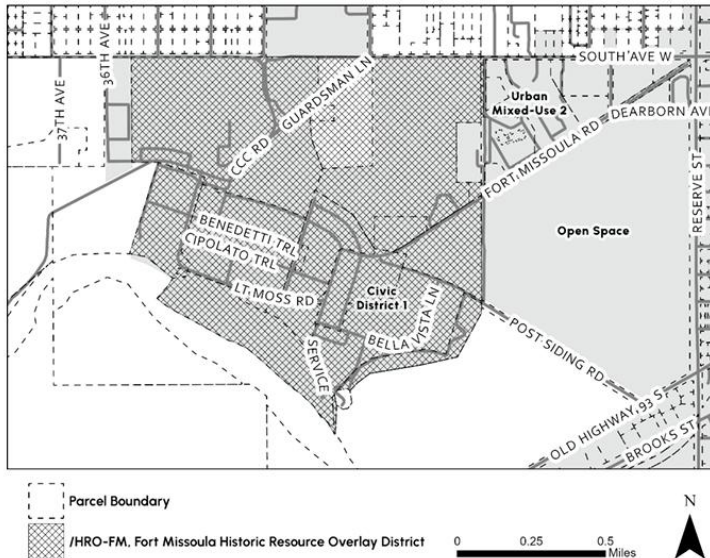
Section 4.6.08-G. Districts Established

The City's Historic Resource Overlay Districts are listed below:

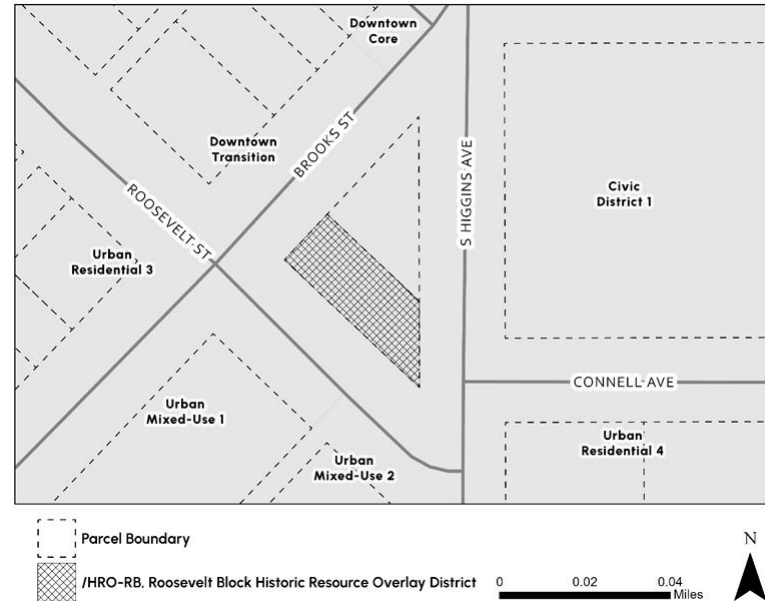
Map Symbol	District Name	Regulations
/HRO-FM	Fort Missoula Historic Resource Overlay	Section 4.6.08-H
/HRO-RB	Roosevelt Block Historic Resource Overlay	Section 4.6.08-I
/HRO-MH	Marshall House Historic Resource Overlay	Section 4.6.08-J

A map of the /HRO-FM District follows:

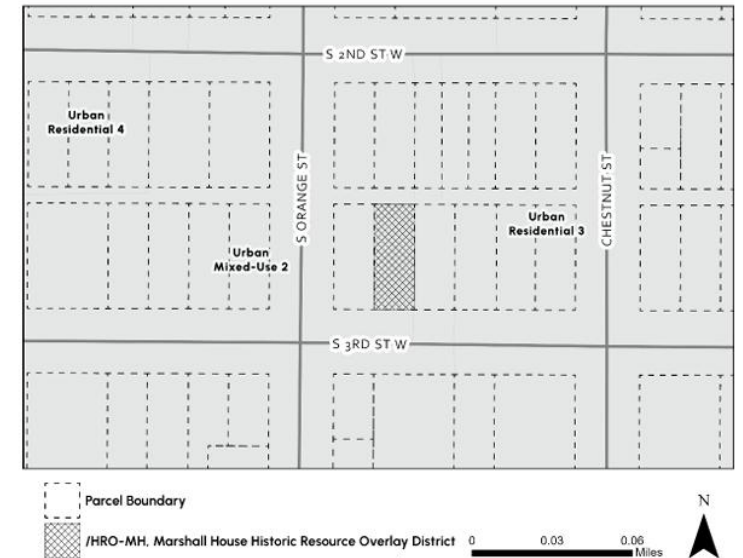
/HRO-FM, Fort Missoula Historic Resource Overlay District



/HRO-RB, Roosevelt Block Historic Resource Overlay District



/HRO-MH, Marshall House Historic Resource Overlay District

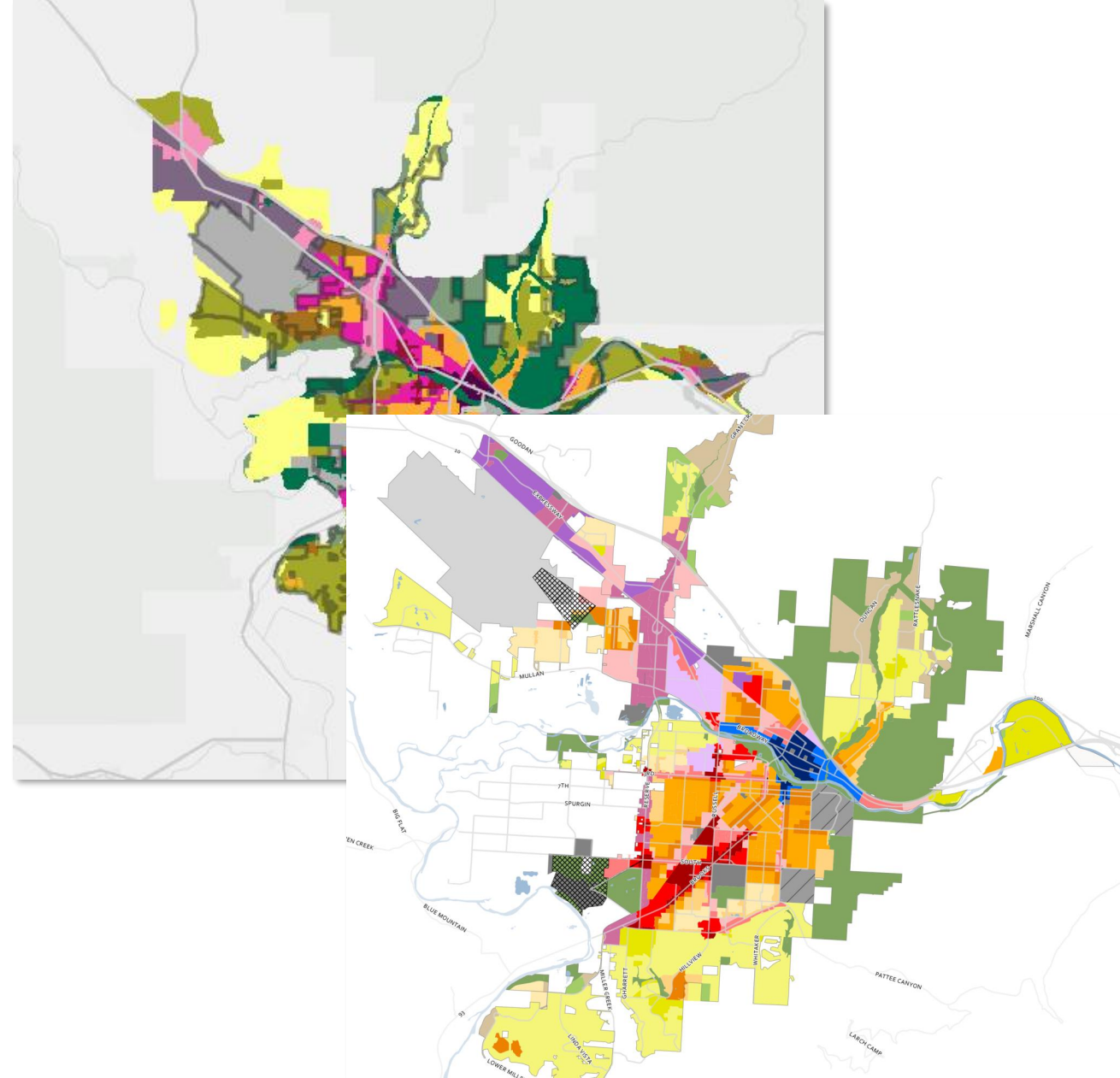


Zoning Framework: Mapping



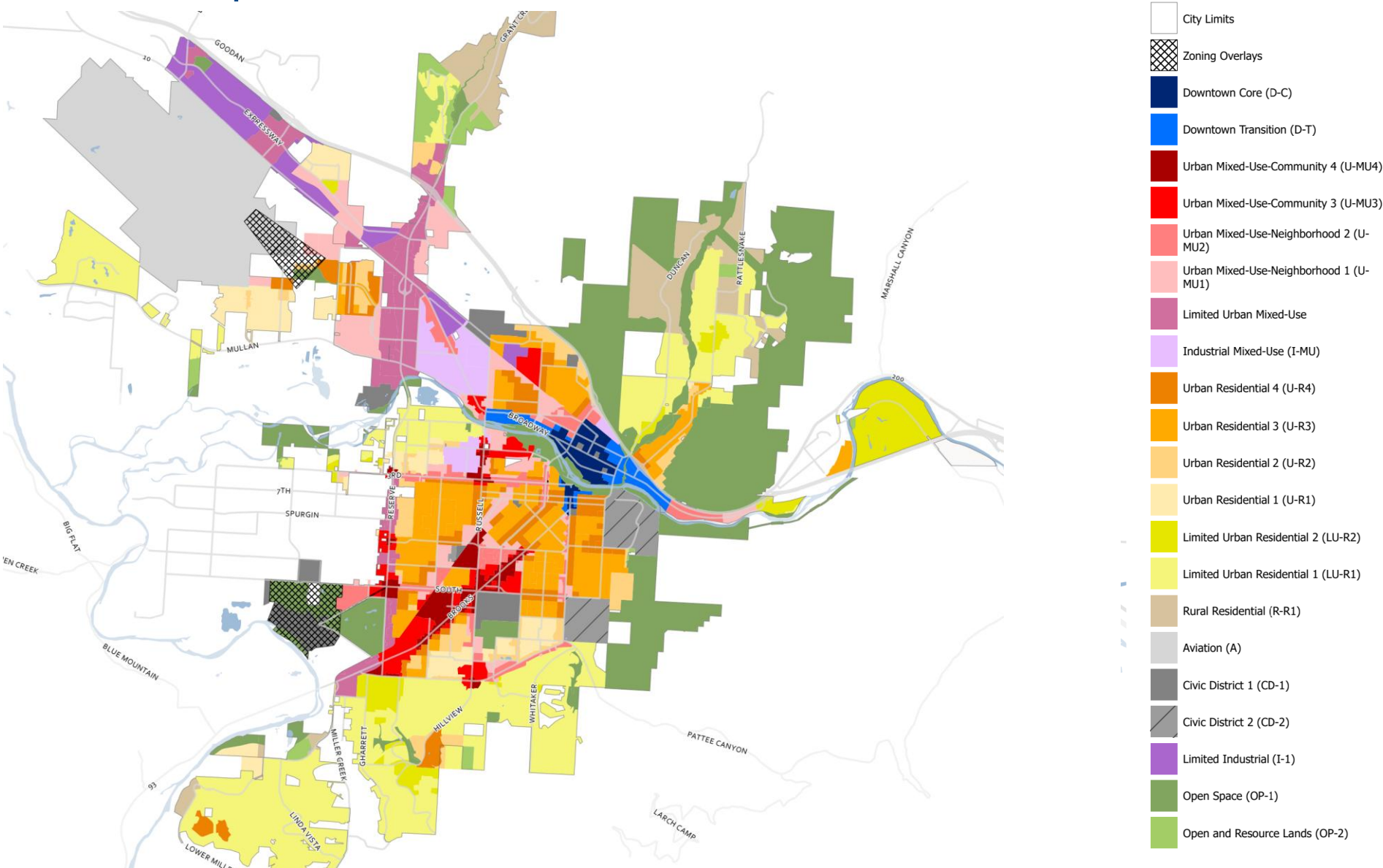
KEY CONSIDERATIONS

- Zoning Map covers all properties within City limits, using the new zoning districts.
- Zoning Map aligns with the Place Type Map, which is part of the adopted Land Use Plan.
- Housing capacity from the Zoning Map will be able to accommodate the projected population growth for the urban area through 2045.
- Residential opportunities are distributed through mapping of new Residential and Mixed-Use zoning districts so that upzoning is not concentrated in vulnerable neighborhoods.



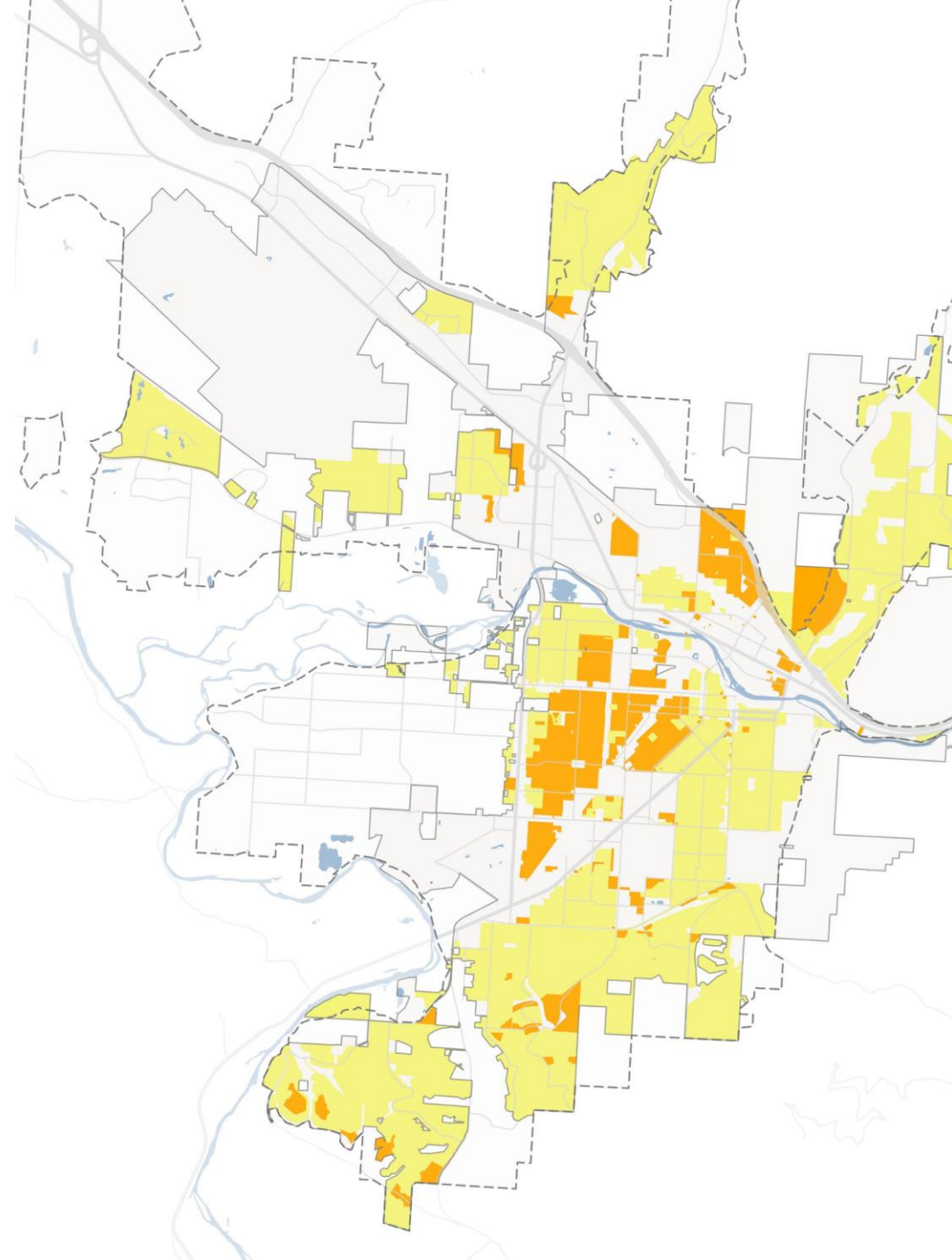
ZONING MAP

Draft Map



Degree of Change

Today: Land area by allowed housing type(s)
of residential zoned districts

A map of a city's residential zoned districts. The map is color-coded to show the degree of change in housing types. Most of the city is colored yellow, indicating that single-dwelling and/or duplex housing is the primary allowed type. Some areas are colored orange, indicating that multi-dwelling housing is also allowed. The map shows a mix of urban and suburban areas, with a river or waterway running through the center. The legend on the right explains the color coding: yellow for single-dwelling and/or duplex (82%) and orange for multi-dwelling (18%).

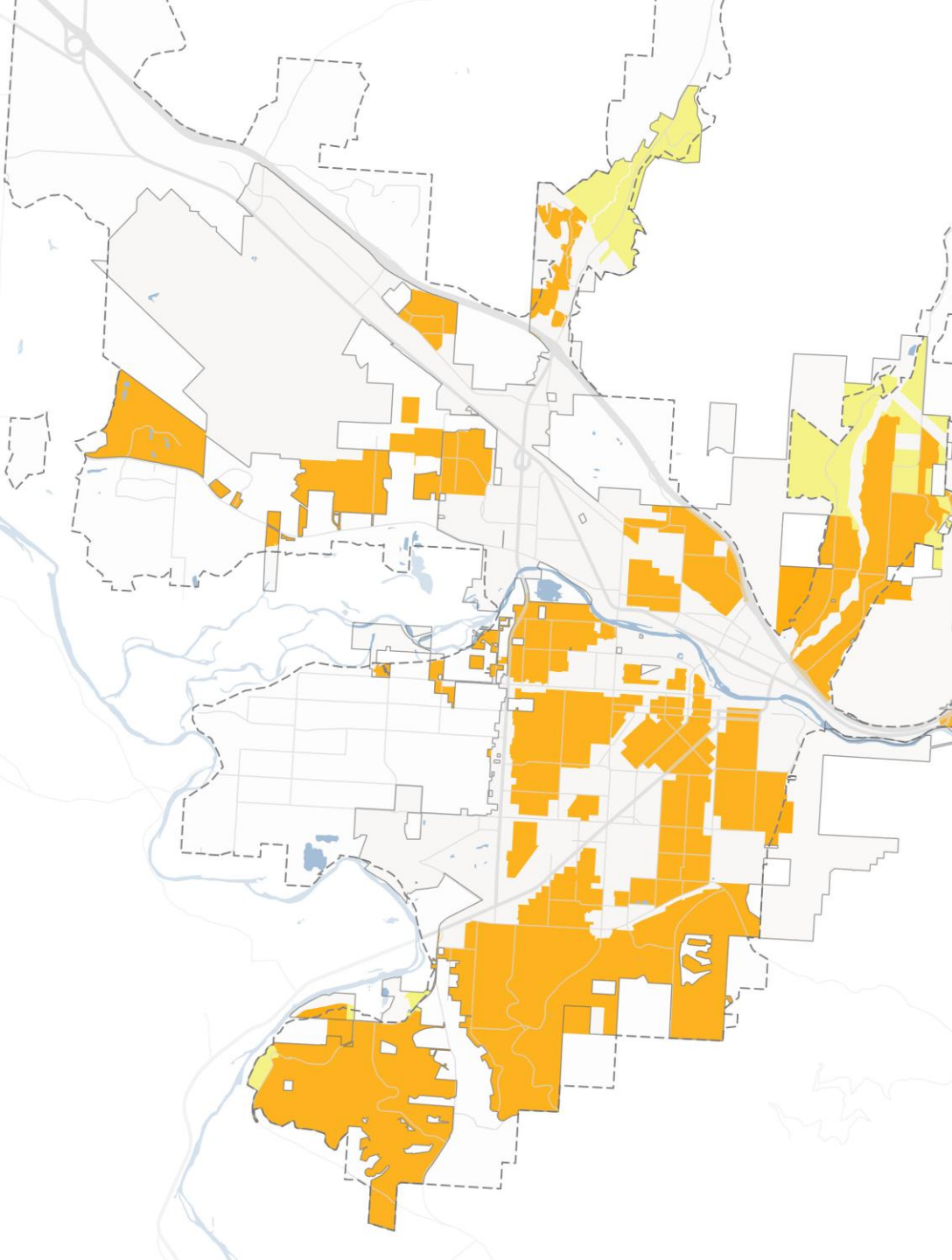
82%

Single-Dwelling and/or Duplex
No more than 2 units
(attached/detached)

18%

Multi-dwelling

3 or more units
Apartments, townhouses, etc



Degree of Change

Tomorrow: Land area by allowed housing type(s) of residential zoned districts

11%

Single-Dwelling and/or Duplex

Zoning Districts: R-1

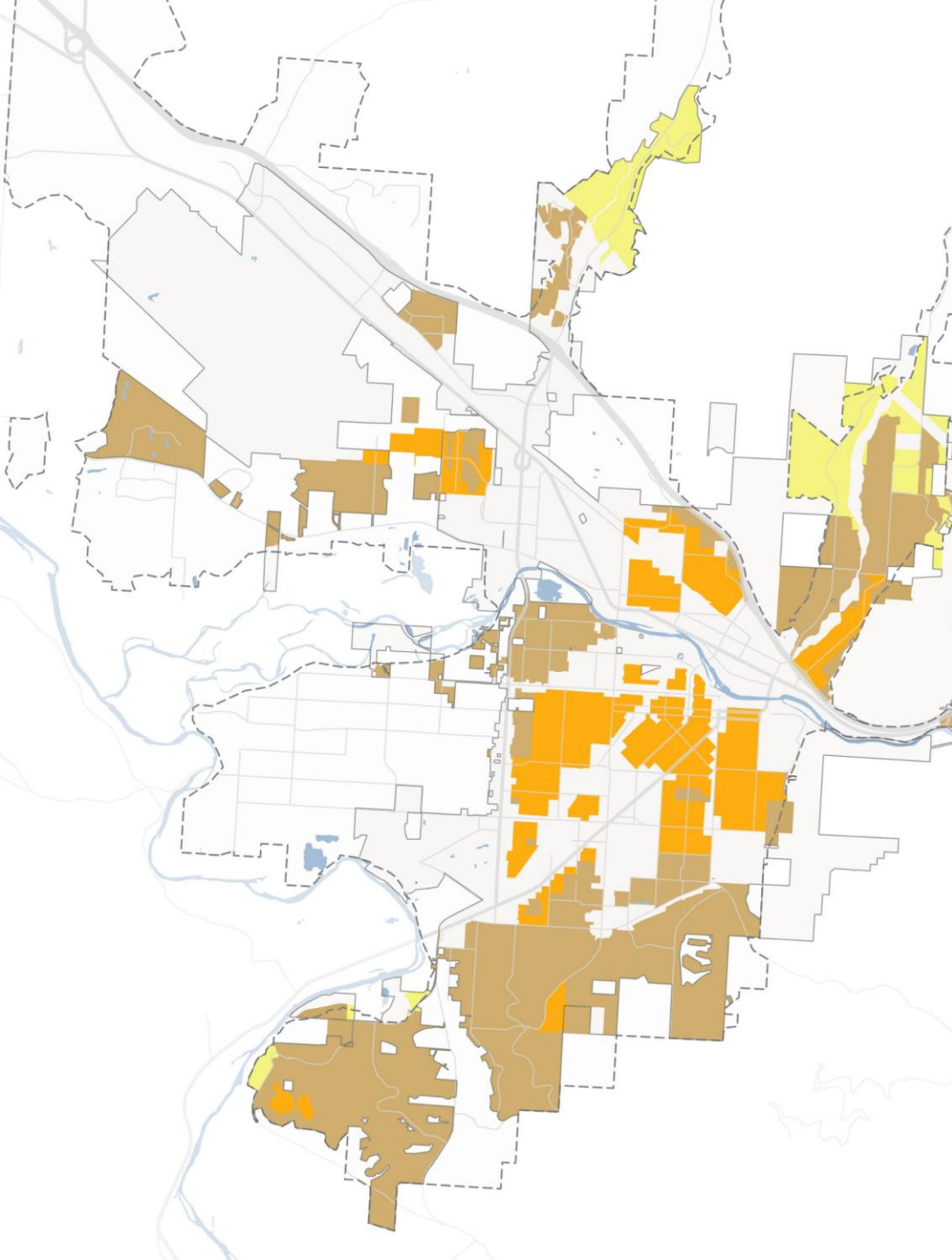
No more than 2 units (attached/detached)

89%

Multi-dwelling

Zoning Districts: (LU-R1, LU-R2, U-R1, U-R2, U-R3, U-R4)

3 or more units



Degree of Change

Tomorrow: Land area by allowed housing type(s) of residential zoned districts

11%

Single-Dwelling and/or Duplex

No more than 2 units

One-unit house, duplex

65%

Missing Middle

Between 3 to 6 units per building

One-unit, duplex, 3-6 plex apartments, townhouses, cottage court

24%

Multi-dwelling

7 or more units per building

One-unit, duplex, apartments, townhouses, cottage court

KEY DATES AND OPPORTUNITIES TO GET INVOLVED

