

**Community Forum Meeting
Meeting Minutes
June 26, 2008
7:00 p.m. City Council Chambers
Moderator, John Snively**

Captain John Mullan – Kathie Snodgrass (Rep)
Emma Dickinson – Jen Calder (Rep)
FarViews/Pattee Canyon – Ray Aten (Rep)
Franklin to the Fort – Jon Salmonson (Alt)
Grant Creek – Absent
Heart of Missoula – Ellie Hill (Rep)
Lewis & Clark – Absent
Lower Rattlesnake – Absent
Miller Creek – Absent
Moose Can Gully – Lyle Guerts (Rep)
Northside – Brooks Priest (Rep)
Riverfront – Absent
Rose Park – Absent
South 39th – Absent
Southgate Triangle – Hans Christiansen (Rep)
University District – John Snively (Rep)
Upper Rattlesnake – Jan Hoem (Rep)
Westside – Absent

City Council Liaison – Absent
Neighborhood Liaison – Absent, Christine Ross filling in

Others Present

Patricia Hogan, Mason Giem, Laval Means, Ginny Merriam, Mayor John Engen, 2 unidentified persons

Quorum

Quorum is present.

Adopt Consent Agenda Format

It was suggested that CF use a consent agenda for matters to be voted on as a package in order to save time. The items would have come out of a committee and have following rules: item is recommended by a committee or the CF leadership team; during CF adoption of agenda any CF representative may elect to pull an item out of the consent agenda for discussion as they deem necessary; any items remaining on the consent agenda will be voted on together without discussion; the moderator of the meeting will read each item on the consent agenda, take a motion for support, a second to the motion and then a vote without discussion. *Mr. Aten* motioned to adopt the consent agenda. *Mr. Christiansen* seconded. Motion passed unanimously.

Adoption of Agenda

Ms. Hoem would like to switch order of presentation with Laval Means. *Mr. Christiansen* motioned to accept with that change. *Mr. Aten* seconded. Motion passed unanimously.

Approval of CF Minutes from May 22, 2008

June 26, 2008

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Mr. Christiansen motioned to approve. Ms. Ross had a question about identification of who seconded motion pg. 5 Committee Reports, Small grant approval, Mr. Gullickson motioned, who seconded. Ms. Snodgrass believed it was her. **Ms. Hoem** seconded. All were in favor of approving last month's minutes.

Consent Agenda

1. Approve request out of Neighborhood Project Grant Committee from the Franklin to Fort Neighborhood for a small grant in the amount of \$200 to fund a neighborhood social at Franklin Park.
2. Approve request out of the Neighborhood Project Grant Committee from the South 39th St. Neighborhood for a small grant in the amount of \$200 to fund watering of trees in Homestead Park for one year after they are planted.

Mr. Christian made a motion to approve both grants. **Ms. Hoem** seconded. Motion passed unanimously. **Ms. Snodgrass** asked if this was out of last year's money or this year. **Mr. Snively** replied last year's (FY08).

Public Comment

Ms. Ross introduced and welcomed new representative Jen Calder and introduced intern Mason Giem. Mason talked about what he is working on with the Emma Dickinson/Orchard Homes neighborhood. They have created a brochure and organized a five-question survey. They have just conducted the second half of the survey which has better helped understand what the needs of the community are. He is looking forward to taking what has been done with this neighborhood and apply to other neighborhoods. Questions: **Mr. Aten** asked where money came from for the survey and how it was conducted. Mason replied that only costs associated were printing which was maybe \$300.00. The brochures have the contact information of the NC members as well as the neighborhood website and information about what the NC is already doing and what the purpose of the neighborhood council is to inform citizens about how they can get involved. The survey was five questions: what do you love about Missoula; what do you love about your community; if there is one thing you could improve about your community, what would it be; and how would you like a community meeting to be held (trying to increase participation). This is volunteer driven with the NC interviewing members of their community. A list was obtained from the post office with a goal of reaching 20% of the residents so one in five households was chosen for one-on-one contact to survey. My time has been about six hours on the survey and talking to people and many other hours into the brochure. Now that there is a template for that brochure, it is in the In-Design Program, I can get others that brochure with a cost that should not be too great.

Ms. Priest talked about the Poverello Center expansion article in the *Missoulian* last week about a walk in day center on the Westside adjacent to the pedestrian bridge over the R/R tracks. This article was the first announcement of this expansion and it created a huge uproar in the West/Northside and Heart of Missoula neighborhoods for several reasons: 1) there was no public involvement or prior knowledge and 2) the location of the center. It is next door to the 316 which is an outreach center to the homeless and has put a bad taste to some in the community. Also the location is directly next to one of the three access ways to the Northside. If you are walking or biking you pretty much use the pedestrian bridge, this is a central location for traffic and some have expressed safety concerns. Some feel unsafe using at night and may get harassed or come across people sleeping in there. The location and lack of community involvement are really the two biggest concerns. Secondary concerns are if it is a 'need' at all, there are some in the social work community that question the need and whether it is duplication. As a result, Mayor Engen called a community meeting last night which he moderated. It was impressive in that a two-day notice generated a full house at the Stensrud Building. There was no agenda, it was pure public comment. Out of that meeting, the neighborhoods intend to establish a working group to talk about location options. Our neighborhood website will have information posted soon on this issue. **Mr. Christiansen** said he was

dismayed that this issue did not come before this body or the NC's. Anyone involved in city government or development knows that all you have to do is go to the Office of Neighborhoods and you can get contact information to get the word out. **Mr. Snively** asked Ms. Hill if she had any comment, she did not.

Neighborhood Liaison Report—Christine Ross

Reminder that Monday is the deadline for processing any outstanding invoices for this year's budget.

Committee Reports-none

New Business-none

Ongoing Business

It was suggested to move to presentations and come back to this item as presenters are here and we are running behind schedule.

Presentations

Ginny Merriam, City Communication Officer—update on Green Blocks

The residential energy conservation program is a project of the Mayor's Advisory Group on Climate Change and Sustainability. It was launched through the representatives of Community Forum who were asked to inform neighborhood residents and drum up support in a short time frame. People were asked to do a lot of work as the organizer for each two-block area to solicit participants and complete the application. There was participation across the entire city (referred to a map with blocks highlight that are participating). Initially the program was designed to allow four two-block units, but Northwestern Energy was so impressed with the turnout they graciously agreed to allow all the applications to be included in the program and extended it to all seven applicants. This will represent 98 households, which will receive an energy audit, a waste stream audit from Allied Waste, landscape audits from the City Urban Forester and the Native Plant Society, and a water consumption audit from Mountain Water. The audits will start in two weeks and will encompass six neighborhoods. Two local contractors will do the insulation part of the project. Tonight we are meeting and again Saturday morning with the households participating. Thanks to all the Neighborhood Council's and their representatives for assisting to get this program launched. We hope this program will expand in the future.

Laval Means—UFDA update

The primary focus is on the three scenarios's developed from the collected data. The scenarios are attached. **NOTE:** The highlighted areas with picture pointing to the colored bubble numbers represent potential developable number of units including entitled lots/lots already entitled (have preliminary subdivision approval)

Highlights of the information gathered, as significant values were rate ordered.

- Parks and open space qualities was rated at the highest level.
- What we do with natural resources was high as well.
- People are less interested in us continuing to do the status quo: the way we have been developing; folks would like to see a change in direction.

We have been growing an average of 726 units per year over the past seven years. Over 20 years out, that comes out to be about 15,000 units. It comes to less than 2% growth rate, which is similar or lower than other western communities.

We are in a changing market. 'Silver tsunami' our population is more aged >65

Definition of 'developable': if the land is valued greater than the improvements. Took a look at what is developable and what it is zoned as. We updated conservation easements, take out common areas and look at the already entitled areas. Over 4,000 lots fall under already entitled. Developable land with

unbuilt platted lots in final plat subdivisions is 464. So 4,500 lots on over 1,000 acres is already platted. With 5,200 acres of developable land, if you calculate that out for the zoning that occurs, it is over 26,000 units on zoned land. Unzoned land added another 3,600 units. With keeping in status quo, building 2 units per acre, is about 10,400 units.

Scenarios have been tied into other projects, specifically with the Envision Missoula Urban Area Transportation Plan. Out of this process, they developed three scenarios: Business As Usual; Suburban Satellites (idea of reinforcing sense of centers in some of these places) areas like Bonner, Lolo, Frenchtown and the Wye; and Focus Inward, which would emphasize compact growth near the city center. Downtown intensifies by building on parking lots and low value commercial sites. We overlaid these scenarios with 'developable' land definition to come up with something consistent in senses of scenarios for this process.

- Scenario A, Business as Usual does not accommodate all the units we set out to focus for, i.e. lot shortfall is largest.
- Scenario B, staying consistent with scenario from transportation plan, less of a shortfall. Two exceptions on calculations with zoning: central business district used 16 units per acre, but in the CBD you can do more than that if you have a conditional use. Bumped that up 3x to come to 48 units per acre. Looked at land in Bonner, there is the old mill site that is zoned industrial. The potential of a center in that area was suspended to use a town type density of about 22 dwelling units and 8.25 units per acre. These shifts in zoning for calculations can influence the numbers in the different scenarios.
- Scenario C is the compact growth overlaid with Envision Missoula using exception for the central business zone to come up to 48 dwelling units per acre. Ended up with more units than needing with that scenario. The sense of focus inward was more positively received. Some would rather see planning for half that growth.

The summary of open houses is available on the OPG website at <http://www.co.missoula.mt.us/opgweb/UrbanInitiative/index.htm#UFDA>

We want to take these comments and move forward to a preferred scenario, which is some combination. Comment sheets were provided which gives folks a chance to still comment on the process. (Attached) We are currently doing a suitability analysis. We are looking at existing data and establishing parameters on constraints to create filters how this informs that sense of a preferred scenario and developing a preferred alternative. We will be meeting with working group of agencies in advance of giving a joint presentation to governing bodies on July 30 target on updating the city/county collectively. Next step would be to develop the public hearing process, this won't likely happen until September.

Ms. Ross thanked Laval for keeping in touch with the Office of Neighborhoods and updating on the process to keep neighborhoods in the loop. **Ms. Hoem** commented she is glad the hearings won't be until the fall, which is a much better option than earlier.

Jan Hoem–Eben Fodor Visit Review

Attempted to view DVD section on 'our planning' but due to poor sound quality it will be tabled until next meeting.

Mayor Engen–Citizen Survey Results (attached)

The Mayor stated he would like to move through the highlights and is interested in your impressions, questions and comments. This survey is the product of conversations regarding municipal budgets since September of last year. The City recognizes that we have a fundamental difficulty, as we are not able by virtue of statute, to tax at the rate of inflation. We do our best to find ways to fill about a 1.5% gap each

fiscal year as we move forward. The administrative leadership team wanted to do a snapshot to understand what we think our priorities as staff and elected officials are, and as folks that hear from the public, and that we are more or less right about our assumptions as to how we operate and what is important to the community. This survey is a tool commonly used around the country to do just that. We worked with council to develop a list of questions that all council members thought appropriate and made sense. In the 2009 budget process, we are contracting for strategic planning services built around some of the results of this survey. The City Council and myself have reviewed these questions and are looking at them in decision-making. We would like to create a plan somewhat different than in the past which will largely helped us guide what scored well in the capital improvements budget. Our strategic plan was a guide; some departments made sure the capital improve requests met the goals of the strategic plan. We want to be more efficient and effective in how we budget our money. We asked folks what they think. I am told this is a statistically valid sample—this company is in the business of providing valid surveys and stand by there work. The sample consisted of 400 phone interviews with a + or – 4%. The Mayor went through the questions and responses. He indicated he would like to do this every couple of years. This would provide an opportunity to ask more questions and to understand how to respond and how we are responding to citizen concerns.

In going over the responses to #3 (pg. 6). It appears that road conditions may have to do with traffic congestion and transportation availability. So you end up with transportation, housing, and economic development/employment categories that comprise the lion's share of what folks think are pressing issues. The general tone of the survey suggests the issue of parks and open space maintenance is of high value, but not everyone is satisfied. As we look at budget issues, we may want to look at planning to see that we maintain this level of service and chip away at specific projects to expand the system. Even though we have invested millions into open space, the 10% not satisfied is surprising.

- Would like to know more about #10 (pg. 10) street repair and maintenance. Would like the opportunity to reach out again to get more detail to better understand the responses.
- Would like to understand more about #12 (pg. 11) the total not satisfied for planning and managing for growth. Is it the plans....the effort...the outcome....what the plans say or what specifically?
- Question #15 (pg. 11), traffic management—easing congestion and flow. The 62% not satisfied is a big number and this is one of the most difficult and expensive areas to make change.

Next section focuses on given what you like and don't like, and what would you be willing to pay to try to make it better.

- Question #26 (pg. 14), regarding a gas tax. If traffic is bad, one of the ways to fix it is with money, one way to get a lot of money is through a county gas tax of .02\$ a gallon. I thought folks in favor would be higher than 40%. A number of folks may not be driving cars, a number may not think that driver's should be paying as users—would like to know more about that question.
- Question #27 (pg. 15). This community has struggled with non-motorized transportation and putting in sidewalks-replacement or installing-it is expensive and the burden falls on property owners. What if the gas tax went towards this infrastructure, this picked up 10% more in favor than if the gas tax went towards roads.

In regards to some of the demographic information on page 15. One of the things we spent a lot of time on in council was whether this was as representative as we wanted it to be in terms of the sample and who

responded. We know that 23% of the entire population is probably not making \$75,000 or more—at least that has not been my experience. We wonder if what the pollster tells us is given all the variables, is + or – 4%. Some have expressed, LaNette in particular, is that young people have cell phones and you are excluding a bunch of people by not including cell phone numbers. Next time we will challenge the pollster to help us understand that and make sure we are not missing people. Paying attention to changes in technology is critical; if not, methods become obsolete and meaningless.

Mr. Aten said as CF, we are interested in promoting a dialogue about revenue generation within the City. So given the limited number of options presented in here, (the survey) what other things are on the table or being discussed at this point. **Mayor Engen** responded that considerable public education, a public vote, or majority or supermajority of council is required for these options. Traffic for example, if street maintenance is an issue, that is something we can fix by paying for it. That fixing can be anything from sidewalks to potholes to engaging in the maintenance programs employed today to preserve that expensive infrastructure. So the annoying oil that makes a mess we put on the streets, just laying that down in a methodical scheduled way makes a road last 20 years longer, that is why we do it. It is a relatively inexpensive and effective way to preserve asphalt. If we had more money we could build more sidewalks, use the epoxy to mark crosswalks and bike lanes, purchase more sophisticated timed controllers for signalized intersections, there are lots of ways to spend that money. LaNette and I are going to come back with a laundry list of what other communities are doing in terms of some alternative funding mechanisms for these public needs. A number of large cities in Montana have a street maintenance district with a boundary and it is another taxing jurisdiction just like the downtown lighting district here. Within a specific boundary folks are getting a higher tax bill to pay for the privilege and maintenance of that lighting. There are ‘flushing’ districts; downtown property owners pay more to have the streets cleaned more often. The general fund is the slowest growing and most limited but it is heavily relied on. A district can be established with a specific rate of inflation; rather than every 10 years increase by x% the increase is by 2.5% a year. This offers predictability to the taxpayer and the City in terms of ways to provide services and maintain infrastructure; it is a way the State allows us to have control over our destiny to try to meet the staffing needs of the City. Think of maintenance and ways to create these areas. The funds are discrete and used for these purposes only. In tough budget years, with our growth and general community vitality, we have been lucky. We have a good financial team with the City who think about these challenges in interesting ways, we would be in a much more difficult situation had Brentt Ramharter and my predecessor as Mayor and City Council not recognize what was ahead of us. I think my responsibility is to be looking out for the next 10-20 years so that whoever sits in the Mayor and Council chairs can make good decisions about building community rather than decisions about cutting budgets and making difficult choices, and how we deliver services that folks expect, whether times are bad or not. We have a spreadsheet that lists what other cities are doing, what kind of revenues they are collecting and how long those revenue streams have been in place. **Ms. Snodgrass** asked how you are going to accomplish follow-up questions. **The Mayor** indicated as part of the strategic planning process, talk about what we want to know more about from this survey and how often we want to ask for a general set of questions to see whether budget, policy or administration decisions are affecting the numbers one way or another. I think this was a \$12,000-\$15,000 survey; they can be more or less sophisticated and can include larger or smaller samples, you can questions we elected not to ask, but we would need a budget for these surveys. I want council and the community to suggest whether or not we do this further. **Ms. Snodgrass** was reflecting on the present survey questions you wanted to know more about the answers, rather than ones continuing out into the future. **Mayor Engen** said he wanted to make sure everyone else is as interested as I am and decide on the need for a budget to continue. **Ms. Hoem** stated that one of the things we are asked to do as NC’s is to survey the neighborhoods once a year, which I don’t think we are doing. Particularly in terms of growth and transportation, those are hot issues in our neighborhoods. I think we could probably work together to put a meaningful survey together on growth issues and transportation that might be of use to you and wouldn’t require your funds. I would like to see

a committee from this group to get together and work on a survey on those issues. **The Mayor** indicated that would be good. He said he appreciates the questions and added to not hesitate to contact him if you have further questions or would like me to talk about this with any of the neighborhood council's, he would be happy too.

Ongoing Business

Neighborhood Council Updates

- Lower Rattlesnake—absent
- Grant Creek—absent
- Lewis & Clark—absent
- Miller Creek—absent
- Rose Park—absent
- South 39th St.—absent
- Westside—absent
- Riverfront—we had an ice cream social last week which was fun.
- Upper Rattlesnake—NC general meeting and ice cream social tonight. There was an UFDA presentation and discussions on many things.
- Southgate Triangle—NC is active for the next two months working on plans for our parks and having an ice cream social. We are soliciting ideas on parks and traffic calming where we are having traffic pass through neighborhoods trying to get to malfunction junction.
- Northside—we will be working with the Westside and Heart of Missoula neighborhoods with the Poverello Center. There is a Westside Block Party both neighborhoods are taking part in coming up soon.
- Farviews/Pattee Canyon—we do have a newsletter coming out which I hope will be of use to the neighborhood on a couple big issues like getting people involved in the parks and the gateway triangle area. July 20 having ice cream social.
- University—having a NC meeting on July 10.
- Heart of Missoula—will be having ice cream social in August.
- Moose Can Gully—nothing new to report.
- Emma Dickinson/Orchard Homes—have been doing the community surveys, would be happy to talk with you more about that, it is very similar in terms of the sentiments in the Mayor's survey, interesting to see the parallels. We have had more general questions, but it would be interesting to more targeted questions and gather that information. We are working on LaFrey Park, the trails are down and will be paved and the landscaping is moving forward, which is very exciting. The other, is the Old Milwaukee Trail, a bike/ped trail. We are looking at getting a variance for a business to put a path through there. There are two or three sections we need to complete it in our neighborhood.
- Cpt. John Mullan—the LT has been meeting monthly, we are planning the neighborhood picnic/ice cream social for late July or early August. Also working on the fall meeting. We are working on the 5 acres of lawn in Pleasant View which is basically the only park area we've got in our neighborhood that is of any size, we are trying to move that forward.
- Franklin to the Fort—there are a couple of things that have involved our as well as other neighborhoods. We had the bus tour last week which went well and covered the south neighborhoods. Saw a lot of good complete street situations as well as relevant situations that need to be fixed. The intern sidewalk survey being funded by the CF grant is coming along well; the intern is moving along rapidly so we have high hopes of seeing numbers. We had our NC meeting on Tuesday and will have another on the 4th Tuesday of next month. We have a block party planned for Saturday July 19.

Monthly report to City Council—moderator prepare

Mr. Snively I have made notes and will prepare the report. I will include that we passed the consent agenda; the two grant requests we approved; comments by Northside on the Poverello walk-in center and the interns' activities. I will include the various presentations but will leave out the Fodor presentation for now. **Mr. Salmonson** asked the LT to consider putting on the agenda for next month's meeting the consideration of adopting a complete streets resolution. He would be glad to supply what he has to CF to look at what is available and consider writing their own. **Mr. Aten** said he would prefer that as a group we have something to push back on, something to work from, a draft as a beginning; I think it is an excellent idea.

Ms. Snodgrass moved to accept Mr. Snively preparing the report to City Council. **Mr. Salmonson** seconded. Motion passed unanimously.

Moderator for the next meeting will be

Ms. Hill will be the moderator for the July meeting.

Adjournment

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Christine Ross

Christine Ross
Secretary, Office of Neighborhoods
City Clerk's Office

Scenario A

Business as Usual
2030

5,325 Acres
12,497 New Units*
+
2,500 lots in subdivided
lands inventory

2,503 Lot Shortfall



Legend

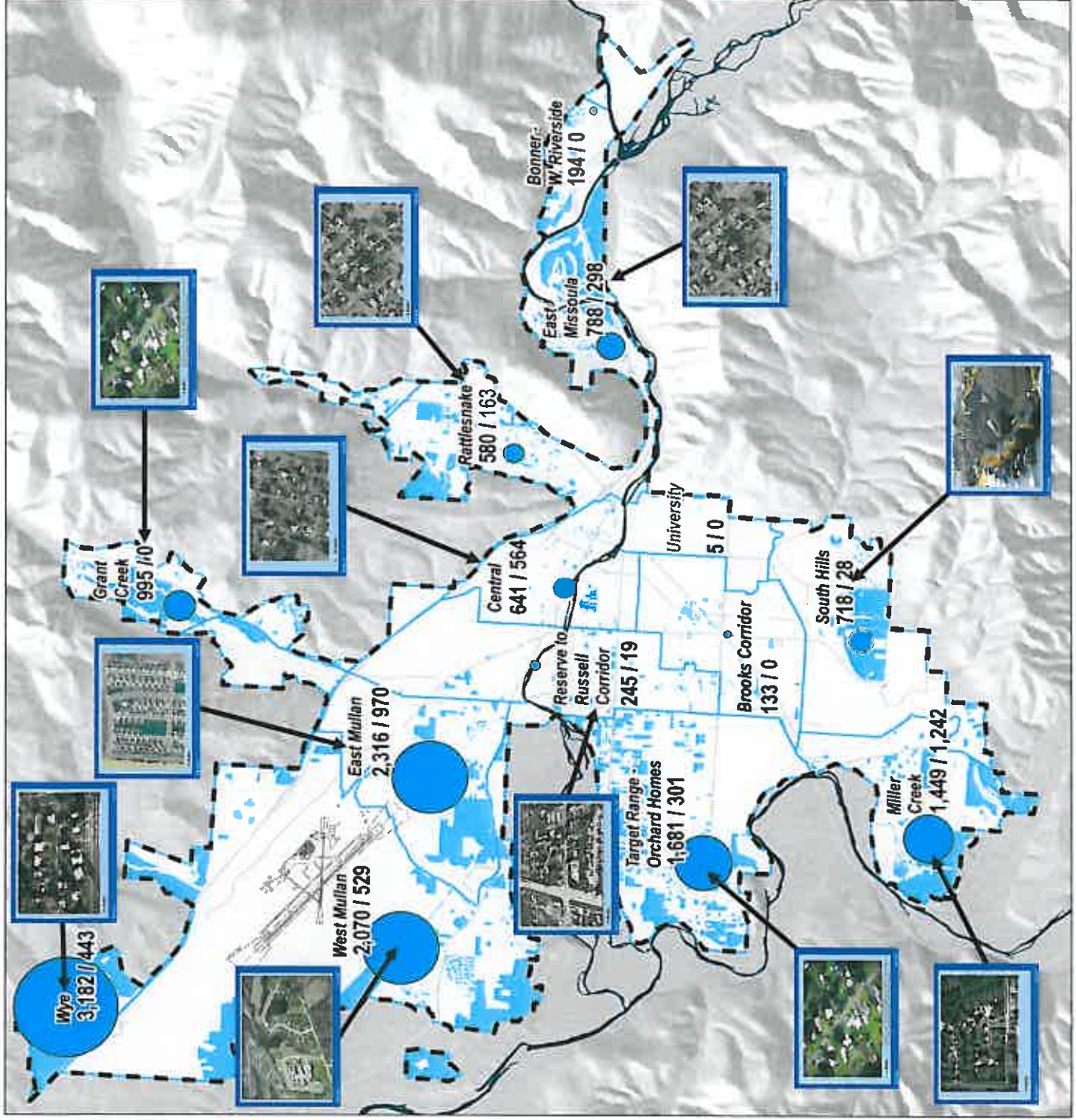
- Urban Services Area
- Regions (Aggregated Block Groups)
- Developed Land



* New Units includes entitled lots



Map by C. Wilbur May, Jr. 2008
Arizona State Plan 100-00 Item
O'Connell/CORP, UFGA's, Boulder Creek



Scenario B

Suburban Satellites
2030

2,977 Acres
13,761 New Units*
+
2,500 lots in subdivided
lands inventory

1,239 Lot Shortfall



Legend

- Urban Services Area
- Regions (Aggregated Block Groups)
- Developed Land

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100
1,000

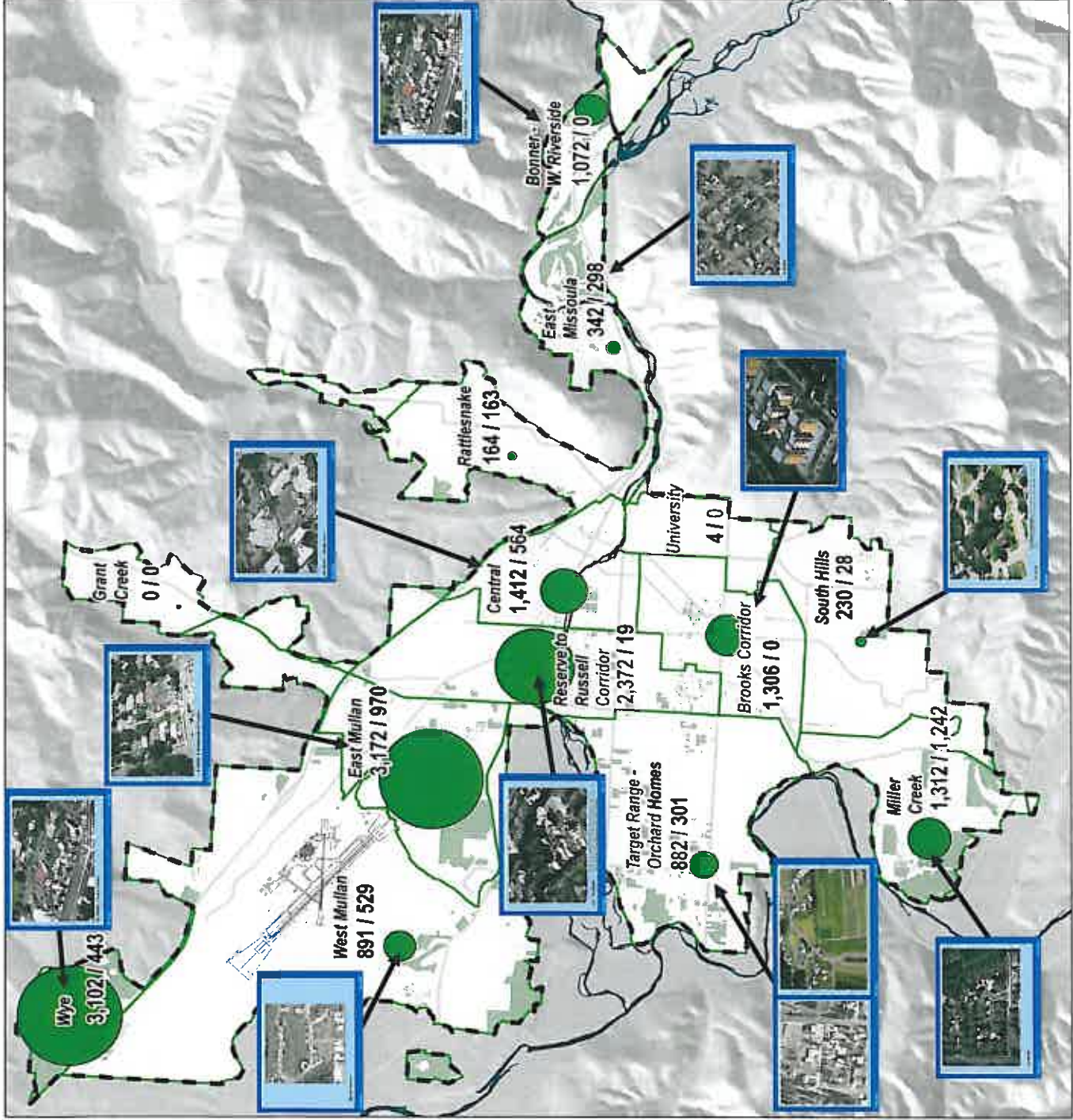
New Units*/Entitled Lots

* New Units includes entitled lots

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Map by C. Wilson, July 10, 2009
Jackson State Plan - MMSI, Inc.
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Scenario C

Focus Inward

2030

2,775 Acres




14,891 New Units*

+

2,500 lots in subdivided lands inventory

109 Lot Shortfall

Legend

-  Urban Services Area
-  Regions (Aggregated Block Groups)
-  Developed Land

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100 •
1,000 •

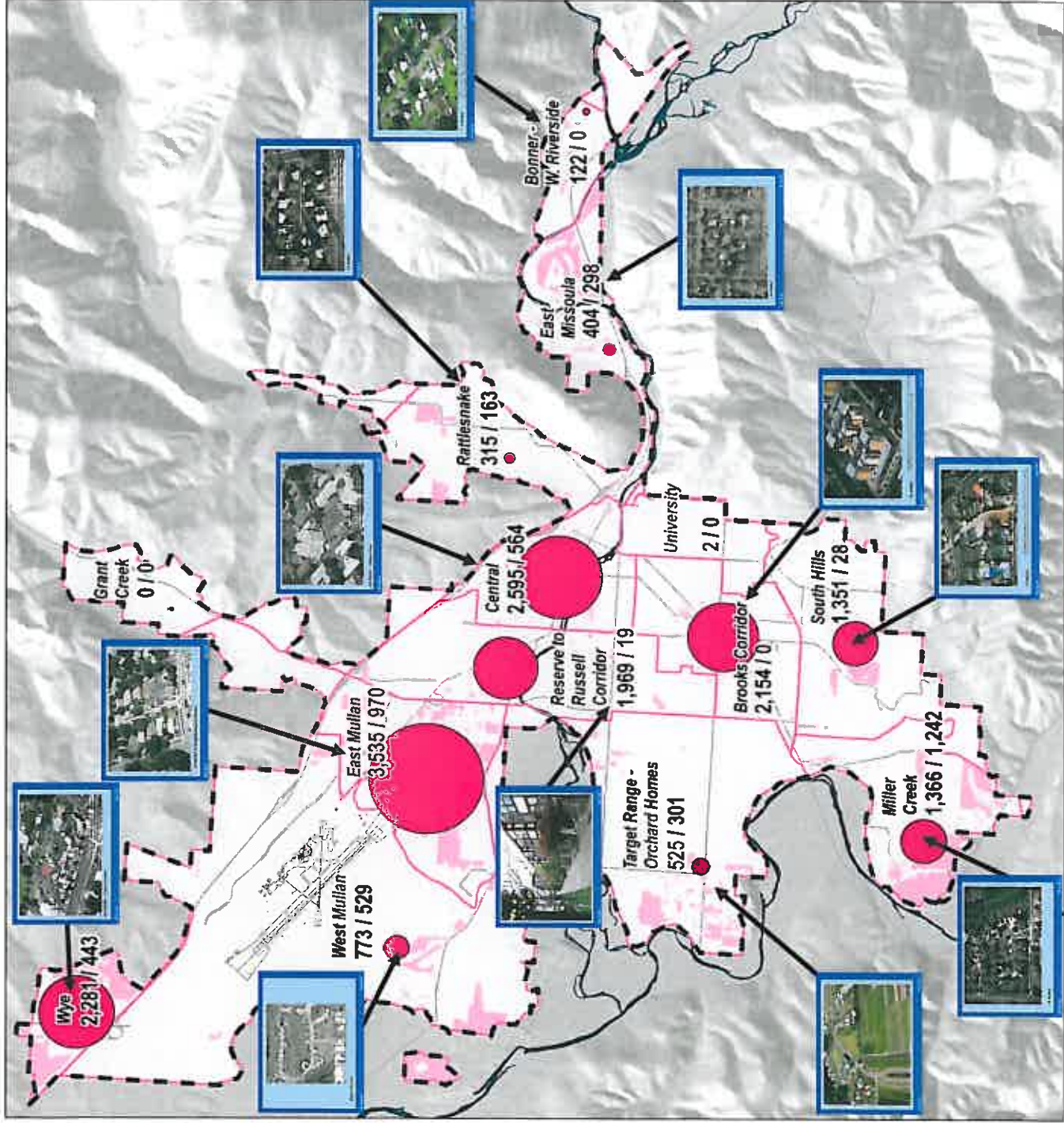
New Units*Entitled Lots

* New Units includes entitled lots

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Map by C. Wilson, May 19, 2008
Aerial base: State Plane NAD 83
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C O N T A C T I N F O

Website:

<http://www.co.missoula.mt.us/opgweb/>

UrbanInitiative/

Click on "Urban Fringe Development Area
(UFDA) Project"

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Urban Fringe Development Area Project



Urban Fringe Development Area Project Open House Summary May 21-22, 2008

May 21 and 22, about 100 Missoula residents attended four public open houses to review and provide comment to the three Urban Fringe Development Area scenarios. The scenarios show the areas for development to place 15,000 new units within the Missoula Urban Services Area. Citizens reviewed existing conditions maps which showed Parks and Open Spaces; Transportation; Fire Districts, etc. These maps provided some perspective from which citizens could assess each growth scenario's impacts.

Overall Public Comment

Residents submitted written comment on flip charts and/or comment cards about their likes and dislikes of each scenario. For each scenario, six common themes emerged from the public comment: Growth Rate; Density; Zoning; Transportation; Prime Agriculture Lands, Infrastructure. Each of the following scenarios summarizes comments which describe the public response at all four public open houses.

The summaries are based from five separate documents that list every open house comment offered. The Scenario A, B, and C documents show the public's likes and dislike of each scenario. These comments were recorded on flipcharts at each public open house. Each Scenario's comments were categorized into the six common themes: Growth Rate; Density; Zoning; Transportation; Prime Agriculture Lands, Infrastructure.

The General Comment document lists the various recommendations, improvements, or changes to the three Scenarios. Residents wrote their comments on flip charts or comment cards. The general comments also were grouped into the six common themes.

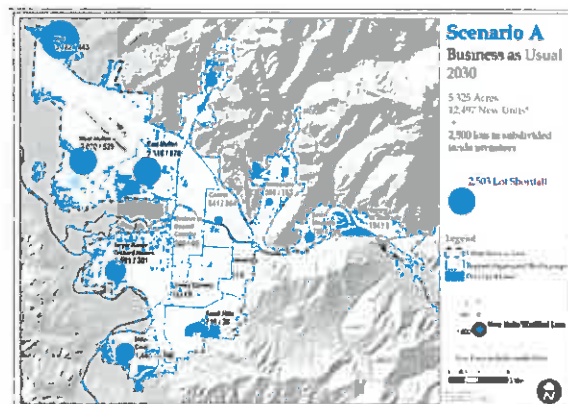
The Sorted by Scenario document shows an individual's choice for a scenario. The primary task asked participants to consider the liked and dislikes of each Scenario. Some participants stated their choice for a particular scenario in a comment card. The comment cards were sorted according the scenario.

Click on the following links to read the entire public written comment from the flip chart and/or comment card formats. [[Scenario A](#) [Scenario B](#) [Scenario C](#) [General Comments](#) [Scenario Sorted](#)]

SCENARIO A: BUSINESS AS USUAL

Growth Rate

2% is an undesirable growth rate. Growth should be restricted to 1%. Cap growth rate at 0.5%. Another recommended providing a no-growth scenario.



Density

One individual believed the growth was too dense in the outlying edges. One person disliked the westward sprawl. Another liked the East Missoula development strategy.

Zoning

Existing zoning does not supply housing at rental densities to satisfy rental demand and affordable housing. Another commenter noted there is no consistency in zoning.

Transportation

Open England Boulevard to reduce demand upon Mullan Road. Improve or increase transit and pedestrian pathways. This scenario could cause more expensive transportation infrastructure and increase in travel distances.

Prime Agriculture Lands

This scenario could reduce or eliminate existing agriculture lands. The agricultural land values the rural character of the rural neighborhood. Agricultural lands support local food production.

Infrastructure

Existing infrastructure, particularly sewer and water are inadequate. Generally does not reflect Target Range Sewer District Sanitary 2008 vote to have 1 DUAC.

SCENARIO B: SUBURBAN SATELLITES

Growth Rate

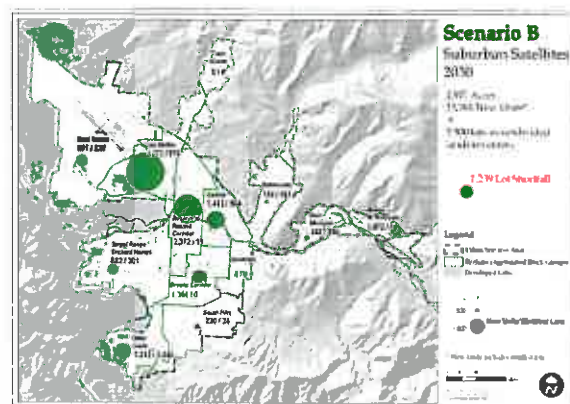
Developing at a 2% rate for the next 22 years will take us to a level of growth we won't like. It's a loss of character we have now. The grouping is good but not at this rate. Scenario B has some advantages, which concentrate growth/development in selected (logical) areas but it does reduce more "sprawl."

Density

It's great to re-develop some housing downtown. Suburban satellites will likely bring about unwelcome changes to residents of the most impacted neighborhoods. Scenario B seems more balanced than Scenarios A or C.

Zoning

Will developers commit to building commercial services (groceries, etc.) at satellite locations? This hasn't worked up Miller Creek. The possibility of neighborhoods with commercial spaces brings amenities to neighborhoods.



Transportation

If transportation and mixed use are combined, it could preserve agriculture and open space. Transportation for this design doesn't reduce single occupant vehicles. Clusters don't help with traffic if people don't work in their neighborhoods. This scenario will need public transit or personal vehicle for certain needs.

Prime Agriculture Lands

This places too much pressure on the development of variable agricultural land. This changes the character of town to high-rise in center, but that's better than messing up outlying agricultural land.

Infrastructure

Consider higher density along existing sewer that is unutilized, such as 3rd Street West (Reserve out to Clements).

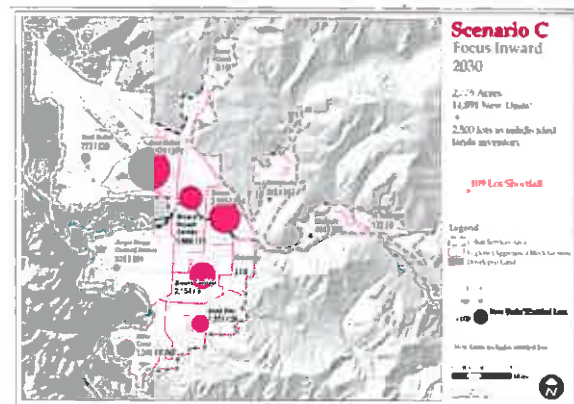
SCENARIO C: FOCUS INWARD

Growth Rate

Growth, even at 1%, will ultimately destroy what we have in Missoula. I like this scenario with 1% growth (1/2 the units). This scenario accommodates growth best.

Density

This scenario minimizes sprawl. Encourage standardized development. There should be compatibility with neighborhoods. There should be more flexibility for housing types. Minimum densities required for affordability is 15-20 DUAC for sale and 25-30 DUAC for rentals.



We cannot solve the population problem by density-ing Missoula. An unplanned unanticipated version of this has changed the lower Rattlesnake. Concerned about safety of increasing density in South Hills, which could suffer from landslides as other California and Oregon communities.

Zoning

Need to change zoning to allow for higher densities and height. If the regulations don't permit it, developers won't invest downtown or on the Brooks corridor. This encourages density and affordable housing.

Transportation

This scenario encourages walking and allows transportation hubs. Growth is along the existing and possible transit corridors. This plan offers less intense traffic impacts in communities to the core from fringe areas.

Prime Agriculture Lands

This scenario makes best use of “developable” land which will allow maximum opportunity to preserve valuable agricultural lands.

Infrastructure

This scenario reduces public cost, i.e. fire, police, transportation, sewer. Builds within current infrastructure, which can help improve what we have instead of adding more infrastructure.

Next Steps

Next key steps for the UFDA project include:

- ✓ *Suitability Analysis of Developable Lands* – Summer 2008
- ✓ *Develop Preferred Alternative* – Summer 2008
- ✓ *Working Group Review* – Summer 2008
- ✓ *Governing Body Review* – Fall 2008
- ✓ *Public Hearings* – Fall 2008

Updates to governing bodies and the community will continue throughout the process.



MOORE INFORMATION

OPINION RESEARCH • STRATEGIC ANALYSIS

CITY OF MISSOULA VOTERS (N=400)
March 16-17, 2008

Hello, this is (FIRST AND LAST NAME) of Moore Information, a public opinion research company. We are conducting a survey among voters in the City of Missoula and would like to include your views in our study. I assure you we are only seeking opinions and there will be no attempt to sell you anything or solicit a donation.

Could I speak to a member of the house who is registered to vote?

First, do you live within the Missoula city limits, or not?

- | | | |
|----|---------------|---------------------|
| 1. | yes | CONTINUE |
| 2. | no/don't know | THANK AND TERMINATE |

In general, when there are elections, are you very likely to vote, fairly likely to vote, not very likely to vote, or not likely at all to vote?

- | | | |
|----|-------------------------|---------------------|
| 1. | very likely | CONTINUE |
| 2. | fairly likely | CONTINUE |
| 3. | not very likely | THANK AND TERMINATE |
| 4. | not likely at all | THANK AND TERMINATE |
| 5. | (DON'T READ) don't know | THANK AND TERMINATE |

1. Overall, how would you rate your quality of life in the City of Missoula, as excellent, good, average, below average or poor?

excellent	37%
good	45%
Total excellent/good	81%
average	14%
Total below average/poor	4%
below average	2%
poor	2%
don't know	1%

2. Overall, how satisfied are you with the services provided by the City of Missoula, very satisfied, fairly satisfied, not too satisfied or not satisfied at all?

very satisfied	32%
fairly satisfied	56%
Total satisfied	88%
Total not satisfied	11%
not too satisfied	8%
not satisfied at all	3%
don't know	1%

3. Next, what do you believe is the most pressing problem facing people in the City of Missoula today? (RECORD RESPONSE VERBATIM, ACCEPT ONE)

Affordable housing	19%
Employment/wages	14%
Traffic congestion	13%
Growth management	8%
Economic conditions/poverty	6%
Transportation availability	5%
Road conditions	4%
Cost of living	4%
Government leadership/organization	2%
Taxes	2%
Education	2%
Crime/drugs	2%
Health care coverage/costs	2%
Environmental issues	2%
Property taxes	1%
Improper budgeting/spending	1%
Human rights	1%
Gas prices	1%
Air quality	1%
Zoning issues	1%
Open space availability	1%
Law enforcement/safety	1%
High utility prices	1%
Overdevelopment	1%
Liberalism	*
Lack of parking downtown	*
Lack of entertainment	*
Lack of accessible sidewalks for the disabled	*
Nothing/none	1%
Don't know	7%
Refused	*

* Less than one-half of one percent

ROTATE Q4-5

4. What do you like most about the City of Missoula? (RECORD RESPONSE VERBATIM, ACCEPT ONE)

Friendliness/sense of community	17%
Location/open spaces	16%
Outdoor scenery	15%
Variety of activities/services	13%
Diversity/culture	7%
Quiet/preferable size	6%
Quality of life	5%
Everything/favorable (general)	5%
Climate	4%
Family connection/been here a long time	3%
University setting	2%
Liberal attitudes	1%
Availability of parks	1%
Favor bike trails	1%
Low crime rate	*
Quality medical care	*
Good transportation system	*
Nothing/none	1%
Don't know	5%

5. What do you like least about the City of Missoula? (RECORD RESPONSE VERBATIM, ACCEPT ONE)

Traffic congestion	17%
Growth/urban development	11%
Pollution	6%
Road conditions	5%
Unfavorable (general)	5%
Winter conditions	4%
Affordable housing	4%
Liberal attitudes	4%
Government organization/planning	4%
Transportation options	3%
Employment/wages	3%
Taxation	2%
Climate/weather	2%
Crime/law enforcement	2%
Lack of activities/services	2%
Cost of living	2%
Lack of diversity	1%
Zoning issues	1%
Lack of parking downtown/issues with parking meters	1%
Homelessness	1%
Too isolated	1%

* Less than one-half of one percent

Quality of education	*
Poorly built homes	*
Economy	*
Poor quality theatres	*
Too much emphasis on environmentalism	*
Lack of parks	*
University regulations	*
Lack of bridges	*
Lack of support for small business	*
Nothing/none	7%
Don't know	12%
Refused	*

6. What are one or two key characteristics of the City you would most like to see preserved? (RECORD RESPONSE VERBATIM, ACCEPT UP TO TWO)

Natural open spaces	37%
Downtown area	17%
Parks/areas of outdoor recreation	17%
Historic sites/buildings	13%
Quality of life/friendly atmosphere	9%
University/educational setting	8%
Small town feel	6%
The riverfront	5%
Diversity	5%
Neighborhoods	2%
Locally owned businesses	2%
Urban improvement	2%
Quality of air	1%
The fairgrounds	1%
Areas of activity/entertainment	1%
General size of the city	1%
Art	1%
Climate	1%
Transportation system	1%
Low population	1%
Road conditions	1%
Quality public services	1%
Aquifer	*
Pedestrian accessibility	*
Farmers' market	*
Train station	*
Quality of water	*
Wildlife habitat	*
Cleanliness	*

* Less than one-half of one percent

Irrigation ditches	*
Low taxes	*
Livable wages	*
Good zoning practices	*
Safety	*
Nothing/none	4%
Don't know	11%
Refused	*

7. Next, please tell me how safe you feel in the City of Missoula, (READ 1-4, 4-1)

very safe	49%
fairly safe	48%
Total safe	97%
Total not safe	3%
not too safe	2%
not safe at all	1%
don't know	*

INTRO TO Q8-15

Next, I would like to ask you to rate your level of satisfaction with specific services and programs the City of Missoula provides to its residents. For each, please tell me if you would say you are very satisfied, fairly satisfied, not too satisfied or not satisfied at all with that service or program.

Scale

1. very satisfied
2. fairly satisfied
- 3 not too satisfied
4. not satisfied at all
5. (DON'T READ) don't know

ROTATE Q8-15

9. Fire emergency services

very satisfied	65%
fairly satisfied	30%
Total satisfied	95%
Total not satisfied	1%
not too satisfied	*
not satisfied at all	1%
don't know	5%

* Less than one-half of one percent

14.	Maintenance of city parks and trails	
	very satisfied	42%
	fairly satisfied	49%
	Total satisfied	91%
	Total not satisfied	7%
	not too satisfied	5%
	not satisfied at all	2%
	don't know	2%
8.	Police services	
	very satisfied	41%
	fairly satisfied	49%
	Total satisfied	90%
	Total not satisfied	7%
	not too satisfied	4%
	not satisfied at all	3%
	don't know	3%
11.	Preserving open space	
	very satisfied	33%
	fairly satisfied	51%
	Total satisfied	85%
	Total not satisfied	13%
	not too satisfied	10%
	not satisfied at all	3%
	don't know	3%
13.	Public transportation	
	very satisfied	31%
	fairly satisfied	44%
	Total satisfied	74%
	Total not satisfied	18%
	not too satisfied	13%
	not satisfied at all	5%
	don't know	8%
10.	Street repair and maintenance, including street cleaning and snow removal	
	very satisfied	15%
	fairly satisfied	47%
	Total satisfied	62%
	Total not satisfied	38%
	not too satisfied	29%
	not satisfied at all	9%
	don't know	1%

12. Planning and managing for growth in the city

very satisfied	7%
fairly satisfied	34%
Total satisfied	41%
Total not satisfied	54%
not too satisfied	37%
not satisfied at all	18%
don't know	5%

15. Traffic management, such as controlling traffic flow and easing congestion

very satisfied	7%
fairly satisfied	32%
Total satisfied	38%
Total not satisfied	62%
not too satisfied	36%
not satisfied at all	25%
don't know	*

INTRO TO Q16-22

The City of Missoula is in the process of prioritizing projects and determining necessary funding levels. The cost of providing city services and programs increases every year. To maintain, enhance or offer new services that citizens want, the city would need to increase taxes and/or fees for city services and programs.

Now I would like to read you a series of statements about taxes and/or fees for city services and programs. After hearing each, please tell me how willing you would be to pay additional taxes and/or fees to expand these services and programs, very willing, fairly willing, not too willing or not willing at all.

Scale

1. very willing
2. fairly willing
3. not too willing
4. not willing at all
5. (DON'T READ) don't know

ROTATE Q16-22

17. Fire emergency services

very willing	34%
fairly willing	46%
Total willing	80%
Total not willing	16%
not too willing	9%
not willing at all	8%
don't know	4%

* Less than one-half of one percent

16.	Police services	
	very willing	29%
	fairly willing	45%
	Total willing	74%
	Total not willing	22%
	not too willing	11%
	not willing at all	11%
	don't know	4%
18.	Street repair and maintenance, including street cleaning and snow removal	
	very willing	23%
	fairly willing	49%
	Total willing	72%
	Total not willing	26%
	not too willing	14%
	not willing at all	11%
	don't know	3%
21.	Maintenance and improvements of city parks and trails	
	very willing	30%
	fairly willing	41%
	Total willing	71%
	Total not willing	27%
	not too willing	16%
	not willing at all	11%
	don't know	2%
22.	Traffic management, such as controlling traffic flow and easing congestion	
	very willing	29%
	fairly willing	42%
	Total willing	70%
	Total not willing	27%
	not too willing	13%
	not willing at all	14%
	don't know	4%
20.	Public transportation	
	very willing	29%
	fairly willing	40%
	Total willing	69%
	Total not willing	28%
	not too willing	15%
	not willing at all	12%
	don't know	4%

19. Preserving open space

very willing	37%
fairly willing	31%
Total willing	68%
Total not willing	29%
not too willing	15%
not willing at all	14%
don't know	3%

23. Which one of the City services and programs I just mentioned has highest priority, in your opinion, to receive additional taxes and/or fees, or is there some other service we haven't talked about that you believe has priority? (RANDOMIZE 1-7)

Traffic management, such as controlling traffic flow and easing congestion	22%
Police services	15%
Preserving open space	14%
Street repair and maintenance, including street cleaning and snow removal	12%
Public transportation	8%
Fire emergency services	7%
Maintenance and improvements of city parks and trails	6%
Schools/education	4%
Social services	1%
Growth planning	1%
Public safety	1%
Developing athletic fields	1%
Assisting low income homes	*
Economic development	*
Raising minimum wage	*
High suicide rate	*
Downtown preservation	*
Quality of life	*
Preserving historical sites	*
Cultural center	*
Improve government efficiency	*
Quality of air	*
Bike lanes	*
Nothing/none	1%
Don't know	9%

* Less than one-half of one percent

24. Now I would like to ask you a more general question about the level of additional taxes and/or fees you would be willing to personally support to enhance city services and programs. How much would you be willing to pay on an annual basis to enhance city services and programs in general? (READ 1-5, 5-1)

\$50 dollars or more per year	32%
\$40-49 dollars per year	11%
\$30-39 dollars per year	12%
\$20-29 dollars per year	12%
less than \$20 dollars per year	17%
nothing	9%
don't know	7%

Now I would like to ask you about a bond measure the City of Missoula is considering for construction of a new police facility.

25. Would you vote for or against a 20 year bond measure to help pay for construction of a new city police facility to replace the current facility? This measure which would increase property tax rates by approximately \$40 per year, based on a house valued at \$250,000. IF FOR/AGAINST: Is that definitely for/against or probably for/against?

definitely for	25%
probably for	28%
Total for	53%
don't know	10%
Total against	38%
probably against	16%
definitely against	22%

26. Next, the State of Montana allows local counties to assess a 2-cent per gallon tax on gasoline to pay for transportation improvements. Would you support or oppose a 2-cent per gallon tax increase in Missoula County? IF SUPPORT/OPPOSE: Is that definitely support/oppose or somewhat support/oppose?

definitely support	26%
probably support	14%
Total support	40%
don't know	3%
Total oppose	57%
probably oppose	13%
definitely oppose	45%

27. Would you be more likely or less likely to support a 2-cent per gallon tax on gasoline in Missoula County for transportation improvements, if you knew a portion of the money would be dedicated specifically for sidewalks, bike lanes and bus stops? IF MORE/LESS LIKELY: Is that much more/less likely or somewhat more/less likely?

much more likely	30%
somewhat more likely	19%
Total more likely	50%
don't know	5%
Total less likely	45%
somewhat less likely	11%
much less likely	34%

Now a few questions for statistical purposes.

28. What is your approximate age, please?

18-34	12%
35-44	17%
45-54	20%
55-59	12%
60-64	10%
65+	29%
NA	1%

29. Which of the following categories includes your annual household income? (READ 1-5)

less than \$25,000	19%
\$25,000-\$34,999	12%
\$35,000-\$49,999	15%
\$50,000-\$74,999	20%
\$75,000 or more	23%
NA	12%

30. Do you own or rent your current Missoula residence?

own	81%
rent	17%
NA	2%

31. Gender (BY OBSERVATION)

male	49%
female	51%

32. Zip code (FROM LIST)