

**Community Forum Meeting
Meeting Minutes
November 13, 2008
7:00 p.m. City Council Chambers
Moderator, Melissa Schmitt**

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 – Don Nicholson (Rep)
Heart of Missoula – Absent
Lewis & Clark – Greg Gullickson (Rep)
Lower Rattlesnake – Absent
Miller Creek – Absent
Moose Can Gully – Lyle Guerts (Rep)
Northside – Absent
Riverfront – Melissa Schmitt (Rep)
Rose Park – Absent
South 39th – Jeff Stevens (Rep)
Southgate Triangle – Hans Christiansen (Rep)
University District – John Snively (Rep)
Upper Rattlesnake – Jan Hoem (Rep)
Westside – Absent

City Council Liaison – Jon Wilkins
Neighborhood Liaison – LaNette Diaz

Others Present

Quorum

Quorum is present.

Adoption of Agenda

Mr. Aten moved for adoption of agenda. *Ms. Hoem* seconded. Motion passed unanimously.

Approval of CF Minutes from October 23, 2008

Ms. Hoem has a change, to page 1 under Public Comment, strike Mr. Stevens and replace with Mr. Salmonson for the survey follow-up committee. *Mr. Christiansen* moved to approve minutes with correction noted, *Ms. Snodgrass* seconded. Motion passed unanimously.

Consent Agenda

1. Approve request out of Neighborhood Project Grant Committee from the Walnut Street Landscape Group for a small grant in the amount of \$200 to invest in a waterline and faucet to supply the irrigation system. Neighbors will install the irrigation system. The grants committee recommends approval.
2. Approve request out of Neighborhood Project Grant Committee from the Missoula Community Coop for a small grant in the amount of \$200 to supplement funding in administering a survey of Westside residents to understand neighborhood interest and direction for three Westside projects, the neighborhood café, community commercial kitchen and Missoula Community Coop. Additional funds will come from

the Westside Neighborhood Council, North Missoula Community Development Corps and the Missoula Community Coop. The grants committee recommends approval.

Mr. Gullickson moved to adopt consent agenda, *Mr. Aten* seconded, motion passed unanimously.

Public Comment (non-agenda items from audience)

Mr. Wilkins announced he is available to talk about the residential safety ordinance, or VRIP, to neighborhood councils.

Neighborhood Liasion Report–LaNetteDiaz

- Bus Tour Report. The evaluation summary and comments were disseminated and some discussion ensued. Things to think about next year were brought forward, some possible themes: urban over- and under-forestation; artist colony on N. 1st St. to highlight some interesting things in our city; cost of city projects and creative solutions; roundabouts-their use and advantages; pocket parks vs. playgrounds; bike trails west of Missoula; how other cities are funding complete streets; and lack of neighborhood parks and trails.
- Downtown Master Plan Final Public Workshop, November 19th 7-9pm at the Holiday Inn Parkside
- Missoula Zoning and Subdivision Advisory Group Meets November 19 and 20 in Council Chambers time to be announced. The community meeting will be held December 11 at in Council Chambers, time to be announced.
- Community Forum budget reflects training series allotted monies and expenditures for the Survey Monkey tool. The survey tool can be downgraded to free service and upgraded to professional service when needed so there will no longer be a reoccurring charge.
- Moderator Sign-up for upcoming meetings passed around.

Committee Reports

Neighborhood Project Fund Committee Update (Hans Christiansen)

Two meetings have been held and the next is November 18th to score and rank 13 projects. Recommendations will be brought to CF next month.

Volunteer of the Year Committee Update (LaNette Diaz)

Five nominations were received and scheduling a committee review in progress. Presentation to CF next month.

New Business

Nominations for CFLT members (Ray Aten)

Would like to have three more onboard and will take nominations and vote next month.

Mr. Christiansen stated the requirement is that CFLT members be CF representatives, not alternates. Ms. Snodgrass re-nominated current members Ray Aten, Greg Gullickson and Hans Christiansen. New nominations include Don Nicholson, Jan Hoem and Brooks Priest. A suggestion was made that Alternates be allowed to be on the leadership team, would need to be addressed in the Bylaws.

Ongoing Business

Neighborhood Council Updates

- **Lewis & Clark**—nothing to report.
- **Southgate Triangle**—had LT meeting last night. Working on planning for Bellevue Park. Want to improve Boyd and McCloud parks. A climbing dog 'pet' was purchased with funds received from *the Missoulian*, but additional funds are needed to install it. There will be a naming contest in the future for the pet.
- **Moose Can Gully**—general fall meeting will be November 19, looking for presentation.
- **Farviews/Pattee Canyon**—learned from our recent general meeting to include time limits on your agenda, it will assist in keeping within time frame. The zoning update and area parks master plan presentation and discussions were good.
- **Riverfront**—nothing to report.
- **South 39th St.**—will have a LT meeting in January.
- **Upper Rattlesnake**—nothing new to report.
- **Cpt. John Mullan**—had LT meeting yesterday to set the budget and tentatively plan general meeting for March 18. We are planning a spring picnic and are updating our neighborhood website.
- **Emma Dickinson/Orchard Homes**—the October general meeting was well attended. The neighborhood vote on a name change at next meeting. There is interest in purchasing structures and looking for additional funding sources to do so for LaFrey Park.
- **University**—had fall meeting October 30 with a number of presentations including the VRIP, bond issue, 5th/6th street project, issue of bikes on sidewalks, traffic calming circles, sidewalk maintenance as far as developing attitude to keep them clear of snow. Leadership team elections were held as well.
- **Franklin to Fort**—spent monthly meeting on city planning programs in the works.
- **Grant Creek**—nothing new to report.

LaNette Diaz noted that Emma Dickinson identified there are many neighbors with children and they reached out to accommodate that. They held their general meeting earlier in the evening and provided pizza and toys to keep kids occupied.

City Council Liaison Report—expanded the city with Stony Brook addition at 3rd/Tower. A lunch with University President and Department Heads was held. Talked about moving the Vo-tech to the South Campus eventually, expansion of the graduate program, talked about the VRIP and a few other issues. There was a meeting with the County regarding the fairgrounds and devising a master plan. City needs to purchase a new fire engine and is going to finance the purchase with a loan. There are approximately 250 vehicles in the fleet that need to be changed out in the upcoming years. Resolution on affordable housing passed. Some discussion about tightening of financial belts and what that means, further discussion will happen in the near future.

Presentations

Zoning and Subdivision Rewrite Presentation (Tom Zavitz, OPG) Laval Means and Roger Millar present. The first ordinance was written in 1932 and had four zoning districts. Since then, it has been added to, amended and changed and has become difficult to work with. There are over 40 zoning districts now. It was decided in 2006 to update and Duncan Associates from Chicago was chosen to perform an analysis of the current code. Numerous public outreach sessions were held to gather input and now the project is at the point of release of third module. This draft has been through technical review and is now under advisory group review.

There are too many zoning districts and use types and some recommendations include:

- Reduce number of zoning districts and simplify the naming to correspond to the density allowed.

- Use square footage measurements instead of acres. Many lots are 40,000 sq. feet which is under an acre. This will increase density slightly.
- Clarify proposed height restrictions: current measure is from grade to peak in roof eave which is confusing when construction occurs on a hillside.
- Combine types of retail sales and uses

A new chart has been developed showing use and permit type. There are a broader range of housing types: lot line building on small lots will make more use of small side yards. This is meant for use in larger developments to push house more to one side to allow for more yard. It has requirements like no windows on lot line side wall for example. There will be a new approach to density calculation (where apartments can be constructed). Accessory dwelling units will follow certain conditions whereby an accessory dwelling will be allowed. The impression is that the city wants to double the density of entire town which is not the case. This could be an apartment in your basement or a mother-in-law (alley) house. It is really an affordability issue, if rented out, it pays for part of the mortgage and this type of accessory unit is a part of the character of some neighborhoods. Also suggested to include district consolidation and promotion of mixed-use development.

This process is about half-way in the timeline. Timeline shows public review of the draft next spring moving toward adoption in the fall 2009. OPG would like to tailor presentation to neighborhood needs and provide information. The next advisory group meeting is November 20th and open to the public with most of the time dedicated to module 3, some to module 2. There will be a public workshop December 10, reviewing and commenting all the modules, with another advisory meeting in January.

Laval Means recapped that the December 10th public workshop will be at MCT (Missoula Children's Theatre) from 7-9 pm. There will be a mailing and electronic notification sent out. The December 11th meeting will be with the advisory group. The November advisory group meeting on the 20th will include break-out sessions to focus on discussion items from the 19th meeting, and issues so far. Parking, Conservation and Cluster Development (PUD standards), Height Restrictions, Affordable Housing Techniques and more dialogue on lot line and accessory dwelling units possibly. For specifics about times of these break-out sessions, contact OPG.

Discussion:

Question about protest rights, does the rewrite address that. Tom Zavitz said that the general provisions in chapter 20.85 lay out the components of that, leaving it the way it is now as proposed by state law. Roger Millar explained that the planned cluster administrator review is no longer in the code in this rewrite. If zoning is changed in any neighborhood, property owners would have the right to protest per state law and city ordinance. The Board of Adjustment, Design Review Board and Subdivision requests have a right to a public hearing, other items are administrative. Some things are administratively approved, like building permits; other things require a public hearing.

What constitutes ability to have a super majority to approve what neighbors are protesting. Roger Millar went on to say that this is a rewriting of the zoning regulations, it is a text amendment and requires a majority vote of city council. This is not a map amendment, changing from residential to commercial, where you or neighbors have ability to protest change. Laval Means offered there is a table with the process points laid out at beginning of chapter 20.85 that may provide some guidance.

The modules are available on the zoningmissoula.com website.

UFDA Question & Answer (Roger Millar)

Joint public hearing held last week, council sent back to PAZ committee which will meet Wednesday the 19th from 9:30am - 12:00pm. If comes out of committee at that time it will go before council on the 24th. County Commissioners closed the public meeting and will wait until voted on by City Council. It will be on the commission agenda eventually.

Question asked if Scenario E (model that protects agriculture, wildlife and sensitive lands) is still up for discussion? Roger responded that council and commissioners are looking at Scenario D. The suitability map used in this scenario shows all criteria weighted equally and graded land from most suitable to less suitable for development. At the request of the planning board, Scenario E was developed which looked at non-renewable resources, weighing them more heavily. That map was overlaid with developable land and found that, for example, in East Mullan area there are more than 2400 units in developable land. The target is achieved in Scenario D without ever impacting those sensitive lands in E. In looking at that for each of the areas, the analysis showed, with one exception-Bonner/West Riverside area, the goal could be met without getting into the less suitable lands because of the non-renewable resources issues, so staff did not recommend any changes to the numbers in Scenario D. The database will be updated on a regular basis and will be available to decision makers and the public on a case by case basis no matter which Scenario is adopted. UFDA is not regulation, but broad policy perspective.

I understand there will be information in the form of database mapping available. Is there a requirement that it has to be referred to and followed? Roger stated that regulations require mitigation of impacts to resources. Some impacts are specific-flood plains and wetlands for example, but not so specific with ag lands. This document is one tool, a policy document to a broad detailed document, our growth policy. It informs our regulation. There are members of our community that desire regulations to protect agricultural soils. This won't be done through UFDA as it is not regulatory. The database information will be used for regulatory review and the information will be there for a more informed citizen to express their concerns as development requests occur.

Comment made that people need to work with lawmakers to ensure regulation is enacted to protect lands of concern then. Roger replied correct. The zoning and subdivision rewrite process will address some things. If these issues are important they should be included in that process sooner than later. There are other issues that require research before regulation can be provided.

If there were a decrease in housing demands would staff have any direction as to recommendations to developers as to where it should be built? UFDA is a guidance tool, not a prescription for growth. Business as usual had all growth on the fringe; demographics and populations are changing, smaller community housing closer to services will be desirable and necessary and makes sense.

Whenever development is slated for Orchard Homes and Target Range areas, the subject of agricultural lands comes up. Can 2000 dwelling units be built in those areas without being on top of those ag lands? Roger replied that zoning in those areas allows for 1655 additional homes, recommending 1000, not 2000; so that would be 669 additional homes as 301 have already been entitled. That number can be accommodated without touching the prime ag soils. OPG staff is meeting with home owners associations, the business community and agencies to formulate a neighborhood plan for these areas which will come back to the council and commissioners as a joint project.

This project takes into account planning for 20 years out, what about the next 20 years after that? Roger said that today we have 4,557 vacant entitled lots that have preliminary plat approval. There is enough land for about seven years of building at the previous rate (prior to recession). The intent at the end of 20-30 years is to have 2,500 vacant lots available. This is a minor amendment to a growth policy. There is a statutory

requirement in 2010 to update our growth policy and every five years after that. OPG will track what happens and recommend changes on a regular basis in response to what is happening on the ground and adjust the course accordingly.

What are the most significant drawbacks to density through height? Roger said people don't like sprawl, density or height. Height has a lot to do with type of character trying to create. Zoning in CBD (central business district) downtown allows for 12-stories. There are circumstances where higher buildings can accommodate large number of dwellings with limited footprint in size. This map can be incorporated into consideration when doing planning and used as a basis in the process.

Final Business

Monthly report to City Council—request to report on non-agenda items

(the monthly report to City Council will be made by the moderator of the meeting. The report made will address all items on the Community Forum agenda for the month. A request for reporting on non-agenda items will occur at Community Forum to ensure pertinent non-agenda are reported as well).

Ms. Schmitt will do the monthly report. Mr. Aten moved, Ms. Snodgrass seconded, all in favor.

Moderator for the next meeting will be **Mr. Christiansen**.

Adjournment

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Christine Ross

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

*Copies of any handouts and referenced documents at this meeting are on file in the City Clerk's Office