



**City of Missoula, Montana**  
**Item to be Referred to City Council Committee**

**Committee:** Land Use and Planning

**Item:** Ordinance to Amend Title 20 Zoning Related to Townhome Exemption Development (TED)

**Date:** August 26, 2019

**Sponsor(s):** Laval Means

**Prepared by:** Ben Brewer, Planner III

**Ward(s) Affected:**

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input checked="" type="checkbox"/> All Wards	<input type="checkbox"/> N/A

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**Action Required:**

Conduct a public hearing and consider ordinance amending Title 20, Missoula Municipal Code, the City Zoning Ordinance, related to Townhome Exemption Development (TED).

**Recommended Motion(s):**

I move the City Council:

9/9/2019:

[First reading and preliminary adoption] Set a public hearing on October 7<sup>th</sup>, 2019, and preliminarily adopt an ordinance amending Title 20, Missoula Municipal Code, the City Zoning Ordinance, Residential Districts Chapter sections 20.05.040.D 20.05.050.B, Table 20.05-3; Other Regulations sections 20.05.060, 20.10.050, 20.15.0060 in Residential, Business and Commercial, and Industrial Districts Chapters; Use and Building Specific Standards Chapter section 20.40.180; Accessory Uses and Structures Chapter section 20.45.060.B.1; Nonconformities Chapter section 20.80.020.B; Terminology Chapter section 20.100.A; and Measurements and Exceptions Chapter section 20.110.010, and adding a new sub-section F to section 20.110.050, all related to Townhome Exemption Development (TED).

10/7/2019:

[Second and final reading]:

Adopt/deny a City of Missoula initiated ordinance amending Title 20, Missoula Municipal Code, the City Zoning Ordinance, Residential Districts Chapter sections 20.05.040.D 20.05.050.B, Table 20.05-3; Other Regulations sections 20.05.060, 20.10.050, 20.15.0060 in Residential, Business and Commercial, and Industrial Districts Chapters; Use and Building Specific Standards Chapter section 20.40.180; Accessory Uses and Structures Chapter section 20.45.060.B.1; Nonconformities Chapter section 20.80.020.A & B; Terminology Chapter section 20.100.A; and Measurements and Exceptions Chapter section 20.110.010, and adding a new sub-section F to section 20.110.050, all related to Townhome Exemption Development (TED).

**Timeline:**

Referral to committee:	August 26, 2019
Committee discussion:	August 28, 2019
Council action (or sets hearing):	September 9, 2019

Public Hearing:  
Deadline:

October 7, 2019  
n/a

**Background and Alternatives Explored:**

At the request of the City Council, Development Services planning staff have drafted amendments to Title 20 City Zoning Ordinance to update Townhome Exemption Development (TED) and associated regulations. These proposed amendments are being developed during the time frame of an adopted Interim Ordinance to address TED projects. During the interim ordinance period, staff conducted a review of current codes, convened a leadership group, created a technical group, met with members of the development community, and developed this package of proposed amendments in order to accommodate orderly development while protecting the public health, safety and welfare of the community. The goal is to establish these permanent revised regulations by the time the interim ordinance expires on Nov. 5, 2019.

Staff provided an overview of the proposal, focusing on the intent and strategies that informed the draft amendments, at LUP meetings on July 24 and July 31. Staff requested public and agency comment on July 12<sup>th</sup> in advance of a future hearing at Planning Board. Planning Board held a public hearing on August 6<sup>th</sup> and the hearing was continued to August 20<sup>th</sup>, when they passed a recommendation to approve the draft ordinance (dated July 25<sup>th</sup>) with amendments. Staff attended LUP on August 21<sup>st</sup> to provide an informational presentation that focused on the specific proposed text amendments, as amended by Planning Board, to better familiarize the committee with its proposal.

The intent of the August 28<sup>th</sup> meeting is to discuss the draft ordinance, consider the recommendations made by planning board, hear public comment, and consider any other changes. The committee is asked to consider a motion to set a public hearing on October 7<sup>th</sup>.

NOTE: A summary of the Planning Board's recommended amendments is pending.

**Financial Implications:**

NA

**Links to external websites:**

Live video and supporting documents for the August 6<sup>th</sup> Planning Board meeting can be found here:

<https://pub-missoula.escribemeetings.com/Meeting.aspx?Id=54129f93-e0ec-41c0-aef8-e37fe3db7f43&Agenda=Agenda&lang=English>

Live video and supporting documents for the August 20<sup>th</sup> Planning Board meeting can be found here:

<https://pub-missoula.escribemeetings.com/Meeting.aspx?Id=822c9017-9ab4-444b-8dc9-a948ddf5e45e&Agenda=Agenda&lang=English>

The City's "Current City Planning Projects" web page is here:

<https://www.ci.missoula.mt.us/1521/Current-Projects>

The interim ordinance that is in effect until November 5<sup>th</sup>, 2019 can be found here:

<https://www.ci.missoula.mt.us/DocumentCenter/View/49592/Ordinance-3636>