



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

**Committee:** Administration and Finance

**Item:** Development Review Capacity Plan and Fee Schedule Amendment

**Date:** May 19, 2021

**Sponsor(s):** Eran Pehan

**Prepared by:** Eran Pehan

**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

---

**Action Required:**

Set a public hearing to consider a development fee schedule amendment.

**Recommended Motion(s):**

I move the City Council: The committee moves to set a public hearing on June 21st, 2021 to consider a development fee schedule amendment in support of a comprehensive development review capacity plan.

**Timeline:**

Referral to committee:	May 24, 2021
Committee discussion:	06/02/2021
Council action (or sets hearing):	06/07/2021
Public Hearing:	06/21/2021
Deadline:	06/28/2021

**Background and Alternatives Explored:**

In the last several years, the City of Missoula has experienced a surge in development review activities that have prevented us from providing the level of responsive service the community has come to expect. These delays in development review have also had a negative impact on new construction of houses and apartments, working against the goals outlined in our adopted housing policy.

Community Planning, Development & Innovation, Public Works and Mobility, and Parks and Recreation have worked alongside the development community to create a comprehensive plan that outlines short-, medium-, and long-term steps to address this issue. The short-term steps include amending the land use and engineering development fee schedules to allow us to add immediate capacity to our development review teams.

**Financial Implications:**

The proposed development fee schedule amendment will increase cost recovery for development review activities, allowing us to increase internal capacity without relying on the general fund.

**Links to external websites:**

