

Public Comment Received

The following are comments cut and pasted from the Conditional Use Interim Zoning Ordinance section of Engage Missoula. These were comments received as of the morning of November 15, 2022.

Guestbook

Public Comment

Use this space to provide your comments. Comments received by 11/15 will be provided to the Land Use & Planning committee prior to presenting to them on these changes on 11/16. Comments received between 11/16-11/27 will be provided to council members prior to a final hearing on these changes on 11/28.

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There are good reasons certain uses are considered conditional. Primarily, such uses are deemed a significant enough deviation from the permitted uses that additional review is warranted. As such there are good reasons for additional review. An important one is that adjacent property owners are notified and can provide on-the-ground information to staff and council regarding a proposal that would otherwise not be considered. Another is that staff can review impacts to a neighborhood associated with a host of potential factors including traffic, noise, lighting, pedestrian circulation, hours of operation, and parking. Last, having certain projects go through conditional use review allows staff and council the flexibility to work with the applicant and neighborhood to craft solutions that are sensitive to the specifics of a given situation. Changing "C" to "P" doesn't address any of these items. A staffing shortage doesn't obviate the need for this kind of review -- it negligently turns a blind eye to these issues and/or kicks the responsibility of dealing with them down to neighbors with no professional and/or political mediation. Specifically, I recommend retaining conditional use status for Residential, Public/Civic, and Commercial designations in table 20.05-1.

JohnD, about 2 hours ago

Hey MCC could you please allow a "Tavern or Nightclub" to be a permitted use in C1 and M1R zones. Thank you for your consideration in this matter.

Algonzal3z, about 18 hours ago

As a former small business owner, I found it frustrating when it seemed easier for outsiders to open businesses than for locals. I'd like the council to consider ways to make it easier for local entrepreneurs to get their business started and successful. One way would be to look at the beer/wine licensing/zoning issue and make reasonable, fair decisions that don't discourage job creation.

cobr, about 19 hours ago

Our small local owned business has been asked to complete the special exception process to obtain a city beer and wine license. When I initially applied for the license, I stated that our space was an "Event space with beer, wine and limited food service" but I was told that the only available classification for us was "Tavern/Nightclub" and that the use was not permitted in our location. Prior to our use, the space was a restaurant that served beer and wine. Our current zoning would also permit us to bring caterers in to serve beer and wine. But, because there is no classification between "restaurant" and "tavern/nightclub", we need to go through a six month to a year long process in order to hold our own beer and wine license. This will make it very difficult (if not impossible) for us to keep the lights on for the next year. I hope that you can take my story into consideration (and I know that there are other locally owned businesses that are in the same exact boat as us) and make "Tavern/Nightclub" a permitted use in C1 and M1R zones. Or, create an alternative designation for spaces like ours that would be more accurate to our intended purpose. Thank you!

AnnieGraham, about 20 hours ago

Hey MCC could you please allow a "Tavern or Nightclub" to be a permitted use in C1 and M1R zones so we can get the local shoes going again and take some of Nick Chipotle's monopoly away please and thanks

drumjamn, about 20 hours ago

I am curious where public engagement happens per project if the Conditional Use Interim Zoning Ordinance. And, does the interim ordinance lessen community input in any way? Thank you.

Christine Littig she/her, about 20 hours ago

I would make "Tavern or Nightclub" Conditional uses permitted in C1 and M1R zones as these are both intensive commercial and industrial zones. The Zoning department, in my view, has an absurd and overly restrictive interpretation of where alcohol can be consumed. A restaurant can serve wine and beer in these zones but a meeting house or entertainment or theater venue cannot without being labelled a "Tavern or Nightclub," which they are not. A catering company can serve beer and wine in these locations but the business operating on the parcel cannot. It is just ridiculous and not at all following Montana alcohol laws. It is an anti business interpretation in Zoning harming businesses in Missoula. Hard Liquor licenses which allow gambling in a bar or casino are not the same type of use as a meeting house or entertainment or theater venue. I think this should be addressed in this change as it is hurting existing businesses, right now, in Missoula.

DVGArchitects, about 21 hours ago