



CONDITIONAL USE INTERIM ORDINANCE

November 28, 2022

Dear Missoula City Council Members,

Missoula Organization of REALTORS® encourages City Council to adopt staff's recommendation for an interim urgency zoning measure amending Title 20, modifying conditional use ordinances.

Early this year MOR partnered with Missoula Economic Partnership to convene 24 public and private housing development stakeholders who sought to accelerate the rate at which new housing units are produced in the Missoula Community. One of the key discussion areas was the review of timelines, processes, and expectations to move residential building projects from initial design through local and state approval, including a discussion and critique of recent projects such as a major and minor subdivision and rezone in the City and County. Several of the priority actions out of this 16 hours of collective conversations directly align to the recommendations presented by Missoula City staff:

- 1) Work together on code reform, workflows, forms, and processes locally.
- 2) Support efforts at the administrative level to decrease duplicative records, etc., and where appropriate, seek permission for administrative rule and authority, which would allow staff more flexibility to move projects forward.

The city staff's recommendations are a very strong step towards achieving the above priority actions:

- 21 uses change from conditional to permitted, speeding up the review process, with anticipated reduced cycle time for housing approval.
- The interim approval allows our city council leaders to measure and evaluate the success of these changes over the next six months, and make any adjustments at that time.
- The urgent ordinance will not adversely impact the on-going two-year project of unified code reform.

We ask that the council adopt the conditional use interim ordinance as proposed.

Sincerely,

Jim Bachand, CEO

Missoula Organization of REALTORS®