

From: Cassie Tripard <TripardC@ci.missoula.mt.us>
Sent: Wednesday, May 4, 2022 5:02 PM
To: Danny G. Oberweiser; Justin Metcalf
Cc: Joe M. Dehnert; Matt Brandt; Dave DeGrandpre; Mary McCrea; Eran Pehan
Subject: RE: West End Homes - 4th Element Review

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Hi all,

I gave a quick summary to Justin in an email and called both Danny and Justin but thought I would provide a complete written explanation below for your records.

To summarize, staff will be omitting the words “outside of the EADA zone” in the incentive in 2.D.1 through a Zoning Officer Opinion. Staff feel this complies with the intents of the incentive and the EADA zone: to preserve agricultural land, reduce development in the EADA zone, and make up some density lost by preservation of ag land. Additionally, it stays within the same maximum density allowed by the incentive. This should allow you to max out the T4-R transect zone at 20% which will increase the density from the 3rd element submittal.

Staff will not be adding T4-O to the incentive. Staff determined this addition would be outside of the realm of zoning officer opinion, requiring a full analysis of impacts caused by increasing both districts to 20% (densities above original incentive allowance).

Lastly, staff determined the net lotted area used to calculate transect zone percentages will include only the required open space acreage. All extra OS above the requirement will not count against the project, and this interpretation can be cleanly implemented on all future projects.

Danny asked on the phone how this would work for projects using cash in lieu or a mix of cash in lieu and dedication. For these projects, we’ll use the provided open space, up to the maximum requirement. Danny, this makes sense to me but I’m open to other ideas if you think of any.

Thank you all for collaborating with the City on code interpretations. As we use the code for the first time, your team has been instrumental in identifying both code issues and solutions.

Best,

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