

Summary of Missoula Consolidated Planning Board Motions to Amend Title 20 City Zoning: Proposed 2019/2020 City Zoning Update Amendments.

On August 11, 2020, Planning Board held a public hearing to consider the proposed 2019/2020 list of amendments to update the City Zoning code. Following are Planning Board's recommended amendments, proposed changes are shown in grey.

Motion #1: Retain the requirement that applicants notify surrounding parcels of their intent to apply for a tourist home. Essentially, do not accept amendment number 28.

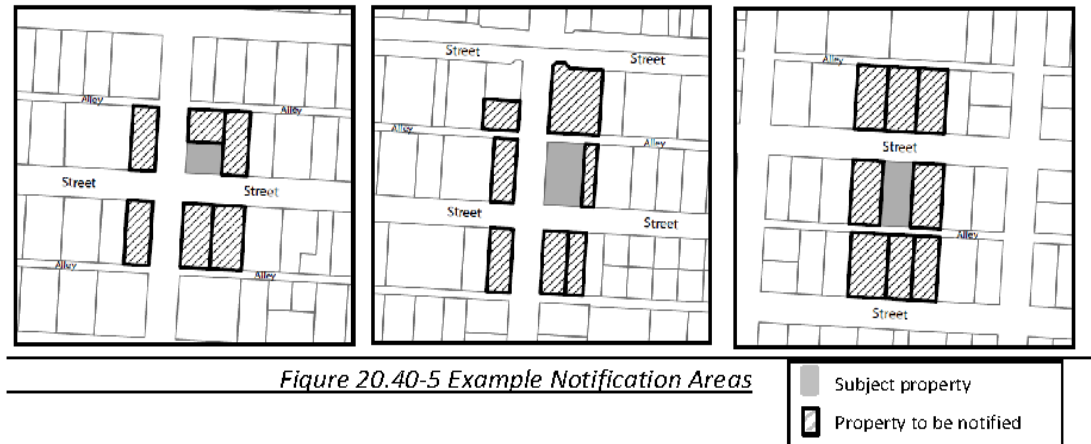
#28 Section 20.40.135C.1.b; remove the requirement for an applicant to notify surrounding parcels from the Tourist Home process.

20.40.135 - Tourist Homes

C. **Registration Requirement**

Prior to approval of the tourist home registration, the applicant must:

- a. Provide the name, telephone number, address, and email address of the owner and of a person or business ("responsible party") that is responsible for addressing all maintenance and safety concerns. If the applicant is a business, the name(s) and contact information of all business owners must be provided.
- b. Notify all property owner(s) and resident(s) one parcel deep surrounding the subject property, excluding R-O-W, prior to filing the application for tourist homes located in an R district. See figure 20.40-5 for example notification areas. The applicant must provide a written statement to Development services regarding the manner in which notification occurred and when.
- c. After the Tourist Home registration has been approved by the City, a follow up letter shall be sent by the City to the adjacent parcels, residents and owners, confirming that a tourist home has been permitted. The letter shall contain contact information for the Tourist Home applicant.



Motion #2: Related to amendment #22 subsection H.2.g, retain the existing language in proposed sub-paragraph g, with the exception of the word “color”.

- #22 Subsection 20.85.070H.2; amend the language to support a more general approach to review, encourage proposed projects to consider plans and policies adopted by the City, and move Factors to be Considered from Subsection 20.85.070I to 20.85.070H.

20.85.070 Conditional Uses

H. Review Criteria

2. Uses that require conditional use approval may be approved by the City Council when they determine that the proposed use:
 - ~~a. Complies with all applicable standards of this zoning ordinance;~~
 - ~~ba.~~ Is in the interest of the public convenience and will not have a significant adverse impact on ~~the general welfare of~~ the neighborhood or community;
 - ~~cb.~~ ~~Is compatible with the character of the surrounding area in terms of site planning, building scale and project design; Will not impede the orderly development and improvement of the surrounding properties for uses permitted in the district;~~
 - ~~dc.~~ Has operating characteristics that are compatible with the surrounding area in terms hours of operation, outdoor lighting, noise, and traffic generation; ~~and~~
 - ~~ed.~~ Will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized); ~~and~~
 - ~~fe.~~ Is in accordance with the Growth Policy and other relevant adopted plans.

- ~~1. That new buildings and structures are located to create a positive relationship with their environment, both urban and natural;~~
- ~~2f.~~ That the site design properly addresses general building orientation, open space, light, ~~sun exposure, views~~ and protection of natural features;
- ~~3g.~~ That buildings, structures and uses are compatible with adjacent properties and uses in terms of physical design elements such as volume and mass management, building materials, ~~color~~, open space design, screening, any applicable use-specific standards and any other design elements considered important by the City Council;
and
- ~~4h.~~ That the overall project will be functional, ~~attractive~~ and safe in terms of pedestrian, bicycle and vehicular access, parking, loading, and servicing ~~;~~ and

Final Motion:

Recommend the City Council approve an ordinance to amend Title 20 City Zoning: Proposed 2019/2020 City Zoning Update Amendments including Planning Board recommended amendments.