

Project Report

18 July 2020 - 07 August 2020

Engage Missoula Annual Missoula Zoning Code Updates



Visitors Summary

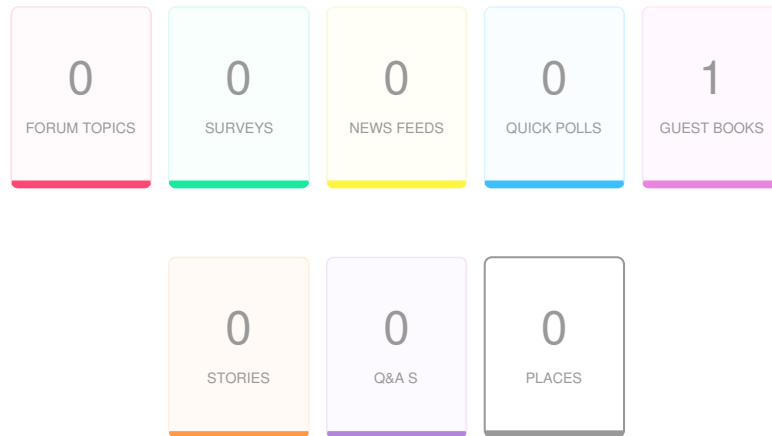


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
87	12	
NEW REGISTRATIONS		
2		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
3	18	61

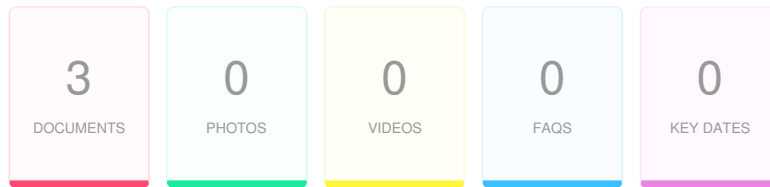
Aware Participants	61	Engaged Participants	3		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	61				
Informed Participants	18	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	10	Posted on Guestbooks	3	0	0
Visited the Key Dates page	1	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	9	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	3				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Guest Book	Submit Public Comment	Published	22	3	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Proposed Zoning Code Amendments: Agency Review (1st draft)	10	13
Document	Proposed Zoning Code Amendments: Planning Board (2nd draft)	1	1
Document	Staff Report to Planning Board	0	0
Key Dates	Key Date	1	1

GUEST BOOK

Submit Public Comment

Visitors 22	Contributors 3	CONTRIBUTIONS 3
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21 July 20			I fully support the amendments as they are proposed for Accessory Dwelling Units. Missoula has a great opportunity to increase density using this tool.
hpj			
AGREES	DISAGREES	REPLIES	
0	0	0	

24 July 20

Missouligan

AGREES

0

DISAGREES

0

REPLIES

0

As both a citizen of Missoula who works in the development industry I frankly see some validity to both sides of the argument regarding ADU units. The intention of the ADU is a good thing for rental housing affordability and a valid alternative to high density rental projects around the fringes of the urban core. However, opponents to ADUs have a valid argument that when mismanaged, and ADU can become a source of blight in a neighborhood rather than an enhancement. Therefore the following are my thoughts on the proposed changes to ADU regulations. I believe that the occupant ownership clause should remain in effect. We cannot legislate appropriate behavior, but actually cohabitating with one's ADU and its occupants goes a long ways towards incentivizing personal responsibility for the impact to the neighborhood. I don't believe that the deed restriction on an adu property presents any significant problem for resale. These are private properties and the owners of said properties need to assess this risk and live with the consequences when they chose to build an ADU. As far as adu's being removed from the rental pool with no public benefit when properties turn, I would be very surprised if this scenario makes a meaningful impact on the overall rental scene in Missoula. Owner occupancy most importantly prevents overzealous, and often absentee landlords from cramming yet more people onto marginal lots. I agree that renters are a significant contribution to the lack of affordable, owner occupied homes in Missoula and I don't think they need this tool to bolster their investments. This is especially relevant to the investors who are/will use ADUs as a tourist homes. Absentee landlord plus tourist home isn't a scenario I would want in my neighborhood. Parking is often the single largest deterrent to development of an ADU, but depending on the neighborhood, waving the parking requirement is a guaranteed path to conflict with the neighbors. While I agree that one day we will need less parking, today is not that. I encourage the planning process to take a closer look at the impact of parking on ADU development. Until a better solution is available I support the current requirement for a single, offstreet parking space. I have no issues with 22 ft max height revision or elimination of the minimum square footage. These were frankly a stupid clauses in the first place that have no relevance to the concept of the ADU. Conversion of existing structures seems adequately addressed by current zoning and building regulations.

GUEST BOOK

Submit Public Comment

25 July 20		
Robert		
AGREES	DISAGREES	REPLIES
0	0	0

I want to second HS Maclay's very thoughtful and well reasoned objections to this spurt of new changes to the Auxiliary Dwelling Unit changes. I want to emphasize the way the City Council and the Planning Office are sneaking in changes that would have caused an insurrection when the first resolutions were proposed. It is a kind of bait and switch deal. We won't cause changes that will devalue the neighborhood now but will leave open the possibility of making changes in the future. The future, apparently, is now. For example, it is now proposed that owners of Auxiliary Units not live in the main house, a compromise that assured neighbors that the owner who monitor the behavior of renters in the alleys. I strongly object to this change, Frankly, I am tired of fighting the Office of Planning and the City Council on their attempts to decrease the quality of life of those who live in the University District, Missoula's showcase development where home owners work diligently to maintain the quality of their properties. RBHausmann