

City of Missoula

Development Regulation Review & Recommendations Report LUP Committee Meeting #2



DESIGNWORKSHOP

September 23, 2020



INTRODUCTIONS – DESIGN WORKSHOP



DESIGN
WORKSHOP



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AGENDA

Intro & Update
Best Practices
<ul style="list-style-type: none">• Overview & Analysis
<ul style="list-style-type: none">• Discussion
Case Studies
Existing Code & State Law Analysis
Closing & Next Steps



PROGRESS UPDATE

ENGAGE MISSOULA

- Project information
- Working Group documents
- Background information
- Open Engagement Opportunity

INTERVIEWS

- 20 interviews completed
- Multiple perspectives
- Very productive
- City Radio Interview

COMMUNITY QUESTIONNAIRE

- 120 Participants
- Diverse community representation
- Also completing an Environmental focus group via online questionnaire

COMMUNITY QUESTIONNAIRE

MOST IMPORTANT TOPICS

Create affordable housing (84%)						Flexibility (43%)					
Simplify regulations (48%)						Neighborhood specific (68%)					
Faster process (39%)						Physical features regulations (88%)					
Consistent with values (89%)						Align with policy documents (83%)					
Predictability (68%)						Align with other regulations (69%)					
Improve comment process (69%)											



PROGRESS UPDATE

BEST PRACTICES

- Final document, includes Montana and National examples
- Focus on code innovations within key themes
- Input today will influence what is included in Recommendations Report

CASE STUDIES

- Drafts completed with three rounds of review
- Final refinements to be made in coming week
- Input needed from the working group on lessons learned and takeaways



PROGRESS UPDATE

STATE LAW ANALYSIS

- Final document focused on exemptions, standard procedures, and application requirements.
- Opportunities for adjustments to Missoula's process under current state law
- Input today will influence what is included in Recommendations Report

EXISTING CODE ANALYSIS

- Final document focusing on process.
- Process Flow Charts completed and on Engage Missoula.
- Additional detail on review criteria to be incorporated into Recommendations Report.



BEST PRACTICES THEMES

Public Comment

- Public Hearings versus Written Comments
- Administrative Options

Streamlined Process

- Clarity in dedication options
- Handouts and Checklists
- Unified Development Code

Housing Opportunities

- Allowable Density
- Parking Requirements

Policy Alignment

- Code hierarchy
- Incentives for infill
- Agriculture consideration



BEST PRACTICES

THEMES – PUBLIC COMMENT

Streamlined Community Input

- Neighborhood meeting
- Administrative Review of Minor Subdivisions
 - Includes written comment period

Potential Application in Missoula

- Informational mailer for public notification, and opportunity to comment in upcoming public hearing process
- Adjust timing of neighborhood meeting to after the application submittal
- Administrative Review for Minor



BEST PRACTICES

THEMES – STREAMLINED PROCESS

Parks Dedication

- Allow FIL by right for small requirements
- Clarity on FIL calculation

UDO

- Create hierarchy in requirements
- Shorter code, with less duplication

Handouts and Checklists

- Clear flow charts that outline process and timeline expectations
- Development Process Manual

Potential Application in Missoula

- Clarify parks calculations and options
- Create new handouts
- Move toward a UDO
- Establish hierarchy in regulations



BEST PRACTICES

THEMES – HOUSING OPPORTUNITIES

Density

- Housing type diversity
- Cluster Subdivisions
- ADUs and Cottage Housing
- Gross versus Net calculations

Parking

- Reduced parking requirements in certain locations, and for certain uses

Potential Application in Missoula

- Remove density reduction for floodplain / hillside considerations (while continuing to limit development in those areas)
- Expand areas with reduced parking requirements
- Increase allowed density on infill lots or in Cluster Subdivisions



BEST PRACTICES

THEMES – POLICY ALIGNMENT

Code Hierarchy

- State which regulation – type or level of restriction – supersedes others
- UDO

Infill Incentives

- Allow maximum density calculation
- Alternative compliance

Agricultural Lands

- Agri-tourism options
- Cluster development

Potential Application in Missoula

- Move toward a UDO
- Establish hierarchy in regulations
- Consider flexibility in requirements to encourage affordable housing
- Incorporate agriculture



CASE STUDIES

PROCESS & OVERVIEW

Developer Perspective

- Interviews
- Meeting record review
- Draft review
- Final input

City Perspective

- Initial Documentation
- Draft review
- Dev. Services review
- Final input

Lessons Learned

- Individual takeaways
- Holistic analysis in progress



CASE STUDIES

LESSONS LEARNED

Process	Regulatory	Wins
Concurrent review	Alignment between reviewing entities	Proactive conversation
Code interpretation	Open Space/parkland requirements	Development Services support
Overly detailed		
Note-taking/tracking		
Politics		
Amendments		
City is understaffed		



STATE LAW

GENERAL FINDINGS

- General Requirements are met
- Missoula's code include requirements beyond minimum state requirements
- Some opportunities for simplification or streamlining
- Some opportunities to complete reviews administratively
- Missoula's Parks calculations when density is not known is lower than state allowance
- State law gives little direction on TEDs

Opportunities for Missoula

- Clarity in regulation hierarchy
- Pre-Application Documents
- Code Vesting (requires state law change)
- Administrative reviews
- Parks dedication updates



EXISTING CODE ANALYSIS

GENERAL FINDINGS

- Timelines incorporated into code
- Clarification of agency comments
- Detailed requirements at pre-application phase
- Neighborhood meeting to enable community engagement
- Specific, detailed requirements for parks dedications
- Implementation of TED exemption, which includes specific criteria

Opportunities for Missoula

- Ensure all timelines are incorporated in code
- Role of DS in agency comments
- Pre-application phase simplification
- Timing of neighborhood meeting

A photograph of a forest with tall, thin trees and yellowing leaves, suggesting autumn. The image is positioned at the top of the slide, partially obscured by a white diagonal banner.

RECOMMENDATIONS REPORT

PRELIMINARY FINDINGS & FRAMEWORK DISCUSSION

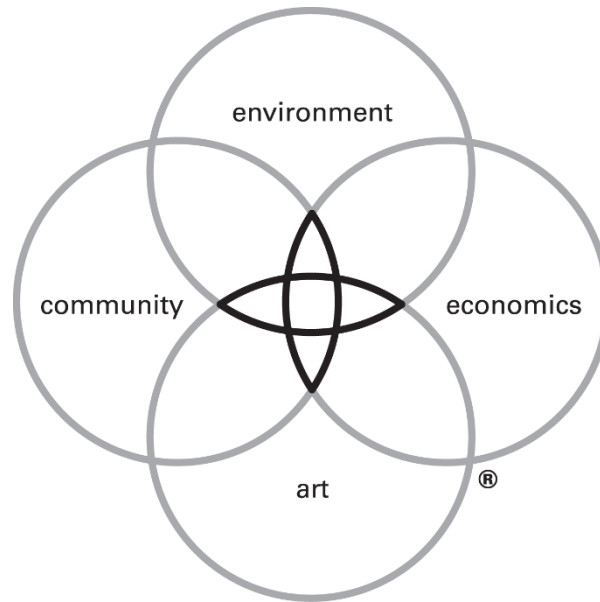
- What are we missing?

Developer Impacts	City Impacts	Community Impacts
Incurred additional holding costs	Staff incur additional review time and/or responsibilities	Barriers to new housing supply and reduced access to affordable homes
Incurred additional project costs	Staff answer repetitive questions	City policies not fully realized that community helped create
Incurred legal expenses	Large city workload	
Limited in ability to offer creative solutions		



CLOSING AND NEXT STEPS

- Next Steps
 - Draft Document – Early October
 - Final Document - November



PREPARED BY

DESIGNWORKSHOP

CASE STUDIES

OVERVIEW

Cowboy Flats

Project/Site Type Major Subdivision;
Infill

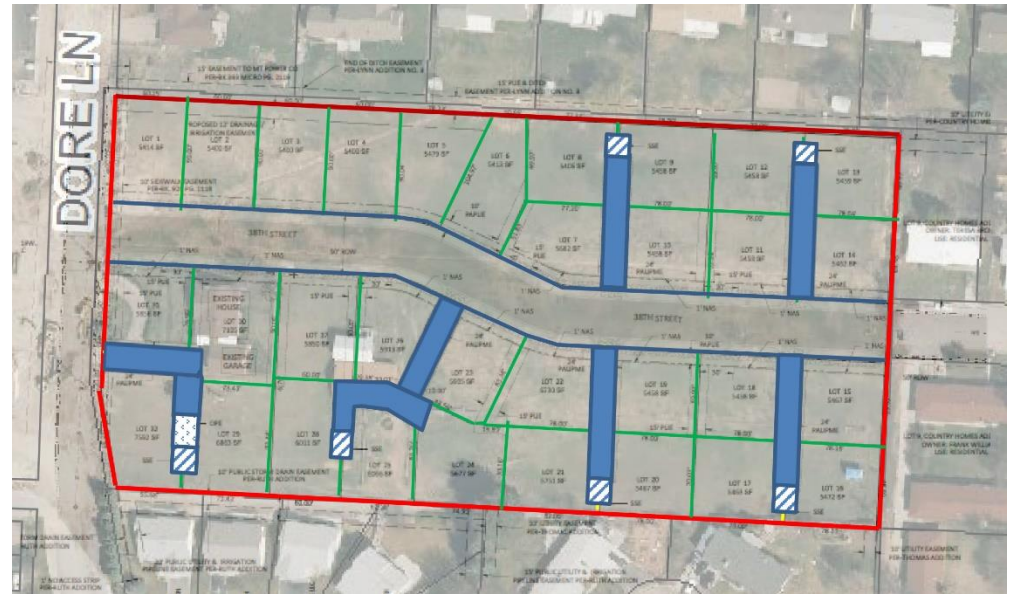
Location Southgate
Triangle

Size (ac.) 4.99

**Allowable
Density** 40 units

Actual Density 32 units

Duration 8 months, 24 days



CASE STUDIES

OVERVIEW

Orchard Home Estates

Project/Site Type	Major Subdivision; infill
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Location	Two-Rivers
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Size (ac.)	5.97
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Allowable Density	RT2.7
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Actual Density	N/A
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Duration	21 months, 17 days
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CASE STUDIES

OVERVIEW

Hellgate Gardens

Project/Site Type Larger TED;
Conditional Use

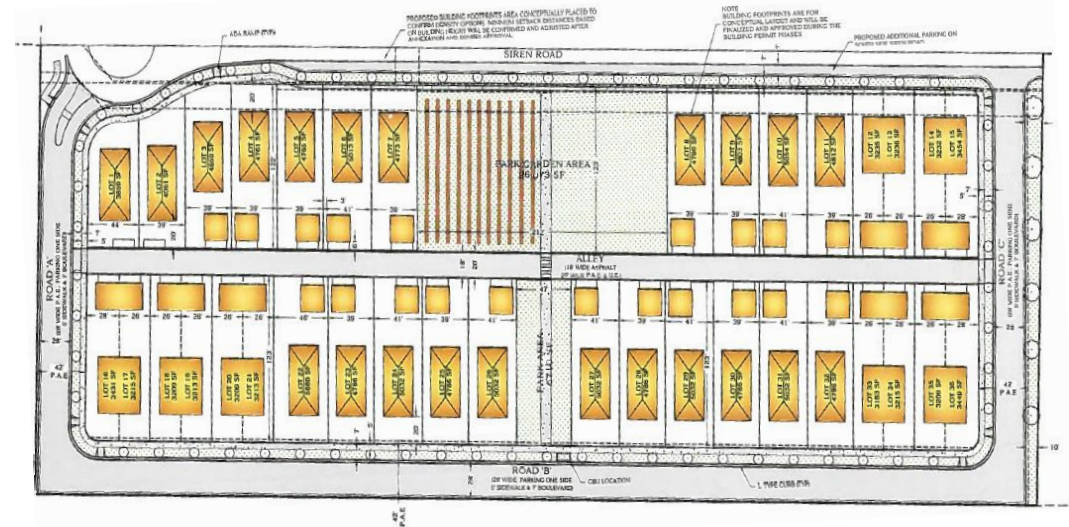
Location Mullan

Size (ac.) 6.51

Allowable Density 52 units

Actual Density 36 units

Duration 11 months, 15 days



CASE STUDIES

OVERVIEW

Marshall Street

Project/Site Type Smaller TED

Location Rose Park

Size (ac.) .24

Allowable Density 10 units

Actual Density 5 units

Duration 6 months, 6 days

