



**City of Missoula, Montana
Item to be Referred to City Council Committee**

Committee: Land Use and Planning
Item: City Subdivision and Townhouse Exemption Development (TED) Regulation Review Project
Date: November 6, 2020
Sponsor(s): Laval Means
Prepared by: Laval Means
Ward(s) Affected:
 Ward 1 Ward 4
 Ward 2 Ward 5
 Ward 3 Ward 6
 All Wards N/A

Action Required:
Discussion – No action required

Recommended Motion(s):
I move the City Council: N/A

Timeline:
Referral to committee: November 9, 2020
Committee discussion: November 18, 2020
Council action (or sets hearing): [Click or tap here to enter text.](#)
Public Hearing: [Click or tap here to enter text.](#)
Deadline: [Click or tap here to enter text.](#)

Background and Alternatives Explored:

Development Services is working with consultants, Design Workshop, to conduct a process of identifying issues and potential opportunities, and provide a recommended approach to revising City Subdivision Regulations along with potential changes to Missoula City Zoning related to the subdivision exemption process for Townhome Exemption Development (TED). Overall, this project is intended as a first phase of a multi-year regulation update process. It will help to establish an outline for future changes and future interactions with other development regulations at the local level as well as the state level.

Our purpose for embarking on this process is to work collaboratively to create a set of recommended subdivision and subdivision exemption regulation changes to provide predictability for everyone engaged in development, to simplify the process wherever possible, and to reduce review times and temper expense, all while ensuring that our high community standards remain in place.

The project is separated into three key steps that, first, included exploring and engaging through project initiation, background analysis, small group discussion, and insights from a community questionnaire. The next step involved synthesizing and prioritizing the potential approaches and changes with technical review and input from the working group as well as community comment.

The last step is to finalize the Recommendations Report and present it to City Council committee for support. The Design Workshop consultant team has provided recommendations and identified next steps to improving the Missoula's Subdivision and TED process in a Draft Recommendations Report.

To date, we've held several working group and technical team meetings, conducted a community questionnaire and a questionnaire with an environment focus group, and the consultant project team has interviewed approximately 20 individuals. We held a discussion about this project with LUP on May 13 and September 23, and with Planning Board on May 19 and October 27, 2020.

The purpose of this meeting is to provide an update and review the Recommendations Report with this committee.

Financial Implications:

Links to external websites:

<https://www.engagemissoula.com/missoula-subdivision-regulations-review>