



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

Committee: Land Use and Planning
Item: Subdivision and TED Regulation Review Project
Date: September 17, 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 only – No action required

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

Timeline:
Referral to committee: September 21, 2020
Committee discussion: September 23, 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. The final outcome of this project will be a Recommendations Report that will be presented to City Council committee for support at a future (TBD) LUP meeting.

Our purpose for embarking on this project 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 has progressed through exploration and analysis of case studies, code processes, state law, and best practices. The project team is synthesizing the analysis and considering potential options for changes.

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

The purpose of this meeting is to provide an update on the project and focus the discussion on observations from the Best Practices Analysis.

Financial Implications:

Links to external websites:

www.engagemissoula.com