



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: May 8, 2020

Sponsor(s): Laval Means

Prepared by: Laval Means

Ward(s) Affected:

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input checked="" type="checkbox"/> All Wards	<input type="checkbox"/> N/A

Action Required:
Discussion only – No action required

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

Timeline:

Referral to committee:	May 11, 2020
Committee discussion:	May 13, 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), based on input from a broad array of interests. 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, include exploring and engaging through project initiation, background analysis, and small group discussion. The next step is to synthesize and prioritize the potential approaches and changes with technical review and input from the working group as well as a community workshop. The last step is to finalize the Recommendations Report and present it to City Council committee for support.

To date, an initial kick-off meeting with the original project interview team consisting of a development representative, City staff, and Councilman Hess, has been held to help jump start the project. Using the guiding principles created in the Mayor's roundtable discussions in late 2019, the group has identified the following critical success factors for this project:

- Project work includes engagement with key stakeholders – from both inside and outside of the city – to document and understand areas of the Subdivision and TED process that work well and areas that need improvement.
- Focus on outcomes and what we are trying to accomplish, not overly processing things. Be clear in language but allow some flexibility.
- Process enables the City to consider possible new ideas on Subdivision and TED regulations for the 2021 State Legislative cycle.
- Proposed solutions are tailored for Missoula but is based in state and national best practices.
- Recommendations Report that charts the course for prioritized, comprehensive development regulation changes. Report could include short, medium, and longer-term implementation recommendations or recommendations classified by level of involvement, resources needed and/or timeline.
- Recommendations Report that aligns with State Law and Missoula policy documents, maintaining standards and quality.
- Overall, the Recommendations Report, if implemented, will lead to a land use review process that is easy to administer and understand.

As part of the first step, we are holding focus group sessions with various stakeholders in the development review process. We are holding the first focus group with the Land Use and Planning Committee. This will be an opportunity to learn about the project and provide the consultant with your ideas on current issues and opportunities to improve the subdivision and TED regulations and processes. Additionally, a working group is being established to help guide the process.

To encourage a robust discussion at the Land Use and Planning Committee meeting, staff along with the consultant team has prepared a brief questionnaire attached to this agenda item. As part of this discussion, we will review your responses to the questions, and begin a dialogue to understand your goals for this project.

Financial Implications:

N/A

Links to external websites:

www.engagemissoula.com (information on this project coming soon)