



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

Committee: Land Use and Planning

Item: Ordinance to Amend Title 20 Related to Townhome Exemption Development (TED)

Date: August 15, 2019

Sponsor(s): Laval Means

Prepared by: Benjamin Brewer, Planner III

Ward(s) Affected:

☐ Ward 1	☐ Ward 4
☐ Ward 2	☐ Ward 5
☐ Ward 3	☐ Ward 6
☒ All Wards	☐ N/A

Action Required:

No Action Required

Recommended Motion(s):

I move the City Council: NA

Timeline:

Referral to committee:	August 19, 2019
Committee discussion:	August 21, 2019
Council action (or sets hearing):	NA
Public Hearing:	NA
Deadline:	NA

Background and Alternatives Explored:

Development Services planning staff have drafted amendments to Title 20 City Zoning Ordinance to update Townhome Exemption Development (TED) and associated regulations. Staff requested public and agency comment on July 12th, and brought the item to the August 6th Planning Board. The item is currently held in Planning Board, and scheduled to be continued on August 20th.

These proposed amendments are being developed during the time frame of an adopted Interim Ordinance to address TED projects. The goal is to establish these permanent revised regulations by the time the interim ordinance expires on Nov. 5, 2019. In order to stick to this timeline, the availability of committee dates for working through the ordinance is limited.

Staff provided an overview of the proposal, focusing on the intent and strategies that informed the draft amendments, at LUP meetings on July 24 and July 31. At this August 21st committee meeting, staff will provide an informational presentation that focuses on the specific proposed text amendments to familiarize the committee with what is proposed. That will better equip the committee to spend the bulk of the next available LUP meeting to fully consider planning board recommendations, and public and agency comments.

Financial Implications:

NA

Links to external websites:

Live video and supporting documents for the August 6th Planning Board meeting can be found here: <https://pub-missoula.escribemeetings.com/Meeting.aspx?Id=54129f93-e0ec-41c0-aef8-e37fe3db7f43&Agenda=Agenda&lang=English>

Agenda and supporting materials for the continued Planning Board meeting on August 20 can be found here: <https://pub-missoula.escribemeetings.com/Meeting.aspx?Id=822c9017-9ab4-444b-8dc9-a948ddf5e45e&Agenda=Agenda&lang=English&Item=16>

Proposed ordinance amendments and memo requesting agency and public comment can be found on the city website "Current City Planning Projects" page:
<https://www.ci.missoula.mt.us/1521/Current-Projects>

The interim ordinance that is in effect until November 5th, 2019 can be found here:
<https://www.ci.missoula.mt.us/DocumentCenter/View/49592/Ordinance-3636>