

Memorandum

Date: October 20, 2020

To: Missoula Consolidated Planning Commission

From: Jason King and Rob Piatkowski, Dover, Kohl & Partners

Subject: **Revisions to the September 11, 2020 Drafts of the Mullan Area Master Plan and Form-Based Code**

This memorandum outlines the revisions to the September 11, 2020 Drafts of the Mullan Area Master Plan and Form-Based Code in response to public comments, agency comments, and Missoula Consolidated Planning Board comments received in response to the September 11th drafts.

Revisions to Draft Master Plan

Pg 84	Change “As these regional facilities are designed to be shallow swales....” To “As these regional facilities are designed to be shallow detention basins...”
Pg 90 - 91	Incorporates new illustrative route from Mountain Line that better aligns with their Strategic Plan and clarifies the levels of service anticipated for the area
	Remove language on the specifics of a proposed BRT route
	Adds language that implementation of BRT requires coordinated effort of all transportation and local agencies and is a long term goal
	Notes that initial transit service will be established in phases as the area is built out and that the ride to downtown will take between 15 and 45 minutes. Current funding mechanisms will only support such a level of service at full built out of approximately 6,000 units.
Pg 92	Add new section “A Zero Waste Community” “In 2018, The Missoula City Council unanimously adopted the ZERO by FIFTY goal to reduce Missoula’s waste stream by 90% by 2050; and in 2019 both the City of Missoula and Missoula County adopted a joint resolution establishing a goal of 100% clean electricity for the Missoula urban area by 2030. The Mullan Area Neighborhoods can become a model zero waste neighborhood. This should include ensuring opportunities for recycling and composting wherever trash receptacles are located and incorporating sustainable building practices into requirements and criteria for new developments.”
Pg 133	Add to Action 1.4.1: which specializes in packaging properties for affordable housing providers.
	Add Action 1.4.2: Explore the possibility of requiring that a certain number of platted lots in each new development be donated to a local land trust (Action

	1.4.1) to partner with affordable home builders for affordable housing. (City Non-Profits)
	Add Action 1.4.3: Establish a citywide Affordable Housing Trust Fund as outlined in Missoula’s Housing Policy. (City)
Pg 134	Revise Action 2.1.3 to include “citywide”
	Add Action 2.1.4: Draft a Conservation and Stewardship Plan for Missoula County working with the Parks and Recreation Department
	Add Action 2.1.5: Leverage existing conservation and public land for agricultural uses
	Add Action 2.1.6: Explore zoning protections for agricultural land in the County as outlined in the Missoula Area Land Use Element of the Missoula County Growth Policy (County)
	Add to Action 2.3.4: This should include exploring the use of County Open Space Bonds.
Pg 135	Revise Action 3.3.4 to reflect updated language on pgs 90-91. Make long term goal. Add MPO, City, County, and MDT to Lead Agencies
	Revise Action 3.3.3 to include other rapid transit options
	Revise Action 3.3.1 to include language on phasing
	Add new mid-term Action to increase frequency of bus service in the Mullan Area
	Add Action 3.6.2: Incorporate sustainable building practices into requirements and criteria for new developments. Sustainable building practices may include, but are not limited to, deconstruction over demolition, reduction of waste on building job sites, incorporating reused and sustainable materials into buildings, and increasing energy efficiency and water conservation efforts. (City Zero Waste Infrastructure Task Force)
	Add Strategy 3.7: Encourage a Zero Waste Community
	Add Action 3.7.1: Adopt policies that encourage the Mullan Area Neighborhoods to become a model zero waste neighborhood to guide development and redevelopment in Missoula and beyond. (Zero Waste Infrastructure Task Force)
Add Action 3.7.2: Ensure opportunities for recycling and composting wherever trash receptacles are located. Initial funding and long-term maintenance for this requirement could be found through a traditional HOA structure or be attached to a parks maintenance or lighting SID. (City)	
Pg 136	Revise Action 4.1.1 to “Adopt and Implement the Street Atlas <u>street sections in the</u> accompanying the Form-Based Code”
	Add list of planned projects outside of the plan area, such as widening of Mullan Road to 4 or 5 lanes, that are in the MPO long range transportation plan (will ask JACOBS to provide)
?	Is there an opportunity for animal agriculture allowances on the agricultural lands set aside in the plan? In the current Draft Form-Based Code animal agriculture is not allowed in any part of the Master Plan area, except by warrant. Should there be allowances for backyard chickens, two goats, etc. as well in any residential areas, which would be in keeping with the area’s agricultural heritage?

Revisions to Form-Based Code

Global	Remove Airport Reserve Neighborhood Unit Type (including from Table 2-1 and Figure 2-1)
Global	Open space requirement is revised to 11 percent
Global	"EADA Overlay " to "EADA <u>Zone</u> "
Division 6	General Standards to incorporate Draft Public Works Manual street standards as appropriate
Pg 1-1	Update rendering with new version showing solar panels
Pg 2-3	Show McKinnon Properties as T2 on the Neighborhood Unit Plan (Figure 2-1)
Pg 2-3	Add to Section C: 2. "For Crossroads Center Neighborhood Unit Type outside of the EADA Overlay, for each percentage of the Master Site Plan area that is prime ag land if irrigated preserved (above the required 11%), the maximum allowed allocation of T4-R shall be increased by one percent (minimum of 2 acres and maximum of 20 percent of Master Site Plan area). Add to Section C: 3. "For Community Center Neighborhood Unit Type outside of the EADA Overlay, for each percentage of the Master Site Plan area that is prime ag land if irrigated preserved (above the required 11%), the maximum allowed allocation of T5 shall be increased by 0.5 percent (minimum of 2 acres and maximum of 20 percent of Master Site Plan area).
Pg 2-4	In section D, Move 2c and 2d to a new "3. The following provisions are recommended within the overlay:"
Pg 2-4	Add the following to D. EADA Overlay 2c. Residential development (up to 4 DU/AC) within the EADA must be clustered so 50% of a Master Site Plan area within the EADA is open space or agriculture. 2d. If a Master Site Plan is partially within the EADA (more than 11%), the 4 DU/AC for the portion of the Master Plan within the EADA (minus the 11% open space) may be transferred to that portion of the Master Site Plan outside of the EADA. An additional 2 DU/AC bonus shall be granted for the amount of area transferred. 2e. If a Master Site Plan is partially within the EADA (11% in or more), the required Open Space shall be located on the portion of the Master Site Plan within the EADA.
Pg 3-40	Table 3-2: Add "House" as permitted use for T2
Pg 3-40	Table 3-2: Added "Nursing Home" and "Assisted Living Facility" to permitted residential uses for T4-R, T4-O, T5 and SD-W
Pg 3-41	Change Mini-Storage to Mini-Storage/Self-Storage
Pg 4-1	Update rendering with new version showing solar panels
Pg 4-14	Add new Sub-Section B: Zero Waste Provisions 1. Opportunities for recycling and composting shall be provided wherever trash receptacles are located. Public areas such as sidewalks, squares, and parks shall have three bin collection systems, with instructional signage, to collect landfill, compostable, and recyclable materials.
Pg 5-1	Update rendering with new version showing solar panels
Pg 5-22	Section 5.12.A Make existing text subsection 1 Add: "2. Enclosure and/or screened areas must have adequate storage space for

	landfill, compostable, and recyclable materials collection dumpsters and/or compactors.”
Pg 7-3	Add to 7.5.B “8. Description of impact to agricultural land and any mitigation plan to address loss of agricultural land.”
Pg 8-10	Add Definition: Extended Approach and Departure Areas (EADA): Designated areas by the Missoula International Airport, based on an analysis of crash data, where there is an increased concern over safety and noise. Uses that attract gatherings of large groups of people and places of public assembly are not recommended. Residential uses should be limited in such areas.
Pg 8-11	Open space requirement – Remove “open to the public” language
	Revised definitions to match changes in Code and to more closely match City definitions