

Plat, Annexation and Zoning Committee Minutes

February 4, 2010

7:30 a.m.

First Interstate Bank Conference Room

Members Present: Bob Jaffe, Roy Houseman, Dick Haines, Jason Weiner, Dave Strohmaeir, Ed Childers, John Wilkins, Lyn Hellegaard, Renee Mitchell, Marilyn Marler

Members Absent: Stacy Rye, Pam Walzer

Others Present: Scott Hanson, Roger Millar, Tom Zavitz, Wade Hoyt, Kathy Greathouse, Rod Austin, Jamie Hoffman, Gene Mostad, First Interstate staff, and Bobbi Day.

I. Regular Agenda Items

A. Presentation on financing condominiums and other projects under the newly adopted zoning ordinance ([memo](#)) - Bob Jaffe **REMOVE FROM AGENDA**

First Interstate Bank sponsored the presentation and discussion on what was happening in the lending industry and the issue of how to finance condominiums and townhouses. They wanted to have the discussion to peak interest at the State level for consideration of row houses as townhouses. Condominium loans were very restrictive and had more lending rules that were complicated. First time home buyers often could not purchase a condominium because of these restrictions.

Questions and discussion followed.

1. Were there any aspects of the subdivision process that made the process difficult?
 - The process could be more streamlined so it would take less time; PNC's helped.
 - With PNC's there were concerns with neighbors not having input in the discussion.
 - Controversy and neighbors add to the time it takes for a project to get through the process.
 - Builders/developers and city officials needed to agree on the direction to go.
 - Work at the State level to streamline the subdivision process.
 - Smaller lot size was needed (currently the minimum was 3,000 square feet).
2. Are there any row house condominium projects that want to convert to townhouses? Yes, OPG staff have been hearing from folks that want to de-condominium their projects. Rentals need to be added to the mix and it is a legal process.
3. Were the Townhouse changes in Title 19 carried over to Title 20? Was there a way to make the requirements more flexible? The Townhouse chapter in Title 19 was adopted in Title 20. When the changes were made in Title 19, they were made more flexible but there was more that could be done. The problem was in the subdivision regulations; change needed to happen in State law.
4. Could there be changes in State law to change the number in Minor subdivisions from 5 to a larger number? It would be helpful; the larger the number in a Minor subdivision the better.
5. It seemed that be doing either a condominium project or a townhouse project, you would be getting the same product. If you did a 5 unit condominium project, it could also be a 5 unit townhouse. The only difference was the lot lines.

VI. Held in Committee or Ongoing in Committee

1. Annexation. (see separate list at City Clerk's Office for pending annexations) (Ongoing in Committee)
2. Update the Rattlesnake Valley Comprehensive Plan Amendment ([memo](#)).—Regular Agenda (Dave Strohmaier) (Referred to committee: 04/02/07)
3. Request to rezone the property legally described as Lot 3 of Scott Street Lots Subdivision, located in Section 16, T13N, R19W, P.M.M. form D (Industrial) to I-1 (Light Industrial), based on the finding of fact and conclusions of law. (PAZ [05/21/08](#)) (Returned from Council floor: 6/2/08)
4. Discussion of OPG's [task list](#) and workload ([Urban Initiatives work plan](#)).—Regular Agenda (Mike Barton) (Referred to committee: 06/12/06)
5. Review Plat, Annexation and Zoning referrals. ([memo](#)) – Regular Agenda (Marty Rehbein) (Referred to committee: 01/11/10)
6. Review Title 20 sign ordinance to address prior commitments to business community ([memo](#)).—Regular Agenda (Lyn Hellegaard) (Referred to committee: 12/21/09)
7. Ongoing discussion of City planning issues with members of the Planning Board.—Regular Agenda (Bob Jaffe) (Referred to committee: 3/20/06)
8. An [ordinance](#) amending Missoula Municipal Code Title 20, the Missoula City Zoning ordinance and establishing Chapter 20.30 entitled "Historic Preservation." ([PAZ](#)) (Returned from Council floor: 11/23/09)

9. Adjournment

The meeting adjourned at 9:15 a.m.

Respectfully Submitted,

Bobbi Day

Support Services Administrator
Office of Planning and Grants

These minutes are summary and not verbatim.