

Meeting Notes

Meeting: Steering Committee

Date/Time: 6-18-15

Location: Jack Riedy Conference Room

Notes by: Kate McMahon, Applied Communications

Attended by: Bob Wachtel, Bonnie Buckingham, Chase Jones, Collin Bangs, John DiBari, Katherine Brady, Michael Dorshorst, Neva Hassanein, Ron Erickson, Ruth Reineking, Sean McCoy, Emily Jensen, Tom Zavitz and Laval Means (staff), Kate McMahon (facilitator)

Vision Statement

The Steering Committee reviewed the revised Vision Statement and made the following comments.

- Ron Erickson was glad to see a reference to fossil fuels
- It was noted that population growth over the next 20-years is projected to be 18,500 people in the planning area that includes both the city and unincorporated area.
- The Committee agreed that the opening sentence should be stated in the present tense such as, “In 2035, Missoula is a safe and livable”
- Use the word “healthy” somewhere in the vision statement
- Change sentence to read, “... safe, efficient and accessible travel networks...”
- Collin noted that the number of net new housing units will likely be greater when demolition of older housing is accounted for.

Future Land Use Map

Laval noted that the alternatives for the future land use map have now been combined into one map. She reviewed the various elements of the maps.

- Core area – emphasis is on compact, more intense, high activity in the downtown core. The city core is an overlay and would allow for mixed use.
- Urban Center designation – This designation was extended eastward to include Missoula College
- Extending out from the urban core would be areas where there could be a mix of uses. The mixed uses could both be located on the same lot or on adjacent lots, or entirely in one building, giving the area an overall feeling of mixture of uses.
- There are two levels of mix use designations. One is community scale that would have a community-wide market base. The neighborhood mix use would be lower intensity and would have a primarily neighborhood-based market. It would be important for these neighborhood mixed uses to have a street feel, be pedestrian-friendly and should mitigate any potential impacts to the neighborhood. Mixed uses designated areas are also transitional areas from the urban core to residential areas or from regional commercial districts to residential areas.
- Laval explained that mixed use along the corridors is not intended to imply strip development but would be some commercial broken up by residential uses.

- There are five residential designations. The designations are general and each one would reflect several possible zoning districts or zoning tools to implement the plan.
 - High density: 24 to 43 units per acre. The upper cap reflects current zoning but could be removed. This designation is generally located in urban center and fits with large multi-dwelling developments.
 - High-Medium Density: 12 to 23 units per acre, fitting with building types like duplexes, 3-plexes, and small compact single-dwelling units.
 - Medium Density: 3 to 11 units per acre. The designations on the map mostly reflect existing land use and established single dwelling neighborhoods.
 - Low Density: 1 to 2 dwelling units per acre. This closely matches existing land use and single dwelling development on larger lots currently. Would use incentives and zoning tools to encourage clustering.
 - Rural Residential: 1 dwelling unit per 2 acres or greater. This closely matches existing land use and is primarily in the County.
- Regional Commercial – The descriptions and objectives need to address where it may be appropriate to include some residential in these areas and provide guidelines.
- There are three industrial districts – Heavy Industrial is primarily a placeholder and may change once the Scott Street to Reserve Street URD plan is completed. Light industrial generally reflects existing light industrial zoning. Cottage industry is proposed as an overlay would be allowed in some residential areas such as near the railroad and would allow for artisan manufacturing with appropriate standards to mitigate potential impacts to nearby residential.
- East Missoula is shown as a large neighborhood mixed use area and may change when the New Mobility West study is completed.
- Overlay Districts include Neighborhood nodes that would allow for some pedestrian friendly neighborhood commercial. Cottage industries as discussed previously is an overlay district. Urban Agriculture overlay is shown where there is prime ag. soils and where parcels are greater than 3 acres.

The Committee discussed the need to coordinate the ag. overlay district with county activities. The map should still be refined to remove the overlay from those areas that are already developed, such as Wal-Mart. The overlay is a communication tool for the public and could be the basis for new zoning or subdivision regulation tools. The overlay would be a consideration for subdivision review but a subdivision could not be denied based solely on the designation. The ag. overlay designation would have an expanded description that would address when it would be appropriate to use the overlay, recognize existing development rights and encourage the use of cluster development or conservation subdivisions.

Review of Chapters

There was discussion that often, the different focus groups developed similar objectives. There has been some editing to combine some of these and avoid repetition. The Committee discussed that it might be ok to have some repetition to capture the different perspectives and ideas from the groups. Sometimes the objectives are very general and could be rewritten to clarify the relationship to a particular perspectives. Also, the issue statements that accompany the goals and objectives could be expanded to describe the different issues that the objectives are addressing. There should be a balance between too much repetition and making

sure that the intent of the focus group for including the objectives are not lost. The icons used with each objectives are helpful to show the interrelatedness between the different topics.

It was agreed that following the meeting, the Steering Committee could still review and make edits to the draft chapters and bring the marked up copies to the meeting next week.

Environmental Quality Chapter

- The issue statement under the heading, “Transportation, Growth Pressure and Sprawl” should have some reference to transportation issues as they relate to growth and sprawl.
- Under the waste stream topic, bullet point #6 does not have any text. Reference compost toilets under this topic.
- Water Quality Topics: The issue statement should be expanded to specifically mention climate change impacts such as high water temperatures and dissolved oxygen. Mention climate change as a threat under objective #2 and other objectives where appropriate.
- Flooding and erosion are threats to water quality. There should be a new objective that references impacts of “stream flow” whether they are high due to flooding or low due to drought they both are issues.
- Under Energy, make sure protection of solar access is an implementation item.
- Goal EQ21 on pg. 78 mentions access to nutritious and affordable food but there are no objectives to address this. It was noted that this topic was referred to the Safety and Wellness group and it is addressed in that chapter so the goal statement is not needed. It was suggested that the objectives or action item (now part of Safety and Wellness) should also refer to “Farm-to-School” initiatives.
- There was a question regarding objective #3 under local food and the definition of “cash crop”. It was agreed to rewrite the objective to say, “... development regulations are compatible with raising of commercial urban agriculture

Livability Chapter

- Under Growth Pressures/Land Use/Zoning the objective to redevelop older commercial properties was moved to the community design section.
- Mention “complete streets” under objective # 4 on page 18
- Mention “accessibility” in objective #5 on pg. 18
- It was noted that senior services are covered extensively in the Safety and Wellness chapter so they are not mentioned as an objective under the topic of Local Services
- Expand the issue statement for “Local Services/Social Services/Education” to talk more about all of the benefits of education. Mike Dorshorst will work on this language.

Community Design Chapter

- The Community Design chapter deals with both the visual design elements and the functional aspects of the city including land use and how it relates to various urban systems.
- There was agreement to rewrite objective #11 on pg. 61 to change the wording from “actively discourage” to something that talks about big box/chain stores being complimentary to local businesses

and should enhance the community and support community values. It was discussed that Missoula needs a diversity of businesses to create a strong economic base.

- On pg. 63, objective #1 take out the word “public” and just say transportation in order to be more inclusive of all transportation modes.
- On pg. 65, Objective 3, clarify the statement. Likely go with “explore development of a green building code.”
- On pg. 66, the introductory paragraph for Transportation should be changed to replace “complements the existing network of road” to “... including walking, biking and public transit as integral components of the transportation networks that support . . .”
- Add wording regarding accessibility to transportation in the introductory statement.
- Goal CD 15 should read, “A connected efficient, safe, **accessible** and attractive transportation system for all users.”
- Objective #8 on pg. 67 change “bikers” to read “people that bike and walk”.

Housing Chapter

Nancy Hart sent the committee some recommendations for including a goals and objectives regarding fair housing. Laval explained that the recommendations are from the “Impediments to Fair Housing” report. Collin Bangs explained that the report is updated every five years and includes recommendations to meet fair housing needs. The City, Housing Authority, and other agencies have generally done a good job of following the recommendations but the biggest outstanding issue is that there is not enough housing for low income households including protected classes such as the disabled and senior populations. He noted that the proposed land use map which has more flexibility and will allow for in-fill will go a long way to meet this need. The Committee discussed the following modifications to the Housing Chapter to address the recommendations on fair housing.

- Change the heading for the first topic to read “Affordable & Fair Housing”. Expand the introductory paragraph to summarize fair housing issues.
- Add a fair housing goal and review objectives to see if there should be additional objective on fair housing.
- Add an action item, 7.12 to implement the recommendations from the report “Impediments to Fair Housing.”
- Add an objectives or implementation items to address issues such as changing state law on tenant/landlord relations.
- It was discussed that property taxes make housing unaffordable and state law should be changed to identify new revenue streams (i.e. local option sales tax) to provide property tax relief.
- Add the “Impediments to Fair Housing” report to the text box for related documents on pg. 56

Laval distributed an e-mail from Greg Oliver with some suggestions for the Housing Chapter. It was discussed that Collin Bangs and Katherine Brady from the Housing Focus Group would review the recommendations and identify the following:

- Items that have already been incorporated into the draft Growth Policy as either objectives or action items;

- Items that were discussed by the housing group but there was not support from the focus group to include these as objectives; and
- Items that were not discussed at all and should be studied as part of the housing needs assessment to determine the feasibility/community support for recommending such actions.

Collin noted that he would not be in attendance at the next meeting and would e-mail his comments.

Next Steps

The next Steering Committee is scheduled for Thursday, June 25th at 5:15 pm in the Jack Riedy Conference room. The Committee will review drafts of the Economic Health and Safety & Wellness Chapters and will address any additional input from the Committee on the other chapters.

The meeting was adjourned at 7:25 pm