

General Comments from Open House 4-30-15

1	Transit is important, trails are neutral, land use scenario B is best
2	Hard to please all people all the time. Great work so far! Take focus off of downtown. It's like a spoiled child! Put a muzzle on U district too!
3	Increase density on Brooks corridor, multi story, lower parking regs. Mixed use
4	Livability- Make sure that both city and county and university are on the same page. Vibrant Downtown - do more to encourage positive downtown activities. Living wage 17.22 - promote this with min wage 13.71- get this to be a beginning level and grow affordable housing within the services.
5	There is insufficient land zoned for multi-family development to meet the demand for those who rent. Can council, the legislature of land use law, must do the heavy lifting politically of zoning more land at 30 units/acre. Step up council, serve the majority of your constituents: those who rent
6	The presentation, especially when it came to the statistics were unclear as to what they were relating (housing); In the future red dots, in addition to green dots should be used. The red can represent what communities disagree with. My friend and I were told by a council man of ward 4 that red dots were not included because our vote is our voice. If that's true why hold a meeting like this?
7	Love the high school suggestions especially about sexual assault. Also put emphasis on education, poverty and environment
8	Many of the solutions for the 20 year plan seem short sighted to me, we need to take a look at the root causes not treat the symptoms. Ex: Homeless crime- make the money w/o help go away, this makes it less feasible
9	The displays by Hellgate students were a very effective device, adding specifics to the otherwise general information on development of growth policy. Ironically public education didn't seem a significant factor in the growth policy. MCPS has some good documents it could add to the mix
10	Take care to incorporate graphics (illustrations, photos, charts, graphs, etc.) to communicate ideas, convey values, share examples, compare w/ other communities..... The graphics, including the land use map need to convey everything contained in the text of that document.
11	Design standards? -- we need to clarify at least what we absolutely don't like. Have a conversation about what is our community ????????
12	Really hope that we continue to discuss and implement our climate action plan. Being able to support and collaborate w/ UM on sustainability + climate action are invaluable. Also I love that alternative transportation goals appeared in so many spots around the room. Missoula's bike-ability is one of my top 3 favorite things about our community. I appreciate the struggle to maintain/preserve lots of open space, historic + community character, and provide affordable housing in our community. If it helps I am one of those renters paying a high% of income towards rent, which is frustrating..... But I value our restraints on growth enough that I just deal with it

13	In general a very positive and exciting future for Missoula if we can work together to achieve this. Key is avoiding sprawl, keeping development homegrown and conducive to car free living. Especially in low income housing. We are on a good path I think. Also thanks for all the work and for involving the kids in this.
14	I prefer map A to map B. I really don't think people here tonight understand the changes that have been made to recommended densities in residential area. Homogeneity is not a good goal for zoning for a city.
15	Even if heavily subsidized by government agencies (at least to start) we must recycle all glass (all colors) and develop markets for products (highway construction can use in mixes)
16	Land use map- Can we look @ neighborhood mixed use in neighborhoods? Seems like there should be more opportunity for neighborhood services in F2F neigh. Considering it is some the highest density residential potential - more market + need for walkable services
17	There was a lot of information to read. I think narrowing the options even more could feel less overwhelming. Please continue the public involvement and have a public viewing /meeting that provides access for public to review the plan before it's submitted to city council. Also would like to see some protection for land access/ownership for low/medium access individuals vs companies or more funded interests
18	Discourage development in wildland- urban interface to reduce need for increased fire/police/sheriff protection and services. Continue to develop/plan for neighborhoods conducive to walking/biking/pub. Transit
19	A consolidation of common themes among the focus groups would've been helpful to reduce the repetition and amount that people need to read. I got tired after a while.
20	Great job. Like the goals and objectives. Generally. Put more focus next time on how it all comes together - i.e. maps A+B
21	Land use -micro-mixed use neighborhoods- ex: neighborhood store/café be encouraged. Not every road needs a bike lane, we need to be realistic about auto traffic flowing effectively through the city.
22	Hard to understand how all the good ideas can be implemented while achieving affordability! Already overpriced housing and subsidies are not the solution ... not for MT families at least
23	Very impressive layout. Would appreciated acknowledgement in the plan that the Rattlesnake Plan currently serves as a quasi- zoning document to upper Rattlesnake area. We have tried, without success, to get zoning but failing that we at least have the rattlesnake plan. Without it we are vulnerable to ill-advised development
24	Recognize existing neighborhood plans in particular the Rattlesnake Comprehensive plan
25	Current land use off Greenough/Duncan is not 2 du/acre. It is 1 du/5acres according to Rattlesnake Comprehensive plan (to protect viewshed). Adequate parking for all housing needs to be addressed. Recognize neighborhood character.
26	Fabulous! A lot of work from everyone, very educational!
27	What a great open house! Wonderful display of a lot of information.

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Comment regarding Goals and Objectives

Focus Group	Comment
Community Design	Allow addition of tiny homes and other creative small design to increase density and allow urban infill in areas that may not be good for other uses
Community Design	Encourage inclusion of neighborhood plan in adopted growth policy
Community Design	Preserve open spaces and keep wilderness/urban interface areas low density
Community Design	Because of not having sufficient justification for trail exaction. Having it in the growth policy would help. Be sure to include trail networks and corridor + non-motorized transportation corridors. The city has lost lawsuits
Community Design	Look at the Rattlesnake transportation plan. Its goof the RN + it has some good ideas
Community Design	Great community design! One concern is our Missoula bridges because it's important to have stability and safety for our city
Community Design	Would love to see something that would keep bikes of the roads, they are dangerous to themselves due to massive speed differences. Trails are great for this.
Community Design	I fear that we are artificially inflating drive times by not having enough infrastructure and by making poor use of optimization. How much time is spent stopping and speeding up is a huge drain on efficiency. Timing work should be looked at for turning less linear energy to heat and energy to momentum
Community Design	Goals contradict each other at times- We cannot discourage urban sprawl and limit housing development in urban areas
Community Design	The focus on high density urban development is a red flag. Studies indicate efforts like that approach almost always deter economic vitality, migration to outlying areas and inflow of less stable population.
Community Design	I do not see that the significant portion of our citizenry who have physical and/or intellectual disabilities usage included in proposals out of community design group
Environmental Quality	Explore utilizing rooftop gardens for food production + green space. Require a certain amount of green space in new development
Environmental Quality	Permeable surfaces + increased green space: Bioswaps, vegetated medians maybe between traffic and parking and a bike lane to add protection
Environmental Quality	What about our health in restaurants fast food that's not good for and etc. This is to raise awareness of quality in general health
Environmental Quality	Grandfathered wood burning fire places and stoves should be retired. Clean up our air more- we're better w/o teepee burns but my friend still has to go to the hospital for help breathing when up get bad winter inversions

Environmental Quality	We need to build green buildings- good sightings, insulation, cool roofs. Preserve the Rattlesnake recreation area w/o commercial logging.
Environmental Quality	Move the rail yard out of town- its diesel emissions are toxic and those living closest are the most affected. It's a matter of environmental justice.
Environmental Quality	Transportation, growth pressures- develop safe systems. Reducing reliance on driving.
Environmental Quality	Promote or subsidize recycling all manner of glass at government locations
Environmental Quality	Climate change is a buzz word that, frankly, is divisive to the primary EQ goals and objectives. You will achieve better results w/out promoting controversial positions that are essentially ??? in nature.
Economic Health	This looks pretty good. Let's hope the idiots on city council don't hack it up.
Economic Health	Clean manufacturing. We don't have anything here.
Economic Health	Economic- Under infrastructure: include planning for waste ????, landfill, haz waste, recycling.
Economic Health	The economic health component does not emphasize enough the contribution quality of life makes to economic health. Recreation or amenities like trails, a community center, public transportation all contribute to an enhanced life style expensive that high quality business will find attractive for employees. What makes us different than the rest?
Economic Health	Need to protect limited east <--> west transit opportunities- Bike lanes can be on separate streets in the 5th/6th area, for example.
Economic Health	Revisit the liquor laws to be more business friendly. Community based and eliminate the ludicrous liquor lottery. Let the market decide who stays and who leaves!
Economic Health	Fiber internet is interesting; Blackfoot can't compete on price, TCT west out of Cody, WY maybe being sold soon due to relationship with blackfoot, they have refused to come in the past.
Economic Health	Coming from a very technical field we couldn't find anyone (nor was anyone wanting to move here) for what we were paying.
Housing	Need emergency housing for homeless families - not transitional- get them into perm. housing
Housing	Incentivize landlords for energy efficiency.
Housing	Eliminate the word 'apartments' from the #3 under the downtown housing for older ??????. Also eliminate "after???" from #5 under downtown.
Housing	Focus on single homeless military veterans
Housing	Individuals with disabilities instead of disabled individuals

Housing	There is more to Missoula than downtown and the university district? However, these two areas seemingly drive all land use/zoning issues!
Housing	Affordable housing- all objectives should stress that these units be located where infrastructure + transportation alternatives allow car free independent living
Housing	In the creation of affordable housing, don't just focus on students and elderly/disabled. Young professionals need opportunities too.
Housing	More energy efficient and smaller housing options. So many of the houses could benefit from a program that incentivizes adding insulation, changing windows, ~energy efficiency (Green Blocks program)
Housing	Quite a few of the goals we have here with more high density housing differs from the views of the neighborhood leadership team. It seems like land cost is much higher than other areas around and that seems to be the big choke point
Housing	Increase the development of smaller, affordable accessible (visit ability) homes for older adults interested in downsizing.
Housing	Provide more affordable housing with community based services that are affordable for older adults
Housing	Not all older adults want to live together in the same housing.
Housing	Fair housing add! Need to ensure housing is diverse and available in diverse areas- mixed income, family size, etc.
Housing	Review and change zoning to allow equal treatment for group homes.
Housing	Keep densities consistent with character of neighborhood/area
Livability	Process and plan are not 'Montana'. Missoula becoming too much like other large urban US centers. Want this a nice place to live. Rezoning geared towards high density urban housing and low income and shouldn't be.
Livability	Harnessed and controlled growth is good but we have to be careful. All cities currently gentrified started with best of intentions.
Livability	Do something with the old Macy's building. Renovate to be a covered indoor/outdoor walking mall with mixed uses.
Livability	Add more quirky art pieces like the painted electrical boxes
Livability	Help build culture of tolerance, intolerance of hate crimes.
Livability	Build less parking, put those funds into transit. -- Mtn. Line extended
Livability	Development services has a job to do which involves a fair/open review process. Some of these seem like they already the law and can be looked at from a different angle if they are not being followed.
Safety and Wellness	Please do not build not downtown 6-8 story buildings. Build out area @ old K-Mart w/ good livable human scale multi use neighborhoods.

Safety and Wellness	Need to address racism
Safety and Wellness	The rail yard + diesel emissions are a serious problem. Move it out of town. Those living near the rail yard are at more risk. Than those in grant creek or south hills
Safety and Wellness	Move the rail yard out of town. The particulates affect fetuses.
Safety and Wellness	I have seen a large number of transients. I would like to see this problem w/ violence be stopped by having it illegal to help them unless its through a regulated community resource. I used to work in healthcare, they are already trying to get ahead of the baby boomers care requirements. would be nice to see more people with training as first responders.
Safety and Wellness	Need a stronger statement encouraging/advancing the role of community in providing opportunities for face to face engagement. The less anonymous the more likely we are to work together (and play together) to bring opportunities to Missoula
Safety and Wellness	I'm disappointed to see 'Parks, Recreation, and Open Space' lumped together under safety and wellness. Open Space is distinct in that it provides benefits across so many other categories and not all open space allows public access. It provides environmental quality, wildlife habitat, river corridor protection, etc.

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Land Use Station

What aspects or concepts of the land use mapping do you like?	What aspects do you not like?	Which scenario do you like best?	General Comments
Increase in density near services, but Sc. B is a bit too far	Ignoring the huge \$\$ mounts in target range and setting it as ag.. It's an area that will be near a huge park, wouldn't it be great if people could live within walking distance?	Neither	Higher density should be on the map, but we can't ignore the investment in certain areas. We want people living near parks and we're neglecting a 30 million dollar park that's about to go in
Increased flexibility to allow for non-residential uses in areas designated for residential uses especially at higher densities that are farther removed from commercial areas with services.		Map B	After the court case that threw out the rezoning we need to adhere to the land use designation, how can we make room for being flexible in allowing spontaneous good growth, and/or change?
Less complex, Recognizes urban fringe	Needs to be clear in plan- that suggested ag does not mean ag is the only use- Heffernan case put too much power on neighborhood plan- we want to encourage residential development in urban areas. Can't fundamentally change potential use of property w/o zoning change.	Map A	Ag designated areas should not be newly designated in the city urban areas
Nice that map B includes urban fringe, rural areas- could have a huge impact on character of city (think urban sprawl- Bozeman, Denver)		Map B	
Dispensed centers of use (diversity of use) but well connected with bicycle and public transportation. Create centers where neighbors can meet and others have a chance to explore	Do not like 'strip style' commercial development in scenario B. Scenario B lacks medium high density housing.	Map A	
Simplified land use for future planning		Map B	Nice job!

Mixed use (Wyoming/Johnson) has been great so far	High density housing that has no infrastructure for it	Map A	
Like the more clustered nodes of A but maybe find more of them. Simple is better	Not matching existing county zoning (or existing development) not yet in city. EX: Milltown higher density (unzoned) than 2/acre; Upstream of Reserve St. along river= industrial, Cables approved at higher density than 2/acre	Map A - Less nodes area	Can boundaries be '+/- 1/4 mile'? Seems like sketches. Needs to match or exceed use and/or existing zoning whether in city or not!
		Map B	I like the agricultural overlay on Duncan Dr.
Protect viewsheds by keeping density low in areas that the entire valley has in its viewshed.	Agricultural overlays	Map B	Keep existing neighborhood plans. These were created by our neighbors and represent hundreds of hours of work.
			River, river, river. Existing models of riverside zoning still do not take into account the river's benefits. The river corridor is still used for commercial development, which is outdated
Map B more density in residential - like	Map A - downtown area	Map B	
			Scenario B feels like a community that encourages movement throughout the community as well as the more localized neighborhood. The focus on community agriculture and cottage/artisan ?????? promotes the growth of unique livelihoods and neighborhoods that are part of what makes Missoula so wonderful.



Harold Hoem

Collin's question; neighborhood plans

3 messages

Harold Hoem

Wed, Apr 1, 2015 at 1:20 PM

Hello, Katherine and Collin.

Getting back to you on your questions, Collin. As you are probably well aware, a great many people living in the Upper Rattlesnake want the Rattlesnake Comprehensive Plan to hold sway on what happens in their neighborhood. That would mean keeping the single-family designation.

A group of a dozen people (sometimes more, sometimes less) met monthly to bi-monthly for a year and a half in 2007-2008 to discuss upgrading that plan, and ultimately our efforts were stopped because of budget restrictions. Every person had a copy of the Comp Plan and we worked from that. Prior to that time, we pretty well accepted the zoning that was in the existing plan. Laval Means had said that redesigning the zoning would take too much time/money and we felt those numbers were good. On June 3, 2008, Doug Hacker of Lily Court sent the following letter to the Missoula City Committee of the Whole:

"I have been a participant in the review of the 1995 Rattlesnake Valley Comprehensive Plan for more than a year and a half. Nearly a dozen valley residents have been involved addressing pressing issues impacting our area. Studies have included zoning, building densities, wildlife concerns, traffic concerns (and with them an emergency evacuation plan for the nearly 7,000 residents) and numerous other subjects. It is worth noting that the Rattlesnake Valley, in addition to being home to many residents, is also a primary recreation retreat for those living throughout Greater Missoula."

(In addition, we discussed the Rattlesnake Valley as a gateway to the Wilderness Area.)

My purpose in including this is to demonstrate the importance of neighborhood plans in addressing the needs and details that are specific to the neighborhoods and that have been addressed through neighborhood scrutiny and planning. What you're trying to develop cannot do this job.

Funding was withdrawn before we could formalize anything, but we did continue to work together to complete the Rattlesnake Transportation Plan which is largely responsible for getting the improvements on Van Buren and on Lolo Street.

Bob Oakes brought up the return of Planned Neighborhood Clusters (PNCs) to the zoning tools. As I said last Tuesday, that tool brought a lot of heartbreak, anger and distrust that was aimed specifically at the developers who used them and at OPG. Home owners want some degree of predictability -- PNCs removed the predictability, sometimes with negative impacts on the surrounding neighborhood. I believe the consulting group that worked with us near the height of the controversy recommended we should get rid of PNCs.

There will be serious resistance to the work you are doing, which your goals state you wish to avoid, if you ignore the neighborhood plans for the neighborhoods that have them. Neighborhood plans give all areas of the city an opportunity to be intrinsically involved in the design process that affects them. This is a big part of what makes their neighborhoods unique.

Jan Hoem

Thu, Apr 23, 2015 at 11:09 AM

Jan -

I asked your question at the Steering Committee, "What is the effect of a new growth policy on existing plans". The answer as I understand it is that we don't know. There will certainly be some difference, because there will be a lot fewer land use designations on the map than there are now. If this creates any major conflict it isn't clear how it will be handled. Hopefully the answer will become clearer as we move forward.

Collin

Thanks for getting back to me, Collin. I feel certain that there will be real backlash if neighborhood plans are being over-ridden. To remove the predictability in neighborhoods that have worked to develop plans that maintain their neighborhood characters with a sweep of the pen will be seen as unfair and unnecessary. This is no way to avoid controversy.

I was thinking about the PNC examples that came up when Bob asked for their return, and one of the worst was staring me in the face. Lincoln School was developed as a PNC, maybe with density bonuses, and continues to be contentious. There were about 300 signatures on a petition to keep that plan from going through. The school has remained empty and is deteriorating. The developer had to relinquish the property to a credit union. It is not even built out yet, but some people are really upset about the loss of light, privacy, parking and other considerations. You'd think that looking at the plan would have revealed these consequences, but they didn't see them coming.

Please see that these comments are entered into the record and discussed with the Steering Committee.

Thanks.

Jan Hoem

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