



Our Missoula Growth Policy: 5-Year Review

APPENDIX G: Review Criteria

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conjunction with the goals, objectives and actions of the Growth Policy.

Over time the inclusion of specific detailed land use recommendations will be phased out of neighborhood plans and consideration of land uses will solely be based on the community-based Our Missoula City Growth Policy associated Future Land Use Map.

Adoption of zoning ordinances must be guided by and give consideration to the general policy and pattern of development set out in the Growth Policy. (MCA 76-1-605(1) and (1)(c)). As such, consideration should be given to the overarching City Growth Policy as a primary tool to guide zoning decisions. Neighborhood plans as attachments to the Growth Policy provide additional specific guidance and function as a secondary resource.

Beyond consideration of the Neighborhood and Issue Plans for development review, these plans are also meaningful expressions of specific neighborhood ideas and provide specific suggested solutions to specific issues in a given time frame. As such these plans help to strategically shape and improve the city's neighborhoods, infrastructure and community systems.

Amendment Procedures

This section addresses amendment procedures for revising the Growth Policy in its entirety (comprehensive) or in part (targeted) along with amendment procedures for updating, removing and developing new neighborhood plans.

Comprehensive Growth Policy Amendment and Revision

This section includes a timetable for general review of the Growth Policy and a list of conditions that will lead to its revision. (MCA 76-1-601 (3)(f)(ii) and (iii)) Regular evaluation of the Growth Policy will help the community and governing bodies determine whether it is still relevant, applicable, and reflective of community goals.

At least once every five years after adoption, the City will review the Growth Policy and determine whether revisions are necessary. In order to

accomplish this sometime within the first four years after adoption, the City will conduct an assessment of the factors (review criteria) listed below. The results of that assessment will be used to determine whether revisions to the Growth Policy are needed.

Review Criteria

Issues to be considered in the evaluation include:

1. Changes in the legal framework regarding Growth Policy or its implementation;
2. Significant changes in existing conditions and projected trends;
3. Changes in the circumstances upon which the goals and objectives are based;
4. Changes in community goals;
5. Degree to which meeting goals and objectives have been met;
6. Completion of implementation strategies;
7. Deviation from implementation timetable;
8. Public input suggesting the need to make changes; and,
9. Knowledge of specific and identifiable amendments that would improve the Growth Policy's usefulness, so that it better serves the public.

Revision Process

Based on the above review criteria, the City may conclude that a Growth Policy revision is needed. As directed, staff will conduct research and prepare draft revisions. A report should include a description of proposed changes and rationales, and proposed revisions to Growth Policy goals, objectives and actions, and land use as necessary.

Growth Policy revision will be conducted in accordance with provisions of state law, including a public hearing before the Planning Board. The degree of public involvement will depend on the scope of the proposed revisions or amendments. After a public hearing, Planning Board will make recommendations to the governing bodies regarding amendments to the Growth Policy. The governing bodies may then act on adoption of revisions or amendments.