

University District Zoning Working Group Committee Meeting Minutes

Date: November 16, 2016
Time: 6:00 PM
Location: The Jack Reidy
140 W. Pine
Missoula, MT 59802

*Pizza was served

Attendees: Gwen Jones, City Council, Jane Kelly, Neighborhood Coordinator, Garin Wally, Planning, Tom Zavitz, Planning, John Snively, Jim Rolande, Laura Timblo, Mary Kuhr, Sarah Mulligan, Peter Drakos, Tony LaPlante

There were approximately 15 people in attendance.

1. Introductions/Background - Group discussed Planning, growth, and future plans.
2. Ground Rules – Jane Kelly, Neighborhood Coordinator, explained the ground rules for the meeting.
3. Background of Neighborhood – Gwen Jones gave some background on the University District Neighborhood.
4. Positives of the University District Neighborhood - Group comments included the following :
Convenient to local business, easy biking, safe surroundings, a sense of history, family environment.
Martin: Convenient location in the city, nice quiet neighborhood. Some bad traffic times, busses sometimes block traffic and some speeding on South?

Peter Drakos: Likes proximity to UM, bus access, parks, open space, eateries.

Concerns: Apartments, Homes used as rentals, too many students in one house.

Gwen Comment: Neighborhoods bear brunt of students maturing and this seems to be understood.

Peggy: Likes proximity to the mountain! Likes the students mostly – doesn't like neighbors having to report on other neighbors.

Tony: Likes the proximity to services, amenities, good schools

Brian: Likes the look of the neighborhood – mature trees, sidewalks, safety, schools, ability to walk which is healthy.

Mary: agrees with positives mentioned, likes bike-ability to most of city.

Concerns: potential for bigger houses to block her views.

Keith: Likes the intact nature of the neighborhood. Concerned there aren't sufficient zoning rules to preserve. Didn't like the allowance of ADU's added to rules.

Laura: Would like to learn more about and have good information about zoning

Jim: Likes the beauty of the boulevards and trees. Likes to walk to destinations.

Concerns: # of busses, messes left by students, poor maintenance on rental properties by landlords – would like to preserve neighborhood character.

John: likes the proximity of the neighborhood to schools, and the DQ! Has concerns about Tourist Home allowance

Sarah: Safety is a great asset and she likes the diversity of the neighborhood

5. Review and Discuss Questionnaire - The group reviewed and discussed Questionnaire with the following results :
Some of the concerns include: Parking, ADU's (Additional Dwelling Units), aesthetics, size, design, and style of homes, regulations, zoning, rentals, Arthur Blvd. & the busses/traffic issues, student population & housing, and escalating impacts on the neighborhood.
The roundtable discussion/group identified the following key issues: Parking, ADU's, size, design, aesthetics, height, Zoning regulations, and new rentals/student housing.
6. Create Intent Statement for Working Group - tabled
7. Review Portion of the Missoula Growth Policy - The group split up, reviewed and discussed a portion of the Missoula growth policy. Each group submitted their opinions regarding a portion of the policy regarding Missoula's future
8. Discuss Scraping Ordinances - tabled

9. Discuss Intent Statements/Outreach to the Community - tabled

10. Public Comment on Non-Agenda Items - none

Submitted by: Tony LaPlante

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