

UNIVERSITY DISTRICT ZONING WORKING GROUP COMMITTEE

Meeting Minutes

Date: Jan 18, 2017

Time: 6:00 PM

Attendees: Gwen Jones – City Council, Tom Zaviz – Planning, Garin Wally – Planning, John Snively, Peggy Miller, Laura Timblo, Keith Kuhn, Marina Rolando, Mary Coar

1. Introductions/Background
2. The minutes of the November 16, 2016 meeting were approved.
3. An Intent Statement for the Working Group was created.
The University District Working Group Mission Statement was discussed and agreed upon. It was derived from the consolidation and refinement of the working groups proposals from the prior meeting.
4. Missoula Growth Policy was reviewed and applied to intent statement
5. Intent Statement was revised, and Scraping Ordinances were discussed, including the existing scraping ordinance, as well as new proposed scraping ordinance (to not be able to scrape two or more houses and build one structure on numerous lots, but instead being confined to one pre-existing lot for new build.)
6. Evaluate Specific Zoning Tools
 - a. Zoning Tools
 - Handouts provided, “Neighborhood Compatibility Standards Work Pages”
Potential zoning tools:
 - Limit loss of units
 - Height limits
 - Setbacks
 - Building envelopes
 - Definition of “tool” discussed
 - Rezoning
 - Proposal must be approved by City Council and 25% of residents in the affected area.
 - ADU was “language” change, not zoning change, so did not need to meet zoning change criteria
 - Video
 - by Austin City, Residential Design and Compatibility Standards. “McMansion” ordinance.
 - Growth Policy

- A type of tool. Mandated by state. Missoula growing 1.5% a year. Pop currently 70,000. Where do we put people?
 - Focus inward policy. Compact, infill development encouraged. Encourages pedestrians, bikes, bus commuters. More affordable infrastructure. Good for next 10-15 years, then will have to come up with another plan.
 - Scraping ordinance
 - handout provided
 - Current policy 11-12 years old. History of lot size discussed – long and narrow. 1 lot about 3750 square feet. Generally, more than 1 lot purchased, with one structure. 5400 square feet min lot size now (although varies per neighborhood). Current scraping ordinance prevents owners with two old platted lots with one home from dividing them and building two dwelling units.
 - New scraping ordinance proposal discussed. “No net loss of housing.” So Two houses cannot be scraped and replaced with one house.
 - House heights
 - Examined examples/google map images of 4 university houses to get an idea of heights. Two stories generally 20 feet. Timblo house 31 feet with elevator shaft, roofline of second floor 21-22 feet.
 - Sense of height can be minimized by larger setbacks.
 - Current house height limit – 30-35 feet for steep roof pitches
 - Working group was asked to consider if we want to suggest modifying max height limits, and to talk with neighbors.
 - Setbacks
 - Establish approx. 1950's
 - Discussed front yard, side yard, rear yard current regulations. (Refer to handout)
 - Corner houses have potential to misuse setback standards
 - Fence height ordinance
7. Intent Statement was revised, and outreach to community was discussed....for now, working group members will study and reflect on specific zoning tools proposed, poll neighbors if possible, and return on March 1 to discuss and re-evaluate proposed zoning tools.
8. Public Comment on Non-Agenda Items
9. Adjournment