

January 26, 2010
Franklin to the Fort Neighborhood Meeting
Location: Missoula Friends Meeting House
1861 S. 12th West

Welcome and Call to Order

Introductions of 13 present

Leadership Team: Kathy and Mike Greathouse, Trish Hogan, Janet Fiero, Jon Salmonson.

Neighbors attending: Tara K. Mickey, Peggy Gilmour, Ian Quist, Miriam Mick, Carol Brabham.

Tom Facey introduced himself, and announced he is running for State Senate district 48. There will be a primary with Theresa Henry for this seat.

Treasurer's Report – Same as last month \$1158 in postal budget \$768 in regular account.

No Alderman Update tonight

Nominations & Elections for Leadership Team for the next two years

Kathy Greathouse nominated Jason Alyward to serve as co-chair

Kathy Greathouse nominated Judy Hewitt to the Leadership Team.

Kathy Greathouse nominated Mike Greathouse as CF alternate.

Mike Greathouse nominated Trish Hogan to the Leadership Team

All four voted on by acclamation.

Janet Fiero will continue to serve as Secretary.

Jon Salmonson was nominated to continue to serve as CF Representative, the nomination was seconded and passed.

Kathy Greathouse will continue to serve as Chair and Jon Salmonson will serve as Treasurer.

Update on Snow Angel Program Development, Erin Scott, Neighborhood Liaison

There will be an organizational meeting February 23, from 3:00-4:00 in the Reidy conference room, 140 W. Pine St. to gather input on how the program will work. 'Snow Angels' will be volunteers who will help clear sidewalks of the elderly and the disabled.

Tara Mickey expressed interest.

Neighborhood Facebook/e-mail: FranklintoFortMissoula is the Facebook page name/address.

Zoning Changes on housing design.

—PAZ Committee meeting Feb 3rd City Council chambers will discuss the zoning that prohibits the garage being built longer than the house

Parking in property setback. (proposed changes and comments attached)

—Title 12 says that when a garage becomes an extra room the drive way should be removed. Some people disagree.

Announcement: Friday February 5th is free dental work for kids. Dr. Ann Berbum is willing to see as many children as possible in her office.

Active Transportation Plan: Missoula Planning Organization is conducting a Community Workshop on Thursday January 28 5:30-8:30 PM at UM University Center, north Ball room.

Next Meeting: *February 23, 2010 at Missoula Friends Meeting House 1861 S. 12th West*

Some new changes proposed for Title 12.

C. Parking is prohibited in front and **street side street** setbacks except when located in front (**street side**) or **street side setback** in front of **setback in front of** a garage, carport, or other parking space located **within the building envelope outside the required building setbacks.**

F. Parking in the setbacks per (C) above shall be removed when the use located within the **required building envelope setback** is discontinued. A curb cut and driveway approach, if existing, shall be removed and the previous parking area shall be landscaped.

G. All **existing** and new parking shall comply with current standards when **alterations / changes / modifications in to structures located within the property including but not limited to; use, remodel, addition, etcetera, that results in two hundred (200 s.f.) square feet of increased area; or modification to, relocation of, addition of, and / or other changes or alterations to the existing parking.** [DH1]

A comment by David Gray

In the new rules, not allowing residential parking in any setback is a huge issue for new and renovated residential development. Several hundred lots in the F2F neighborhood are only 25 feet wide. A single family home is required to have two parking spaces. The city rules say the parking spaces must be 9'-0" wide and two spaces 18'-0" wide. If your lot is 25 feet wide the two parking spaces will extend into the side yard setbacks 3'-0". Since you cannot park in any setback (if I remember correctly) the cars cannot be parked in the back 20'-0" of the property either because it is the rear yard setback. This prevents vehicles from parking bumper to bumper as previously allowed. Additionally these 25 foot wide lots only have 3250 square feet of property. If the setbacks are not allowed for parking or building construction the usable area of the lot is only 950 square feet. Deduct the required parking area and the home is only allowed to be **617 square feet in area on the main floor.**

30 foot wide lots are not in much better shape, they are only allowed to have **667 square feet in area on the main floor** deducting the setbacks and parking.

These lots can have up to three dwelling units by zoning density before the rewrite and currently. Real density is based on parking ability and not zoning density unfortunately so the majority of the Urban area has been taken out of potential residential use because of this new parking rule. What this means to existing neighborhoods is that small multifamily development has been eliminated under the zoning rewrite in the urban core of Missoula. Entire blocks of homes will need to be raised to provide for the parking outside of setbacks for Multi-family housing in the future (not to mention the additional Recreation area requirements.) I know this sound extreme but take out a piece of paper and draw the possible site plans and you will see the statement does not miss it's mark. Much of the Urban area has lots 25, 30 or 50 feet wide by 130 feet deep.

Sincerely,

David V. Gray

Comments from Councilman Bob Jaffee

We also discussed the parking rules in Title 12 again. One of the rules that jumped out earlier was the part that allows for 40% paving of the front yard. That sounded excessive. Doug showed us examples of how the size of a driveway is actually restricted by a bunch of other rules so it's not really that bad. We also talked about the rule that restricts parking in the setback. On a typical street you have the roadway and curb. Then you have a boulevard, sometimes with a sidewalk, extending another 10-15 feet to the property line. Then from the property line you have a setback of typically 20 feet to the front of the building envelope. The way the rules are written, the required parking for the home must be in the building envelope, not the setback. The driveway is how you get to the parking. But in reality, especially on smaller lots, people use the driveway for parking. The rule says you can only do this if the driveway leads to legal parking in the building envelope.

So an issue that comes up sometimes is that people figure they haven't put the car in the attached garage for about twenty years so they may as well remodel it. They turn it into a family room but now that parking out front in the driveway no longer conforms to the rules. The way the revised Title 12 was written it made it clear that the homeowner would have had to remove the driveway, landscape the yard, and install new paved parking that complied with all the rules somewhere else on the property. As a habitual remodeler myself, I thought this sounded a little onerous.

Today we agreed that it was OK for folks to continue to use setback parking in the driveway even if they get rid of the garage or other parking that it lead to. I would also like us to revise title 20 to acknowledge that parking in the driveway is OK and can count towards the parking requirement in new construction.