

Captain John Mullan
Neighborhood Council Meeting
March 19, 2009 7 pm to 9 pm
Hellgate Middle School Commons Room
- Refreshments Provided -

Kathie introduced the board members who were present (Randy, Nathan H., Nathan R., herself), and went over the agenda.

Comments from City Council

Pam Walzer said budget season is coming, which should be "interesting" this year. Hot items of discussion at City Council include leash laws and the zoning re-write. There is concern about the intersection at Flynn and Mullan - tough to see after dark. A street light will be installed there. There is some concern about speed limits on some streets in our neighborhood, particularly England Boulevard (30 mph) and George Elmer Drive (45 mph). Pam would like to hear residents' thoughts. The City Council is taking back responsibility for speed limits. Some streets are OK right now, but as density increases, lower speed limits will be appropriate, and it's difficult to lower speed limits once they have been established - more difficult than setting the speed limit initially. Comments from the Pleasant View audience members appeared to be for lowering the speed limit on England to 25 among those who live on England and for leaving it at 30 among those living elsewhere in Pleasant View.

John Hendrickson also mentioned the upcoming City Council budget work. City revenues are down. He said there will be plenty of public notice when the Council discusses speed limits. He also mentioned zoning and leash laws as hot topics for the City Council. There were questions from the audience concerning the meshing of City and County zoning ordinances, and how it worked when land that was County was annexed into the City. John gave an overview explanation, but the issue is complex.

Public Comment on items not on the agenda

John Wilkins explained the voluntary residential safety inspection program. The cost is \$15, for now, and they're also handing out free carbon monoxide detectors. Cost may increase next budget year.

Updates:

Pleasant View Park Planning: Kathie and Rod explained that the City priority list is very long, and it could be 15 years before they get to Pleasant View Park. If we want it developed sooner, we need to take charge and work with donations and volunteers. The park planning committee is regrouping. Volunteers are encouraged to contact Rod or Kathie to get involved. We need to engage a Landscape Architect. The City will guide the charrette process. The committee will reapply for the Neighborhood Grant next cycle.

Spring Neighborhood Picnic: Captain John Mullan will coordinate the picnic with Pleasant View Homeowner's Association, which is planning a neighborhood yard sale and picnic about the same time. It was suggested that name tag stickers be used to facilitate getting to know the neighbors.

Lifelong Learning Opportunities Nearby: Glen Wood is a volunteer and a student with the Osher Lifelong Learning Institute. They do three semesters of classes for Over-50s people each year. Membership costs \$20 and classes cost up to \$60. He gave an overview of how

the program works, the qualifications of the teachers, and handed out the list of spring semester classes.

Your Opinion Needed: Unconventional Financing for City Infrastructure Improvements:

Community Forum picked alternate financing as one of their emphasis items this year. LaNette Diaz's PowerPoint presentation didn't work, but she did a great job of explaining how we could use Maintenance Districts in Missoula to fund work that would otherwise remain unfunded. There are park and street maintenance districts in all other big cities in Montana, but not Missoula. She used an alternating pattern of presented information and participants filling out questionnaires that explained their preferences to guide us through recording our opinions. She is doing the same in other neighborhoods. The combined information will be presented to the Community Forum and City Council.

How the Zoning Re-write Will Affect Our Neighborhood: Tom Zavitz explained that the zoning re-write is in its 21st month, and has so far proceeded in accordance with the planned timeline, although it's probably going to take a little longer than planned from here on out judging by the amount of interest and comments. The goal is to overhaul the current Code to achieve

- Better organization
- Clarity
- Address modern uses such as espresso shops and wind turbines
- Retain established neighborhood zoning
- Provide opportunities for redeveloping neighborhoods
- Be as policy neutral as possible

The current draft is a smorgasboard showing options that could be used. There are probably 12 more planning board hearings that will be conducted through April or possibly May.

Typical zoning districts include standards (height limits, setbacks, square feet of lot/per dwelling unit, etc.) and allowed uses (whether homes, apartments, business, or industrial). The current Code has a mish-mash of zoning district naming conventions and multiple districts that are nearly identical.

Our neighborhood has a lot of special districts, such as Hellgate Meadows that won't be changed by the zoning re-write. Most of our neighborhood that isn't special districts is RLD-4, which would have a name change to R10 under the new naming conventions. Minimum lot size would remain 10,000 square feet, but number of dwelling units would change from 1 per 10,890 square feet to 1 per 10,000 square feet. On paper, it looks like maximum height goes from 30 feet to 35 feet, but it actually remains unchanged because the "modified height" loophole already allowed 35 feet height. Allowed uses remain essentially the same, although some would be re-named, such as "single family" becoming "detached house".

Tom also explained how the proposed cluster development and conservation developments would work. These would only be allowed in large developments with low densities and large lot sizes. The idea is to retain the zoned density overall, but cluster the homes to leave open space or conservation space.

Other features of the new zoning could include such things as condensing 12 kinds of office uses to one "office" use type, including graphs that show how uses and requirements compare in different zones, optional zoning overlays for such things as design standards, historic districts, accessory dwelling units, and so on (will mandate notifications to neighbors, protest rights, etc.).

The City Council will review the zoning proposals in May and June. Meanwhile, public hearings continue. Tom and Lavalle Means explained how to submit comments through the mail or electronically. Check out <http://www.zoningmissoula.com> for more details.

The meeting adjourned at about 9:15 pm.