

Summary of Public Comment for BCC Hearing
Received by 4/4/19

#	Comment	Staff Rec	Rationale	Proposed Change
BCC-01	<p>Haber Supportive of the plan but opposed to the Rural Residential designation, noting climate change concerns</p>	No change	<p>The name of the Rural Residential designation was changed by the Planning Board to Rural Residential and Small Agriculture. Based on an analysis of potential housing units, between 4.8% and 9% of the necessary 6,000 projected units (or 288 and 540 units) could be built in undeveloped areas of the Rural Residential and Small Agricultural land use designation, most of which would be in Target Range, an area currently served by public transportation. In the overall scope of development, the majority of future growth will happen in the Community Mixed Use, Neighborhood Center, Residential, and Neighborhood Residential land use designations which promote mixed use. In terms of the impacts of climate change due to the Rural Residential and Small Agriculture land use designation, the impact is negligible compared to the benefit of the overall shift the plan makes towards compact mixed use development patterns.</p>	
BCC-02	<p>Martin Supportive of the plan but noted concerns about the Residential designation in Orchard Homes and would prefer Rural Residential.</p>	No change	<p>The City of Missoula has extended sewer and water service west of Reserve Street into the Orchard Homes area. As a result, as development occurs it primary hooks into city sewer and water and is annexed, making the City of Missoula the main driver of growth in the area. Recognizing this trend is likely to continue, the methodology for the land use map in this area used the city's land use map as a guide. The city's land use map was largely based on the proximity to water and sewer, which is not far to the north. The recommendation is to continue to follow this methodology.</p>	

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BCC-03	<p>DiBari Would like to see more neighborhood commercial and mixed use west of Reserve Street, specifically in Target Range and Orchard Homes.</p>	No change	<p>Staff research found that commercial land use is trending toward mixed use, walkable locations with nearby amenities. Our findings concluded that larger commercial development is largely going to locate in the city for the infrastructure, walkability, and proximity to populations. Smaller mixed use commercial is a more likely outcome in the county. The Community Mixed Use, Neighborhood Center, and Commercial Center designations all support larger commercial uses. The Residential, Neighborhood Residential, and Planned Neighborhood designation all allow for commercial use in similar scale and context to the surrounding area.</p> <p>*NOTE - The Planning Board did recommend expanding the Neighborhood Center designation along South Avenue, expanding commercial opportunity west of Reserve Street, and a in a limited area near Reserve and 3rd, resulting in better alignment with the city's land use map. These changes would not have been an the draft DiBari reviewed, as it was not yet available.</p>	

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<p>BCC-04</p> <p>4.1</p>	<p>Newbary</p> <p>Requests the lot in Meadows West be designated as Neighborhood Residential due to the appropriate level of infrastrucutre in place or nearby.</p>	<p>No change</p>	<p>The planning board considered the land use designation on this property, but this comment was submitted after the hearing and was not considered by the Planning Board.</p> <p>Rational to support: The property has access to sewer, is on a road that was recently reconstructed and includes a pedestrian path and, is near a privately owned public water system with additional capacity. There are plans to bring the water system across I-93 south of Waldo Road. The infrastructure is mostly there to support the Neighborhood Residential designation.</p> <p>Rational to not support: The comments at the planning board clearly oppose this designation and there were more than two dozen. A number point to the covenants. We had the County Attorney and the Clerk and Recorders offices reviewed the covenants, and the consensus is it is not clear of the covenants apply to this property. There were also comments made that the property floods. Staff visited the site and found that it is having issues with run-off and standing water.</p>	
<p>4.2</p>	<p>Speaks to efforts as the landowner to obtain DEQ approval and expanding sewer to the property, questions the applicability of the covenants over the lot, and maintains that the level of infrastrucutre is appropriate to support a Neighborhood Residential designation.</p>	<p>No change</p>	<p>See Comment BCC-04.1</p>	

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BCC-05	Weber Opposed to the designation of the Meadows West lot being designated as Neighborhood Residential, noting covenant concerns and providing the 1979 covenants and 1986 amendment.	No change	Considered by the planning board.	
BCC-06	WGM - Comment was submitted after the comment period but addressed during Planning Board discussion. It clarified a previous comment.			
	Requests a change to a parcel west of the airport, from Planned Neighborhood to a nw portion being Working Lands and and eastern portion being Industrial Center.	No change	Considered by the planning board.	
BCC-07	Hartman Requests expanding the Live/Make designation to the 600 block of Speedway in East Missoula.	Change to map	The change would not be out of character with the block. Negative impacts are not evident. The block is currently zoned for similar residential densities as allowed in live/make. Because it is zoned and the live/make would not increase density, it is not a likely target for the county to proactively rezone. Landowners would have to request a change to zoning in the future.	Change map from Residential to Live/Make