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**Christine Dascenzo - Subdivision Comments from Jason Rice**


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**From:** caps  
**To:** Dascenzo, Christine; Worley, Tim  
**Date:** 6/7/2016 3:15 PM  
**Subject:** Subdivision Comments from Jason Rice  
**Attachments:** Proposed Regulations Notes - Jason Rice - 6-7-16.pdf

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**MISSOULA COUNTY COMMUNITY AND PLANNING SERVICES**

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 Office Location: 323 W. Alder Phone: [406-258-4657](tel:406-258-4657)  
 Email: [caps@missoulacounty.us](mailto:caps@missoulacounty.us)  
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>>> Sarah Bowman <[sarahb@territoriallandworks.com](mailto:sarahb@territoriallandworks.com)> 6/7/2016 1:46 PM >>>  
 Attached are the comments that Jason made on the proposed regulations.  
 Thank you,

**Sarah Bowman**, *Executive Assistant*



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**From:** Jason Rice  
**Sent:** Tuesday, June 7, 2016 9:21 AM  
**To:** caps caps <[caps@missoulacounty.us](mailto:caps@missoulacounty.us)>  
**Cc:** Karen Slobod <[karenslobod@gmail.com](mailto:karenslobod@gmail.com)>; [joshua.slotnick@umontana.edu](mailto:joshua.slotnick@umontana.edu); Neva Hassanein

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**Subject:** Re: MCPB Polling Results for June 7th Meeting

All - here is an alternative Townhouse definition previously provided to the County as part of a committee (not PB).

Townhouse Parcels:

A parcel created through the rules provided the Montana Unit Ownership Act as defined by Montana Code Annotated (MCA) 70-23-102(14). A townhouse parcel is separate and distinct from the dwelling type definition of a townhouse provided in the Missoula County Zoning Resolution No. 76-113, Section 1.05, Subsection 29 (a.-c.)

*Jason Rice, P.E., CEO*  
*[TERRITORIAL-LANDWORKS, INC.](http://TERRITORIAL-LANDWORKS, INC.)*

*CIVIL ENGINEERING, SURVEYING, LAND USE CONSULTING*

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*[JasonR@TerritorialLandworks.com](mailto:JasonR@TerritorialLandworks.com)*

*Sent from my Verizon 4G LTE Droid*

On Jun 7, 2016 7:00 AM, Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)> wrote:

All - I am sorry to say that I will definitely be missing tonight. I did make some comments on the proposed regulations and Sarah will email them as a scan later today. One thing that I noticed is that we are being asked to adopt definitions to facilitate future regulation updates that we have not reviewed yet. I wonder if they should be tabled for the time being and then we reviewed at the end of the process?

Thanks for the good work with the subcommittee the only comment I would say is that we could add a recommendation that applicants at least consult their neighborhood for other property owners who may be interested in pursuing a similar action with their property. I believe this would get us closer to a larger zoning effort sooner.

*Jason Rice, P.E., CEO*  
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On Jun 3, 2016 12:04 PM, caps caps <[caps@missoulacounty.us](mailto:caps@missoulacounty.us)> wrote:

Greetings,

The polling results for the June 7th meeting of the Missoula Consolidated Planning Board are listed below. Thank you for responding. As you can see, we have **EXACTLY** a quorum. If you have not responded, please let us know as soon as possible if you will be able to attend. It is very important for all members to attend who responded they will be or else there will not be a quorum and we will be unable to hold the meeting.

Dick Ainsworth: **Yes**  
Michael Houlihan: **No**  
Ron Erickson: **Yes**  
John Newman: **No Response**  
Helen Jenkins: **No**  
Neva Hassanein: **Yes**  
Karen Slobod: **Yes**  
Josh Slotnick: **No Response**  
Dudley Improtta: **Yes**  
Andy Mefford: **No**  
Jason Rice: **No**

If an emergency comes up and you cannot attend the meeting, please contact Community and Planning Services (CAPS) at 258-4657 or email [caps@missoulacounty.us](mailto:caps@missoulacounty.us) as soon as possible.

Thank you,  
Genavieve MacDonald

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