

MEMORANDUM

TO: Board of County Commissioners

FROM: Christine Dascenzo, Community and Planning Services

DATE: September 1, 2016

SUBJECT: **Summary of Planning Board Action on Chapter 6 of the Subdivision Regulations**

Planning Board Recommendation

On Tuesday, August 2, 2016 with nine members present, the Missoula Consolidated Planning Board voted unanimously to recommend approval of the amendments to Chapter 6. All of the motions below passed unanimously, except for #5, which failed with a tie vote of 4 ayes and 4 nays.

Planning Board's Recommended Motions

1. **THAT** "The Planning Director may give consideration to minor changes that encourage environmental and public health and safety improvements" be added to the first paragraph in *Section 6.2.4.1*.
2. **THAT** *Section 6.2.4.1 A* be changed to "Maintain basic configuration and number of lots".
3. **THAT** *Section 6.2.4.1 B* be changed from "Maintain road and pathway layouts;" to say "Maintain overall traffic patterns for pedestrian and vehicular travel".
4. **THAT** *Section 6.2.4.1 C* be changed to "Maintain the basic plans for water and wastewater".
5. **THAT** *Section 6.2.4.1 K* be added as "Allow amendments that would be otherwise allowed through the exemption process by the Subdivision and Platting Act after the final plat". ***Motion failed.***
6. **THAT** the proposed amendments to the Missoula County Subdivision Regulations, as shown in Attachment A, and as amended by our actions today and as recommended by the staff, be recommended to the Missoula Board of County Commissioners for adoption.

Summary of Planning Board Discussion

Motions #1-4 were preceded by the Board discussing whether the wording in *Section 6.2.4.1 Minor Deviations* was too specific and would prevent staff from interpreting the regulations with the flexibility to allow for beneficial or practical changes at the time of final plat.

Prior to Motion #5, the Board discussed the intent of providing the Planning Director with the discretion to approve changes at the time of final plat that would equate to what would be permitted through Subdivision Exemptions as allowed in State law. There was discussion of possible unintended consequences that could arise from this change. The motion did not pass.

The Board voted unanimously to recommend approval of the amendments to Chapter 6, as amended.