



ENVIRONMENT
Protecting natural resources
Protecting prime agricultural lands
Expanding park and recreation opportunities and open land connectivity in the county



# APPENDIX IV - EXTERNAL USER SURVEY RESULTS SUMMARY

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The information that follows is a summary produced by Survey Monkey of the external user survey responses collected as part of the comprehensive code audit.

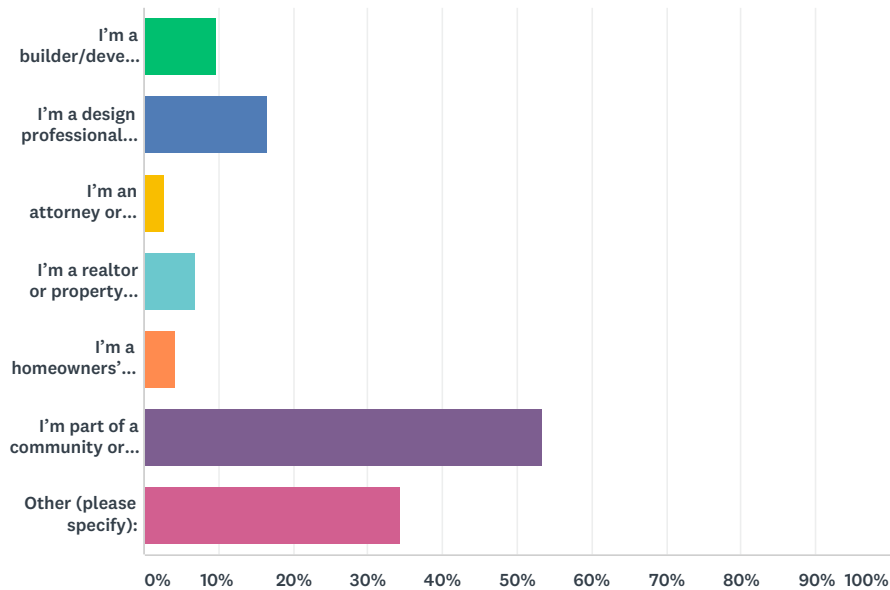
## Q1 Being as short as possible using city, neighborhood, business or general area names, please describe where you:

Answered: 72 Skipped: 1

ANSWER CHOICES	RESPONSES	
Live:	100.00%	72
Work:	97.22%	70

## Q2 Which of these categories best describes how you interact with the Missoula County Zoning Regulations? Choose all that apply.

Answered: 73 Skipped: 0



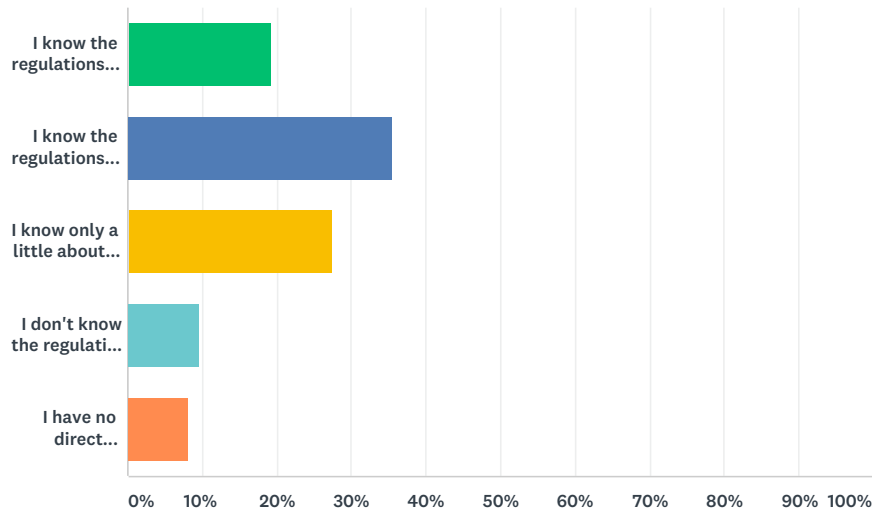
ANSWER CHOICES	RESPONSES
I'm a builder/developer who regularly applies for permits in Missoula County	9.59% 7
I'm a design professional (e.g. architect, engineer, landscape architect, planner) who works with the code, develops plans and completes development applications that are submitted for approval by Missoula County	16.44% 12
I'm an attorney or work with attorneys who represent clients with regards to the zoning regulations	2.74% 2
I'm a realtor or property manager whose properties, clients and customers are affected by the zoning regulations	6.85% 5
I'm a homeowners' association representative and have dealt with the zoning regulations as they apply to our association	4.11% 3
I'm part of a community or interest group (environmental, historical, etc.) that has monitored or participated in the process or outcomes governed by the zoning regulations	53.42% 39
Other (please specify):	34.25% 25
Total Respondents: 73	

If you answered "other" to Q2, (please specify:

1. Just an ordinary citizen
2. Just an interested homeowner
3. Developing parks and policies that either need to conform to zoning or seek an exemption
4. Accessibility specialist
5. I work in Planning for the City of Missoula, and rarely interact with County Zoning, so many of the following questions I'm unfamiliar with.
6. concerned resident who is affected by new developments
7. I am a HOME Owner in Missoula County concerned about unrepresented citizen opinions
8. Local council member
9. I'm a city planning staff person who represents the interest in transition between county and city zoning and developing consistent approaches where possible
10. I am a landowner
11. Target Range Homeowner
12. Citizen
13. One of the writers of the Target Range Neighborhood Plan which is part of the Missoula County Growth Policy.
14. Rancher
15. Property owner
16. Homeowner
17. Resident
18. Local government official
19. I am a retired Realtor/Developer who could never make the existing county work to build entry level housing
20. Permit tech - County employee
21. Building Department
22. Local Government
23. I care a lot about land use and the attendant issues of transportation, infrastructure, and taxation.
24. Urban Forestry Specialist for the City, responsible for trees and landscapes that have been annexed from the county
25. OLC Board Member

**Q3 Which statement best describes your knowledge of content in the Missoula County Zoning Regulations – the specific standards and processes - or at least the parts you use most often? Select one.**

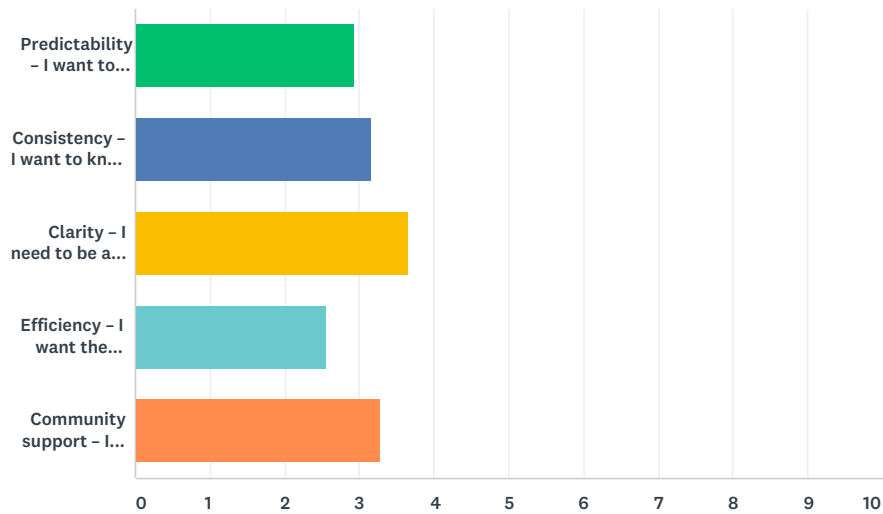
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES
I know the regulations very well. For example, I would say I know where specific standards are located, how certain requirements apply, and what type of permit would be required for a type of application or project.	19.18% 14
I know the regulations somewhat well. For example, I would say I am familiar with sections or provisions that apply to my business, neighborhood, or property, but don't have a comprehensive knowledge.	35.62% 26
I know only a little about the regulations. For example, I learned about specific provisions through a process or permit that I was involved in but do not know what is in the regulations beyond that.	27.40% 20
I don't know the regulations well at all. For example, I applied for a permit or was part of a planning meeting but did not read the regulations myself.	9.59% 7
I have no direct knowledge of the content of the regulations. For example, I have not directly read or used the zoning code and I have not had it explained to me.	8.22% 6
<b>TOTAL</b>	<b>73</b>

## Q4 How would you rank the importance of the following when it comes to regulating land use and buildings, where #1 is most important and #5 is least important?

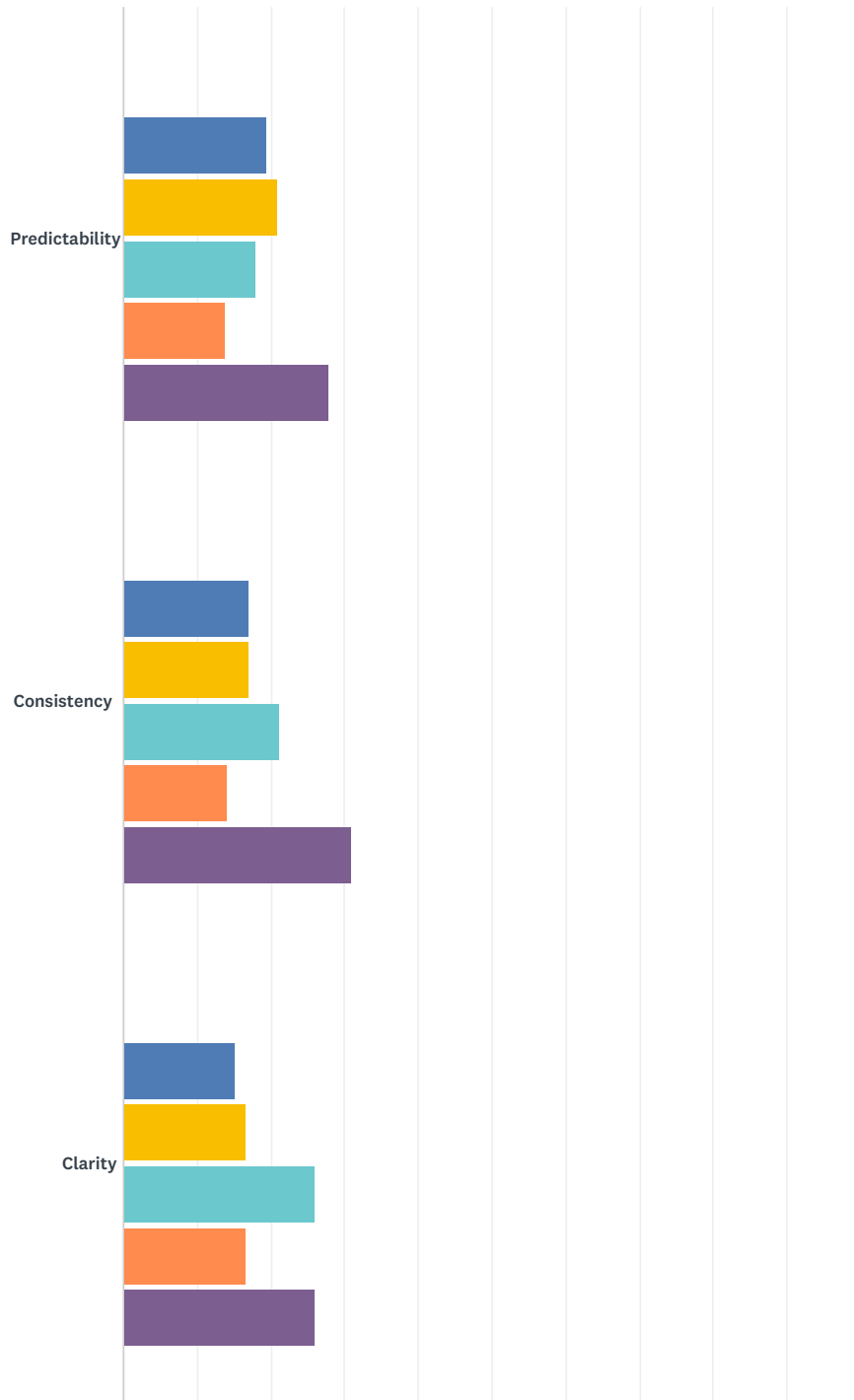
Answered: 71 Skipped: 2

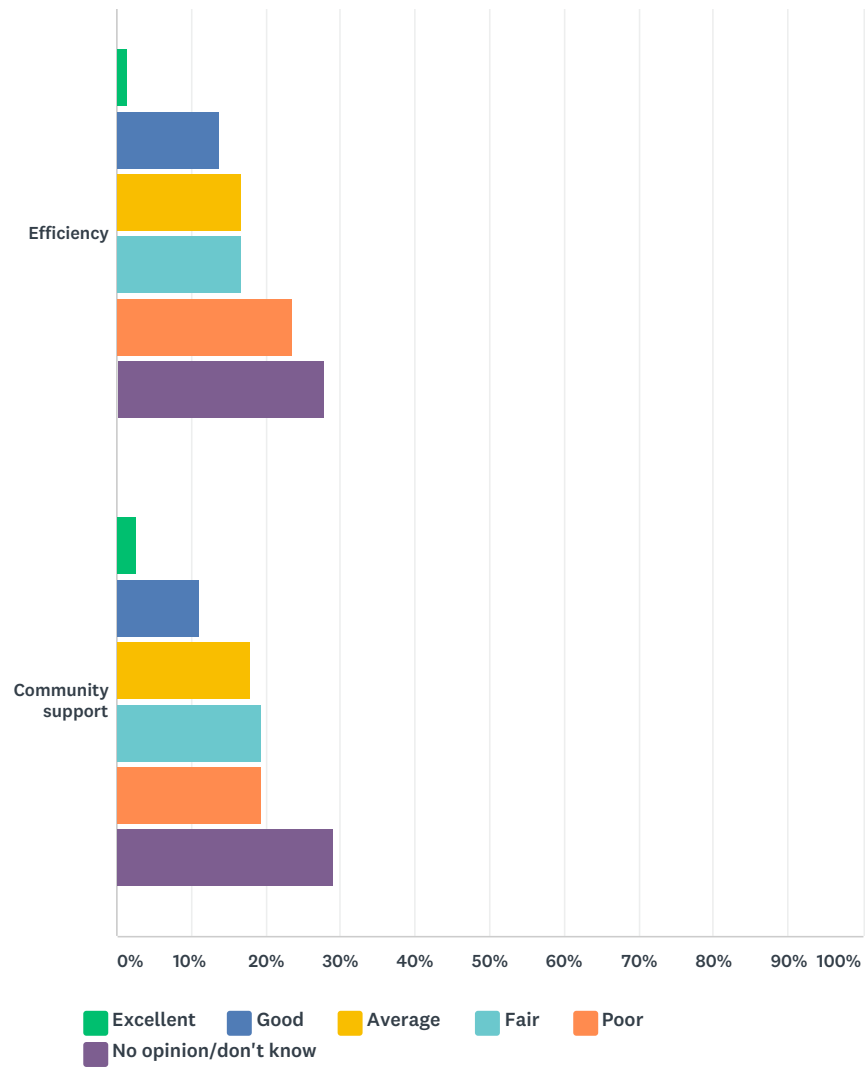


	1	2	3	4	5	TOTAL	SCORE
Predictability – I want to know what will be approved or not in the process	15.52% 9	15.52% 9	31.03% 18	22.41% 13	15.52% 9	58	2.93
Consistency – I want to know that I am treated the same as everyone else	12.90% 8	25.81% 16	32.26% 20	20.97% 13	8.06% 5	62	3.15
Clarity – I need to be able to understand written regulations and what I have to do to comply or request a change	25.86% 15	39.66% 23	15.52% 9	12.07% 7	6.90% 4	58	3.66
Efficiency – I want the process to work quickly	12.50% 8	15.63% 10	18.75% 12	21.88% 14	31.25% 20	64	2.56
Community support – I want to know that the people of Missoula will be satisfied with what happens and view a project as supporting the community values	43.94% 29	7.58% 5	9.09% 6	12.12% 8	27.27% 18	66	3.29

# Q5 How would you rate Missoula County's Zoning Regulations on the following factors?

Answered: 73 Skipped: 0



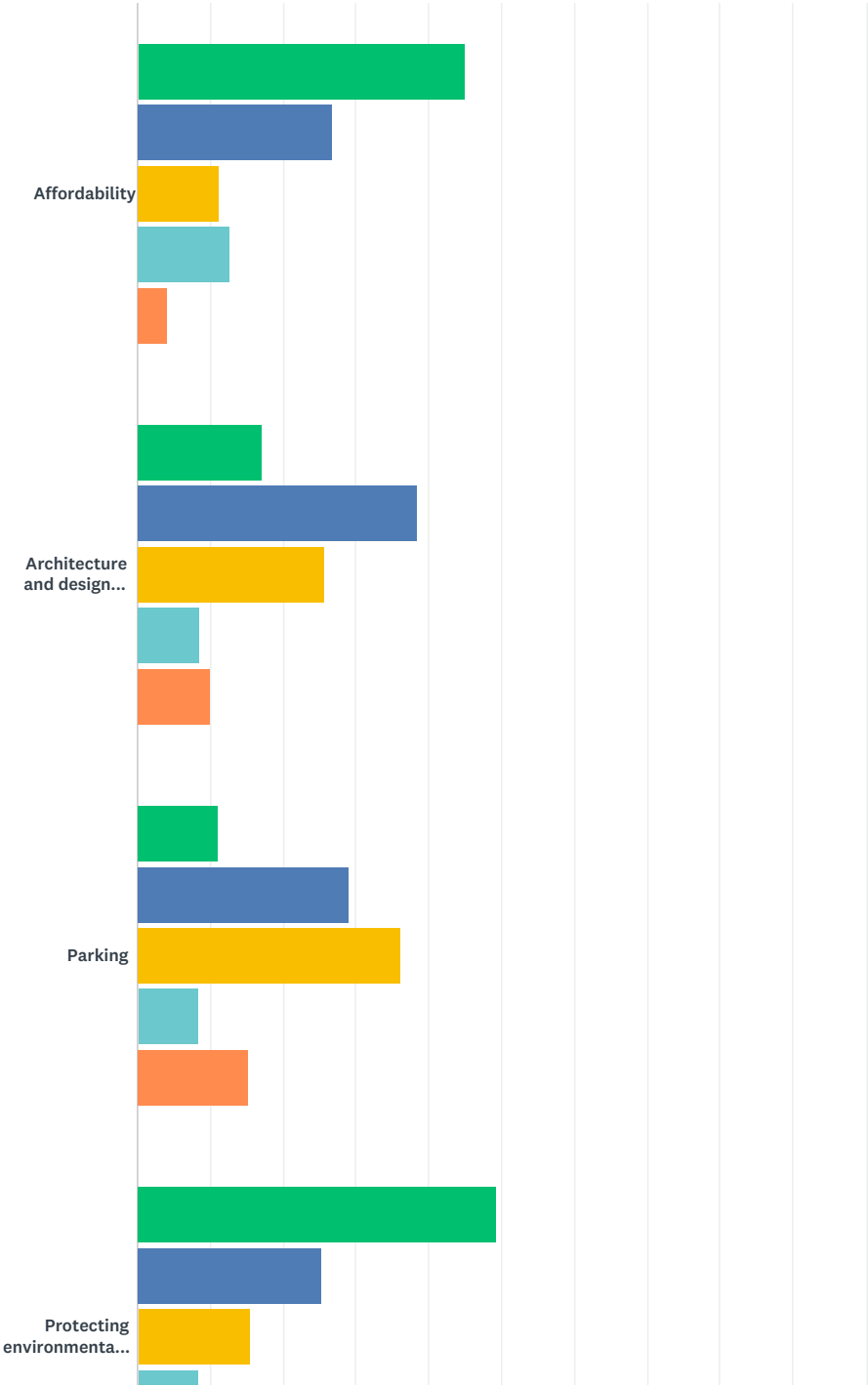


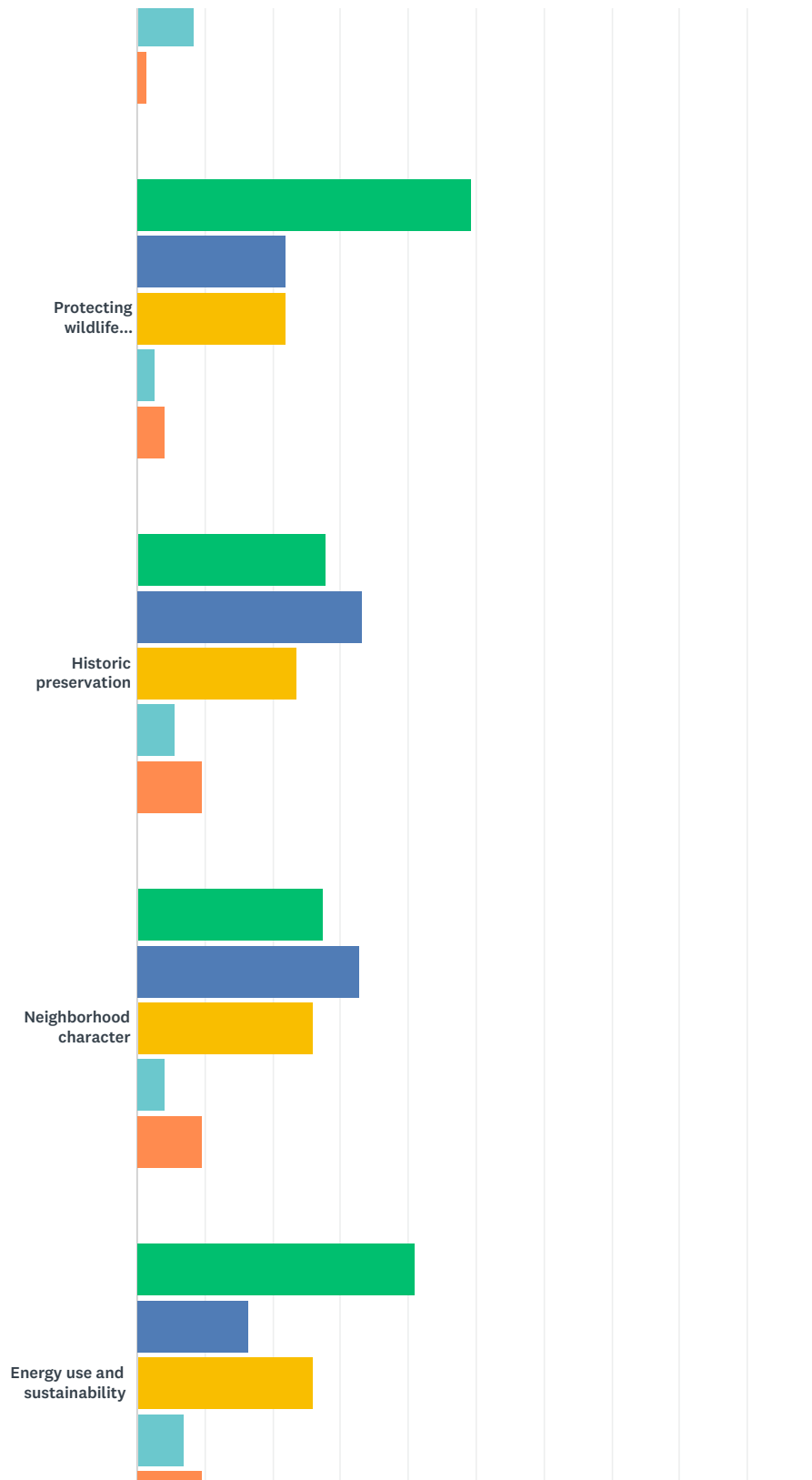
	EXCELLENT	GOOD	AVERAGE	FAIR	POOR	NO OPINION/DON'T KNOW	TOTAL
Predictability	0.00%	19.44%	20.83%	18.06%	13.89%	27.78%	72
	0	14	15	13	10	20	
Consistency	0.00%	16.90%	16.90%	21.13%	14.08%	30.99%	71
	0	12	12	15	10	22	
Clarity	0.00%	15.07%	16.44%	26.03%	16.44%	26.03%	73
	0	11	12	19	12	19	
Efficiency	1.39%	13.89%	16.67%	16.67%	23.61%	27.78%	72
	1	10	12	12	17	20	
Community support	2.78%	11.11%	18.06%	19.44%	19.44%	29.17%	72
	2	8	13	14	14	21	

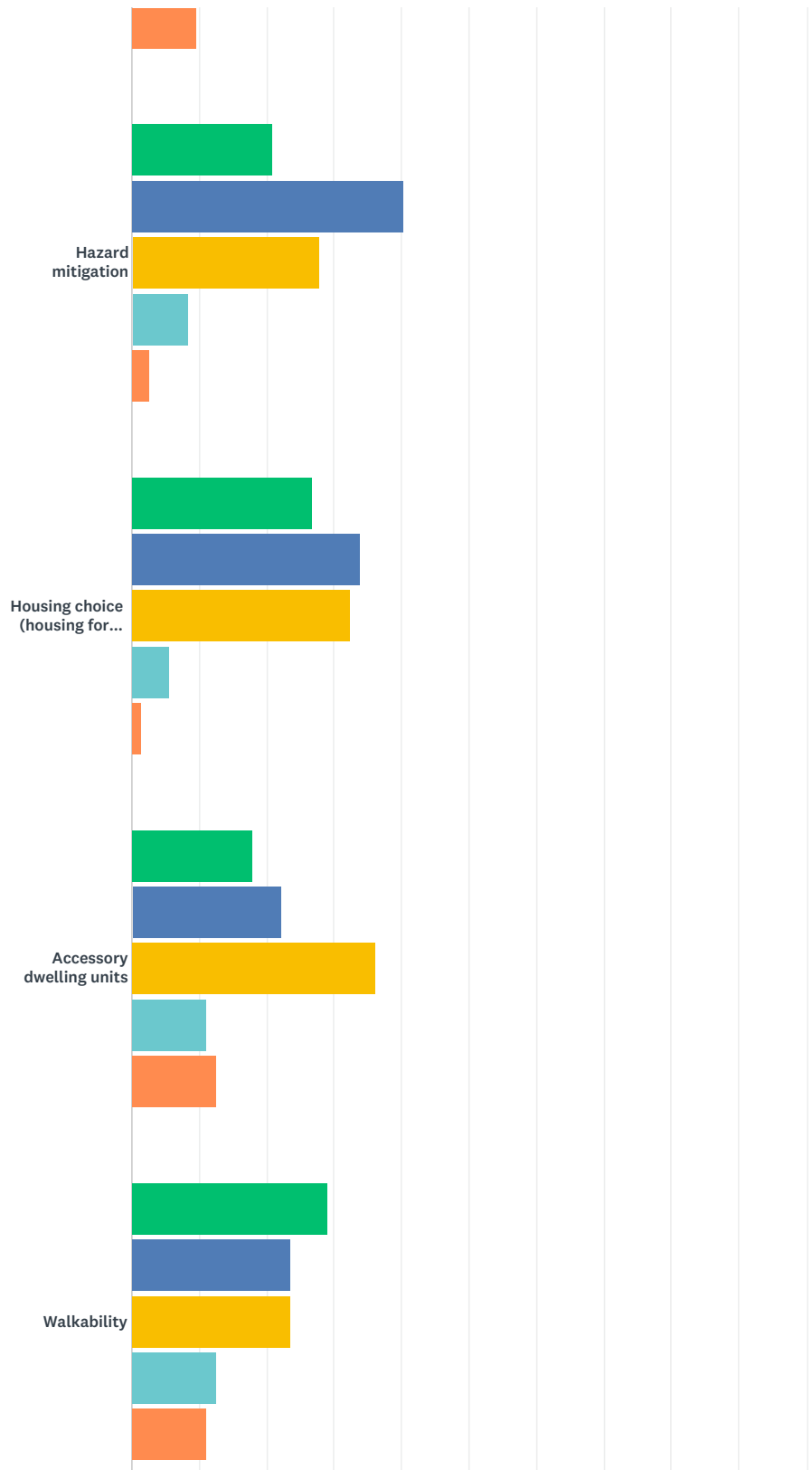


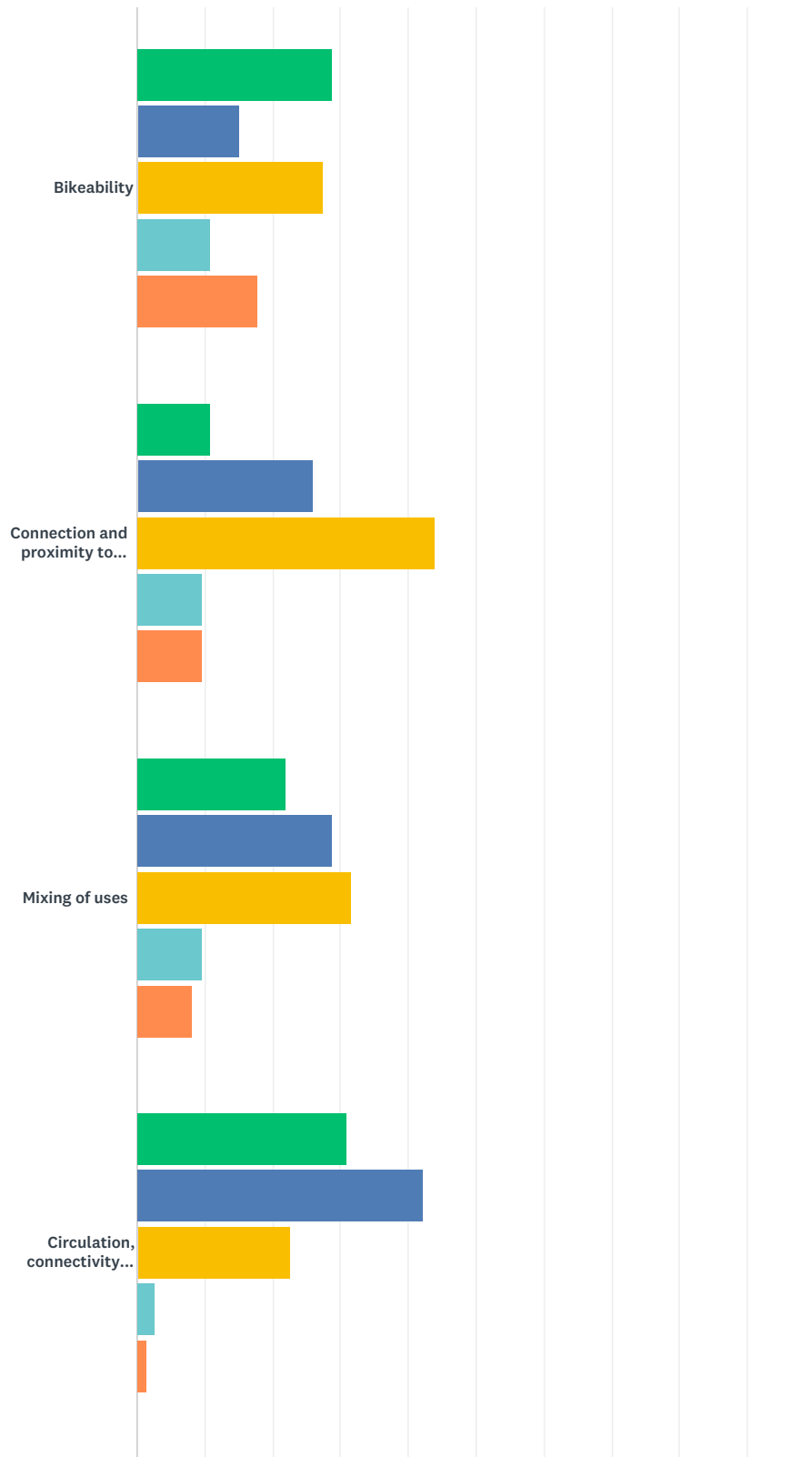
# Q6 Rate your level of concern for the following planning issues related to future residential development in Missoula County.

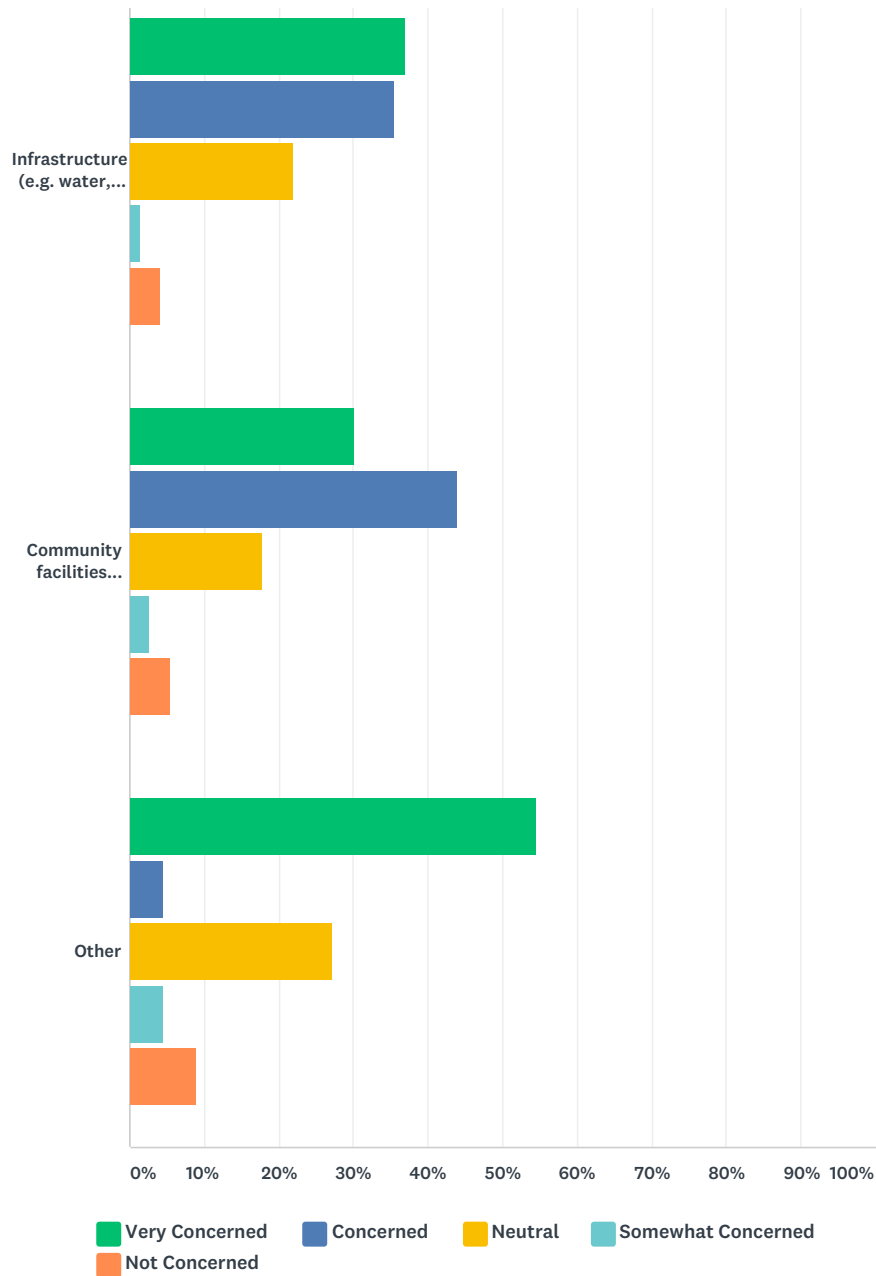
Answered: 73 Skipped: 0











	VERY CONCERNED	CONCERNED	NEUTRAL	SOMEWHAT CONCERNED	NOT CONCERNED	TOTAL
Affordability	45.07% 32	26.76% 19	11.27% 8	12.68% 9	4.23% 3	71
Architecture and design compatibility of new construction	17.14% 12	38.57% 27	25.71% 18	8.57% 6	10.00% 7	70
Parking	11.11% 8	29.17% 21	36.11% 26	8.33% 6	15.28% 11	72
Protecting environmentally sensitive areas	49.30% 35	25.35% 18	15.49% 11	8.45% 6	1.41% 1	71

Protecting wildlife corridors and habitat	49.32% 36	21.92% 16	21.92% 16	2.74% 2	4.11% 3	73
Historic preservation	27.78% 20	33.33% 24	23.61% 17	5.56% 4	9.72% 7	72
Neighborhood character	27.40% 20	32.88% 24	26.03% 19	4.11% 3	9.59% 7	73
Energy use and sustainability	41.10% 30	16.44% 12	26.03% 19	6.85% 5	9.59% 7	73
Hazard mitigation	20.83% 15	40.28% 29	27.78% 20	8.33% 6	2.78% 2	72
Housing choice (housing for all ages and stages of life)	26.76% 19	33.80% 24	32.39% 23	5.63% 4	1.41% 1	71
Accessory dwelling units	18.06% 13	22.22% 16	36.11% 26	11.11% 8	12.50% 9	72
Walkability	29.17% 21	23.61% 17	23.61% 17	12.50% 9	11.11% 8	72
Bikeability	28.77% 21	15.07% 11	27.40% 20	10.96% 8	17.81% 13	73
Connection and proximity to commercial/industrial areas	10.96% 8	26.03% 19	43.84% 32	9.59% 7	9.59% 7	73
Mixing of uses	21.92% 16	28.77% 21	31.51% 23	9.59% 7	8.22% 6	73
Circulation, connectivity and traffic congestion	30.99% 22	42.25% 30	22.54% 16	2.82% 2	1.41% 1	71
Infrastructure (e.g. water, sewer, gas, electric, fiber, phone)	36.99% 27	35.62% 26	21.92% 16	1.37% 1	4.11% 3	73
Community facilities (e.g. schools, parks, libraries, activity centers)	30.14% 22	43.84% 32	17.81% 13	2.74% 2	5.48% 4	73
Other	54.55% 12	4.55% 1	27.27% 6	4.55% 1	9.09% 2	22

If you answered "other" to Q6, please explain:

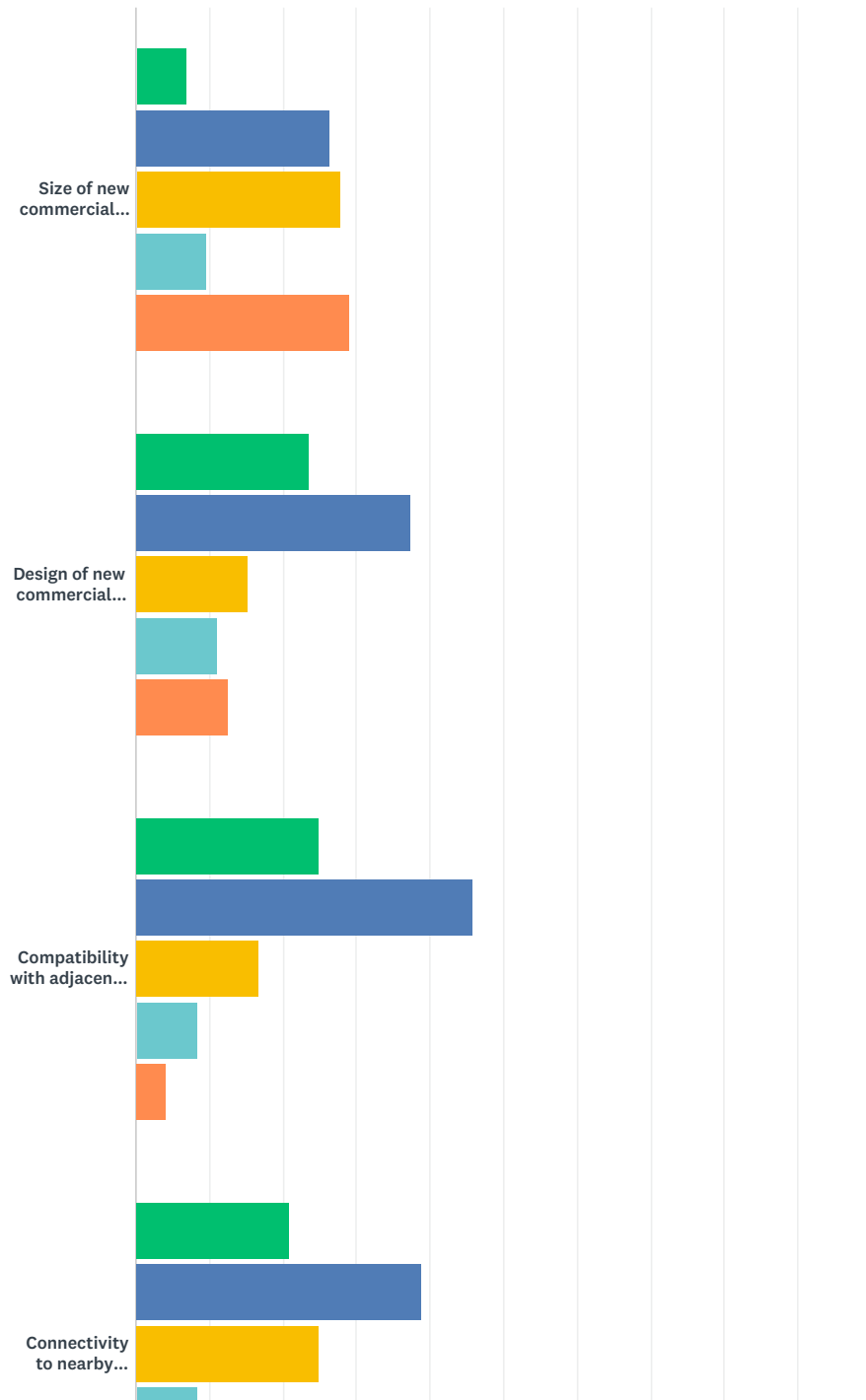
1. Wireless infrastructure in residential areas will be critical to providing emergency services, connectivity, ability to telecommute and other benefits of technology.
2. We need to greatly de-emphasize the role of the car. We need to reduce pollution. We need to stop subsidizing the car and fossil fuel. We need to make car-free development. We need to do away with parking minimums. We need to only use stone, clay, brick, fiber, wood and not materials with fossil fuel. Walk and bike, with transit, should be the priority.
3. Roads in Frenchtown are not paved and cause an environmental hazard
4. JOBS, What employers will we recruit to Missoula? Salaries? NO sales tax, or property tax increases. Protect seniors from increasing property taxes. No to blanket changes in zoning without neighborhoods OK.
5. For anything I answered very concerned, I support these planning issues and hope that the zoning regulations make it easier for these planning issues to be prioritized.
6. Flexibility over time. There are multiple work/live opportunities in the County that are well positioned for mixed use including residential and commercial development. I would like to see the County embrace these opportunities especially where water and sewer are available or will become available. Design standards work well to protect existing neighborhoods from adjacent development but they work in opposition to creative development that can bridge the

gaps that we haven't considered. So my wish is that through this process we can still provide flexibility to allow for unique developments that can provide quick change needed in specific areas.

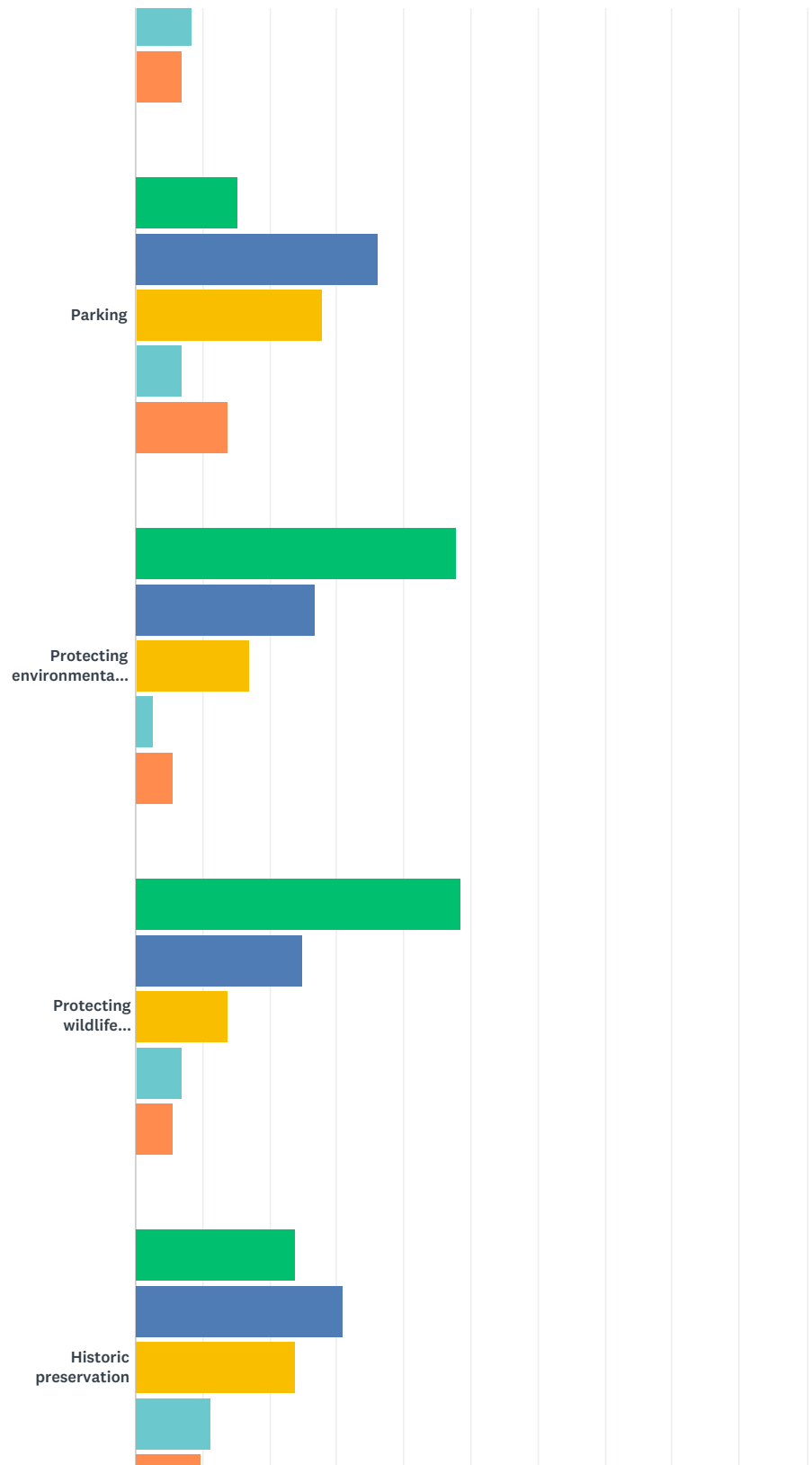
7. Traffic control & parking
8. Implementation of the planning issues; IE, grandfather clauses
9. Growth impacts farmland; limits to growth must be established
10. Don't need more open space like Fort Missoula
11. Should get rid of all permits and zoning. If you want to tell others what they can do with thier land get out your personal check book and buy it, not with the taxpayers money
12. All these land use decisions feed into the funding sustainability of our infrastructure. When the county accepts the maintenance costs for a mile of road that serves three houses, I'm subsidizing it. Boo.
13. I'm very concerned and supportive of living in a firewise communiy

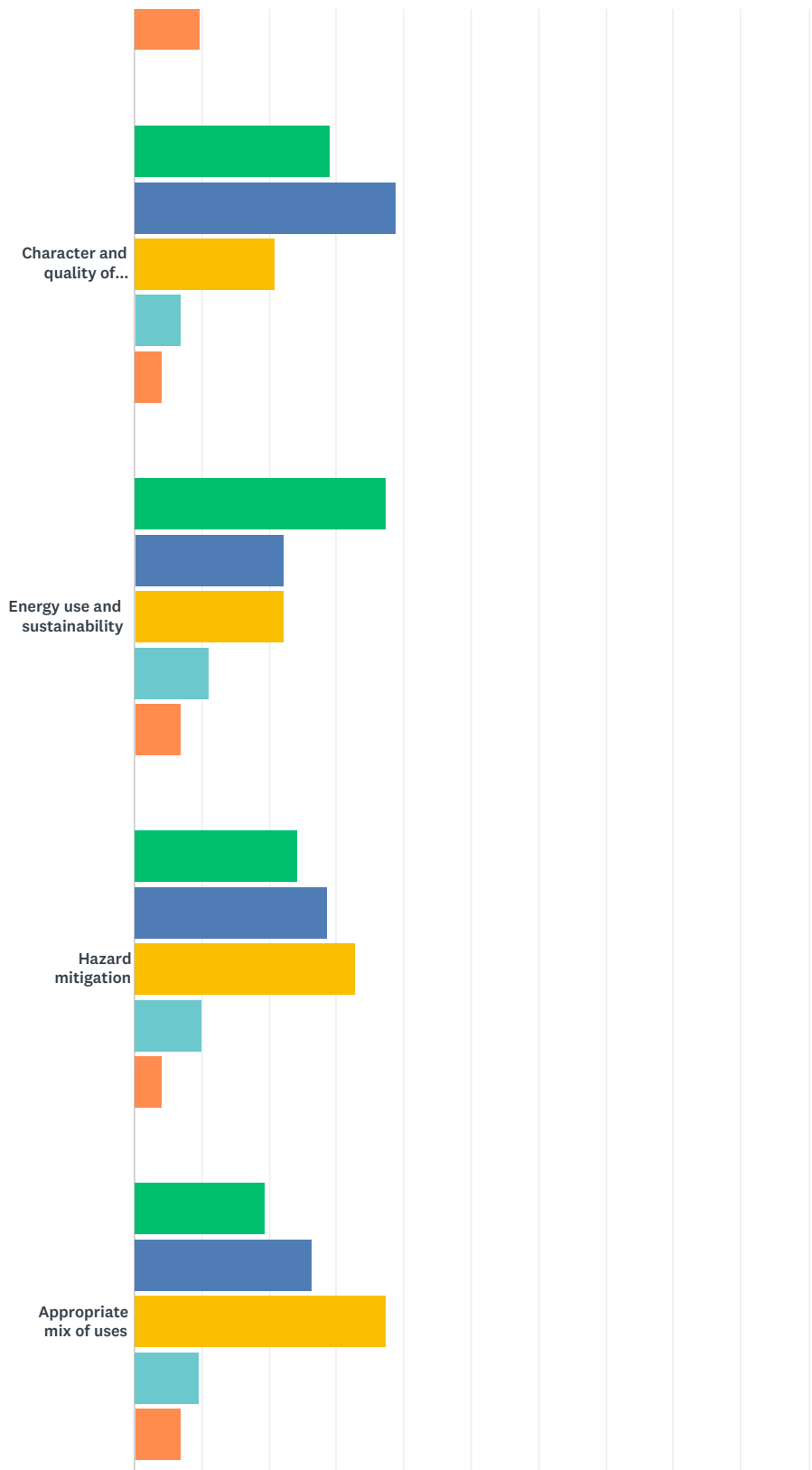
# Q7 Rate your level of concern for the following planning issues related to future commercial and industrial development in Missoula County.

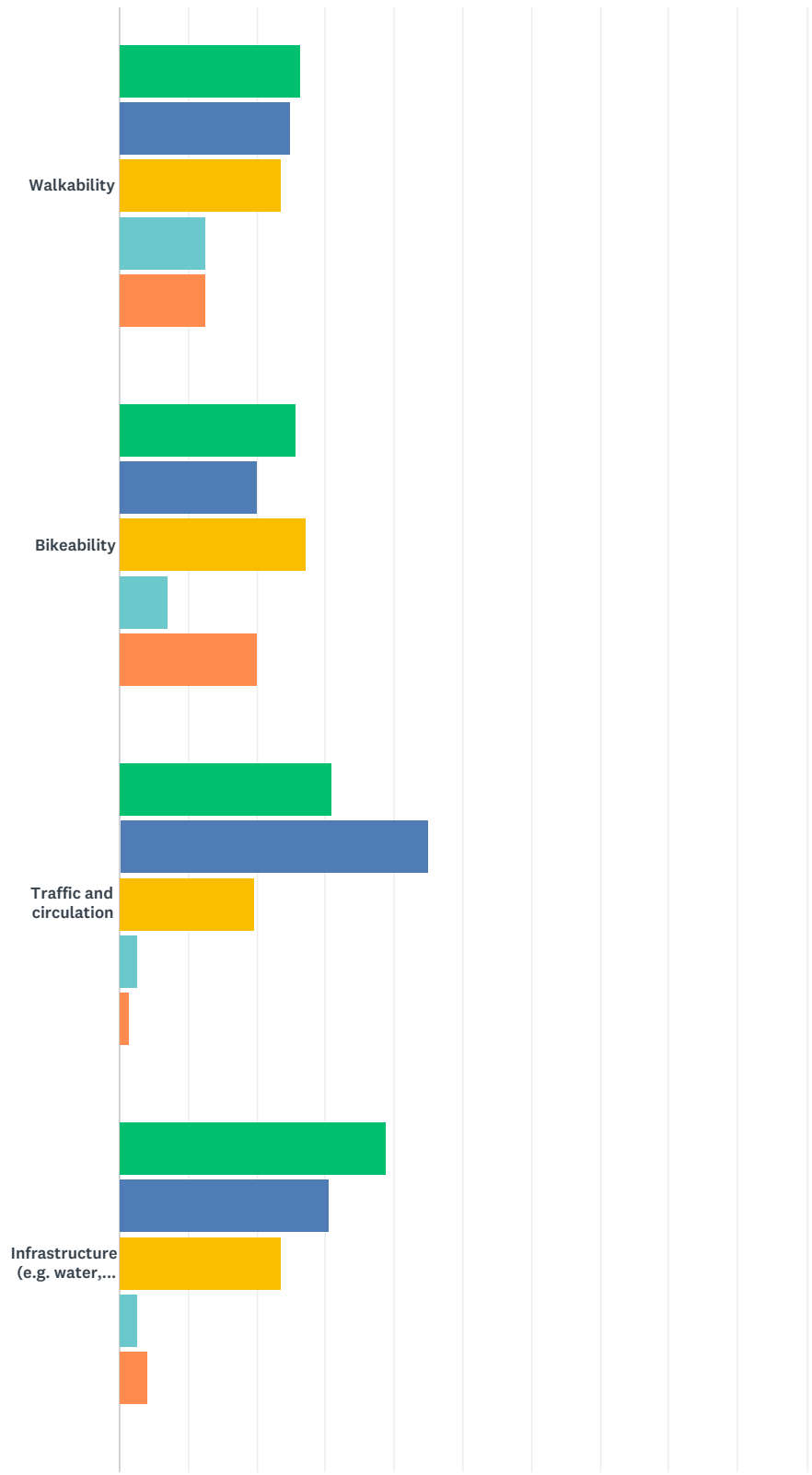
Answered: 72 Skipped: 1













	VERY CONCERNED	CONCERNED	NEUTRAL	SOMEWHAT CONCERNED	NOT CONCERNED	TOTAL
Size of new commercial buildings (too large)	6.94% 5	26.39% 19	27.78% 20	9.72% 7	29.17% 21	72
Design of new commercial buildings (how they look from the street and adjacent properties)	23.61% 17	37.50% 27	15.28% 11	11.11% 8	12.50% 9	72
Compatibility with adjacent residential development	25.00% 18	45.83% 33	16.67% 12	8.33% 6	4.17% 3	72
Connectivity to nearby residential areas	20.83% 15	38.89% 28	25.00% 18	8.33% 6	6.94% 5	72
Parking	15.28% 11	36.11% 26	27.78% 20	6.94% 5	13.89% 10	72
Protecting environmentally sensitive areas	47.89% 34	26.76% 19	16.90% 12	2.82% 2	5.63% 4	71
Protecting wildlife corridors and habitat	48.61% 35	25.00% 18	13.89% 10	6.94% 5	5.56% 4	72
Historic preservation	23.94% 17	30.99% 22	23.94% 17	11.27% 8	9.86% 7	71
Character and quality of corridors and gateways	29.17% 21	38.89% 28	20.83% 15	6.94% 5	4.17% 3	72

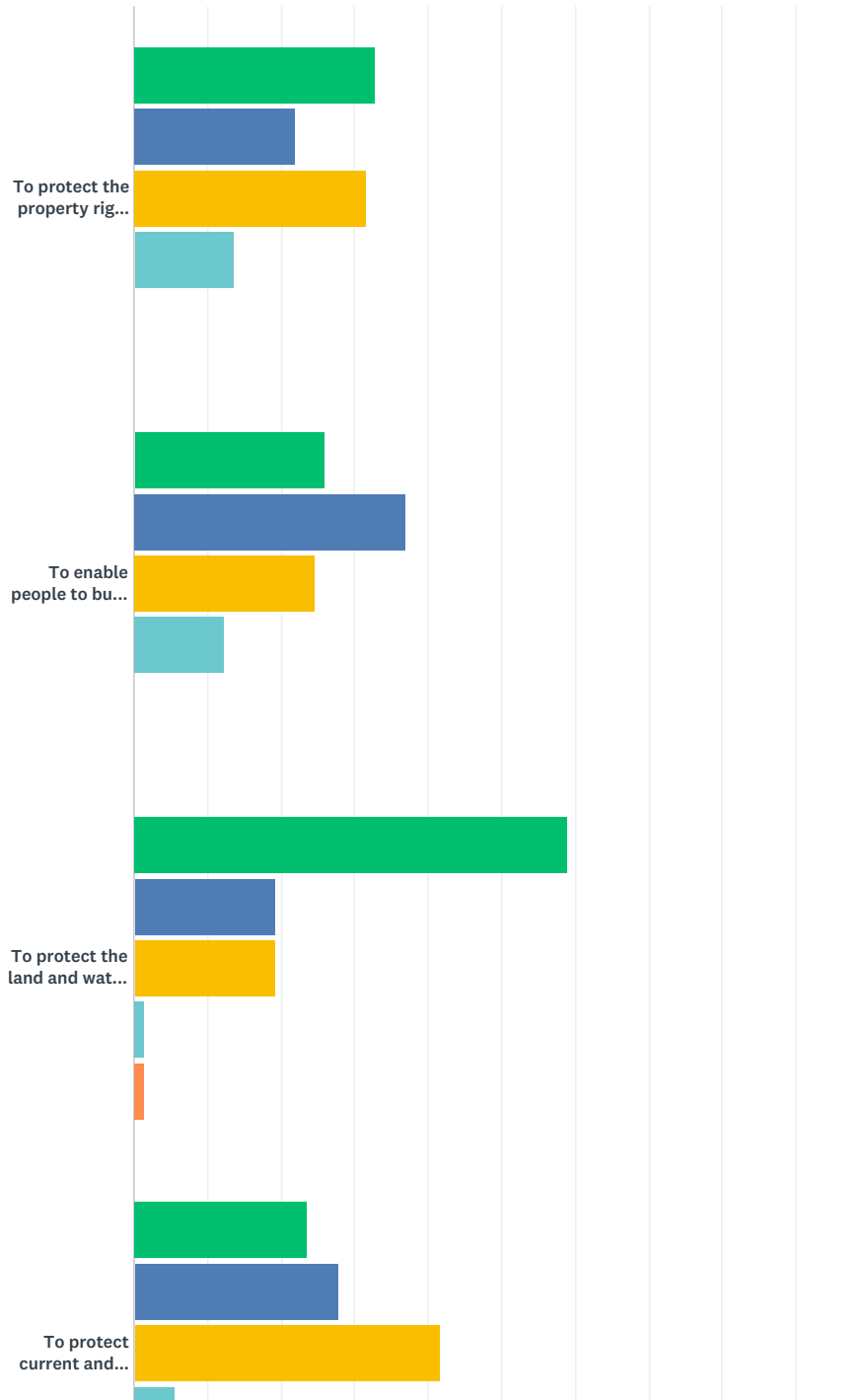
Energy use and sustainability	37.50% 27	22.22% 16	22.22% 16	11.11% 8	6.94% 5	72
Hazard mitigation	24.29% 17	28.57% 20	32.86% 23	10.00% 7	4.29% 3	70
Appropriate mix of uses	19.44% 14	26.39% 19	37.50% 27	9.72% 7	6.94% 5	72
Walkability	26.39% 19	25.00% 18	23.61% 17	12.50% 9	12.50% 9	72
Bikeability	25.71% 18	20.00% 14	27.14% 19	7.14% 5	20.00% 14	70
Traffic and circulation	30.99% 22	45.07% 32	19.72% 14	2.82% 2	1.41% 1	71
Infrastructure (e.g. water, sewer, gas, electric, fiber, phone)	38.89% 28	30.56% 22	23.61% 17	2.78% 2	4.17% 3	72
Community facilities (e.g. schools, parks, libraries, activity centers)	30.56% 22	25.00% 18	31.94% 23	5.56% 4	6.94% 5	72
Other	42.86% 6	7.14% 1	35.71% 5	7.14% 1	7.14% 1	14

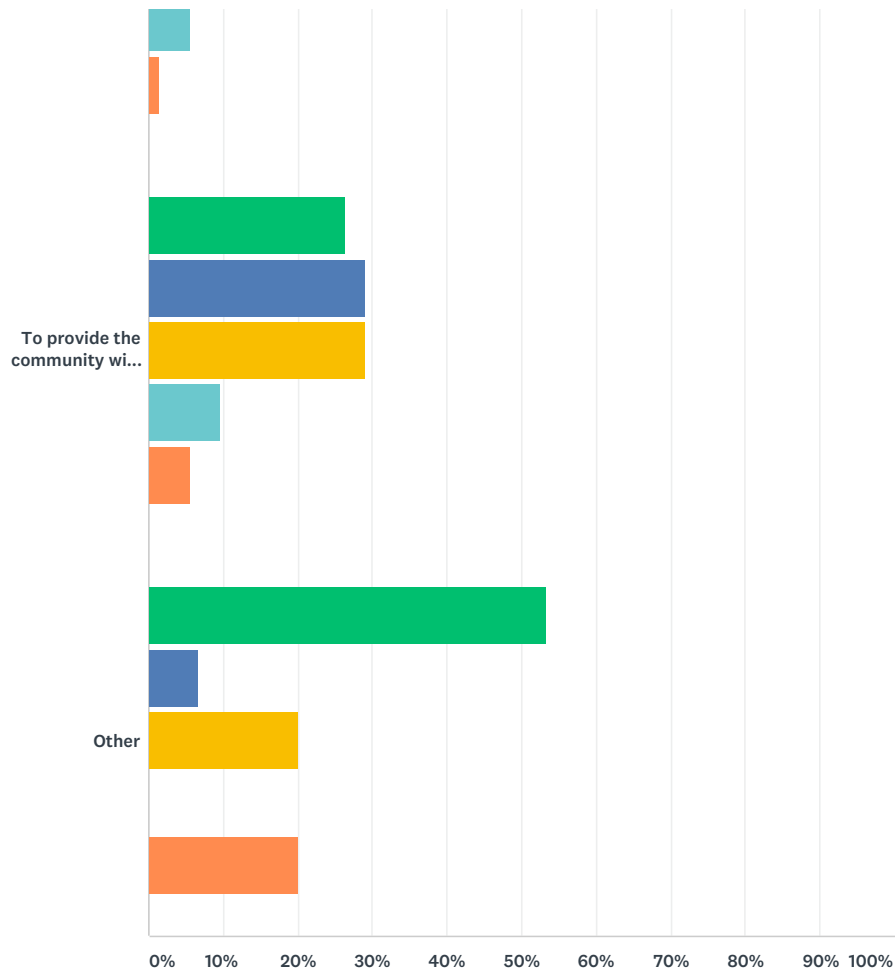
If you answered "other" to Q7, please explain:

1. Wireless infrastructure in commercial and industrial areas will be critical to providing emergency services, connectivity, and other benefits of technology such as addressing traffic congestion, parking, regulation of street lights and use of electricity, etc.
2. No more car-focused development. no more courting of extractive industry that harms the environment
3. All areas listed as very concerned means I hope the zoning regulations support and encourage development to address these planning issues
4. Perhaps farmland is within some of the above items, but not specific enough
5. If you want to tell others what they can do with their land buy it with your own personal money
6. These questions are terrible. If I say I'm not very concerned about parking does that mean I don't think we need parking minimums? Or does it mean I think parking right now is great?
7. Concerned about "blending" design with local character of community

# Q8 How important are the following roles for the zoning regulations to fulfill in Missoula County?

Answered: 73 Skipped: 0





■ Extremely Important   
 ■ Very Important   
 ■ Important  
■ Not Very Important   
 ■ Not Important At All

	EXTREMELY IMPORTANT	VERY IMPORTANT	IMPORTANT	NOT VERY IMPORTANT	NOT IMPORTANT AT ALL	TOTAL
To protect the property rights of land owners	32.88% 24	21.92% 16	31.51% 23	13.70% 10	0.00% 0	73
To enable people to build housing and businesses to serve the needs of the community	26.03% 19	36.99% 27	24.66% 18	12.33% 9	0.00% 0	73
To protect the land and water from damage or pollution	58.90% 43	19.18% 14	19.18% 14	1.37% 1	1.37% 1	73
To protect current and future residents (those who will move here or who are not yet born)	23.61% 17	27.78% 20	41.67% 30	5.56% 4	1.39% 1	72
To provide the community with a way to influence development and change	26.39% 19	29.17% 21	29.17% 21	9.72% 7	5.56% 4	72
Other	53.33% 8	6.67% 1	20.00% 3	0.00% 0	20.00% 3	15

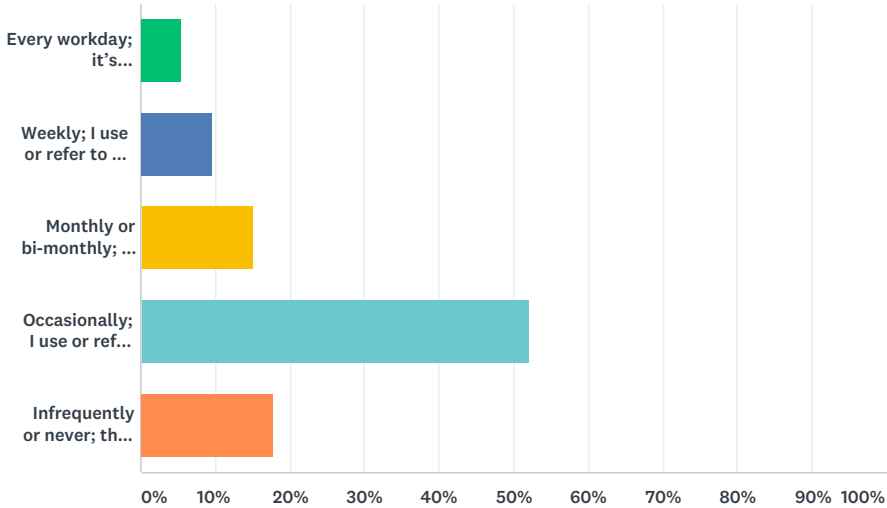
If you answered "other" to Q8, please explain:

1. Currently, Missoula County's zoning regulations do not address wireless communications. As wireless communications become a more important part of the community, it will be helpful for Missoula County to have zoning regulations to address wireless and the federal law.
2. To lessen the role of the automobile is very important right now. No streets should be more than one lane in each direction. We need only single lane roundabouts with top notch walk, bike and ADA features, and no more stop lights. Only permeable pavements based on non fossil fuel materials should be used.
3. Why has the county allowed building in the flood zone?
4. To make sure ALL voices are represented. The majority vote in an area or neighborhood, should have the right to their opinion or view, versus the opinion of outside groups. Especially those who stem to profit by decisions made.
5. Protection of future residents means not adversely affecting current residences; avoid overcrowding, deterioration of current standards and neighborhoods in zeal to provide smaller/more/cheaper housing
6. Zoning has the ability to protect all from too much growth
7. Protect residents from what exactly?
8. To fully use existing community infrastructure like schools, what the community did to the DeSmet area is a prime example of ignorant and poor community development, what has happened over the last few years has not changed.
9. Government fails at everything government does, no government is the best answer



**Q9 How often would you say you use or refer to any part of the text of the Missoula County Zoning Regulations, whether that involves standards, requirements, or processes? Select one.**

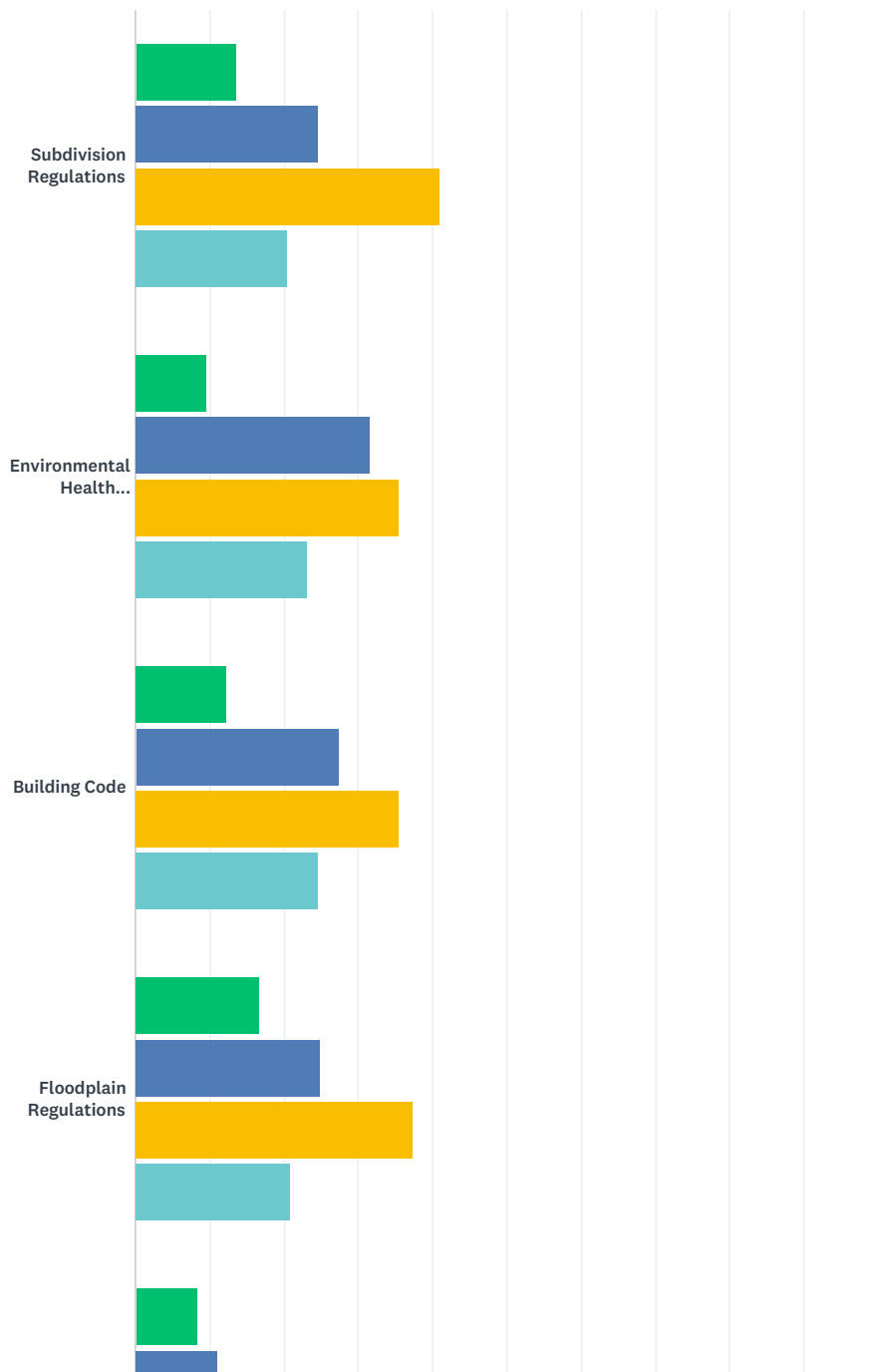
Answered: 73 Skipped: 0

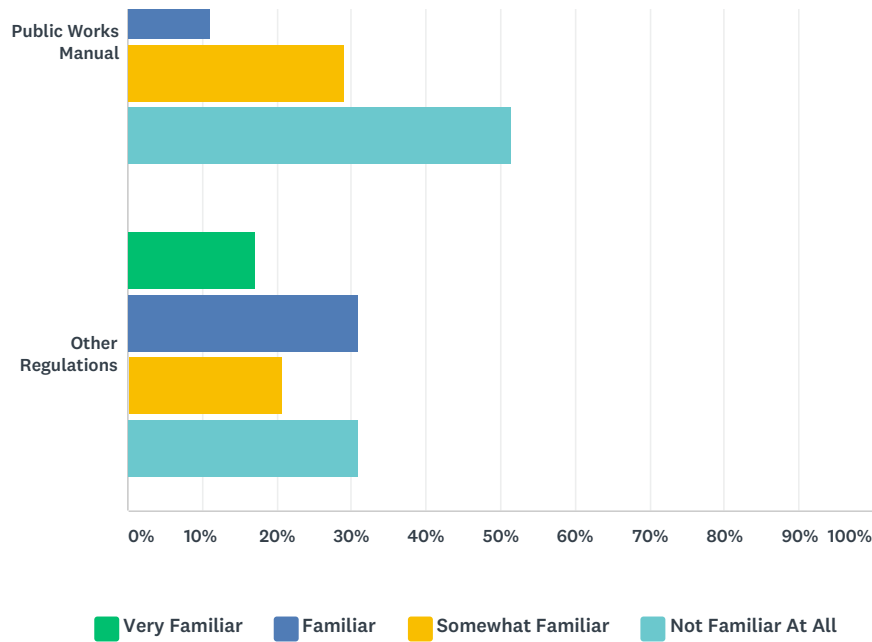


ANSWER CHOICES	RESPONSES	
Every workday; it's fundamental to my normal work responsibilities	5.48%	4
Weekly; I use or refer to the regulations regularly, but not each day	9.59%	7
Monthly or bi-monthly; I use or refer to the regulations on many issues, and need to read or use it periodically	15.07%	11
Occasionally; I use or refer to the regulations for specific projects or processes that come up from time to time	52.05%	38
Infrequently or never; the text of the regulations does not have a relationship to my regular work or personal activities	17.81%	13
<b>TOTAL</b>		<b>73</b>

**Q10 How familiar are you with the content and process of other, related regulations that apply to development in Missoula County? Please select the answer that best applies.**

Answered: 73 Skipped: 0





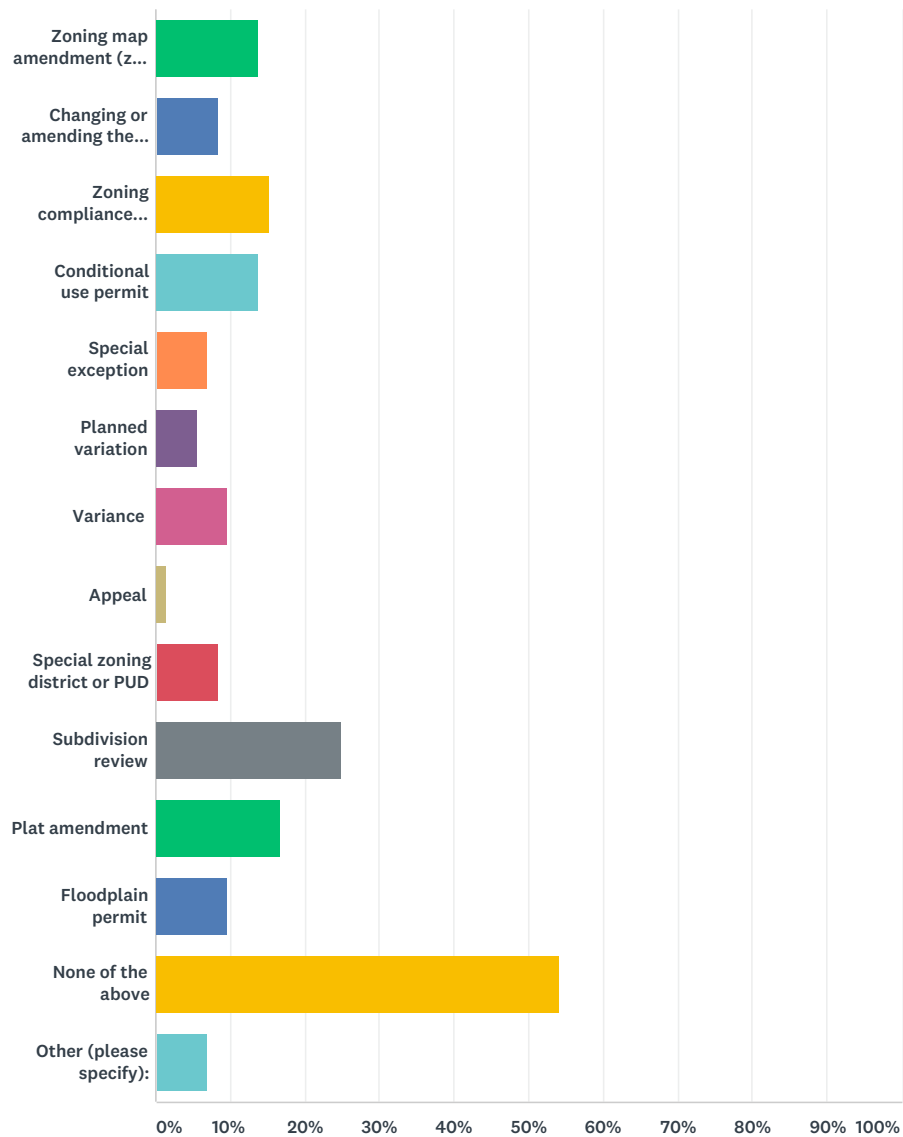
	VERY FAMILIAR	FAMILIAR	SOMEWHAT FAMILIAR	NOT FAMILIAR AT ALL	TOTAL
Subdivision Regulations	13.70% 10	24.66% 18	41.10% 30	20.55% 15	73
Environmental Health Regulations	9.59% 7	31.51% 23	35.62% 26	23.29% 17	73
Building Code	12.33% 9	27.40% 20	35.62% 26	24.66% 18	73
Floodplain Regulations	16.67% 12	25.00% 18	37.50% 27	20.83% 15	72
Public Works Manual	8.33% 6	11.11% 8	29.17% 21	51.39% 37	72
Other Regulations	17.24% 5	31.03% 9	20.69% 6	31.03% 9	29

If you answered "other" to Q10, please explain:

1. We use a memo from Missoula County dated 2001 for wireless zoning regulations.
2. Accessibility regulations
3. Energy & sustainability
4. Shoreline regs
5. I believe it's best not to assume when it comes to regulations. I verify information with online resources or county staff.
6. Transportation related regulations and guidelines
7. DNRC
8. You are not an American if you think it's right to tell other what they do with thier land

# Q11 What zoning permits or processes have you have you applied for or obtained in the past? Select all that apply.

Answered: 72 Skipped: 1



ANSWER CHOICES	RESPONSES
Zoning map amendment (zone change)	13.89% 10
Changing or amending the text of the Missoula County Zoning Regulations	8.33% 6
Zoning compliance permit	15.28% 11
Conditional use permit	13.89% 10

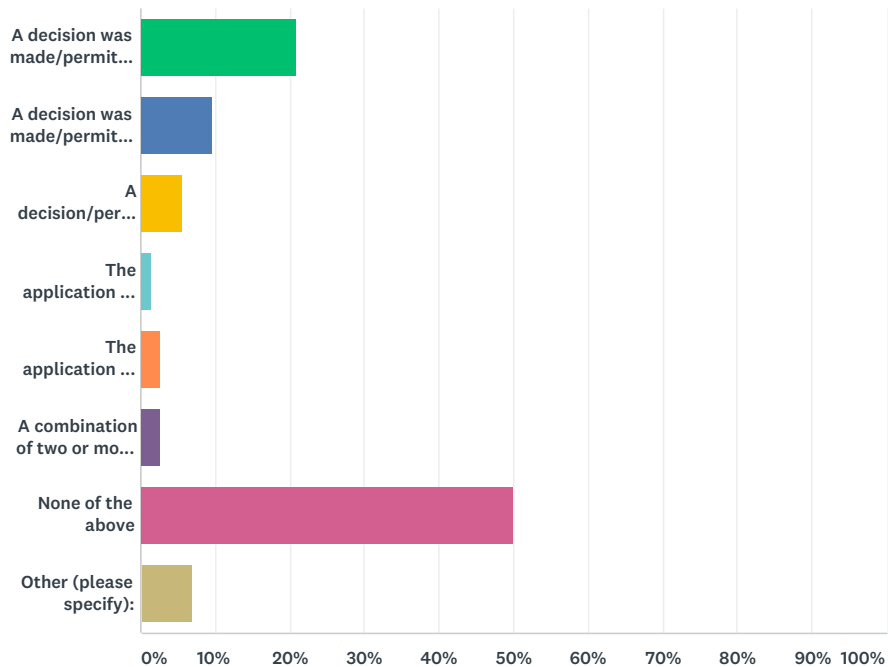
Special exception	6.94%	5
Planned variation	5.56%	4
Variance	9.72%	7
Appeal	1.39%	1
Special zoning district or PUD	8.33%	6
Subdivision review	25.00%	18
Plat amendment	16.67%	12
Floodplain permit	9.72%	7
None of the above	54.17%	39
Other (please specify):	6.94%	5
Total Respondents: 72		

If you answered "other" to Q11, please specify:

1. Public Forum
2. Burning permits
3. Signs
4. For clients
5. As community leader in an unzoned area, I've spent the past several years learning/following the process to zone our area to fit the character of our community

## Q12 Thinking about the most recent request or action you were involved with, what was the outcome? Select the most appropriate answer.

Answered: 72 Skipped: 1



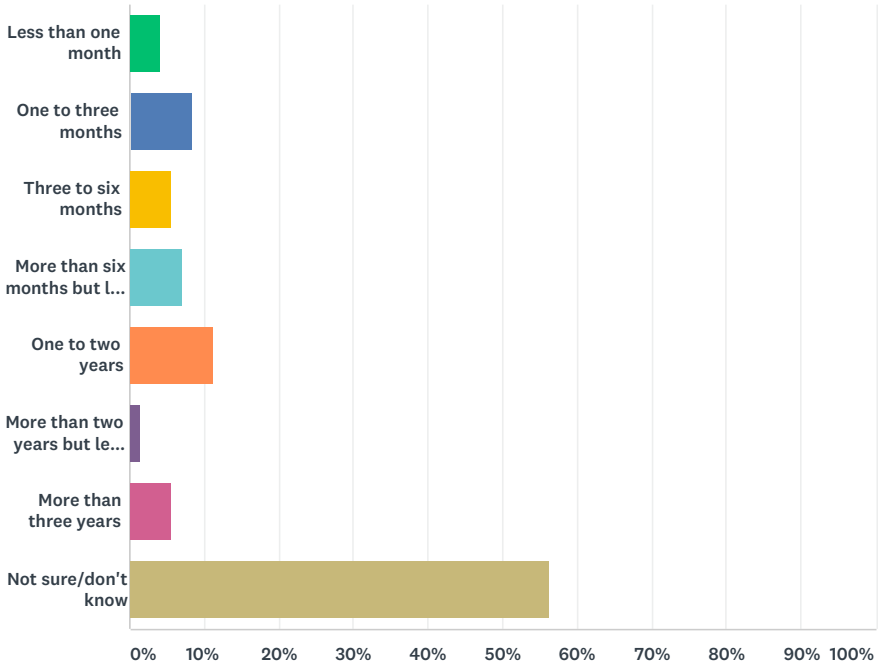
ANSWER CHOICES	RESPONSES	
A decision was made/permit issued, and the project completed	20.83%	15
A decision was made/permit issued, but the project is not yet completed	9.72%	7
A decision/permit is still pending	5.56%	4
The application was withdrawn	1.39%	1
The application was denied	2.78%	2
A combination of two or more outcomes listed above (for projects involving multiple approvals)	2.78%	2
None of the above	50.00%	36
Other (please specify):	6.94%	5
<b>TOTAL</b>		<b>72</b>

If you answered "other" to Q12, please specify:

1. The public forum was completed according to schedule/plan
2. Never received call back or clear answers
3. The person was in total violation of the covenants and nothing could be done. Covenants are a joke and should be outlawed!
4. Only government employees who were getting paid to fill out this long of a survey will be the ones who complete it
5. Currently involved in assisting with the text description of new zoning designation that applies to our community and neighboring communities with same designation. Still far from applying, yet, but working on it steadily.

**Q13 Thinking about the most recent specific request or action you were involved with, how long did it take from the first submitted complete application to the County until a final decision or permit, or if the application is still pending, until today? Select the most appropriate answer.**

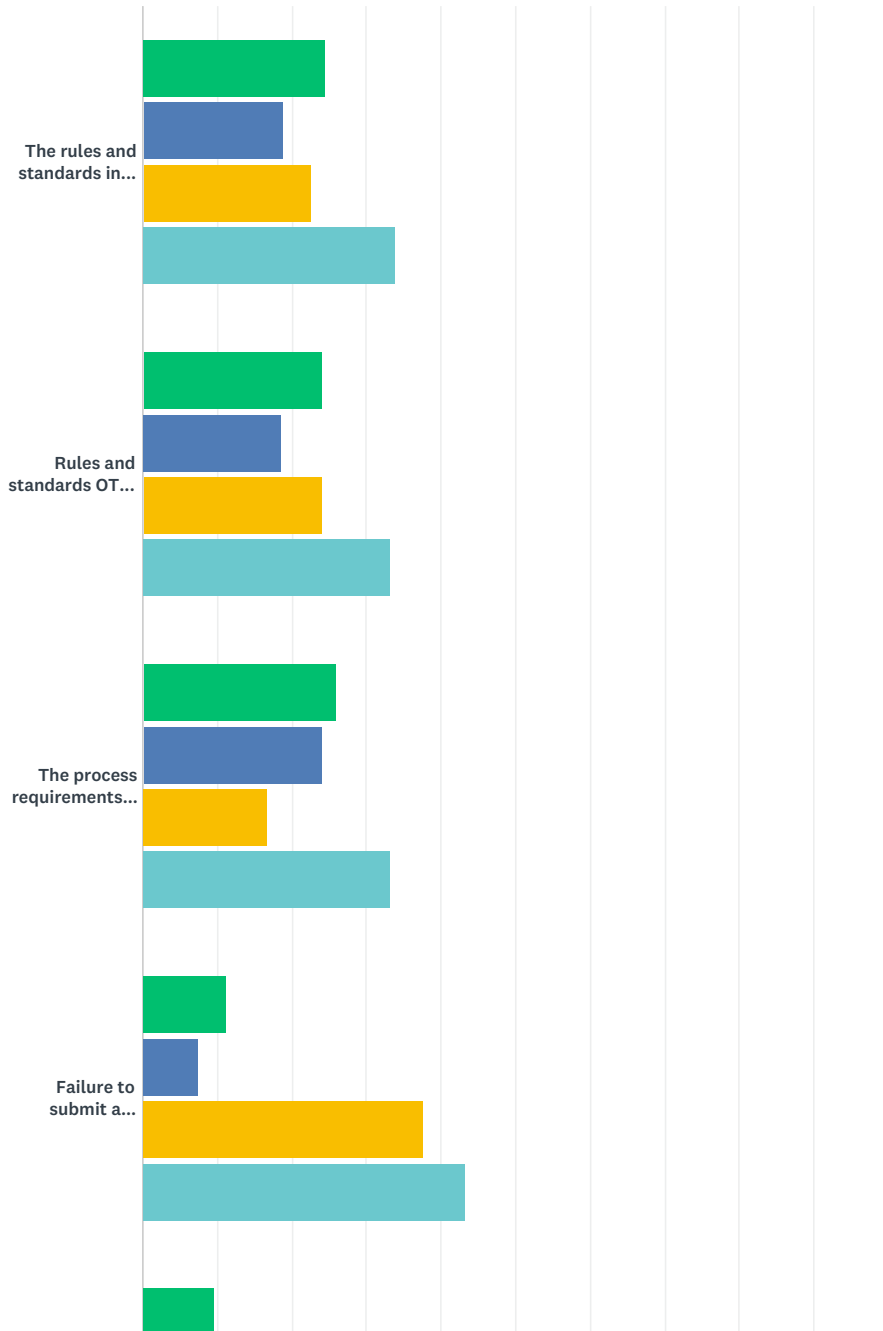
Answered: 71 Skipped: 2



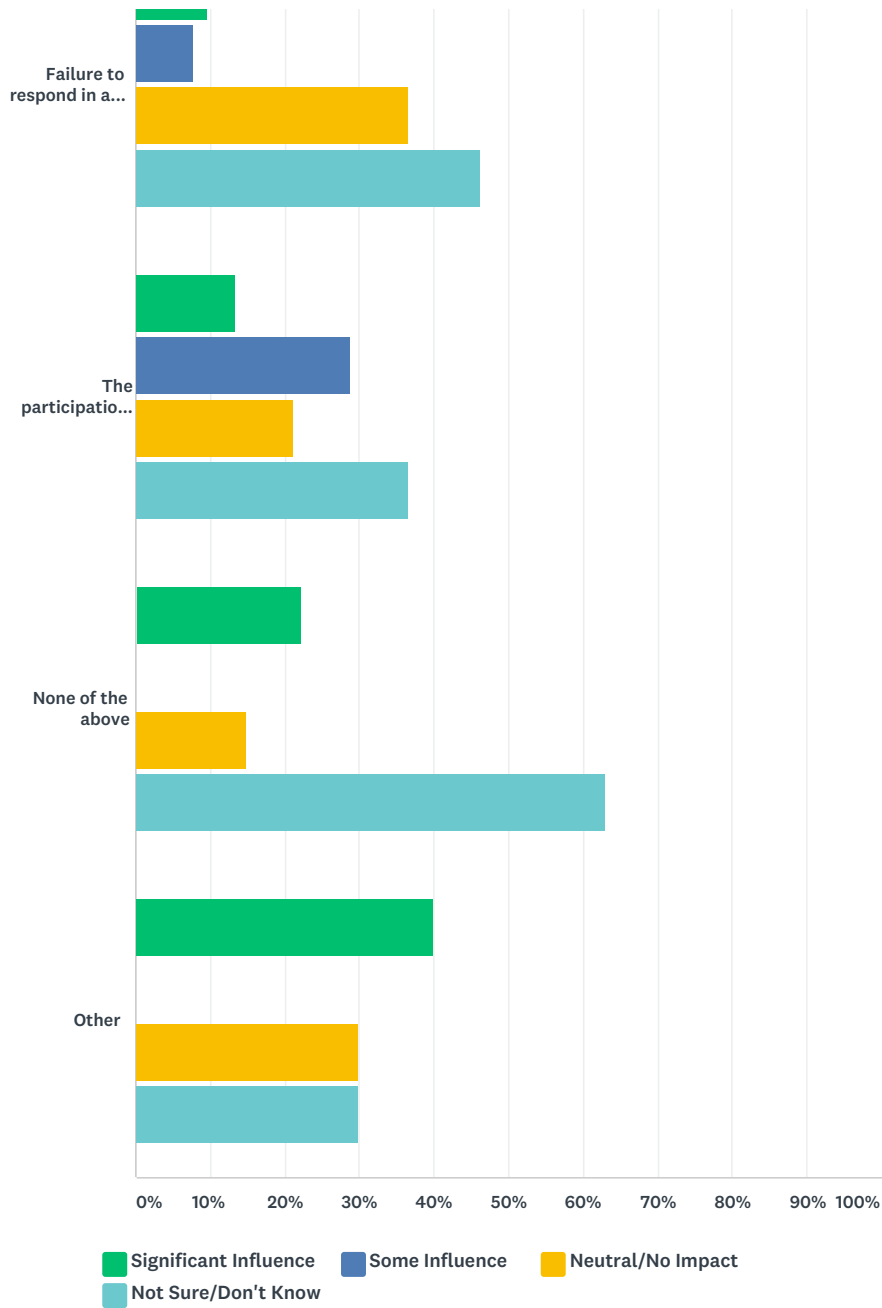
ANSWER CHOICES	RESPONSES
Less than one month	4.23% 3
One to three months	8.45% 6
Three to six months	5.63% 4
More than six months but less than one year	7.04% 5
One to two years	11.27% 8
More than two years but less than three	1.41% 1
More than three years	5.63% 4
Not sure/don't know	56.34% 40
<b>TOTAL</b>	<b>71</b>

**Q14 Still thinking about the most recent request or action you were involved with, in your experience, how much influence did the following factors have on delays or the length of time required for a decision? Select the answer you believe best reflects the situation.**

Answered: 66 Skipped: 7







	SIGNIFICANT INFLUENCE	SOME INFLUENCE	NEUTRAL/NO IMPACT	NOT SURE/DON'T KNOW	TOTAL
The rules and standards in the zoning code – the actual standards, limits, allowable uses or sizes, etc. as written in code	24.53% 13	18.87% 10	22.64% 12	33.96% 18	53
Rules and standards OTHER than in the zoning code – the way different requirements outside the code apply to the project or activity (public works, environmental health, building code, e.g.)	24.07% 13	18.52% 10	24.07% 13	33.33% 18	54

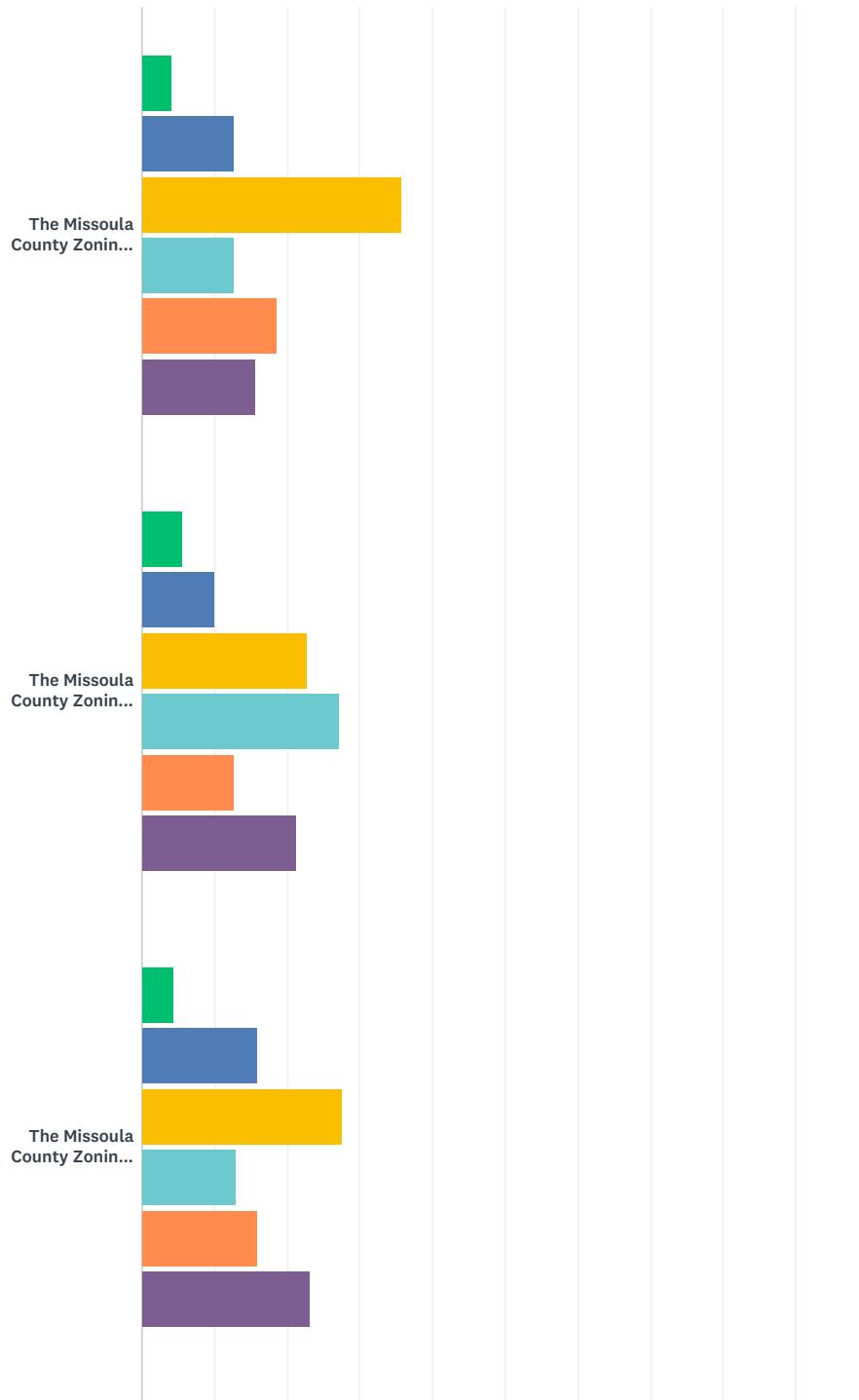
The process requirements of the zoning code – the steps and procedures required to gain an approval	25.93% 14	24.07% 13	16.67% 9	33.33% 18	54
Failure to submit a complete application or the length of time it took for them to complete their application once it had been initiated	11.32% 6	7.55% 4	37.74% 20	43.40% 23	53
Failure to respond in a timely fashion to requests made by CAPS or other County departments, Planning Board members or the Board of County Commissioners	9.62% 5	7.69% 4	36.54% 19	46.15% 24	52
The participation of individuals or groups, other than staff, officials, or the people involved in preparing the application, such as neighbors, environmental groups, and similar intervenors	13.46% 7	28.85% 15	21.15% 11	36.54% 19	52
None of the above	22.22% 6	0.00% 0	14.81% 4	62.96% 17	27
Other	40.00% 4	0.00% 0	30.00% 3	30.00% 3	10

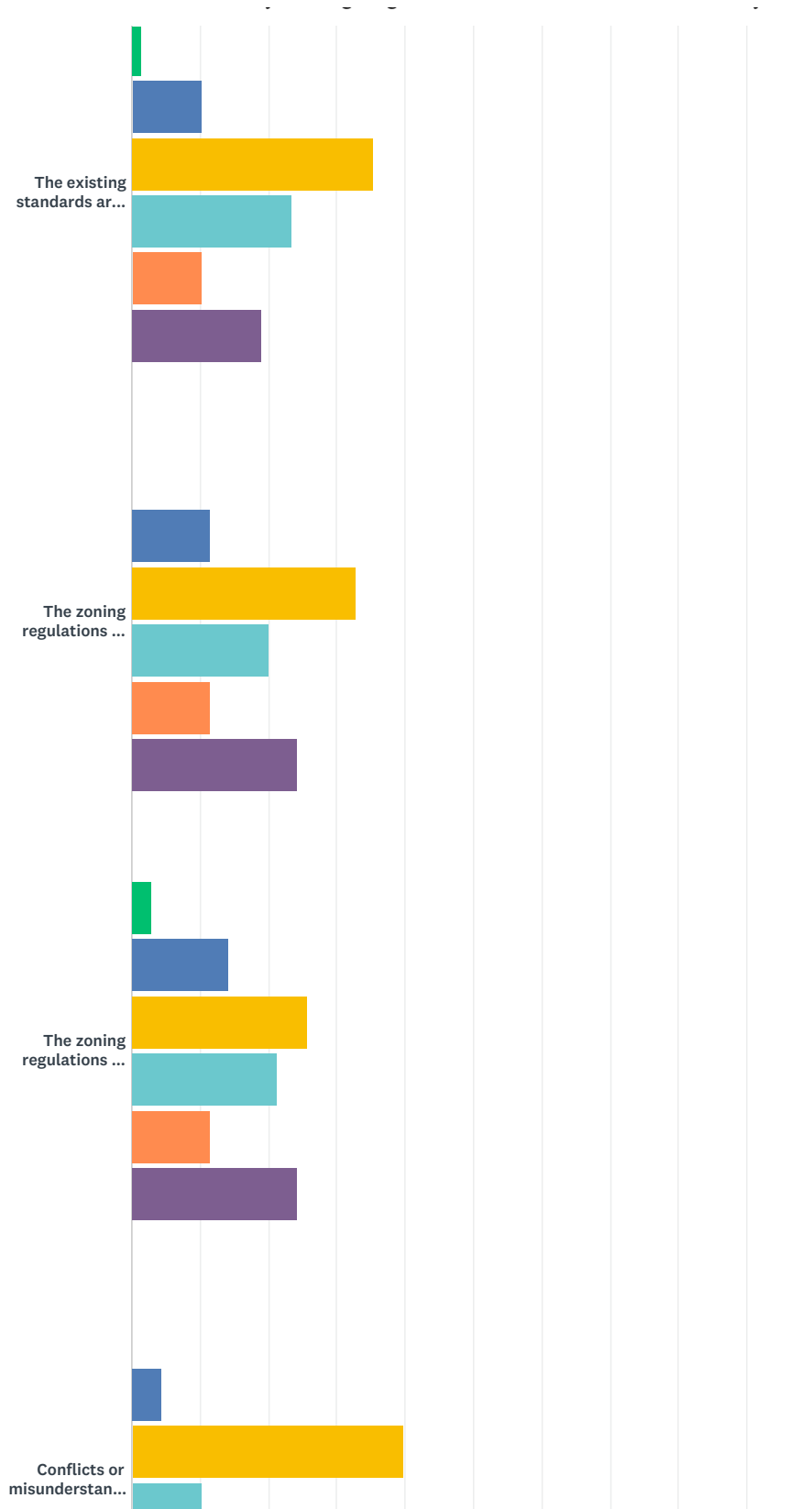
If you answered “other” to Q14, please specify:

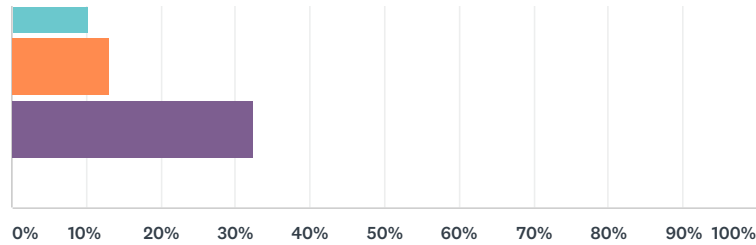
1. Target Range Neighborhood Plan was adopted and a zoning change was recommended and has never been implemented
2. I would like to see environmental, wildlife regulations protected. I don't believe this process needs to be hurried or ignored. And, if people want to propose a zoning change - the neighborhood does need to have the opportunity to agree or stop the proposed change.
3. changes of forms between initial conference and submission; confusion about which form applied; erratic interpretation of driveway requirements; erratic flood plain interpretation
4. Rich people and the bribes they give to public officials was not an option and should of been in this question
5. N/A
6. Our unzoned area is seeking a new designation that has not been used before in our county. Current rules and standards don't necessarily apply to some extent. Community participation has been critical.

# Q15 How strongly do you agree or disagree with the following statements:

Answered: 70 Skipped: 3





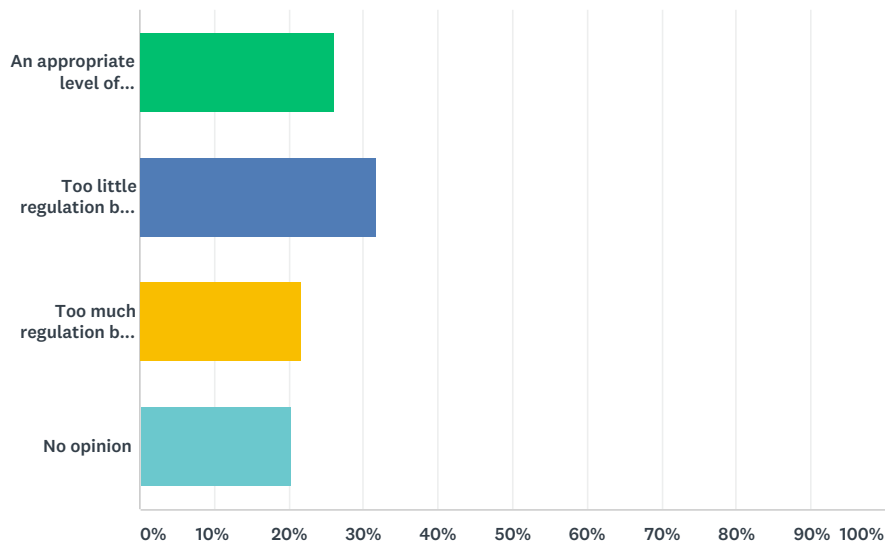


■ Strongly Agree   
 ■ Agree   
 ■ Neither Agree/Disagree   
 ■ Disagree  
■ Strongly Disagree   
 ■ Not Sure/Don't Know

	STRONGLY AGREE	AGREE	NEITHER AGREE/DISAGREE	DISAGREE	STRONGLY DISAGREE	NOT SURE/DON'T KNOW	TOTAL
The Missoula County Zoning Regulations are successful in implementing the vision of the County's Growth Policy and recently adopted Future Land Use Map.	4.29% 3	12.86% 9	35.71% 25	12.86% 9	18.57% 13	15.71% 11	70
The Missoula County Zoning Regulations are adaptable to site-specific conditions and changing industry standards.	5.71% 4	10.00% 7	22.86% 16	27.14% 19	12.86% 9	21.43% 15	70
The Missoula County Zoning Regulations are successful in implementing the vision of the County's neighborhood plans.	4.35% 3	15.94% 11	27.54% 19	13.04% 9	15.94% 11	23.19% 16	69
The existing standards are clear enough to produce predictable results and reduce uncertainty for developers and citizens.	1.47% 1	10.29% 7	35.29% 24	23.53% 16	10.29% 7	19.12% 13	68
The zoning regulations are easy to use and clearly understandable to those who use them most.	0.00% 0	11.43% 8	32.86% 23	20.00% 14	11.43% 8	24.29% 17	70
The zoning regulations are consistently applied to similar parcels of land and applicants.	2.86% 2	14.29% 10	25.71% 18	21.43% 15	11.43% 8	24.29% 17	70
Conflicts or misunderstandings due to the language within the zoning regulations rarely arise in my experience.	0.00% 0	4.41% 3	39.71% 27	10.29% 7	13.24% 9	32.35% 22	68

## Q16 The Missoula County Zoning Regulations represent (choose one):

Answered: 69 Skipped: 4



ANSWER CHOICES	RESPONSES	
An appropriate level of regulation by the County	26.09%	18
Too little regulation by the County (please explain below)	31.88%	22
Too much regulation by the County (please explain below)	21.74%	15
No opinion	20.29%	14
<b>TOTAL</b>		<b>69</b>

If you responded “too much” or “too little” regulation, please explain and tell us how the regulations go too far or where regulation doesn’t go far enough:

1. The Missoula County Zoning regulations do not address wireless communications facilities. It would be beneficial for the zoning regulations to address these facilities to comply with federal law and provide better guidance for applicants especially as the industry grows.
2. The regs do not go far enough in protecting the health of the community and the environment, esp. the air, water and land
3. Do not compel “focus inward”. Still prioritize sprawl and car culture.
4. as a land owner county and city have overstepped there authority on what the property owner can or cannot do on there property
5. In the county portion of the Missoula Planning Region, currently zoned lands are easily changed. So for people that stay in their homes for ~ 20 years, they buy a house because of certain zoning and expectations, and then the zoning changes because commissioners and developers want more density.
6. The mini storage industry in the unincorporated communities is sad to me. But, I suppose that many of these communities also lack zoning regs. Otherwise, many developments of commercial buildings are devoid of any architectural finishes and design aspects that enhance the community -- hey look at the cool pole barn!

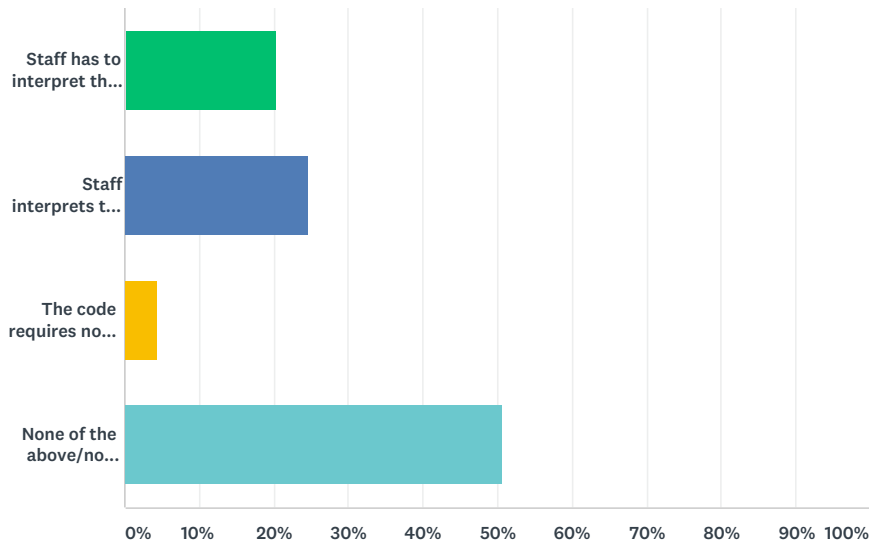
7. There needs to be better protection of floodplains -- protect them from development
8. With growing sprawl and growth in the Valley, regulation needs to be improved upon, especially for environmental, floodplains, increased density and historic preservation.
9. Need to be updated to coincide with land use map and overall infrastructure needs for our community.
10. I will say "Too Much" if the opinion of a small number of folks or leaders makes a decision for an area, which goes against the the majority of neighbor voices living in that area. What better example of a FREE country do we have than the ability of a neighborhood to decide the current and future direction of that neighborhood. Missoula County has a Western History unique to other developing communities throughout the US. The mountain and river community is strewn with orchards, horse and ag friendly land. It is my opinion, that some areas have been targeted for future growth that goes against the desires of that neighborhood.
11. They are dated and do not adequately address the types of uses, building types and density for modern living.
12. Limiting parcel size for housing on Mullan area to 40 acre minimum.
13. Not clear. Not precise
14. Regulations should cover more areas within the County
15. Money and power and "who" wants the changes dictate.
16. The regulations should work in harmony with landowners not be in general opposition. CAPS staff is great to work with but the regulations are not representative of landowners goals or general intentions. This is not Portland and we do not all want to commute via bicycle. If commercial developments choose to provide those facilities that should be their decision not imposed through development regulations.
17. Desire to obtain protection of ag lands even though not economically productive has led to too much regulation; current implementation ignores long-made plans for development in name of preserving ag lands, despite availability of sewer and water; Requirements for large roads, driveways, accesses eat up land, are too expensive, and not justified for safety reasons.
18. At times they impinge on private land rights and have taken away landowner rights without proper compensation.
19. Why the heck do we need a permit for a shed?! I can see having regulations for commercial entities, but a private landowner shouldn't have to jump through a bunch of hoops and pay a bunch of fees to the county just to put up an outbuilding on their own property. That's just an example of the government wanting to get it's piece of the pie, with absolutely no benefit to anyone other than providing a job to yet ANOTHER government employee. Cut the county payroll by 1/2, that would be a great start.
20. Neighborhood plans need to be adopted and followed
21. Too bad it takes an act of who knows what to get regulations (covenants followed) Implemented and followed. Maybe if Lolo had zoning, it would not be a problem!
22. Attempts to protect farmland is still inadequate

23. Landowners have less say than neighborhood plans or homeowners. Non paid zoning changes are a disgrace. I am referring to Target Range homeowners association that meddle in everyone's business
24. The community does not have any right to tell property owners what to do with thier land, people should go back to califorina or communist china if they think they should have any say in what owner do with thier land. If you read this and laugh, then you are a commie.
25. Private property owners have too much discretion
26. ZONING NEEDS EXPANDED, MAYBE NOT COUNTY WIDE BUT PRETTY DARN CLOSE TO COUNTY WIDE.
27. We have too much on things like parking minimums, too little limiting sprawling development.
28. The regulations don't include enough specifics on parking problems.



**Q17 In your experience with the County zoning regulations, how often are interpretations made by County staff? Choose the most appropriate answer.**

Answered: 69 Skipped: 4



ANSWER CHOICES	RESPONSES	
Staff has to interpret the code too much	20.29%	14
Staff interprets the code a reasonable amount	24.64%	17
The code requires no interpretation	4.35%	3
None of the above/no opinion	50.72%	35
<b>TOTAL</b>		<b>69</b>

## Q18 What part of the County zoning regulations is most often in need of interpretation or case-by-case consideration of a standard or guideline?

Answered: 47 Skipped: 26

1. No opinion.
2. Commercial use
3. In the case of an answer indicating no usage, maybe the survey should skip to a relevant portion.
4. County zoning regulations are now being implemented and are now (NEW) to the residents of all the surrounding area.
5. Rules
6. Uses
7. Floodplain regulations
8. Subdivisions
9. Unknown
10. Permitted Uses
11. For variances, very vague
12. Density. Accesory structures
13. Air permit
14. Seems like all
15. Surround island city annexation on parcels in county
16. Development standards
17. Ability of staff to impose long lists of requiremens for subdivisions; extreme efforts to question and inhibit boundary line relocations, family transfers, townhome exemptions that are provided for by statute, but apparently not acceptable to County.
18. Setbacks from road easements.
19. Ask the most frequent users.?
20. No idea.
21. Permitted uses, how set backs are measured, home occupancy
22. Variance
23. Subdivision standards
24. Sorry I don't have a specific instance in mind.
25. School zoning
26. Subdivision
27. Repeal all building permits, the county lied to the people, said they would not affect private property owners then passes them without public notice to the owners. They lied. Period
28. Sign permits
29. Not familiar enough to reasonably answer this question.
30. Request for variance
31. PERMITTED USES
32. Floodplain
33. Housing density
34. Zoning
35. ANY THING WITH AN INTERPRETIVE REQUIREMENT
36. Parking

**Q19 Please list the most significant sections or topics in the County zoning regulations that, in your experience, cause conflicts or misunderstandings and explain why.**

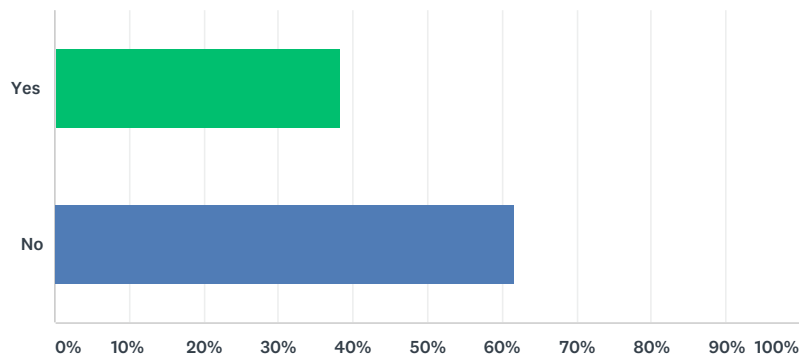
Answered: 42 Skipped: 31

1. For my limited experience, not having a section on wireless communications facilities may lead to confusion with the public as to what types of facilities are permitted in the zoning districts and what type of use each type of facility is.
2. Car parking. Park land requirements or set-asides.
3. Sign size in the commercial zones
4. There were never zoning regulations in the rural area, in regards to the flood plane, until the boundaries were re-drawn a few years back, and the flood plane lines moved to property owners land of which were never in the flood plane, causing a big up-war with the county and the land owners lost there right of appeal.
5. Uses
6. Floodplain regulations
7. My input is too lengthy to include here. It shall be submitted separately to Allison
8. The fact that no protections for cultural/historic resources exist.
9. Cluster and conservation
10. No specifics come to mind.
11. Clear definitions of commercial zones is not always consistent with neighborhoods built up around them.
12. Just stated above.
13. It would be great to update the County regulations to use similar terms to the City especially relating to processes. For example a special exception and conditional use processes are different.
14. Restrictions on what a land owner can do to the property they own. Property owners should have the right to sell subdivide boundary relocations as they wish with County guidelines
15. In general development standards. Specifically landscape, parking, and bicycle facilities.
16. Parcel size limits and existing tracts of record.
17. We have issues with the ownership act (title 12, title 50 and title 76 not aligning), we have issues with different definitions, we have issues with when property is annexed how the zoning changes (property that once owned to the center of the rd, w/ right of way, has now been shrunk to own only to the right of way line so the over sq ft has been taken by the City and they no longer meet zoning regulations, etc.
18. Variance, land use

19. When people in a neighborhood don't agree on the path that the neighborhood should take
20. Subdivisions. Single-family lots must be seen as a land use that cannot be utilized any more. The lots that are currently approved is sufficient to build out Missoula County. No more development should be allowed in the WUI.
21. Ditto
22. Community residential development versus business development
23. Wasted time. Took them 4 years to approve our 5 acre subdivision with a 60 foot road, an insane PIG test. Costs were outrageous with all the requirements. Time.
24. That they exist and apply to private property owners without direct approval of each owner
25. Subdivisions, home business, family transfers
26. Not familiar enough to reasonably answer this question.
27. Building for new developments
28. Housing density
29. Too general of a question
30. Until my area is zoned, this question does not pertain to me.

## Q20 Are current design standards and practices (for example: pyramidal zoning, special use districts) doing enough to preserve the integrity of existing and future development in the County?

Answered: 55 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	38.18%	21
No	61.82%	34
TOTAL		55

If you answered "no", please tell us why:

1. The County should consider adopting design standards for small wireless facilities in the public rights-of-way that are consistent with the existing and future development of the County.
2. Walking and biking need better protection and enhancements.
3. Need to "Focus inward" and preserve all good agricultural soils, and preserve water quality.
4. Since the construction of the Verizon building on East Broadway there hasn't been an obvious change in policy.
5. do not know the answer to this question
6. No -- there needs to be better protection of floodplains
7. Overall outdated, every section of the zoning ordinance needs development
8. Standards should encourage more mixed use, cluster development
9. Portion of the Fort Missoula Historic District is in the county and needs more strict standards
10. Unaware that there are design standards for materials, glazing, site location etc. in the current zoning regulations.
11. Just look at recent projects
12. More base zoning options with some inherent flexibility would be good. Baseline expectations for design that addresses massing and connectivity would also be good.

13. The County needs to stop thinking about the "City" and focus on the County people and County nodes where growth and development could and should happen and focus resources there.
14. It feels like the county has their own agenda
15. Subdivision growth west of the city the Mercantile fiasco
16. Development should reflect a more European-type style: identify core areas for development and leave the hinterlands for agriculture and wildlife
17. Just my feeling about the preservation of existing development not being protected.
18. Our zoning is mainly 1 house per acre which is too big for most people to keep up.
19. They prevent housing and jobs in Missoula county while the rich can afford to do anything they want
20. Not familiar enough to reasonably answer this question.
21. Again, too much discretion for private property owners, who wrongly think they have unlimited opportunity for development
22. A review with the lens of energy, sustainability and climate action (and all of the recent work, goal setting and commitment) could improve the integrity of future development in Missoula County.
23. Needs for agriculture and key wildlife habitat niches are inadequately recognized
24. Building sprawling street networks for low density housing is essentially taxing our children to subsidize bad development today. Why in the heck would we want to put a bunch of houses out at the Wye, where residents have to drive literally everywhere? Why should my kids pay to fix their streets in twenty years?
25. We have hardly begun zoning the county. this question is very premature.
26. Not sure how to answer that question. The Live/Make zoning designation hasn't been completely laid out, yet, and has not yet been applied. I'm sure it draws off of some of the current standards and practice to be creatively designed to apply to our community.

## Q21 Do you have any other thoughts or suggestions for improvements to the Missoula County Zoning Regulations that you would like to share?

Answered: 37 Skipped: 36

1. We will be submitting model codes for wireless communications facilities that have been adopted by other jurisdictions for the County to review and consider.
2. Discourage uses along all RR tracks that would foreclose future RR shipping / receiving.
3. If you are constantly approving variances to particular requirements, then change the requirements to what is most often requested.
4. I have been put off about the tax's we have been paying for 30 years over having the county road paved, instead of getting the roads graded 2 times a year, and we have to in-hail the dust, mag chloride, washboard, pot holes ETC, while all of the other county's have had there secondary roads paved for the last 10 years,
5. Provide incentives for people to protect open space, important wildlife habitat and corridors, working landscapes, and important agricultural soils.
6. Revise hillside design standards to be similar to what the city has in Title 20. Remove the slope setback requirements and slope density requirements. Remove the 1/3 wide x length standard from the applicable districts.
7. Please align with the focus inward policies adopted by our community. When people move out of town, it costs everyone in our community from road maintenance, to increased congestion, etc. Costs of development in the county needs to accurately reflect this. It IS more expensive so costs of development should reflect that. If we want to discourage sprawl, the zoning code should have mechanisms to reflect this community value.
8. Several suggestions submitted separately
9. It's time for Missoula County to have a Historic Preservation Commission and applicable zoning regulations.
10. Thank you for the survey. Unfortunately, I don't know if this input or voicing my opinion at public meetings makes a difference at all, if the end product only works for the developer.
11. I would say start over but would be fearful the end result would only be worse with the current commissioners.
12. I would like to make sure that any future changes are appropriately considering the development of renewable energy, including best practices for solar-integrated and/or solar-ready development.
13. Notification & Communication for county residences within a larger range of scope for neighborhoods. Seems like a stick in the ground with the proposal is totally inadequate. Postcards mailed to all residences in a wide circumference would be really nice!
14. Why are we using out of town consultants to help us create standards for Missoulians? Why don't we ask our own community to determine what is best for us?
15. Consider true costs and economic impacts of regulations. Begin from the point of view of "how

can we help you do what you want to do” in the fashion Billings and Yellowstone Counties do-- here similar projects face mounds of regulations, months of inquiry, inspection, etc. Staff seems to want to stymie every proposal.

16. County road repair (chuckholes); County snow plowing is great;
17. Please check on electronic signage regulations. Many new, flashy, LED lights are cropping up. Left unchecked, they are far too bright in the evening/night hours and are gaudy, hazardous, and darn ugly. Not suggesting they go away, just suggesting some light sensitive parameters be placed on them.
18. Look at the historical document, did we accomplish all of the proposed recommendations? No, why not? They are still valid recommendations today and should be re-looked at. Community Centers and infrastructure for areas of the County create a sense of place, which is not just for the City.
19. Always remember: “The government that governs best, governs least.”
20. Try to not have a revolving staff!!!!
21. I think previous comments make my position clear. Thanks for the opportunity
22. Please really listen to the “common folk” and not be driven by the realtors/developers.
23. Stop listening to unpaid TRHOA and listen to landowners as they pay the taxes and have a right to subdivide if they so choose.
24. Disband all of the county’s building , zoning and environmental health departments
25. Seems to be functioning in the manner it was intended; nothing has a 100 percent satisfaction rate, but it is a fair system. Question the need to change.
26. Be tough, clear, and thorough
27. See #20 above
28. ZONING AIMED AT DISINCENTIVIZING SPRAWL TOWARDS MULLAN AREA AND PROTECTING VALUABLE AG LAND THROUGHOUT THE COUNTY, ESPECIALLY THE BLACKFOOT AND GRASS VALLEY AREAS
29. We subsidize sprawl. Please consider incorporating into zoning and development decisions consideration of the long-term costs of infrastructure maintenance. If a new development won’t be able, with its own property taxes, to support the necessary infrastructure investments over the next thirty years, maybe, you know, don’t permit it. Or require them to bond the maintenance and rehab costs. But stop transferring the costs associated with the hobby ranchettes to me.
30. Too much bureaucratic ruling . Allow the director more latitude in make decisions which would stream line many projects. Allow the business community to be a participant in the selection of key staff.
31. Leave the donut area, anything with existing sewer/water to the city for high density planning. Better coordinate with the city on development that connects to city sewer.
32. Thank you for allowing public input. I’d like to be included on this whole process going forward.



