

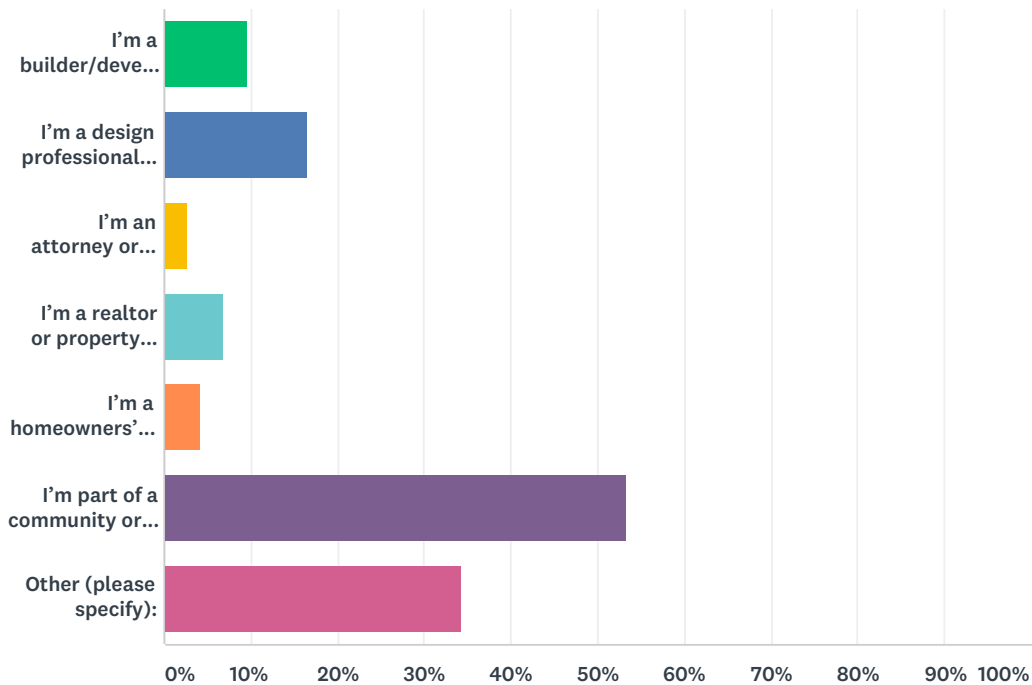
Q1 Being as short as possible using city, neighborhood, business or general area names, please describe where you:

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.

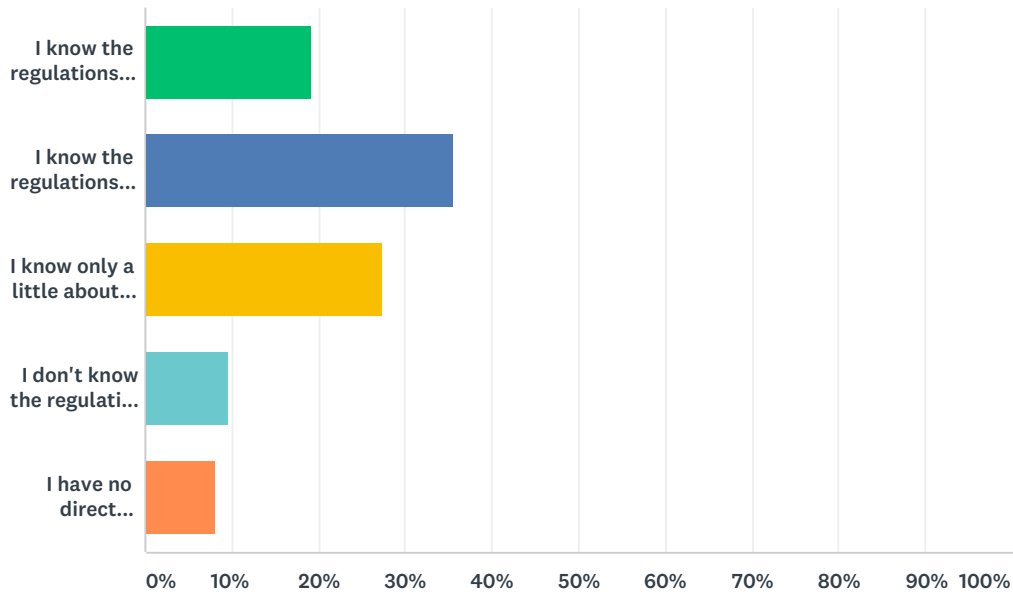
Answered: 73 Skipped: 0



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		

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.

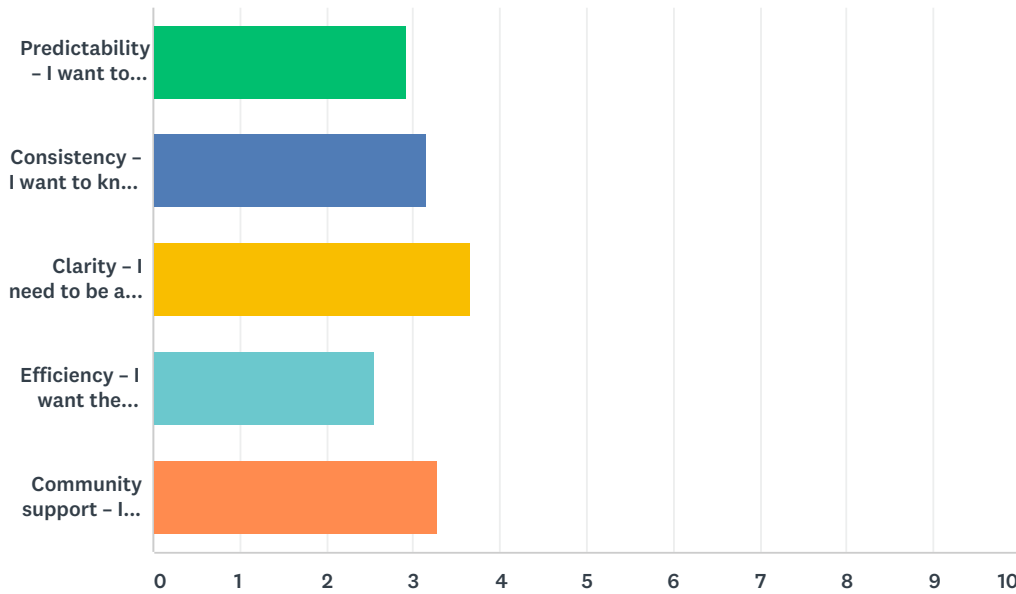
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ANSWER CHOICES	RESPONSES	
I know the regulations very well. For example, I would say I know where specific standards are located, how certain requirements apply, and what type of permit would be required for a type of application or project.	19.18%	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
TOTAL		73

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?

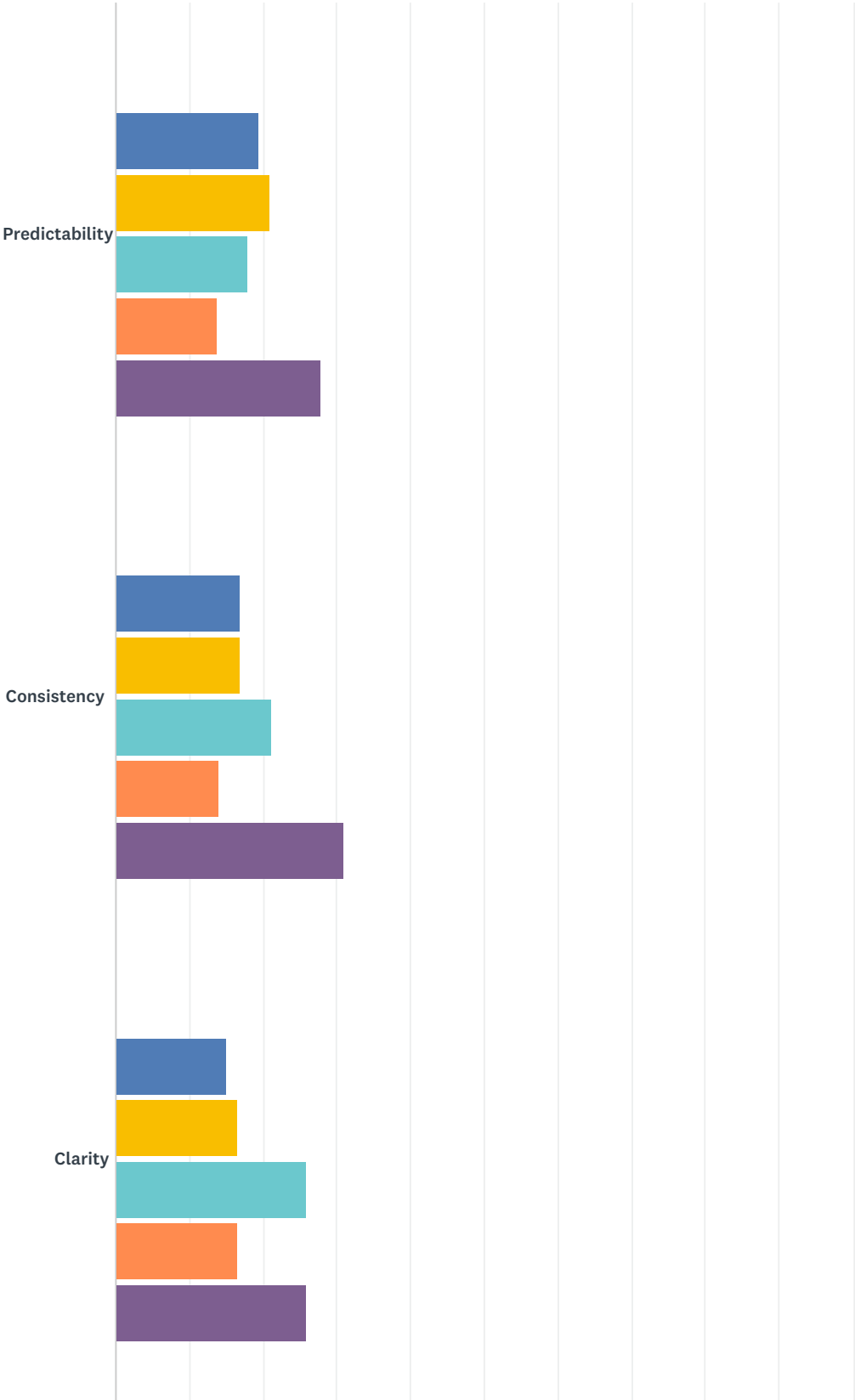
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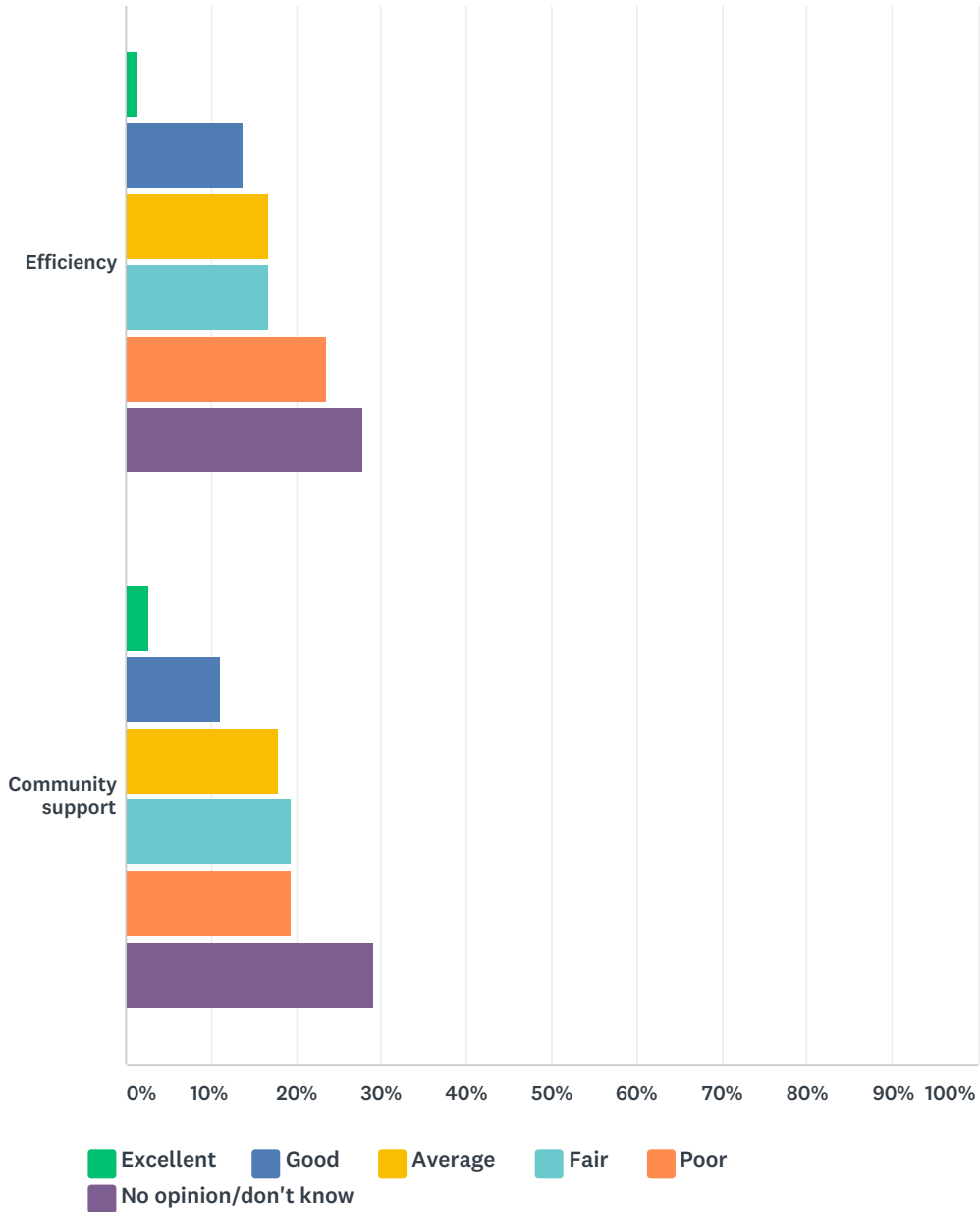
	1	2	3	4	5	TOTAL	SCORE
Predictability – I want to know what will be approved or not in the process	15.52% 9	15.52% 9	31.03% 18	22.41% 13	15.52% 9	58	2.93
Consistency – I want to know that I am treated the same as everyone else	12.90% 8	25.81% 16	32.26% 20	20.97% 13	8.06% 5	62	3.15
Clarity – I need to 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



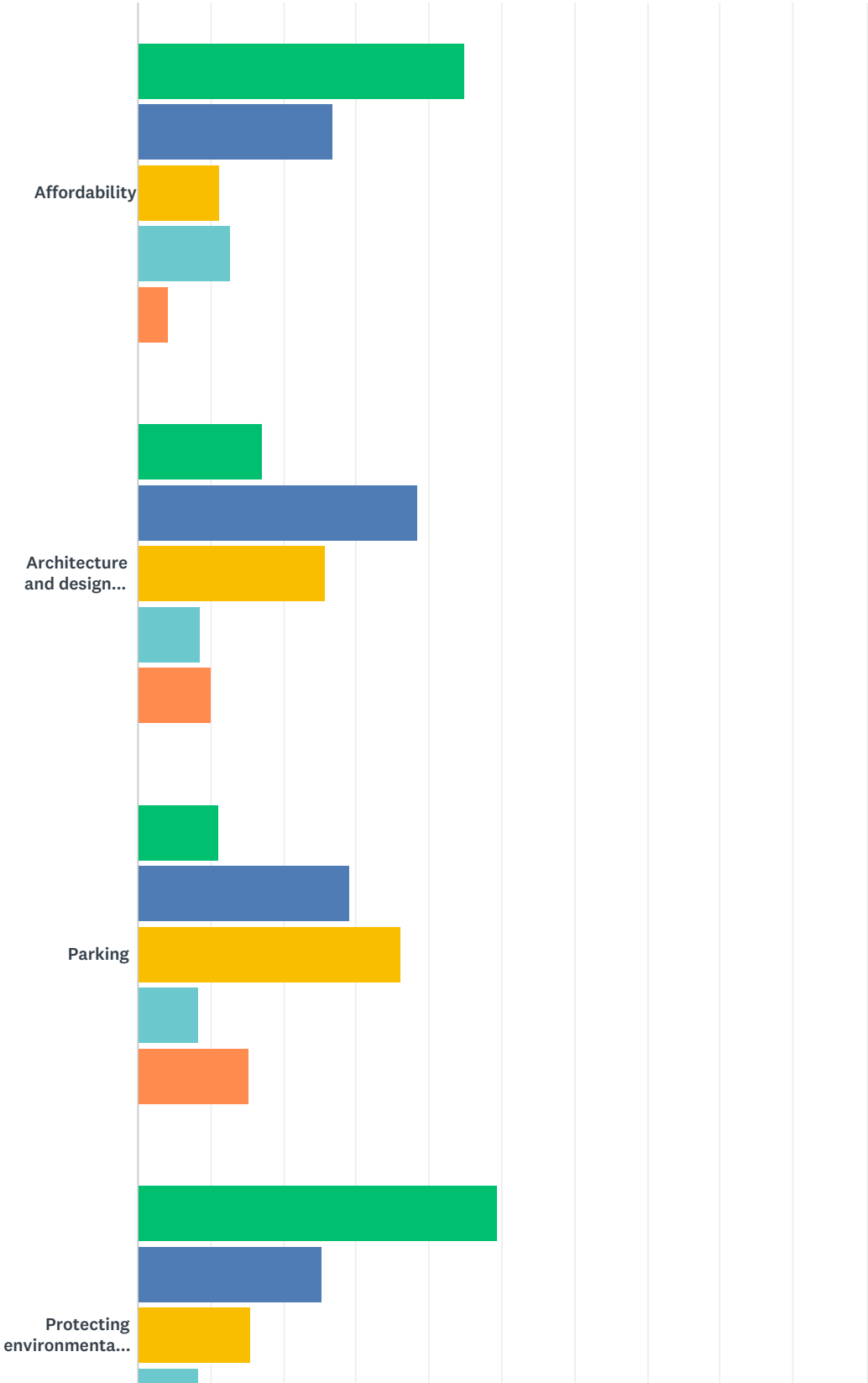
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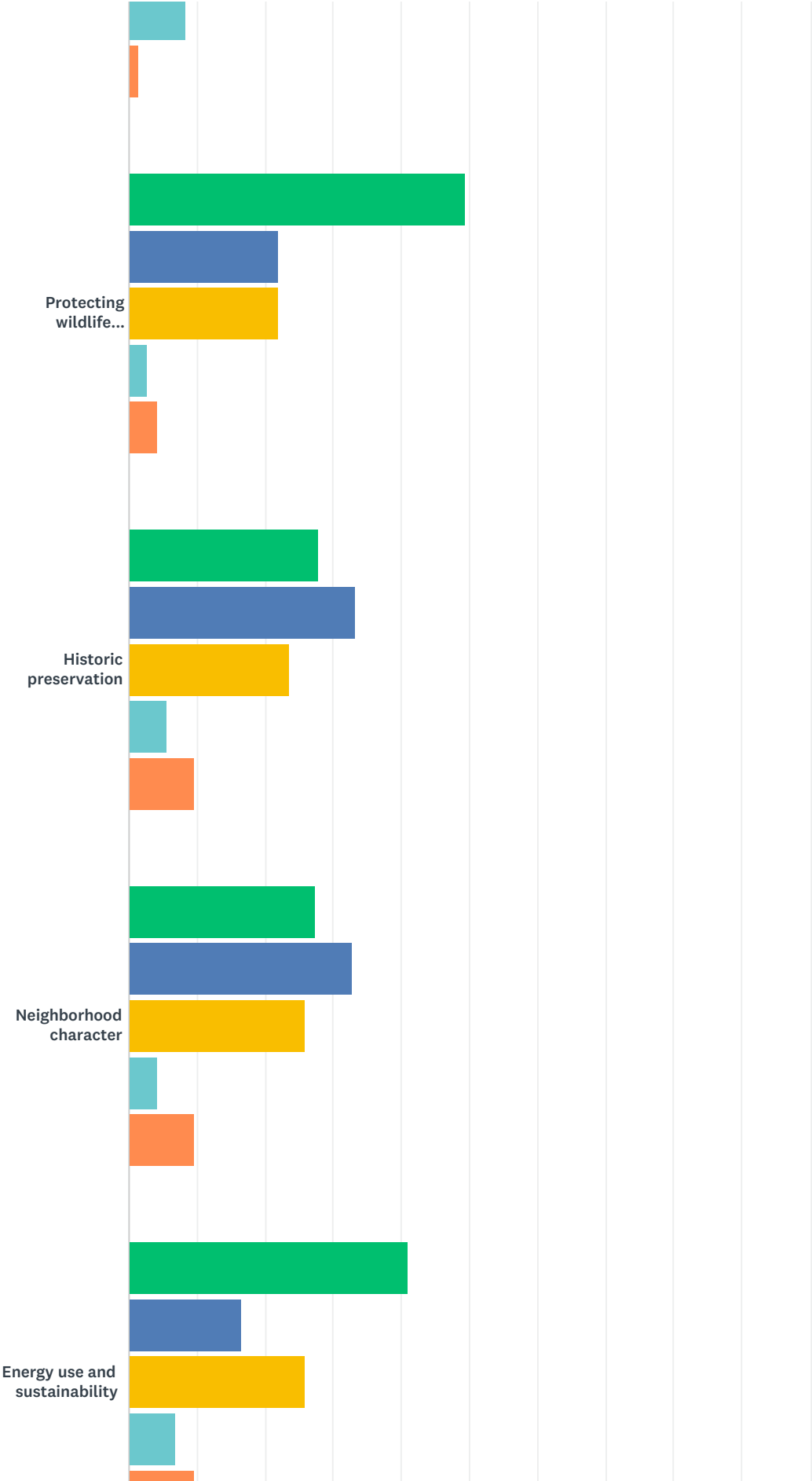
	EXCELLENT	GOOD	AVERAGE	FAIR	POOR	NO OPINION/DON'T KNOW	TOTAL
Predictability	0.00% 0	19.44% 14	20.83% 15	18.06% 13	13.89% 10	27.78% 20	72
Consistency	0.00% 0	16.90% 12	16.90% 12	21.13% 15	14.08% 10	30.99% 22	71
Clarity	0.00% 0	15.07% 11	16.44% 12	26.03% 19	16.44% 12	26.03% 19	73
Efficiency	1.39% 1	13.89%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

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

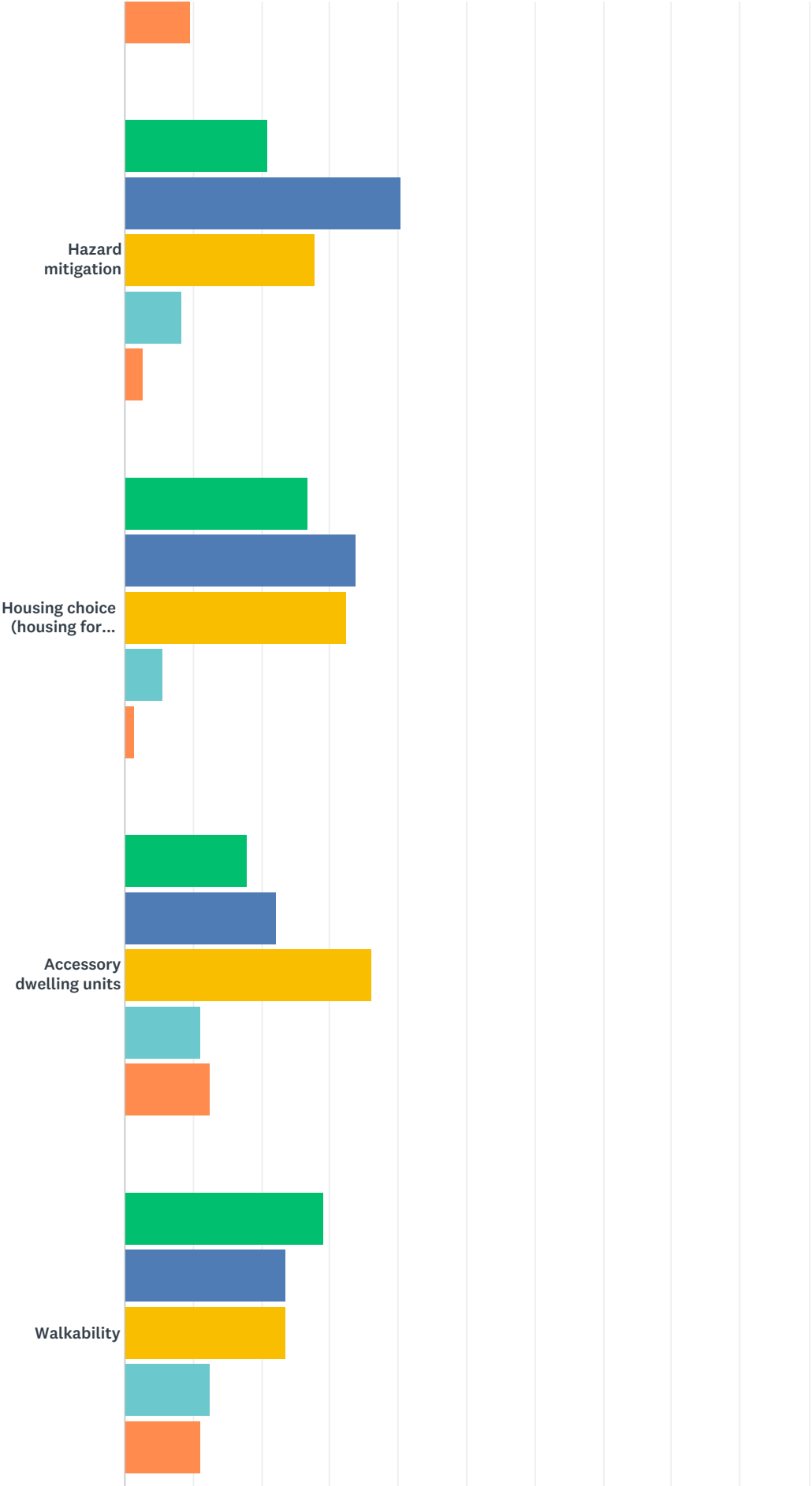
Answered: 73 Skipped: 0



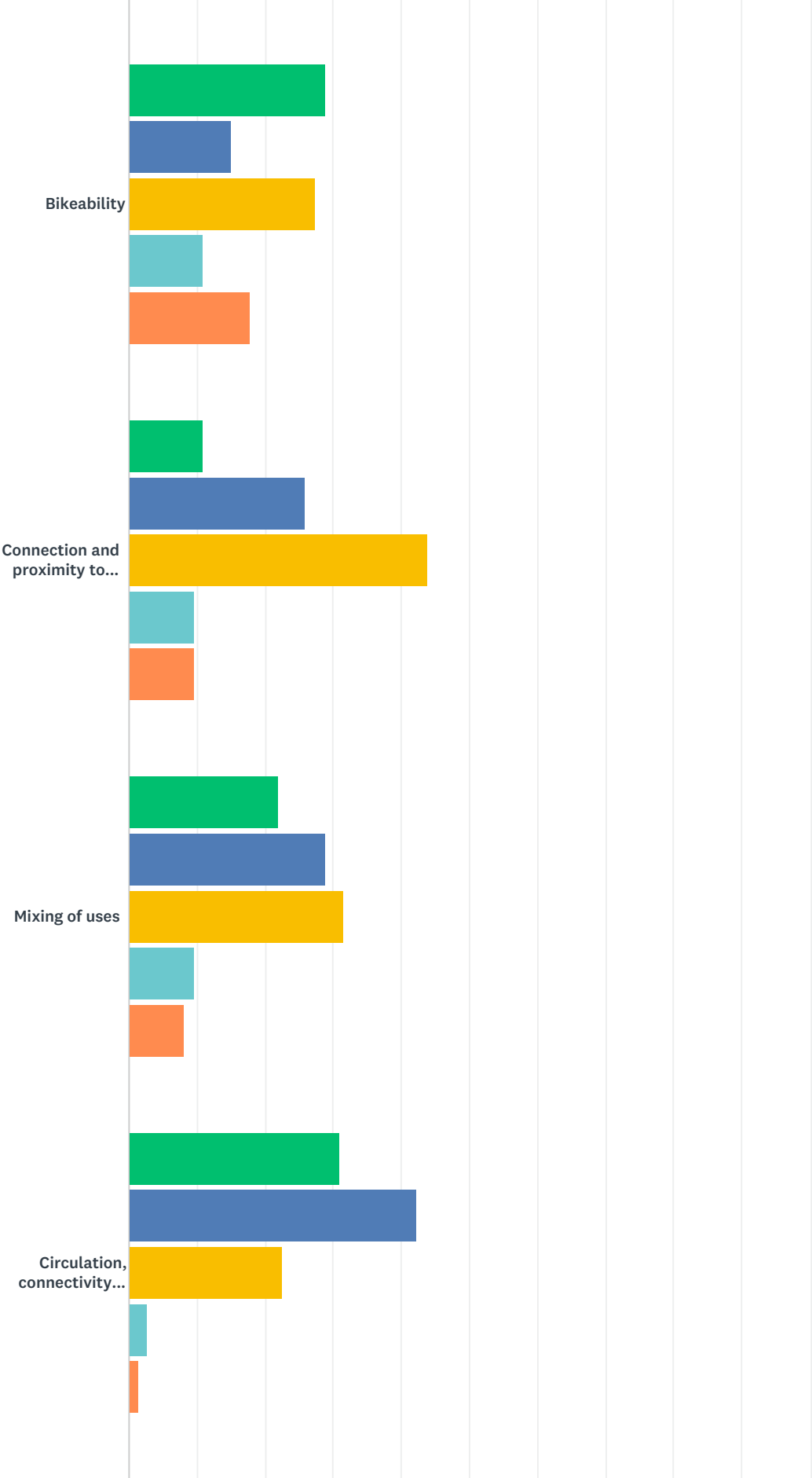
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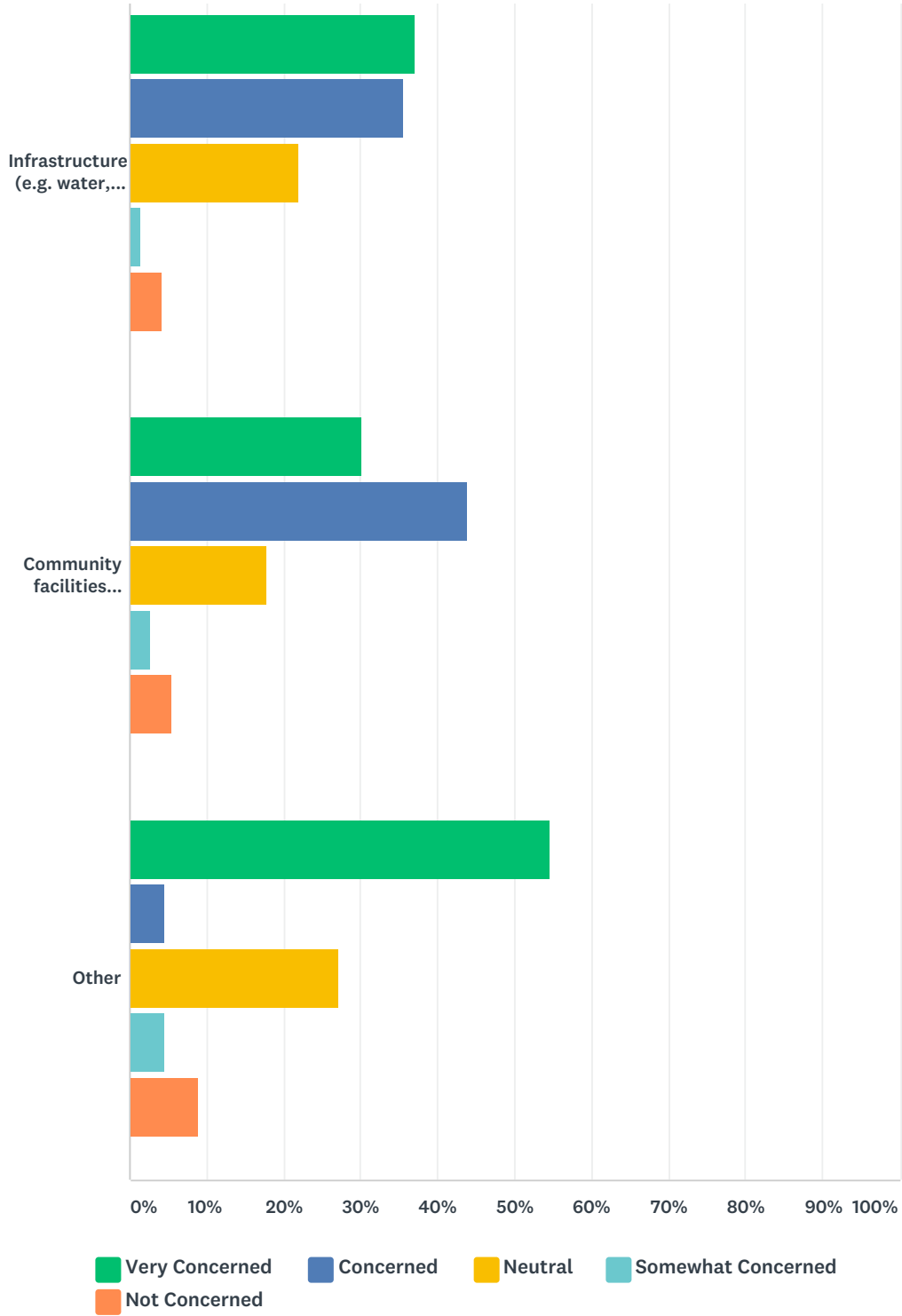
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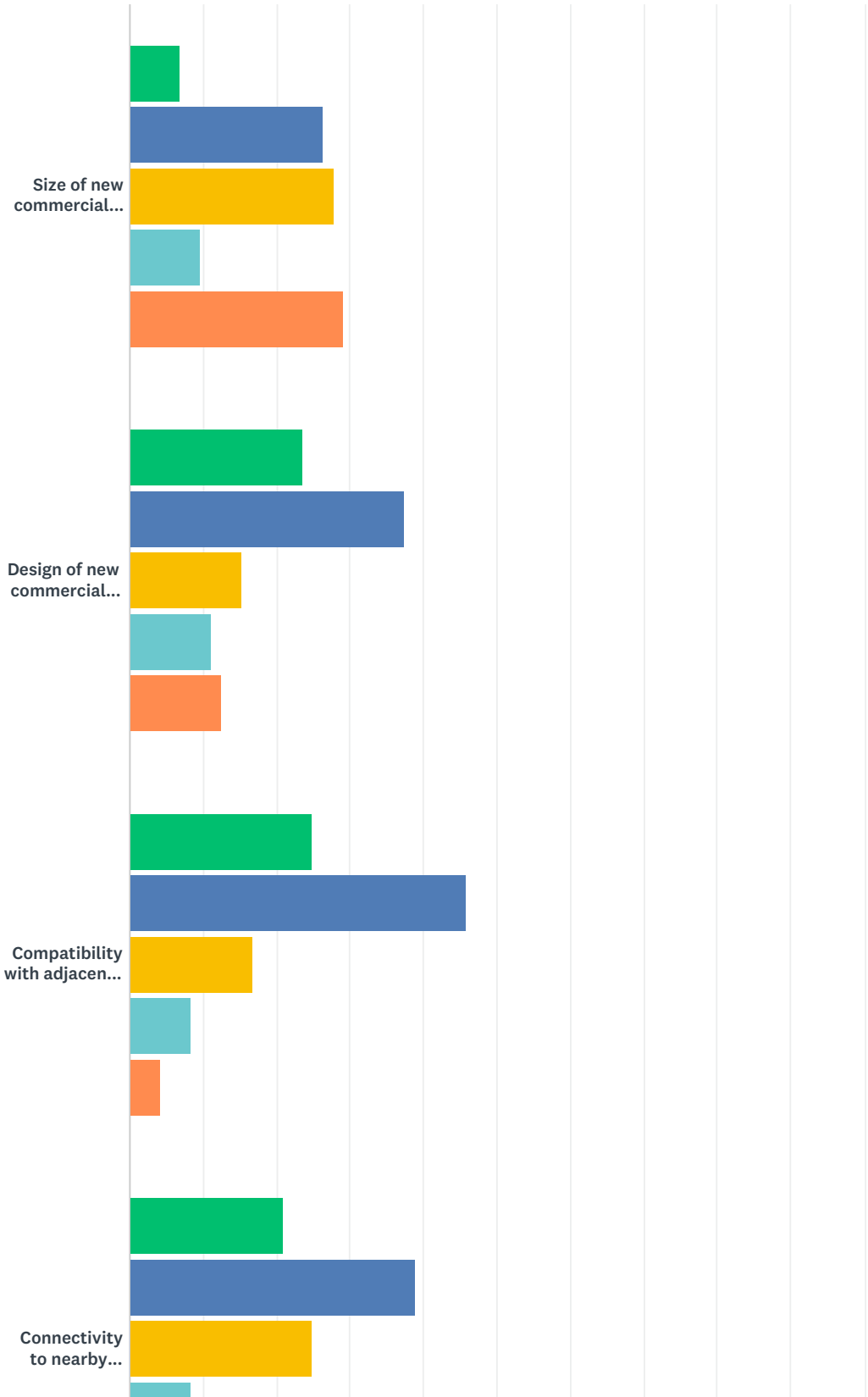
	VERY CONCERNED	CONCERNED	NEUTRAL	SOMEWHAT CONCERNED	NOT CONCERNED	TOTAL
Affordability	45.07% 32	26.76% 19	11.27% 8	12.68% 9	4.23% 3	71
Architecture and design compatibility of new construction	17.14% 12	38.57% 27	25.71% 18	8.57% 6	10.00% 7	70
Parking	11.11% 8	29.17% 21	36.11% 26	8.33% 6	15.28% 11	72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

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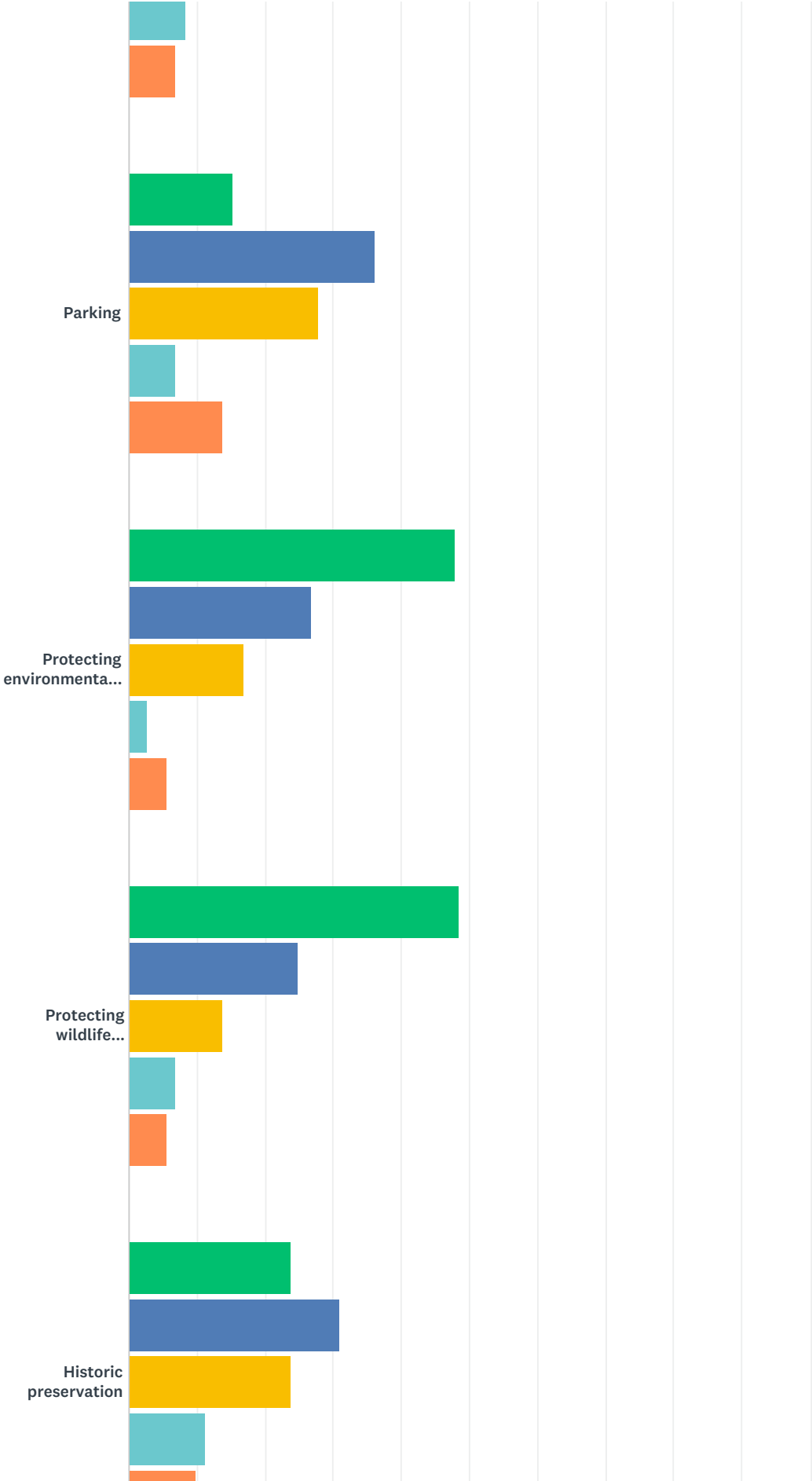
Protecting wildlife corridors and habitat	49.32% 36	21.92% 16	21.92% 16	2.74% 2	4.11% 3	73
Historic preservation	27.78% 20	33.33% 24	23.61% 17	5.56% 4	9.72% 7	72
Neighborhood character	27.40% 20	32.88% 24	26.03% 19	4.11% 3	9.59% 7	73
Energy use and sustainability	41.10% 30	16.44% 12	26.03% 19	6.85% 5	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

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

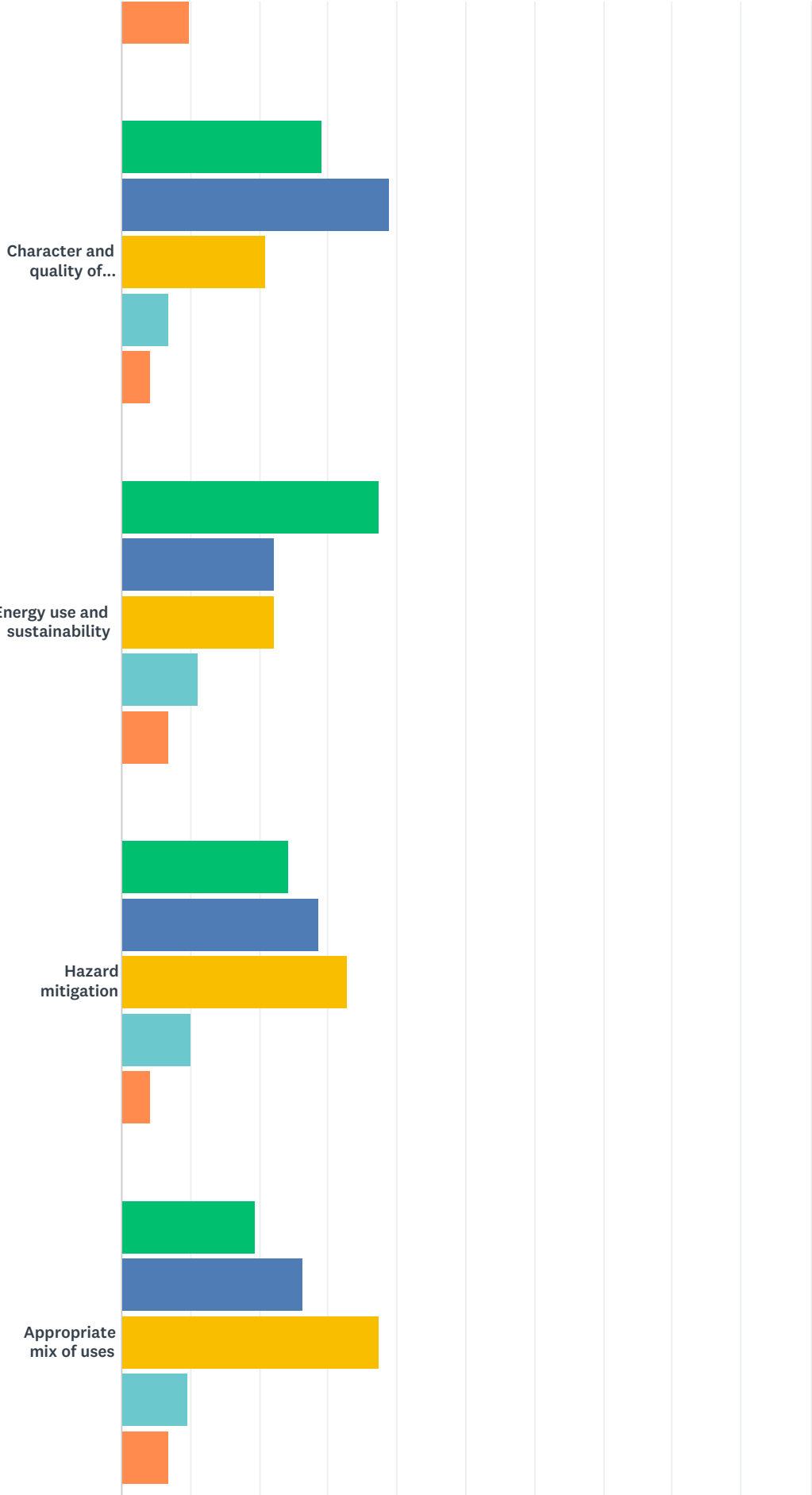
Answered: 72 Skipped: 1



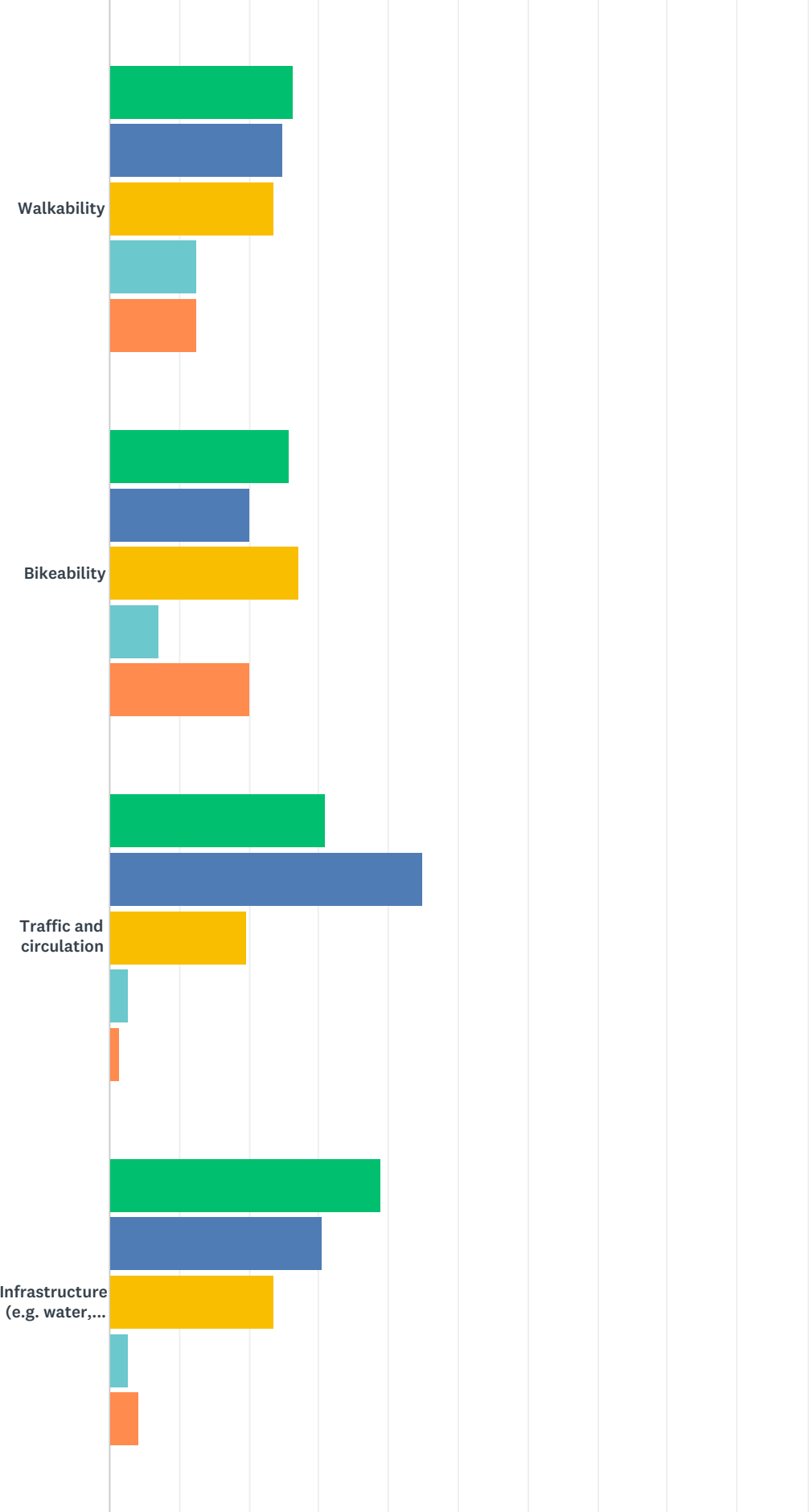
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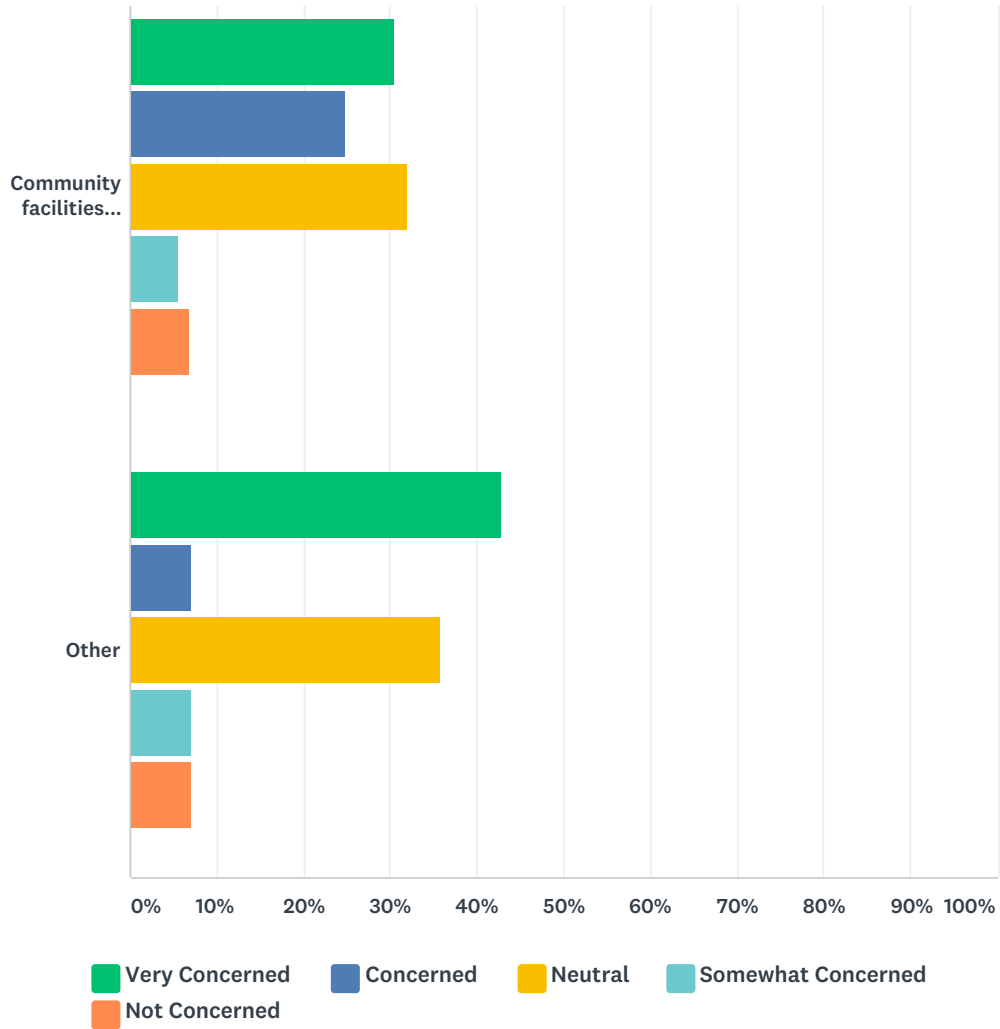
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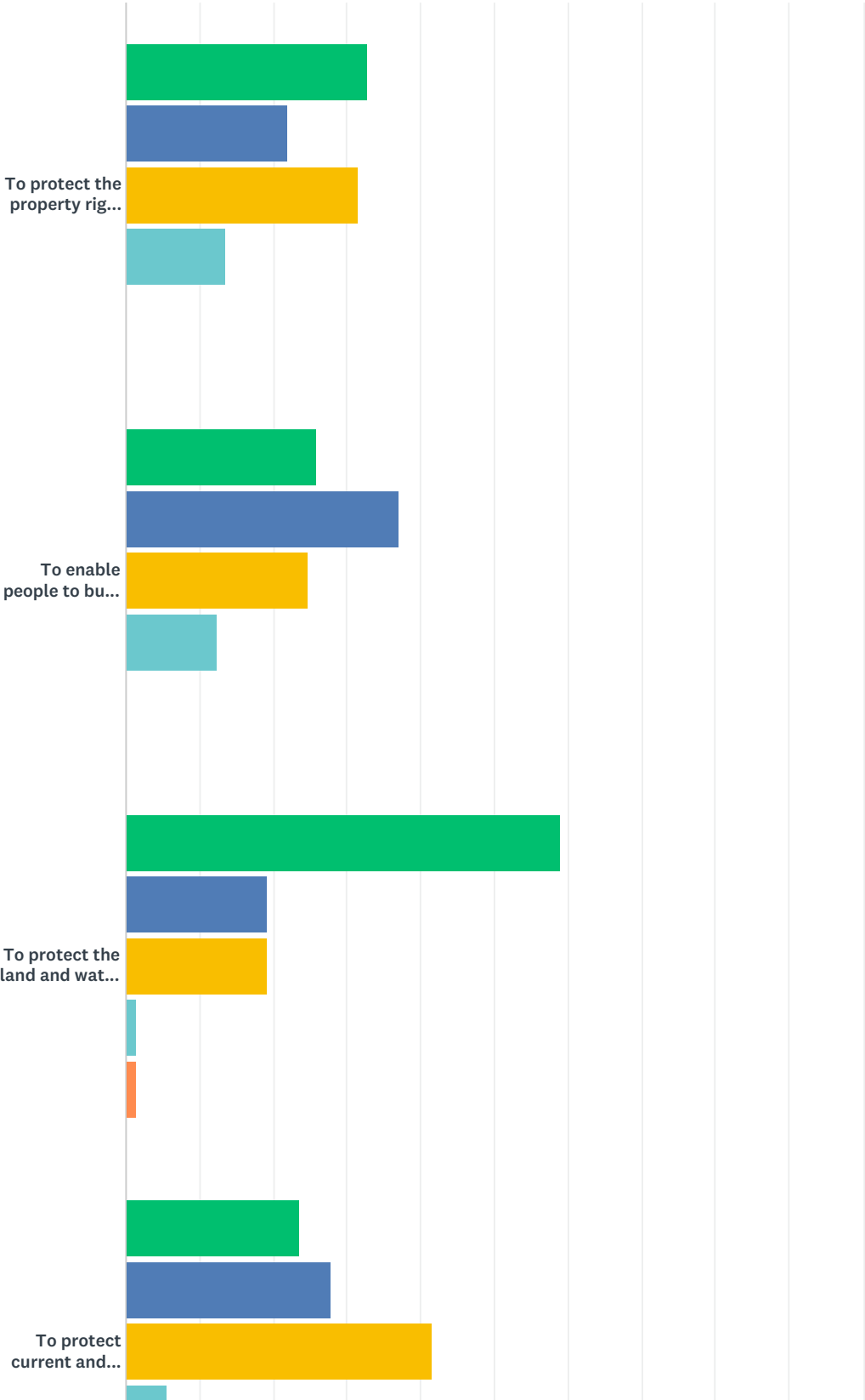
	VERY CONCERNED	CONCERNED	NEUTRAL	SOMEWHAT CONCERNED	NOT CONCERNED	TOTAL
Size of new commercial buildings (too large)	6.94% 5	26.39% 19	27.78% 20	9.72% 7	29.17% 21	72
Design of new commercial buildings (how they look from the street and adjacent properties)	23.61% 17	37.50% 27	15.28% 11	11.11% 8	12.50% 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

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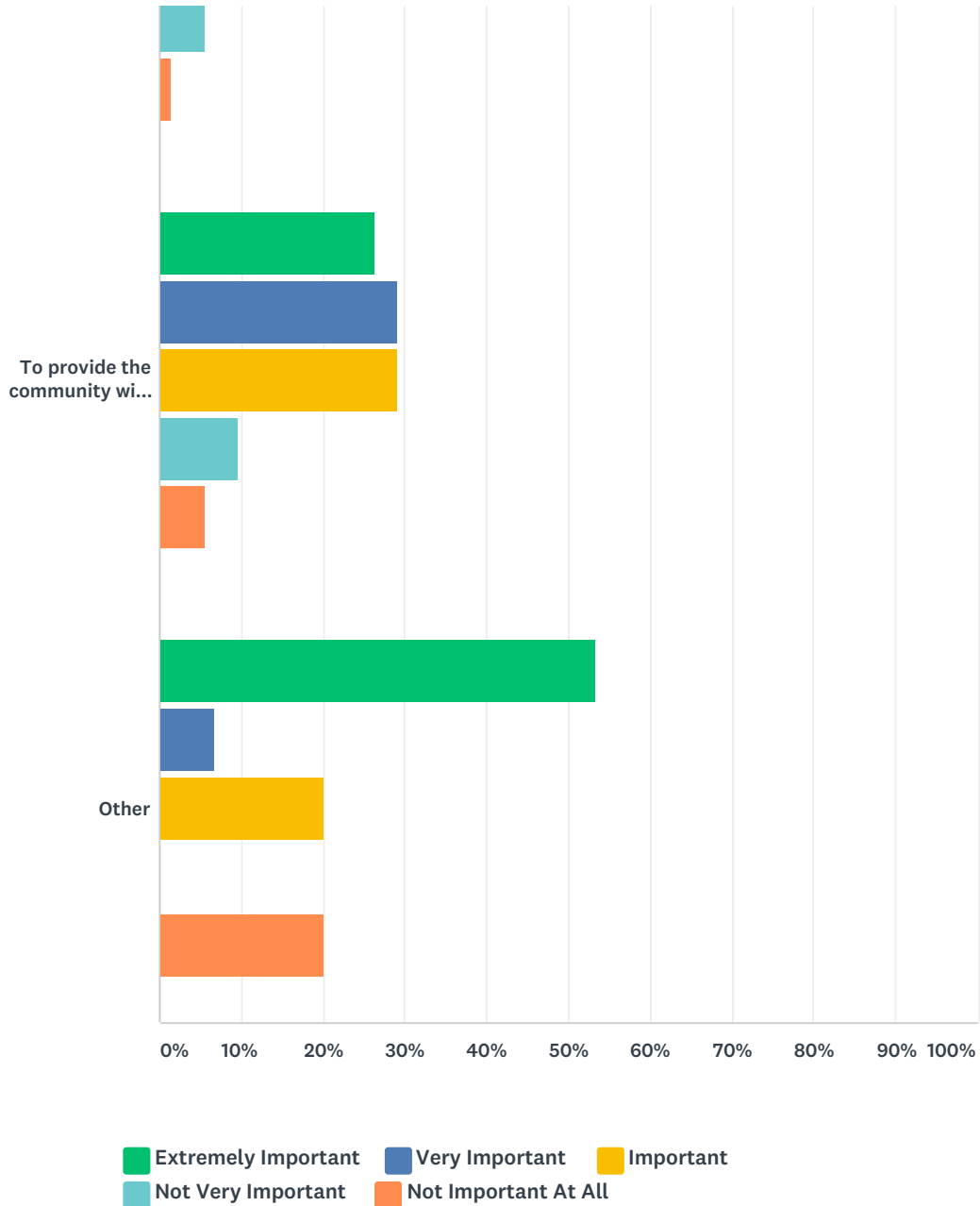
Energy use and sustainability	37.50% 27	22.22% 16	22.22% 16	11.11% 8	6.94% 5	72
Hazard mitigation	24.29% 17	28.57% 20	32.86% 23	10.00% 7	4.29% 3	70
Appropriate mix of uses	19.44% 14	26.39% 19	37.50% 27	9.72% 7	6.94% 5	72
Walkability	26.39% 19	25.00% 18	23.61% 17	12.50% 9	12.50% 9	72
Bikeability	25.71% 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

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

Answered: 73 Skipped: 0



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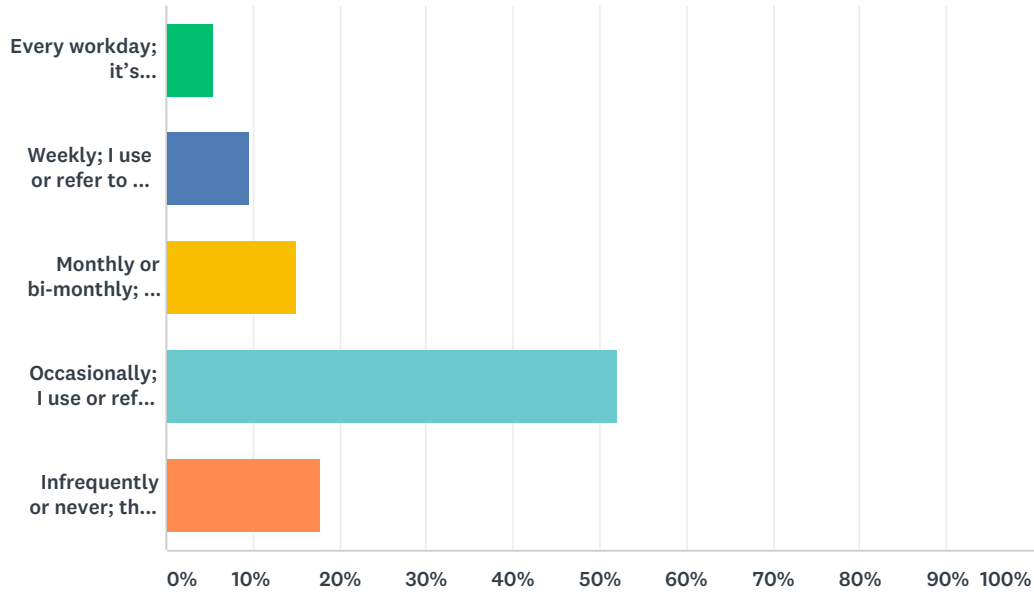
	EXTREMELY IMPORTANT	VERY IMPORTANT	IMPORTANT	NOT VERY IMPORTANT	NOT IMPORTANT AT ALL	TOTAL
To protect the property rights of land owners	32.88% 24	21.92% 16	31.51% 23	13.70% 10	0.00% 0	73
To enable people to build housing and businesses to serve the needs of the community	26.03% 19	36.99% 27	24.66% 18	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

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Other	53.33%	6.67%	20.00%	0.00%	20.00%	15
	8	1	3	0	3	

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.

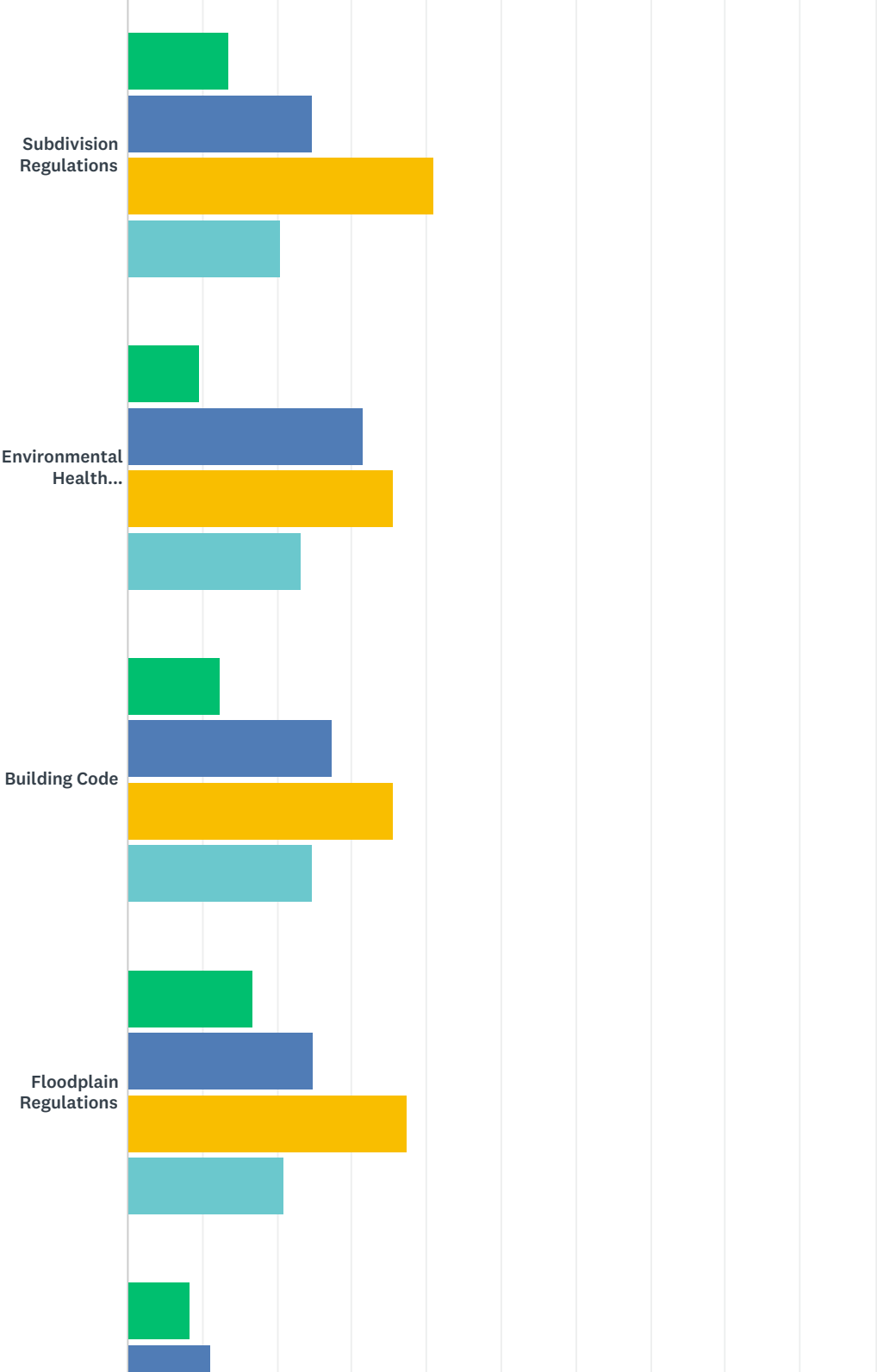
Answered: 73 Skipped: 0



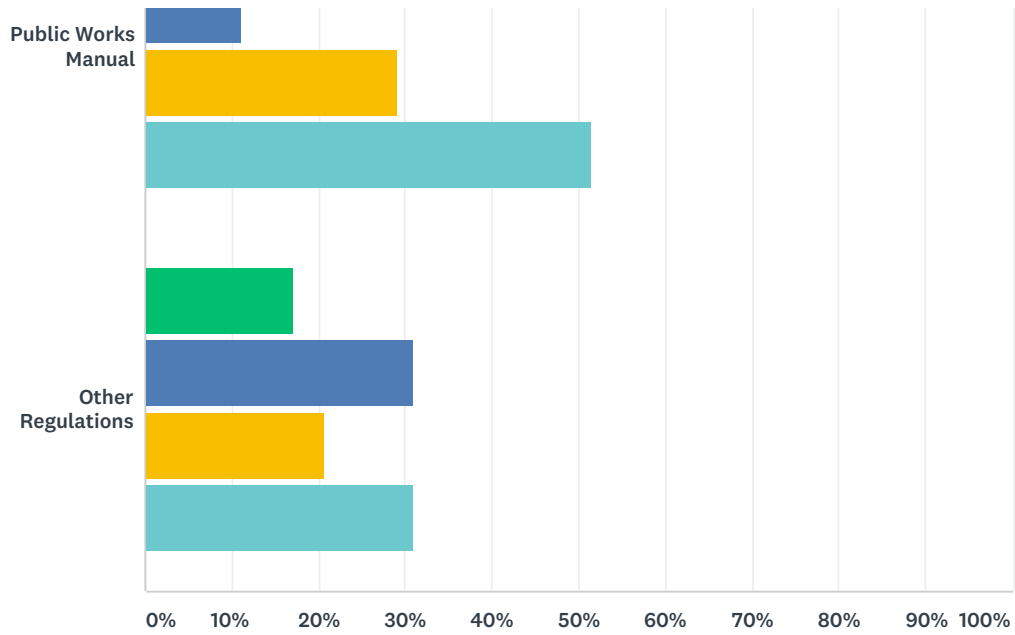
ANSWER CHOICES	RESPONSES	
Every workday; it's fundamental to my normal work responsibilities	5.48%	4
Weekly; I use or refer to the regulations regularly, but not each day	9.59%	7
Monthly or bi-monthly; I use or refer to the regulations on many issues, and need to read or use it periodically	15.07%	11
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
TOTAL		73

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



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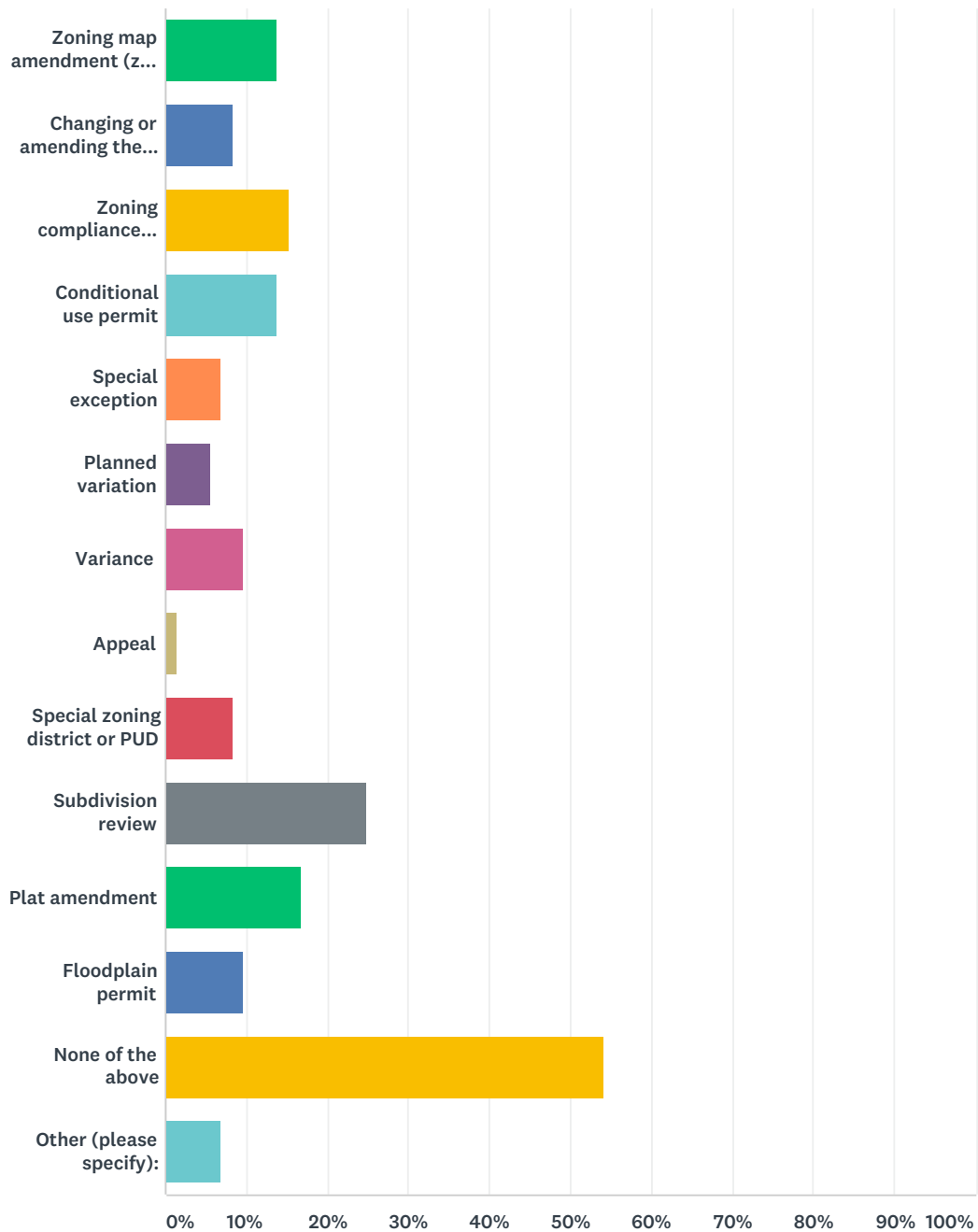


■ Very Familiar
 ■ Familiar
 ■ Somewhat Familiar
 ■ Not Familiar At All

	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

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



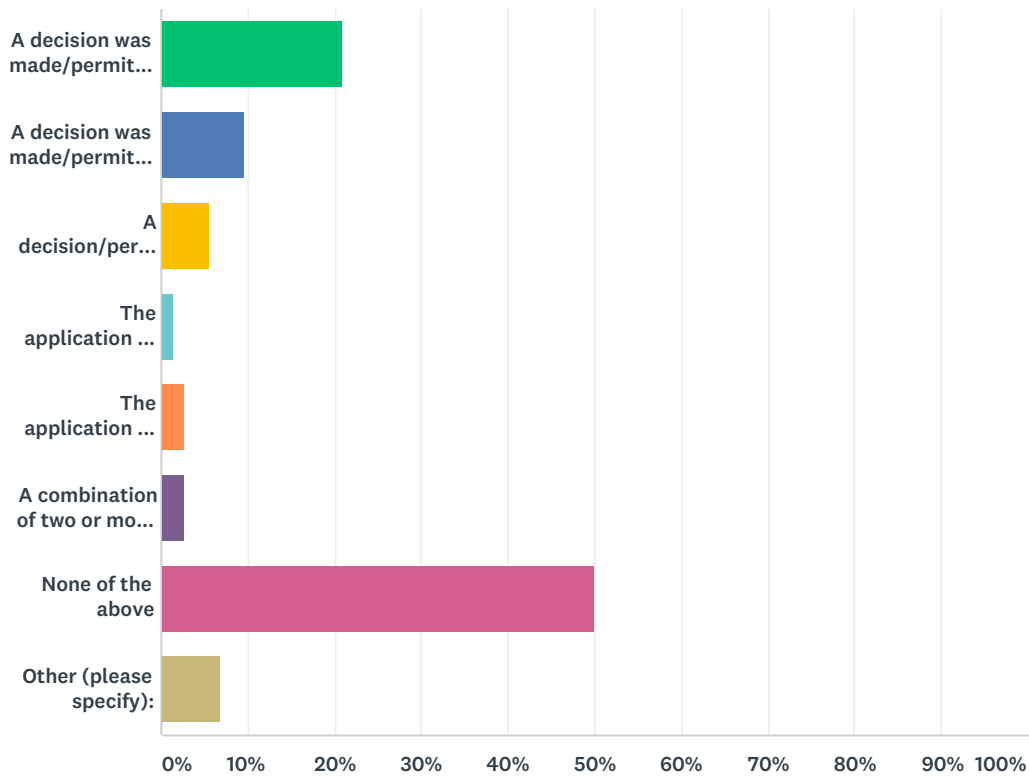
ANSWER CHOICES	RESPONSES
Zoning map amendment (zone change)	13.89% 10
Changing or amending the text of the Missoula County Zoning Regulations	8.33% 6
Zoning compliance permit	15.28% 11
Conditional use permit	13.89% 10

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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		

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

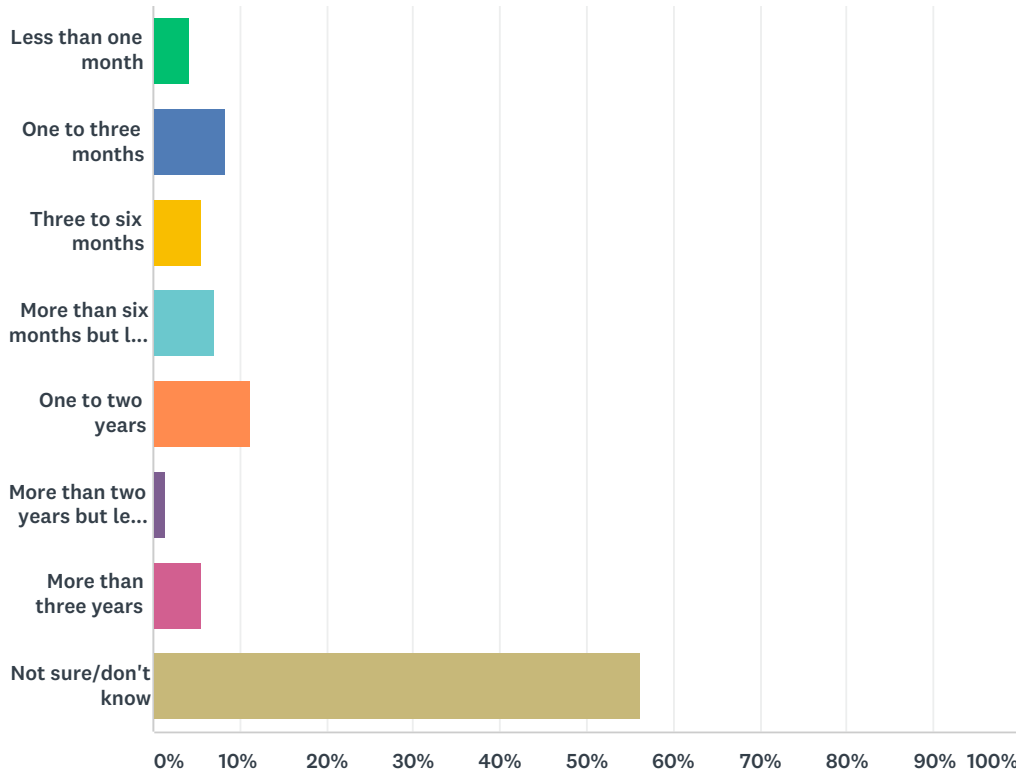
Answered: 72 Skipped: 1



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
TOTAL		72

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.

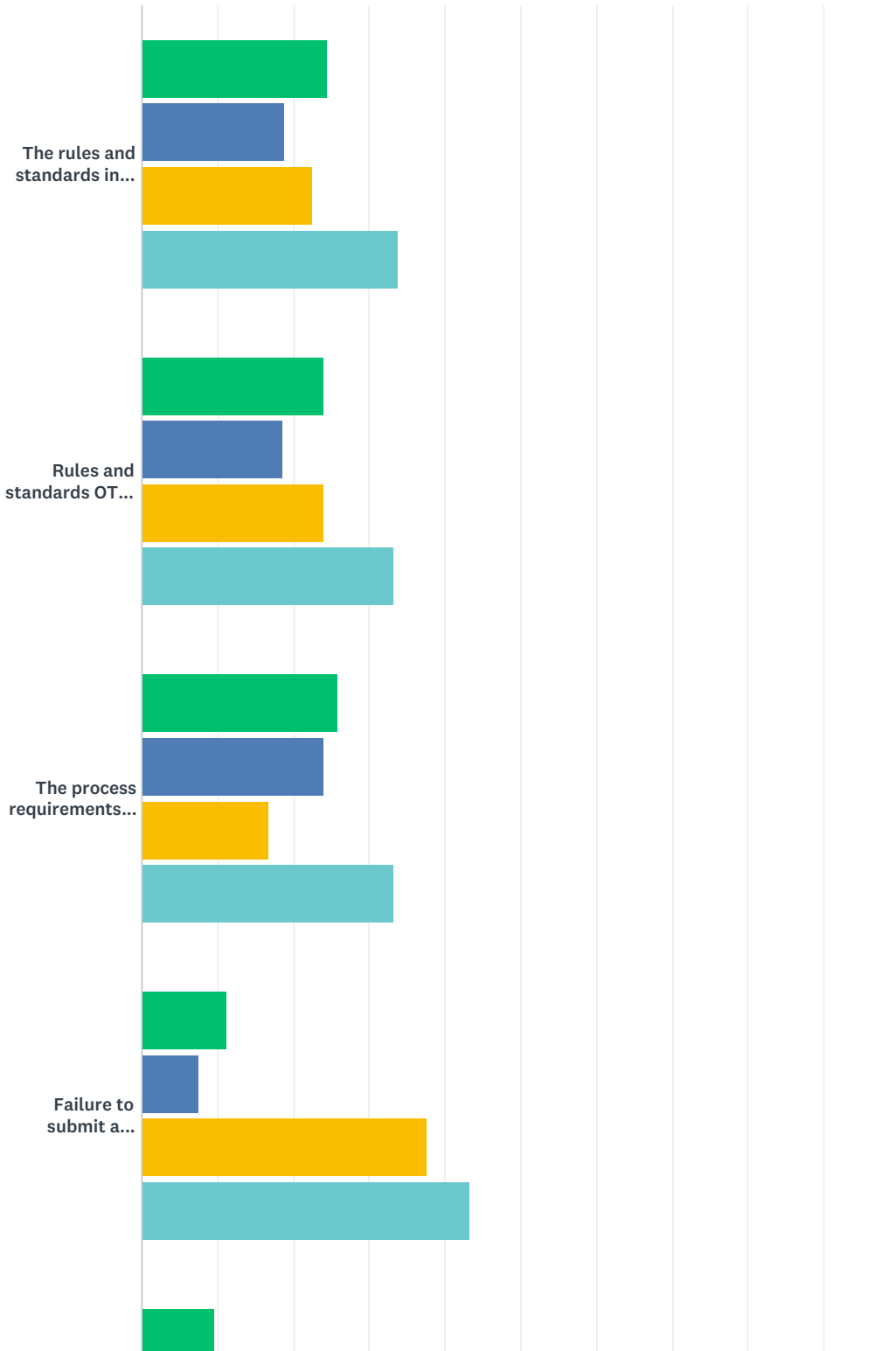
Answered: 71 Skipped: 2



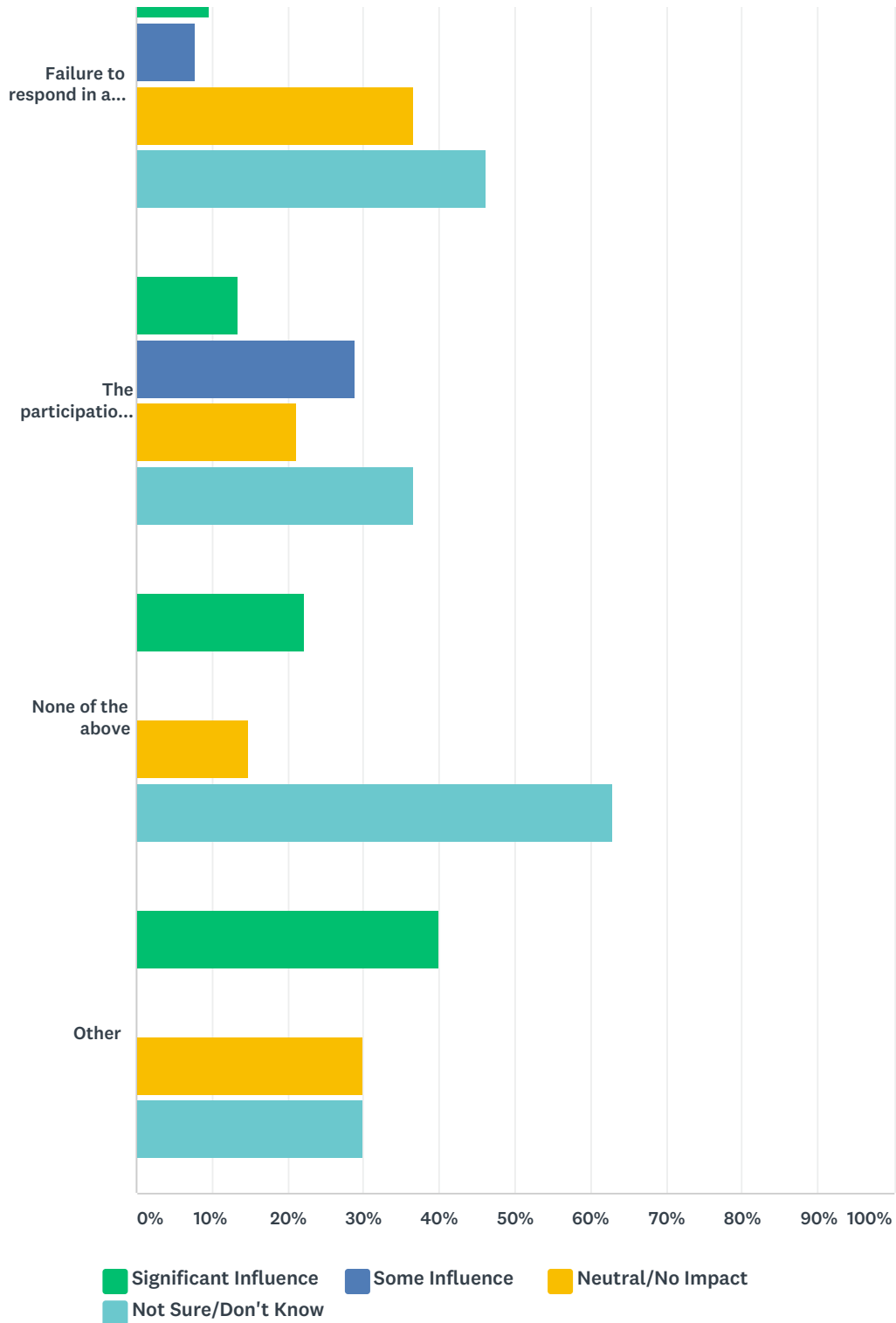
ANSWER CHOICES	RESPONSES	
Less than one month	4.23%	3
One to three months	8.45%	6
Three to six months	5.63%	4
More than six months but less than one year	7.04%	5
One to two years	11.27%	8
More than two years but less than three	1.41%	1
More than three years	5.63%	4
Not sure/don't know	56.34%	40
TOTAL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

**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



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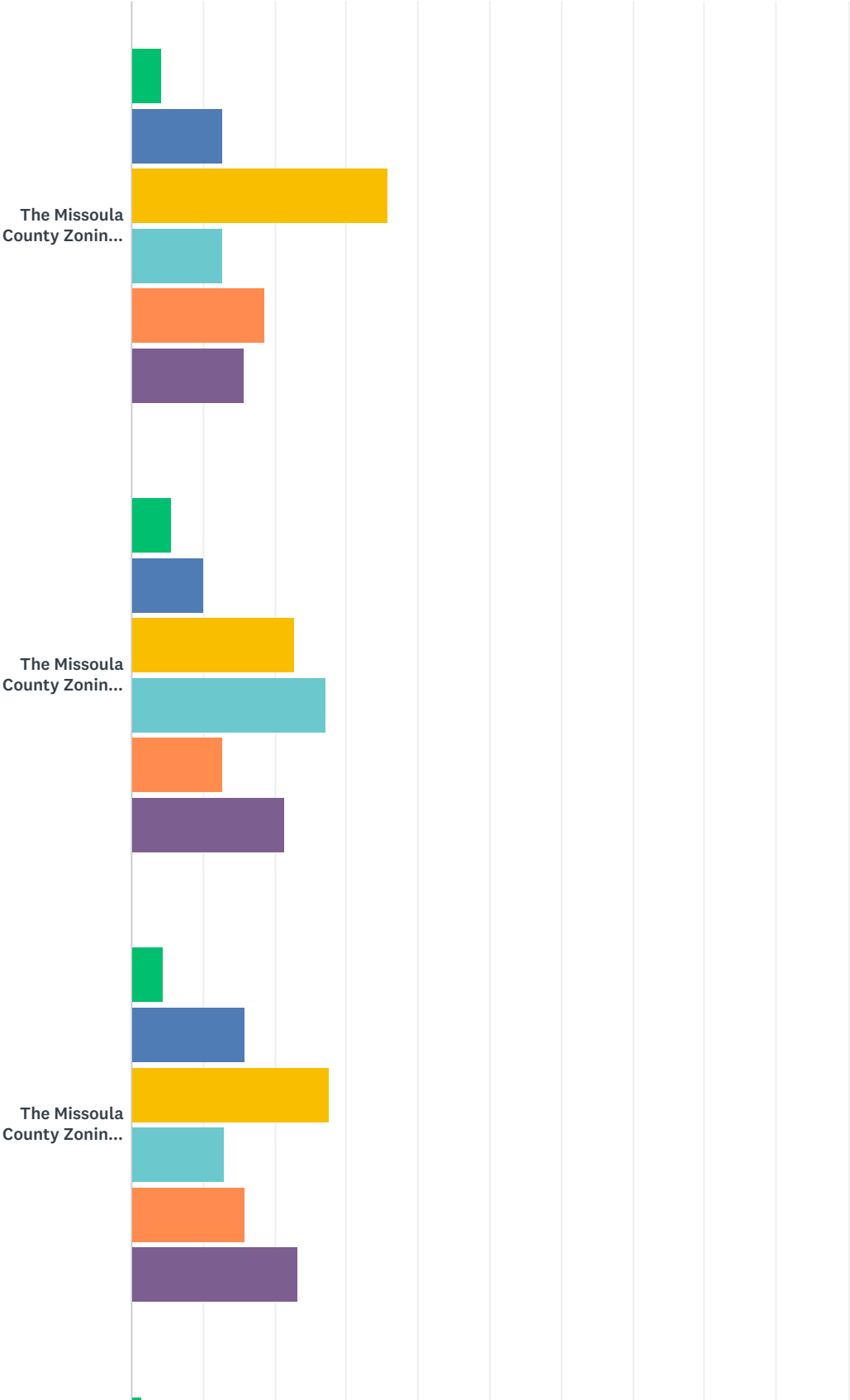
	SIGNIFICANT INFLUENCE	SOME INFLUENCE	NEUTRAL/NO IMPACT	NOT SURE/DON'T KNOW	TOTAL
The rules and standards in the zoning code – the actual standards, limits, allowable uses or sizes, etc. as written in code	24.53% 13	18.87% 10	22.64% 12	33.96% 18	53
Rules and standards OTHER than in the zoning code – the 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

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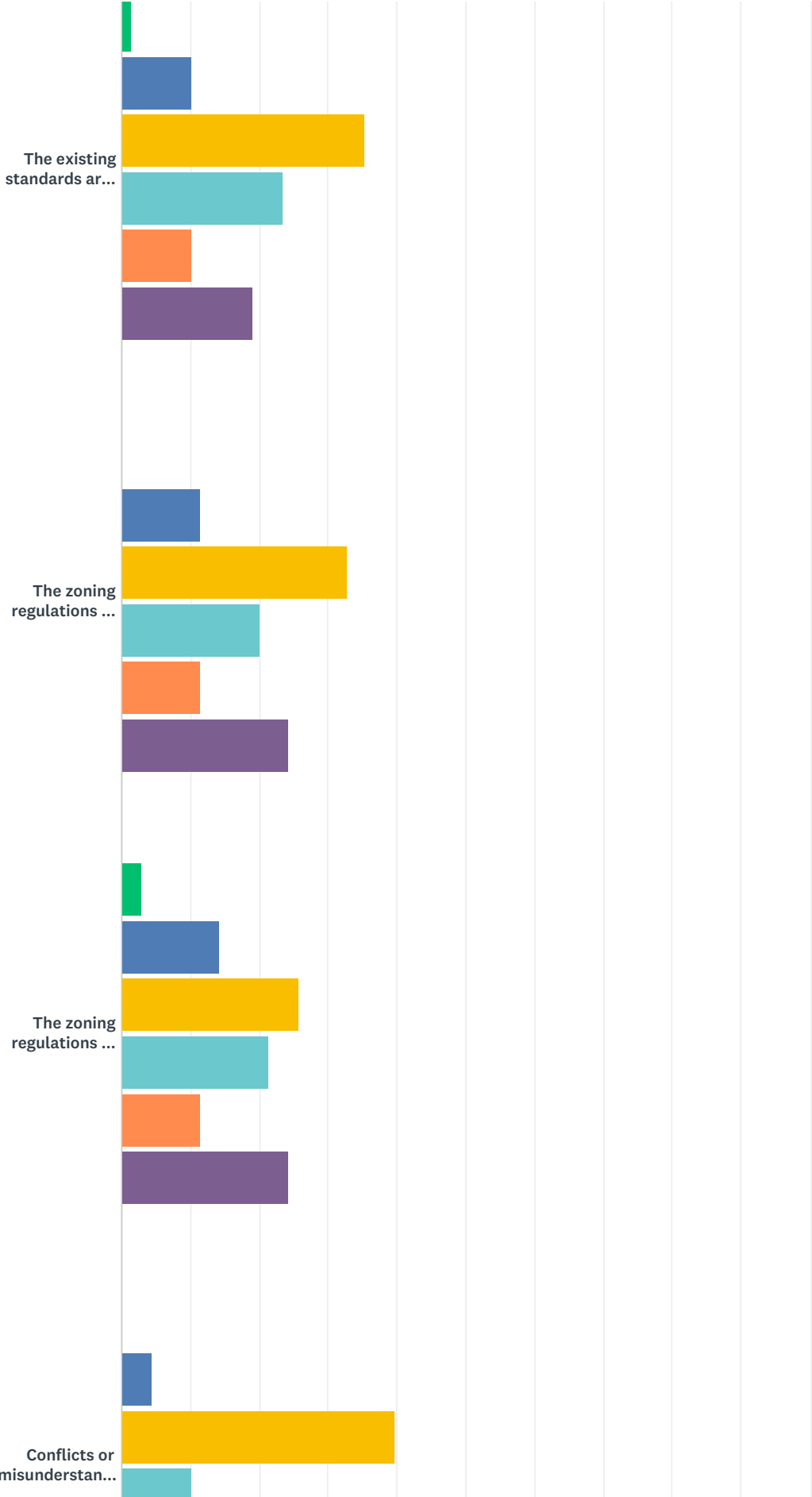
The process requirements of the zoning code – the steps and procedures required to gain an approval	25.93% 14	24.07% 13	16.67% 9	33.33% 18	54
Failure to submit a complete application or the length of time it took for them to complete their application once it had been initiated	11.32% 6	7.55% 4	37.74% 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

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

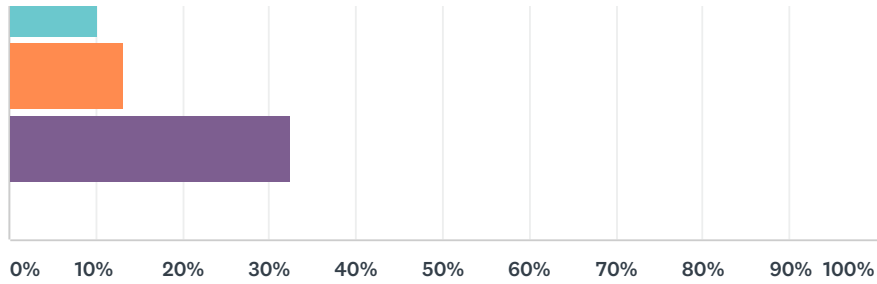
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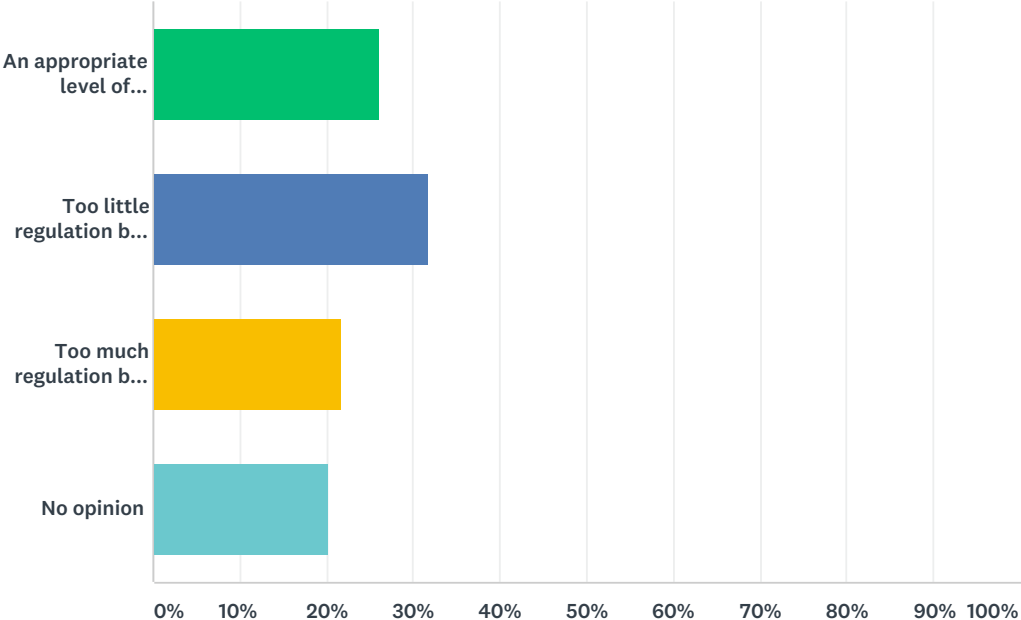


■ Strongly Agree
 ■ Agree
 ■ Neither Agree/Disagree
 ■ Disagree
■ Strongly Disagree
 ■ Not Sure/Don't Know

	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):

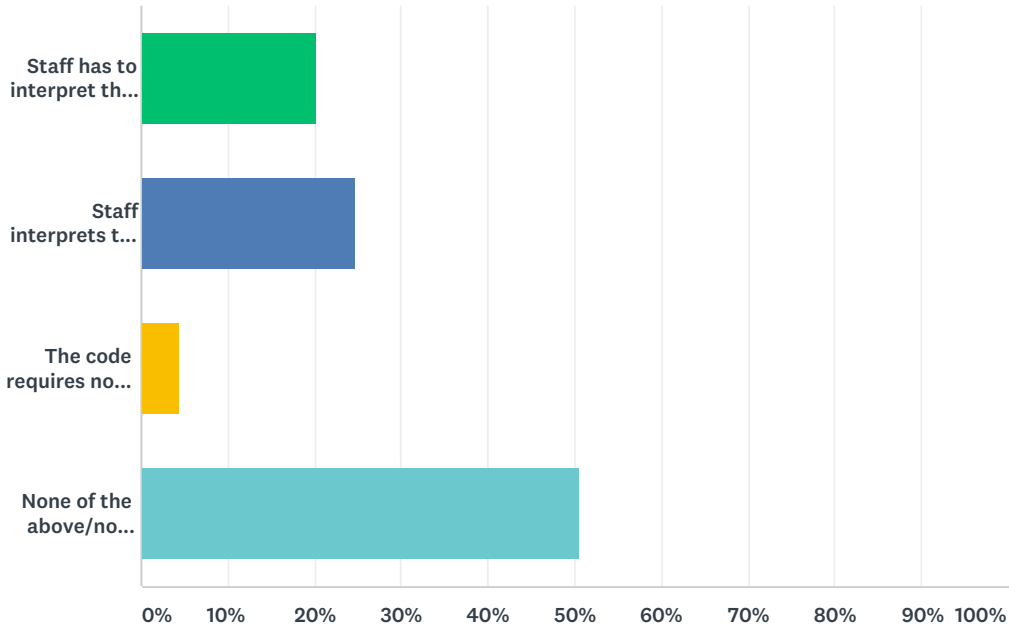
Answered: 69 Skipped: 4



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
TOTAL		69

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
TOTAL		69

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?

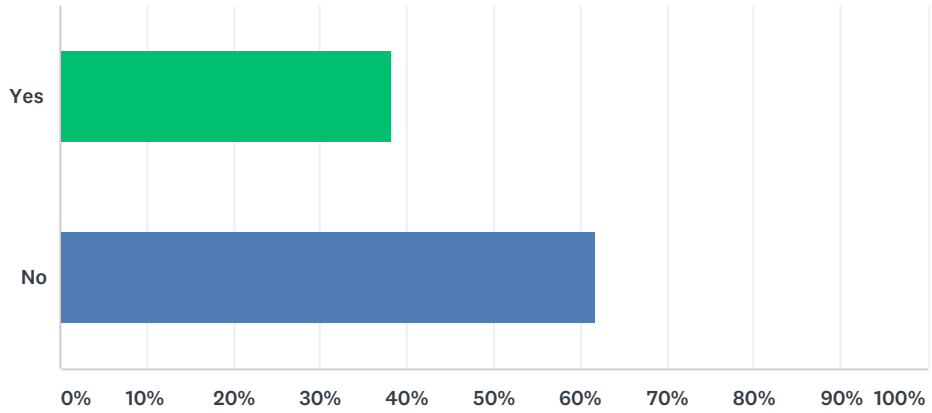
Answered: 47 Skipped: 26

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

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

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