

**RECOMMENDED AMENDMENTS TO S.B. 195  
(QUALITY GROWTH PLAN)**

1. Under "76-1-103 Definitions."  
Add a definition of "Density," that could be uniformly understood statewide. "Net density, excluding roads and easements," would probably be the clearest form of density to define. Also, consider using "minimum lot size" in the definition.
2. Amend Definition #8 "Market incentives" from "includes" to "may include," in order to allow flexibility that could be important under different local conditions.
3. Amend Definitions #8, "Market Incentives." If the terms "density bonuses" and "design standards" are not defined in state law, those definitions should be included in the Definitions section. "Transferable development rights" is defined in the Definitions section.
4. Amend Definitions # 15 by defining "business density" and "average density," either in this item or somewhere else in "Definitions."
5. Amend Definitions # 17 by eliminating the word "alleys." in order to differentiate between streets and alleys. Street networks are specified in the bill, and they do not necessarily include alleys. In Missoula we now have "alley houses" built mid-block on alleys that are treated as streets. This creates congestion and possible inaccessibility for emergency vehicles and has been a source of contention.
6. NEW SECTION. Section 3-A. Request that this section be rewritten to make it more clear. This paragraph can be broken into 2-3 sentences so that the average citizen can understand it.

Thank you for your attention. I believe these amendments will strengthen this bill and help you avoid some of the pitfalls that have hounded neighborhood residents in Missoula.

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