

**Candidate Forums 2005**  
 Missoula Area Chamber of Commerce  
**CITY COUNCIL CANDIDATES FOR WARDS 1, 2 & 3**  
**WRITTEN RESPONSES TO YES/NO VOTES**

Question # 1: Should the City set aside an economic development area for Missoula?

<b>Missoula Chamber of Commerce Members Vote:</b>	<b>YES</b> 72%	<b>NO</b> 20%
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**WARD 1**

**Cass Chinske -** **VOTES: YES**  
 An example would be the Urban Renewal Districts II and III

**Dave Strohmaier-** **VOTES: \_\_\_\_\_**  
 Possibly. I would like to hear more specifics on what is meant by “economic development area.” Currently there is an economic development park near the airport. I welcome suggestions on this issue.

**WARD 2**

**Myrt Charney-** **VOTES: YES**

**John Couch-** **VOTES: YES**  
 Sounds good but how does it work?

**John Hendrickson** **VOTES: YES**  
 But it is not a blanket yes. There could be many different scenarios that would have to be considered before the economic dev. Area could be created.

**WARD 3**

**Lee Clemmensen-** **VOTES: YES**  
 Develop a growing business incubator. Use tax increment for a mix of industrial (heavy and light) and professional. Economic Development: medical research centers, MAEDC & MonTec support, Research centers on the UM campus, clean environment industries

**Bob Jaffe** **VOTES: \_\_\_\_\_**  
 The City should offer incentives to promote economic activity that is beneficial to the community and wouldn't happen without the incentives. The city must be responsible in assuring there is an adequate return for its investment.

Question #2: Do you feel that the Wye/Mullan plan allows enough space for business development within the specifics of the plan?

<b>Missoula Chamber of Commerce Members Vote:</b>	<b>YES</b> 27%	<b>NO</b> 44%
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**WARD 1**

**Cass Chinske-** **VOTES: YES**  
 3,000 acres out of 13,000 acres (23%)

**Dave Strohmaier-** **VOTES: Possibly**

Possibly, but I'll need to see more specifics on the plan before I make a determination one way or the other. Most land-use issues are far from black or white, and, more than anything, I want to hear diverse viewpoints from the community. My hope is that the Wye/Mullan plan, when finally adopted, will do a good job of balancing competing interests such as private property rights, long-term transportation needs (including airport growth), and residential and commercial development. This plan needs to be forward thinking, proactive, and in accordance with our long-term vision of how we want Missoula to grow.

**WARD 2**

**Myrt Charney-** **VOTES: NO**

**John Couch-** **VOTES: YES**

I would hope there would also be a blend of mixed use commercial and residential.

**John Hendrickson-** **VOTES:**

I have not seen or heard enough of the business development of the WYE/MULLAN plan. Much has been discussed about residential. I do feel that the business aspect needs to be addressed and considered as a very important part of the plan.

**WARD 3**

**Lee Clemmensen-** **VOTES: NO**

We need space for light, commercial, small business development. Plans should encourage local employment for the new home owners. Streamline the government so that every citizen, business owner and planner can feel that there is equitable treatment, not arbitrary treatment.

**Bob Jaffe-** **VOTES:**

The plan appears to significantly address the needs for commercial development. But I have not heard any debate to the contrary so I don't have a very firm opinion on the subject yet.

Question # 3: Do you support the development of a North/South Corridor west of Reserve Street?

<b>Missoula Chamber of Commerce Members Vote:</b>	<b>YES</b> 86%	<b>NO</b> 11%
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**WARD 1**

**Cass Chinske-** **VOTES: No Response**

I believe that the Missoula valley needs a By-pass Corridor. The issues that will be important to its success are: will it be a BY-Pass or a Commercial Corridor, Where will it be located, how much private land will be necessary to purchase, how many New Bridges will be needed and Where will they be located.

**Dave Strohmaier** **VOTES: YES If Conditions allow**

All options should be on the table with regard to improving traffic in Missoula, including the concept of creating a north/south corridor that would allow through traffic from I-90 to Missoula's south side. I think we need to broaden the discussion beyond a North/ South corridor to consider Missoula's transportation needs in general. This discussion should include multiple layers of government, including, city county, state, and general, not to mention the general public.

**WARD 2**

**Myrt Charney-** **VOTES: YES**

**JOHN COUCH-** **VOTES: NO**

**John Hendrickson-** **VOTES: YES**

We need to look many years into the future as to what our needs are. Reserve St. was outdated almost as soon as it was finished. There is a need to relieve traffic on Reserve. Would be cheaper now to build and acquire land. That is also where a lot of our new growth is happening.

**WARD 3**

**Lee Clemmensen-** **VOTES: YES**

At least purchase the land for the future connection between 93 and I 90 for a limited access roadway. Consider the power land grid already in place.

**Bob Jaffe-** **VOTES: NO**

Question # 4: Do you feel the existing Sign Ordinance appropriately promotes business?

<b>Missoula Chamber of Commerce Members Vote:</b>	<b>YES</b> 24%	<b>NO</b> 75%
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**WARD 1**

**Cass Chinske-** **VOTES: YES**

**Dave Strohmaier-** **VOTES: YES**

I need to become more familiar with the specifics of our sign ordinance. But I think the basic premise underlying it is a good one-to prevent visual clutter that makes Missoula look like any other place in the country, blighting the landscape and detracting from the Big Sky that we all care about and love. Most importantly, I think the ordinance needs to be equitable and fairly applied. Likewise, variances should be consistent lest the ordinance die a death of a thousand qualifications. I'm in favor of analyzing any and all ordinances to ensure that they promote the values that they were originally envisioned to promote, and to determine whether conditions have changed that warrant modifications to the ordinance-the sign ordinance included.

**WARD 2**

**Myrt Charney-** **VOTES: YES**

The sign ordinance is outdated and needs a up to date revision. However, because of the recent appeal by Hilton and The Council's override of the issue, many in the community believe any new ordinance must not include an appeal provision. I would oppose any updated ordinance that did not include an appeal process to the entire Council.

**John Couch-** **VOTES: NO**

I have heard from some that it is too complicated and not applied evenly.

**John Hendrickson-** **VOTES: NO**

The ordinance needs to be revisited. Times are changing and Mlsa will probably see more taller bldgs. There should be a happy compromise that would help with the promotion of business and maintain our aesthetic standards.

**WARD 3**

**Lee Clemmensen-** **VOTES: NO Not Really**

The ordinance is applied inequally. It needs to be rewritten to consider public concerns (**brightness**) and business needs. Larger firms are favored over small businesses.

**Bob Jaffe-** **VOTES: NO**

I do not believe the sign ordinance creates a level playing field for all businesses.

Question # 5: Do you feel the Office of Planning and Grants is sufficiently customer oriented?

<b>Missoula Chamber of Commerce Members Vote:</b>	<b>YES</b> 16%	<b>NO</b> 76%
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**WARD 1**

**Cass Chinske-** **VOTES:** **NO**

OPG needs to be re-organized. New Director etc.

**Dave Strohmaier-** **VOTES:** \_\_\_\_\_

Need more information to judge I need more input in order to develop an informed opinion on this. From my experience working in both the private sector and federal government, I've generally found it to be the case that organizations can always improve their customer service. This doesn't always mean that the customer gets what he or she wants; it does mean that everyone knows the rules and that the rules are reasonable and fairly applied. As a representative on City Council, I'll strive to ensure that the workings of city government are as transparent, understandable, and equitable as possible.

**WARD 2**

**Myrt Charney-** **VOTES:** **NO**

**John Couch** **VOTES:** **YES** \_\_\_\_\_

**John Hendrickson-** **VOTES:** **NO** \_\_\_\_\_

The OPG is probably the most complained about Dept. next to Public Works. It needs to be more business and consumer friendly.

**WARD 3**

**Lee Clemmensen-** **VOTES:** **NO** \_\_\_\_\_

OPG is too disorganized and the ordinances are unevenly administered. Your personal influence will affect your requests

**Bob Jaffe-** **VOTES:** \_\_\_\_\_

In my personal experience I have always found OPG staff to be extremely helpful and professional. There should be a formal process to review customer service complaints if one does not already exist.

Question # 6: Do you feel the Health Department is sufficiently customer oriented?

<b>Missoula Chamber of Commerce Members Vote:</b>	<b>YES</b> 31%	<b>NO</b> 60%
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**WARD 1**

**Cass Chinske-** **VOTES: YES**

**Dave Strohmaier-** **VOTES:** \_\_\_\_\_

Need more information to judge The answer to this question depends on what “customer oriented” means. In my estimation, customer oriented means responsive and transparent. The concerns of our health department are wide ranging, from suicide prevention to ensuring that drinking water is safe. I would like to hear from the community on those areas where the health department is doing well and those areas where it can be more responsive.

**WARD 2**

**Myrt Charney-** **VOTES: NO**

**John Couch-** **VOTES: YES**

**John Hendrickson-** **VOTES:** \_\_\_\_\_

I have not heard any negative complaints about the Health Dept.

**WARD 3**

**Lee Clemmensen-** **VOTES: YES**

**Bob Jaffe-** **VOTES:** \_\_\_\_\_

In my personal experience I have always found OPG staff to be extremely helpful and professional. There should be a formal process to review customer service complaints if one does not already exist.

Question # 7 Should revenues such as Impact Fees and Local Option Taxes be increased to support infrastructure development?

<b>Missoula Chamber of Commerce Members Vote:</b>	<b>YES</b> 42%	<b>NO</b> 55%
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**WARD 1**

**Cass Chinske-** **VOTES:** **NO**  
There is No Local Option Tax.

**Dave Strohmaier-** **VOTES:** \_\_\_\_\_  
While, in general, I believe that anyone proposing development has an obligation to help pay the costs of necessary infrastructure development, I need more information to judge whether current Impact Fees and Local Option Taxes are adequate or equitable. I welcome input from the business community, and others, on this topic.

**WARD 2**

**Myrt Charney-** **VOTES:** **YES**

**John Couch-** **VOTES:** **YES**  
Only if the impacts themselves increase.

**John Hendrickson-** **VOTES:** \_\_\_\_\_  
It depends on how they are structured. They should not hamper business growth. If impact fees are enacted they should be used to improve the areas they were implemented for such as new Fire station, infrastructure etc...

**WARD 3**

**Lee Clemmensen-** **VOTES:** \_\_\_\_\_  
This has too many variables to be answered easily-a sales tax is regressive and impact fees raise the eventual cost of a project. However, Missoula's budget will soon be in the red.

**Bob Jaffe-** **VOTES:** \_\_\_\_\_  
Impact fees should accurately cover the cost of services and infrastructure it is supposed to pay for.

Question # 8 What do you see the three (3) most important issues in Missoula?

**WARD 1**

**Cass Chinske-**

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1. Managing Growth.
2. Infrastructure-such as roads, sewer, water public safety, educational opportunities, skilled workforce, etc.
3. maintaining Missoula's Quality of Life.

**Dave Strohmaier-**

1. First and foremost, I want to help restore trust and confidence in city government to Missoulians. This begins with council members showing courtesy and respect to one another and to the members of the public who take the time to engage the council in conversation. This doesn't mean that everyone will always agree-either council members or the public. However, it does mean that I will do my best to give my colleagues and constituents the benefit of the doubt
2. Second, it's time for a community-wide discussion on growth and development. The Missoula community as a whole, along with individual neighborhoods, need to ask tough questions about how to retain those key qualities of our city that are the reasons why we live here. Moreover, this discussion needs to be worthwhile to all parties involved, and not just a procedural hoop to jump through. Three minutes at the microphone during a public hearing is not a very effective tool to shape public policy. I believe that at the heart of why people choose to live in the Missoula Valley is the culture that has developed here, which is an outgrowth of the people and the landscape of western Montana. I'm a strong advocate for parks, open space, the arts, a healthy environment, and city infrastructure that supports the community but is also unique to Missoula. I don't believe that Missoulians want our city to merely look like every other community in the West. Similarly, city government should respect neighborhood plans and planning. Not all growth and development accords with our long-term vision for our community and neighborhoods. While acknowledging the rights of private property owners, we need to think creatively about how to ensure that change in our city is appropriate and, as best as possible, respect the long-term vision of our citizenry for their respective neighborhoods.
3. Economic development is an essential part of visioning how we want our community to look and feel. I'm a strong advocate for sustainable economic development. By this I mean economic development that is respectful of core Big Sky values such as clean air and water, and that demonstrates corporate civic responsibility. I want to do what I can as a council member to support local businesses that are already established in Missoula in addition to attracting new business from outside the area that likewise respect our values.

Question # 8 What do you see the three (3) most important issues in Missoula?

**WARD 2**

**Myrt Charney**

1. Direct City control over city functions of the OPG
2. Traffic congestion
3. NIMBYism which ends up costing time and costs in court cases against the City

### **John Couch**

1. Available and affordable housing
2. traffic and safety
3. growth, jobs, and environment

### **John Hendrickson**

1. Traffic: need to be pro-active in meeting the needs now & in the future. We are a fast growing community.
2. Infill: needs to be addressed now & put all the bickering & lawsuits behind us. Need a comprehensive plan
3. city govt: need to make all depts. Business & consumer friendly

### **WARD 3**

### **Lee Clemmensen**

1. Economic development –supply employment which will help match wages with housing
2. Maintain the downtown area with development of mixed use-residential, professional and business interest. (MRA)
3. Develop REAL long – range planning

### **Bob Jaffe**

1. Housing affordability
2. economic development
3. planning/zoning

Question # 9 What is the SINGLE MOST important business issue?

### **WARD 1**

### **Cass Chinske-**

GOOD INFRASTRUCTURE

### **Dave Strohmaier-**

I believe it is education. Learning and education-in all disciplines and professions-forms the bedrock upon which a skilled and informed workforce is founded, not to mention its positive effects for society in general. I welcome a serious discussion between the business community, city government, and educators in Missoula related to how we can work together to not only provide educational opportunities for existing professions, but to think broadly about where we would like our economy to go in the future and what steps, education-wise, we should take to achieve that goal.

### **WARD 2**

### **Myrt Charney-**

The failure of the OPG to respond

### **John Couch**

Missoula need some balance with business issues and the needs of the community as a whole. These could be zoning or re-zoning issues, signs, infrastructure needs or labor issues.

**John Hendrickson**

Try & Make Msla a more friendly place to do business. The business community has a negative feeling toward cit govt. City govt. should nuture & help promote the local business com. to create more jobs etc...

**WARD 3**

**Lee Clemmensen-**

Keep all three business centers viable with good planning-

1. Downtown-mixed use, keep adjacent neighborhoods thriving for they support downtown businesses, use MRA for further redevelopment.
2. Mall-attract stable business and give support to new businesses.
3. Reserve-help solve traffic problems.

**Bob Jaffe**

Attracting and developing clean, low impact businesses and industries that pay good wages.