



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



Missoula County
Planning, Development & Sustainability
(406) 258-4657

City of Missoula
Community Planning, Development & Innovation
(406) 552-6630

Date: November 19, 2024, 6:00 p.m.

Location: Missoula County Courthouse, Sophie Moiese Room (in person) or TEAMS (virtually)

Members in Attendance: Danny Tenenbaum (City Alternate), James Fountain (County Alternate), Danny Oberweiser (County Appt), Peter Bensen (County Appt), Derek Kanwischer (City Appt), Lynn Davis (City Appt), Rick Hall (County Appt), Josh Schroeder (Conservation District), Tung Pham (Mayor), and Shane Morrissey (City Appt)

Members Absent: Sean McCoy (County Appt)

I. CALL TO ORDER [Time stamp – 0:12]

Shane Morrissey called the meeting to order at 6:00 p.m.

II. ROLL CALL [Time stamp – 0:18]

Analeshia Rodriguez called the roll. Eight regular members were in attendance. James Fountain was promoted to voting member for the evening.

III. APPROVAL OF MINUTES [Time stamp – 1:26]

Approval of the November 12, 2024, meeting minutes were deferred to the December 3, 2024 meeting.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 1:35]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 5:15]

Glenn Ingram, Association Transportation Planner, with the City of Missoula provided an update on the proposal to designate the Transportation Policy Coordinating Committee (TPCC) as the new Metropolitan Planning Organization MPO.

VI. PUBLIC HEARINGS

A. Ben Brewer, Long Range Planning Supervisor, City of Missoula – Adoption of the Our Missoula 2045 Land Use Plan and Place Type Map **[Time stamp – 8:13]**

STAFF PRESENTATION

Eran Pehan, Director of Community Planning, Development, and Innovation, with the City of Missoula introduced the Our Missoula 2045 Land Use Plan by emphasizing the community's values and the

importance of planning for sustainable and equitable growth. Pehan highlighted the plans community-driven approach, and its relationship-based engagement focused on education, experience-sharing, and building awareness on key issues. The plan provides a strong foundation to meet growth projections while aligning with shared community values.

Ben Brewer, Planning Supervisor, with the City of Missoula gave an overview of the Our Missoula project's goals and requirements. He summarized the adoption considerations for the Board and the materials associated with the hearing.

Laval Means, Community Planning Manager, with the City of Missoula presented the progress and goals of the Our Missoula project. Key objectives included: updating development codes and aligning them with updated policies, achieving equitable and resilient growth by increasing housing availability and access across all neighborhoods, enhancing resiliency and adaptability, emphasizing connectivity by ensuring streets and rights of way are accessible, attractive, safe, and support different modes of transportation. In addition to supporting preservation and protection of sensitive natural areas. Staff discussed the Montana Land Use Planning Act and what it's intended requirements involved. They stated the Land Use Plan aims to serve as the basis for implementing specific land use regulations in substantial compliance with local land use policies, providing a clear and adaptable framework for growth.

Emily Gluckin, Senior Planner, with the City of Missoula provided a summary of the engagement approach for the Land Use Plan. Engagement methods included: public community- wide events, stakeholder meetings, presentations, tabling at community events, written comments, and social media posts/ newsletters. She laid out the phased stages of the project's engagement process and the common themes in community feedback staff received. These included mapping concerns, typographical errors, development processes, equity concerns and transportation. She noted the project involved extensive and inclusive community engagement, reflecting the values and visions of Missoula's residents.

Brewer stated general plan updates that were made in response to comments that were received during the public review period. He highlighted copy edits and corrections to typographical errors (including maps and figures), providing added clarity to language in sections related to parks, trails, open spaces, and climate resiliency, implementation actions, community profile findings, and additional information regarding environmental hazards and healthcare for the community profile section in Appendix A.

The City's general Land Use Policy is described in the "Policy Themes" chapter of the Plan. This chapter outlines six overarching land use policy themes that serve as a framework for guiding urban development while addressing environmental stewardship and community well-being. Each theme includes a specific goal, related policy objectives, and concludes with a summary of action steps for implementation. They reflect Missoula's priorities for sustainable growth, equity and resilience while addressing local issues and needs to guide future development.

The preferred growth scenario is shaped by community preferences and aims to balance various trade-offs. Key strategies included: unlocking mixed-use centers and corridors, equitable housing distribution, compatibility with existing structures, small-scale neighborhood commercial services, and balanced parking regulations. The plan introduces Place Types and Street Types to guide development more precisely. This framework acknowledges the interplay between land use, building form, and transportation.

During the public comment period, several concerns were raised about how the plan's Place Type descriptions would be translated into future development codes. Brewer stated these Place Types are intended as policy-level guidance for upcoming rule-making efforts and will be further developed during the code reform phases of the project. This approach aligns with how people naturally perceive their

environment- through its form rather than numerical data. A variety of updates was made to the Place Type section in the plan in response to the feedback. These included modifying the introduction to the section to provide added clarity, renaming Place Types, updated visuals, development of the Place Type map, and specific Place Type descriptions were revised. Key shifts in the Land Use Strategy were summarized. These included increase in residential capacity and diversity, allowing small-scale commercial in residential areas, housing opportunities in commercial areas, and incorporating previous planning efforts.

Aaron Wilson, Planning Manager for Public Works and Mobility, with the City of Missoula outlined the initiative to integrate Street Types with land use planning. He shared the goal is to classify streets based on their shared functions and goals, moving beyond traditional transportation methods that rely solely on functional classification (speeds, volumes, number of trips). This new approach considers the surrounding context, including zoning, predominant land uses, and existing conditions, to ensure that streets effectively support adjacent land uses and align with community goals. The initiative proposes eight different Street Types categorized by location, land use context, and their role within the transportation network: neighborhood streets, community streets, and regional streets. The City made changes to the plan to clarify language, remove prescriptive typical sections with example photos, and address confusion specifically between Community and Regional streets.

Laval Means concluded the presentation focusing on key elements of the plan and adoption considerations. The adoption and amendment chapter covers the requirements set forth by the Montana Planning Act for regular review of the plan and considerations for targeted plan amendments. The Land Use Plan includes an implementation action to develop a Neighborhood Planning Strategic Plan. This will establish a process for developing future Neighborhood Plans in coordination with Neighborhood Councils. Many issue plans attached to the 2015 Missoula Growth Policy are currently being updated. While they remain primary documents guiding local services and community issues, they will not be attached as issue plans to the new Land Use Plan moving forward. Future area or issue plans may be considered as amendments to the Land Use Plan if they substantially comply with it at the time of their development and adoption.

The Implementation chapter addresses specific requirements of the Planning Act that included: analysis of inconsistencies, implementation schedule, and types of action items that relate to far reaching goals and initiatives. Key components of implementation included a unified development code, zoning map updates, support of existing and new planning efforts, developing a Land Use Plan Implementation Team, and monitoring tools to track key implementation metrics.

The Our Missoula 2045 Land Use Plan is designed to guide Missoula's growth over the next two decades, supporting a projected annual population increase of 1.39%, annually adding approximately 37,000 new residents by 2045. The plan addresses pressing issues that have emerged since the 2015 Growth Policy update, focusing on: housing capacity, climate resiliency, equity, and connectivity. The public engagement approach focused on collaborative education, experience sharing, and building awareness. The plan was developed with a strong focus on the six equity land use principles. Overall, staff shared it represents a unified approach to building a vibrant, inclusive, and sustainable future for all residents.

See PowerPoint presentation slides.

PUBLIC COMMENT

Public comment included Max Wolf, landowner of the Old Post Hospital located in Fort Missoula, noting the property should be zoned as Urban Mixed-Use Low as its surrounding properties. He advocated for considering all redevelopment options permitted under the Urban Mixed-Use Low zoning. He emphasized that integrating preservation with development is

necessary to prevent the historical aspects of Fort Missoula from falling apart amid the City's expected growth.

Len Broberg, a member of the Common Good Missoula, acknowledged staff's dedication to public outreach and their commitment to incorporating public feedback. He highlighted specific changes to the plan. This included modification of the Greenway Street Type description on page 101 and recommended this change removes the implication that dedicated facilities are only necessary at busy intersections. He addressed a proposed implementation action on page 118 that includes adding a new action item between numbers 29 and 30 that states: "Develop incentives for universal design and visitability."

Sue Holden had questions regarding the City's Land Use Plan as it relates to East Missoula. She questioned how the City can include East Missoula in its planning efforts without undergoing a complete annexation process and asked about City-County collaborations with the acquisition. Despite acknowledging the City's extensive community engagement efforts, she pointed out that East Missoula residents were not invited to participate or provide input with the community involvement. Sue noted that while East Missoula is not listed among the areas under Phase Three of the housing map, it is designated as Urban Residential High on the maps.

Stephanie Lemberg, a member on the East Missoula Community Council, expressed concerns about her community being designated as Urban Residential High in the new Land Use plan. She felt this classification was assigned without much outreach from the City or input from residents and did not accurately reflect the current state of East Missoula. She emphasized this premature designation will allow developers to pursue projects that the community is unprepared to support due to poor infrastructure and will lead to a chronic state of playing catch-up.

David Gray shared his insights on the City's Housing Choice and Access Policy Theme objective (#1), focusing on residential Place Types. He stated that constructing affordable freestanding single-family homes is not always viable and that larger multifamily buildings are more cost-effective but are being overlooked. He emphasized the need to maintain workforce housing within Industrial Place Types. He insisted that street parking is essential for every Street Type ensuring that buildings engage with the street and advocated for separating historical sites from Civic Place Types.

James Crosby expressed his appreciation to City staff for their effective incorporation of public comments. He emphasized key themes such as resilience, adaptability, and the critical balance between health, safety, and the need for housing. James pointed out the population growth and the necessity to update the City's Land Use Plan and maps to reflect current realities.

Matt Driessen, Superintendent at DeSmet Elementary, discussed the implications of Tax Increment Financing (TIF) on school funding and local taxes within his school district. He stated implementing mixed-use zoning can significantly increase the tax base by elevating the tax value per acre from \$2,000 (for undeveloped land) to between \$36,000 and \$100,000 for multi-use properties. Driessen asked the Planning Board to hold the 446 acres between Butler Creek and Canyon Creek in the planning process for further discussion on the designated zoning.

Andrew Marsh raised concerns about potential loopholes in the City's Accessory Dwelling Unit (ADU) policies. He warned that future developers might introduce new restrictive covenants in upcoming subdivisions to prevent ADU construction, which could result in fewer ADUs in high-income or high-value areas.

Synthia Wendell, Vice-chair on the DeSmet School Board, emphasized the importance of retaining the property between Butler Creek and Canyon Creek and advocated for more detailed discussions about its future use. She highlighted the need for a mixed-use development

approach to ensure that the area serves both the community members and the school effectively.

Joyce Gibbs highlighted concerns about urban development and infrastructure changes in the Northside neighborhood, specifically west of Orange between N 5th and N 1st Streets. She shared the area consists of very old houses on significantly smaller lots than what's typical in Missoula. She stated approximately 40-50% of the streets have sidewalks, leading to pedestrian safety concerns and recent developments have impacted on-street parking availability.

John Wolverton, a member of ProHousing Missoula, expressed support for the plan and emphasized the need for more affordable housing. He highlighted potential constraints in the plan such as compatibility language related to design standards that may hinder housing growth. Additionally, he emphasized the importance of incorporating grocery stores and small-scale commercial spaces in new residential areas to support residents and reduce transportation impacts.

Chris Chitty voiced his support for the plan. He addressed concerns from residents of East Missoula and the north side, highlighting that current infill development is concentrated in a few neighborhoods. He advocated for expanding development opportunities across more areas of Missoula to alleviate pressure on neighborhoods experiencing rapid changes.

Lisa Davey, Executive Director of Common Good Missoula, acknowledged the staff's dedication for their public outreach. She highlighted the common themes that staff incorporated into the plan such as equity, affordability, climate resilience, diverse housing options, mixed-use development, and incentives.

Lindsay Nugent voiced her support for the plan that prioritizes the different modes of transportation types beyond single-use vehicles and emphasized the importance of considering the needs of all residents. She advocated for mixed-use, dense, and person-centric urban planning.

Kelley Durbin-Williams expressed concern about the timeline of the plan. She pointed out that some community councils may not have been fully informed, and the public comment period was too brief to provide input. She asked for more clarification on if there will be additional time for a more comprehensive public review and input.

Lynn Davis addressed a comment that she made for the plan regarding the zoning of the area around North 4th Street and Wolf, specifically the one-way streets between 1st and 5th. She noted the neighborhood should be designated as Urban Residential High instead of Urban Mixed-Use Low, stating that the area's composition mirrors that of a residential section to the west. Additionally, she questioned what provisions are in place to preserve the historic character of the neighborhood.

RECOMMENDED MOTION

Peter Bensen made the following motion to approve the request, and Lynn Davis seconded the motion:

That the Planning Board resolves to recommend that the City Council **adopt** the *Our Missoula 2045 Land Use Plan* and Place Type Map (Attachment 2 and Exhibit A) as Missoula's new governing land use plan, based on the information and considerations in the staff report. Through this action, the City of Missoula is **repealing** the *Our Missoula City Growth Policy 2035*, the associated Future Land Use Map, **and repealing** all existing neighborhood plans developed prior to the adoption of the 2045 Land Use Plan, except the *2023 Missoula Midtown Master Plan*, the *2020 Sxwtpqyen Master Plan*, and the *2019 Missoula Downtown Master Plan*, which shall remain effective and controlling

and adopted as Area Plans under the 2045 Land Use Plan and to take public comment into consideration.

Board Members had a question about zoning overlays, Neighborhood Plans, and covenants. Brewer explained that the goal is to consolidate zoning overlays into base zoning. Additionally, Pehan emphasized that future zoning designations will be calibrated based on safety, infrastructure, and community needs. Pehan noted that this is the final draft of the Plan before it moves to City Council for consideration. Planning Board can either recommend adoption while noting the public comments or make specific recommendations for Council to consider.

Further clarification was needed regarding an area around Rattlesnake school that was designated as Tier 4. Brewer highlighted the area is a designated community node, highlighting its potential for higher mixed-use and intensity. Laval Means pointed out recent coordination with the Office of Emergency Management (OEM) led to changes in the Place Type designation for parts of the Rattlesnake neighborhood, particularly shifting some areas from higher density to Limited Urban Residential. Pehan added that this adjustment was not only about fire danger but also evacuation difficulties due to fewer connections in the Rattlesnake area compared to other similar fire-prone areas. Board members requested access to public comment from OEM from their review of the Land Use Plan and Place Type Map.

Brewer clarified that small-scale commercial use is intended for residential areas, while mixed-use areas allow for a broader range and higher intensity of commercial activities. The focus on neighborhood-scale commercial use aims to integrate more accessible services within residential neighborhoods.

Marc Hendrickson, Long Range Planner with GIS Focus, with the City of Missoula clarified that the Urban Mixed-Use Low designation for the Northside between 1st and 5th streets have been adjusted after public review. It is now classified as Urban Residential High for the historic district near North Orange Street.

Board members inquired about the breakdown between different housing types—single-family, missing middle, and multifamily in relation to the supply-demand issue of single-family homes. Hendrickson shared the breakdown came from American Community Survey (ACS) data and was applied to urbanize the Land Use Plan area, maintaining a similar mix of housing types as seen within the City of Missoula. Pehan further clarified that Missoula's existing single-family housing stock may not be well-utilized, as many current owners are retirees who would downsize if appropriate options existed. She stated encouraging diverse housing types, like duplexes, townhomes, and accessibility-focused units, can help address this by providing more options for people to right-size their homes.

Pehan explained why the outreach process for East Missoula wasn't as extensive as for neighborhoods within City limits. This was due to City neighborhoods expecting to experience the most significant changes from updates in the Growth Policy and zoning codes, compared to areas in the County, including East Missoula, that will see minimal change. She further added that the City's Land Use Plan only becomes relevant if a property owner chooses to annex into City limits, at which point the City uses the Growth Policy to determine zoning that aligns with the designated Place Type.

Board members addressed the projected need by housing type in the Land Use Plan. Staff explained that the 2.8 ratio is based on a conservative model that reflects practicable development rather than the maximum density possible and provides a realistic path to achieving housing goals. The Board inquired about how the Land Use Plan addresses growth in the County, specifically in the Wye area. Aaron Wilson mentioned ongoing efforts through the Metropolitan Planning Organization (MPO) and the Long-Range Transportation Plan to assess

regional growth and infrastructure needs. Laval Means acknowledged a correction on page 22 of the Land Use Plan, highlighting the correction of an incomplete sentence. Karen Hughes, with Missoula County, noted the County identified the Wye as a potential area to accommodate future growth. She shared that by supporting the City's efforts to accommodate growth within City limits, the County aimed to alleviate pressure in places where infrastructure and other elements need to be established. Staff explained that while there is a legal requirement to revisit the Land Use Plan every five years, they can make amendments outside of this cycle through targeted master plan processes.

The discussion focused on the addition of typical parcel sizes in Place Types of the Land Use Plan document. Brewer stated including typical parcel sizes is meant to help the community visualize and understand the scale and pattern of development that might occur in their neighborhoods. Laval Means added that by specifying average parcel sizes, this assists in running capacity analyses and visualizing potential development outcomes.

Planning Board members expressed their support for the proposed Land Use Plan, acknowledging that community input has been valuable in shaping it. They highlighted the plans focus inward goal and the efforts to address the housing shortage by simplifying zoning regulations and encouraging diverse housing types across most neighborhoods. Board members encouraged staff to continue their community engagement and made suggestions in the plan to expand opportunities for multifamily housing and to reduce design restrictions that could limit development projects. They stressed the importance of preserving the historical nature and community feel of Missoula while they move forward with the Land Use Plan.

VOTE

With no further discussion, the Board voted by roll call, and the motion passed unanimously.

AYES: (9): James Fountain, Danny Oberweiser, Peter Bensen, Lynn Davis, Derek Kanwischer, Rick Hall, Josh Schroeder, Tung Pham, Shane Morrissey

NAYS (0): None

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

There were no Communications or Special Presentations.

VIII. COMMITTEE REPORTS

Tung Pham announced there were informational presentations for the Transportation Policy Coordinating Committee (TPCC) meeting in relation to budgeting and the redesignation of the TPCC as the Metropolitan Planning Organization (MPO).

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No new business was reported.

XI. COMMENTS FROM BOARD MEMBERS

No comments from Board members were reported.

XII. ADJOURNMENT [Time stamp – 4:27:06]

The meeting was adjourned at 10:27 p.m.

Missoula Consolidated Planning Board November 19, 2024 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting at this link:

<https://missoulacomt.portal.civicclerk.com/event/9048/media>

Missoula Consolidated Planning Board- November 19, 2024-Meeting Recording

AR **Analeshia Rodriguez** 1:28

I Call the November 19th, 2024, Planning Board meeting to order and Analeshia may we do.

Roll call please.

Roll call.

Lynn Davis here.

Derek, Camera share here.

Shane Morrissey.

Here.

Inform here.

Danny Tenenbaum here.

Josh Schrader.

Josh is absent Danny Oberweiser.

Here, Peter Benson here. Rick Hall.

James Fountain.

Missed your chair.

We have eight regular members present.

Would you like to appoint county alternate James Fallon as a voting member for the evening? Yes, please.

And we have quorum. Excellent. Thank you.

We are not approving minutes tonight.

We'll do those at our next regularly scheduled board meeting.

And we'll move on to public comment on non-agenda items.

So for folks that are here or on the teams call online, this is for items that were not covering during this meeting.

So if you have comments on.

Our public hearing tonight.

You can hold those until later, please.

And so this is going to be comments on non-agenda items.

And, Alicia, would you mind putting up the call in information?
So if you're in the room here tonight, feel free to come up and use the podium. If you are calling in. If you're logged in on teams.
You can simply raise or raise your hand.
To be recognized if you're calling in with your phone, the phone number for that is 406-272-4824.
Conference ID is 127489322 pound and if you're on your phone, you're going to press *6 to mute and unmute yourself and star five to raise your hand.
That we will open up public comment for non-agenda items.
Now how's that?
I think we're getting you.
Would you mind please saying your name for the record please?
Yes, my name is John Kittleson.
I'm just here representing myself, but I'm interested in the process so I just have a few brief comments here.
I'm a resident of Missoula.
I'm an active member of the Missoula Cycling community and I Co-founded the Zoo town E Bike Club as a mechanism to facilitate bidirectional communication between cycling, community and land use planners.
So offer these comments in that context.
First, I want to acknowledge the work by City, county staff and the advisory boards in creating the draft plan use plan.
May I interrupt you for just one second?
Is this related to the draft use plan?
Yes. So, this is so this comment period.
There will be another comment period later on in the meeting, OK related to the. Land use plan.
This is for non-agenda items, so I didn't.
Sorry. Yeah, that's fine.
That's fine.
Yeah, it will.
It will circle back to you, general.
General remarks so, but that's fine.
Yeah, I'll wait, OK.

Yeah, that would be great. Thank you. Thank you.

Anybody in house have any non-agenda comments?

Any comments related to non-agenda items?

Seeing anybody online either.

OK.

Alright, we're going to go ahead and close the public comment period for non-agenda items and move on to our next order of business which is staff announcements.

Glen Ingram.

Hi, good evening.

I just have a very brief informational item for planning board tonight, but aligns well with land use plan and I guess I can kind of serve as an appetizer to the main course tonight.

Glen Ingram, I'm a transportation planner with the Missoula MPO.

The Missoula MPO is our Metropolitan planning organization and exists to conduct transportation planning in the Missoula urbanized area.

MPO's are federally required organizations and they exist really to coordinate transportation planning with.

Local, state and federal agencies here in Missoula. This consolidated planning Board actually serves as our MPO.

It's designated as such, and it has been since 1980, when the federal census.

1st.

Indicated that Missoula had reached the population threshold, which required an NPL visit, which is a population of 50,000. With the adoption of this new land use plan and after SB382, the new Montana last.

Land Use Planning Act at some point in the future, the city is going to pursue creating a new municipal planning board and as such we will have to redesignate the MPO.

We are going to redesignate so the MPO can continue to have a regional perspective and have representatives from both the city and the county. What we're working on recommending is that TPCC, which is the transportation Policy Coordinating Committee, which is an existing NPO committee, would just be design.

As that MPO.

So attached to the agenda is a letter that we've drafted and we're going to send to

MDT.

Matt will kick start that process by working with the governor to require or acquire redesignation of the MPO.

And that's something the governor has to do.

So the city, county and MUTV will be the signees on this letter asking for Governor assistant. Operationally, nothing is going to change.

With this redesignation and the MPL will continue to function the same way.

But in the future, we'll be drafting new interlocal and bylaws for our committees, and at that time we might make some small changes to those.

But we are working towards having continued integration of land use planning and transportation planning and collaborating with the Planning Board and we're actually going to be bringing forward some information from our long range transportation plan in the future months.

And with that, that's all I really had.

That's mostly just for your own information. And also, I can answer any questions you might have.

Thanks, Goran.

Does anybody have any questions?

Thanks a lot.

Also we can get good stuff now.

Alright. With that, we will move into our public hearing for the evening. The adoption of our Missoula 2045 land use Plan place type map.

Aaron, do you want to kick us off?

I don't think. I don't think we're getting that, sorry.

Here we go.

Sorry about that, Erin Pehan, director of Community Development and innovation with the City of Missoula.

And I'm just going to provide a brief intro before we turn it over to Ben Brewer, our project manager to walk us through the plan.

We are excited to be here tonight to share with you our final draft of the our Missoula 2045 land use plan to understand our approach, it's important to highlight our values.

Missoula is defined by its people, landscapes, neighborhoods, and public spaces to meet the needs of our growing community, we must increase our housing availability

to access the needs of all of our neighborhoods to enhance resiliency and adaptability, to support preservation and protection of our sensitive natural areas, include clean water, waterways and green spaces.

Our city streets and rights of way must also be accessible, supportive of different modes of transportation.

Attractive and above all, safe.

Through extensive community engagement, we've also heard that there's a need for innovative development.

That's guided by clear and transparent rules.

That is responsive and adaptive to evolving economic, social and cultural aspects of the Community while preserving and celebrating our history.

The Our Missoula plan before you tonight achieves all this.

It's informed by key values of housing.

Equity, climate and connectivity.

And confirms and clarifies the city of Missoula's growth strategy to focus inward by placing greater emphasis on concepts around equity and land use in community form.

To actualize this vision, our community needs to evolve and change. The plan is based on a community form analysis which is found in the appendix of the plan that highlights how Missoula has grown using different development patterns over time. It's helpful to understand these patterns because they present both obstacles.

In future growth.

Growth areas are distinguished between more compact, connected Urban Development patterns.

That really demonstrate how the city initially developed and in contrast more spread out and disconnected or suburban patterns that represent more recent growth as cars became a dominant means of transportation.

These concepts are key to the creation and designation of place types, which is the strategy that we use.

To implement this plan and St. types, which is its partner in that strategy, these help us better understand the degree of change that our neighborhoods can and should undergo in support of the shared goals.

In response to this plan, some people will feel like the proposed change in their neighborhood is too great and we want them to know that we understand that

concern. Our neighborhoods must change and adapt to both meet our housing goals and in to come into compliance with recent.

State laws.

Currently, as directed by state law, all of our neighborhoods must allow for more development up to two homes per lot.

So these can include single family homes, accessory dwelling units or cottage homes, as they're sometimes called and duplexes.

In our more urban and compact areas, there's the ability to build even more homes, allowing diverse home types to help us achieve our goals as a community.

A central component of the plan is to address the addition of new homes.

Both in numbers and in diversity, with compatibility related to build form.

So what?

This essentially means is that more homes can fit seamlessly within your neighborhood without dramatically changing how your neighborhood looks and feels.

We see this today in some of our most beloved neighborhoods, like the University District, the lower rattlesnake and the Northside and West side, where Brick Row houses live alongside single family homes, which live alongside duplexes, all maintaining the same look and feel.

We know that others will feel like the degree of change for their neighborhood is too small and that we are not being aggressive enough to address our housing needs.

Placement designations for each neighborhood.

Account for barriers and constraints. These factored into the degree of change that a specific area can support.

Constraints include things like environmental factors such as the placement in a floodplain, infrastructure that was built in the more suburban or rural pattern, for example, lacking alleyways.

And factors like adjacency to sensitive lands or wildlife corridors, or areas prone to wildfire. When these constraints or barriers are present.

The degree of change has impacted a lower density place type in these areas allows us to balance our goals around health and safety and Environmental Quality with our goals around housing.

However, one thing we do want to note is that every neighborhood in the plan area is experiencing a meaningful degree of change.

Even in our most constrained areas, we're still seeing significant increases in allowable homes that will help us achieve our housing goals. Our future housing capacity assessments in the plan tell us that we've struck the right balance and that from a land use perspective, we will have enough developed. Potential across neighborhoods to meet our growth projections. Perhaps the most important aspect of this plan is that it was truly community driven. Throughout the process to update the plan, the Our Missoula team utilized continuous relationship based engagement that brought the whole community. Along the engagement process focused on three key areas, collaborative education about the land use process and why it matters to all of us sharing experiences and building awareness on key issues. Achieving these goals meant building meaningful relationships with community members that were based on trust and transparency. The goal of the community engagement approach was to include meaningful input and involvement by a variety of community stakeholders. Including businesses, community members, land owners, elected officials, city staff and stakeholders of the Our Missoula. ICal, importantly, efforts to better serve traditionally marginalized and underrepresented communities were at the forefront. This included intentionally working with a variety of community groups and individuals to ensure robust engagement and representation throughout. The result of all this work is a plan for all Missoulians we spoke with over 3000 people while developing this plan. We received nearly 1000 comments directly on the draft plan and in the future land use map at the end of the day, not everyone will agree with every aspect of this plan, but we have achieved our role of balancing our shared goals around housing, equity, climate and. Connectivity while knowing that each of us prioritize these differently, we were charged with creating a vision that supports all of these values without sacrifice. And ultimately, the plan charts a course into the future for the Missoula community. That we believe will establish a strong foundation to achieving our goals. So with that, I'm going to turn it over to Ben to start walking us through the plan. Thanks Aaron, and thanks to the board. My name is Ben Brewer.

I'm a planning supervisor with the Department of CPDI Community Planning, Development and Innovation.

Our team.

Sorry, we should try to get this right here.

Some of whom are in the room with us today, and others who are joining virtually.

Includes Mads and Mathias, Mark Hendrickson, Emily Gluckin and myself.

Laval means all within the Community Planning division.

Ashley Brittner Wells, our community engagement specialist, Erin Pehan, our director.

Aaron Wilson, Transportation planning manager.

With public works mobility, we're here. Most of us in the room today, some of us virtually to walk through the presentation.

With you today?

We have a fair amount to cover tonight in our presentation.

We're looking to have this roll this out in about an hour, maybe a little bit more, and our recommendation is that we hold off on questions until after we've completed the presentation. If that works for the board.

So the things, we'll cover tonight are listed on the on the slide. We're looking to do some overview of the project and the project goals and requirements and an update on project engagement and input on the plan and then provide more information around content of.

Of the land use plan and map and.

Address the adoption considerations for the for the board and then open it up for your discussion.

So we're here because the city of Missoula requests that the planning board recommend to City Council that the City Council adopt A new land use plan referred to as the ARMAZULA 2045 land use plan and place type map to replace its previous growth policy.

Which was.

Which is called the Our Missoula City Growth Policy 2035, as well as the associated future land use map and outdated neighborhood plans.

This updated policy document directs the city's future growth by addressing the current.

Community vision needs and development challenges built with consistent input from the community.

The plan outlines a clear, actionable vision, support sustainable, equitable growth and public well-being, and tonight marks the opening of the public hearing to consider the new plan. The scheduled and publicly notice, timeline and meeting dates are presented on the on the slide here.

We are here tonight for the opening of the hearing and.

Would continue to.

The opening.

Of a hearing with City Council on December 9th on a Monday and look for final consideration on December 16th, as it's currently noticed.

Before proceeding, I'd like to take a moment to review the role of an authority of the planning board. In this process, the land use and Planning Act requires that a Planning Commission be established and act in accordance with the requirement of the new law. This body the.

Missoula Consolidated Planning Board was established through City Resolution 8789 to take on that role under its current membership and bylaws.

And as described in a related update to the city and county in their local agreement.

As described in the in the Planning Act, the Planning Commission shall review and make recommendations to the local governing body regarding the development, adoption, amendment, review and approval or denial of the following documents, and that includes the land use plan and future land use map, which we are.

Here to discuss and ask for your recommendation tonight.

Just as a reminder, we've been, we've been here before to provide updates on the project through over the last couple years and most recently on October 15th, 2024 there was.

A preview and set up for this public hearing.

These are the materials associated with the hearing and we think it would be helpful to just Orient you to these before we proceed. So these were.

Provided to the board for review and for public review.

Includes the staff report itself that.

Describes the plan and the review process and our considerations related to the Planning Act.

It importantly includes the plan itself, the armored 20202045 land use plan adoption draft.

We provided the appendices to the plan which are listed here, and I'm going to talk a

little bit more about.

And then also as an attachment, the public comment list for public comment received during the public review period for the land use plan and we provided the agency memo that was shared out as part of that review period as well.

Many of the appendices are materials that have already been shared out earlier in the project, but they're important to understanding the plans. We're just going to review some of those quickly here as we move forward.

So just to run through them in order as you receive them in the in the packet

Appendix A, the community profile summarizes and analyzes existing conditions and projected trends which are mandated by state law through the Planning Act.

Appendix B.

The equity and land use report evaluated how and where current codes and policies fall short and supporting or social equity goals and addressing community needs.

The report was the basis for a set of six equity and land use plan use principles.

That are foundational to the policy updates made in this plan.

Appendix C.

The Our Missoula code diagnostic evaluated how the city's adopted codes and policies align with one another substantively organizationally and related to process.

The diagnostic identified several areas of city policy that require clarifications that inform this plan, and additionally, the city adopted by resolution guiding principles that will be.

Adhered to through the code reform side of the project in future phases.

Appendix D the Our Missoula community form analysis provides the basis for a framework for guiding how physical patterns such as streets, buildings, green spaces, change over time.

This framework is one of the foundational components of the place types and St. types in those designations that make up the plans land use strategy.

Appendix E is the most recent our Missoula development guide, a yearly tracking report that the city has produced over the last couple decades.

This report is the basis for the suitability analysis, which is incorporated into the plans, consideration of proximity to opportunity and amenities related to the land use strategy and place type designations.

Appendix F is the community engagement summary, and we'll spend some time providing a more thorough, thorough overview of that in a bit. We will be calling out

highlights and key observations through the presentation, but we want to make sure that the board is aware that the full summary of issues raised and staff responses to comments that were made during the public review period for the land use plan is contained in this appendix material.

I also want to note that another material you received in your packets tonight is attachment for the public comment list.

This was provided as a separate material from the engagement summary Appendix, and it's the full list of comments that were received during this latest public review period for the land use plan.

And since the public review period ended at the end of October, we've continued to receive public comments and those have been provided to the board recently as an additional attachment. And there were also several comments that were.

Received just ahead of this hearing, which we I believe have distributed.

And finally, Appendix G is a list of related plans and policies that are referred to in the land use plan.

And with that, I'm going to pass it over to Lavelle means.

Hey everybody, this is Laval means with the planning Office community planning manager and I'm going to first touch on the intent and goals of the our Missoula project.

This is the first major deliverable in the comprehensive project referred to as our Missoula growth policy update and code reform that began in the fall of 2022.

Our Missoula is an extensive project that works with the community to update Missoula's vision for future growth through the land use plan.

And to modernize the development regulations, one of our key tools for achieving this vision, the project kicked off in fall of 2022 with a Community launch and we spent the time since then on defining the problem, including developing analysis of our existing conditions and projected trans.

And evaluating how our codes and policies fall short.

Addressing equity and community needs and exploring different scenarios for the future.

Asking what could change?

What could change look like for Missoula, these efforts have brought us to where we are now in the current phase of this project, which is to affirm our Community vision through adoption of a new land use plan.

Ultimately, the goal of the our Missoula project is to update our development codes and to better align with our policies, an updated policy and code should result in outcomes we desire as a community. The new land use plan embodies many previously established policies as well as clarifications and.

Some shifts to previous policy that will provide the basis for an updated code later this year.

Did I change that?

Proceeding.

OK.

I missed one.

Our goals with this plan is to achieve a future of equitable and resilient growth to support a vibrant and inclusive community. To do this, we must increase housing availability and access at all levels in all neighborhoods.

Enhance resiliency and adaptability.

Emphasize connectivity and support preservation and protection of sensitive natural areas, including clean air, waterways.

And green spaces, our city streets and rights of way must also be accessible.

Of different modes of transportation, attractive and above all safe, the most important and most importantly, this vision for the community came from the community and is built on a foundation of extensive and inclusive community engagement.

The themes and goals in this policy.

In the policy of the land use plan, reflect all those values.

Try it again.

Next, I'm going to talk about the Montana land use and Planning Act and what it's intended requirements involve.

I want to go again.

Montana Land Use Planning Act that was passed in 2023 requires larger cities, including Missoula, to change the way it engages in growth planning and development review by aligning land use planning, land use planning, zoning, and subdivision regulations all in one unified legal framework, the act ESS.

Sets a new baseline for land use planning and regulations.

We are fortunately already in motion with an update to our plan in coda form.

And the state provided more specific provisions to follow.

The planning that calls for a commitment to continuous public involvement through the adoption of a public participation plan.

The major shift that this brings is an emphasis on engagement during broader planning processes, such as right as this right here instead of during site specific development projects.

Earlier this summer, we transitioned the existing planning board to a Planning Commission to meet the requirements of the Planning Act.

The reason we are here today is a requirement to update our land use plan and future land use map.

Following the update of our land use plan, we need to update zoning code and map to be aligned with the new vision we established. And finally, we will update the City Subdivision regulations to also substantially comply with the new land use plan and zoning code.

Overall purpose of the Act is to promote community well-being through planning that balances property rights, services, the environment and a sustainable economy.

The Planning Act is a comprehensive is comprehensive in nature and expects communities to address housing supply.

Equitable provision of public services and infrastructure.

Consideration of the natural environment, consideration of the natural resources and how they benefit our needs and economy.

Elements related to business development and revitalization of our community.

Iteration of the impacts of natural hazards and local considerations of elements that are unique to Missoula and input from the comprehensive public participation, as well as review of relevant plans.

Land use plan provides for the broadest and most comprehensive level of collecting data, identifying and analyzing existing conditions and future opportunities and constraints, and acknowledging the potential impacts of development within the area. Based on these assessments, the land use plan must address the impacts through the plan develop.

And distribution of land uses the data and analysis.

Is provided in the Community profile related to those analysis the data.

That specific components that we were, we are going to cover right here, the assessment of existing conditions, constraints and future opportunities runs through the following elements, housing, local services and facilities, economic development

and natural resources, environment and hazards.

These assessments follow suit with one another, the first step.

Projecting Missoula's population 20 years into the future.

Sets us up to know how many people.

We should plan for by 2045.

Step 2.

The housing.

Inventory identifies the need, the number and type of housing units needed to fit the projected population. Once we identify the amount of people in housing we needed to supply by 2045, we use the categories of local services, economic development and natural resources, and hazards to NAR.

The scope of where and how we provide the housing areas and address the related needs.

All of this information informs where.

And how we will provide our community, we will provide for our Community before and by 2045 going forward the plan will serve as the basis for implementing specific languages regulations that are in substantial compliance with the local land use plan. When combined with a robust engage.

And guided by the core value of the plan, the land use plan will provide a clear, adaptable framework for growth.

Next, I'm going to hand this over to Emily, and she's going to talk about engagement, approach and stuff.

And really quickly, I.

Am I was going to see if there is a way to make this a little bit bigger because I recognize it's pretty small on the screens so bear with me. Maybe not.

Stop presenting. Will it mess everything up, OK?

Sorry, 5 seconds.

Little bit bigger.

Great. That's slightly better.

OK.

Thank you for that little break.

My name is Emily Gluckin.

I am a senior planner on the long range planning team and my role in this project has been primarily working on engagement throughout this project.

I know we've talked a lot about so far our commitment to robust and inclusive community engagement and I want to spend just a few slides talking about what we've done.

I know you've heard this overview in the past, but.

In the spirit of alignment with the requirements of the Planning Act.

And reporting out on what we've done.

I'm going to share a little bit of information to give some context for the plan that we have here today.

So to start, our process was.

Very robust throughout the life of the project and it involved a broad range of community members through a a large variety of in person and virtual opportunities. These included public community wide events, stakeholder meetings.

Presentations tabling at different events.

Opportunities for written comments, social media posts and newsletters.

Overall, we've held around 150 outreach opportunities with stakeholder groups. We have held eighteen formal community wide events where we've reached nearly 900 Missoulians at just those events alone, we've had 20 presentations to planning board, land use and Planning Committee and City Council throughout the.

Life of the project and then 17 meetings with the our Missoula Community Advisory Group.

Over the past two years and not included in these numbers.

Are the dozens and dozens of one-on-one meetings that we've had with individuals and community partners in an effort to stick to our mission of building relationships and building trust. As this project goes along.

Our initial engagement began in winter of 2022.

We held a Community kickoff event and this was organized in partnership with common good Missoula.

And the goal of this event was to create a deeper understanding of the project significance and this was done through a Civic Academy model that encouraged sharing of information and sharing of personal experience experiences.

And we had an amazing turn out for our first event of the project with around 250 people there.

And then community engagement during the second phase of the project was dedicated to defining the issues and sharing ideas, experiences and concerns related

to how Missoula has grown and developed, especially in recent years.

Our team either organized or supported 46 engagement opportunities between spring and fall of 2023 and this was between public community wide presentations. Stakeholder meetings, events that were called table talks, and these were organized in partnership with common good Missoula.

We tabled at many Community events and held virtual activities as well.

So in total across those activities, we reached over 890 people.

And while we had the questions that you see on the screen as kind of our guides for the discussions with the Community, the informal nature of these conversations. Allowed them to cover.

Broad topics that were outside of these specific questions and we're able to glean a lot of information that was outside of just specific answers to those questions and. And nearly 950 comments were collected through this cycle.

And generally the sentiments that were expressed during this engagement cycle broadly confirmed that the city's equity findings, which were in the equity and land use report aligned with Missoula Residents' day-to-day experience of living in our community and the feedback received especially when we AG.

The themes of the comments shed light on.

Top resident concerns in relation to equity and helped inform the types of land use changes.

The city should consider to advance equity through, you know, as we're starting the development of the land use plan.

And then the second part of engagement in this phase expanded these equity related conversations by defining what residents value in their neighborhoods now and what they would continue to value in the future. And the goal of this cycle was to confirm how well our previous or our current.

And previous growth policy captured current community values and if the city needed to update our vision accordingly in this new land use plan.

We held three in person opportunities and had one virtual option last winter and we captured nearly 150 participants and between what we called a vote on your values activity and then a neighborhood mapping activity, the feedback that we gathered helped our team understand what res.

Value most about the places that they live.

And this feedback influenced the overall organization of the land use plan that you'll

see today.

And helped inform the themes, goals and policy objectives that are in the plan.

Umm, we knew from previous engagement and just kind of the current reality of Missoula that housing affordability and accessibility was an overarching concern for the community.

So for that reason, we focused an engagement cycle in the third phase.

On helping our team understand what the Community appetite for expanding housing diversity in Missoula's mostly residential areas was.

So we had six different opportunities to participate in what was a map based activity and we had 132 participants during this phase. And what we learned from this activity is that there is an overall desire for more housing diversity throughout our residential areas.

And the scores and the themes that were captured from these conversations informed the development of a menu of scenarios and also influence the locations. Kind of geographically that growth and density.

Were proposed in these scenarios.

And then during what we called our future growth scenarios phase of engagement, our team presented these scenario options to the Community along with comparisons between each scenario and information about how each scenario would impact housing capacity, housing affordability, climate resilience, connectivity and equity. We held two in person.

Open houses.

One stakeholder workshop and then a virtual.

Version of the Open house all in July and we got over 300 responses to the survey. Questions which we were really excited about it being in the middle of July when people are really busy.

And these survey responses gave us information about the type of growth that is supported most, most broadly in the Community, and these responses were also used to develop our preferred scenario for growth, which ultimately formed the basis for the land use strategy.

Then in the final phase of this land use plan update process, we shared the results of. This kind of two year community collaboration with the release of the Public Review draft of the Land use plan and we shared that earlier in October and this was the last opportunity for us to receive public feedback on our land use plan draft before.

The final adoption process starting today and the purpose of our engagement efforts during this cycle was to.

Confirm that the draft land use plan resonated with the community and helped identify areas of concern that.

To potentially rectify in the adoption draft of the plan, we held six community wide events, 5 presentations to stakeholder groups.

We sent requests for comment to organizations and agencies, and we provided a number of ways to provide comment on the draft directly online and in total, as Aaron mentioned earlier, we received.

Roughly 1000 comments on the draft plan through all of these different venues.

And each of these many comments that we received was recorded, reviewed and analyzed by our team.

And we organized these comments into buckets in order to determine how to address them in the adoption draft. And these buckets include.

Typographical corrections or edits to maps or graphics in the plan.

So more like typos that we needed to fix.

And then there were comments indicating that ideas, concepts or details are.

Not clear to the reader and required more clarity in the text to explain them and then recommendations for more substantive changes. And then these were broken into either recommendations that are in alignment with the overall project goals or recommendations that are not in alignment with project goals or.

Might be outside of the scope of the project that we could accomplish at this time right now.

All of these individual comments and our individual responses to all of the comments are in.

Attachment 4 in your packets, if you.

Wanna read through them and then a higher level summary of the common issues raised in those comments and are more general responses to those issues can be found in the Community engagement summary, which is Appendix F.

And just to quickly kind of give you an introduction of what these common issues in the comments were, we had themes ranging from comments on the mapping of police types, St. types and sensitive lands to either you know, questions, comments, concerns about those.

Type of graphical errors.

Comments about development processes, including zoning codes, and some comments about the effectiveness of focus inward.

We had transportation related comments about.

Safer streets or parking regulations?

Or kind of the limitations or availability of public transit as they relate to streets and then equity concerns that were either relating to housing affordability, the loss of neighborhood character and then houselessness and displacement. And as we move through the presentation, we'll discuss how we kind of address.

Each of these themes.

In our update.

I'm going to pass it back to Ben.

And.

Thanks Emily.

So we're going to transition here to talking about the contents of the plan and also updates that have been made to the plan since the public review period, just as a time check for, for you and for the folks listening tonight, we're about halfway through hopefully a.

Little more over halfway through, so thanks for bearing with us and.

That'll give you a little bit of a reference point.

So this document will replace our current growth policy to be clear, based on the Planning Act, what we currently call the growth policy, we're now calling a land use plan.

A land use plan is the foundational document the cities in Montana use to highlight community priorities for future growth.

The study area the plan area is covers a little over 40,000 acres, a little over half, approximately 56% of the plan area is within the city of Missoula's jurisdiction.

A little less than half, 44 percent, is within the county's jurisdiction, as shown on the on the map here and in the plan.

It's a comprehensive plan.

There's there is a lot of information in it.

The general outline and Organization of the plan is listed here.

It's broken out into various chapters introduction, the land use policy, themes, the land use strategy chapter, the land use plan adoption and amendments chapter, and the land use Plan implementation chapter. And each of those are or.

Some of those have subsections that.

Are are, are substantial as well.

As we walk through the plan with you tonight, we will be identifying updates that have been made in response to the comments that were received during the public review period.

And in relation to the to the issues that were raised that that Emily walked through just a little bit ago, so as as a start, there are several types of just general updates that have been made to the to the plan which are listed here these include.

Copy edits corrections.

Both to the text and in and to maps and figures that that were identified.

Providing added clarity to language in the plan in some cases and and especially related to parks, trails and open space and and to sections of the plan that discuss climate resiliency.

Some connections where it strengthened between the plan narrative, the policy language.

And the implementation actions in the implementation section, especially as they relate to the Community profile findings.

And and then related to the community profile.

Some of those sections were further supplemented with additional information regarding environmental hazards, healthcare and the public school system. Just as some general updates to the plan document.

The city's general land use policy is described in the policy themes chapter of the plan.

And those.

The the plan includes in that chapter includes 6 overarching land use policy themes.

Each theme focuses on different aspects of Urban Development, environmental stewardship, and community. well-being, these themes provide a framework for guiding the city's growth and addressing current and future challenges.

Each theme contains a goal and related policy objectives.

And ends with a summary of related action steps.

So the first theme focus in Word aims to direct development and infill into the urban area to minimize strain on infrastructure and prevent sprawl.

It emphasizes infill development strategies, managing growth constraints and using services and infrastructure efficiently.

It also addresses annexations and utility service utility service area, the second theme. Housing choice and access.

Focuses on creating a diverse and resilient housing system.

That meets current and future needs while limiting displacement.

It addresses expanding housing supply, affordability, variety, promoting housing choices, addressing social inequities and discouraging displacement.

The third theme, the policy theme, community and quality of life, aims to provide equitable access to opportunities.

Social amenities and public spaces.

It covers access to services, green spaces and amenities.

It also supports affordable housing, fosters equitable development and preserves community compatibility.

And historic context.

The 4th theme.

Environmental Quality and climate resilience seeks to balance Urban Development with Environmental Protection and resilience.

The focus is on sustainable practices and mitigating impacts on sensitive lands. It includes protecting natural resources, managing environmental hazards, addressing climate change, promoting adaptation and mitigation strategies, and using green infrastructure.

The 5th theme Health and safety ensures that services and infrastructure support public health and safety.

This theme highlights meeting local service needs, enhancing emergency services, improving transportation and utility planning and expanding transit options.

And the final theme.

Economic health promotes balanced growth by supporting commercial development with improved infrastructure and connectivity while considering for climate mobility and community compatibility.

It focuses on fostering commercial and employment related development, integrating residential areas with in commercial zones.

Enhancing neighborhood services and providing guidance on private parking requirements.

All of these policy themes were shaped by data collected in the Community profile Appendix A, an extensive community engagement efforts.

They reflect Missoula's priorities for sustainable growth, equity and resilience while addressing local issues and needs to guide future development.

During the public review period, we received feedback that resulted in updates to some of the theme sections.

And those are listed here on the slide regarding focus inward.

We heard that the plan is not really focusing inward and the focus inward ignores some realities around the necessity of Greenfield development.

The land, the land use plan clarifies our evolved definition of the focus inward concept from what was established in the previous growth policy.

A clarification was made to the.

Goal language itself to highlight that.

Additionally, comments were received regarding Environmental Quality and climate resilience, where we heard real concern for sensitive lands generally including riparian buffers and protection of wildlife corridors.

And also descriptions in the narrative and policy language around climate resilience.

And so several of the policy objectives in the Environmental Quality resilience chapter were modified.

Next section of the plan, Chapter 3 is the land use strategy chapter.

And the land use strategy is described at the front end of the chapter and it it, it includes just several components.

So I'm going to walk through through those here before you briefly, for one thing.

And this was an update to clarify this more as we heard some confusion around this.

In public comment was that this we this is seen as an iterative approach.

With and part of that is supported by the Planning Act that that on a regular basis on a 5 year cycle we will be revisiting and re reviewing the the land use plan for change circumstances and potential needed updates.

Other components of the land use strategy include the equity and land use principles that we've talked about earlier.

Accounting for housing capacity.

The future growth preferred scenario.

That was derived from the.

Future growth scenarios, input and open houses, and finally the the creation of place types and St. types, both by creating descriptions of them and then mapping them geographically.

About to walk through those a little.

A little more of the Planning Act requires the city to analyze existing and projected housing needs for the plan area and to provide regulations that allow for the rehabilitation, improvement or development of homes to meet that need. The plan population projection indicates that the city of Missoula will.

Need to build between.

19 to 23,000 homes by the year 2045 and additionally the plan area is underproduced approximately 2700 to 3700 homes to keep pace.

With our previous population growth.

Accounting for this in total is a projected need for approximately 27,000 or over that for housing units by 2045.

It's insufficient for the city to plan for a zoned capacity for housing that simply matches the projected need.

There are many reasons why housing was allowed by zoning capacity will not be produced in reality by having more capacity than is needed.

The development market has ample opportunities to produce housing to meet projected demand.

So under the baseline conditions, our current growth policy in zoning shown on the right in this chart.

The analysis finds that there's a capacity that exceeds the projected need, but only by about 14,000 housing units.

This represents a capacity to need ratio of about 1.5 under the proposed land use plan and associated zoning changes, this analysis finds there's a capacity that exceeds the projected need by about 50,000 housing units and represents a capacity to need ratio of about two point.

8.

The proposed policy and code changes.

Are anticipated to increase housing capacity based on this evaluation by about 85% over existing capacity.

Another main component of the land use strategy is the preferred scenario and this is drive and based on responses we heard about preferences around growth and trade-offs that we identified the direction that identified the direction for preferred scenario for growth.

The ideas are are described on the slide here and and further articulated in the plan,

but basically unlock the growth potential for mixed-use centers and corridors. All neighborhood should take on their fair share to increase opportunities for housing supply.

Increase housing options throughout Missoula's residential neighborhoods while considering the size and scale of buildings to be compatible with existing homes and structures.

Allow certain small scale neighborhood Commercial Services and most are all residential neighborhoods.

And regulate parking in a manner the balances and integrates housing production and affordability goals with transportation, climate and neighborhood livability.

And finally is the.

Framework for for the land use strategy that we'll talk through a little more here.

Are the place and St. types.

That are described in the plan, the land use strategy reflects the interactions between land use, intensity form and mobility, and considers the close relationship between the types of built environment that exist within the community as places or place types and the transportation networks that serve them or street.

Types.

An outcome we hope is accessible.

Lockable vibrant streets and neighborhoods that provide diverse attainable housing options throughout the community.

One other update that was made to the plan to was to provide a more explicit connection between place and St. types into the land use strategy.

Introduction to describe how the two designations inform collaborating and complement each other to better implement the policy, language and guidance provided on the plan.

The plan.

The Lane's plan provides key terms in the place types section, which utilize scale bars to indicate levels of intensity or scale of that term within the place type.

These are guidance level and will be further refined during the code reform and zoning update following.

In future phases of the Arma Zoula project, they represent the typical characteristics that exist, or maybe aspirational to a given area when it's built or or developed.

Each scale bar is explained within the key terms section for, for instance, building

scale refers to the size, height, and bulk of the biggest buildings within a place type. So to conceptualize this, the full block scale is thought of as current buildings in the Sawmill district.

Size, scale buildings are found on the primary residential place types. A commercial building, the Lewis and Clark neighborhood, demonstrates the ability of small scale commercial service to be compatible with the scale of that place.

Another example is set back.

These setbacks play a crucial role in in shaping, you know, the character, ambience and safety of a place type.

The largest setbacks are reserved for industrial uses and the smallest setbacks are typically found in commercial and downtown place types.

I would consider are more urban or most urban places. So to put that in the context, the city's current residential development patterns exist in the medium to high scale. Umm.

Through the public comment period, we received comments that brought up concerns about how the plan will be translated into our new development codes, the place type descriptions that are provided in the plan are policy level guidance for future rule making and the rule making and development of those.

Codes will occur during the code reform effort.

In the future phases of the project.

To walk through how these are put together a little bit more that the elements of the built environment considered in place types include.

At a community form scale, the type of block pattern, block pattern, streets mobility and connectivity, parcel size, parcel coverage, presence of parks or open space, or the presence of St. trees.

The presence of sidewalks and alleys and how all those elements are situated together on a on a block and then at a.

A more building scale level within that context, you know we scale down to the look at individual properties and things like building types, the size and scale of the building setbacks and height and so on.

So that kinda that illustrates some of the key terms and components of place types and why are we using them.

Blaze describes the relationship between our built environment and how we use it.

Whereas we previously described land use in terms of density, specifically place types

describe geographic areas with a unique combination of land uses, build form, mobility, intensity, and constraints. By planning for future growth with an EMP. On form and urban design, instead of focusing on use and density, we can better relate.

Our future built environment to what exists today.

And ultimately, this approach recognizes that we as humans think in terms of form and not so much in terms of numbers.

So this helps us all better visualize what our neighborhoods can look like in the future.

Our place types in the plan are divided into residential, commercial and mixed-use, industrial, civic, and open space as listed on the slide.

One of the key issues that were raised with regard to the place types include included recommendations to simplify and consolidate some of the place type categories and generally apply them at higher intensities than are proposed in the plan.

There are also strong reactions to using the term and also the concept of suburban development in the naming and application of place types.

And we'll talk more about additional mapping comments and changes that were made as well, a variety of updates were made to the place types section in the so in this new draft of the plan that includes modifying the introduction to the place type section to provide added CLAR.

And description of some of those key terms.

Modifying some of the names of the place types so.

The what was termed the suburban residential has been altered to limited urban residential.

The suburban mixed-use place type has been altered to the limited urban mixed-use and then additionally the parks and open space Place type has been updated to the parks and conservation lands and these are reflections of of.

Of input that that we gathered and and also.

Some of the description updates in in the place type section.

Another update to this section of the plan.

That the umm photos in some place type descriptions were updated to provide more clarity and highlight how the same building type may look at in different place types.

Also to align with other planning efforts that are going on right now, such as the

long range transportation plan update and the Prost Parks Recreation, Open space and trails planning efforts.

Umm.

And then some of the place type descriptions have been modified as as well.

And that so that includes the, the the settings, as you might say and that occurred in the limited urban residential previously the suburban residential has language adjusted to clarify that that place type.

And the intent behind it.

The downtown place type has language adjusting it to be more specific to the Missoula area and the Civic Place type is adjusted language to incorporate ownership and land uses within the general.

Description.

Future land use map to our current growth policy.

Related to the block pattern analysis that was produced through the Community form analysis material earlier on the project were the basis for developing a starting point for determining mapped extents of the place type designations.

So this was and this was developed through further evaluation for the goals, values and visions that we heard through community engagement, the residential suitability index, previous planning efforts by the city and the county.

Consideration of environmental and infrastructure constraints to create the the place type map that that is included in the the new plan.

The placed map is the new version and just to clarify the place type map is the new version of the future land use map as it's referred to in the Planning Act.

I'm gonna talk through some of the things that we heard specifically around mapping and and then perhaps some updates on some of the changes that were made.

For one thing, we we received a variety of questions and recommendations related to specific properties.

A number of comments suggest reclassifying various areas as urban mixed-use to better integrate commercial residential and other uses.

Many comments proposed reclassifying various areas, particularly from suburban residential to urban residential lower high.

We heard a general want for higher intensity spread into the urban fringe in the county.

Received questions about how the place types apply.

Terry is within the county so as a note on that, we we've generally made an effort in the plan and the mapping in the plan to align the place type map designations with recent planning efforts in the planning efforts generally, but including county planning efforts.

So.

Our our effort for the most part in in the county is to align with that the proposed place types are not a total 1 to one comparison to the county's land use designations.

Does he use the city's annexation policy in the proposed place types to further the policy goals line out on the plan on the focus inward theme, which is intended to focus development to minimize strain on infrastructure and mitigate urban sprawl into sensitive and constrained lands. So this.

Is produced areas within annexation policy area a potentially differ from the county's land use designations.

So just to to note that several comments were received suggesting mapping changes to areas designated as industrial in order to allow for increased residential or mixed-use development, especially retaining to the commercial development park.

Near the airport and then various comments call for generally expanding higher density zones to address housing deficits and to better support public service and transit options.

Within the place type approach and and the land use strategy as applies to the map, there are a few key shifts in our land use strategy that we want to highlight here.

First, in our residential areas, this plan represents an increase in residential capacity and housing diversity in.

Almost every portion of the plan area we heard from the community that every neighborhood should share the change that's occurring every primary residential place type indicates a degree of change.

Some may be higher than others to account for equity issues, while others may be slightly less.

Degree of change to not for their inequities or to account for constraints within that area.

Another shift related to our residential places.

Is that small scale commercial is now allowed in all.

Residential place types or envisioned through the plan, the thinking behind this is that opening commercial opportunities will allow our neighborhoods to evolve. We'll create third spaces as we call them within existing neighborhoods, naturally, and allow businesses to make economic feasibility decisions on where their businesses are located.

He shifts in our commercial areas include expanding opportunities for housing in commercial areas and including looking at removing density limits on residential uses in the commercial place types.

For the previous planning efforts.

And incorporating previous planning efforts as we've discussed before and those especially relate to the efforts that are listed here.

Sign excellent Midtown Master plan downtown master plan.

And swat up K and master planning processes as well as recent county planning.

And finally.

To point to the updates that were made to the place type map following the public review period.

There were several changes that have been made that are indicated here on the slide. West.

Stretch of West Broadway, West of Russell Street, was shifted from suburban mixed-use to urban mixed-use.

Broken out between high and low in Fort Missoula.

Some areas of the Fort area were remapped from parks and open space to civic. The Civic place type.

In Orchard Homes, a portion of the tower St. area.

Because move to limited urban residential based on updated floodplain mapping.

The Rocky Mountain Elk Foundation property at the base of Grant Creek was moved from open resource to limited urban mixed-use.

And then portions of the Rattlesnake Valley from urban.

Were moved from urban residential low to limited urban residential and.

And.

Some adjustments were also made in the north side and West side neighborhoods.

Looking at adjusting portions of the what were mixed-use areas to resident urban residential and kind of the converse in the river Rd. area. Moving some areas that that are indicated here from.

Urban residential to urban mixed-use low.

You'll see those reflected in the adoption draft plan.

At this point I'm gonna pass the baton again and transition over to St. types with Aaron.

Right. Well, thanks, Ben.

I'm Aaron Wilson.

I'm the planning manager for public works and mobility at the the city of Missoula and the the Rogue transportation planner in this effort that's ostensibly about land use.

But we when we talk about St. types, our our goal was to recognize that our streets and public right of way are really critical, important part of the built urban form and and how we grow and the more we got into this project, the more we realized these. Should really be integrated and we should should link the place types and St. types together, so we're thinking.

Comprehensively about how growth and development happens and how we're serving that with with streets and streets and right of way.

So you'll see the question we have starting out is why we're doing this or what we're doing. And the goal here really is to create a street type approach that intends to classify or reclassify streets based on a shared function and goals.

So what's the purpose of that street?

How does it function in the the land use context and that really means moving beyond the traditional transportation means that we do that which is functional classification, which really just based on speeds and volumes and.

Number of trips.

It doesn't take into account as much that that surrounding context and what's the purpose of this street.

And we really wanna do this in a in a way that helps sets clear expectations for developers and planners and and engineers and other users so that we all know when we talk about this street and this context, we know what that looks like and what the out.

Is if it's a new street or if we're going in to to make changes. What those changes mean and what what that ultimate goal is that we're we're looking for for those future conditions, so predictability.

Thinking about the context and how streets fit into that land use context and our

growth in Missoula.

So what that looks like and what we've proposed is an approach that really ensures that transportation infrastructure effectively supports those adjacent land uses and aligns with our Community goals.

So again, we're thinking about more than just how many trips can this street accommodate?

What's its role in the functional classification?

And this really came out of our our 2020 long range transportation plan to think about as we move forward and investing in our transportation structure or infrastructure, how do we create that common underst.

Ending of where we're going and what streets look like.

And really, to try to address some of those traditional functional classification designs and the shortcomings there and to address all of the surrounding context.

We also recognize that our current design manuals and and guidelines don't always reflect the current best practices, so we want to think about how that how we can integrate that more into our our processes and really make a coordinated approach for place types with with the place types.

It's essential for identifying or desired St. context.

So.

How we did that is thinking as I mentioned 1st about context.

So we start with what?

What is the land use surrounding the different St. types?

So that includes the zoning or place types.

Are these different nodes?

What's the predominant use?

Is it residential or commercial?

What are the existing conditions?

And then we paired that with transportation context. So we're not getting rid of functional classification.

So we need to know.

Sort of. The hierarchy of streets in our transportation network.

But we also.

Other factors like what is the priority in terms of modes or is there a priority?

Are these primary bike routes?

Are they freight in transit?

Are they emergency access routes that we need to design around and include all of those in in the design and in how we're classifying a street?

So that's kind of the context.

And then we look at the function of a street beyond, again, just moving people in trips cause the right of way has to serve a lot of uses.

It includes things like storm water mitigation, urban forest and the Blvd. and St. trees. There's place making in terms of public plazas and and art and use of that, there's curbside activity.

How do we accommodate parking and other uses?

Freight pickup drop off and then vehicle mobility as well as an important piece of that.

So all of those things form kind of a context for for how we approached St. types and making those classifications and then coming up with the designs.

So ultimately we ended up with about eight different St. types.

Those broke down in both by the the type of location and land use context there in.

So we have neighborhood streets we have mixed-use streets industrial and then we also broke those down by their their role in the and function within the network.

So you have neighborhood streets, including neighborhood residential and neighborhood greenways, or neighborhood mixed-use that are really intended to focus on that.

You know, those are the streets that you live on that you really the only people using. Those are getting to their home or.

Or getting within their neighborhood and then from there we go into the community streets.

These are the streets that really connect within our community, so they're connecting between neighborhoods.

They often have a higher intensity of use and and we see higher amounts of traffic or people moving and using those as they start to come, collect people from the neighborhoods and moving them between those destinations.

And then finally, we have the regional streets and these are the ones that have that importance to the whole region, not just Missoula as a city. But you know we're a regional hub. We have people coming in.

From all over different counties outside the county within the county.

And those are the streets that really have that core function connecting across Missoula to to make that regional function.

So within that, oops. Nope. Go back.

So you know, again, we wanted to try to set both the context and the scale and and we think that these kind of eight different St. types, while it's a small number, we were trying to not overwhelm and have 20 different St. types.

But as we get into this and as we move forward and you'll see this similar to place types that we will have to integrate as we get into zoning and the standards that not every street type say that's neighborhood residential will be designed the same that. Suburban or what? We're calling the the limited urban residential St. might look very different than a than a high density urban neighborhood St.

And we wanna have that flexibility, but both of those streets form that same context of of being a neighborhood resource as opposed to those higher classification.

So as we go in further in this process into code reform and standards will further refine this.

But we wanted to have sort of a simple framework to help us understand how different streets fit in. So the way that breaks down is we have.

Some different different aspects of the street that we're trying to emphasize.

So we start with on here the the mode emphasis and the function of the street.

And I realize that this is hard, hard to see for everyone here, but I'm assuming everyone read the plan and has familiarity with these, but within the modems, this different streets will emphasize different modes.

So, for example, neighborhood streets have a really high pedestrian that people are walking in their neighborhoods or getting getting that local.

Access, but they also have a high greening potential that we need to use the right of way.

Street trees and shade and that sort of resource within neighborhoods. And then the function in terms of is this high person mobility? Is it a vehicle mobility?

Do we have? What's the level of curbside activity, all those factor into how we classify these streets and then that leads into design objectives, typical treatments sort of all the characteristics that make up that street type.

Recognizing here that not every street's going to be designed the same, but there will have similar characteristics and there's a number of different ways to achieve the outcomes that we're looking for.

So based on that, we had a number of changes that we made or or feedback on the the street types.

So you know, a lot of these were changes really to help communicate the intent behind these and and refine the the way that we're describing them.

So people really understand it.

So for instance, we clarified language and how to interpret that mode emphasis function design objectives within each St. type.

We originally had typical sections on each on each St. type page and we found that that really just.

People really focused in on that specific.

Typical section, even though we wanted that to be more of a broad.

Here's an example of what it looks like.

People started focusing on this is what every street's going to look like, and that wasn't our intent. So we've tried to replace that with example images and better descriptions of what could form that that street type.

And then we tried to clarify some of the differences between them, especially as we get into the Community and and regional, I think there's, you know, with some misunderstanding or or confusion over what that meant and what that meant for those different streets.

So we tried to to clarify that particularly around the regional connector in the regional mixed-use to to recognize that while these are regional streets, the regional mixed-use in particular for serve a very urban function. And so while they may have higher volumes of vehicles, we also.

Recognize that they're going to serve a lot of pedestrians.

They need really good crossings, that these are urban contexts and there's a way you can have higher traffic volumes and do that safely and still accommodate.

All those other uses, and so we tried to continue to refine and clarify those.

So that's the quick summary. Again, you know much like place types, we map this we we compared all the street types with the place types that the the land use planners established that there's good coordination here and we're moving forward in a a really thoughtful way that our.

Our transportation infrastructure is going to support that future growth and what we're envisioning in in each of these different place types.

So with that, I think I will call that a a good summary and turn it back over to Laval to

continue on adoption.

Hello again, I think this helps breaking up a long presentation to get hear from several of us.

And I'm here to wrap up just a few more elements of the content of the plan itself, and then run through adoption consideration and a conclusion for the for you all.

The adoption and amendment chapter covers a planning Act requirements for regular review of the plan in consideration for targeted plan amendments that may come up in the future.

It also addresses the ability to have area, otherwise known as neighborhood plans and issue plans. The city currently has 19 area neighborhood plans and several issue plans attached to the previous 2015 Missoula growth policy, some dating back to more than 40 years ago.

According to the New Planning Act, existing area and issue plans may remain connected to Elanges plan. If we can determine that they are compliant with the new land use plan.

Consistent with the information from the Community profile and was developed with broad continuous community engagement.

Only three of the most recent neighborhood plans can meet those expectations.

They are the Missoula Midtown master plan, the swift Tupkan master plan, and the Missoula Downtown Master plan.

All approved within the last five years.

They would be proposed to stay attached to the land use plan.

A majority of neighborhood plans cannot demonstrate continuous and responsive public participation leading up to their adoption.

And cannot relate to the recent population projection in existing conditions along with the Community need projected trans described in the land use plan. Therefore, the remaining 16 neighborhood plans which I'm showing up on this screen and is listed in the staff report and in the document.

The remaining 16 neighbourhood plans shown on this slide are proposed to be repealed. Upon adoption of this plan.

Any substantive land use recommendations from the repealed neighborhood plan had been considered in the adoption of the 2015.

Our Missoula growth policy and relevant concepts have been integrated into this land use plan.

Repealing these neighborhood plans means means they will no longer be a supplement for.

Can for land use and other planning considerations.

Land use plan includes an implementation action to develop.

A neighborhood planning strategic plan.

The strategic plan would establish a process for developing future neighborhood plans in coordination with neighborhood councils.

This step will help to establish the ways to prioritize neighborhood planning in the future to support community and neighborhood needs.

Together we have noticed related neighborhood councils of this change. We'd set memos to those related neighborhood councils about this change.

And we received a few follow up questions. But also understanding regarding the need to repeal and a desire to get going on the new framework as soon as possible.

The motion that you're considering includes the repeal of those those outdated neighborhood plans.

Many issue plans have also been attached to the 2015 Missoula growth policy, but are in the process of being updated.

Well, they've been good references for this land use plan and remain primary adopted documents for local services.

And guiding community issues, they will not be attached as issue plans to this land use plan going forward, area or issue plans may be considered as amendments to the land use plan based on a determination made at the time of the specific plan being developed an adopted area.

Or issue plan must substantially comply with the land use plan.

Implementation chapter addresses specific requirements of the Planning Act.

It required an analysis that reveals inconsistencies between the current zoning regulations and the land use plans, future land use map. As a result, an implementation schedule and amendments to the zoning regulations and map are required to align with the plans, objectives and place type map.

The implementation schedule actions come from the.

Highlights of the various themes.

And are sorted through a tiered timeline.

The one year schedule for.

Implementation actions is intended to to be accomplished with the next phase of the

Code reform project and are the primary actions to change the zoning and zoning map to address inconsistencies with the place type map.

The next timeline or time tier is for one to four years, and its intent is to address.

Actions before the next process for review of the land use plan begins 5 to 9 years.

Is for items that require more time for change conditions and could be informed by the next review of the land use plan and then the 10 plus years types of action items relate to far reaching goals and initiatives.

Total there are over 150 actions that are sorted into five different categories.

Code Coordination infrastructure program and funding a few key components of implementation related to the categories of code and coordination.

I just wanted to raise here for code. A primary action is to create a well organized and efficient unified development. Code that Co locates updating city zoning regulations, subdivision regulations.

And other land development regulations into one place.

The UDC will be reflective of updated policy decisions and is maintained to reflect current conditions. Also included as a component of code is an expectation that the zoning map will be updated. The updated map is the most effective tool to implement the place type map.

Related to coordination, a key piece of the city's implementation strategy is to support existing planning efforts and updates and update.

And develop new plans where necessary.

These concurrent and related planning efforts capture a sizable amount of the city's implementation efforts towards realizing goals expressed in the land use plan. The primary implementation action is to develop a land use plan implementation team responsible for stewarding and monitoring the implementation strategy for the land use.

Plan and related to monitoring, we wish to develop new monitoring tools to track key implementation metrics.

And then evaluate those metrics on a regular basis and we intend to continue to conduct public engagement, education and communication between adoption of the land use plan in the next five years.

Moving on to adoption considerations.

And the conclusion?

We have reviewed and considered the requirements that come from the Planning Act

and address those requirements in the adoption criteria and considerations section of the staff report. The report runs through applicable parts of part one and Part 2 of the Planning Act in detail and determines that we.

Are in compliance with the act.

This slide shows the breakdown of the various sections that were reviewed. If you have any questions about any specific elements or considerations for how we were, we are complying with the Planning Act. Staff can address it in more.

Address it more directly and bring up the necessary information.

So in conclusion, the our Missoula 2045 land use plan sets a framework to support Missoula's projected population projection of 1.39% annually, adding approximately 37,000 new residents by 2045, while addressing pressing issues that have emerged since the last.

Growth policy update in 2015, especially related to housing capacity, climate resiliency, equity and connectivity.

With housing affordability, social equity and climate.

Impacts in mind, the plan establishes policies to address these challenges directly, ensuring that Missoula evolves in alignment with Community priorities and values.

The project followed a robust public engagement approach focused on collaborative education and sharing experience in building awareness of key issues.

This approach emphasized gathering community feedback and integrating with each project phase.

One other way to think about.

How we did with addressing and developing this plan is through the lens of the six X equity in langi's principles. We've been talking a little bit about the equity and lands report throughout the document, and I hope that you can see that it has really been a.

Foundation for us as we move forward.

But how did we do so? The first principle is to distribute opportunities for affordable housing types broadly throughout the city.

And I'm combining it with and allow higher density levels that encourage smaller, more affordable homes. A central component of the plan is to broaden the availability of diverse housing types and missing middle development throughout most residential designated areas and recognize that all neighborhoods should take on their fair.

Share to increase opportunities for housing supply.

We're also opening up the growth potential for residential development within the mixed-use centres and corridors.

With the changes from the previous land use map to the place type map, there is potential for increased housing and housing diversity throughout the city.

This is coupled with regulatory characteristics within each relatable place type that offer calibration that you can continue to work through. While we are in the Unified Development code stage.

Next principle is do not limit higher density housing in neighborhoods vulnerable to gentrification.

The place type map distributes new housing potential throughout the city, but with the lowest degree of change in potential housing intensity in areas that are more vulnerable to gentrification.

Another principle is to design effective incentives for incoming for income restrictive affordable housing. Existing incentives are already established in the plan, but our goal is also to create a suite of incentives that will lead to the construction of more income restricted permanently affordable homes.

Future phases of our Missoula will continue to calibrate regulatory incentives alongside programmatic and financial incentives in an effort to further innovate.

Focused regulation, more on the form of regulation and less on density elements of the theme community and quality of life.

Help to reinforce the significance of considering form when addressing infill and missing middle housing opportunities.

A central component of the plan is to pair raising allowable development densities and compatibility with compatibility related to community and built form within the relative place types.

And finally, design reform to increase access to opportunities.

And amenities, services and amenities throughout the plan, we refer to the need to develop with walkable and accessible neighborhoods in mind.

The plan emphasizes thinking of places as more than just one uniform use, but look for ways to support mixing of uses and reducing the need to travel distances to get to services and amenities. It recommends allowing certain small scale neighborhood Commercial Services.

In most or all residential neighborhoods.

Overall, the plan represents a unified approach to building a vibrant, inclusive and sustainable future for all.

Should say, and a sustainable future for all?

I mean, it sounds like a question.

So do you wanna close it with the recommended motion or shall I just?

Thank you.

I don't have much to add.

Thanks for your bearing with us and here in our presentation, we're putting the recommended motion here for your.

Consideration. But that concludes the staff's report, and we're available for questions through the evening.

Thank you very much, Ben.

Aaron Lavelle. Emily Aaron, thanks so much for the presentation.

I'm inclined to take a quick break.

It's quite warm in here. Before we do that, when we come back, I wanna move into public comment pretty immediately. Are there any?

Burning questions that planning board members need to get off their chest immediately.

There will be time to ask questions later, but.

The question was, can we turn down the heat in the room?

It's probably not applicable to you at home.

We will work on that during our recess and see what we can do.

No other burning questions.

Great. We're going to take about 5 minutes, if that's OK, and then we'll come back for public comment. Great. Thank you.

Hey, thanks everybody.

We're gonna get rolling here in just a second.

We can wrap up our conversations and we'll get rolling here.

Everybody could take their seats, please.

All right. We're gonna get started here again.

Thanks everybody for bearing with us.

I just wanna recognize that Josh Schrader is also on the call.

He is a planning board member.

And.

If he responds, then we would like to make him a voting member tonight, too.

Possible.

You can come back to Josh if he's away from his computer right now.

OK.

We're going to move into the public comment period.

Before I open that up, just a few ground rules. If you're in house here tonight.

You know you can come up and make your statement.

We're not going to.

You're more than welcome to make statements or ask questions.

Just be aware that we're not gonna ask the staff to answer those questions immediately.

We'll intake those questions and then we will.

Vet through those and.

You know if same question gets asked 18 times, we'll ask it once at the end of public comment so.

But feel free to come up and use the mic. A few other things.

We're limited to three minutes per public comment.

Will be pretty rigid about that since there are a lot of folks in the room.

And likely folks online too.

I've got some timers up here that allegedly are calibrated to 3 minutes.

So you can at least see that counting down, and we'll try to wrap things up.

If you.

Have already made a public comment, you know via e-mail or online system or something like that.

Just be aware that that that's already in the public record and.

You're more than welcome to come up and speak again, but just to keep things moving, just know that those things are already in the public record, and if you've already said it, feel free to not say it again.

You're more than welcome to.

And.

I guess.

Here, if you have written comments that you're reading from, you're more than welcome to hand them to staff at the end of your.

Comments so they can take those down. Some meetings being recorded to and and

transcribed. So we will have a record of everything that comes through.

See here.

And.

I think that's about it.

Please be kind and.

We'll open up the public comment period for those watching online. If you're wanting to make an in House comment, you can start to come up. If you're watching online, you can use the raise hand raise hand feature on the teams app.

And if you're calling in and Alicia has the call in information on screen here the phone number is 406-272-4824. The phone conference ID is 127489322 pound.

You can press *5 to raise your hand and *6 to mute and unmute yourself.

With that, it looks like we have our first public commenter, Max.

And please say your full name for the record, please, before you make your comment.

MW **Max Wolf** 2:06:09

Can you hear me?

AR **Analeshia Rodriguez** 2:06:11

We can.

MW **Max Wolf** 2:06:12

Hi my name is Max Wolf.

I am one of the owners of the old post hospital located in Fort Missoula.

The Fort Missoula Hospital property is private property and is also the only property in Fort Missoula paying real estate taxes.

As private property it should be zoned like all other surrounding private properties.

Urban mixed-use low. The old post hospital is slated for demolition.

Unfortunately, the city and save the Fort were not as concerned about saving the hospital as I have been.

I think it is only appropriate that in deciding how to redevelop the site that we have all the options loud and urban mixed-use low type workers at the Fort made it clear they wanted daycare and services for the hundreds of people who employed there this private proper.

Like other former FORTLAND, which are now now private, properties such as Community Medical Hospital, Trail, West Bank, Watson Children's Center, Northern Rockies, orthopedic yokes, Fresh Market have and should provide import. Services for our community.

I attended multiple events held by Engage Missoula and invoiced my opinions in person and online.

I agree that I agree with the previous presentations in Laval's introduction tonight where they said we must increase housing availability and access at all levels in all neighborhoods and the land use plan should show that Fort Missoula and our history will start to literally fall apart unless.

We find a way to mix preservation and development for the future growth we expect in Missoula.

Thank you for your time.

AR **Analeshia Rodriguez** 2:07:47

Thank you, Max.

There we go.

Now we go to green. Shoulda known that I'm Lynn Broberg from the Patty Cain Farviews area here in Missoula is where I live. And I'm also a member of common good Missoula.

We filed written comments and worked with staff and and.

First, we'd like to say that the city's done a phenomenal job of incorporating public comment and public information and attitudes and desires in this plan.

And that goes back to their outreach with citizens.

Across the across the city and getting their information and their input, we see many things in the plan that go back to our initial involvement back in fall of 2022.

We appreciate the work of the city staff.

We think the plan has many things to recommend it and makes real steps towards addressing many of the major issues we have here in Missoula from a variety of different angles. We appreciate the focus on equity, affordability, visitability climate, growing inward.

Diversity of housing types, mixed-use development and incentives, and also the wonderful work done. St. types and attention paid to non automobile infrastructure and accessibility for people of all abilities.

At this time, there's just two changes that we'd like to see made in the plan, both of which have been supported by senior city staff here in the last couple days, and we'd like and would have made it into the plan if the timeline weren't quite so tight.

They are first of all changing on page 101, the Greenway description.

To strike the end of the sentence that begins are typically calm enough for bicycles and vehicles to share space, although they may have dedicated separate facilities.

We'd like a period there and to strike the when passing, particularly busy intersections such as regional parks or shopping centers. It implies that that is limited to that kind of situation and we want.

That kind of ability to accommodate other transportation.

Modes besides cars and and lots of other places.

And then second of all, we have been greatly concerned about accessibility or visitability in the plan visibility refers to for those that may not be as familiar with that lingo. The concept that if you design A home or a public space in a way that allows people to.

Access it, whether they're using a knee stroller, 'cause they've had a knee.

I don't forget what you call them, but you've seen them, scooter.

To deal with an injury as a temporary basis, whether they're Wheeling a child in a stroller or whether they are actually permanently confined to a wheelchair or using other assistive devices that'll be able to visit homes as well as live in homes. And I myself.

Am in my late 60s. I walked into here today.

But who knows what the future may bring?

We have a growing, aging population here in Missoula.

We need to accommodate that as part of what we do so that we have aging in place, infrastructure available for people. So to address that on page 118, add an implementation action that includes develop incentives for universal design and visitability.

And that would be between numbers 29 and #30 on the action implementation.

List. Thanks for your time and consideration.

Thanks Lynn, not being very good at time keeping either.

So let's just try to keep things brief.

We have sue Holden on the online right now and then we have a comment believe in House after that.

SH

Sue Holden 2:12:15

Thank you.

I didn't know who you were waiting for.

This is through Holden and I just have some questions.

I know they're not gonna get answered tonight, but I'd like to ask them anyway.

I'm wondering how can the city include?

East.

Missoula, for example, as an existing county land in these plans without complete annexation, which was very briefly skimmed over later on in the presentation.

And is the city currently working with the county on this acquisition?

Is East Missoula right now?

Excuse me is including E Missoula right now in retaliation to the current litigation that's going on.

In the hearing overview, it's indicated that there was a tremendous amount of community engagement and that.

It you guys were not you guys, but the land use.

Folks.

Were very.

Highly taking that into consideration, and kudos to them for that, but I'm just wondering why since Usenzula is included on that map, why is Missoula residents were not?

Asked to participate or engage in any of the community involvement.

The housing map.

It was shown it had a a list of all the different areas under phase three.

East Missoula's not included in any of those lists, so I'm kinda still wondering if.

East Missoula is is showing on it as the urban residential high, I believe is what the designation is.

Even though we're rural.

And we're on that map just.

Exactly how is all of that being taken into consideration with E Missoula?

Thank you.

I apologize for the laryngitis, but it's a very nice presentation.

But I do have those questions that I would like to see answered. So thank you very much.

AR **Analeshia Rodriguez** 2:14:52

Hey, thank you very much, Sue.

And we'll be hopefully circuit circling back to those questions later on this evening.

OK. We have a comment inhouse here.

My name is Stephanie Lumberg, and I'm gonna echo or kind of bounce back off of what Sue was saying. I'm a resident of East Missoula.

I'm a Council person on the East Missoula Community Council, one of the founding members of East Missoula, United over the last several years.

Our community has tried its best to keep up with all the new development the new zoning happening in our neighborhood. But even with careful attention, this entire project caught me by surprise. Last week at the All Community Council's meeting.

Two I've never heard of it.

Believe that this there was not a lot of outreach to the East Missoula community.

That being said, I do not believe our neighborhood has been accurately portrayed in this plan.

We've been deemed urban residential high. If anyone had asked us what we think we are, this would probably have been the last designation we would have chosen.

By definition, the neighborhood would be a complete, compact and walkable neighborhood with nearby amenities. We have no sidewalks, few amenities.

Were cut off from this little property.

Dangerous railroad crossing.

But somehow we're the only outlying community to be awarded this orange status.

We're we're outlier from Missoula and you can't really walk to Missoula.

East Missoula is not ready for urban residential high designation. However, once the plan is finalized, incoming developers can cite and use it as a justification.

For what they want to build, and we've seen that happen over again with the growth policy developers come in, they say, oh, we're following the growth policy.

They look at it and they say, Oh yeah, you are following growth policy.

That's great. But we we don't have any of the infrastructure in place to support being that designation as of yet. By prematurely assigning this label, the horses before the cart will chronically in a state of trying to catch up to the growth plan as opposed to

having a.

Well thought out plan to begin with.

It states that this document will be reviewed every five years and I think it would be prudent for right now to change our color from Orange to almost any other color.

We have no neighborhood center.

We have no grocery store.

We're not annexed.

We don't have a Community Center.

Once we're fully developed, we may not have the room for that kind of stuff.

Things like that don't follow development if they never materialize, will never develop as you described in your plan.

Thank you.

Thank you, Stephanie.

Hello, my name is David Gray.

I've lived in Missoula for 45 years and I've been an architect in Missoula for the past 30.

I'm gonna try to make it a little shorter and I forgot my phone over there, so I'm not seeing my timer.

So please tell me when to be quiet.

Housing choice and access policy objective #1 and the residential place types.

This policy desires smaller dwelling units as the missing middle, regardless of what the market supports, and residential development.

It highlights the misunderstanding of development cost, construction cost and affordability of residential.

Instruction within the development small is not always a viable solution.

A viable solution for constructing affordable freestanding single family homes.

Larger multi family is far less expensive to build, but it appears to be overlooked in the plan.

The plan talks about new development being the size of a single family home that exists in the area, but the new development, supposed to be three to four stories high.

A whole bunch denser.

A mixed-use project so.

It it confuses what they're trying to do in the plan which should be addressed, but

right now 600 square foot brand new single family home is selling for \$750 a square foot, while condos at 850 square feet are selling for.

\$407.00 a square foot which just shows larger multifamily buildings are form far more cost effective way to provide more affordable housing for everyday missoulaians in Missoula. And I think that should be a.

And the place types and under the housing choice and access policy objective #1.

Industrial place types, I do believe need to have workforce housing as a part of it.

Historic Missoula was de zoning, which was industrial plus residential housing because you had to walk to work. When Missoula was designed. So if you want a community that you can walk to work and walk home, you need to have residential housing.

In industrial types, the building code, fire codes, environmental law protect the community.

Zoning does not need to stop people from being close to work St. types.

I think it is really imperative that parking be on every street type in Missoula. If you don't have parking on the street, nobody goes to the front of the building, they go to the parking lot, which means buildings don't face the street like they do in traditional develop.

Because even the downtown had.

45° carriage and horse buggy parking in front of the businesses and that's why the downtown faces the street. If you don't have parking on the street, you have Brooks and the Midtown plan, says Brooks. Is a wall that divides the city and pedestrians and bicycles can.

Get across it.

But there are several St. types that say they can take the parking off the streets for multimodal transportation, and I would say that is wrong the parking.

Has to be on the street.

It's a psychological and physical barrier for the pedestrians on the sidewalk and in front of the buildings, between whatever speed, traffic and volumes of traffic are going. And it doesn't matter if it's a bike, multimodal or a car.

It's very, very important to have a quality city that you have parking on the streets.

Under civic, open and resource parks and Conservation land park.

Place types.

These place types should remove historical sites from their building types.

Historical sites exist across all place types in the city of Missoula, with multiple historic districts and buildings.

Historic homes, farms, ranches, community centres, educational institution, commercial buildings occur all over the landmass.

Civic and public place types should only be placed on land that is owned by the public and has or has a publicly owned conservation easement upon them.

No privately owned land should be included. That has no public ownership or ownership in the title.

I appreciate your time and reading through all these comments.

Have a good day.

Thanks David.

What's up, y'all you cool down?

Still kind of warm up there.

A little toasty back here.

Hi my name is James Crosby.

I wanted to compliment the city staff for a thorough presentation.

Well done.

Thank you very much for incorporating a lot of public comment and as we can see, there's still a lot of public comment to be heard.

But some of the words that jumped out to me tonight.

Were resilient and adaptive.

A balance between health and safety and the need for housing.

And the big question tonight?

Before us is will we let the next 10 years be dictated by a policy that was created 10 years ago?

Before COVID.

Before Yellowstone.

Before Missoula was really on a big map where the whole world thought, oh, let's go there, there's a lot of space, right?

We have already seen our population boom.

We need to update our map.

We need to update our plan, otherwise we'll get 10 years down the road and really not like where we're living.

So I urge you, as you're thinking tonight.

Absolutely. We'll keep these public comments in mind, but please consider adopting this new land use plan.

Please take this moment now to make an investment in the next 20 years based on what we know now.

Also, knowing that along the way we can course correct every five years.

So when we think about the next 20 years, I think it's imperative that we make that decision based on the information that's available to us.

Now, thank you.

Thank you, James.

Greetings, I'm Matt drisco.

I'm the Superintendent at the Smith Elementary, and what we're going to do is I'm gonna have to assume that you understand how TIF financing works and school funding.

And I realize that's a heavy lift, but here's what we're gonna do is we're gonna take a really quick look at the taxes that are going to happen to coke, which is in my school district because of the TIF that's happening at the Y.

And how your plan can help prevent this increase in taxes.

They're gonna have. And. So Ben's gonna help me pop this up real quick.

I'd also like to take a moment and say thank you to everyone who put that together.

I know you guys worked really hard on that and it's good to see some of my friends up there on the the board, so hello.

I'm gonna try and get done as fast as I can. 'cause I gotta get up and get the school open at 6:00 AM.

Small children need a place to be so the parents can be to work.

Ben is sleeping in.

It's not going as well as you plan. If we can get it up, but I'll go real quick.

Coca-Cola pays about \$119,000 a year in taxes, of which \$42,000 goes to local taxes.

That would be me in the local school or 27,000 goes to the local school district.

What's gonna happen is is that as the development grows at the Y, the cost of the families that are gonna be there, which is estimated to be 10.

Thousand homes in the next 20 years, and we're gonna have 500 homes in the next four years.

The cost of those is gonna have to be assumed by the people who are outside of the TIF district, so that would be Coca-Cola.

But when we assume that cost I have to pay both the the the taxpayers gonna have to pay both the city and then they're gonna have to pay the county for that TIF district.

So it would double the tax and I can give you a prime run that it takes about half.

But I can show you how that works.

But what's that gonna do to coke?

Is is that their local school tax is gonna increase by \$10,000 over the next five years on top that mean outside of what other people outside of my school district would be having to pay over the 20 years, it's gonna increase fivefold.

So that's gonna get up to close to \$70,000 on the local school tax. If we don't do some remediation, how the TIF district.

But what we can do to remediate that is that if we use mixed-use zoning out there, we move the the tax value per acre from about \$2000 per value on really undeveloped land or low develop land to about \$36,000 an acre up.

To \$100,000 an acre.

On multi use mixed-use property so the taxes that you would collect today.

From that tip, District would be around \$750,000 if per year. If what we do is or the the the tax that you collect on the area between Butler Creek and Canyon Creek housing, we'll do it later.

Sorry, man, happens. It's gonna be about \$750,000. If we were to have mixed-use development, it would increase to \$13 million.

That \$13 million is gonna be what's gonna.

Assume the cost of the people who are living in the TIF district that are gonna be on the other side on the county line and that would decrease in the taxes for coke and bring those down to about \$2000 a year for the local school tax.

Does that make sense?

There's a lot of algebra that I just went through really fast.

But what I'm trying to say is, is that the mixed-use zoning is gonna increase your taxes and it's gonna allow that area to flourish and you'll still have the light industrial. You'll still have a vibrant.

Area out there, but you also have a community that the people out there are looking for.

Housing.

A grocery store businesses. People can walk to school.

They can walk to work.

They can walk home.

That's really what we're looking for that note out there.

So I'm going to ask you to do is on that 446 acres that run from Butler Creek down to Cany Creek. Can you set that aside in this planning process right now?

So that these fine people over here, the school district, the businesses that are out there and the families that are out there can have a more in depth discussion on how that zoning can look and how we can create a vibrant economically.

Valuable area out there for businesses, for jobs and for housing. That's what we're asking.

An awful lot I gave you.

I'm sorry the presentation didn't work. That's alright.

Thanks Matt.

Hi there. My name is Andrew Marsh.

I'm a resident of Missoula.

I live across the street from the Montana Rail Link Dog Park.

I just wanted to bring to your attention that there may be sort of a loophole when it comes to allowing for adus across the city.

I know you want the burden of increased infill development applied equally across neighborhoods, but I think that you're gonna find.

That in neighborhoods such as Fairview, Petty Canyon, Moose, Kangoli that there are many properties that have restrictive covenants in place on the properties and those properties are on the restrictive covenants supersede the any, any Adu zoning that would be encouraged by the city because they're gonna the the.

Covenants currently are generally.

The restrictive negatively restrictive saying that you cannot have additional structures beyond the one single family home on the property. The other thing to think about there in terms of a loophole is that future developers may be encouraged to place.

Additional covenants on future subdivisions to prevent Adus from being allowed.

And and possible, even though we're trying to go for that and and I'm just bringing that up because I'm in favor of adus. But I think that.

There seems to be.

In certain high income neighborhoods or high value neighborhoods, we're just we're gonna see fewer adus due to the restrictive covenants currently in place. Thank you.

Thank you, Andrew.

Hi, my name is Cynthia Wendell.

I am on the Desmet school board.

I am the VP chair of the Desmet School Board.

I have two children that attend that school and I'm also a Community member within the area that Mister Drisen just spoke about and I echo his sentiments.

I agree with a lot of what he's saying and as a Community member and a board member at the school, I would ask the same thing just to hold on to that piece of property, to have some more in depth Convers.

About that area and how it could best serve the members of the community, the school as mixed.

Excuse me, mixed-use.

Piece of property and land. So and that's it.

Thank you guys so much.

Thank you, Cynthia.

Hello, my name is Joyce Gibbs.

I live on N 4th.

And.

There are emails that are attached for public comment, but I just want to reiterate what we are seeing and what we as a small part of the Northside.

Are concerned about.

The area on the Northside that is one way streets we are talking about West of orange between N 5th and N 1st.

This is a very historic part of the Northside. Most of the houses are very, very old and they.

Have lots that are, I believe, significantly smaller than a regular lot size in Missoula.

We also have very small skinny one way streets N 3rd being the smallest one that I think we paste out the other day is 26 feet across and so we have.

We have skinny streets that are one way.

Where in a neighborhood where there is very few driveways for people to park in.

And so we have all the on street parking as well. We also have about 40 or 50% of.

Sidewalks the rest of the like we don't have sidewalks on every street. And so because of these.

Concerns about this is how our old old neighborhood is.

When you designate it as part of the rest of the Northside and the West side, my last. View of the plan was that it's UI classification.

This is a very unique part of the Northside and we would like it to be protected, I guess as far as we don't want three story buildings going up on a very skinny St. we actually just had one and.

The IT was.

It was all within zoning.

It also took away.

90 feet of parking of on street parking.

Because the last thing they did.

Two weeks ago from this development was paint the the street yellow.

Which none of us knew was going to happen, of course, but that is now the fire lane, because it's a three story building. The fire trucks need to have access to it 24/7.

And so these are the sorts of.

Things that are happening that we would like a little bit of protection, a little bit of consideration.

Kind of.

Come on over. Take a walk through the neighborhood so you can kind of feel what it feels like over there.

Having three Storey buildings over there and having.

Just.

Breaks down the safety of what we have, and so we'd appreciate your attention to those concerns that are also attached.

Thank you very much.

Thank you, Joyce.

Everyone name's Brett bovo. Renter currently in the University district.

Just wanted to say that the land use update's a great start.

Appreciate all of the Community involvement and feedback over the past couple years.

There's more.

Housing is sorely needed around Missoula and excited to get going with the next steps and then hopefully one day being able to afford a house around here. So thank you all.

Thank you, Brett.

Good Evening Planning Board members.

My name is John Wolverton.

I'm a northsider and I wanna say I think this is a great plan.

It's a great leap forward.

It's much needed and very welcome. Thanks to the staff for all the hard work they've done on this.

I'm also a volunteer with pro housing Missoula. We've been.

Looking at this and attending the meetings and listening to people and developing relationships with stakeholder groups and hearing with communities to say and very much in the way that.

The staff is engaged with citizens and the big resounding.

Thing we hear is we need more homes.

We have people that are struggling because they can't afford the rent.

We have families that are dispersing across the landscape because they can't stay close.

They can't find, they can't make the rent.

So we need more homes.

So that said, I'd say one of the things I would wish you would look closer at and potentially act on is looking closer at the the factors in here that may still constrain getting more housing or allowing more housing, getting more abundance.

I would say I personally have concerns with the compatibility languages.

With overlays and related to compatibility languages design standards, I think those are things that are all going to ultimately constrain the ability to have.

The amount of housing production we really need.

So.

What? And the other thing is to make sure that where we have more housing, where we're going to get more of that where more people are going to live, that they have the things they need like corner grocery stores and small scale commercial in the neighborhoods, that's a really.

Important element of residential development and having more people.

So there the transportation impacts are minimized.

So again, thank you to staff for doing all this great work.

This is a great leap forward.

It's a really great document.

It we can, I think I'm asking you to basically push farther, push harder on making sure that this town has the capacity to welcome more neighbors. Thank you.

You, John.

Hello, my name is Chris Chitty and I live in the Franklin de Fort neighborhood.

I wanna.

I wanna reiterate what?

We've previous speakers have said and thanking staff for all the hard work.

I think this is. It's undoubtedly a big change and it's a needed change and.

We I I wholeheartedly support.

The adoption of this plan.

I don't think it's a perfect plan.

I don't think that exists.

I think we need to understand that plans need to be looked at over time and that they need to be adjusted and I think that that's built in to to the new process.

I'd also like to sort of say to the folks from East Missoula and the north side that I, I hear them too and there's only.

A couple neighborhoods right now that have been taking the bulk of the the infill development that Missoula can handle and I'd like to say.

That if we open up the ability to create more development options in more of the city that hopefully that will take a little bit of pressure off of the neighborhoods that have been experiencing change that is uncomfortable.

I think that we need to.

We need to push back on the notion that.

Any neighborhood should not change, but we also need to realize.

That traumatic change, that drastic change is hard and that we shouldn't expect.

Any neighborhood to have to take it all?

So thank you all so much for the opportunity to make these comments. And I I urge you to approve this plan.

Thank you, Chris.

Good evening. My name's Dave Ashworth, and I'm here speaking as a grandfather and a father.

I have a daughter and a son-in-law that wanna start a family.

They live in a small apartment across from Walmart, and they just want to start a family and be able have a place is conducive to raising a family.

I'm also a grandfather.

I have grandkids and my daughter and son with their both of them have two children.

And they would like to move back to Missoula, but can't afford the housing.

So again, we need to create more affordable housing so that families can be together. Thank you.

Good evening. Jim Sayer live in the university neighborhood for the last 20 years.

And I also want to say thanks to the staff.

Strongly encourage you to adopt this land use plan or at least send it on to the City Council for adoption.

I think the devil will be in the details.

Zoning code. We definitely need to spread the love of housing throughout the city. I

hear the comment about the Hoa's that and it's unfortunate 'cause we'll probably have probably have to go to the state for a fix.

On that, if we can even get one.

But in the meantime, what staff has demonstrated is there's more than enough capacity in terms of land available land opportunities to build a variety of housing types from small to multi family. And we can do it soon. But we need to send a signal as soon as Poss.

Because we're never going to get the development capacity, we're never going to get the folks who are going to have the businesses, the Subs.

In town doing this work until we send that signal so.

The sooner we can move through the land use plan, get to the zoning code and then go from there, the better off we're all gonna be because we know we're already behind.

And so we just need to move forward.

So if you could do that tonight, move this forward to City Council, that would be awesome.

Thank you.

Thank you, Jim.

Good evening.

I'm Lisa Davey and I am the executive director and lead organizer for common good Missoula. And like others who have spoken, we would like to really commend the city staff for their work on this plan. We came in early with some real interest in making

sure that every.

Citizens in Missoula and everyday residents had the ability to have input into this plan, and when we read it, we see that there is a lot of things that we heard over time.

Len mentioned them, but I want to really want to hear them on the record.

Because we heard from hundreds and hundreds of citizens about the importance of equity, affordability, visitability, climate growing inward, diversity of housing types, mixed-use, development and incentives.

And the staff has heard.

Probably 1000 personal stories at this point.

And they have been able to take all of those lived experiences of missoulaians and put them into this document. And it is a dense document, but it's one that we are really.

Excited to see, and I do think it moves the city forward.

We would like you to adopt this plan with the amendments that Len mentioned.

I will provide a printed copy of those so I don't have to repeat them for you, but to reiterate, these have been approved by the staff and it's just a timeline. I think that made it crunchy to get in here.

So either sending it with these amendments or with the recommendation for City Council to approve the amendments.

Thank you.

Thank you, Lisa.

Oh, hi. My name is Jennifer Snorsky, and I live in the Rattlesnake neighborhood, and I value real estate for a living. And over the past, quite a handful of years. Well, first, I want to say thanks.

I've I've been really engaged in going to a lot of the different opportunities that the city and community and pro housing has offered, and it's been really.

I guess uplifting to see like engagement being heard.

And conversations with different neighborhood neighborhoods. I've gone to a couple of different neighborhoods, and people are pretty excited. And for the change and for some more density and more opportunities. And I feel like even in my profession and what I look at and values and neighborhoods and what.

People need to to stay in their neighborhoods.

And age in their neighborhoods or see their families grow up in their neighborhoods,

that this document and all the work that's been put into it, would really.

Help that moving along and.

And I as well as others, urge you to.

Move forward, everyone's waiting and there's people that want to make choices and decisions. And in the last two years we've heard a lot from community members and neighbors that are interested in this type of plan and just having options and it's it's a great work and.

Thank you. So that's it.

Thank you, Jennifer.

For those of you watching online, we're.

We're a little slower to get up to the mic right now.

I don't know if we're winding down, but if you have comments now would be a great time to raise your hand.

Good evening. My name is Lindsay Nugent and I just moved from within Missoula to downtown this past week.

From elsewhere in town, I strongly support this plan's consideration of transportation types beyond just single use vehicles, which have been completely prioritized and previously built infrastructure at the expense of every resident who wants to or has to walk, bike or bus to get around.

Lower this a little bit.

I support St. design that emphasize people over vehicles. When I was walking through downtown to this meeting this evening, I was almost hit by a car at a crosswalk.

That thankfully stopped short just in time.

Then I was immediately almost hit by a car turning left to where I was walking through the crosswalk. If I was a small child that these vehicles didn't see, or an older person with poor vision, or was just less lucky, I would not be at this meeting I. Would be in the ER, and that's if I was fortunate.

I would like a Community that considers the needs of older neighbors.

Who can't drive anymore?

Young folks who can't get their licenses yet, and my friends with disabilities such as epilepsy that limit their ability to drive it all.

They all deserve to feel connected to our community, just like everyone else.

Mixed-use dense person centric planning is vital to our future for so many reasons

that I can't get into in 3 minutes.

Thank you to the staff who worked on this plan to emphasize the needs of all people both inside and outside the driver's seat.

Thank you, Lindsey, and glad you're alright.

Somebody titled BD online.

You would unmute yourself and you're free to make your comment.

B **bd** 2:51:26

Hello, can you hear me?

AR **Analeshia Rodriguez** 2:51:29

Yes, we can.

B **bd** 2:51:30

Hi, my name's Beverly Dupree and I live in Missoula's Historic Northside neighborhood where I've owned my home since 2003.

Thanks so much to the planning team for all the hard work that you've put into this draft plan. I'd like to bring attention to the comments submitted by many residents of the historic Northside and.

Joyce outlined the area, already a street to warden and N 1st to N 5th.

Which is an area of the Northside with a really unique character like unique in all of Missoula.

The comments that were submitted requested that a special district overlay be put in place to protect the historic character of this part of the Northside.

I.

I don't think it's been addressed in the plan. So my question is, you know.

How will you address these concerns?

And I'd like to request that someone from the planning team meet with our neighborhood to understand how the overlay can be implemented if it's not.

Going to be addressed in this plan, or if there's a a different process where that would need to be addressed.

Thank you so much for the opportunity to comment.

AR **Analeshia Rodriguez** 2:52:56

Thank you, Beverly.

OK.

We're starting to get low on comments.

Give it another minute here or so.

Make sure that nobody else pops up.

We're looking to wrap up public comments in this.

Very well might be the last time to comment to the planning board. You will obviously have public comment available when this goes to City Council also, but this might be your last time that you can comment to the planning board.

See Brittany Palmer.

BP **brittany palmer** 2:54:28

Hello and good evening.

My name is Brittany.

I live on the West side and I work for North Missoula Community Development Corporation and organize with pro Housing Missoula.

Thank you for the opportunity to give comments on this.

Our organization has for the last several decades, developed permanently affordable, deeply subsidized home ownership opportunities that are really geared towards. Households earning under the area median income and people across the community.

Now need to earn over 200% of the area income to afford the median home price and we just really don't think we should have to subsidize home ownership for folks earning that much money.

We know that wages are one side of the coin, but allowing for a development of housing that leads to an increase in a lot of different housing of a lot of different shapes and sizes in many different neighborhoods.

Can provide mazelions with more choice over their housing.

And that's sort of the other side of the coin.

We also support equity among neighborhoods and believe that this plan will lessen the the impacts to specific neighborhoods and spread the change more equitably among all of our community. And we know additionally, that we really need to use all the tools available to us to come to a.

Solution to the housing crisis? I think this plan is very visionary and very forward

thinking.

And it feels like it's written for generations of missilians.

Who we haven't even met yet, or whom are decades away from looking for their own housing.

And so I look forward to seeing what's in the actual code that comes out in the spring, but urge you to, in the meantime support this plan. Thank you.

AR

Analeshia Rodriguez 2:56:28

Thank you, Brittany.

I see Jana.

Hopefully I'm not butchering your name.

Maybe it's Jana.

JR

Jana Richter (they/them) 2:57:00

Well, you got it right. Thanks.

Hi, my name is Jana Richter.

I live in the riverfront neighborhood.

Just wanted to reiterate that I have a lot of gratitude for city staff and city engagement for doing a lot of really hard work and really incorporating a lot of community feedback through a lot of different mechanisms and making sure that those.

Spaces to give feedback were really accessible, I hope.

Continue to let fund our community engagement programs.

I think that they're super vital and obviously there's more work to do.

There are so many neighborhoods who were obviously not reached in this process and who we need to do work on continuous engagement and education.

So folks don't feel like things are coming out of the blue. And I think that there's always ways that we can bolster that as a community and have appreciated doing that through pro housing Missoula as well.

And are excited to keep building.

Broad based movements for pro housing work in Missoula.

I would just, yeah, reiterate a little bit about, you know, thinking as the about the sheer numbers of missoulians, we're going to be getting or projected to get by twenty 4537 thousand more neighbours, 28,000 more workers.

We are over 50% renters in Missoula, and we really have to consider that zoning code.

Is only, only is one of several barriers to development, and the more that we can loosen our zoning code and allow for more housing types more.

Ability to get all the essentials in every neighborhood, whether that's grocery stores, coffee shops, third spaces for people to walk to, to connect in the better, we're going to be setting our city up for success and continuing to be the vibrant, eclectic, artistic, weird Missoula that everybody wants.

It to be.

And can definitely emphasize with people grieving the big change. And I think that, you know, if if we can continue to invest more in Community conversations around pro housing work and and how that can bring us all together and and really bring about the things that even people.

Who are skeptical of this plan are really dreaming of of connected neighborhoods, of whole communities.

Where they can see their families live and thrive and build really rich rich.

Connection with people that people will be in vast support of. These bold code changes and even more to come.

Thank you all for your hard work.

Excited to continue chatting with you all through the unified code process? Thanks.

AR **Analeshia Rodriguez** 2:59:49

Thank you for your comments.

Ask call for public comments.

See Kelly.

K **Kelley** 3:00:36

Hi there, this is Kelly Durbin Williams, resident of Houston.

I just wanted.

To make sure that the timeline of events is clear as to how this has progressed.

I recognize that there was a piece of legislation passed.

In I'm imagining 2021 since.

The kickoff for this began in Missoula.

In December of 22 and I'm aware that a working group of of some pretty incredible

humans, I read the list and I'm I know a lot of them.
They met, you know, beginning.
In June or May or actually April, April and they met 12345.
About 20 times, so I'm sure.
To you guys as city employees and to this group of humans who've been working diligently.
For nearly two years that this is ready to go and it's, you know, fully vetted.
But I think 1 interesting piece of the timeline is that the draft that was ready for public view and comment.
College and I could be wrong.
Was released. I wanna say October 17th.
I personally would not have been aware.
That it was happening. Had I not been running for the Senate and I was trying really hard to be engaged and paying attention.
And so, of course, attended the event at the library and attended.
The couple of opportunities since October of this year.
That the public was engaged. I also like my friend from Bonner, attended the town hall just a week ago and I found it interesting that of the I want to say 8 Community councils and I can. I could be wrong on my number that it seemed that some.
Were aware and some were not, and I don't know.
I don't know who's at fault for that.
But that's not important.
The bottom line is that.
If the Community councils in the county who are non voting but representative and their their primary role is to inform and educate.
The county communities about what's happening.
Didn't have the information or struggle to disseminate the information. I feel as if the communities that are also being influenced like Bonner, like the Y.
And I'm not talking about the people that are always involved, but just general neighbors and people that do care.
Perhaps just didn't have it on their radar.
So when I brought it up at our West Valley Community Council meeting, and when I brought it up at the senior citizens luncheons there, there was no doubt that there was a little bit of a disconnect. Having said that.

It's been with this committee for two years.
The city's been working on it for two years, and by the way, the website is stunning.
The YouTube videos are awesome.
But I will also say there's a large portion of our community that is of a generation that struggles to connect through those formats.
So if it didn't make it out to the West Valley meeting as an example, or it didn't make it to the places where these people are, it wasn't on their radar.
And so now it's in front of the planning board today on November 19th.
Only two weeks after a pretty major election.
Where there happened to be a lot of background noise.
It's going to the City Council December 9th. A lot of the Community councils don't even meet in December.
Some are ours is because it's so close to the holidays and if I understand it correctly, the goal or the hope and I could be wrong, is that this will pass and that it will now go into zoning.
And I'm trying like the Dickens to to grasp as much of this as I can in the last basically three months.
And I just and I and I think and again I would love to be fact checked that we have until I want to say May of 2026 and that could be wrong.
To finalize our plan, but at the end of the day, what's concerning to me as an individual is that there's a group of humans that got to engage with this material for two years. Not that it was hidden, but that it was actively in the forefront of their Minds.
While the rest of us were like, wait, what?
And again, I can take ownership of that.
But now the community has had since October 17th until December, the tail end of the year during the holidays and after a massive election to comment.
And perhaps there's been comment all along.
So again, forgive my ignorance.

AR **Analeshia Rodriguez** 3:06:09
Elli just gonna ask you to wrap it up here, please.

K **Kelley** 3:06:12

OK.

Thank you.

I guess where I'm going with all of this is the most important piece to me of all of this is that once we approve the Missoula Plan 2045 public comment is essentially over. As I've read the legislation and as I've read your website, and yet our.

Opportunity to comment seems quick and we're planning the next 20 years.

So I just would love clarification if if one of you guys would just say Kelly, don't panic.

Really is gonna have about 6 months to to read through this.

That would be awesome.

So thank you for your time and there is no doubt all of you humans have worked extremely hard and it is appreciated.

AR **Analeshia Rodriguez** 3:06:56

It's kinda.

Thanks. When, David.

I just wanna go on record because I made a comment online and then I went through the training and realized what I had done.

So anyway, here's my public comment for the record.

And I was commenting about the area between.

Oh, sorry, commenting about the area.

On north.

4th St. and Wolf North side in the area that Joyce was talking about with the.

One way streets between 1st and 5th.

That this and the map I saw.

The neighborhood was zoned urban residential.

Oh, OK.

So here's my comment.

The neighborhood should be urban residential high instead of urban mixed-use low.

The neighborhood make up is no different than the section to the West that is residential, and it is also residential, not mixed-use.

And then another question I had was what provisions are in place to preserve the historic character of the neighborhood?

So that's my comment.

Thank you.

Next one.

Not seeing anybody else.

So with that.

We're going to go ahead and close our public comment period.

And I'm going to take the temperature of my friends on the planning board here. Do we need?

I'm inclined to keep pushing for a little while if folks are OK with that.

Do we need a short recess?

It's cooled down quite a bit, so that's a positive.

We do.

We need a short break or good to keep going for a little bit, OK.

OK.

We'll move into planning board questions and then once we feel like we've sufficiently asked questions, I'll ask for a motion.

And then we'll go into our discussion.

So if you have questions.

Now is the time to ask them.

Peter, you wanna kick us off?

Sure. I have a question about.

Actually this is one that one of our.

The members of the public at Beverly asked about overlays, neighborhood plans, and for that matter, covidence.

How are they?

And I noticed it's in the actual recommended motion that we repeal all existing neighborhood plans develop prior to.

Can you speak a little to overlays?

And I imagine covenants are gonna be dealt with in the courts.

Could you?

I did.

Hi, this is Ben Brewer again with Cpdi.

Can I just clarify the question?

My overlays are we distinguish between zoning overlays and.

Sorry, zoning overlays. Zoning overlays. Yeah, OK.

So those are.

Part of the part of the conversation and part of the What will be, you know, address addressed and work through and.

And.

Through the through the code reform effort following the adoption of the plan.

And the approach that you know that that we hope to take, that's kind of informed by the code diagnostic, one of the appendix materials to the plan is to as much as possible.

And and make sense for Missoula to.

Try to, you know, remove and incorporate zoning overlays into the base zoning. As we develop the base zoning.

So that's that's the general approach.

We have a lot of overlays so that you know there's.

Different considerations to some degree for for some of those, but that's the approach that we hope to take as we move forward. Once we get to that that you know next phase of code reform with regard to covenants, yes, absolutely.

That's a issue.

That is controlled at the state level.

I just wanted to add some piece which I think might get to the some clarification which I think might get to the intent of the comments around an overlay for the historic Northside area.

I think one thing that we realized is.

An area of clarity that we need to provide in the plan is around those place type menus essentially. So in each of those place type menus, whether it's urban, residential, low in this instance or or a limited urban.

Or a limited urban residential, it may say in that playstate menu that that would allow for heights up to three stories, but that's an up to three stories. That doesn't essentially mean that every zoning designation in that neighborhood will have heights up to three stories. That's where we.

Go in through the zoning process and look at particular neighborhoods and what constraints are present in that neighborhood, and we think really hard as a city and we talk to the community about what our trade-offs are.

That Northside area is a great example of that. As they mentioned in code today, buildings are allowed to go up to three storeys.

I think that fact is very indicative of how our code today does not speak to our

different values and balance our needs.

So what was allowable in code today allowed up to three stories, which did maximize homes on that parcel, but it didn't account for our needs in the right of way to address fire to address.

Sidewalk connectivity to address safety.

So what we hope to do through our the creation of our zoning districts and that calibration and code is to look at all of those needs.

What do we need to achieve in the right of way?

What do we want to achieve regarding housing diversity and housing type? And it may be in some of those zoning designations we make the determination as a city that.

We only go to two stories in that area because we can't safely get a ladder truck in that area and other areas. We may say we go to three because we have the infrastructure in place to do that.

So that further calibration will happen through the creation of those zoning districts. Just for the record, that was Aaron Pehan with.

Cpdi.

OK.

Questions.

Right on.

This is more of a.

Zero question. I wanted to if the staff can comment on what procedurally can happen moving forward. So for example, there's been lots of very specific comments made tonight.

But there's also been sort of more general comments made, you know.

Don't feel comfortable making very specific recommendations to a plan that has been spent. You know, a lot of people have spent a lot of time on it, but that being said, what is what's possible here?

Do we approve it? And then you can't change it? Or do we approve it and say, hey, tweak it a little bit or do we say like, no, we're not going to do this like what?

What? What is?

What are our options here as a planning board?

An important distinction is that this is the final final draft version that the Planning Board is considering.

And then that moves on to City Council consideration, during which we know there are often amendments made, so just to speak to a prior commenter as well, that this is in the public realm for a good while longer.

It does go to City Council in mid-december.

We're looking towards adoption, you know, potentially on the 16th.

Potentially further out. And so during that period in time, we're taking public comment and we're considering those comments as is Council.

So tonight, the planning board could make a motion to recommend adoption of the plan and note that they would like Council to take the public comment tonight into consideration and continue to take public comment into consideration in terms of what gets carried forward into.

A final adopted draft you could also, as you know, make very specific recommendations as you're used to do.

With project approvals that you would like Council to consider as the smooths ahead towards that final determination as well.

Thanks, Jane. I think this question might be for Ben, but I'm not entirely sure.

I'm looking at the residential suitability index map which I think is page 30 of the OR 31 of the land use plan and I'm looking up in the rattlesnake and I ask this because I was just there this afternoon working recess at rattlesnake school.

And I noticed that the area around rattlesnake school is highlighted as Tier 4, the highest level of suitability.

For new housing.

As is the area just South of that, I think around the intersection of.

Rattlesnake and Lolo and the area surrounding that is Tier 3, one level below that suitable for housing and looking at the rest of the land use map. It seems like the areas that receive that suitability designation were given a place type that was higher density.

Except for this area.

And it's the rattlesnake.

It's, you know, one of the wealthier neighborhoods of Missoula and that sort of stood out to me, and I was just wondering what the, what the reason behind that was. It seemed like it.

Where you know you got parks, schools, rattlesnake market, a good place where a lot of people would love to live.

Yeah. Thank you.

This has been Brewer with cpdi, so a couple responses to your question.

The suitability analysis.

Comes from the another appendix material to the plan the our Missoula Development Guide. And in recent years, for those reports we've developed this. Metric basically to measure basically proximity to infrastructure and amenities and the the way that the.

And and kind of as a proxy for walkability and goals that that are in the current growth policy and that was that was the idea and basis for developing that.

And so the way that the way that suitability of analysis works basically is that depending on how?

How many different kind of these these specific set of amenities a given location is?

You'll you'll score higher in these 4 tiers and Tier 4 is the the highest and so I I

without having the report in front of me, I think that probably it's as high as.

It is for that area and that you're referring to in the rattlesnake because it's near many of those amenities that are part of that, the school trails.

Commercial Services and.

In in infrastructure, so that's.

That's the. That's kinda how that works for that analysis.

Another. So that's one thing to consider the.

Another factor or another thing to consider for that that area and that applies to other areas around the community and on the the place type map and how the place type map was carried forward from the existing future land use map is that there there is in the.

Existing growth policy, a a concept for community nodes there called in there, they're mapped in the growth policy and that area is one of those.

Those locations.

So there's a.

There's a node that is there currently, and the idea there is that there are.

He kind of.

Ideal intersections or?

Focal points, you know, in some of our more genuine, generally uniform residential areas that that seem likely or positive for some kind of more of a high high intensity or high mixed-use type of node.

And so that was that.

That's one of them too.

The one shift in the place type map is that because?

We're incorporating this.

Concept of of expanding the opportunity or or the and the.

The possibility of commercial uses more broadly throughout residential areas.

Residential neighborhoods.

There's not as much or really a need to specify specifically where those occur, which is kind of what the node the node concept was trying to do.

So that that's.

Something that wasn't carried forward in how the place generally, how the place type, place types were were mapped.

Another factor in how the place types were identified was not just previous land use designations in the current land use map, but also.

Analysis and evaluation of what is the the built development pattern and that that's kind of, you know together with with proposed land use is.

That's that's really kind of a fundamental basis for identifying where, where these place types.

Makes sense and and how that affects kind of this degree of change concept?

And you know, they raise different.

Aspects of presence of constraints related to potential redevelopment too.

So that's a factor in the that the the rattlesnake area and one of those and then another.

Kind of layer of that that I think speaks to your question.

Is that the you know, we we have heard.

In public response and input related to risk of.

Wildfire risk, especially in that area and.

And and.

Evaluated that it kind of and considered that as part of the the update to the place type map. That was one of the informing elements for the shift from the public draft play site map to the.

Remapping of the rattlesnake area as it is proposed.

I love all means here and I just wanna do tag on to what Ben was saying.

There was a change related to the land use map from the public draft to the

adoption draft, which?

Was based on coordinating and talking with the office of Emergency Management related to potential for fire risk, and that's one of the higher hazards that we want to really be considering when we're thinking about land use, place type and and relationship to constraints.

So that's where you would see a change in the place type in the area of the mid to upper rattlesnake.

Thank you for that response. I'm looking at page 41.

There's a map showing the constraint map as you just mentioned, and then page 42, a map of wildfire risk, and in both of those maps.

This area has presents the same risk and same constraints as places like East Missoula, which are lower income and.

Also, those areas and the place types they receive higher density.

So I and also we didn't receive any comment from the emergency services about.

These specific neighborhoods in the middle rattlesnake, if they go from.

Urban residential low or if they go from yeah, urban resident suburban or urban limited up to urban residential low it. It will present a oh risk of wildfire that doesn't exist currently like.

I guess it doesn't seem like a satisfactory explanation for that specific neighborhood. I I can.

This is Aaron Payhan with CPD. I can further clarify and sorry, we're doing this in in phases amongst us.

So the the recommendation that we got from the office of Emergency Management was to shift a portion. So it is just a portion of the mid rattlesnake that is.

Really.

Directionally challenged north of Lolo St.

From what was urban residential low to limited urban residential, so just to give you a sense of the degree of change in that urban residential low can allow up between 6:00 or I'm sorry, between 4:00 and 6:00 homes per lot.

Limited urban residential can allow up to four homes per lot.

And so the degree of changer is really from from three as a low.

To up to six as an absolute high.

They both kinda average out in that 4 units per lot range.

The specific request, you're right there is very similar fire danger in other areas across

the community.

The specific request that we got from the office of Emergency Management had to do with evacuation difficulty for that stretch that is South of Lolo Street, where there are fewer connectors that can bring folks down and help them get out of the Rattlesnake Valley either on.

State or through those parallel streets in inadequate amount of time. Those are per the office of Emergency Management, not.

Those constraints are not present in some of our other areas that are prone to fire damage.

I would point out too that that mid rattlesnake that without adjacency to sensitive lands and prone to wild more wildfire challenges with evacuation is similar in zoning designation to or in place.

Designation to Upper Grant Creek and some of the other areas that we see as having those same fire prone mitigation issues. The lower rattlesnake area is maintaining that urban residential high designation with a little buffer in between of urban residential low.

So All in all, the Rattlesnake Valley is still experiencing a relatively significant degree of change in helping us get to.

The capacity that we need to meet our housing goals.

We just get that comment from Emergency Management.

So that we can evaluate it and so that City Council can as well.

Absolutely. I can ask them to document that and we can include that in the record.

Right one.

OK.

I had a is it working? Let's see.

I had a question about the small scale commercial is allowed in all neighborhoods.

And so I guess I don't understand maybe how that works with the mixed-use.

The urban mixed-use low.

Or what's the intention if you know if you do say commercial could be anywhere, then why are you designating the mixed-use?

Lower high areas.

This has been Brewer cpdi.

Thanks for the question. The small scale commercial.

Call out is specific to the residential place types, so it's you know the there are other.

Mixed-use place types that are that allow for an vision and assume.
Higher intensity of commercial uses. Higher diversity of mixed uses and commercial uses.
So the the reason that we're highlighting the the neighborhood commercial scale mixed-use is that it is.
Something that you would.
Start to expect to see more or or allow for more.
Find more in specifically our our neighborhoods, our residential.
Specifically or predominantly residential areas around the community?
You need a yeah, go ahead.
OK. The other one I I think is maybe a correction.
It's the map on 138 shows the Northside.
One way streets from 1st to 5th.
As high density residential, urban, high density residential, I think urban residential high.
Excuse me.
And then a bunch of other maps show it as mixed-use.
Urban residential, urban mixed-use low.
So which map is correct?
138 right, no.
It's OK.
Hendrickson, long range planner with GIS focus, came here to answer one question.
That's it.
So the designation of urban mixed-use low in the Northside and that specific side of Northside has been pulled back with this public or after the public review.
So it's pulled back kind of to where I think it's Ollie's is kind of that block right along Orange St. North Orange and it's urban residential high now.
For that historic district for the historic site. Thank you. Yeah.
Thanks Shane.
My attention is really drawn to the housing capacity.
And and I think I have a pretty good grasp of how we're coming up with 27,000 houses is what we need and that's the 1.3% growth year after year. We're getting that number.
I guess you know Aaron, you talked about like the the balance of housing.

And.

I let me let me start with one question and I'll work through it.

I promise.

Here figure 26 kind of has a breakdown.

Single family dwelling, missing middle and multifamily.

And it has existing capacity versus expected capacity. And I was trying to, I guess, can you speak to how that breakdown came about?

I assume it's from the community profile.

We're kind of describes that and I guess I'm not seeing a correlation directly between those breakdowns. And I I can point out a specific if that helps. But maybe we start a little bit more high altitude and work down to it.

At 50, something. Sorry, it's cut off here maybe 52.

Hmm.

So the capacity estimates by type figure 27.

Figure 26.

Housing capacity estimates by type.

And I hope I'm not looking at an old draft with a drawn number on it.

You might be looking this chart, yes. Yeah, yeah, yeah.

So you're wondering about the projected need and how we came up with that?

Yeah. How the breakdown between housing types get determined. Let's start there.

Yeah. So.

Within the community profile we, we outline what how we came up with that.

But there's no real way of saying.

You know you need this many single family homes.

You need this many multi dwelling homes.

You need this many duplexes.

You need this many triplexes, so the best estimate that we could come up with was to apply.

We know that the entire land use plan area needs to become a little bit needs to become more urbanized.

So the best method that we could determine to.

Determine the housing types was to just use the existing housing types that already exist within the city of Missoula, so the actual.

Urban area of the land use Plan area and apply that to the rest of the plan area.

So it's using ACS American Community Survey data.

So the single dwelling is a single single family detached house. Missing middle is single family attached all the way up to four units in a in a building type and then multi dwelling is five or more units.

That that helps.

Let me, if I may have a follow up or two here, Shane.

So the Community profile has the same 3 broken out.

Housing types.

For an 8% vacancy, it says 23,750 units.

10,600 of which need to be single family. Yet this housing capacity chart only shows a 2000 unit increase in single family housing.

And that leads to maybe the point I'm trying to make and I'll just make it is that, you know, the American dream is everyone wants to own a single family house, right?

We have a capacity of 13,000 single family houses in this model with 54,000 multifamily units. If everyone has a dream of owning single family houses.

But we have that huge discrepancy of 17% versus 70%. Is there always going to be this?

Supply and demand issue of single family house, which the majority of people actually want.

We don't have enough of.

I think an important factor in that equation that we we know anecdotally, but we're trying to wrap our heads around the numerical.

Basis of it is that there are a lot of missoulians today who live in single family homes, because to downsize, they would lose the equity that they have because there aren't viable options for them to downsize into today.

You know, I live in the Lewis and Clark neighborhood and I live on a block with eight other homes and.

Seven of us are retirees and my my my family is the 8th home and and in talking with my neighbors they all want to downsize the the home has become too much for for them.

But their options are really limited and so so we have a component of single family home ownership in our current housing stock that is not well utilized because we're we're not rightsizing our housing to the needs in our Community today.

And that's where I think some of those duplexes, triplexes.

Other options hearing from common good and others about those visitability standards.

Zero entry units.

Ways to serve that step down community so we can open up more of the single family housing stock that we have today. Because you're right, the reality is, is that we are very land constrained and so maximizing our ability to bring new diverse home ownership types, whether that.

An attached duplex or a townhome which is still of a for sale option and allows people to come home owners.

While also utilizing the kind of more traditional single family home stock that we have on our market today as well.

Can I ask a question?

You gotta go for it.

Wanted to our friends from East Missoula are still here.

So I wanted to ask a couple of questions about that.

So.

Can you?

Can we describe the outreach that happened in East Missoula?

And then also, I'd like to understand the interplay between.

County zoning that exists on the site right now.

And how this growth land use plan?

Will interplay with that today.

Yeah.

Aaron Payne, I can start with outreach process and then turn it over to perhaps Mark or Ben to walk us through how this compares to the current zoning on the ground.

Today, we admittedly didn't do as in depth targeted outreach with the Community councils as we did with.

8 neighborhoods within the city limits, and that is primarily because neighborhoods within the city limits will be experiencing quite a significant degree of change.

From what is allowable today under our current growth policy and what is zoned for today under our current zoning code in areas in the county that exist in the county today, we worked really hard, as we previously mentioned, to mirror our place type designations with what is already.

Allowable in designated by the county through their recent growth plan. Update and

zoning update.

The reason we did that is because the county did really deep, hard work with those community councils to come.

Those growth designations and zoning designations, and we wanted to respect that work. And so in in most, if not all, of those neighborhoods, there will be little to no degree of change between what's allowable on the ground today and what will be allowable under the plan with a.

Few caveats has been mentioned to bring some things in alignment with our annexation policy and speaking to annexation. We we have no plans to proactively start annexing.

Any area in the county and so the desire to align our place type designations and zoning with what the county has in that area allows us to be prepared for when property owners proactively petition to annex. So any property owner in the county at any point in time.

Can petition to annex into the city, and when they do, we want to make sure we have an appropriate zoning designation that matches the growth pattern that the county has already established for that area.

So that our growth is aligned.

And can I just follow up on that with a little bit more?

Information and context.

To couple points to speak to, to some of the comments that came up previously.

Around how the plan is.

Indicated and and applies to the East Missoula area, especially in some in some of the things were brought up about the process as it relates to the Planning Act and the time, time expectations and.

Uh, what? Not.

Just to make the point that.

Made earlier related to the land use strategy that we do want to communicate and express that this we we see this as an iterative planning process moving forward and that that's is something that's kind of built into the planning act that it sets up an expectation to Rev.

Re. Analyze, revise and.

Adjust and as as it makes sense for a changing world by which we live in and so.

Just want to reiterate that that point.

Another consideration related to the Planning Act is is that the the yes, the deadline is 2026 spring of 2026, but that includes also updating our not just our plan but the related codes and and and regulations. And so that is.

Another another piece of this that we still have yet to get to. So we don't have as much time as we might think and.

And so.

Those are.

Those are two, two aspects of of this just to follow up on.

It's been an Erin.

I think Shane.

Oh.

Not necessarily.

I'm curious to understand.

And Karen might actually be the right person to answer this question.

But let's say somebody in the in the county looks at this growth policy and they say, oh, I have the opportunity to change my zoning because the growth policy.

Is recommending something higher.

Does the county need to lean on the growth policy in the same way that the city does if it's not annexed?

That makes sense.

I think I'm understanding.

Let me take a stab at that.

If a property is, is remaining in the county and they have no desire to annex in, that property would develop under the county's current growth plan, and the county's current zoning.

What our plan says would have no bearing on that development where our plan has bearing on that development is when that development wants to annex into city limits and then we would look to our growth policy.

To determine what that place type designation is and we would recommend a zoning upon annexation that's in alignment with that, please type in that associated zoning designation.

But if if that property doesn't wanna annex into the city, then there's there's no path for us to apply that or for that to become.

Any part of a review criteria under the county that answers my question perfectly.

Thank you.

Thanks Shane.

I I also think under the county's new growth plan, E Missoula, most of it is like live work or neighborhood center. And I think both of those allow for various types of multifamily commercial.

I don't want to speak for the county.

My question was kind of related to tune question about are we gonna, you know, actually be able to hit the numbers that we need to hit and that brought me back to page, the same page that we're talking about, 57 of those.

The draft land use plan.

I'm just gonna read it really quickly.

It says it is reasonable given these factors.

It is reasonable to set a target for housing capacity at least three to four times the projected need by setting this target, the city is planning for the uncertainty of future development activities, development activity that makes sense to me. And then I go down to what the actual.

Capacity to need ratio is with the.

Map as proposed in this plan and it says 2.8.

Which undershoots the ratio that we need to hit our numbers.

I guess my question is why one and two if we want to get into that three to four ratio, which I do because I want to hit our numbers. I want to have an 8% vacancy rate.

What are some changes that City Council can make to this land use plan to ensure that that ratio goes up to between 3:00 to 4:00, ideally close to four?

Thanks.

Yeah.

Respond to that question, I would point.

A little farther into the plan, the next page on page.

58 that.

Describes that during the future growth scenarios, community engagement cycle, different scenarios for future growth compared concepts for growth and highlighted potential growth strategies. Some of the scenarios tested for broad capacities with corollary land use components and these were favored based on community input. The capacities indicated in.

So basically this is kind of the.

And I'll try to make the capacities indicated in the future growth scenarios that were developed for those those open houses that we hosted in in July to to test out the future growth, you know, differing future growth scenarios.

Offered a range from 2.7 to 5.7 capacity to need ratio, but those ratios were based on assumptions such as intensive residential development at the very highest density allowed and assuming full residential development in all commercial areas, so that. Assumptions in that model.

Were were different.

They were more permissive.

They were more, you know, liberal versus a more.

Constrained model that was used for the capacities that we've measured for.

And and supplied in the plan that.

We think are kind of the the conservative estimate for for capacity to need ratio. And So what we would.

What we'd say is, you know, neither one is going to be absolutely accurate and that, you know, probably what we would expect and and out of the out of the plan is somewhere in between those kind of highest possible ceiling and and kind of conservative estimate. So we.

We do think that the plan.

Is setting us on a course to allow for capacity in that in the range that we're saying we should be aiming for.

To add, maybe for folks watching at home too. I'm I'm not a planner. And so sometimes I even I get lost in the models and the terminology, but the the initial model really looked at what capacity would look like if if every area developed at the highest Poss.

Density and the highest possible housing type. What we looked at with the second model was a more conservative model, not what was possible, but what was feasible. And what provided more of a blend of units that were likely to see in a blend of housing types that were likely to see happen on the ground.

So because that modeling was much more conservative hitting that 2.8 target, I would argue is actually going to provide us more capacity than hitting a three to four time target in a model that is just looking at opportunity and is less likely to be able to.

Demonstrate what's going to happen on the ground today and so.
That that gets really wonky.
But essentially, we feel like that that more conservative look that more likely to happen, look.
Provides us really good opportunity to meet our goals.
Other questions?
And.
We think we're nearing the end of questions.
Then.
I'm looking to my friends again to figure out if we wanna continue to push forward.
Go ahead, Josh.

JS **Josh Schroeder** 3:50:15

Good evening everybody.
So just one question, a specific question on page 20 of the land plan.
In the second to last paragraph, the sentence says by 2027 it is projected that 94% of infrastructure and effectively accommodate projected population growth.
I'm not.
I think maybe that.
Is a.
Mistake. Or maybe there's a few words left out.
I can't quite make sense of of what that's supposed to say.
And then I I had a question that relates to annexation and kind of coordinating growth policy with the county. One of the benefits that that we have on this consolidated board is that we see proposals for both the county and the city.
So we kind of get it a little bit of insight into where, you know planned growth.
Is in both in both locations.
And.
So one of my questions relates to just how the plan considers growth in the county.
Particularly in the Y area, I mean it acknowledges, you know, the kind of the complex infrastructure needs of that area that is at least partially within the city's utility service area.
It also expresses concerns about the cost and impact of accommodating Missoula's Missoula County's growth projections for that area.

But it doesn't, at least in my estimation, appear to offer really any concrete solutions for coordinating or planning growth in this area with the county.

And I was just wondering if it would be beneficial to have maybe more of a formal framework or a way to collaborate with the county.

On growth in this area, particularly given that it's within the utility service area of the city but not in the city limits.

And we've seen a lot of proposed growth out there with the Grass Valley subdivision and Industrial Subdivision and some of the infrastructure challenges out there.

AR **Analeshia Rodriguez** 3:52:24

Aaron Panet.

JS **Josh Schroeder** 3:52:33

So just curious how how the city was looking at that?

AR **Analeshia Rodriguez** 3:52:38

Can talk about kind of our planning, collaboration and how we address the wide area in the plan. And then Aaron Wilson might be able to share some with us on specific infrastructure conversations out there.

The why is called out as one of several projects or sorry areas in the plan where we aren't making any real recommendations at this time.

And that's because there's still a lot of unknowns in that area and we don't feel like we have the information to to assign a place type that that adequately addresses planning because there are a lot of answers to those infrastructure questions that we don't have and we're working.

Together on the city and the county do have a structure that was created by Interlocal agreement called the Urban Growth Committee, and that is a group of Directors and planning staff between the city and the county we meet on a monthly basis and we do this.

Act, work that oftentimes then comes up to our elected officials through various committees on the county side and with the Missoula City Council as well to our board of County Commissioners and our elected officials at the City side.

But staff do have that forum to really be working through those potential

infrastructure solutions at the Y.

Aaron Wilson, planning manager for Public works mobility.

JS Josh Schroeder 3:53:58

Yeah.

AR Analeshia Rodriguez 3:54:01

And I would just add that the in addition to the land use plan are part of the infrastructure planning for this is through the the MPO which we heard about earlier. We're going through a redesignation process, but we're still continuing that work and that long range transportation plan is required to look at regional growth and coordination between all the different entities.

And and so that is a venue where we can really look at what is the county planning say for the why, what are the infrastructure needs, how does that impact?

Other facilities, if those folks that are living there are coming into the city, what does that mean?

What sorts of investments do we need to make to help support that and and how would we prioritize those versus other needs that we have around the region?

So I think it's a really good question and I I think the why is one of those areas of maybe like, like Aaron said, a little bit uncertain and there still needs to be work. The county's working on an infrastructure plan right now in terms of Infrast.

Needed in that area.

Part of the Long range transportation plan we've looked at that as a potential future growth area.

What that might mean, and we're trying to figure out in in our own transportation modeling what that means for for infrastructure serving the Y.

So all of that is to say that I think there's a lot of coordination and thinking about that and.

You know, I don't, I don't.

The plan is that that growth is going to happen immediately at the rate potentially projected by the the county. And so we just need to factor in when do we start needing to invest, when do we need to start investing in that infrastructure to serve it. So, so.

I think there's still a lot of potential to really think through that outside of even this

land use plan, use plan and and use these other tools to.
Figure out what we can serve and how we serve it and when.
This is Lavelle means and just to respond to your.
Point about a sentence on page 22. Yeah, it is.
An incomplete sentence and we can fix that.
It's information that would have come from the community profile, so it just can take
a little time to go back to the community profile and get the reference right, but we'll
fix that.
Thank you for pointing that out.
OK.

KH **Karen Hughes** 3:56:12
Can I add one thing?

AR **Analeshia Rodriguez** 3:56:13
What you need there, Josh?

JS **Josh Schroeder** 3:56:17
Yeah. Thank you. Yeah.

AR **Analeshia Rodriguez** 3:56:17
Go ahead, kir.
All right, go ahead, Karen.

KH **Karen Hughes** 3:56:20
This is Karen Hughes.

JS **Josh Schroeder** 3:56:20
I'd like to hear Karen.

KH **Karen Hughes** 3:56:21
Yeah. This is Karen Hughes with Missoula County.
I agree with everything that the city put forward.
I guess I would.

I would modify slightly that I don't think the county anticipates the growth to happen at the Y instantaneously at all.

That's a growth area that we anticipate developing over time. You know, part of what we did in our planning effort was to try and think about where the county could accommodate growth and that was one area.

When we think about the region.

Whole part of our support for the city's work is to accommodate, you know, growth within the city.

That takes pressure off of places in the county where it may take more time for infrastructure and other elements to come into place to make sustainable, viable communities.

JS Josh Schroeder 3:57:00
Play.

KH Karen Hughes 3:57:09
That being said, that infrastructure planning process is intended to take take a look at what does the phased out plan for infrastructure development look like?
And that will be coming to the planning board.

As part of the review process.

There was one. One other piece is that under the new Montana Land Use Planning Act, one of the key kind of constraints.

City really has to think about is they they're kind of limited on where they can plan for growth.

They actually have to have infrastructure viable and in place or soon to be in place to support that growth. And so in an area like the Y, where it's still a bit of a patchwork and it's going to be complicated.

It's it's probably not ready for them to plan for growth in that area.

JS Josh Schroeder 3:57:55

Yeah, I think that makes sense. I think some of my concerns just stems from seeing some of the planning that's going on out there and what this focus inward the values right and the strategy in this plan.

Is there the risk of having unmanaged sprawl or leapfrog development occurring out

there?

Right, given the infrastructure challenges and that, yeah, just.

KH **Karen Hughes** 3:58:22

Yeah. And I think that the county is not, you know, there is the potential for growth to occur all the way out there. But we've also considered that areas to be a kind of potentially a sustainable node, somewhat independent as well as a possible way of doing that.

Growth so.

All remains to be seen.

Much more planning to do.

JS **Josh Schroeder** 3:58:46

Thank you.

AR **Analeshia Rodriguez** 3:58:53

Any other questions?

And if not, just go ahead tongue.

Yeah, just a quick question. I wanted to give the staff a opportunity to respond to the comments that are on.

This man is an area that also kind of falls in that category of more planning needed for us.

You know, we we agree that a future vision around mixed-use that that brings in more.

More families, more potential residential in that area is worth considering.

The reality is that area today serves as one of a few areas in our community that is zoned for heavy industrial and there is a lot of heavy industrial there today. And so there are considerations about.

How those two uses can be served safely next to one another and how we would plan to replace some of those industrial uses in our community. And so it's a recognition of what is existing on the ground there today and the need to have more community conversation and.

Do some planning before we make a really dramatic shift to move it kind of heavy

industrial area to an urban mixed-use that could potentially bring in a lot of residential in a short period of time.

AR **Analeshia Rodriguez** 0:15

Is that something?

Sorry, maybe I'll just follow up on that. You know, so the plan will be revisited in five years, but.

You know, there's a reality that there will be changing conditions that come up sooner than that and, you know, not on this five year cycle.

What is?

What does that look like in terms of minor updates to the growth policy?

You know there's.

You know, there's other industrial areas, industrial uses existing in the, you know, City, County right now that have maybe recently gone out of business.

And you know, we want, we want a future vision.

You know, we don't wanna necessarily title these things with, you know.

I can see, I guess maybe I'm saying I can see their point about, you know, wanting to envision what this thing is going to look like in 2045 but.

I understand that it might be risky to just all of a sudden label that right now so.

You know is there.

Is there a way of tracking these conversations and making sure that we review these?

You know very specific parcels at a regular interval so that we don't miss the boat, you know, every five years.

Yeah, that's a great question. And there are lots of opportunities.

And so first I'd point out that we have a legal mandate to revisit the the land use plan every five years.

We may find that conditions on the ground change more quickly and we need to revisit it more often.

Than five years.

There is also the possibility for.

Landrys plan amendments as well. You might notice in in the section of the plan where we talk about areas where more planning is needed. The North Reserve, Scott St. area is specifically called out.

There that Missoula Redevelopment Agency will be undergoing an update to the North Reserve. Scott St. Master plan because there is a similar parcel. Roseburg Lumber that is currently for sale and being considered for redevelopment.

That is a heavy industrial site as well, and and there's going to be kind of a very robust.

Planning process around what?

The future of that site looks like so the North reserve Scott St. Master plan, once updated, can be incorporated into the land use plan with appropriate map changes being made.

That doesn't have to happen on that five year cycle.

That can happen when that plan is is complete in the Community, has kind of given their endorsement and ready to move that ahead. And so we have the ability to do kind of concentrated planning.

And bring that into the plan. Outside of that five year cycle.

Great. Thank you.

Sorry, just just a quick elaboration on that.

So what does that process look like for the communities?

Say something happens to to your previous example.

How long would that would that process take for them to actually get it ratified and and rezoned?

So each master plan process, you know the the time probably is really dependent on the individual area, the planning that needs to go into that infrastructure implications. There's a lot to consider.

So those all might look a little bit different in terms of bringing them in as kind of an amended or I think we're calling them area plans.

Yeah, a targeted area plan associated with the growth policy that would move through our elected bodies just like other things do.

And get approved and then.

Amended as part of that process into the plan and so there would be the normal kind of adoption process.

We're not. We're not talking about, though this, you know, two year process that it took to create the land use plan that those would be targeted and they would be brought in as a targeted change to the land use plan if that makes sense.

Yeah, it it does.

So essentially the I mean.

They're. I guess I'm what I'm getting at is, is if something like, you know, major happens in the word of the community wants to change it.

Because you know, something happened in a neighboring community. What? Not. What I'm trying to understand the feasibility of getting it changed before the next five year cycle happens, right?

Yeah, yeah, that's very feasible. And and I think the Roseburg lumber parcel is a great example of that.

It's it's always been industrial because it's always been Roseburg lumber, but as soon as we learned that now we have 260 acres within the city of Missoula that could potentially support filling a huge housing need or bringing different services to our community, that's a really.

Exciting opportunity.

We don't wanna wait five years to to start that process and so we can start these targeted master planning processes and then bring that master plan recommendation into the land use plan and the place type map when it's ready.

I have a question about how once the rezoning is complete, everything is complete. How is it communicated to the citizens?

We had a person come in for a public comment on one of our one of the things in front of us recently where.

The people didn't know that their area, the growth plan for their area, was higher density zoning like they had no idea.

So I'm just curious how everyone in Missoula will know what their.

Is a plan for their particular property that they own.

Hello, I'm Emily Blunt and CPD. I I have been quiet today but I'll answer this question.

Similar to the land use process that we're going through now and the robust engagement that we've performed to get to this point, we will have a similar level of robust community engagement to update the zoning map and update our zoning code and.

The details of that are yet to be determined, but we expect in kind of the first quarter of next year to.

Have similar levels of, you know, widespread community events, stakeholder meetings, connecting with community members to really.

A like make the connection between.

What does what we adopt in the land use plan mean for zoning kind of carry that thread forward?

And then what does that mean for your property and future development once we get there, but.

Yeah, similar to this process we we plan to bring people along and kind of educate and do that engagement along the way. And then once this is all complete, I think our job will not be done. I think there will be.

A period of engagement and education just about the implementation of everything. And as we're adjusting to new codes and new zoning.

Our team will kind of still be supporting the community with understanding what that change means and especially.

With the change from the Planning Act that limits.

The amount of public engagement that we'll see on individual projects, it's really important that we help folks understand what that means in this phase and make sure that what we're adopting is.

With our goals.

I still want to know how every.

Homeowner would know like I feel like there's a gap or like would it come through on your tax bill that you now your zoning is different or I don't know, like how would how would someone know unless they go online or unless they're because a lot of people?

I think we only.

I don't know the percentage of. If you've calculated the percentage of people that you contacted in so far, so say it's 5%. What about?

Or 10%.

What about the 90%?

Other people.

Yeah, I I think there's a number of ways that we can reach people and.

Our goal that we've approached with the plan and we'll carry this forward with the code too is.

Using as wide a variety of methods as possible.

So for example, for the land use plan we had our online engagement, but we also sent a flyer about the draft land use plan in utility bills.

So everyone that gets a water bill got a little flier.

We have newspaper ads and legal ads.

Did radio ads.

We did bus ads, I think, and we're always open to more suggestions so.

So yeah, I think trying to hit every angle of where people get their information will be our goal. Good question.

Let me formulate this OK.

Why did you feel it was important to state a typical parcel size in the place types at this high altitude nonregulatory document it kind of.

Eludes to code then.

Well, that that lives in zoning code, typically.

Maybe not typical, but minimum or maximum lot width, slot depths, etcetera.

This this plan talks a lot about the form and the built environment and trying to allow building based on form and not typical parcel size for example.

At surface level, I would suggest that they'd be removed from this document and focus on that in code reform.

In one of the major limitations and malfunctions of the swift decay form based code, was it tried to do both?

Tried to regulate form but also regulate traditional Euclidean zoning, and it fell down.

So can you speak to why it's important to state a typical parcel size or even comparable zoning for that matter?

Sounds like we're gonna. We're gonna team up on this answer, I think.

But I'll start things off, I think.

Yeah, I will say it's been one of the one of the challenges of the developing these typologies, these types.

Both for the place types and the street types has been to find the line between qualitative and quantitatively describing them and.

That.

We've tried generally to error towards being more more descriptive and and more. Umm.

Not indicating a specific standard or or measure, but there there are certainly some components or or.

Some of the pieces of the place types that that do that.

The height is the same.

You know, we're indicating some specific up to specific number of stories, but the you know the the goal with this approach is is to try to.

Make these land use conversations more tangible and more transparent.

And and to be able to relate to them and have kind of an experiential understanding of what they're saying, that that is more.

That that helps us to have these conversations.

Not, you know.

In a setting like this, but also for, you know within amongst.

Or throughout the community on a level where you know to some degree, hopefully you can look at these descriptions and.

Kind of look at them and get a sense of what that might look like in in a given place or in your neighborhood or.

For and and what that might indicate, the the type of growth and change you might expect to happen in a given place in town.

So with that being said, go on to your question the the reason that we include the the actual parts, you know a specific parcel size is that there there is a tie in.

To how we've.

Selected the the place types and and developed them and designed them.

That goes back to previous efforts in in the Armouzi project.

That you may remember the tie back to prototype testing that was done to help us to.

Evaluate.

You know, for for one thing aspect that that was part of the methodology that was used to develop the equity and land use report and and so and.

So that's that's one kind of basis that has been carried forward into developing the the place types and and similarly the Community form analysis that we've been talking about looked at kind of different typical parcel size related to development patterns that that have.

That occurred as Missoula's built out and so.

They are, you know, specific numbers, but they do tie back to kind of a a general pattern that we've that we think we've established previously in the in the project.

They're meant to be relatable so that you can get a a general.

Sense of what?

You know what?

What is the size of a given parcel on this type of place type that you might expect to find and then Add all these other components?

Play out, you know, with regard to the form and another build scale and whatnot.

I'll just be brief.

Related to the use of the parcel average parcel size as Ben mentioned, that has to do also with the ability to be able to see what something's going to look like and we need something that is.

Transferable to being able to run capacity numbers and we had talked about how density.

His just number and doesn't really give you that comprehensive experience of place. That is a, you know, a underpinning of this.

You asked about form and form is one of those elements that is.

Connected when we are talking about that place, intensity, form, mobility and.

Another thing.

And then it also is inherent with the equity principles.

So it really kind of grows out of the way to be responsive to places for all in existing community experiences in existing neighborhoods.

So I think that's where form comes from and it also is a.

Key component to supporting missing middle and then the other thing you asked about is about comparable zonings.

Why we have that and it actually is a requirement of the State act that we talk about.

What would be comparable zonings in our our land use plan?

Thank you for that. Appreciate it. Do you do you see a potential limitation there at time of implementation?

And off the Dome here an example would be, you know, a house in the slant streets that actually has two underlying parcels and a landowner or developer wants to do a boundary line relocation to make the back half of their property developable with for sale or etcetera. But.

That when if they let's say they have to ask for a waiver, deviation or.

Some sort of amendment or flexibility from the code, but we need to a governing body like ourselves has to look at this and we see a 5400 number.

That'll be a direct conflict and limitation to that simple development plan.

And I don't disagree with anything that you all just said.

It just looks like a potential obvious limitation at time of implementation, and I think that this plan can.

Portray code and form and give someone a tangible view without giving a number.

Thanks. You know this is a comment that that we appreciate hearing and we'll I I think it's something we need to we'll continue to to think about and revisit. I I would just.

Against well.

Our intent with these place types is to provide policy guidance for the eventual code writing and code update.

And so, you know, we don't want this. These descriptions to be conflated with specific standards or specific requirements at this time because that that's still the common still to be determined and how that might apply.

For a situation like what you're you're describing is something that we will be working through during that that effort.

For a few minutes after 10:00 and I wanna look around and see if we have it in us to.

I think if we're winding down on questions, we can maybe be done in about.

Half an hour.

Do we wanna continue to push and try to?

Or would we like to delay until?

A couple of weeks from now.

I think if we have an appetite for recommending the motion, for instance with the addition of take up public comment into consideration at the end.

And it's, you know.

I have the band with for another 15 minutes but.

People agree, OK.

If we're winding down on questions.

I would entertain a motion and maybe.

Is there any chance we could get that up on screen?

If not it it is around the back of our agendas.

I bring it up here.

Wanna look at the motion?

Maybe it's not important.

But I will take a motion if somebody wants to, I'll be happy to give it a try.

I recommend that the Planning Board resolve to recommend that the City Council

adopt the our Missoula 2045 land use plan and place type map attachment to an exhibit A as missoula's new governing land use plan. Based on the information and considerations in the staff report.

Through this action, the City of Missoula is repealing the our Missoula City Growth Policy 2035.

The associated future land use map.

And repealing all existing neighborhood plans developed prior to the adoption of the 2045 land use plan, except the 2023 Missoula Midtown Master plan, the 2026 to 20 master Plan Ologies and the 2019 Missoula Downtown Master Plan, which shall remain effective in.

Controlling and adopted.

As area plans under the 2045 land use plan.

And take public comment into consideration.

Thank you, Peter.

Do we have a second?

2nd I'll second seconded by Lynn.

Discussion.

Alright, Derek. Yeah, just.

Just reading this this motion here, it did not mention like the Scott St. Master plan and I'm wondering if that among other kind of.

You know, plans would be also a a part of this.

So we we don't name.

Specific plans area plans that are in motion, really. It's that will be, you know, debated by our Missoula City Council in terms of if they want additional plans to be considered as part of that. And then as those plans come forward in the future. But at this point.

In time, we're recommending those those four specific plans and then other plans, the determination about them being brought in as.

In Associated Area, plan will be made on it.

Kind of plan by plan basis.

Makes that makes sense.

But you wanna kick us off with discussion?

Discussed out.

Kick us off. Why not?

First of all, I really wanna thank the public for being here.
Thanks for bearing with us tonight. I know it's been a long meeting.
And your engagement here tonight throughout this process has made this, I believe, a fairly good outreach.
And I think it's been a really good process and credit to the staff and credit to people showing up.
Wanna thank you for being engaged and providing really valuable input.
You know, I'm really hopeful with this plan.
You know, I'd kind of share Chris's sentiment.
Chris left, I guess, but.
You know, it's a, it's a really good step in the right direction and and I don't believe that it's all the way there, but that's what this iterative process is all about and.
So I'm I'm really hopeful that we're gonna use it and we're gonna figure out where the holes are in it, and then we're gonna patch those, and we're gonna keep moving forward.
You know, we made it.
We made this into the motion, but I was also going to make a comment that I think you guys have done. A staff has done a really great job of.
Addressing the public comments so far and.
I really encourage you to continue that process moving forward. That's why I feel comfortable.
Voting yes for this tier tonight is because I have that confidence that you will take these into consideration and make appropriate recommend, you know, changes.
And meet with the appropriate groups to make sure that everybody's represented.
In a.
In a positive way.
Guess I already gave a roll away. The end where I plan to support this.
And I'll leave it there.
Go ahead, Rick.

RH **Rick Hall** 24:37

No, I didn't want everyone to think that I was not paying paying attention, but.
I'll just say that generally, you know, there are times when.
In what we do, we just sort of have to trust the process.

And it's been, it's been quite the process and you know, point out again that these, these are things that are thrust upon us by the state legislature.

I'm a county appointee.

This does not affect the county areas, as was pointed out the city.

Can.

Certainly adopt things that are meant to guide future growth.

In other areas, but.

You know, I've. I've been watching this and following it as it's been.

Running through the process and you know I, I I supported as well.

I I definitely trust the process and I know it's a it's an evolving thing.

You know, this is a new new concept for us.

And I'm kind of looking forward to it.

So that's my only comment.

Oh, and my camera's having a problem, by the way.

AR **Analeshia Rodriguez** 26:13

I'm going to support this as well.

And I agree with a lot of what we heard from the the public about.

The the future of Missoula.

I was initially I was concerned about the focus inward aspect of things. We've talked in the past on this board about.

Units of interest or areas of interest, I guess in the city and not and thinking about the city as having different.

Thinking about it is in different.

In different parts as parts, but as I read through it and listen to everything that people talked about.

I realized that we are thinking, you know from a from an altitude, the heterogeneity is good.

And the steps that we've gone through to go from the plan to then zoning next I think is a good one, so.

I'm very optimistic and I'm I'm gonna support it.

Go ahead, Josh.

JS **Josh Schroeder** 27:33

My plan to to support it as well. I I think that it you know it acknowledges and attempts at least to tackle.

Some of the most pressing land use and and development challenges that we have in Missoula, you know primarily the severe housing shortage.

I think it attempts to address that in a balanced way more inclusive way it tries to distribute, you know more and more diverse housing types across, you know all. Or most neighborhoods.

I think it tries you know to address the current lack of affordability and. Through simplifying zoning and and land use regulations.

That said, I think that the zoning codes that are developed.

For each place type you know are gonna be very important, and that's really gonna what's what's gonna dictate what can be built in each of these place types and the diversity within each of those. So I think.

You know, there's still a lot of work to do there, and it'll be interesting to see kind of how that, how that takes shape.

But you know, I'm a fan of the focus inward growth strategy.

You know, more compact, sustainable development to help us minimize sprawl.

You know down the bit route where where I live in the northern Bitterroot and some of the other, you know, outlying outlying areas, there's sensitive lands out there, there's ag land. And to the extent that we can make more efficient use.

Of land and development opportunity, where there's existing infrastructure.

I think we should do that and I think that this plan does a good job of good job of that.

So I I plan to support it.

AR **Analeshia Rodriguez** 29:33

Umm, I'm gonna support as well and echo everything that my colleagues have said here.

Just wanna give another shout out to staff, you know this.

Document is remarkable.

It's obvious how much effort and thought was put into it. You know it's it's dense, but it's eloquently presented.

It was challenging just to poke holes in it and ask questions that.

Could have a concern.

And so that's really impressive. And and kudos again.

I would urge staff to continue to shout from the rooftops that when this whole, our Missoula project's done, there's going to be less public comment opportunity.

It's front loaded and now is the time for our community to tell us what they think so.

Continue to make that abundantly clear in every way possible.

Thanks for all your work.

I'd also like to support it for everything that's already been said.

Of course, encouraged to continue consideration of the public comment, and also I'd like to congratulate y'all on on the on the report, you know, to Danny's point, it was it was dense, but I mean it was just, it was thorough, it was solid and kudos you all.

I can imagine another scenario where we.

Where we don't vote this, you know, in favor of.

And that would be a scenario where.

I'm losing my thread here.

I'm not gonna go there.

So I mean I I love this plan.

It's great.

I feel really proud.

Of all of us, but most importantly, all of you in this Community like I live in Missoula and all of us, many of us live in Missoula because of the hard work and because of the institutions and the work that you guys are part of to, you know.

To make this possible so.

Yeah, I guess I should note.

Peter asked that he feels confident moving forward with this.

With this resolution, with the understanding that, you know, city staff is going to continue to listen to to public comment and see that that's incorporated, you know to serve the best interests of everyone in our Community and by all regards and aspects of what we see in this.

Plan in front of us and all of the amendments.

And all the the plans that have supported.

Getting this to where we are at today. We're on the right path and I I'm definitely planning to support this.

Anybody else?

So I I joined the planning Board specifically because I was concerned about

Missoula's growth and being part of this process is really encouraging 'cause, I feel like as a lot of folks have said, it's been an incredibly thoughtful process. I had the honor of being on the.

Advisory Board as well of this and it's been an incredibly informative.

Process and and just and just for everyone's benefit to see the effort first hand that everybody put in was was really amazing.

I plan to support it.

Give me weird if I didn't, but I will encourage and a couple of us talked about it. If we can do more.

I mean, I've been pretty consistent with my concerns that I don't know if this does enough.

And we talked a little bit about the capacity versus need ratios.

Again, very thoughtful, but if at all possible, I think we can and should do more.

Missoula got to this into this because of the 2008 housing crisis.

Just when things were starting to recover, we got hit with COVID and I think that this is an opportunity to offset that.

We need a spark and I think we should be bold.

So if if at all possible in the next however many months, try to do more.

I'm not actually a voting member tonight, so I'm gonna keep my comments super short.

Just an alternate and everyone had great attendance tonight, so I'm just here for show. Not a very good show.

I will just echo what tone said.

I agree with him. I think this is a great plan. If I had a vote, I would vote for it.

But I do share that sort of lingering concern that this is almost but not enough in order to prevent.

The problems that we've seen across the community due to our housing shortage.

I think that a capacity to need ratio 2.8 if that's just the conservative estimate, I I still think our conservative estimate should be in the threes to get in the weeds with the numbers. And I think there are amendments changes that City Council can make that.

Will get us there expanding more multifamily.

In the place types.

Maybe going very light with restrictions on design and overlays. I think that will

really.

Could really end up killing a lot of projects that would otherwise be allowed under the place types of the plan. But I do wanna recognize that. I think Missoula is the first major city to go well. I think Lewistown maybe is a similar point in the process now.

Missoula is the first city in Montana to go through the SB382 process.

And that's really cool.

And I think the CPDCPD has done a great job getting community engagement.

I think there's some other.

Cities about 3 hours east of here that were had some a rougher time in terms of community engagement and had to put their their process on pause.

Missoula did not run into those obstacles, and I don't think anyone would accuse the city of doing that.

I think the community engagement was excellent in this.

And again, I don't have a vote.

If I did, I would vote yes.

Otherwise, thanks everyone for coming to give public comment and speaking about the this great draft land use plan.

Right. I just want to thank you all and thank you for listening 'cause. I really feel like that's happening through all these engagement events and reading the public comment 176 pages of public comment is a lot and to actually take that into account and.

Answer people's questions and respond when people make comments.

It's it's. It's beautiful.

The other thing I would just say is just to remember why we live here.

Is the historical nature of the community in the community feel and you know, just keeping that as an underlying core value for us going forward through the zoning?

So thank you. Appreciate it.

A roll call vote please.

I'll call it vote Lynn Davis, yes.

Derek kamrasher, yes.

To inform.

Yes.

Josh Ritter.

Danny oberweiser.

Peter Benson.

Recall.

RH **Rick Hall** 37:39

Yes.

AR **Analeshia Rodriguez** 37:41

Famous fountain.

Shane Morrissey.

And it is unanimous.

The motion passes.

Thank you.

And we just have a few more hours worth of stuff to get through.

So if everybody can.

Communications and special presentations.

We don't have anything there.

Committee reports.

Yeah, there was a TPCC committee meeting today.

There was mostly presentations, informational presentations on some budgeting issues. We already covered the reset designation of the MPO to the TPCC specifically so we know about that and there was a presentation on the reserve St. and the Mountain Lion.

So.

Great. Thank you and congratulations on potentially becoming the MPO of.

Missoula.

Old business.

There's no old business.

I don't believe that there's any new business.

Comments from planning board members.

Does anybody wanna make additional comments?

Miss Shawn, I miss Shawn.

But thanks for bearing with us tonight.

Really appreciate your thoughtful consideration of these really important things in

our community and willingness to stick it out for a little while longer. So thank you.
We'll adjourn.

● stopped transcription



Our Missoula 2045 Land Use Plan, Public Hearing

Consolidated Planning Board
November 19, 2024



Agenda:

Introduction & Hearing Overview

Our Missoula Project Intents & Goals

Planning Act Intent & Requirements

Project Engagement Approach & Summary

Public Input on the Plan and Updates

Overview of Plan Contents

Adoption Considerations

Board Recommendation

Introduction & Public Hearing Overview



Hearing Overview

The draft Land Use Plan is being considered at Planning Board & City Council.

See below for the adoption draft of the Land Use Plan, public hearing information, and how to provide public comment.



Public Hearing Schedule

- Missoula Consolidated Planning Board
 - Tuesday, November 19, 2024, 6:00 p.m.
- Missoula City Council
 - Hearing Opens: Monday, December 9, 2024, 6:00 pm
 - Final Consideration, December 16, 2024, 6:00 pm

INTRODUCTION

Hearing Overview: Associated Materials

1. **Staff Report**
2. **Our Missoula 2045 Land Use Plan (Adoption Draft)**
3. **Appendices to the Plan**
 - A. Community Profile
 - B. Our Missoula Equity in Land Use Report
 - C. Our Missoula Code Diagnostic
 - D. Our Missoula Community Form Analysis
 - E. Our Missoula Development Guide 2021-2022
 - F. Community Engagement Summary
 - G. Additional Resources
4. **Public Comment List**
5. **Agency Memo**

Appendix 3.A. *Community Profile*

**Existing Conditions and
Projected Trends relating
to.....**

Sections | *Community Profile*

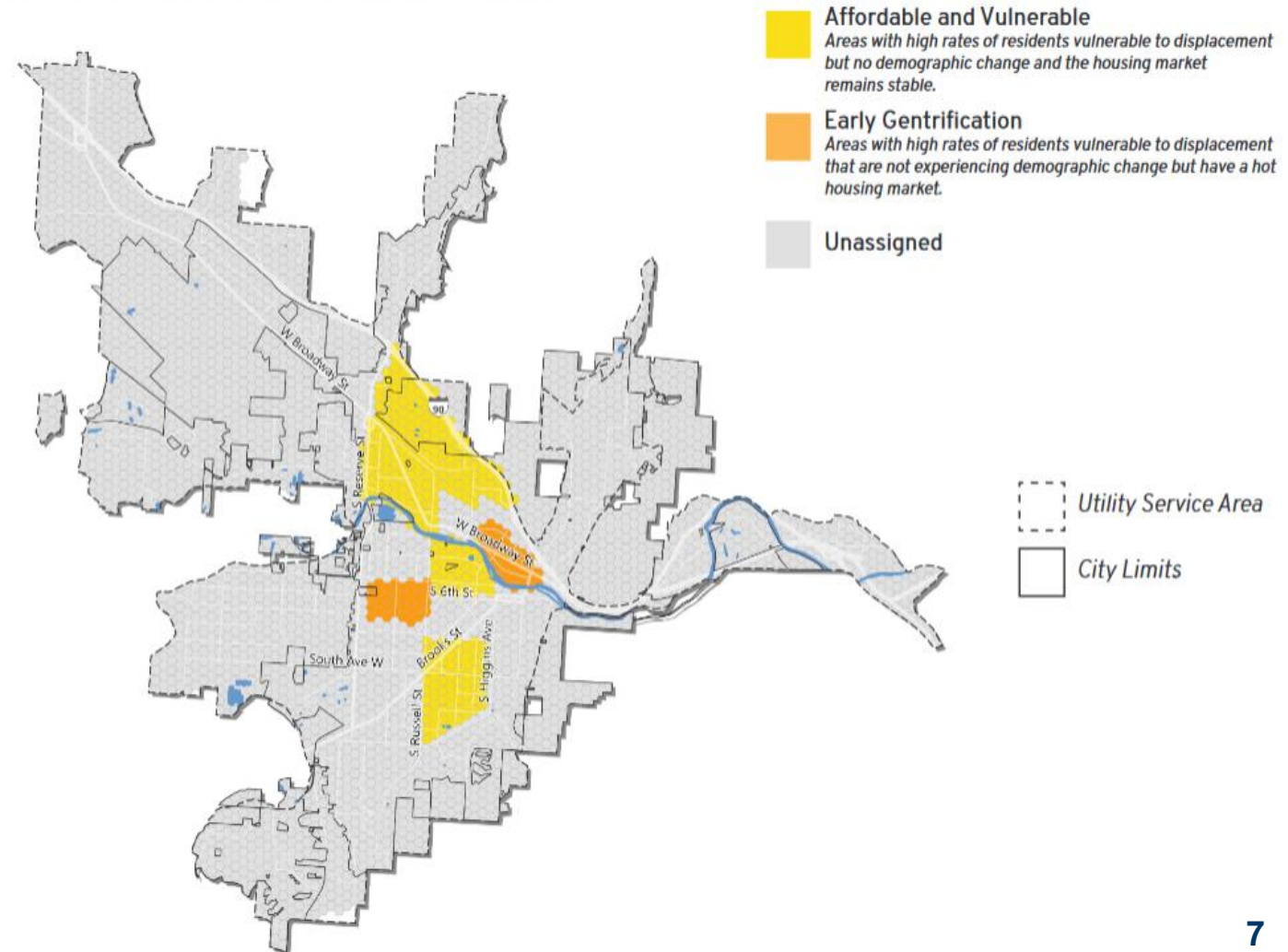
- 1 Population & Demographics
- 2 Housing & Projected Housing Need
- 3 Local Services & Facilities
- 5 Economic Development
- 6 Natural Resources
- 7 Natural Environment
- 8 Natural Hazards
- 9 Livability

INTRODUCTION

Appendix 3.B. *Our Missoula Equity in Land Use Report*

- Evaluation on the City's Future Land Use Map and Zoning Districts
- How racial, economic, and opportunity-based inequities are shaped by Missoula's:
 - Past Inequities
 - Restrictive Zoning Districts
 - Future Land Use Map
- Provides **6 principles** for the Our Missoula Project

FIGURE 20. NEIGHBORHOOD GENTRIFICATION TYPOLOGY



Appendix 3.C. *Our Missoula Code Diagnostic*

Evaluation of

- Alignment with Adopted Policies
- Code Format and Organization
- Development Permitting Process

Provided guiding principles for the entirety of the Our Missoula process

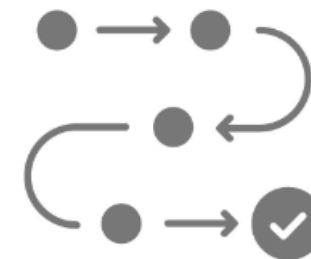
- Land Use Plan
- Code Reform



Alignment with Policy



Code Organization



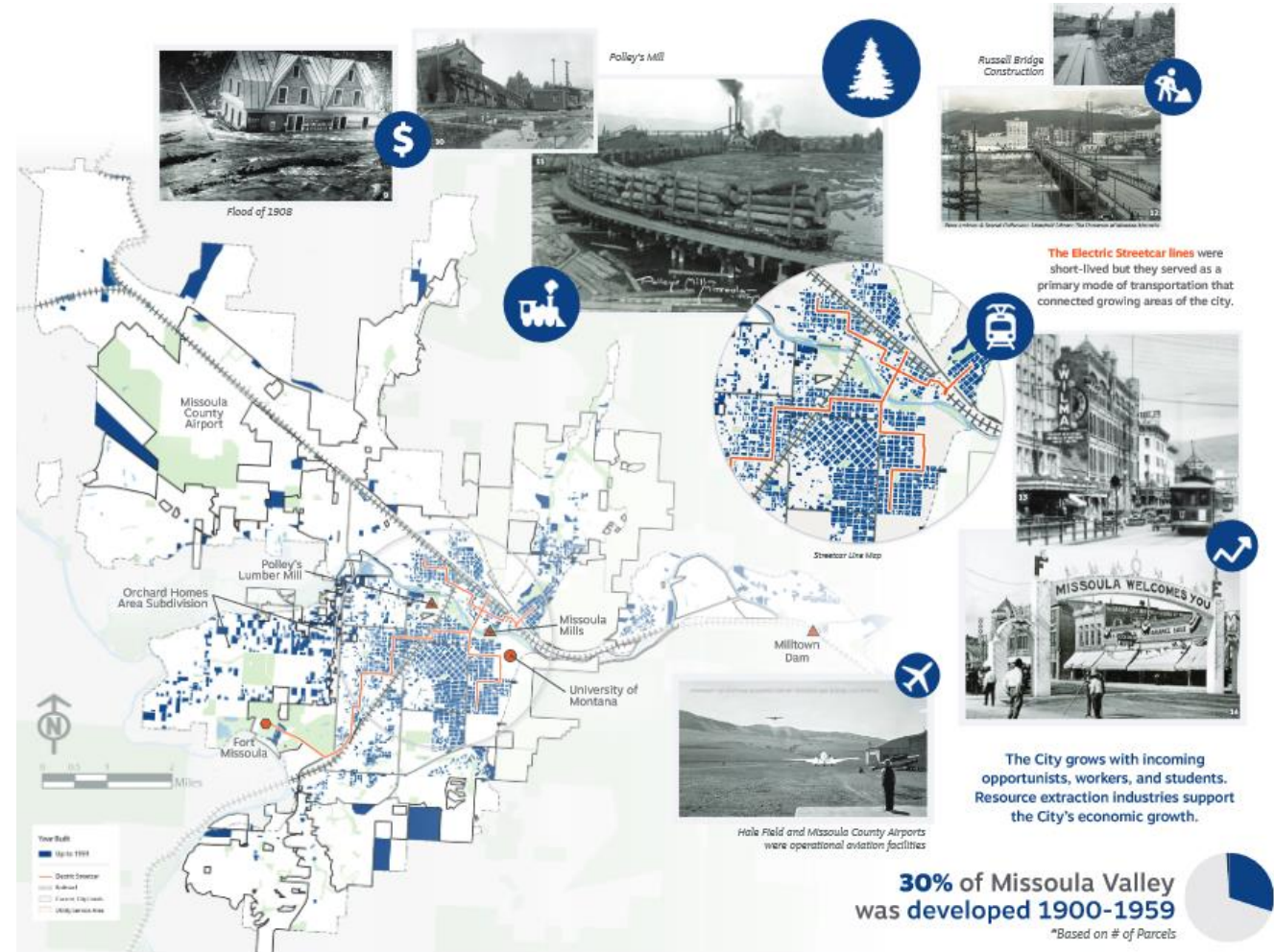
Development
Review Process

INTRODUCTION

Appendix 3.D. *Our Missoula Community Form Analysis*

History of Development and Community within the Plan area

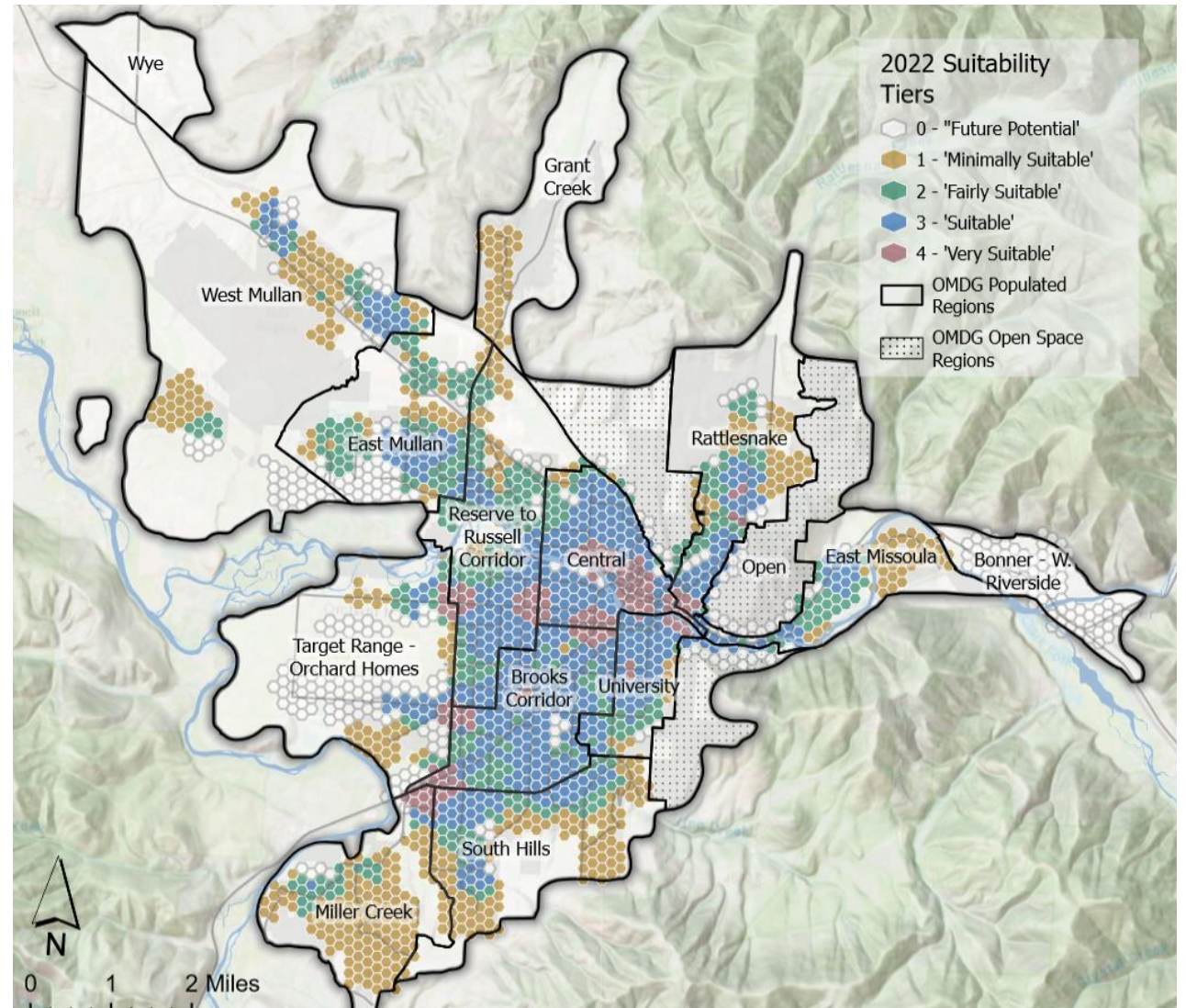
1. Séliš-Qłispé Timeline
2. Pre 1900's development: Missoula Incorporates
3. 1900-1959: Early Urbanization
4. 1960-1989: Expanding Out
5. 1990-Present: Managing Growth



INTRODUCTION

Appendix 3.E. *Our Missoula Development Guide 2021-2022*

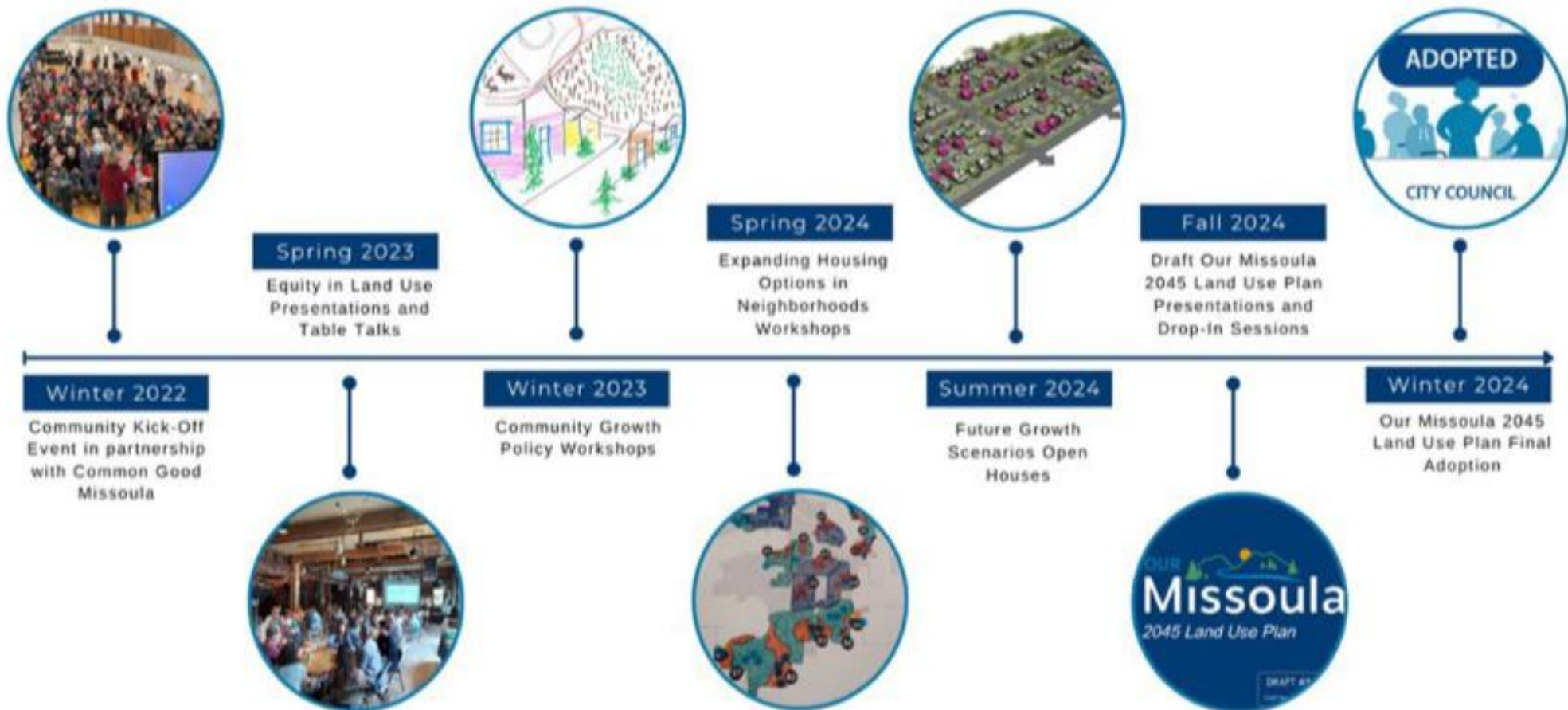
- Urban Fringe Development Area (UFDA) Report in 2008
- Residential Suitability introduced in 2018 as a Growth Policy tracking tool
- Catalogues and tracks residential development within the Plan area



INTRODUCTION

Appendix 3.F. *Community Engagement Summary*

Summary of community engagement and outreach & includes all comments received online and at in-person events



INTRODUCTION

Attachments 4 & 6: Public Review and Adoption Draft Comments

- **Attachment 4:** Public Review Draft Comments List and Analysis
- **Attachment 6:** Public Comment Received as of November 1st
 - 8 online comments
 - 10 emails/letters

Attachment 4: Public Review Draft Comments List and Analysis

OVERVIEW AND ORGANIZATION

This material contains the full list of comments received on the draft Land Use Plan and the analysis and response from the Our Missoula team. The comments listed here reflect public comment received up until the end of the Public Review Period for the Our Missoula 2045 Land Use Plan, which ended on October 31st, 2024. Comments received following this date are directed towards the adoption process for the Plan and reported on separate from this material. The comments are listed as they were received. In some instances, minor edits were made to remove unrelated communications, greetings, conversational aspects, etc.

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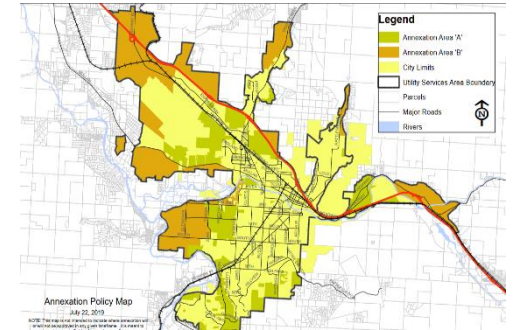
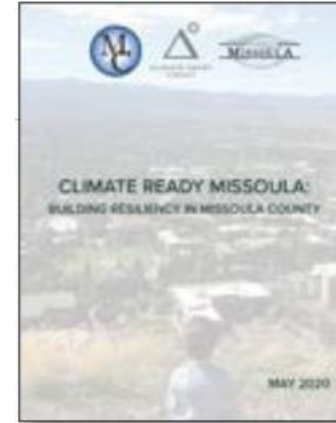
Responses to individual comments are analyzed through the following framework:

Issue ID	Definition
1	Not Incorporated: Comment is Already Addressed or in Alignment with Plan
2	Update Plan to Partially or Fully Incorporate Comment
*NOTE: See Appendix F: Community Engagement Summary of the Plan for more detailed responses to common issues raised by public commenters.	

INTRODUCTION

Appendix 3.G. *Additional Resources*

- Policies and plans adopted that dive deeper into specific areas of focus
- Areas of study include:
 - Housing
 - Climate and Resilience
 - Wastewater Infrastructure
 - Water Infrastructure
 - Transportation
 - Healthcare



COMMUNITY WILDFIRE PROTECTION PLAN MISSOULA COUNTY, MONTANA

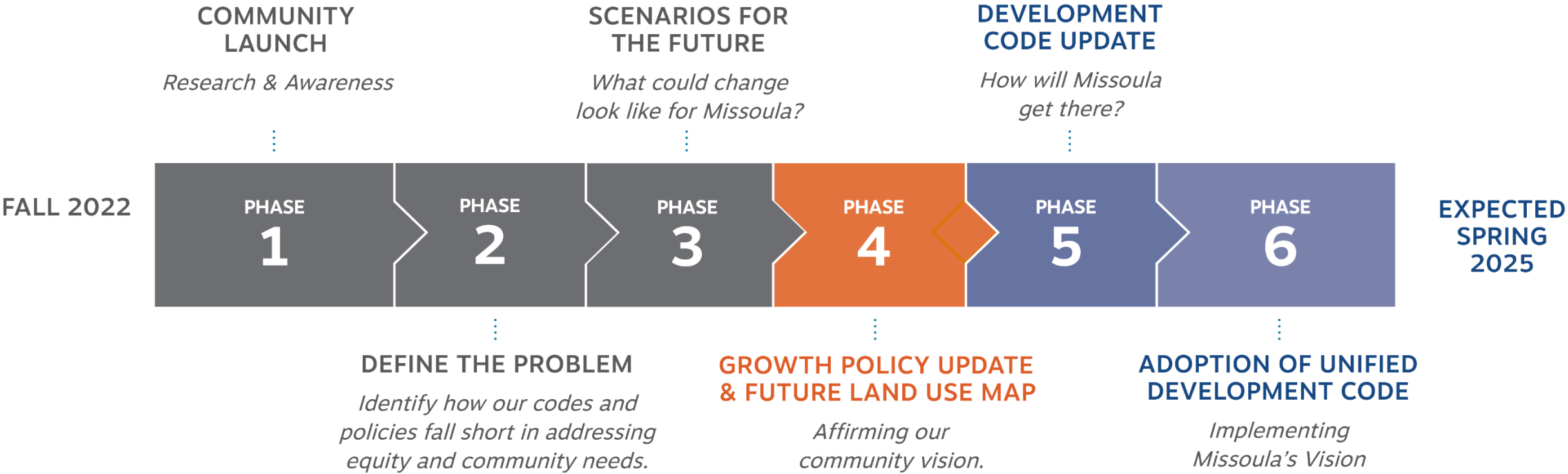


Our Missoula Project: Intent & Goals



PROJECT INTENT & GOALS

Our Missoula Phases



PROJECT INTENT & GOALS

Our Missoula Goals



=

Update *our codes*
to better align with
our policies

Policy + Code = Outcomes We Desire

Values and Goals

The City of Missoula envisions a future of equitable and resilient growth to support a vibrant and inclusive community.

Community



Equity



Connectivity



Climate



Housing



Montana Land Use and Planning Act: Intent and Requirements



MONTANA LAND USE PLANNING ACT

Statutory Requirements

The Montana Land Use Planning Act requires...



**Public
participation**

Res. 8788



**Establish Planning
Commission**

Res. 8789



**Updated land use
plan and map**



**Updated zoning
code and map**



**Updated
subdivision
regulations**

Purpose of the Planning Act

Overall Purpose:

Promote community well-being through planning that balances property rights, services, the environment, and a sustainable economy.

Coordinated and planned growth will encourage and support:

- Provide sufficient housing for the projected population.
- Ensure equitable public services and infrastructure.
- Protect the natural environment, water, and air quality.
- Preserve agricultural, forestry, and mining lands.
- Support economic growth through jobs and community revitalization.
- Protect against natural hazards like floods, wildfires, and drought.
- Involve local input in planning for population growth.

Land Use Plan Intent & Requirements



Housing

Population projections for 20 years & number of housing units needed for that population



Local Services & Facilities

Existing & Future needs for: Public safety & EMS; Water, wastewater, solid waste; Transportation network; & School systems



Economic Development

Existing conditions, future estimates, & anticipated needs.



Natural Resources, Environment & Hazards

Existing conditions, future estimates, & anticipated needs.

Engagement Approach & Summary



ENGAGEMENT SUMMARY

General Outreach

August 2022 - October 2024



**Meeting stakeholders
where they're at:**

Stakeholder meetings, presentations,
tabling, and online engagement

149 Occurrences

3,000+ Residents reached

Public Events

18 Events

873 Residents reached



Newsletters and Social Media

63 Newsletters

Opened over 47,500 times

63 Facebook posts

Cumulative reach of 11,766

**Boards, Committees, and
Council Presentations**

20 Occurrences



**Our Missoula Community
Advisory Group Meetings**

17 Occurrences

ENGAGEMENT SUMMARY

Community Kick-off Event (Phase 1)



Community Kick-off Event
December 13, 2022, 6:00 to 8:00 p.m.
Missoula County Fairgrounds

250
attendees

ENGAGEMENT SUMMARY

Equity in Land Use (Phase 2)

WE ASKED

- How have you or people you know been affected by the housing affordability crisis in Missoula?
- How have you or people you know been affected by issues of segregation and exclusion?
- Where and how do you see gentrification occurring in Missoula?
- How have you or someone you know been affected by displacement?
- What changes do you support for advancing equity in land use?



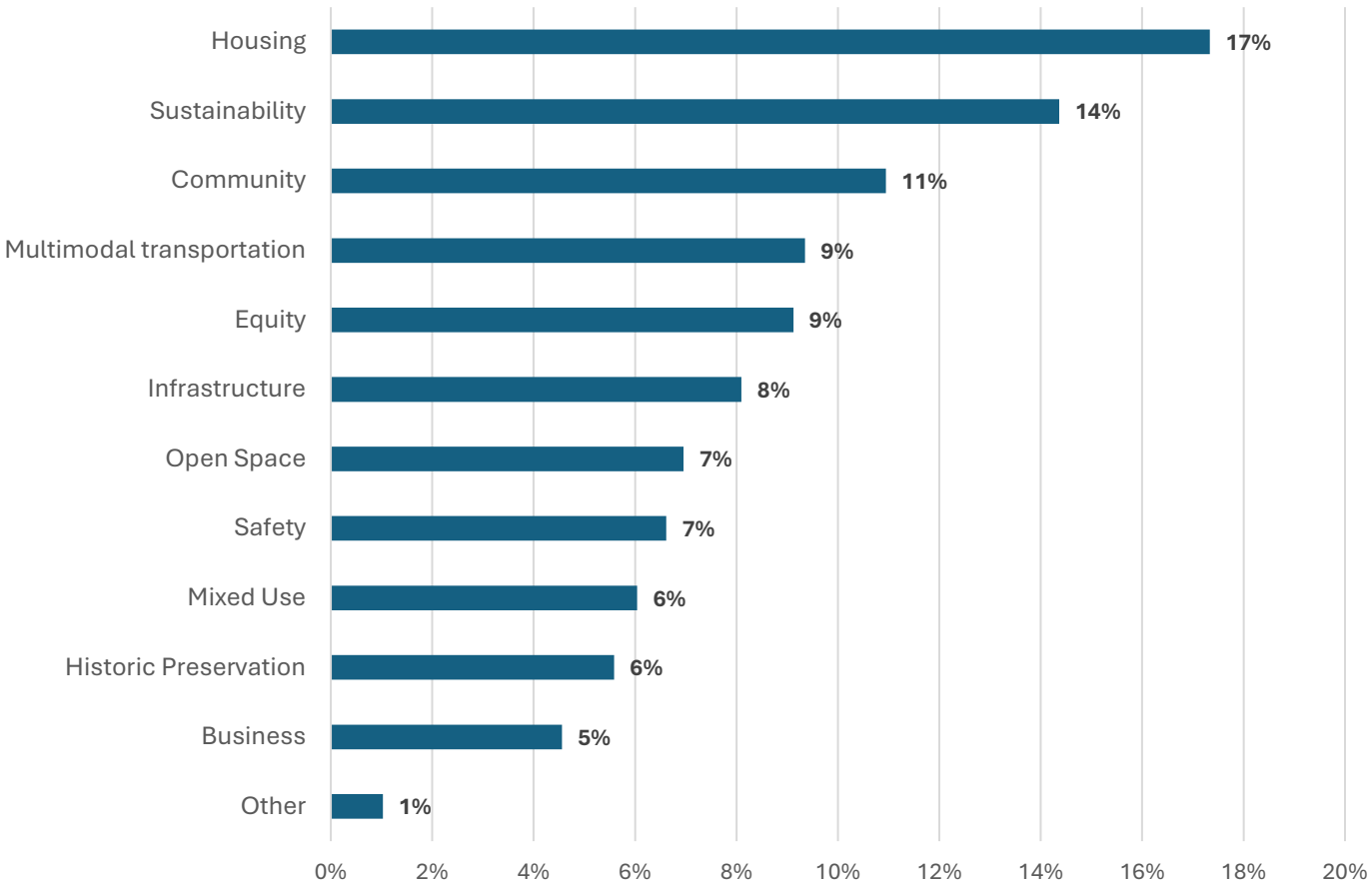
46
opportunities

890+
participants

ENGAGEMENT SUMMARY

Community Growth Policy (Phase 2)

Themes by Percent of Total Votes



A hand-drawn sketch of a street layout with handwritten notes in various colors. The sketch includes a street labeled 'CLARK FORK' with a heart symbol, 'MULTI-FAM HOUSING' written twice, 'TRAFFIC' with an arrow, 'DOWNTOWN' with an arrow, and 'UM' with a heart symbol. There are also several heart symbols scattered around the sketch.

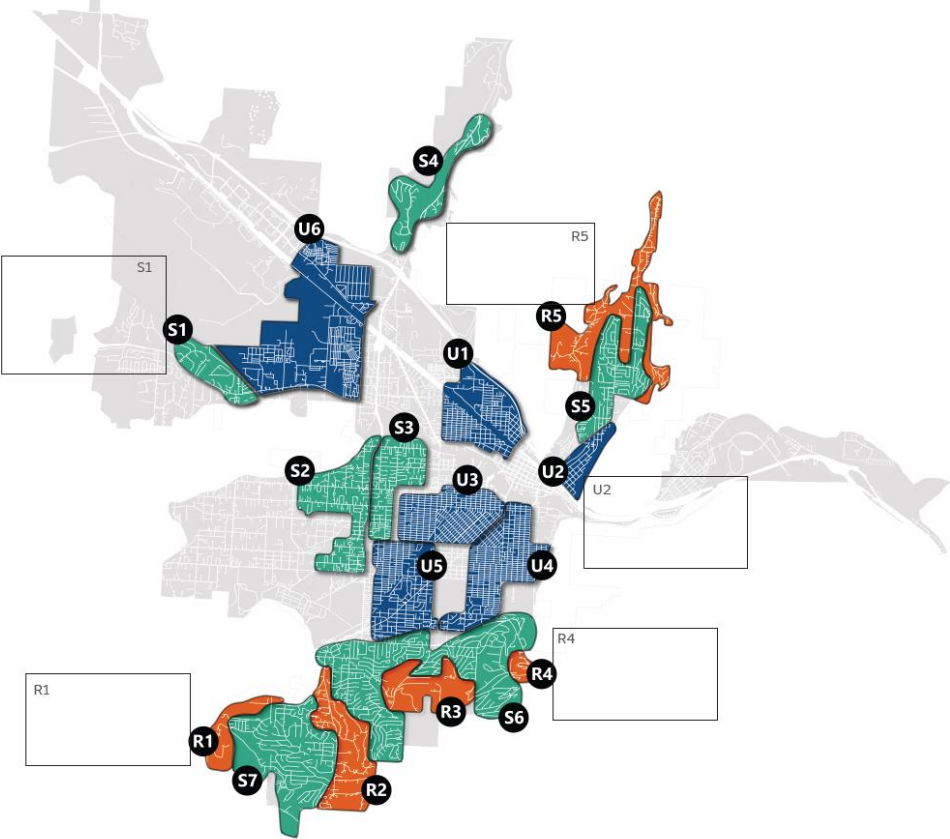
4 opportunities

149 participants

ENGAGEMENT SUMMARY

Expanding Housing Options in Neighborhoods (Phase 3)

Expanding Housing Options in Neighborhoods Workshop



- Urban Residential**
- Northside / Westside U1
 - Lower Rattlesnake U2
 - Riverfront / North F2F / Rose Park U3
 - University/Lewis & Clark U4
 - South F2F / Southgate U5
 - Mullan/Grant Creek U6
- Suburban Residential**
- West Mullan S1
 - Target Range S2
 - River Road S3
 - Grant Creek S4
 - Upper Rattlesnake S5
 - Moose Can Gully/South Hills/Farviews S6
 - Miller Creek (east) S7
- Rural**
- Miller Creek (west) R1
 - Moose Can Gully R2
 - South Hills R3
 - Farviews R4
 - Upper Rattlesnake R5

6
opportunities

132
attendees

ENGAGEMENT SUMMARY

Future Growth Scenarios Open Houses (Phase 3)

Housing Opportunities in Residential Zones

Each of the scenarios paints a different picture of how Missoula's neighborhoods could evolve to meet housing needs, impacting affordability, equity, climate, and connectivity. We want to know: which scenario you prefer, to weigh in on the tradeoffs with each, and what outcomes matter most to you.

Q1 Based on what you learned about the concepts for expanding housing opportunities in residential zones, which scenario do you prefer? (Rank from top preferred to least preferred)

SCENARIO 1: Allow duplexes in all residential zones.

1 2 3

SCENARIO 2: Allow duplexes in all zones and more homes per lot in Urban Residential areas.

1 2 3

SCENARIO 3: Allow up to 4 units per lot in Suburban Residential areas and up to 6 units per lot in Urban Residential areas.

1 2 3

Q2 When thinking about the concepts for housing opportunities in residential zones, what outcome(s) are most important to you? (Choose three)

Creating opportunities for more affordable housing types

allowing more people to live within walking distance of their daily needs

Creating options for people to live in neighborhoods with high economic and educational opportunities

allowing more people to live closer to transit services and where it is easier to drive less

Encouraging an equitable distribution of housing development across the city

Ensuring that new housing fits in with the scale and design of the neighborhood

Q3 Which outcome are you more supportive of?

New housing is similar in scale and design as existing housing, even if the housing is less feasible to develop and fewer units may be created.

New housing is more feasible to build and allows for lower cost units, even if buildings are larger than existing homes.

Corner Stores in Residential Neighborhoods

In Scenario 3, small-scale commercial uses like shops or restaurants would be allowed in certain locations within residential zones. This could help to create more walkable neighborhoods by filling these small-scale commercial uses between the busy commercial corridors. We want to know whether you support this idea and what outcomes would be most important to you to ensure these "corner stores" are successful.

Q4 Based on what you learned about the concept of allowing corner stores in residential neighborhoods, what is your level of support for this concept as described in Scenario 3?

Q5 When thinking about the concepts for corner stores in residential neighborhoods, what outcome(s) are most important to you? (Choose two)

Corner stores are allowed in enough locations that more people would be able to walk or bike to meet some of their daily needs.

The types of uses that are allowed in these buildings are restricted to make sure they don't have negative impacts on neighbors.

There is enough housing nearby the corner stores to provide a solid base of customers for a healthy business.

The size and operations of these businesses are limited to ensure they don't contribute to traffic or parking congestion.

What are your ideas, concerns, or questions about the concepts for corner stores in residential neighborhoods?

Housing Opportunities in Commercial/Mixed Use Zones

Housing development occurs today in many of the city's commercial districts. There are many reasons why allowing for housing in these areas makes sense. However, the amount of housing that can be created in these areas today is limited by some important policies and regulations. The scenarios tested different ways to encourage more housing in commercial districts. We want to know which scenario resonates with you and the outcomes you care about most related to housing in commercial areas.

Q6 Based on what you learned about the concepts for expanding housing opportunities in commercial/mixed zones, what do you support the most? (Choose one)

Housing allowed but number of units is limited, unless the building also includes a commercial space (Scenario 1)

Housing is encouraged in most locations, but must be part of mixed use development in certain locations (key intersection, core of a business district, important streets, etc.)

Housing encouraged in all locations and number of units is only limited by other regulations (like building height and parking requirements (Scenarios 2 & 3))

Q7 When thinking about the concepts for housing opportunities in commercial/mixed zones, what outcome(s) are most important to you? (Choose two)

Creating opportunities for more affordable housing types

allowing more people to live within walking distance of their daily needs

allowing more people to live closer to transit services and where it is easier to drive less

The density of housing is increased in certain locations

What are your ideas, concerns, or questions about the concepts for commercial/mixed use zones?

4 opportunities

300+ responses

28

ENGAGEMENT SUMMARY

Public Review Draft: Land Use Plan and Future Land Use Map



13
opportunities

1000
comments

Public Review Draft: Analysis of Comments

Each comment was **recorded**, **reviewed**, and **analyzed** by the Our Missoula team and organized by:

1. Typographical corrections or updates to maps/graphics
2. Idea, concept, or detail not clear to the reader
3. Recommendation of substantive change
 - In alignment with project goals
 - Not in alignment with project goals or outside of the scope of the project

Attachment 4: Public Review Draft Comments List and Analysis

OVERVIEW AND ORGANIZATION

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*NOTE: See Appendix F: Community Engagement Summary of the Plan for more detailed responses to common issues raised by public commenters.	

Public Review Draft: Analysis of Comments

- Maps, graphics, and typological errors
- Accuracy and sources of population data
- Equity, including reduction of parking, infrastructure disparities, building accessibility
- Equitable and affordable housing and higher density
- Houselessness and displacement
- Sensitive lands, including fire risk, wildland corridors, and riparian buffers
- Environmental and sustainability measures
- Streamlining development processes
- Zoning code and development regulations
- The effectiveness of Focus Inward
- Neighborhood character, historic preservation, and gentrification
- Place Types mapping and naming
- Street Type mapping and characteristics
- Safer streets, parking regulations and limitations of public transportation

Our Missoula 2045 Land Use Plan: Overview



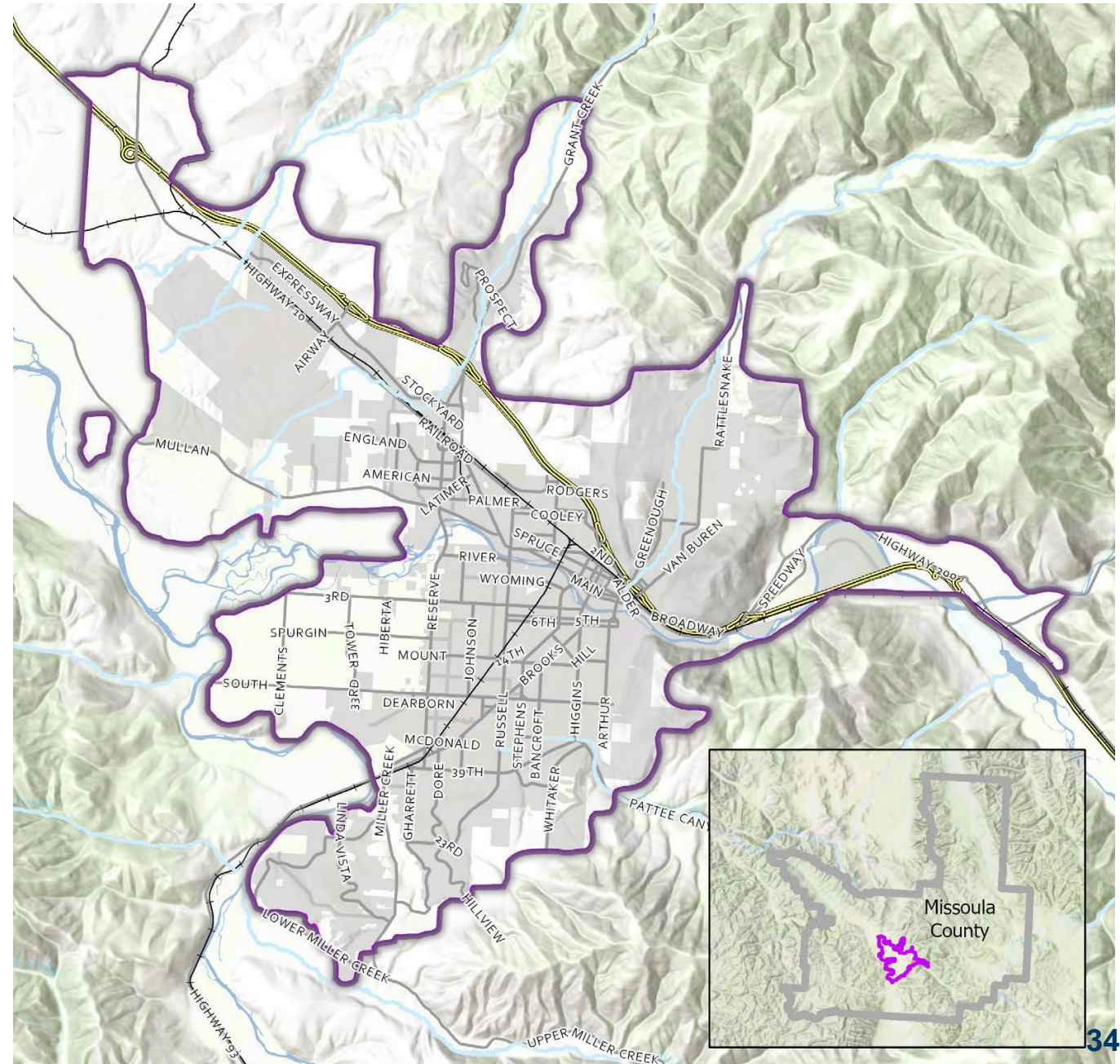
What is the Land Use Plan?

- A **Land Use Plan** is the foundational document that cities in Montana use to highlight community priorities for future growth.
- **The Land Use Plan:**
 - Forms the basis for the city's zoning and development decisions.
 - Outlines a vision for Missoula that can meet community needs and desires while planning for economic growth, environmental protection, and infrastructure needs.
- **The Land Use Plan** is different from the previous Growth Policy in that:
 - It is more specifically targeted to land use related policy
 - It must tie aspirational policy to demonstrated projected needs

2045 LAND USE PLAN OVERVIEW

Land Use Plan Study Area

- **40,254** acres
- **56%** within City of Missoula
- **44%** in Missoula County



Land Use Plan Organization

- 1. Introduction.....4
- 2. Land Use Policy Themes.....15
 - Focus Inward.....17
 - Housing Choice & Access.....22
 - Community & Quality of Life.....29
 - Environmental Quality & Climate Resilience.....37
 - Health & Safety.....45
 - Economic Health.....51
- 3. Land Use Strategy.....56
 - Place Types.....60
 - Street Types90
 - Place Type Map.....109
 - Street Type Map.....110
- 4. Land Use Plan Adoption & Amendments.....111
- 5. Land Use Plan Implementation.....114
 - Implementation Table.....119

TODAY'S PRESENTATION

General Plan Updates

- Copy Edits and Corrections to Typographic Errors, including some maps/figures
- Provide added clarity to language in the Plan, especially related to parks, trails and open space and climate resiliency.
- Strengthen connections between Plan narrative and policy, implementation actions, and community profile findings.
- Further supplement Appendix A: The Community Profile with some additional information regarding environmental hazards, healthcare, and the public school system.

OUR MISSOULA LAND USE PLAN

Themes and Goals

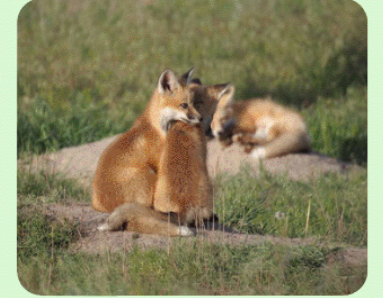
Focus Inward

Our Goal: Focus development and infill within the Plan area to minimize strain on infrastructure and prevent sprawl into sensitive and constrained lands.



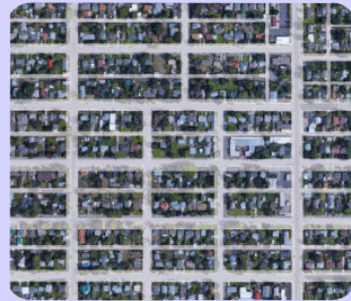
Environmental Quality & Climate Resilience

Our Goal: Balance urban development with environmental protection and resilience through sustainable practices and mitigation of impacts to sensitive lands.



Housing Choice & Access

Our Goal: Develop a diverse, equitable, and resilient housing system that meets current and future needs and limits displacement.



Health & Safety

Our Goal: Ensure access to services and infrastructure that support health and safety.



Community & Quality of Life

Our Goal: Enable community access to opportunity as well as social, cultural, recreational, and public amenities.



Economic Health

Our Goal: Promote balanced growth by supporting commercial services with improved infrastructure and connectivity while also considering climate, mobility, and community compatibility.



Adoption Draft Updates: Themes Section

Update and modify some policy language including:

- Focus Inward Goal
- Policy Objective 3 in the Environmental Quality & Climate Resilience Chapter
- Policy Objective 5 in the Environmental Quality & Climate Resilience Chapter
- Policy Objective 6 section in the Environmental Quality & Climate Resilience Chapter

Land Use Strategy

- Iterative approach
- Equity in Land Use
- Housing Capacity
- Future Growth Preferred Scenario
- Place Types and Street Types
 - Descriptions
 - Mapping



Land Use Strategy: Housing Capacity

Figure 27. Housing Capacity Estimates by Type

		PLANNED CAPACITY			EXISTING CAPACITY		
Housing Type	Projected Need*	Estimated Capacity	Surplus (Deficit)	Capacity to Need Ratio	Estimated Capacity	Surplus (Deficit)	Capacity to Need Ratio
Single Dwelling	11,356	13,824	2,468	1.22	10,927	(-429)	0.96
"Missing Middle"	6,753	9,753	3,001	1.44	4,553	(-2,199)	0.67
Multi Dwelling	9,345	54,496	45,151	5.83	26,576	17,231	2.84
TOTAL	27,454	78,073	50,621	2.84	42,056	14,604	1.53

*for an 8% vacancy rate



Preferred Scenario

- Unlock the growth potential for mixed use centers and corridors.
- All neighborhoods should take on their fair share to increase opportunities for housing supply.
- Increase housing options throughout Missoula's residential neighborhoods while considering the size and scale of buildings to be compatible with existing homes and structures.
- Allow certain small-scale neighborhood commercial services in most or all residential neighborhoods.
- Regulate parking in a manner that balances and integrates housing production and affordability goals with transportation, climate, and neighborhood livability.

Land Use Strategy: Place and Street Types

- The land use strategy reflects the interactions between **land use, intensity, form,** and **mobility** and considers the close relationship between the types of built environment that exist within the community (**Place Types**) and the transportation networks that serve them (**Street Types**).
- The outcome: accessible, walkable, and vibrant streets and neighborhoods that provide diverse, attainable housing options throughout the community.



Land Use Strategy: Place Types

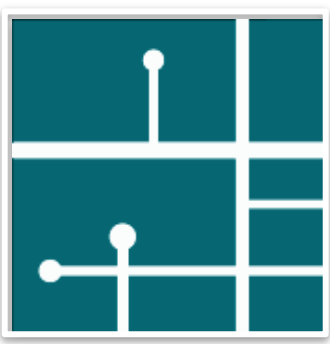
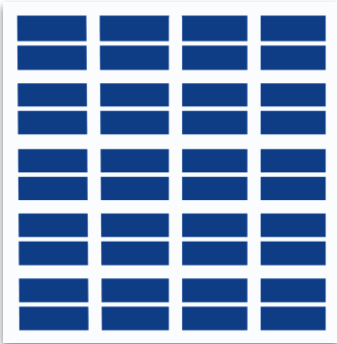
Key Terms in the Place Types

- Residential Intensity
- Commercial Intensity
- Building Scale
- Housing Diversity
- Parcel Size
- Parcel Coverage
- Setbacks



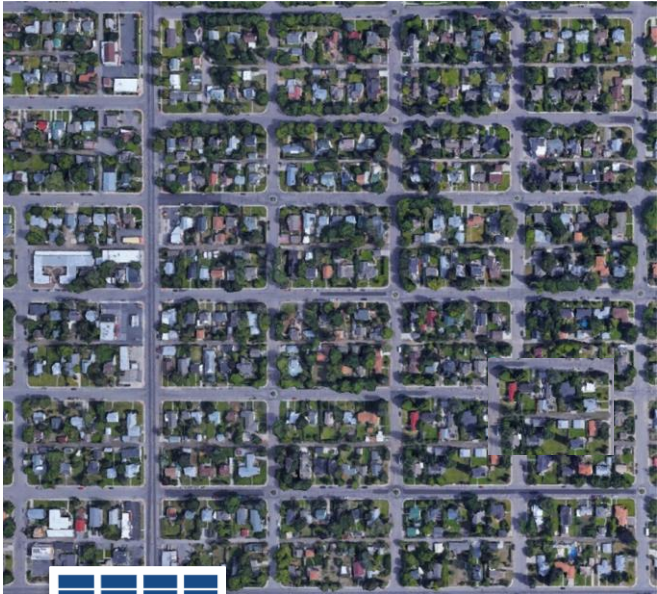
OUR MISSOULA LAND USE PLAN

Elements of a Place

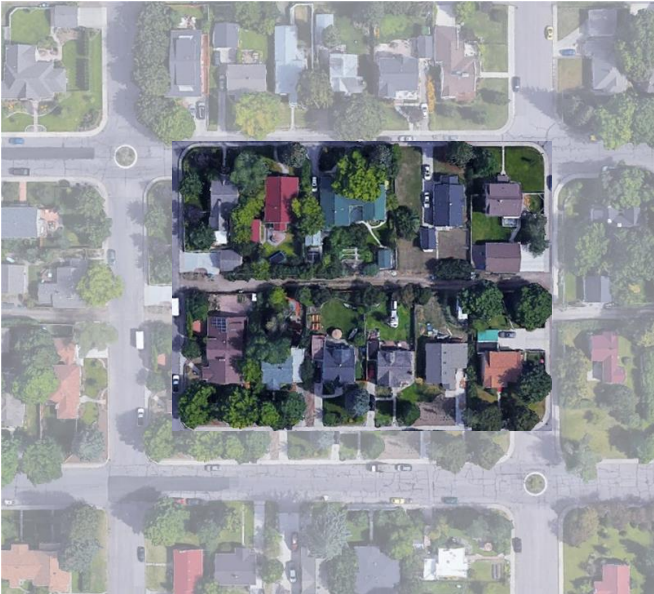


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OUR MISSOULA LAND USE PLAN

Elements of a Place



Single-Dwelling House

- Single-Detached Dwelling
- Includes Manufactured, Modular, and Site-Built Houses

ADU

- Accessory Dwelling Unit

Duplex

- Two Dwellings

Townhouse

- Single Attached Dwellings



Place Type Designations



Urban Residential High



Urban Residential Low



Limited Urban Residential



Rural Residential



Downtown



Urban Mixed-Use High



Urban Mixed-Use Low



Limited Urban Mixed-Use



Industrial and Employment



Civic



Open and Resource

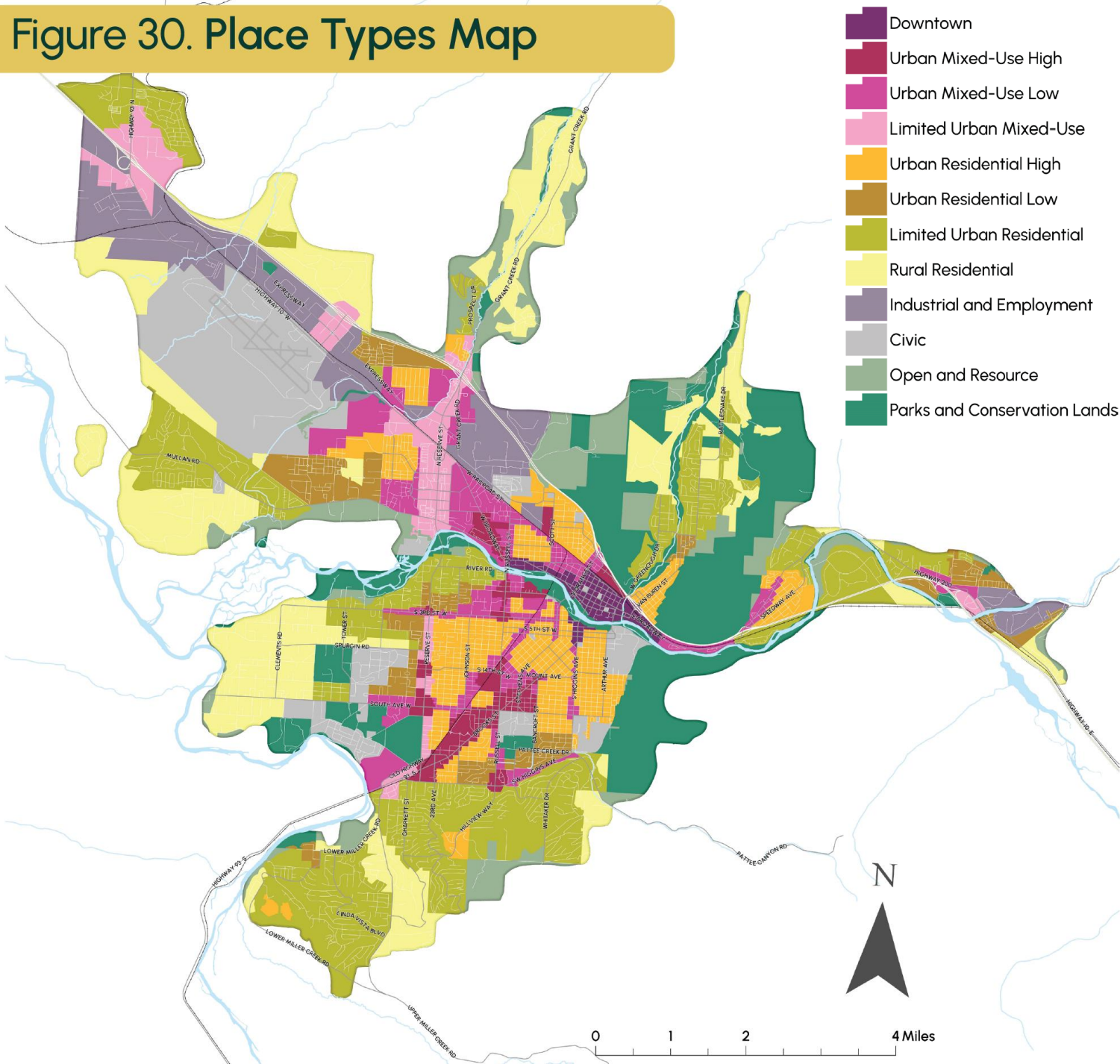


Parks and Conservation Lands

OUR MISSOULA LAND USE
PLAN

Future Place
Types

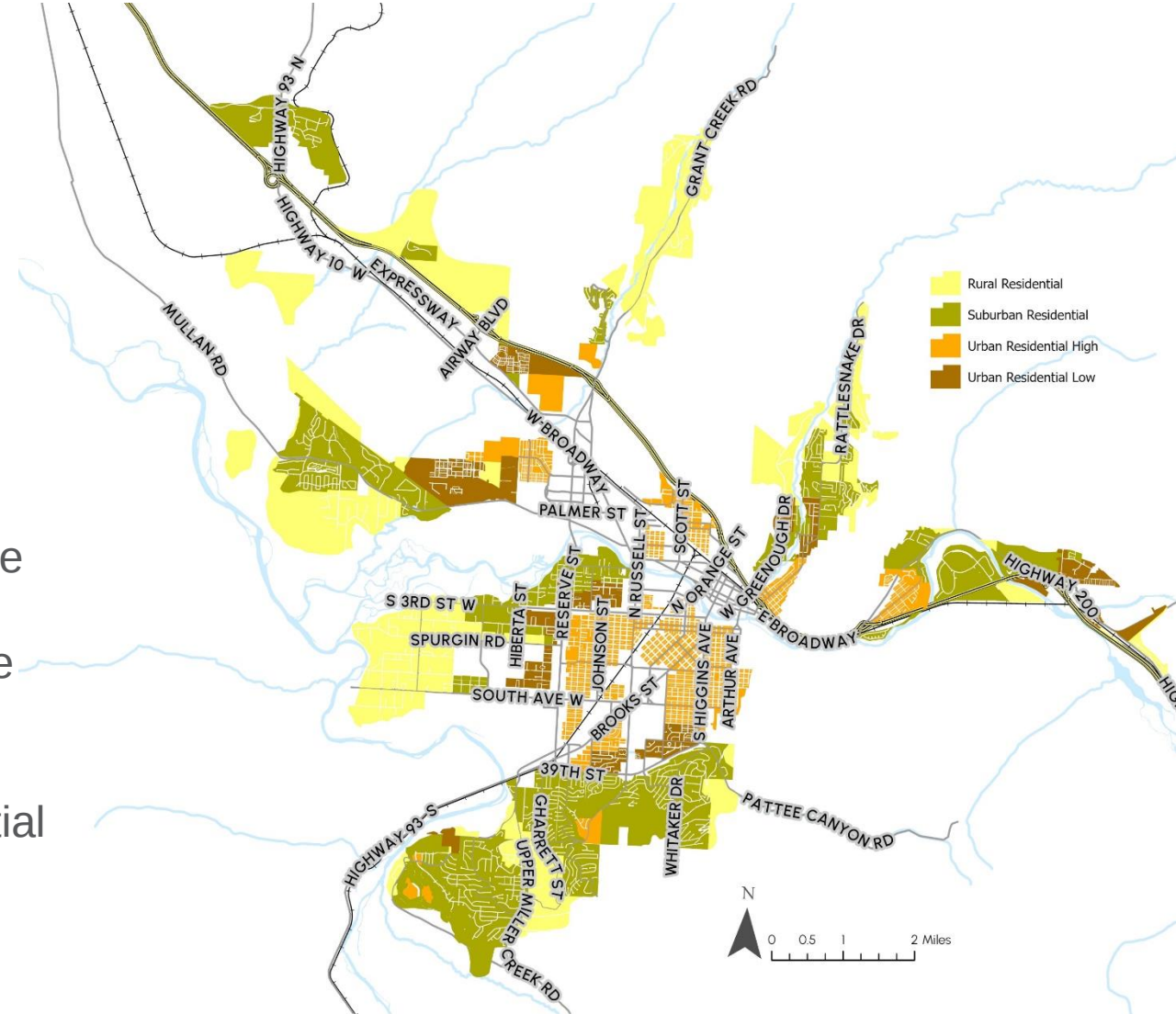
Figure 30. Place Types Map



Key Shifts

The key shifts in the Land Use Strategy include:

- Expanding opportunities for housing in residential areas (on a typical parcel):
 - **2 units** allowed in all residential place types*
 - **3-4 units** allowed in urban limited residential place type
 - **4-6 units** allowed in urban residential low place type
 - **6-8 units** allows in urban residential high place type
- Expanding opportunities for commercial in residential areas:
 - **Small-scale commercial** allowed in all residential areas



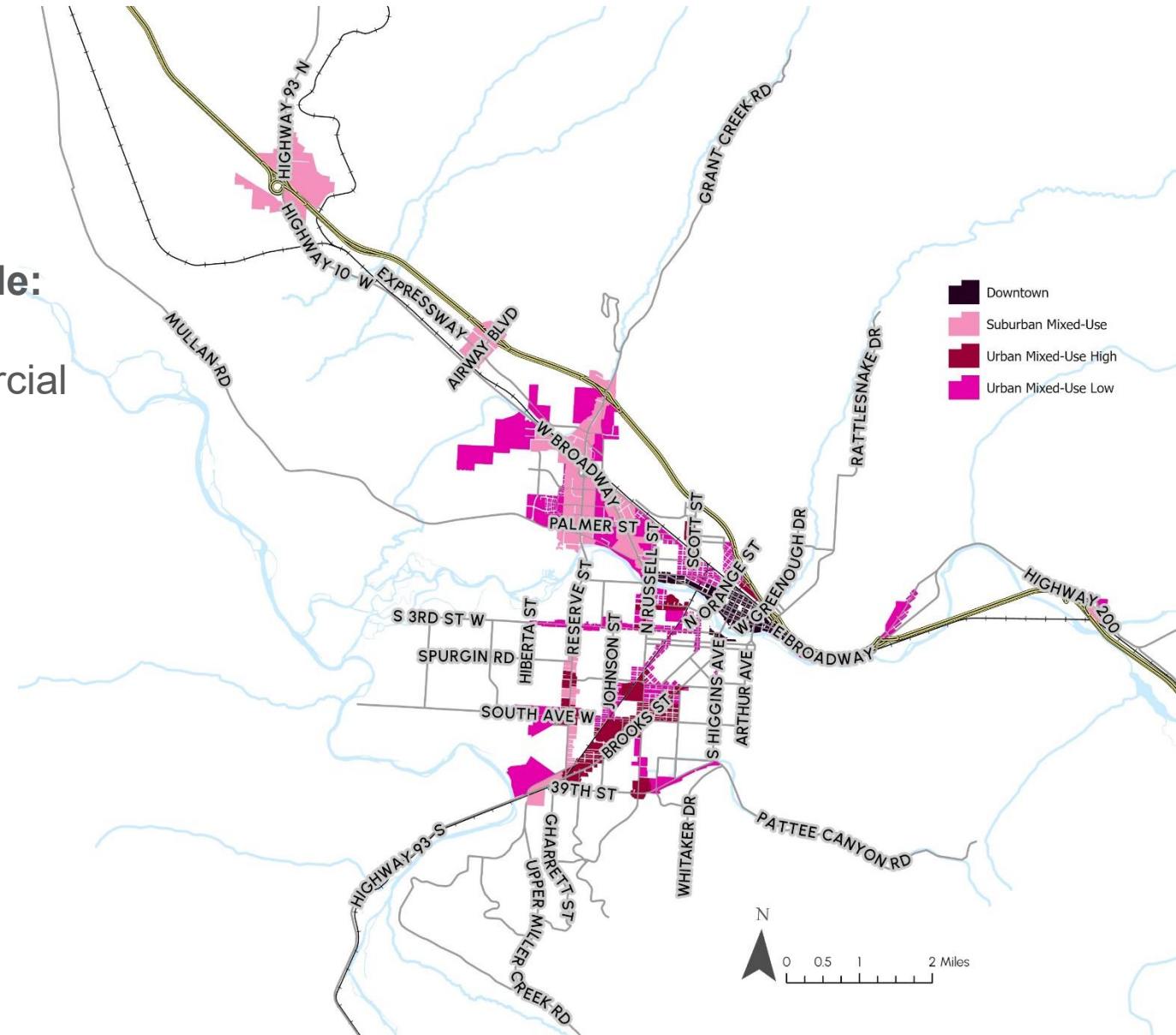
* As required by state mandate

OUR MISSOULA LAND USE PLAN

Key Shifts

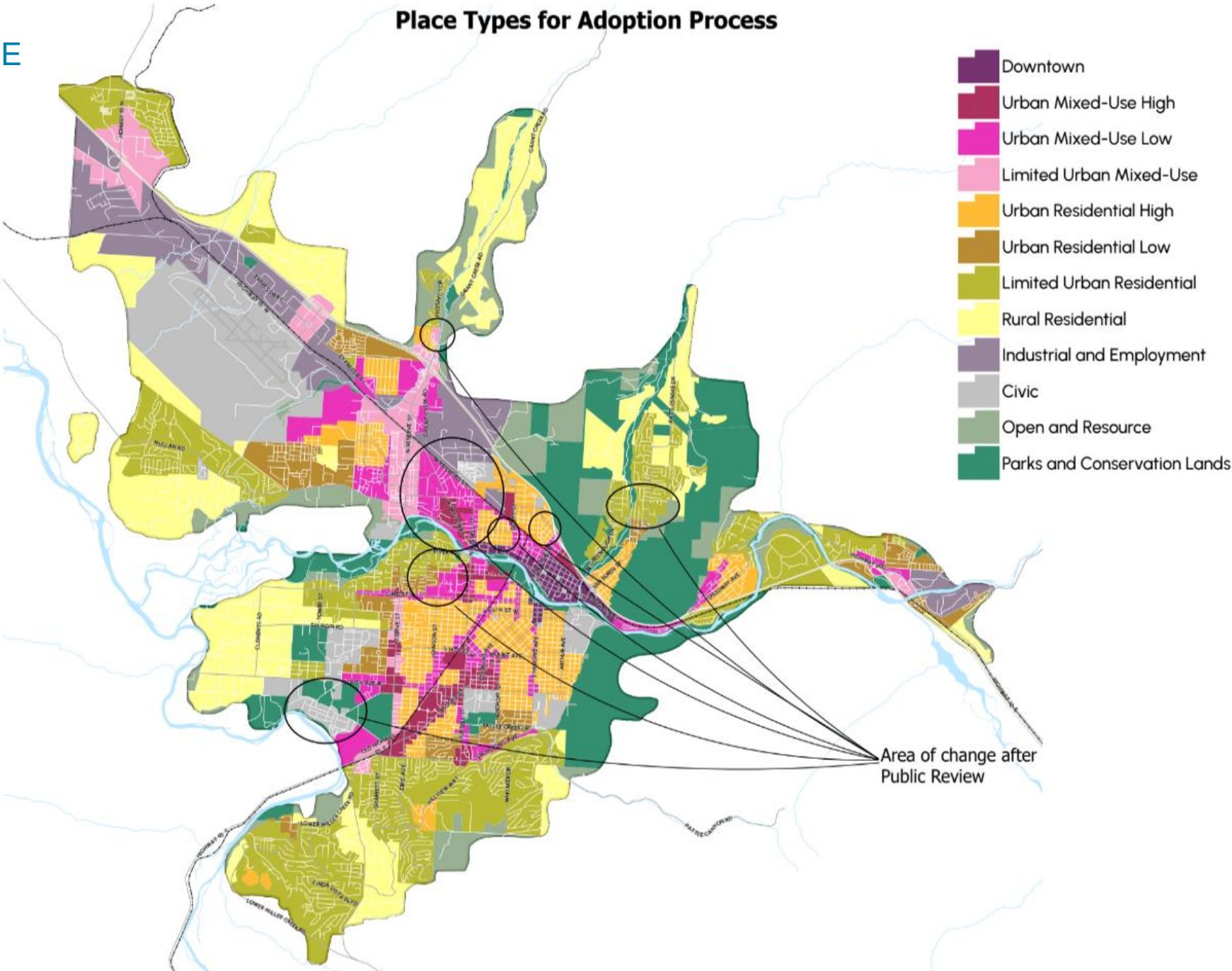
The key shifts in the Land Use Strategy include:

- Expanding opportunities for housing in commercial areas:
 - **No density limits** on residential uses in commercial place types
- Incorporating previous planning efforts:
 - Design Excellence corridors
 - Midtown Master Plan
 - Downtown Master Plan
 - Sxwtpqyen Master Plan



OUR MISSOULA LAND USE
PLAN

Future Place
Types





Street Types

A new taxonomy of street classifications, reflecting community goals and sensitive to land use and priority users. Street Types describe what streets should look like and why.

Street Types

What Are We Doing?

- Reclassifying streets by their shared functions and goals
- Communicating expectations for developers, transportation planners/engineers, and user behavior
- Establishing design characteristics that serve current and future circumstances

Street Types

Why Street Types? Why Now?

- To ensure transportation infrastructure best supports adjacent land uses and advances community goals
- Recommended in 2020 Long Range Transportation Plan
- Functional class-based design not sophisticated enough
- Disparate street designs in different parts of code
- Current street design manuals and regulations do not reflect best practices
- Coordination with Place Types is intrinsic to identifying desired street characteristics

Street Types

How Are Street Types Determined?

Through a holistic consideration of a street's context and function

CONTEXT

Land Use

Zoning
Place Types
Nodes
Master Plans
Existing Conditions

Transportation

Functional class
LRTP
Facility/mode plans
Emergency/freight access

FUNCTION

Person Mobility
Greening
Placemaking
Curbside Activity
Vehicle Mobility

Neighborhood Residential

These streets provide multimodal access to and from adjacent residential properties. These streets are quiet, shady, and kid-friendly, an extension of your front yard. There is very little traffic and cars move slowly.



Community Mixed-Use

These streets are vitally important multimodal corridors support dining, shopping, and employment opportunities, enhancing Missoula's character and economy. They connect residents from their neighborhoods to commercial and cultural centers.



Neighborhood Greenway

These streets connect people biking, walking, and using micromobility devices to nearby destinations and other neighborhoods. These low-speed streets often run parallel to more intense streets and provide enhanced crossings at major intersections.



Regional Connector

These streets are critically important to the regional travel network and generally serve as gateways to the urban core, where they often transition to Regional or Community Mixed-Use.



Neighborhood Mixed-Use

These streets support adjacent shopping, dining, and employment opportunities. They are located within/adjacent to residential neighborhoods and host a variety of low impact commercial activities along them. They often act as transitions between lower intensity and higher intensity uses.



Regional Mixed-Use

These streets serve as gateways, introducing people from around Missoula and the wider region to the city and its major destinations. These streets are critically important to the regional multimodal network, passing through areas of significant commercial land use and pedestrian activity. They carry high traffic volumes but must do so safely.



Community Residential

These streets are high quality residential corridors that also have an important function in the larger transportation network. They may serve popular destinations such as parks, schools, religious assemblies, and recreation areas.



Industrial

These streets serve adjacent industrial land uses that see frequent truck, freight, and delivery traffic. They should accommodate current uses while also being adaptable to and compatible with redevelopment into future land uses.



NEIGHBORHOOD GREENWAY (NG)

NG streets connect people biking, walking, and using micromobility devices to nearby destinations and other neighborhoods. These low-speed streets often run parallel to more intense streets and provide enhanced crossings at major intersections.

NG streets:

- Are low speed, low volume streets that are prioritized for bicycle and pedestrian travel, serving a higher function in the transportation network.
- Are most commonly found in neighborhoods with traditional development patterns and a connected grid.
- Are predominantly residential in character, though may pass through more commercial areas.
- Often pass parks, schools, religious assemblies, and other neighborhood destinations.
- Are typically calm enough for bicycles and vehicles to share space, although they may have dedicated, separate facilities when passing particularly busy destinations, such as regional parks or shopping centers.

DESIGN OBJECTIVES

NG streets should be designed to:

1. Facilitate safe, comfortable, and convenient through-movement for people walking & biking
2. Limit vehicle traffic to the needs of the adjacent properties through deliberate speed control & traffic calming
3. Enhance the environmental qualities of neighborhoods by incorporating prominent street trees, landscaping, and innovative stormwater treatments.

TYPICAL TREATMENTS

- Narrow travel lanes
- Frequent traffic calming
- Shared travel lanes (markings) for vehicles and bikes
- Two-way bike travel
- Wide boulevards with ample room for trees
- Sidewalks on both sides of the street
- Tight curb radii
- Sustainable storm water treatment and management
- On-street parking on at least one side of the street

TARGET METRICS

- Vehicle volumes below 1,500 cars per day
- Vehicle speeds <20 mph

PLACE TYPES

NG Streets are found in the following Place Types:

- Urban Residential
- Limited Urban Residential
- Neighborhood Mixed-Use

EXAMPLE NG STREETS

NG streets can be found in every neighborhood in Missoula. Examples include:

- Gerald Ave (4th St to South Ave)
- Schilling St (S 3rd St W to Bitterroot Trail)
- Kent Ave (Maurice to Bancroft)
- Franklin St (Ivy to Plymouth)
- 4th St (Toole Park to Schilling St)

MODE EMPHASIS

The priority users of NG streets are people on bikes and pedestrians of all ages and abilities, as well as residents and their visitors. The current mode split on most existing NG streets is **BALANCED**. The future dominant mode should be **BICYCLISTS** and **MICROMOBILITY**.

PEDESTRIAN



BICYCLE & MICROMOBILITY



TRANSIT



FREIGHT



FUNCTION

The primary function of NG streets is to connect people biking and walking to adjacent neighborhoods and nearby destinations.

PERSON MOBILITY



VEHICLE MOBILITY



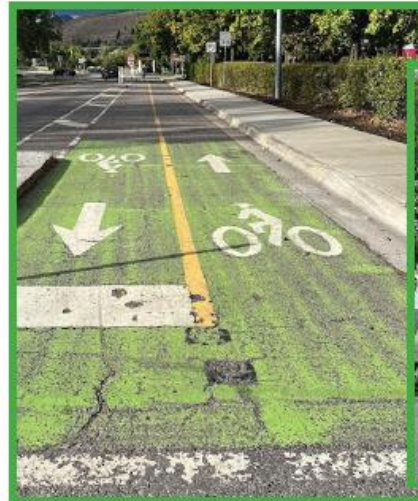
GREENING



PLACEMAKING



CURBSIDE ACTIVITY



Shared travel lanes and two-way bike travel facilitate safe and convenient movement for people walking and biking.

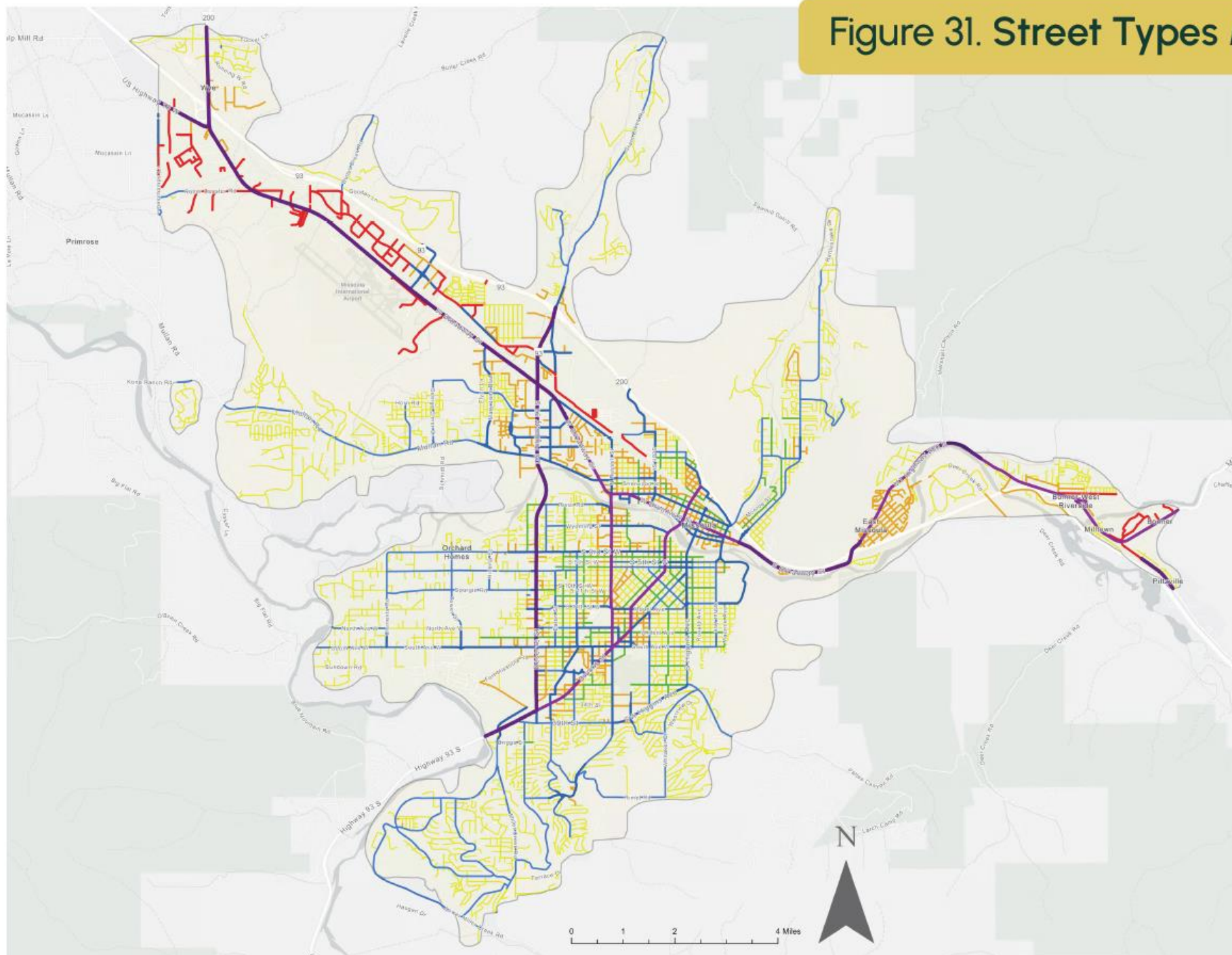


Frequent traffic calming limits vehicle traffic and speeds.



When NGs are co-located with priority Fire routes or along streets with higher volumes additional separation may be needed.

Figure 31. Street Types Map



-  Regional Connector
-  Regional Mixed Use
-  Industrial
-  Community Mixed Use
-  Community Residential
-  Neighborhood Greenway
-  Neighborhood Mixed Use
-  Neighborhood Residential

The Street Types designated in this map are approximate and must be read in conjunction with the Street Type descriptions and policy statements found within the Land Use Plan. Any policy decisions based on the designations should consider site-specific conditions.

Adoption and Amendment of Neighborhood Plans

Existing and Preserved Plans

Missoula Midtown Master Plan, Sx^wtpqyen Master Plan, and the Missoula Downtown Master Plan.

Existing Plans to be repealed

- Grant Creek Area Plan
- Section 18, T12N, R19W Comprehensive Plan Amendment
- South Hills Comprehensive Plan Amendment
- Historic Southside Neighborhood Plan
- Downtown Riverfront Plan
- Fort Missoula Plan
- Airport Development Park Master Plan
- Rattlesnake Valley Comprehensive Plan Amendment
- Reserve Street Area Plan Update
- Butler Creek Area Plan Amendment
- Miller Creek Valley Plan
- Southside/Riverfront Area Comprehensive Plan Amendment
- Northside / Westside neighborhood Plan
- River Road/Emma Dickinson Infrastructure Plan
- Wye/Mullan West Comprehensive Area Plan
- Franklin to the Fort Infrastructure Plan

Implementation

- Implementation Schedule
 - Timing: <1 year; 1 – 4 years; 5 – 9 years; 10+ years
 - Over 150 actions in five categories of implementation: Code Coordination, infrastructure, Program, Funding
- Commitment to Monitoring

Adoption Considerations



OUR MISSOULA 2045 LAND USE PLAN: ADOPTION CONSIDERATIONS

The Montana Land Use Planning Act, Part 1

- Section 104: Planning Commission (aka Planning Board)
- Section 106: Public Participation (+ Plan)

The Montana Land Use Planning Act, Part 2

- Section 203, Population Projection
- Section 206, Housing
- Section 207, Local Services and Facilities
- Section 208, Economic Development
- Section 209, Natural Resources, Environment, and Hazards
- Section 213, Future Land Use Map
- Section 214, Consideration of Existing Neighborhood Plans
- Section 216, Implementation

Key Accomplishments

- The Plan **accommodates the 20-year projected population** of about 37,000 new residents by 2045
 - The Place Type Map allows for an estimated housing capacity (78,073 units) that is ~280% of the projected housing need (27,454 units).
- The Plan **addresses pressing issues** that emerged since the Growth Policy Update in 2015.
- The Plan is the result of **Robust public engagement** focused on collaborative education, sharing experiences, and building awareness of key issues.

TODAY'S PRESENTATION

Key Accomplishments of the Plan



Recommended Motion

That the Planning Board resolves to recommend that the City Council **adopt** the *Our Missoula 2045 Land Use Plan* and Place Type Map (Attachment 2 and Exhibit A) as Missoula's new governing land use plan, based on the information and considerations in the staff report. Through this action, the City of Missoula is **repealing** the *Our Missoula City Growth Policy 2035*, the associated Future Land Use Map, **and repealing** all existing neighborhood plans developed prior to the adoption of the 2045 Land Use Plan, except the *2023 Missoula Midtown Master Plan*, the *2020 Sx^wtpqyen Master Plan*, and the *2019 Missoula Downtown Master Plan*, which shall remain effective and controlling and adopted as Area Plans under the 2045 Land Use Plan.