



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 18, 2025, 6:00 p.m.

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

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

Members Absent: James Fountain (County Alternate)

I. CALL TO ORDER [Time stamp – 0:24]

Sean McCoy called the meeting to order at 6:03 p.m.

II. ROLL CALL [Time stamp – 0:37]

Analeshia Rodriguez called the roll. Eight regular members and one alternate were present. City alternate, Danny Tenenbaum, was promoted to voting member for the evening. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:32]

Shane Morrissey moved, and Danny Tenenbaum seconded approval of the November 4, 2025, minutes as written. The motion passed unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:58]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 7:34]

There were no staff announcements.

VI. PUBLIC HEARING [Time stamp – 7:39]

1. Madson Matthias, Senior Planner, City of Missoula Community Planning, Development, & Innovation – **Adoption of Amendments to the Our Missoula 2045 Land Use Plan and Place Types Map.**

2. Cassie Tripard, Planning Supervisor, City of Missoula Community Planning, Development, & Innovation – **City of Missoula Code Reform Project:**

1. Title 22 – City of Missoula Unified Development Code (UDC)
2. City of Missoula Zoning Map

STAFF PRESENTATION

Cassie Tripard, Planning Supervisor with the City of Missoula, presented an overview for the adoption of the new Unified Development Code (UDC) and Zoning Map, along with associated amendments to the Our Missoula 2045 Land Use Plan. She stated the presentation will focus on how the draft UDC and zoning Map implement the Land Use Plan and place types. Cassie emphasized on the public engagement that contributed to the development of the goals in the Land Use Plan and influenced construction of the UDC and zoning map.

Madson Matthias, Senior Long Range Planner, with the City of Missoula gave an outline of the proposed amendments to the Land Use Plan. She explained that the amendments update the existing plan by replacing outdated content, strengthening and aligning policy language, and reflecting stakeholder and community input.

Madson emphasized that although these amendments align with the timeline of the UDC they are a separate process. The UDC will be adopted by ordinance, while the Land Use Plan amendments are adopted by resolution. She noted that the adopted Land Use Plan already meets the requirements of the Montana Land Use Planning Act (MLUPA). Madson shared the proposed amendments do not change that and the plan, as amended, continues to be fully compliant. She highlighted a new statutory requirement which was the compliance of the new public participation methods under MLUPA and described how the project's engagement process met these standards.

Madson stated there are 32 map updates and 6 text updates. Key text changes include updating the comparable zoning districts to match the UDC, childcare has been added in industrial and employment areas, the street types map has been clarified as illustrative, the airport hazard area has been added as a constraint and Industrial Mixed-Use has been renamed to Transitional Mixed-Use. Madison highlighted the importance of the updated comparable zoning districts. She clarified that comparable zoning districts are the zoning that enforces each place type. While these districts previously referenced Title 20 zoning, the proposed amendments update them to reflect the new Title 22 districts from the UDC, and each designation now points to the correct up to date zoning.

Cassie continued the presentation with an overview of the UDC and zoning map adoption materials. She summarized that nearly all Special Districts and Planned Unit Development overlays (PUDs) are being repealed with adoption of the UDC. She added that five overlays are being transitioned into Historic Resource Overlays.

Cassie reviewed the table of contents for the UDC and how the place types translate into the zoning districts. She gave an overview of the four residential place types that were Rural, Limited Urban, Urban Residential Low and Urban Residential High. She also highlighted the four mixed-use place types that include Downtown, Urban Mixed-Use High, Urban Mixed-Use Low, and Limited Urban Mixed-Use. Additional place types include Industrial and Employment, Open and Resource, and Parks and Conservation. Staff summarized how each place type corresponds to the 22 new zoning districts included in the UDC. Cassie reviewed and provided examples on how each of the specific place type characteristics are translated into zoning tools and standards to ensure development will actually meet the place type descriptions.

The Land Use Plan is organized into six policy themes. Staff explained the goals of each theme, how the theme relates to state law criteria for adoption and how the UDC and zoning Map implement the Land Use Plan themes.

Compliance with the focus inward theme would result in substantial compliance with the Land Use Plan, including allowable densities and uses being adequately served by public safety, transportation, education and amenities. Staff reported that the primary goal of the housing choice and access theme is to develop a diverse, equitable, and resilient housing system that meets the current and future needs and limits displacement. They outlined eight of the options on how they City is complying to promote housing and how they will be looking at more programmatic options to help incentivize affordable housing. Staff explained that the Land Use Plan calls for integrating land use with transportation planning in order to support more climate-friendly modes of transportation. Cassie highlighted additional environmental quality standards included in the draft UDC. Staff then reviewed the health and safety theme, which centers on ensuring access to services and infrastructure. They pointed out the economic health theme specifically encourages commercial development in areas with multimodal infrastructure and prioritizes high intensity housing and commercial zones. By meeting the goals of the economic health theme of the Land Use Plan, the UDC and zoning Map will also meet the state law criteria, requiring that the regulations and map allow sufficient area for commercial, industrial and institutional enterprises for targeted economic growth.

Cassie presented an overview of the engagement summary and the public comment received during the Code Reform process. Engagement on the UDC and zoning map had two main focuses. The first focus was creating understanding about the connection between the Land Use Plan, the place type map, draft UDC, and zoning map. The second element was a focus on gathering technical feedback from stakeholders that regularly used the development codes, especially through workshops.

Staff provided an overview of common themes that resulted from public comment. These included concerns about neighborhood compatibility, feasibility of more housing, infrastructure and safety concerns, environmental protection (riparian buffers & climate friendly regulations), clarity and usability, and concerns about the zoning map.

A follow up to Board member questions from the November 12th, 2025, Planning Board Meeting were addressed. Staff explained the reason why multiple dwelling units are not allowed on ted ownership units. They stated parkland dedication calculations are based on the estimated number of units at subdivision. Parkland dedication vs. cash in lieu preference was clarified. They also verified that language within the UDC should say dedication, not donation. Cassie concluded the presentation by listing the three recommended motions associated with the public hearings for the proposed Land Use Plan Amendments, UDC, and Zoning Map.

See PowerPoint presentation slides.

PUBLIC COMMENT [Time stamp – 1:06:29]

Lee Bridges, a resident of East Missoula, shared concerns about the proposed UR-3 zoning designation for the Aspire Subdivision in East Missoula. The commenter asked the Board to reconsider the proposed designation and recommend a more appropriate zoning district. She stated that the Aspire preliminary plat does not comply with the former growth policy and RT5.4 zoning, nor with the new growth policy and proposed UR-3 zoning. Concerns were raised about the subdivision design, including small lot sizes, lack of alleys, no rear parking, and the number of variances granted to increase density which would make the subdivision difficult and unsafe for residents. She said the City also adopted an overlay district that allowed housing types, setbacks and parking configurations that RT5.4 prohibited. She recommended the Planning Board propose a more comparable and appropriate zoning such as LU-R1 and LU-R2. She also asked the Board to address the riparian setback gap.

Courtney Johnson expressed concerns regarding the potential impacts of relaxing zoning standards in Missoula. She stated that in other U.S. cities where zoning regulations were relaxed, these changes did not reduce housing costs and could lead to higher property tax assessments. She also raised concerns about not requiring parking mandates, stating that even with improvements to public transportation, residents will continue to rely on their vehicles for travel.

Larry Chase, president of the of the Ben Hughes Homeowners Association, spoke on behalf of the 96 single-family homeowners in the Easy Street neighborhood. He asked that all 96 lots in the Ben Hughes subdivision be zoned under the new LU-R1 designation. He noted that the Easy Street neighborhood is primarily single-family in character, doesn't have multiple ingress and egress points, and is more similar to neighborhoods that are being proposed for LU-R1. He concluded by stating that the community has not received clear information explaining why the zoning differs within their neighborhood or how the proposed LU-R2 designation was determined.

Max Wolf, owner of the Old Post Hospital in Fort Missoula, provided comment regarding the proposed CD-1 zoning district and the new Historic Resource Overlay. Max stated that both proposals contradict the intent of the Long Range Plan and the amendments previously adopted by City Council, which clarified that privately owned civic land may include residential and commercial uses. Max emphasized C-D1 would significantly restrict private property rights and would limit civic land across the City, removing opportunities for workforce housing and mixed-use redevelopment on sites. He stated the draft UDC increases density throughout most of Missoula and the Fort Missoula district. He stated the Old Post Hospital risks being left behind and allowed to fall apart. He urged the Planning Board to recommend C-D1 be removed and replaced with C-D2. He also requested the Historic Resource Overlay be brought into compliance with state law as well as align with the Long Range Plan.

Ed Wetherby, representative of the Millsite Revitalization Project, stated that while the new zoning under the draft UDC has been characterized as less restrictive, they have identified places where there are new and restrictive regulations. He questioned the appropriateness of applying additional activity space requirements to individual future projects within the Sawmill District. He requested transitional provisions for projects currently in design and under review. It was also noted that most of the existing Sawmill District development would become nonconforming under the draft UDC, and asked staff to explore legal pathways to avoid projects being labeled as nonconforming.

East Missoula resident, Gretchen Murray, expressed concern that the zoning Map introduces a concentrated pocket of high-density housing within East Missoula. She stated that the proposed designation for the area does not align with the existing neighborhood character. She noted that community feedback from East Missoula does not support higher-density in this location and Sommers Street can't support heavy traffic. She also noted the recent loss of funding for improvements to Highway 200 and explained that most essential services for East Missoula residents are mainly along this street. She concluded by stating that the area is not appropriate for UR-3 zoning.

Kathleen Snodgrass, a resident of the Hellgate Meadows neighborhood, expressed concern regarding the zoning designation of U-MU1 to her neighborhood due to the larger scale apartment and condo complexes that are proposed for the designation. She requested the Board consider changing the designation to U-R2 zoning as it would be a better match.

Lisa Thomas, a resident of the Hidden Trails subdivision in East Missoula, noted her concern that Hidden Trails is designated as Limited Urban Residential on the draft zoning Map, while areas near the Aspire subdivision are proposed for High Urban Residential. She expressed that the draft zoning map appears to be aligning with the density that was approved through the Aspire Subdivision. She also raised concerns about the public engagement process provided to the East Missoula community, noting that many residents were unaware of the magnitude of the proposed zoning changes to the area. Lisa requested that the proposed zoning change for East Missoula be placed on hold until residents have time to be engaged.

Bruce Baxter addressed the Aspire Subdivision in East Missoula and stated that the property is currently under litigation related to its existing zoning designation and requested that it be removed from consideration for rezoning at this time. He expressed concern that the property has undergone multiple zoning changes within the past five years. Bruce said that the proposed UR-3 density would exceed both the County's final zoning allowance of 6 units per acre and the City's RT5.4 zoning. Increased density, high traffic volumes and no funding for roadway improvements along Highway 200 and Summer Street were named as additional concerns. Bruce requested that the property for the Aspire subdivision be zoned at a level consistent with surrounding neighborhoods such as LU-R1 or LU-R2. He also requested the County's existing 175-foot river open space setback be maintained.

David Gray, of DVG Architecture and Planning P.C, commented that Missoula needs housing for future generations and retiring residents who cannot be strapped by unaffordable rent and mortgage payments caused by exclusionary city policy. He encouraged the Board to remove requirements such as minimum lot widths, floor area ratio (FAR) standards, and dwelling unit maximums in multifamily buildings. David stated that these will increase the cost of infill projects on available land, lower density in the urban core, and limit accessible dwelling units. He noted that a group of 21 Missoula architectural and civil engineering firms submitted a letter to City leadership outlining necessary changes to the UDC, and expressed those recommendations were not included into the draft. He highlighted changes such as the deletion of build-to zones and widths, transparency, activity areas, entrance requirements, some height regulations and reductions, and landscaping requirements that would not be effective in the UDC. He also proposed that the CD-1 zoning be removed as it does not align with the adopted Long Range Plan and be replaced with the CD-2 zoning.

Tom Bourguignon stated his concerns regarding emergency access and evacuation in the Rattlesnake Valley. He said that with limited ingress/egress routes, a significant increase in vehicle traffic due to higher density zoning could pose risks during the event of an evacuation. He suggested the response time for emergency vehicles was not well-thought-out when the zoning designations within the Rattlesnake Valley were being considered. He also urged the Board to ensure neighborhood specific concerns are being fully considered and met with the Code Reform process.

Adam Cook expressed support for the Code Reform. He recognized it as an acknowledgement that the character of our neighborhoods is defined by the people living there and not their aesthetic appearance. He also highlighted other benefits such as enabling more people to live close to their families, social networks, and employment. He did have criticisms in the draft UDC which included activity area requirements and noted that it could have a dampening effect on the construction of new housing. Another criticism was parking requirements for commercial developments as it could create problems for the City's focus inward goal. He also expressed concern about recent changes to the draft zoning map where certain blocks proposed for U-R4

zoning were removed from the lower Rattlesnake and the Northside. He also encouraged more upzoning in the University District to enable students to live near campus.

Jane Darnell, resident of the Ben Hughes subdivision, identified recommendations she had for the draft UDC. The first one was considering eliminating LU-R2 specifically for the Ben Hughes neighborhood and to rezone the whole neighborhood to LU-R1. She recommended including a stipulation to temporarily suspend development between the Deer Creek Bridge and the Easy Street turnoff along Highway 200 until development can be completed in that area. Restricting residential parking before identifying where increased pedestrian and bike transportation will function in the City was addressed as another concern of hers as well.

Mike Wiley, a resident of the Ben Hughes neighborhood, had questions regarding the proposed rezoning of LU-R2 for the subdivision. He asked whether there are examples of where this type of rezoning has worked and where it has improved the quality of life and value of the neighborhoods. He shared concerns related to the traffic calculations being used for the neighborhood and wanted clarification on what calculation is being used for estimating traffic patterns and the volume of traffic. He emphasized we need to focus more on the quality of life, value of the homes, sustainability of the neighborhoods that will be effected under the proposed zoning changes.

Len Broberg, of Common Good Missoula, addressed language in the draft UDC where there seemed to be ambiguity about accessory dwelling units. He stated while staff comments indicate these are treated as “one-unit construction,” the definition of the term appears to conflict with whether a second dwelling on a parcel would be considered a primary or secondary structure. He requested improvement within the language to show that a second separate dwelling would be permitted under state law. The issue of nonconformity and new units were addressed. He highlighted Article 4.13 where there appears to be conflicts between the nonconformities section and standards for multiple buildings. He suggested this be reviewed. Len also emphasized the importance of protecting solar panels that pre-exist new development from being shaded in addition to large established gardens.

Audrey Handelman, of Cushing Terrell, stated they have had limited time with the actual verbiage of the UDC and emphasized that additional time is needed for refining the language. She suggested either extending the review process, or if the code has to adopted more quickly, simplifying the initial code so that future amendments can be additive and not reductive.

Shibu Arens, of Front Step Community Land Trust, expressed appreciation for the overall direction of the UDC. He stated his primary concerns were the required landscaping standards and activity area provisions. The degree to which those could impinge on additional housing was a cause of concern. He also shared results from a scientific public opinion poll they had conducted and summarized that, across income levels, Missoulians agree there is a housing shortage and believe there is not enough housing available. He concluded by stating that the poll shows strong community support for UDC elements that improve the availability of affordable and accessible housing for the average Missoulian.

Linda Ensign spoke on the high density zoning of the Aspire Subdivision. She described it as a high-density parcel situated within an already developed, lower-density county area. She noted that after reviewing the desired outcomes of the plan, she can't see how the proposed zoning for this property aligns with affordability, sustainability, resilience, and community connectivity. She noted there are no bike lanes and minimal sidewalks. She stated that these conditions would make walking and biking unsafe and highlighted that Mountain Line terminal departure

times in the area are limited and result in long waits. She also noted the limited commercial services in East Missoula and asked the Board to reconsider the zoning designation for the area.

Eli Harmon echoed the concerns raised by other residents of East Missoula and stated how he believes the designation for the area of the proposed Aspire Subdivision is inappropriate. He stated his concerns about the City's use for applying high-density zoning as a driving factor to provide affordable housing. He said there isn't a clear explanation on how the City is calculating the data to define affordable housing and how this information should be made available.

Matt Thome, with Cushing Terrell, expressed appreciation for the overall work on the Master Plan, zoning map, and UDC. He noted that the proposed zoning map provides limited opportunities for commercial uses in neighborhoods such as Miller Creek and the Lower Rattlesnake. He requested the map allow for more commercial nodes within each of those neighborhoods that are further out.

Mike Morgan, an architect in Missoula, noted that there are a couple of sections in the draft UDC that may be counterproductive to meeting the City's annual housing production goals. He referenced the activity area in Article 4.9, stating that the proposed standards are overregulated and more restrictive than the current zoning. He also referenced Article 4.7 and provided an example for apartment buildings where it states the requirement that "on entrances, at least one shared building entrance must be provided on the façade adjacent to the street". He explained that most apartment buildings do not have a shared entrance. Mike stated for the regulations that do need more thorough review be removed, so they can be amended at a later time so we can meet the goals for more housing.

Bill, a resident of East Missoula, asked how the proposed U-R3 zoning designation for the Aspire Subdivision was determined, stating that it is inconsistent with the surrounding community and does not fit. He said it appears that the U-R3 zoning was determined in order to mitigate ongoing litigation involving the subdivision. He questioned why riparian setbacks were not established prior to developing along the river. He also noted that the Planning Board previously voted against the Aspire Subdivision and asked how we can ensure going forward that City Council will consider Planning Board's recommendations.

East Missoula resident, Steve Hughes, echoed the same concerns of other East Missoula residents regarding the Aspire Subdivision and the U-R3 designation. He stated that residents view the U-R3 zoning as inappropriate. He referenced a letter that was submitted by the neighborhood's legal counsel regarding the ongoing litigation of Aspire Subdivision and asked the Board to review the letter.

Jim Sadler, a resident of the Rattlesnake neighborhood, acknowledged that the 2025 Land Use Plan was a well written document, but feels like the current process for the UDC draft is happening too quickly. He requested for there to be more time for the adoption of it. He highlighted Policy Objective Four from the 2025 Land Use Plan, which emphasizes the importance of identifying and preserving historic places. He stated this is not carried forward into the proposed zoning. He also expressed concern that the proposed U-R3 and U-R4 zoning designations for the lower Rattlesnake would replace historic homes in placement of higher-

density apartment buildings. Jim asked the Board to preserve the historic designated blocks of Pierce to Monroe and Elm to Vine within the district of the lower Rattlesnake neighborhood.

Andrew Hurst, a resident of East Missoula, inquired about the extent to which annexation decisions are being made with an understanding of when surrounding land—particularly areas adjacent to the Aspire Subdivision—may be annexed. He also questioned the timeframe for the annexation of East Missoula, noting the time it will take before the area's urban fabric aligns with the proposed zoning designation.

Roger Johnson, who lives in the lower Rattlesnake, expressed concerns regarding the proposed U-R3 zoning designation for the area. He stated this zoning is not reflective of the existing neighborhood character. He questioned how the draft UDC controls for housing affordability under market-driven conditions. He concluded by stating that he feels the quality of life for existing residents is being diminished as the UDC prioritizes meeting the demands of future growth by building more homes.

Don MacArthur, with MMW Architects, provided comments about the technical language within the draft UDC such as activity areas, setbacks and the build-to requirements. He advocated for allowing additional time to review the language that is within the code. He encouraged the Board and governing bodies to consider whether the Code Reform adoption is right for Missoula.

John Wolverton stated that housing availability and affordability remain a crisis and highlighted equitably upzoning across the City is a step towards alleviating this issue. He pointed out that neighborhood character is defined more by the people who live there. He also referenced one of the guiding principles for Code Reform, noting that all neighborhoods experience significant change and development impacts, and therefore these impacts should not be concentrated in only certain areas. He suggested removing the activity area requirement and urged the Board to look more closely at the landscaping requirements. He also recommended amending the zoning map to designate the Lower Rattlesnake and Lewis and Clark areas as U-R3 and to revert the strip along I-90 in the Lower Rattlesnake back to U-R4.

Melanie Trost, a resident of the Rattlesnake neighborhood, stated that her primary concerns were wildfire evacuation and traffic congestion due to the additional density in the lower Rattlesnake. She referenced comments made at a previous meeting about contacting the Office of Emergency Management for additional information and reported that their staff had indicated they had not addressed evacuation planning for that area yet. She recommended a more appropriate zoning designation for the area.

Andrew Wilson expressed that engaged neighborhoods are essential to the quality of life of the community. He stated that higher density is not necessarily related to affordable housing. He asked that additional time be provided to allow neighborhoods to remain involved in the planning process of the draft UDC.

Gwen voiced her support for allowing ADUs on nonconforming lots. She raised concerns about potential shading from taller buildings to existing solar systems and established gardens. She highlighted more work needs to be done on visibility for buildings and affordability through

incentives. She also noted the need for caregiver parking. The adoption timeline was stated as another concern of hers. She noted that the proposed zoning designation for the Aspire subdivision needs to be changed as well as making sure we're preserving the historic character of the Rattlesnake.

Conor expressed support for the proposed plan, highlighting that the housing shortage in Missoula is an issue. He acknowledged neighborhoods such as the Northside, Westside, and Franklin to the Fort neighborhoods have seen more of the high density development. He suggested that the new zoning could help spread density across Missoula.

BOARD DISCUSSION [Time stamp – 3:15:09]

Staff clarified that the Broadway to Railroad place type amendment would be zoned industrial, so residential uses would not be permitted. Nathan McLeod, Associate Director – Planning, Design & Projects with Missoula Parks and Recreation, explained that in response to public comment existing parks were updated to the OP-1 zoning district. Cassie added about two dozen parks were updated. She also clarified to the Board that the 85% increase in housing capacity estimate was based on the original adoption of the Land Use Plan map and current zoning densities. Members encouraged staff to conduct an updated evaluation to calculate the housing capacity estimate for the UDC and zoning map.

Board members asked about the threshold for the proposed place type map amendments. It was explained that the amendments are primarily based on public comment and agency review. A Board member asked about annual projected housing starts required under MLUPA and how Missoula compares to those targets. It was referenced that the estimate was about 1,400 units per year. Members observed that some schools were designated as CD-1 while others were not. Ben Brewer, Long Range Planning Supervisor, with the City of Missoula explained that during the Land Use Plan process, civic designations were applied primarily to community-scale facilities. Additional questions were raised about how civic parcels were differentiated between the CD-1 and CD-2 zoning districts.

The Board asked staff to clarify the statutory deadline for adopting the draft UDC and it was confirmed that state law requires compliance by May 2026. Members suggested staff move forward with a narrower package of amendments, so future amendments that require more technical review can be added at a later time. Board members requested staff to provide follow-up information regarding potential amendments to the activity area standards, clarification on any proposed changes to the CD-1 district, whether the LU-R2 zoning district should be removed and LU-R1 remain, historic zones, clarity regarding ADU standards and issues related to the Aspire Subdivision. They asked staff to outline the process for making amendments once the UDC is adopted and takes effect.

A Board member commented on contradictions within the draft UDC, noting that feedback from the development community suggest certain standards may inhibit development or label existing neighborhoods and development projects as nonconforming. Cassie clarified that the current draft UDC does not include a size limitation for greenhouses exempt from accessory structure location standards.

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

There were no communications or special presentations.

VIII. COMMITTEE REPORTS

There were no committee reports.

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 – 3:39:36]

The meeting was adjourned at 9:41 p.m.

Missoula Consolidated Planning Board November 18, 2025 – 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/9793/media>

Missoula Consolidated Planning Board

November 18, 2025 -Meeting Recording

With that, we will call to order tonight's Missoula Consolidated Planning Board meeting for Tuesday, November 18th, 2025 at 6:03 PM.

And with that, can we get roll call please annaliesia.

Roll call.

Lynn Davis.

LD **Lynn Davis** 30:29
Here.

AR **Analeshia Rodriguez** 30:31
Derek kanwisher.
Shane Morrissey.
Here to enfam.
Il.

JS **Joshua Schroeder** 30:48
Here.

AR **Analeshia Rodriguez** 30:49
Danny Oberweiser for here recall.

RH **Richard Hall** 30:54
Here.

AR **Analeshia Rodriguez** 30:56
James Fountain.
James is absent. Sean McCoy.
Here, Mr. Chair, we have eight regular members present and one city alternate present.

Would you like to appoint Danny Tenenbaum as voting member for the evening, please?

We have quorum outstanding. Thank you.

OK. That brings us to approval of the Minutes.

For.

November 4th, but November 12th will be deferred till December 2nd meeting.

Anybody find any errors, corrections that wanted to get corrected, or any language they saw?

Anybody online have their hand up?

Not seeing any corrections, we can entertain a motion.

I'll move.

We approve the Minutes from November 4th, 2025 S moved by Shane.

Do we have a second? Second seconded by Danny.

Excuse me, Danny. Danny ball.

And we will do an up and down vote for the Minutes motion on the Minutes.

So all those in favor of the motion, please say aye.

RH **Richard Hall** 32:22
Aye.

AR **Analeshia Rodriguez** 32:22

All those opposed please say nay, any abstentions.

Hearing no abstentions and no nays, the motion passes unanimously.

OK, so that brings us to.

This is a important distinction for everybody here tonight.

This is public comment on non agenda items.

So if you're here to comment about.

The land use plan, the updated code, all the things that are part of the hearing coming up a little bit after that.

That is, when you guys will comment if you want to comment now, it has to be something outside of what's on tonight's agenda.

Typically we don't really have anything during this period.

But just to clarify for everybody, it's for non agenda items and then we'll move on to

getting to the hearing so that we can get to all you lovely people's comments. So with that, we will open up public comment for non agenda items for a minute here and staff has instructions up on your television screen or. Whatever device, maybe you're watching at home and you need to call in separately. You can call 406-272-4824. Conference ID is 358-8848. Four 8 LB sign. You can press *5 to raise your hand to be recognized for public comment and star five again to lower your hand. *6 to mute and unmute yourself and we will just give it one minute here. To see if we have any public comment on non agenda items. S. And. While we're waiting, I'll just go ahead and say a few things. We're gonna have two presentations pretty close together about. Oh, just one, OK. All right, my apologies. They got combined, so we'll just have one presentation on the hearing tonight, which everybody's here for and once we do that planning board members will have an opportunity to get some clarifying questions that they might have from the presentation. Or from their own research. And that will be pretty strict, right? We'll be keeping it to very specific questions that they need help clarify things once we get through that piece, we will open up public comment for everybody here to have an opportunity to speak. We're gonna try and maintain a a good three minute threshold for our comments. We have a busy Florida night. Some of you that may have been before us before know that I can be a little bit more relaxed. It's about that because I have some of that leeway. But tonight we may not have that. So we're gonna be more strict. I'll try not to be too Curt, but I'm gonna let you know at 3 minutes that we need to wrap it up. This is not the only night that you have an opportunity to make public comment. We will have public comment period on the 18th if we see a need for that meeting. If

things carry over, we will also have public comments.

On December 2nd, when the board is looking at trying to make its final vote on these on this hearing as well as any amendments board members.

Have to make another really important distinction. We need to make for tonight is that.

If public comment runs long.

There may not be opportunities to address each one of your questions or thoughts or concerns.

However, we will all be taking notes and planning board members.

We're going to need everybody to help out and participate on this so we don't miss anything since we have so many comments tonight, but.

We may not be able to address your question specifically tonight because we anticipate a long comment period.

However, we will answer your questions to the best of our ability.

Later on, as the process moves forward, you can kind of think of this as instead of three meetings as like one long meeting, right?

We're just gonna be carrying forward, slowly but surely, so that we can encompass everybody's public comments, respond to them. We also breaking things up gives staff time to look at your comments to read them and also bring answers to your questions forward.

So it's gonna require patience and diligence.

So just bear with us and hopefully this will all go well, OK.

That's more than a minute, and nobody's come up, so we'll just go ahead and combine those two things.

I'm gonna close public comment on non agenda items.

We don't have any staff announcements.

I don't believe, OK.

All right.

So that brings us to our public hearings for tonight, the adoption of amendments to our Missoula 2025 land use plan and place type MATS maps.

Excuse me.

Madison Mathis, senior planner and KC Tripard.

Will both or is it just you?

I don't wanna.

It's both of us working with me.

We'll both be presenting and go ahead and take it away.

Hey, I am Cassie tripart.

I'm a planning supervisor with community planning.

Sorry, community development, planning and innovation today is the start of the public hearing for adoption of the new Unified Development Code and zoning map, as well as associated amendments to the land use plan.

Last week was an informational presentation which dove very deeply into the details of the new code and for members of the public that missed last week. You can find the land use and planning committee video on the city's website with the meeting agenda.

For the public, I'll cover some high level background of the project today. Then Madsen will dive into an overview of the land use plan amendments and you planning board members all received a lot of documents this week. So I'll briefly run through a list of what you'll find.

In your packets, state law requires the Planning Commission to make a determination on whether the zoning regulations, subdivision regulations, and zoning map substantially comply with the land use plan.

Today's presentation primarily focuses.

This is on how the code and map align with the land use plan and place types and after that I will cover issues raised during the engagement process.

There were a couple questions that staff were unable to fully answer last time, so I'll briefly cover those as well.

And last, we have a few recommended motions.

So this project has been going on for the last three years.

Last year, the city adopted a new land use plan which establishes a vision for growth and provides guidance on how the zoning districts are created and where they apply on a map.

The code is in dire need of modernization.

It was adopted in 2009 in Missoula is a different place today, with different needs and attitudes towards development. The current code is fairly suburban and does not support the housing needs required to meet the population projection.

For Missoula and the code implements the land use plan.

So currently we are working towards adoption of a new code that reflects Missoula's values.

The current code is also difficult to navigate for all users, property owners, developers and staff included, and this slows down development review times, which negatively impacts constructing housing.

We are looking forward to a new code that streamlines development review.

So there are three pieces of the project.

There was the land use plan, which has already been adopted.

There is the Unified Development Code, which includes zoning, subdivision and infrastructure regulations.

And last, there is the standards and specifications manual, which is a one stop shop for design standards related to infrastructure.

This hearing is working towards adoption of the code in the map and the manual is adopted administratively by resolution.

This project has been going on for a long time and there was a ton of public engagement that fed into the land use plan and now the Unified Development Code. In total there have been over 20 community wide events, 160 meetings with community stakeholder groups.

And we have heard from over 3000 people. This led to development of the goals in the land use plan and strongly influenced construction of the code and zoning map.

And now I'll hand it over to Madsen for information.

On updates to the land use plan.

Hi I am.

Madison Mathias, a senior planner and I want to give you a quick update on the proposed land use plan amendments.

So these amendments update our existing land use plan by replacing outdated content, strengthening and aligning policies and reflecting stakeholder and community input.

Though, though these amendments follow the UDC adoption timeline and are intimately related to the proposed UDC, they are an entirely separate process.

The UDC is adopted by ordinance with the land use plan.

Amendments are adopted by resolution, so they are a separate item from the

ordinance that requires.

A separate vote.

So on today's Planning Commission agenda, the staff report provides background on the amendments and how they comply with state law.

There are five attachments to the staff report.

Number one is a detailed list and explanation of the amendments.

#2 is the proposed resolution for adoption.

#3 is a memo notifying agencies about the public review draft.

#4 is a summary of public comments and #5 are links to the ARMAZULA 2045.

I have land use plan and the Montana land Use Planning Act.

So the adopted our Missoula 2045 land use plan already meets the requirements in Lupa, the Planning Act to include the population projections, inventories and analysis for housing, natural resources, local services and the economy and the adopted future land use map.

These amendments do not change that the plan as proposed to be amended remains fully compliant.

A statutory requirement that we want to highlight for you tonight is our compliance with the new public participation methods in the Planning Act.

State law requires ongoing engagement in the armed.

Relationship based way. Phase One was the community kickoff and storytelling.

Phase two defined issues and community values. Phase three explored future scenarios.

Housing and growth preferences Phase 4 shared presentations, collected feedback and finalized.

The plan and phase five continued engagement during the UDC adoption, including the open houses, the mailers and the online opportunities.

So the amendments being proposed and that we're presenting in the final stage of phase five have benefited and resulted from all of this engagement.

They were presented publicly and receive public comment.

And they are consistent with the state's mandatory public process.

So now let's talk about the amendments themselves.

There are 32 map updates and six text updates.

This means that the place types for 32 specific targeted locations are changing, and

the language in six different areas of the land use plan has been edited.
So the text or language changes include the comparable zoning districts updated to match the UDC, which you can see on the slide.

I'll come back to that.

The childcare has been added in industrial and employment areas. The street types map has been clarified as illustrative.

The airport Hazard area has been added as a constraint and industrial mixed-use is renamed transitional mixed-use to reflect its role in being a transitional area which is consistent with the zoning map change in the place types being changed are West Broadway is.

A part of West Broadway's area is now industrial.

And employment part of SWAT up gain is urban mixed-use low parks and conservation areas are updated to align with the pros plan.

Some university parcels are now civic a future commercial node on Linda Vista in Miller Creek is now mixed-use upper rattlesnake.

In the upper rattlesnake, a winery area is expanded for agricultural uses and one riverfront block is shifting to mixed-use.

So something I want to highlight because they lay at the intersection of the policy language being changed, the place types map and the proposed zoning map is the comparable zoning districts which are on the site.

Here a comparable zoning district is the zoning that enforces a future land use designation or the place type on the ground.

It takes the plans long term vision and translated it into legal rules for a specific area. So in the land use plan, these districts already existed.

But they reference the outdated title 20 zoning, so the update replaces them with the current title 22 districts from the UDC and each designation now points to the correct, up-to-date zoning.

I'll hand this back to Cassie. Thank you.

Great. Thank you.

Looking at the adoption materials.

On the Planning Commission agenda, you will find the staff report.

The staff report covers background information on the project, compliance with the land use plan and compliance with state law review criteria.

There are 10 attachments.

The UDC ordinance is the adoption draft of the code.

There is also a separate ordinance for adopting the zoning map.

Nearly all special districts and plan unit development.

Are being repealed with the code. A list of those districts is included with the packet, and I'll note 5 overlays are being transitioned to historic resource overlays overall, reducing the number of overlays is essential for reducing permit times permit review times.

Today, there are roughly 350 unique zoning designations in the current code. As a result of zoning overlays.

So this is a large reduction in simplification.

There is a summary of engagement for the project.

As well as all of the public comments received up to November 12th and as more public comment comes in, we will be transmitting those to Planning Commission in batches. The UDC content summary provides highlights on the regulations and the summary of adoption draft updates.

Summary of adoption draft updates. Covers changes made to the code and zoning map between the Public Review draft and the adoption draft.

Last changes to existing titles that are being amended or repealed or covered in attachment H.

This is the table of contents for the Unified Development Code.

Chapter one establishes the foundation for the Unified Development Code, or UDC.

It confirms the official title of the code explains how the code is organized, covers the legal basis basics for an ordinance, and provides baseline rules for how to read and apply every chapter that follows. This chapter also includes transitional provisions for handling projects that are in process at.

The time of code adoption.

Chapter 2 spells out who does what in terms of staff responsibilities.

For example, there is a description of the planning administrator and their duties, as well as the city Engineer, Park staff, and so on.

This chapter also includes standardized noticing requirements and a process for appeals.

Chapter 4 is the zoning. This project establishes new zoning districts to apply across

the entire city.

The form and scale of development is regulated by this chapter.

And the zoning code has been majorly reorganized from our current code to increase usability and create a logical path through the code. For someone planning a project.

Regulations have been simplified, reduced and most of all refocused to implement the goals of the land use plan.

Chapter 5 covers everything related to subdivision.

The new subdivision process is administrative per state law, meaning they are reviewed and approved by staff based on the regulations approved by Council.

There will still be public noticing and a process for engagement, and then all design standards in the subdivision regulations removed to the manual.

Chapter 6 covers all requirements related to infrastructure and requirements for features that impact the right of way like driveways, driveway accesses and fences.

Great. Next I'll cover how we get from place types to zoning districts.

The land use plan and land use plan map use place types to set the characteristics of the different districts.

There are four residential place types that range in intensity from rural limited urban, urban, residential, low and urban residential high.

There are four mixed-use place types downtown, urban, mixed-use, high urban mixed-use, low and limited urban mixed-use.

These ranges ranges in intensity.

These range in intensity and purpose. For example, downtown allows for the most urban form of development, while limited urban is designed to fit within autocentric areas.

That have big box stores.

Last, there are the industrial and employment open and resource in parks and conservation place types.

Here on the screen you can see which of the new zoning districts relate to each place type. There are 22 new zoning districts that implement the place types. Overall, the place type guidance is seen as maximum allowances, and some place types have a range of districts higher.

Intensity districts, for example, you are four in urban residential high.

Are aligned with the maximum allowances in the place, type and map to areas that have the best access to amenities.

Then you are three and you are two.

Follow the place type guidance but have slightly lower intensities and are mapped to places that still have good connectivity and access to services but not on the same scale you would find in the UR4 areas.

In urban mixed-use Umu 2 and umu 4 are primarily mapped to our main corridors and previous design excellence areas, and you'll find the other urban mixed-use. Districts outside of those spaces.

Each place type provides clear guidance for what the districts will look like, as Planning Commission and Council members propose amendments to the zoning districts through the through this public hearing process, it's crucial to describe how the amendment links back to these characteristics and that each of the charac. Are being implemented through some sort of zoning tool. The code must comply with the land use plan place types.

These characteristics are translated into zoning tools and standards which ensure development will actually meet the place type descriptions.

Residential intensity describes density.

This characteristic was used to calibrate the floor area ratio and density requirements of the zoning districts. The commercial intensity indicator in the place types describe whether commercial uses will be small neighborhood commercial uses.

Like those that are allowed in residential districts or larger commercial uses.

In general and mixed-use building types which are allowed in mixed-use districts.

This characteristic translates to the permitted uses of each district and permitted building types.

Similarly, each place type list primary uses there is a housing diversity characteristic as well as a list of permitted building types in each of the place types.

This was directly carried over into the tables regulating the allowed building types in each of the zoning districts.

Building scale directly translates to building width, number of units per building, and build 2 with zoning tools. All of these tools ensure that development stays within the scale detailed by the land use plan.

For example, you can see on the screen that the scale slider for urban residential high

can go up to 1/2 block, but is primarily set at the quarter block scale buildings. Set back guidance is provided for each place type. Parcel coverage also influences setbacks as well as minimum required landscaping percentages for each district. Under building height, each place type list the maximum height and storeys. This is translated into a maximum height in feet in the zoning districts. For mixed-use place types. The land use plan calls for appropriate St. Wall Heights and you can see an example excerpt of this on the screen. This directly resulted in an upper story step back standard that mitigates canonization effects on the street. And last, there are statements regarding the mixed-use districts throughout the code that talk about St. level interest. This is achieved through transparency standards that require a certain amount of windows on the ground floor. This supports crime prevention through environmental design and results in active, walkable streetscapes. Each place type describes block patterns. The mapping of the land use plan and zoning is very much based on this characteristic. Additionally, this resulted in a maximum block perimeter standard and the Subdivision Regulations subdivision is one of the only tools for establishing streets and blocks for Greenfield areas. The standard is absolutely necessary to make sure that land builds out according to the level of connectivity described in the place. Type. The mobility section of the place types describes mode, balance, access to transit, and the level of pedestrian connectivity present. This influences the code through block perimeter standards and mapping of higher intensity districts where there is good St. connectivity and transit the land use plan establishes New street typologies that align land use with transportation and these St. types are reflected in the code in the manual implementing the. Land use plan. Oh, sorry. So in summary, all of the tools in the zoning code align with the land use plan guidance for each zoning district. The requirements within those tools substantially comply with the guidance and the place types.

All right. The land use plan is organized into six policy themes.

These are focus inward housing choice and access, community and quality of life, Environmental Quality.

And climate resilience, health and safety and economic health.

I will be running through the goals of each theme, how the theme relates to state law, criteria for adoption, and how the UDC and zoning map actually implement the land use plan themes.

It is the planning Commission's duty to determine whether the Unified Development Code and zoning map substantially complies with the land use plan.

This is the main state law criteria.

And then there are more specific state law criteria that relate to the different themes.

Focus inward. The same goal for focus inward says to focus development in infill within the plan area to minimize strain on infrastructure and prevent sprawl into sensitive and constrained lands.

This theme is really at the center of how the place types were mapped and how density is applied across the map.

Density is increased along the entire or increased across the entire plan area, but is focused in areas that have existing infrastructure, fewer constraints, and fewer environmental.

Hazards. The city is able to provide better infrastructure when it can focus on improving existing infrastructure rather than extending new infrastructure at the fringes.

Since this is the big overarching theme for how the city was mapped and how densities and uses were applied, it relates back to nearly all of the state law review criteria.

Compliance with the focus inward theme would also result in substantial compliance with the land use plan, including allowable densities and uses being adequately served by public safety.

Transportation, education and amenities.

Focus inward is at the core of the state review criteria.

Additionally, the land use plan and zoning map are designed to protect and prevent impacts on the natural environment and to avoid dangers associated with natural hazards.

So how does the map and the code actually implement this theme?

The new zoning map in districts comply with the land use plan, which allows for infill everywhere but focuses density and urban context that have the best access to amenities in transit in a connected St. grid, lower intensities and densities are mapped to areas with constraints, while still allow.

For moderate levels of infill and this is all analysis that was done with the land use plan that is carried over into the code and zoning map.

The housing choice and access primary goal is to develop a diverse, equitable and resilient housing system that meets the current and future needs and limits displacement.

This includes increasing housing supply, building housing, near transit and main commuter corridors, and distributing a wide variety of residential building type options across all neighborhoods, distributing density and a variety of housing types across the city avoids concentration of ups and vulnerable neighborhoods.

The land use plan calls for incentivizing smaller, more affordable units in promotion of ownership opportunities.

There are two state law criteria specific to housing.

State law requires the code and map to meet the projected housing needs identified by the population projection produced with the land use plan and 2nd the city is required to implement at least five options for increasing housing supply.

The state law provides a list of options to choose from.

The land use plan included a population projection under the land use plan and associated zoning changes. This analysis finds there is capacity for approximately 78,000 housing units in the plan area, and this exceeds the projected need by about 50,000 units.

The code changes are anticipated to increase housing capacity by about 85% compared to the current code and map I mentioned.

Density is focused near transit and amenities to provide the most people with the most OPP.

New simplified residential building types are included in the code and allowed broadly across nearly all residential districts.

This results in more variety of housing options across all neighborhoods.

The code moves away from strict density caps in urban districts and uses a floor area

ratio tool.

This tool incentivizes increasing housing supply and building smaller, more affordable units while controlling the form and scale of a building.

Process improvements were made to townhome exemption developments, subdivision and manufactured housing parks in order to promote ownership opportunities and last the Subdivision regulations ensure adequate infrastructure is provided to support the housing densities called for in the plan.

I mentioned that the state law requires the city to comply with at least five options to promote housing. The code is complying with eight options.

So we have gone above and beyond to comply with the land use plan.

Every parcel that allows for residential uses will allow for at least two dwelling units, whether that be two detached houses or a connected duplex. Regardless of parcel size I mentioned, with focus inward, the zoning map applies higher densities near those jobs transit.

Schools, amenities and parks.

This is most apparent in the urban residential high districts. Residential parking requirements are eliminated. The group living definition allows for single room occupancy developments.

Setbacks a minimum parcel areas are greatly reduced from the current code. The one unit house building type specifically calls out tiny homes as an option and last apartments in mixed-use buildings are permitted in mixed-use districts which allow for office, retail and commercial uses.

The goal of the community and quality of life theme is to enable community access to opportunity as well as social, cultural, recreational and public amenities.

The land use plan calls for affordable housing incentives and an increase in housing access in areas with services, facilities including infrastructure and parks need to be designed to promote Wellness and social connection.

And there is an objective in the land use plan to preserve historically and culturally significant places.

Development regulations should be focused on form and compatible scale over traditional density caps. And last, the plan aims to ensure access to outdoor recreation and to balance impacts of mixed-use zones on a budding residential sounds.

This all relates back to the state law criteria requiring that the zoning map, districts and subdivision regulations reflect allowable uses and densities that are adequately served by public safety, emergency transportation education.

And other services.

So how did we implement that?

They are not affordable housing incentives in code. Listening to feedback from local affordable housing practitioners, they recommended reducing barriers to housing overall rather than retaining strict standards that are then relaxed for incentives in the future, the city will be looking at more programmatic options to help incentivize afford.

Housing.

Focus inward aligns services and infrastructure with density and uses.

The goal for preserving historic and cultural resources is met by the inclusion of five historic resource sounding overlays as well as a process for establishing new historic resource overlays. The new zoning tools focus on form and scale over use and strict density requirements.

The manual includes new street types and infrastructure standards designed to create high quality facilities that meet the city's goals for promoting alternative types of transportation.

Parkland dedication requirements have been revised.

These include allowing the option for improvements in lieu of Parkland area, which helps to create actual amenities and parks that neighborhoods can enjoy.

Last activity areas provide recreation close to home and social connection with neighbors.

This promotes overall well-being, whether it be on site, opportunities to garden, read under a tree, or space to let kids play outside.

The overarching goal of the Environmental Quality theme is to balance Urban Development with Environmental Protection and resilience through sustainable practices and mitigation to sensitive lands. The land use plan calls for integrating land use with transportation planning in order to promote more climate friendly modes of transportation land use.

Plan map and zoning map limit development in areas with environmental hazards, including steep slopes, floodplains.

Areas of high groundwater and areas with fire risk.

Firefighter risk the land use plan says to encourage preservation of agricultural areas. Protect and strengthen the urban forest and to accommodate stormwater management.

This ties back to the three environmental criteria in state law, which is pretty a pretty straightforward connection between the land use plan theme and the requirements here.

Going back to how the districts were created and mapped, lower densities are applied to the areas with environmental hazards.

The new draft floodplain maps were used in the land use planning process to make use of the best available, most accurate data.

New street types promote methods of transportation that reduce emissions, such as biking, walking and buses.

Overall, there is a large focus on walkability in Olangi's plan.

This is translated into standards like maximum building width.

Build 2 widths in parking placement restrictions that create a more walkable streetscape.

Zoning code also requires the installation of bike storage to ensure mazulians have the option to own a bike.

There are landscaping regulations, the required percentage of landscape area is greatly reduced to allow for more housing from the current code. That being said, there is still an emphasis on planting trees and shrubs to manage and clean stormwater.

Parking lots require trees to reduce urban heat.

Desert effects so that Missoula stays cool.

The code has incentives for creating pollinator gardens in native prairies to promote ecology and habitat.

The regulations continue to implement stormwater management requirements in the riparian regulations and zoning and subdivision protect riparian vegetations, which keeps our rivers and drinking water clean.

Last, non conforming buildings have more ability to be reused and adapted through this code, reducing construction waste.

The health and safety theme has a primary objective to ensure access to services and

infrastructure that supports health and safety.

This includes developing a street network that is safe for pedestrians and bicyclists. Focusing infrastructure resources on routes that serve emergency responders and providing safe drinking water and wastewater facilities.

The health and safety goals tie back to state law criteria for applying density and uses appropriately across the map and the criteria for avoiding dangers associated with natural hazards.

This theme is implemented through the UDC and zoning map. Previously, I mentioned that areas with environmental hazards have lower intensities.

The street typologies promote multimodal infrastructure and share a relationship to the place type land uses.

Parking placement is regulated by zoning and urban zones, which are planned to have the highest levels of walkability.

Parking placement regulations reduce conflicts between vehicles and pedestrians. The subdivision regulations.

The manual in chapter six of the UDC.

Ensure all development has adequate access to clean water, wastewater disposal and stormwater management.

Density is restricted near the airport's runway in order to mitigate associated risks. This is done through a zoning overlay.

And last, the focus inward approach directs density to areas that are already well served by emergency services in transit.

Again, this approach allows the city to focus resources on existing infrastructure, including streets that provide fast response times for emergency services.

The economic health theme aims to promote balanced growth by supporting Commercial Services with improved infrastructure and connectivity, while also considering climate mobility and community compatibility.

Specifically, this theme encourages commercial development in areas with critical multimodal infrastructure and prioritizes high intensity housing and commercial zones.

Parking should be regulated in a way that balances housing production with transportation, climate and neighborhood compatibility.

And last, the land use plan calls for integration of neighborhood Commercial Services

into residential areas.

By meeting the goals of the economic health theme of the land use plan, the code and map will also meet the state law criteria, requiring that the regulations and map allow sufficient area for commercial, industrial and institutional enterprises enterprises for targeted economic growth.

Adequate space for businesses were identified through the land use plan process, resulting in mapping of mixed-use, industrial and special use zoning districts.

Zoning districts are mapped to align with the land use plan.

And account for existing infrastructure.

And again, we mapped these mixed-use areas in higher intensity districts near major employment centers and corridors.

A variety of uses are permitted broadly across districts, providing tons of opportunities for different business types across the city. In mixed-use districts, there are no floor area ratio or density caps. So in other words, these sites are allowed to hold as many dwelling units as feasibly fit.

Within the form constraints.

Breaking requirements for commercial and industrial uses are retained in the code, but the required number of spaces has been reduced.

This works towards climate and transportation goals while giving businesses more freedom to assess how much parking they really need. And last there was a ton of support from the community for small commercial uses in residential neighborhoods.

This is implemented in the code through creation of the neighborhood commercial building type and by allowing some low intensity commercial uses in residential.

Districts they're building siding and size regulations for neighborhood commercial, which mitigate impacts and ensure businesses stay and scale with residential neighborhoods.

Currently, the draft code only allows new neighborhood commercial businesses on corner lots, but mid block lots are permitted to convert existing structures to commercial uses.

So until the engagement summary, the review criteria requires the Planning Commission to accept, consider and respond to public comment on the proposed regulations and map. All comment is being included in the files transmitted to Planning Commission and additionally staff have gone through all of the comments

encoded them.

With a response.

Community engagement and outreach for the code reform phase of the Armistice took place following the adoption of the land use plan starting in January of this year.

Prior engagement that had taken place in the previous phases of the project provided the Armouzulla team with an understanding of how land use impacts community members, what missoulaians value most in their neighborhoods, and the type of growth that missoulaians support throughout the community.

This feedback created a foundation from which the proposed code was drafted.

Engagement on the draft development code had two main focuses. The first focus was creating understanding about the connection of the land use plan and place type map to the draft code and zoning map. We've done a lot of that today. The 2nd element was a focus on G.

Technical feedback from stakeholders that frequently used the development codes, especially through workshops.

The draft materials were posted on engagement zoula and in total gathered over 900 responses on the content.

We held two community wide open houses, one on the zoning framework and one about the full unified development code and reached 320 community members between the two events. The primary tool used to spread awareness about this project was a mass mailed postcard that was sent.

To every physical address within the city.

This included both homeowners and renters.

Beyond that, we use tools like newsletters, tabling opportunities, and press releases.

And there is a full list of all code reform related engagement activities.

And attachment D of your packets.

I cannot summarize all 900 plus comments here, but I will list a few reoccurring themes that are coming out of coming up in public comment. We are hearing concerns about neighborhood compatibility. Some members of the public are worried.

The height maximums are too tall that the scale of allowed buildings is too large and that there are too few design standards for mitigating the increased scale.

We're also hearing the opposite from the development community, some of which think there are too many form standards controlling for scale.

We are hearing that floor area ratio standards may present some challenges for small building or small buildings.

Or sorry, buildings on small lots.

There are infrastructure and safety concerns which is typical on Missoula.

These comments include concerns over wildfire evacuation if density is increased and concerns over traffic.

There are comments expressing concerns over the adoption process and timeline, and despite this project happening.

Over the last three years, some people are just now tuning in.

Last, we're hearing worry over potential Dan zoning of specific parcels, and the opposite is also true, where some folks are concerned about up zoning.

I mentioned that we were here presenting at Planning Commission last week.

There were a few questions that staff couldn't sufficiently answer, and we mentioned we would return with more information.

Planning Commission asked why multiple dwelling units.

Are not allowed on Ted ownership units, and why dwelling units cannot be stacked in this development type. Townhomes referring to Ted's are covered under state law title 70 property, which is not a piece of state law. We're used to working in in this field. The definition of.

Town home, which is MCA 7023103, mentions that each person owns their unit and the land under the unit. There is also a piece of state law talking about condominium conversions to townhome exemption development.

It states they can only be converted if there are no other structures above or below the dwelling unit, and so this all suggests that units cannot be stacked and that each ownership unit is intended for one dwelling unit, which is really the town home and town home Exe.

Development.

Last week we didn't quite answer why Parkland dedication calculations are based on estimated number of units in the subdivision.

This is because floor area ratio is a flexible density tool.

Someone can build smaller units and fit more in a building, while others may build

larger units with fewer AM building. There isn't a clear cut density maximum to apply to the Parkland dedication calculations, so we have to go off of estimated number of units.

Last Planning Commission mentioned a piece of state law about giving due weight.

To a subdivisor's preference for Parkland, dedication or cash and loom.

After some research, that statement does not appear in. That statement does appear an MCA 76 three, which is the piece of state law we are currently operating under with adoption of the new code, we'll be operating under MCA 7625 and that piece of state.

Law does not include the requirement to give preference to the subdivider for cash in lieu versus.

Land dedication.

We also verified the code should say dedication, not donation. As someone had pointed out.

WB **Walter Banziger** 1:15:54

We also verified the code.

AR **Analeshia Rodriguez** 1:16:00

There are three recommended motions tied to these public hearings.

One is for the land use plan, one is for the code and one is for the zoning map.

Staff recommend the Planning Commission make a recommendation to City Council to adopt A resolution to approve the amendments to the land use plan and place types map.

The motion to recommend City Council adopt the Unified Development Code, as shown here.

This would also repeal the current title 16/17/20 and 21 as well as planned unit development in special districts.

And the motion to recommend City Council adopt the new zoning map and repeal the current zoning map is shown here and included in the staff report.

And we will be back here, as Sean said on Thursday, to continue the public hearing.

There will not be a presentation.

But that meeting will be used for public comment, discussion questions and outlining

potential amendments to the adoption draft.

There is another Planning Commission meeting for this project on December 2nd, which is tentative. Staff are assuming the public hearing at Planning Commission will need a third session to get a vote before moving to City Council.

Thank you.

Great. Thank you, Cassie and Madison for your guys presentation.

Informative as always.

OK.

That brings us to board members.

Do we have any?

Specific clarifying questions from board members and we'll get a little time at the very end to have a little bit of a discussion and to address some things.

But right now, if you have something you need clarified.

Trying to be fairly pointed and specific in that.

Go ahead. Obviously, Danny, go ahead.

It was more procedural.

Question. Are we focusing right now on the land use plan amendments?

The first item on the agenda or everything?

It'll all be encompassed.

So when we get to motions, we'll do all three at the same time.

But my suspicion is we won't get the motions tonight.

Just based on the number of folks we have here, we'll we'll be doing public comment probably.

Anything else? OK.

Anybody else?

Lynn, go ahead.

LD **Lynn Davis** 1:18:24

Well, I had a question.

I saw that the Broadway Railroad to Broadway section changed to industrial, and I wondered if that is all. It seems more like a residential mixed-use.

So is it still residential as well as industrial?

It's.

AR **Analeshia Rodriguez** 1:18:41

No, the place type amendment there is to go to industrial. So it would not allow residential and that was after further staff analysis.

Realizing that the streets in those areas really need a lot of work before they can support residential activity, there are also currently still a lot of industrial uses there. Not a lot of green space.

It's fairly paved over and we hope to come back and do more targeted planning for that area in the future.

But the amendment is to not open it up to residential yet.

LD **Lynn Davis** 1:19:15

OK. And is there existing residential there now?

AR **Analeshia Rodriguez** 1:19:19

No, today it is zoned industrial.

LD **Lynn Davis** 1:19:22

OK.

Thank you.

AR **Analeshia Rodriguez** 1:19:25

Great. Good catch, Lynn.

Anybody else from Planning Commission?

I'm I don't know if I'll get that before we move on.

My is it anybody hands up online I can't see.

OK.

OK tune please.

So I noticed there was a lot of updates for parks and open space.

Can you quantify how much additional park land space was added?

I can't off the top of my head, but we have Nathan here with Parks and Rec who may be able to speak to those amendments a bit better online.

NM **Nathan McLeod** 1:20:10

Yeah. Hi, this is Nathan McLeod with city of Missoula Parks and Rec. I guess is this the change to the zoning that you're referring to?

AR **Analeshia Rodriguez** 1:20:19

The land use plan amendments, which then in turn, yes, the zoning.

NM **Nathan McLeod** 1:20:25

So yeah, my understanding is that based on public comment that the existing park lands were were updated to be OP one zoning, whereas previously they were zoned the same as the surrounding neighborhood, which was what the land use current plan originally called for. But public comment, what people. Were concerned that the parks were not protected and so the zoning was was updated to to make sure that that was clear.

AR **Analeshia Rodriguez** 1:20:56

OK. And staff are saying it's likely about two dozen parks that are being changed in response to public comment.
Great. Thank you, Ben.
I saw you go ahead, Ben.

BB **Benjamin Brewer** 1:21:10

Oh, thanks.
This is Ben Ben Brewer online with CPDI and it would just add to that that each of those specific park facilities is detailed in attachment G2, which is the summary of updates to the zoning map.
And looking at that, it looks like there are 440.
Six individual facilities that were rezoned in order to make that change.

AR **Analeshia Rodriguez** 1:21:38

OK.
Great. Thank you for those numbers. Tune any follow up is that good?

Can you quantify the the was there any changes in Tim squared of footage like it just it seemed to me looking at the the all the amendments that we increased the amount of open space in Parkland as a result. I was just curious if you could quantify the.

That increase.

No, I'm I'm not able to quantify that, but that's something we can follow up with on Thursday.

Anything else tune?

Thanks Casey.

When you were going through the.

Housing choice and access portion of the Lup you mentioned like an 85% increase.

In can you hear me a little better now?

All right, let me let me start over.

So in one of your early slides during that housing access, housing capacity portion you talked about.

An increase in 85% housing capacity is that based off the draft zoning that is based off the land use plan amendment or sorry, the land use plan map.

That was an analysis done at that time.

During original adoption or as it is with these new amendments during original adoption, and then the densities in the zoning map reflect those, so the capacity would be the same.

OK.

When this plan was originally getting put together last year, that capacity estimate really broke down a lot of data, you know broke down by type and then also calculated the the deficiency in housing that we have and it had some specific quantifiable numbers.

I'm wondering if that same process is going to take place based on what we're proposing today.

To see if we're hitting the marker.

Night.

And are you thinking based on the land use plan amendments or more specifically, the zoning map?

I suppose it could be done for both.

We currently do not have that planned, but I'll hand it over to long range in case that may be part of future tracking of this code. OK, I I think that would be valuable information to look at because last December we expressed a massive deficiency immediately and if.

We weren't bringing on a certain amount of units per year.

We'd only be digging a bigger hole, so it's just I feel like running that evaluation now.

Based on what we're proposing would be valuable information.

BB Benjamin Brewer 1:24:19

Yeah, we as Ben Brewer again, we can look to provide some more of a response on that.

Next meeting as well and and do some prep. But I I think.

In general, our our expectation and assumption, given the capacity that we have with the, with the project as it is and where our goals are for moving forward once the we move past adoption would be to focus on.

Tracking.

The and generating data on on the outcome of the code and being able to to use that to be able to continue to.

To approve on it.

And that's, that's where that's direction we've been thinking we're headed in.

AR Analeshia Rodriguez 1:25:09

Great. Thank you.

Anybody else with clarifying questions at this time? Lynn, go ahead.

LD Lynn Davis 1:25:18

Yes, I had a question about the place type map changes.

And what was the threshold for that or the determining factor?

'Cause it seems like there may be other changes that aren't here and I just wondered how.

Yeah, how it was decided to make the changes that were made as far as the proposed amendments.

AR **Analeshia Rodriguez** 1:25:41

There are a lot of amendments in there and a lot have different purposes. But primarily they are based on public comment leading us to do further evaluation of the map in targeted areas.

Madison, do you have anything to add about background?

Madsen, Mathias with the long range planning team.

Some of the other alignments we did are not just based only in the public comment, but through the iterative process of bringing that through agency review.

And that's how we got the transfer of certain university owned parcels to be civic aligning with their larger plan.

And then same thing with Brost with Parks and Recreation, kind of the alignment of all of these plans to make sure that we are consistent.

With one another. Thank you.

LD **Lynn Davis** 1:26:37

Thank you.

AR **Analeshia Rodriguez** 1:26:40

OK, OK. Danny T, go ahead.

Thank you, Sean.

I know under the Montana land use and Planning Act, Missoula is required now to come up with a number of I think it's projected housing starts per year, new permits per year.

Do you know off the top of your head what our land use plan states that our number is per year, not off the top of my head, but I can find that while we are taking public comment.

I just need a dig for it in the plan.

But I can have that just later this meeting.

OK.

I think it's off the top of my head. I think it's around.

1400 is that about right? I'm getting a thumbs up from ballpark.

Yeah, Karen. OK.

My other question is, is just what have we been doing? Let's say the past two years per year?

That is also data that I can find if I have just a little time to dig for it.

OK. My understanding it's like in the 500 range.

It's definitely varied between the last few years.

But but yeah, I can get account.

We do have our data online.

That would be very helpful.

Thank you.

That's it.

Great. Thank you, Danny.

And I'm not seeing anybody else.

So I think we're gonna go ahead.

Oh, you guys got numbers, OK.

Good stuff.

How many units we need to be built per year moving forward?

We just make sure I'm reading it right for a 5% vacancy rate, we would need to permit 886 to 1100.

57 homes per year and then if we want to reach an 8% vacancy rate, it would be 1080 to 1451 homes per year.

Thank you.

OK, I think.

Yeah, please go ahead, Shane.

Just on the zoning map.

Notice some of the schools are indicated as CD1 and some are not.

Just any any rationale there?

Yeah, we don't, Ben. Great. Thanks.

Go ahead, Ben.

BB Benjamin Brewer 1:29:04

Sure. Yeah. Yeah. And this goes back to a previous question too.

And so just to kind of pick up on on.

Just the general relationship between the place type designations and the land use

plan and the zoning districts that are assigned in the zoning map in general in the developing land use plan.

Methodology for how those place types were designed.

Needed for.

Especially the Civic place type and the.

Parks and conservation land.

Place types. We made a point of mapping that those place types to the

Community scale facilities and Amen.

Community scale.

Facilities and properties that were.

In line and appropriate for those place types.

And then.

Did not do that.

For, similarly for facilities that were at a neighborhood scale and the kind of the approach there was to describe those as part of a place type, and so that they're they're listed in those place type descriptions for, you know, say residential or mixed-use.

And to kind of make the point that those are part of that, that general place type.

Designation.

And so that that was the approach that we took in, in the land use plan and similarly so for those civic.

A lot of the specific properties that are designated civic.

In the place, type and then carried over in the zoning were those kind of.

Larger, larger, or more notable community scale or.

You know the role they play in the commute, kind of as a landmark. The role they play in the city are called out as civic or designated civic.

Umm So what?

And then you know, going back to the this update to the zoning map map to.

Designate more of those neighborhood scale parks as open space, you know well.

This is kind of a deviation from the approach we took in the mapping that we that we did for the land use plan and and it really is kind of responding to this concern.

That we are hearing.

And heard through the public review period that there was a worry that we in the zoning of all of this and implementation of the language plan weren't adequately or sufficiently recognizing.

These these facilities that that people are are really concerned about and want to make sure are are recognized and and served.

AR **Analeshia Rodriguez** 1:32:09

OK.

Thank you, Ben.

Is that covered for now?

OK, OK. Josh, go ahead.

JS **Joshua Schroeder** 1:32:21

Kind of piggybacking on on Shane's question, I was just curious as it relates to the Civic place type.

They were broken out into aviation, CD1 and CD2 zoning districts and I was curious what criteria was used to determine which civic parcels were placed in either CD1 or CD2.

Especially where privately owned civic sites may require some adaptive reuse.

Redevelopment to meet future needs.

BB **Benjamin Brewer** 1:33:01

Yeah, I can.

I can respond to that first here, and if any of our team wants to, to piggyback on what I say, but.

In general, for the Civic Place type, during the land use plan process.

There was a language added specifically to that place type description.

During the adoption process that specified that and I don't have it up here in front of me, but I I can probably find it if we if we wanted.

So I'm gonna paraphrase here.

But basically that where appropriate based on kind of adjacency to to uses or or context that residential and or commercial uses are appropriate in in civic in the civic

place type.

And and so our approach in mapping in developing and mapping the new, the two new civic zoning districts, CD1 and CD2, was to use the, the and and differentiate between those districts.

For how to evaluate for and consider for you know where that is or isn't appropriate. And so that's what you see and how those districts are are broken out on the zoning map that we're proposing.

Another factor that went into that or was considered was.

Existing zoning and kind of the consideration for the transition for to these new zoning districts.

And so you know that the airport element of the Civic district is largely consistent with with where the existing a district is mapped now.

And then.

And then similarly there were there are existing zoning overlays that are in a in effect, you know many many of the overlays in the new zoning map are removed.

But we do retain a few overlays and one of them is the Fort.

Missoula Historic overlay.

And so that was another consideration for evaluating kind of how.

How the the Civic District was civic districts were assigned in that in that area.

AR **Analeshia Rodriguez** 1:35:15

OK.

Great. Thank you, Ben.

OK, Board members, I think I'm gonna move us along here.

Oh, Cassie, you guys.

Yeah. An earlier question about how many units we've been permitting per year, OK.

Go ahead.

We'll get the last.

So looking at just yearly totals, which we don't have yet for this year, but 2024, we permitted 584 dwelling units.

It was fewer in 2023 at 448.

And you'll see that there was a big increase in activity in 2021 where we permitted 1338 units, which is more on par with where we need to be. But we are only

permitting about half of that in recent years.

Great. Thank you.

That's very interesting.

OK.

I think we're gonna go ahead and move to public comment.

Before we open it up, I'm just gonna take a quick little bit of reiteration.

Just wanna remind everybody we're, we've got a lot of folks here tonight. So we're gonna try and keep things to three minutes as strictly as possible. We'll have timers.

Watch for there's a red and a purple, Shane and Dan.

And he will be flipping them over.

They'll probably trade back and forth somehow or another.

If you have a big written statement, or perhaps you're a professional that needs to use this code in your professional life and you know 3 minutes isn't going to cut it, please. If you haven't already submitted your comments to staff via online or whatever ways that are avail.

To you, please make sure those get submitted for public record.

So that staff can review everything as well as planning board can see them.

When you come up, please state your name and if it's something a little more complicated, please spell it.

You can say where you live, but the most important thing is your name.

And then I think lastly, I just want to take a quick second to remind everybody that the Planning Commission or Planning Board is all volunteer.

So we're here doing our civic duties just like you guys.

So just try and keep that in mind if you're mad about something, just save that for City Council.

They'll be happy to hear it from you.

OK.

So with that, we're just gonna go ahead and open this up and and again quick reminder, this is not the last time to make public comment. If for some reason it gets too late, you get tired of being here. We've got Thursday night and then again on Dece.

2nd so you know if you get a chance to speak, maybe you got something different to say come back on a different night, but try and keep in mind that this is not the only

opportunity to make public comment.

OK.

And with that, we will open up public comment and again I want to remind board members to please help out, try and keep notes as best we can.

And then ideally between all of us and staff, we will do a good job of making sure we get everybody's questions written down. And then again, just a quick reminder, we can't address your questions as you each come up.

That would we would be here till next year.

So we'll gather questions. We'll gather statements.

And then we'll address them as we get further along in the process.

Remember, 1 big long meeting all right.

Whoever wants to be first, break the ice, please. Come on up.

Wait, thank you.

Don't stop my time till I can speak on this K.

I'm Lee Bridges from East Missoula. Thank you.

Tonight I've already sent something to you, but it's gonna be too long for me to read in 3 minutes, so I'm skipping down a few paragraphs.

Tonight I ask that you reconsider the proposed UR3 designation for the Aspire Subdivision in East Missoula to recommend a more appropriate zoning district.

First, the aspire preliminary plat does not comply.

With the former growth policy in R two 5.4 zoning, nor does it comply with the new growth policy and proposed UR3 zoning. The design is extremely crowded.

Very small. Lots, no alleys, no rear parking.

8 variances granted to push density even higher.

The result is a neighborhood where nearly every driveway crosses the sidewalk.

This makes the subdivision difficult and unsafe for residents, especially children and dogs.

To walk.

The city also adopted an overlay district that allowed housing types, setbacks and parking configurations that RT 5.4 prohibited. State statute requires that when zoning regulations conflict, the most restrictive standard must govern.

Here the overlay strip restrictions rather than adding them, which is inconsistent with the statute and how the overlays are supposed to function.

Up zoning to you are three does not fix these issues.

In fact, the Aspire Plat does not meet the this does not meet several core requirements of the UR three district, including minimum 40 feet, lot widths that are essential for walkability when there are no alleys. Many of the Aspire lots are less than 40 feet wide granting exe.

From safely.

Granting exemptions from new safely related standards.

Simply locks in a flawed design. Second, the proposed UR3 zoning is inconsistent with the city's new.

Own new zoning framework.

Urban residential districts are meant to support walkable transit, accessible neighborhoods within or near the city core with connected St. grids, alleys, and near readily ready access to services. The Aspire property is none of those things.

It's geographically isolated, split from the city by Mount Jumbo, the Clark Fork River, and the Interstate, and surrounded by low density accounting neighborhoods with substandard roads.

This is not a location that can support.

Second highest residential density.

If you look at an Aspire Subdivision layout next to our adjacent E Missoula County lots, you can literally place three of the aspire lots within a single neighboring county, lot, county, lot.

3rd zoning comparable to this property's existing.

RT 5.4 is lur one or Lur 2, not UR 3. The surrounding neighborhoods reflect lower density planning and extending Ur 3 here.

Out here ignores the city's own criteria for extent for context sensitive development.

Finally, I urge the board to address the riparian set back gap that allowed the Aspire Subdivision to be approved without any city riparian zoning. When annexation wipes out the county, riparian protections such as the 175 foot set back that previously applied the city should AD.

Those protections immediately.

The Clark Fork River deserves consistent safety.

Guards. Not a loophole that allows development to close to the river in closing.

I ask that you reject the UR3 designation and instead recommend a zoning district.

That is honest, appropriate for this location and align with the city's own standards, such as Lur one or Lur 2, our Community safety and trust depend on it.

Thank you for your time and consideration.

Great. Thank you, Lee.

I appreciate your time and being here as well.

Also, just want to remind folks if somebody says a statement that you're already gonna make just when you come up, please try and say I support this person's statement also just to let folks know that I'm gonna be mixing in folks online with folks in house just.

So we don't ignore them and we try and make it as fair as possible.

So I'll be running for those of you that.

Know a stack system?

I'll take a list and it's just a list.

Please, ma'am, go ahead.

And then after this woman? I'm sorry. After this wonderful person here, we're going to have Kathy S online.

Please. Hi, Courtney Johnson here. First of all, thank you.

I appreciate all your volunteer work and your hard work in trying to find a solution. I have huge concerns about relaxing the zoning in Missoula in other places in the US where they've relaxed the zoning like San Francisco.

In New York.

It did little to reduce housing costs. It in New York.

It only brought rent prices down about 1%, but it did increase land speculation and land values considerably and with that property taxes.

So that's the that's the issue I have is I don't want my property taxes doubling.

I know in San Francisco, that's exactly what happened.

Houses that were assessed at 500,000 within.

Three years they were assessed at a million because all the land speculators came in was it was, it was a developer's dream. When that zoning was relaxed.

So I also have issue with.

Not accounting for parking.

Even if Missoula had the most robust transportation system, public transportation system people want to leave town.

They need to go to the doctor in Bozeman.
They want to go recreate in the woods.
Everyone is still gonna need a car.
To get around, you know, they want to go to Seattle.
They want to go see their cousin or whatever, you know. So anyway.
That's mostly what I wanted to say.
Thank you for considering my thoughts.
Great. Thank you, Courtney.
Appreciate the time and your expediency. I was outstanding.
Next we will go to Kathy S and I apologize.
That's all I can see of your last name, Kathy.
So we're gonna have Kathy S next online.
You can.
Staff will give you the ability to unmute.
Yourself.
There you go, Kathy, you're unmuted.
Try it now.
Oh boy, there will be no telling for technical difficulties.
I'm sorry, Kathy. We're not hearing. Is there anything?
Are you on your phone, by any chance, Kathy?
I can see that you unmuted yourself, but we're not hearing anything.
If you're on the phone, are you muted and unmuted yourself again?
I wish I could tell you what something to do here, but I'm a farmer, so this is way out of my skill set.
Any thoughts by anybody?
Yeah. OK.
Kathy, maybe try. I'm not.
Unfortunately, we can't hear you, so we don't know how you've joined.
So perhaps you could rejoin and I can keep an eye out for you coming in and we can, you know, just move you up on the numbers.
But we are not hearing you.
So I'm gonna go ahead and move to back to in house here.
And.

If maybe you can go online to the teams or the website somehow to try and rejoin and we can ideally get your comments. Sir, please go ahead.

Good evening. My name is Larry Chase and having participated in this process from the very first community event in December 3 years ago to having helped lead some different meetings. It's great to see this come to where we're at as president of the Ben Hughes Homeowner Association. My.

Comments tonight really represent the 96 single family dwelling homeowners.

In the isolated, Easy Street neighborhood.

That is on the east edge of Hellgate Canyon and we are asking that the proposed zoning for our entire neighborhood of 96 slots be changed to LUR 1 instead of the current proposal.

We're only 10.

Lots are in lur one and the other 86 are in llur 2.

I mean, first the Easy Street neighborhood seems to be inconsistent with other areas.

Is that the city proposes as lur two one of our board members visited many of these areas that are also proposed as Lur 2A couple in the Rattlesnake, six of them in the South Hills, four off of 3rd Ave. some in the far views and also near.

The Deer Creek bridge.

And these proposed LUR 2 zones have multiple unit dwellings, including apartments, triplexes, duplexes, mixture of other existing uses, and they also have multiple ingress and egress routes, which our neighborhood does not.

2nd is the single family nature of our neighborhood is really more similar to areas falling under the proposed Lu R1 zoning, such as places in the upper rattlesnake in far view lower Middle Creek.

Miller Creek and the South Hills. So, for example, we don't really understand why our neighborhood is treated differently from very similar neighborhoods like Lincoln Woods in the upper rattlesnake. And to better understand that, we've asked questions at the open houses. We've a lot of our Members have put.

Questions on the interactive proposed zoning map and why we may not like the answers.

The issues we haven't gotten any answers.

In terms of understanding why there's 86 lots at our LUR 2 and 10 at lur one in fact, at one of the open houses, an HOA board member asked to see a written assessment

of how the city designated these 86 and 10 differential, and the OR.
Response from the city staff person was there is no written assessment, only coding which would not be meaningful to you.
Well, that's not really not an answer to help us understand.
So it's really a black box for us.
And so to conclude, really, the Ben Hughes Homeowner Association is simply asking that the proposed zoning for our entire neighborhood of 96 lots be changed to RU L1 or Lur one. Lots of consonants there.
Thank you.
Yes, and they're difficult to get right.
Thank you, Larry.
Really appreciate your comments and.
Being concise and wrapping up, when I gave you the little signal there.
OK.
We are going to take Max Wolf Online.
1st and then we're going to go to the gentleman at the podium.
So Max, you, there you go.

MW **Max Wolf** 1:51:23
Can you hear me?

AR **Analeshia Rodriguez** 1:51:24
You're. Yes, we can.
Please go ahead.

MW **Max Wolf** 1:51:27
Good evening. My name is Max Wolf, one of the owners of the old post hospital in Fort Missoula.
I'm here to comment on the proposed CD1 zoning district in the new Historic Resource overlay, both of which fundamentally contradict the intent of that plan. In the Direction Council already has approved.
When Council adopted the long range plan, they also passed an amendment clarifying that privately.

Civic land may be included.

May include residential and commercial uses.

That amendment recognizes the key role private land owners play in in meeting Missoula's, future housing and economic needs.

Since then, Civic has been divided into three place types, including CD1 and CD2. CD one in the historic resource overlay run directly against that intent. CD1 would significantly restrict private property.

The overlay is punitive, overly broad.

And entirely new to this code, instead of guiding preservation it restricts it, restricts it.

It does not meet state law requirements that zoning be specific and clearly defined.

It creates a vague new layer of regulation that effectively amends policy through zoning rather than through an open public process.

This is not just about Fort Missoula, though.

That is where the impact is most visible.

CD1 restricts civic land across the city, removing opportunities for workforce housing and mixed-use. Redevelopment on sites that could support future public needs.

CD2.

On the other hand, aligns with the long range vision, allowing civic land to evolve responsibly, support public services, and create the flexibility Missoula will need over the next 20 years.

This new code makes Missoula more dense in nearly every part of the city.

Yet this area is being left behind to deteriorate the Fort Missoula district and especially the old post hospital, should not be left to fall apart while the rest of Missoula moves forward with new growth and opportunity.

CD2 works for both public and private land owners, while CD1 and the historic overlay undermine the principles of adaptive reuse, housing opportunity and the clarity and zoning that the long range plan was built on.

I'd like to add that I appreciate the questions about the civic place types tonight and how staff has come to that decision, and I think we need a little clarity.

Clarification from Ben's response on how they did come to this after City council's amendments, I urge the Planning Board to recommend that place types changes need to be amended to remove CD1 and be replaced with CD2.

And that the historic resource overlay be brought into compliance with state law.

And align with the long range plan. Council has already endorsed.
Thank you for your time.

AR **Analeshia Rodriguez** 1:54:15

Great. Thank you, Max.

Appreciate your comments and being with us this evening, OK.

So now we're gonna move to the gentleman in the black blazer.

Sorry I can't see it.

And then we'll take one more in-house comment and then we'll go to David Grey online.

Please, Sir, go ahead.

Great. Thank you.

My name's Ed Wetherby.

Our company is Millsite revitalization project.

We're the developers behind the old Sawmill district.

I want to keep my comments, I guess at a higher level and say that our project started from an unannounced, abandoned industrial site.

We went through the process of annexing and getting it zoned, and that zoning was a little more than 10 years ago or so-called the OSD Special Zoning District. And that came about through.

Many, many visits with the public, with the city's consultants and.

A lot of work was done to create something very progressive and good for Missoula the new zoning.

Copies much of that I want to say copies, but follows the guidelines I think in in many ways and yet doesn't in some other ways.

The new zoning has been, I think, billed as being less restrictive.

And yet we see many places where there are new and very restrictive components.

We also see that it's it is less restrictive in terms of use types and we think we've navigated away through that by continuing to use the covenants that we have that that can provide the the sensitivities that our our neighbors have.

I will say that there's been over \$100 million invested so far.

By investors and lenders and another 30, some \$1,000,000 by.

People who've purchased condos in townhomes and they'd like to see some of these

restrictions maintained.

To get it just a few specifics about our project and I'd say we've through consultants at MMW and WGM, we've provided many details to the city and I want to say that that generally speaking those have been received and I think responded to in a in a POS.

Way. So I thank everybody for that.

But couple more things, the open area.

Or open activity space. In our particular case, in advance of development, we donated 14 acres that created and became Silver Park.

We have another handful of acres that are common area green space.

There are small parks trails access with the the city's Milwaukee Trail to the South.

This is a very activity centric development and it doesn't seem appropriate that individual.

Projects would have to have more, and in fact I did the calculation and that the open space activity space that's been provided already would support 5800 units.

About eight times what anybody could possibly expect out there. So adding additional activity space or requiring that of individual subdevelopments within the Osama district, I think may not be appropriate.

Two more things.

I think it's important that there is a well defined transition time or transition rules so that we have projects that are on the drawing board right now that are talking to folks in the planning department and they need to know what their what, how to navigate this and.

They've spent a lot of time and energy on those projects already and I think they ought to be able to transition in some reasonable way.

And lastly, everything we've built so far, I think.

Is under the current set, would be nonconforming and I think it's unfortunate that having built to the best rules that everybody could think of of at the time.

And done it in a in a very attractive and I think most people would say very well done.

That we have projects that have to live a life and a burden of being nonconforming.

And I don't think that's appropriate. I'd like to find some legal way.

That folks here could work on not labeling it in a non conforming way.

Thank you.

Great. Thank you, Ed.

I'm gonna break with what I said because we've got Kathy S back here, so we're gonna see if we can get Kathy.

In the comments here Kathy, you want to try again on my end, it looks like you're unmuted.

I don't know.

The question staff is asking is the MIC on your end? Kathy working like the MIC on your computer.

Let's see. Is there any way for you to signal me?

Are you using a phone? You could lower your hand or raise your hand or.

Or do a little more as code here.

We're not.

You're seeing video.

OK, I'm not saying that, OK.

So we can see you, Kathy or somebody can, I can't.

But we can't hear you still.

So odd.

OK.

So if you're on a computer, maybe volume controls.

On the right, lower right hand side perhaps.

A little speaker with an X you might need to undo that.

I saw you muted and unmuted yourself again.

Dang it.

So Kathy, we're also getting the suggestion that you could try calling in on the number on the screen right now with your phone and that's 406-272-4824 and the conference ID is 358884848.

BB Benjamin Brewer 2:00:46
SH.

AR Analeshia Rodriguez 2:01:03
Pound sign that might be a way for you to actually speak to us.

I think until we can work something out, though, we're going ahead and move on to our next person here.

In house. And then we'll have David Gray.

Hello, I'm Gretchen Murray and thank you guys.

This is a huge scope of a project.

I have a couple questions and a number of concerns you said focusing.

I heard focusing inward for the urban residential high and I happen to live on the back of the Aspire Subdivision or summer's property. As we all know it out there.

 **+14*****69** 2:01:42

Don't know it out there.

 **Analeshia Rodriguez** 2:01:46

And.

Think she got through OK?

 **+14*****69** 2:01:50

I think they got 2.

 **Analeshia Rodriguez** 2:01:53

Oh, OK. Kathy, you did get. Oh, great.

Thank you for muting yourself and as soon as Gretchen is done, you will get your opportunity to speak.

OK.

I'll try again.

So my concern is that it seems like we've got this little pocket if we're focusing inward for the urban residential high, we've got this little pocket of of high density housing in East Missoula and the rest of us have larger properties.

It doesn't meet the zoning that is already there.

We have a terrific community out there and this the zoning of this space does not.

Fit. It's like placing a whole new community.

Right into that spot.

And so a couple of things that I noticed.

Our growth policy states that were reflecting the values of the current residents, and we don't see that happening out in East Missoula.

It asks for a walkability, multimodal access and high pedestrian connectivity.

We don't have that in East Missoula and the proposal to have summers be the conduit.

For this high density property is. It's a very small narrow St. and so my request is not only that, we'd lower that density, but that you all take time to visit E Missoula at high times at busy times.

We've recently lost the the grant to clean up Hwy. 200 and make it more usable but. Without that, all of our services that we have, which are minimal.

Are right there on Hwy. 200, so everything that you have to do is right on 200 a busy St. and to take a left onto that street to get into town and under the narrow bridge is really difficult.

So I'd ask that you take time to check out that that the property all the way at the end of Summer St. Walk around E Missoula and see that it is not appropriate for.

Urban residential three and I thank you.

Great. Thank you, Gretchen.

I appreciate your being here this evening.

Yeah, feel free to collap if you agree with somebody.

OK.

We're going to try Kathy again, Kathy.

You called in. You can go ahead and unmute yourself and hopefully we'll make some progress.

*62 mute and an unmute.

Well, she had it just a second ago.

Great.

 **+14*****69** 2:04:45

It says I'm no longer muted.

Can you hear me?

 **Analeshia Rodriguez** 2:04:47

Yes, we can. We're getting celebration here.

+14***69** 2:04:50

Good. Finally.

Yeah, I I don't know what's wrong with my computer, but it neither of the microphones are apparently working. So.

Thank you for having patience.

Apparently, I believe that Ben forwarded my comments.

To the committee just before the meeting.

I would like to confirm whether you got those if you did. This can be really short.

AR **Analeshia Rodriguez** 2:05:26

Oh, and Kathy, could you please state your whole name so we can get that?

+14***69** 2:05:29

Oh, this is Kathleen Snodgrass, and I live in the hill Gate Meadows neighborhood, which is directly West of Home Depot.

AR **Analeshia Rodriguez** 2:05:40

OK. And we did get your comments here.

I'm seeing board members nodding that they've got it in front of them.

+14***69** 2:05:45

OK, so great.

So I will not bore you by reiterating that.

But we do have a request of our neighborhood that you consider.

Changing the designation that is shown on the map, unless it has already been changed for some reason.

Due to the scale of the buildings that are proposed for our neighborhood, which is actually fully built out.

But it could be changed and we really would not prefer to see that happen in our neighborhood.

We've been lumped in with a bunch of large scale apartment and condos and we're a very mixed neighborhood and you can see all the details in my message.

If.

If there are questions about that, please don't hesitate to give me a call.

Send me an e-mail. I'd I'd love to talk to somebody about this and and find out if there's any way we could make adjustments.

I guess that's about all I have to say.

AR **Analeshia Rodriguez** 2:06:53

OK.

Great. Thank you for your continued efforts as well, Kathy to get your comment in and we will.

Look at your statement that you provided and we will get back to you with responses when we close out public comment sometime in the future.

OK.

Now we are back in House. Thank you.

+14***69** 2:07:14

Thank you very much. Bye.

AR **Analeshia Rodriguez** 2:07:17

We're back in house and ma'am, please go ahead.

Good evening.

I'm Lisa Thomas.

I live in East Missoula and I wanted to point out something on the map.

I live in the hidden Trails subdivision, which was put in with the old zoning 21 years ago.

Started in like 03/04 and at that time it was considered a high density.

Development our homes are 10 feet apart.

So and we have 123 units on our 35 acre plot.

The Aspire Subdivision is another.

35 acres and it will have 252 units on the same size, with parks and roads and sidewalks similar to my neighborhood.

Now my neighborhood on this map is, if I'm reading correctly, limited urban residential. On the other side of Hwy. 200 near the Aspire Subdivision that has been

changed from.

Unzoned by the city to high urban residential.

High density. When my homes are 10 feet apart. If you drive the reason Zula the homes are not ten feet apart.

Except for the aspire, it looks like that was made.

High because it to align with what will come instead of from the future aligning with what is, they're doing it backwards because the city already approved that subdivision.

And so we're trying to cover that mistake and allowing then us to change to fit them instead of them aligning with what has been there since the 1930s, I believe or 1919 we were was the first plat.

So that's where we've been.

I also would like to discuss the engagement portion to East Missoula.

We did have.

People come and do a presentation at the East Missoula Community Council meeting.

Two days before the public comment deadline before the draft.

So it was at the very end.

And we were unaware.

And we were startled that we're in the county and we had just finished a lengthy process years long with Andrew Hagermeier doing our own zoning in East Missoula.

The live make model we were we wanted to be considered a village.

The word we used to describe E Missoula's future was.

Safe village and now our high density urban.

I'm not from Montana, but if you think E Missoula is urban.

Sorry, we have little Hwy. 200 if you want to count Speedway. It used to have a trolley.

Maybe that's an urban thing, but it is far from urban core.

It does not in any way need 6 Storey buildings, even along the highway we've got 4 Storey right now, three on four apartments.

That's OK, but not 6.

And I would really like this to be put on hold for East Missoula until people of East Missoula get time to actually be engaged.

The plan has three pages of civic engagement. None of it mentions E Missoula. So that has been not part of this plan, but it will be driving us as soon as we're annexed.

We just didn't know because it was 10 years from now. Who would have thought? They did.

And they didn't share that. O, we're feeling a little left out. Thank you.

Thank you, Lisa.

OK. We're gonna do one more inhouse and then we've got David Gray Online.

Go ahead, Sir.

Hey, my name is Bruce Baxter.

I'm a Missoula County homeowner, I'd like to address the Aspire E Missoula subdivision.

Aspire is planning to build 252 residential units across my fence.

The Aspire property in East Missoula is under litigation right now over its current zoning.

Feel to aspire. Property should be removed from any consideration of rezoning at this time.

The Aspire property has now had five different zoning designations in the last five years. For decades, it was county zoned for maximum 4 units per acre. Then in 2021, Missoula County Rezones property to maximum 6 units per acre, three and four in August 2024.

The City Council rezoned the property twice in one meeting.

Then #5 in December 2024, the city proposed to rezone the property for a third time in four months to UR3UR3 zoning is even higher density and higher traffic volumes than either Missoula County's final zoning, a maximum 6 units, or the city.

'S RT54 zoning of 7.1 units per acre.

The city's current RT 4 rezoning already proposes to add too much density and traffic to East Missoula's unimproved Hwy. 200 and Summer St. Intersect intersection.

With no funding for improvement, aspires traffic study was based on traffic numbers from 2020, before the additional 15 multi Storey housing structures were built along Hwy. 200.

City of Missoula's guidelines also state protection of the Clark Fork River as a high priority.

The problems are too much traffic density and the related safety problems with no Rd. improvements and the river.

I asked the aspire property be rezoned to a level consistent with Missoula County's final maximum 6 units per acre.

Or the Lu R2 Lu R1 similar to their surrounding neighborhood for example the golf course across the river and the Easy Street neighborhood in the Hillgate Canyon or the nearest city properties to the Aspire property proposed zone for lur one or Lur 2. And I also ask that the county 175 foot open Space River set back be retained to be consistent with the city's high priority of protecting the river. Thank you.

Thank you, Bruce.

Appreciate your time this evening. OK. We have David Grey on the line.

David, go ahead and hopefully unmute yourself and make your comment please.

DG **David Gray** 2:13:44

All right.

Can you hear me?

AR **Analeshia Rodriguez** 2:13:46

Yes, yes I can.

DG **David Gray** 2:13:47

All right, Missoula needs housing for the future generations and retiring Missoulaians who cannot be strapped by unaffordable rent and mortgage payments caused by exclusionary city policy.

The UDC at the 30,000 foot level is heading in the correct direction at the 20,000 foot elevation. It starts to fall apart with traditional exclusionary policy that the city is unable to shed.

Minimum wage, FAR rules dwelling unit limits within a multi family building will stop the UDC from meeting affordable and accessible, missing middle housing goals.

I implore the board to delete all language that requires a minimum lot width. FAR rules which encourage efficiency, and one bedroom dwelling units and discourage missing middle housing for families and dwelling unit maximums.

In a multi family building this will increase the cost of infill projects.

On available land, lower density in the urban core and limit accessible dwelling units as elevators for an aging population will be unattainable.

The design professionals in Missoula, which included architectural firms and civil engineering firms, have been discussing what needs to be changed in the UDC and has sent a letter to city leadership and zoning officials signed by 21 firms.

Those needed changes to the EDC have not been included in the draft or amendments that the city has just made public.

Some of the changes are new and or existing policy that has not worked in the past and will not work in the future as this in this future densification of the city core.

These include the deletion of build 2 zones, build 2 widths, transparency, activity areas, entrance require.

Some height regulation and reductions and an unworkable landscaping requirement for growing inward.

Lastly, the CD1 zoning does not follow.

With the long range plan, it is inhibiting the City Schools, public institution tuitions and private property owners ability to serve the city with housing and economic prosperity goals. Schools and government agencies will not be allowed to provide staff or affordable housing on their land in these classified Z.

I reckon I recommend CD1 zoning be deleted in its entirety and replaced with CD2 zoning throughout the city, which is for public land.

Which addresses all of these civic needs and follows the long range plan. 2021 is the only year Missoula met the housing units submitted for permit that meet the necessary housing goals, as acknowledged by staff.

Missoula needs clearer, simpler zoning rules and less exclusionary policy.

Making the city affordable.

I hope the Planning Board is willing to make the necessary changes to the UDC to provide equitable and attainable housing for all missoulaians.

Thank you.

AR **Analeshia Rodriguez** 2:16:48

Thank you, David and outstanding. I don't think you can see the timer, but you hit it right on the nail.

OK.

All right, we're going to come back in house. Sir, please go ahead.

Good evening. My name is Tom Bourginyon and I have two comments tonight.

One is a sort of a Rattlesnake Valley comment and one is a process comment.

So first, the Rattlesnake Valley. I commented to this board last week about my concern about there being two ways in and two ways out of the rattlesnake and a huge increase in vehicle traffic due to higher density zoning there might be.

Catastrophic.

In the event of a wildfire evacuation or other emergency, I heard city staff tonight mention that.

Response time for emergency vehicles was one of the factors they considered in considering the zoning designations.

I'd like to suggest that maybe that factor wasn't considered adequately or correctly with regard to the Rattlesnake Valley.

So that's my rattlesnake comment.

I have a process comment as well I.

Read through a huge number of the comments that commenters made on the map and on the zoning standards, and I reviewed as many as I could of the city Staffs.

Responses to those comments, and they coded their responses in a sort of a one through 6 style where.

One was adopted and the other five were not adopted for various reasons.

The one that I was kind of keying on was #5, which said not adopted. I'm.

Raising here not adopted because the comment didn't meet with the project's policy or the project's goals.

Or didn't have the correct methodology or something like that. And I noticed a huge number of comments similar to my rattlesnake comments that were coded #5 that it the the comment was not adopted because it didn't meet the policy or goals of the city I'd like to.

Suggest that the planning.

Board and City Council should consider taking more time in this process to understand the views of the electorate, to try to make sure that the the policy that they're putting forward here matches the the views of the electorate as closely as possible and that as many of the.

People's kind of neighborhood specific concerns are are fully considered and met

with. Thank you.

Thank you, Tom.

Appreciate you being here again this evening. OK, am I not? Is there anybody online?

I'm not seeing. OK, great.

We're gonna keep rolling with public comment.

I do want to give folks an heads up that we will probably take a a short recess.

In, say, the next 1520 minutes, Rick, how are you doing?

Rick Hall, you doing all right? You need a.

Can anybody see Rick?

Anyway, either.

Oh, he does have the ability to go to the bathroom.

He can just sneak out, but we will probably take a little break here in a little bit just to give everybody a heads up.

Sir, please go ahead. Thanks.

My name is Adam Cook.

I wanted to start off my comment by just expressing that I am really supportive of, you know this, this code reform. I think the city has has broadly speaking done a good job.

This is this is a really exciting opportunity.

And you know, I think that that this, this represents a a great, a great step.

It is an important recognition to me as as somebody who grew up here and has seen the character of the place change as the inclusivity that used to define it has eroded.

It's an important recognition that you know the character of our neighborhoods is defined by the people living there and not their aesthetic appearance.

It's an important recognition of the empirically demonstrated.

Reality that when we build more, when when we have adequate construction of housing.

Incumbent tenants have more leverage over the price that they pay for that housing and the benefits of that are concentrated among.

The the most affordable existing units.

That's. That said, there are, you know, other other benefits, as Cassie and Matson, you know, elaborated we.

We have the benefits of allowing people to live near their friends and their family

and their employment, which which give them better social networks, you know, less time and money spent on commuting all around.

Great benefits of this.

I do have a brief, overarching criticisms that I'll I'll keep quick.

I'll just give my quick top three here.

First being that.

The activity area requires.

In the draft UDC as written.

In my view, could put a could could have a dampening effect on the construction of new housing.

The the inclusion of these was justified as reflecting a desire expressed by people in polling from the Prost plan.

Saying that people had an interest in recreation areas near home.

However, this polling focused specifically on parts and I think that we should take that to mean that we should have good public parks and the best way to do that, the best way to generate revenue for that is to have more, more housing units.

Generating more tax revenue.

Secondly, I'm I have concerns about parking regulations for or or parking requirements for commercial developments as written.

Because.

Because that because only the downtown core area is exempted from commercial parking requirements, it means that they apply at a flat rate across all other zones.

This this creates problems especially for our focus inward goal because because having a flat parking requirement across all zones really heavily penalizes areas in the higher in in the more in the denser zones where land values are higher, it effectively imposes a greater effective.

Dollar cost and opportunity cost on on businesses that choose to operate there.

Lastly.

Commenting on recent changes to the.

The adoption draft of the zoning map.

Certain or or certain blocks of UR4 zoning were removed from the lower rattlesnake and the Northside. I think it'd be good to see these included once again, as you are for.

As someone who lives on the north side, I know that my area along N 1st and warden is historically a dense mixed-use area.

And it would be nice to see the the adopted UDC reflect that.

And I believe that in the University district, we need to be, we need to.

Ambitiously up zone to enable more students to live near campus, which is something that is direly lacking as it stands now.

Anyway, thank you for your for your consideration.

Great. Thank you, Adam.

Appreciate you being here tonight.

OK, ma'am, please go ahead.

Thank you.

My name is Jane Darnell, and I'm a resident at the Ben Hughes subdivision, also known as the Easy Street neighborhood.

I do want to thank you all for your service on the Commission and for the staff in the room and beyond.

This is quite an undertaking.

And to have a public process to manage over the course of years is very challenging.

So I appreciate your openness to hear the comments, suggestions, frustrations and otherwise.

I have 3.

Items all call recommendations.

1st is perhaps more consideration.

The LUR 2 designation is in relatively small, disparate areas in the plan.

And it does include 86 of the 96 homes in the Ben Hughes neighborhood.

My question recommendation. Consider eliminating LUR 2.

These are small changes. Thinking about the staff, the different things you have to navigate, one more designation.

How much is it really contributing specifically for the Ben Hughes neighborhood?

I strongly recommend and support our Homeowners Association's recommendation to make that whole neighborhood.

Lur 1.

The second recommendation I have.

Is maybe more temporal than the planning process itself.

But to consider a stipulation.

To.

Suspend or prohibit development between the Deer Creek Bridge and the Easy Street.

Turn off along Hwy. 200 until that project.

Can be funded again and completed the impacts of other development on the traffic patterns across that section are significant and for the Ben Hughes neighborhood itself to get in and out.

I call it my lovely Popsicle neighborhood.

It's just got one Rd. in and to turn onto Broadway can be quite challenging. The bus stop.

I appreciate your consideration and this is my third recommendation.

The innovations for more pedestrian, bike, bus friendly items in our community, I applaud.

I support.

Restricting and constraining parking in residential areas before you've really been able to describe where and how increased bike and pedestrian and public transportation will function in this city puts the cart before the horse.

So to build out more of that plan before you restrict the residential parking.

Seems to be a more amenable flow and again specifically on that Hwy. 200 we've got a bus stop and essentially a gravel pit.

Across the road, there's no crosswalk.

There's no Safeway to get across that.

We certainly have children.

We have a lots of bike traffic.

And that is a very challenging intersection, as many are along 200.

Again, I thank you for your work. Thank the staff and look forward to being part of the process.

Great. Thank you, Jane.

Appreciate your eloquent comments. OK, Sir.

We're gonna go to one more gentleman here in house, and then we're gonna go to online.

Hopefully I don't mess this up.

Broberg LAN is what I can see on my screen here.

So in house and then online.

Thanks Sean.

My name's Mike Wiley and I'm in the Ben Hughes neighborhood and I'm not going to repeat all the fine comments from both Larry and Jane here, but I do have a couple questions. The first one is, can you point us to a model where this type of Rezoning has worked.

Or it basically has improved the quality of life.

Where it's improved the value of the neighborhoods and so forth.

So is there?

Is there a actual model?

And I know it's never apples to apples.

But something that you could point all of us to and show us how it's worked and how it's worked over time. That's the first thing. Second thing is, I went to the open house a couple weeks ago and I did receive a couple unsatisfactory answers I was looking.

At the traffic.

And the calculations on the traffic and one gentleman I said well, how what?

What's your calculation in terms of how many cars per household and Larry and Jane both pointed out that you know it's 11 entry way out of that neighborhood and the calculation that I was told was that it's .8 cars per household as your general formula I.

Don't know if that's true.

But if that's the case, that's an unrealistic.

Big number as you get further out of town like we are.

I counted and it's basically at least two cars per household.

So that's that's a question of mine.

What is the formula?

What's the calculation that you all are using when it comes down to figuring traffic patterns? You know just the the density of traffic and so forth.

That's the second thing.

The last thing is more of a qualitative thing.

I heard a lot of words tonight.

In kind of the preamble and they were all fine words like equitable, sustainable, affordable.

Climate mobility, whatever the heck that is. Climate, climate, climate.

Great words. Great buzzwords.

I don't know the definitions of these things.

You know when you start saying we're doing this because of these things, I look at quality of life, value of the homes.

That we have paid so much into over the years and and really stability of a neighborhood.

So I didn't hear those types of words when it came to the people that actually live in these places, but I hear all these other and a lot of those words are kind of getting passe at this point like climate mobility and those kinds of things. So my.

My question is why are we not looking at quality of life?

The value of the homes that you're going to be affecting and also the stability of these neighborhoods. That's it. Thank you.

Great. Thank you, Mike.

Great points. OK.

So we are going to go to.

Great. And you support Larry and Jan outstanding.

OK.

So we're gonna move to online here for an individual.

Len, go ahead and unmute yourself if you can, OK.

You're unmuted. Go right ahead.

BL Broberg, Len 2:32:19

Thank you.

You can hear me now.

AR Analeshia Rodriguez 2:32:22

Yes, we can hear you.

BL Broberg, Len 2:32:24

Great. Thank you.

Thank you planning board.

Thank you, staff.

This is a big elephant and I know that we're biting off huge chunks of it or attempting to, so there's been a lot of good work, a lot of good thought put into it, and there's a lot of things that those of us in common, good, Missoula, where.

I'm here on behalf of this evening.

Really like about the plan and the standards and the zoning code that as it's been revised.

One outstanding question, though that we have is.

Seems to be a lot of ambiguity about.

Where what was formerly called an accessory dwelling unit or a second home on a parcel.

It fits in and I understand from reading staff comments that it is to be treated as a one unit construction, but the one unit construction definition that's in the code says a standalone primary structure with no shared walls etc.

That's that sounds fine.

But is.

A second House primary or secondary?

I'm not really quite sure as a lay person reading this and says that in addition has a private front, side and rear yards. Does that simply mean that they're under private ownership, or does that mean that only one house can have them?

So there's some things here that to me is a lay reader would cause me to give pause if I was thinking about building another home on my lot, as is allowed by state law.

If I hadn't consulted a building professional ahead of time, which may prevent people from even getting to a building professional, I think the staff, if it turns its mind to this, who's done such an excellent job in many places throughout the code, could improve this substantially. So.

That that ambiguity disappears and we're clear that it's treated as a one unit house.

And yes, it is permitted under the code.

The second thing is the issue of nonconformity.

And new units.

You know, there's been a lot of work in section or sorry Article 4.13 that deals with nonconformities.

There are additions etc over the old code would prohibit.

AADU if in fact or a second building on the property, if in fact the original House was not conforming.

The multiple building section on top of it says the entire parcel must comply.

With all applicable zoning standards, I guess from reading the definition of parcel which does appear in the definition section, that means the lot size. However, if there are lots of 30 foot width within the city of Missoula, does that mean a second home located on that second or?

On that 30 foot lot would not be allowed to be built under the multi buildings section. You know this.

These are the kinds of things sometimes you need.

Someone who hasn't been deep into crafting the actual language to take a look at. Because it's really hard.

I know when you're you're drafting a really long document, and I mean it's an, it's an amazing body of work really, because you basically started all over.

And these are the kinds of things I think that are small, but could be addressed and lend greater ability for people to understand.

Yes, those second homes are permitted on their lots.

And finally, I think you received updated comments today that the remaining issue 2 is thinking about protecting solar panels that pre exist new development from being shaded.

And perhaps as well established large gardens as well.

There's no point in stepping us backwards if we can avoid it, and perhaps the floor area ratio will deal with that.

I don't know what the trade off is on that with affordability and we look forward to the Staffs development of those examples and explanation further.

Thank you very much planning board.



Analessia Rodriguez 2:36:24

Great. Thank you, Len.

Appreciate your points there.

OK.

All right. That brings us back to in House.

Go ahead. Thank you.

I'm Audrey Handleman with Cushing, Terrill, formerly known as CTA.

We're architects and engineers, both in town and in Montana and elsewhere in the country, and I want to build a little bit on what the previous gentleman said about the language within the Unified Development Code. And I also want to mention that I agree with most of what.

David Gray stated earlier.

We have had.

A lot of great communications with the city directly, so I'm not going to dive into all the specifics, but you know, within the three years that this process has been, we've had precious little time with the actual verbiage of the code.

Just a handful of weeks and in that time we've we've been able to express some of our concerns and recommendations, and the city has been very responsive. However, we feel that.

Really a lot more time does need to be taken with this language.

So I would suggest either taking more of that time.

And extending this process or if the code does need to be adapted more quickly, stripping it down so that any amendments can be additive and not reductive.

And that's it for me. Thank you.

Great. Wow, you guys are just kicking **** as far as time goes.

Thank you for your comments, Audrey, and for being here this evening.

And.

Len, if I could get you to lower your hand online, hopefully you can hear me, but if you could lower your hand, that would be very helpful for us.

OK, Sir, please go ahead.

Thank you planning board.

My name is Shibu Erens.

I work for front step community Land Trust, which is an affordable housing provider in Missoula, and from our perspective, there's a lot to be happy about in this. UDC, thank you for your public service.

We appreciate the city staff and their responsiveness and communication all through the process.

Looking at some areas of concern right now, the required landscaping.

And required activity area portions from the perspective of an affordable housing provider and and the perspective of a city that is in a housing cost crisis.

The degree to which those could impinge on additional housing is is a concern to us and I think worth looking at from your perspective. I also wanted to share. I emailed this to to the board ahead of this meeting, but we conducted a a scientific public opinion poll.

Over the last.

KW **Kim Walterskirchen** 2:39:07

Angel, come here.

AR **Analeshia Rodriguez** 2:39:07

Week.

And and the results are are interesting.

KW **Kim Walterskirchen** 2:39:14

Angel.

AR **Analeshia Rodriguez** 2:39:17

They I know that's not me, 'cause. There's not a mute or unmute button here.

The results are interesting.

They show that across income levels, missoulaians agree that there's a shortage of housing.

And that homeowners and renters alike agree.

Homeowners 71% and renters to the tune of 89% think there's not enough housing across town.

We have this, this poll in the sort of greater details hosted on our website which I included in my e-mail to to you all.

But the baseline is across.

In comes Missoulians are aware there's a shorting housing shortage and I feel there's a housing shortage.

And and the elements of the UDC that improve availability of affordable and accessible housing to the average missoulaian find strong support.

In our poll.

Thanks for taking my comment.

Great. Thank you for being here, Shibu.

Appreciate your time and efforts. OK, ma'am.

Please go ahead.

My name is Linda Ensen.

I live in the county, not the city, and have learned that city decisions can and do wreak havoc on the lives of county residents.

I am seeking to intercede in the high density zoning of the ASPIRE Subdivision.

This 35 acre parcel is high density island surrounded by already developed lower density county. It is served by county and state roads.

I have reserved the.

I have reviewed the desired outcomes of the plan and I can't see how the zoning on this property meets any of them.

I don't understand equitable outcomes.

In a zoning framework, so I will address the other three.

Three first, affordability prospective price unit 600,000, according to DANOVA in 2024.

Two, I believe the sustainability and resilient patterns must refer to transportation.

This is the vision de Nova presented.

For summer St. in 2021.

There are no bike lanes and there are no places for bike lanes.

The sidewalks you see here are the only ones you will find in East Missoula, with the expected 22,000 or 2200 plus or minus additional traffic units.

Walking and biking would become extreme sports.

Mountain lines schedule says its first bus arrives at 6:55 AM and runs every hour until 8:45 PM the terminal departure times don't sync.

Well, with the arrivals from other destinations and often result in long waits.

Three, I assume that this refers to the anterior of aspire only.

This is the walkability.

Still, front yard setbacks are smaller.

Streets are narrower and no alleys mean garbage services in front yards and cars backing across sidewalks.

East.

Missoula services are limited to one small restaurant.

One bar attached a church.

Two gas stations, 2 coffee shops and a small motel.

All other services are at least three miles away, according to Google.

It simply doesn't meet with any standard of connectivity and with any undeveloped land already filling up with apartments.

That's it. Seems unlikely that that will change.

I can't see how.

I can see how this zoning happened.

The city had already approved the SUBDISSION at this density, so it was just left as approved without much thought.

But now the city seeks to shield itself from the lawsuits still pending using you.

Please reconsider.

Great. Thank you, Linda.

Appreciate your time this evening.

OK. Anybody online on that Zen?

OK.

OK.

We're gonna go in house board members. How's everybody doing?

Do we need?

We're all good.

Everybody's good, OK?

We're gonna go in house. The gentleman at the podium, and then we're gonna have Matt.

Phone Tom.

We'll go to Matt. Sir, please go ahead.

My name's Eli Harmon.

I'm also the resident of East Missoula.

I support what's all been said ahead of me, especially with most of the fellow neighbors and.

Zoning of the area.

There were the Aspire divisions gonna be that.

It's just wholly inappropriate, but.

Not need to repeat any of that stuff.

One of the things that concerns me is it seems like one of the driving factors to designate not just that area, but some of these other areas in our valley as high density is to provide affordable housing.

But no one ever seems to elaborate on what does that mean, I mean.

What's affordable housing?

It's like make housing affordable. Well over 70% of the population in this valley cannot afford to pay for a home when the median salary price of a home is \$550,000. I know.

I personally couldn't, even if I shared an income with somebody else. And so where's that information? Is it being provided to the public of where do they get the number of what is affordable housing mean?

\$1500.

For a one bedroom apartment, is that really affordable when you're an individual who only makes \$17.00 split in burgers at McDonald's?

I mean, so there's a lot of questions.

I think those numbers are probably also skewed if they're drawing from everybody who resides here and those people who are also millionaires, that already own all their homes, I think.

Where's that information should be made available, especially if it's one of the driving factors.

When they are creating high density with this new zoning.

To create affordable housing.

'Cause I pretty sure most people don't understand.

What do you mean by affordable housing? What is affordable?

That's all I have.

Thank you. OK.

Great. Thank you, Eli.

Appreciate your comments.

OK. Next we're going to go to Matt Online.

So Matt, go ahead and unmute yourself.

MT Matt Thome 2:46:09
Yep. Hello. Can you hear me?

AR Analessia Rodriguez 2:46:11
Yes, yes we can.

MT Matt Thome 2:46:13
Yeah. My name is Matt.
Tony, I work with Cushing Terrell here in Missoula and live within city limits.
I think you guys have done an amazing job overall with the master plan, the zoning map and the UDC.
One thing that I would.
Like to ask for further thought on is one of the goals of the master plan and the long range plan was to create more.
Communities that are walkable, bikable and holistic for people to live in those areas. I think one of the misses that I see in the zoning map is that there's not enough opportunity for.
Commercial uses and some of these neighborhoods that are farther out, I think specifically in Miller Creek and the lower rattlesnake, they're tight.
You know there's only one or two ways in or out, but people have to drive so far. Just to get groceries, neighborhood commercial uses are acceptable.
But that's not gonna allow for a grocery store such as Patty Creek or Orange Street Food Farm, to be in those neighborhoods.
So I I wish that the zoning map allowed for more commercial nodes within each of those neighborhoods that are further out.
Thank you.

AR Analessia Rodriguez 2:47:36
Great. Thank you, Matt, and my apologies for messing up your last name there.

MT Matt Thome 2:47:40
All good.

AR

Analeshia Rodriguez 2:47:42

Great. Thank you for your understanding.

OK. That brings us back to in House.

Please, Sir, go ahead.

Hello this is still do I need to push it as long as it's green. I think we could hear you.

Hi, Mike, Morgan.

I'm an architect here in town. I focus mainly on housing.

Infill housing especially.

Focus inward approach.

I'm a big believer in.

And I've been very encouraged by our code reform over all. It's really exciting.

It's good time for our city.

To see improvement.

There's a couple of places in this code though that are in the zoning code that are counterproductive and they will not allow the goals to be met on how many units do we need per year to be built.

There's a couple of sections that if they can be improved, I think we can get there and any law of attention more than than we can spend 3 minutes on it. I think today, but I'll focus in on on two articles right now.

And just touch on them and first of all, activity area article 4.9.

There's a lot of work needs there.

It's just it's over regulated.

I'll just put it that way and it needs to be simplified and it's.

It's more more restrictive than the current zoning, and I think I don't think that's in line with what the objectives are and that is less restrictive zoning so we can reach those goals with more housing.

And I'll just hone in on 4.7 also real quickly.

Just an example of what I mean.

Where it goes into apartment buildings.

And it says on entrances, at least one shared building entrance must be provided on the facade adjacent to the street.

Most apartment buildings do not have a shared entrance. If you get into a larger

building, let's say 40 units 4 storeys.

These elevators, common corridors. We have common entrances.

How about infill though, where you have 9 units, 12 units, 18 units, you don't have a common entrance. It's not necessary.

If you have to put one in that's taking up land that you can dedicate the housing instead of a common entrance. A common entrance brings more cost.

So it's just an example.

There's work that needs to be done. I agree that.

The time is of essence. If there's not time, remove these over excessive regulations that need work so they can be additively amended later.

To be deductive, we know from history that that doesn't work.

We time is needed on these on these areas that are over regulated right now and so we can we can meet those goals with more housing.

Thanks. OK.

Great. Thank you, Mike.

Appreciate your time. And I'm just reiterating.

□ **Jill Johnson** stopped transcription

OK.

Thank you very much.

Bill Jonker E Missoula.

You know, three years of hard work involved in this and appreciate everybody's hard work in pulling this together, though, when the citizens of East Missoula first inquired about this process, they were told that this entire process does not concern them.

Why was this?

Why was E Missoula ignored and not brought into the process earlier?

You know, my question is, how was your UR3 determined for this area of the Aspire Subdivision?

It's inconsistent with the surrounding community.

It does not fit. Who determined you are.

Three was an appropriate designation for this vacant piece of property.

You know the appearances.

It looks like that you are three was determined in order to mitigate ongoing litigation. That was that's currently.

Going on.

It looks like that was the purpose in choosing you are three.

That's questionable ethically, and the legality of that to be determined.

On the riparian front, you know, we see in the see in the write ups that riparian setback standards are going to be determined in the future.

You know what is our goal here in Missoula?

To fully develop along the river's edge and then determine what the set back standards are going to be, shouldn't we be looking at the set back standards now before we fully build out along the river?

You know, and how do we comply with with the state environmental standards?

If we don't have a repair and set back standard.

This this really needs to be determined before.

Before determining what density designation belongs for this piece of property.

And then finally, this board recommended voted against this development.

You know your your vote was that the overlays did not fit and it needed to be redesigned, reconfigured.

You know, if the city had bothered to listen to this panel to this board, then needless litigation could have probably been avoided.

So going forward, how do we get this fixed and how do we get the City Council to listen to you? Thank you.

Great. Thank you, bill.

Appreciate your time and efforts being here this evening.

OK.

So not seeing anybody jumping up real quick. I think we'll do one more and then we're going to take a like a 10 minute break 'cause. Now I need a break.

My name is Steve Hughes in East Missoula, next to the Spire subdivision, and I just want to reiterate the fine presentations that my neighbors have put in tonight.

And in regards for the.

UR3, which we view is at best inappropriate.

And at worst, illegal.

It's it's like putting 5 lbs of sausage in a 3 LB wrapper.

And so we urge you to look at that we also have.

A7 page I believe A7 page.

Article or?

Not article, but a letter that was sent to you by our our attorney, who's in who's representing.

US in this litigation.

So we hope that you've taken a look at that, because it really sums up a lot about what everybody hears is saying tonight.

So that's all I have to say. Thank you.

Great. Thank you, Steve.

Appreciate your time. OK folks.

We're gonna take, like, 5-8 minute recess here.

For folks to use the bathroom or get a drink or whatever you may need, and then we're reconvene.

RH **Richard Hall** 4:34

1.

AR **Analeshia Rodriguez** 16:39

I didn't pay attention to my two minutes, so we're just gonna go ahead.

And get everybody to.

Rejoin us.

RH **Richard Hall** 16:51

Sean, I know where I know where.

AR **Analeshia Rodriguez** 16:51

Rick, do you gotta get a question?

RH **Richard Hall** 16:55

Yeah, I know we're in public comment, but I don't want to discourage that at all.

And in fact, I'm so happy that so many people have chosen to show up and comment.

I just wanted to make it clear that.

I when we're in the process of the UDC and the zoning map, I intend to put forth a motion to modify the zoning of the property that was aspire.

From what's proposed?

Which I feel is inappropriate to Lur too, so I don't mean to limit any discussion on that issue. I know a lot of people are here for me, Missoula, I do intend to put that motion for. So I just want to make that clear when we get to.

That point.

AR

Analeshia Rodriguez 17:41

OK.

No problem.

Thanks for letting everybody know. And my guess is is that'll be maybe Thursday, more than likely on the 2nd.

Will be when we get to start adding our motions and amendments.

OK.

Alright folks, we're gonna reconvene here.

I have a gentleman at the podium and then we'll go online.

All I can see here is ADH, so ADH.

You'll be next after our in-house comment.

And Sir, whenever you're ready, please go right ahead. Thank you.

My name's Jim Sadler.

I live in the rattlesnake. I honor.

For you, for your volunteer service.

I volunteer.

I think it's an important part of our Missoula community.

I want to say a couple of things.

The first is I think that 2025 land use plan was a beautifully written.

Document with a lot of public input over three years and I.

Think what's going on now is.

Not reflective of what was started there.

It feels like you're trying to jam this through very quickly.

The A number of people have said slow down. A lot of people from different places

have come up with things that suggestions for changes.

I just.

I don't see how this City Council votes on this in a month and have it be meaningful, so I ask on behalf of the City of Missoula for more time.

One thing that was, I think beautiful in the land use plan that is not reflected in what is being proposed now is some of the goals. And I would just highlight one of them. Which was policy Objective 4, which is.

To identify historical places and this beautiful goal, says historic preservation is vital for maintaining cultural identity and continuity of communities by preserving and cherishing our historic sites, we honor our past.

Enrich our present and secure our future.

Yes, more of that.

Where is that?

And I would point out that in 1999, the Department of Interior and the Montana State Preservation Office officially designated 20 blocks of the lower rattlesnake as a historic district.

And this is the first or one of the first working class neighborhoods.

In Missoula and it still exists, these beautiful old homes and in the zoning plan you have it R3 and R4.

And if it's R3 and R4, these old.

Blue collar homes are gone, and you're gonna put high density.

Apartment buildings and it's a travesty.

And I ask you to please take away on those twenty blocks.

Which go from Pierce to Monroe and Elm to Vine, and I just dovetail with that objective of preserving.

Historic districts keep that.

As a residential district.

Then when you drive into the rattlesnake, you have this welcoming of the old neighborhood and you don't have a jam of traffic that everybody in the rattlesnake is terrified by.

Right packed down at the bottom.

Preserve the historic district.

Save the rattlesnake.

Thank you for your time.

Great. Thank you, Jim, for your time as well and for being here tonight.

Definitely agree with your statements on.

Civic duties and getting involved in your.

Community, OK.

Alright, we're gonna go.

And again, I apologize, all I have here on online or on the screen is ADH.

So oh man, does anybody read?

Never mind.

Sorry I'm. I'm thinking my kids books ADHD.

Anybody read dog man?

A

ADH 22:52

Yeah. Can you hear me?

AR

Analeshia Rodriguez 22:55

Yes, please go ahead.

A

ADH 22:57

Yeah, my name's Andrew Hurst.

I live in East Missoula and actually I wanted to thank Richard for coming on immediately when we started up and stating what he stated because I was going to put the question to planning but had the Aspire Subdivision not dropped out of this guy from Kansas?

What would planning have designated for that area?

And I think Richard's getting closer to the truth. And then the other question I have is in terms of planning, it's my understanding that islands of zoning.

Can occur when a private owner approaches the city and the city approves.

You know a plot to or a parcel to be annexed to the city, and my question to and I'm not sure how much planning is involved in this, but to what degree is that decision made in concert with knowledge of when the rest of the land around it?

Is going to be annexed because the parcel that's E Missoula currently is noted as out of jurisdiction.

And ostensibly will be out of jurisdiction.

Through 2034.

But that can't already been kicked down the road.

A couple of times.

What is City's confidence that it will actually be annexing E Missoula in that time frame and because it's going to be a long time before that urban fabric gets built out and that what they're designating as urban core that doesn't exist yet?

And that's all I got. Thank you.

AR

Analeshia Rodriguez 24:18

Great. Thank you, Andrew.

Appreciate your comments and time tonight.

OK. That brings us back in House, Sir. Go ahead.

Thank you.

Thank you everybody for your volunteering. My name is Roger Johnson.

I live in the lower rattlesnake and I have a question which I believe which woman, who Aaron Piano is here to hear it?

But so my question is about context sensitive, which I see in there and.

So we're scheduled to be in who are three, which allows for.

Up to A12, Plex, with 40 feet tall.

There's nothing like that in the lower rattlesnake except for alpha E, which was an old hotel.

Which motel?

Which has been turned into, you know, a big apartment complex. The basic green O.

So who gets to determine what's context sensitive when there's nothing else around there? But the zoning allows for something that is completely out of character with the existing neighborhood.

And that just seems I sure, maybe there's an appeal process, but that as a homeowner, as somebody who it's it is personal to me.

Like I understand, we're growing demand, certainly outpacing supply throughout the Mountain West.

Are we ever gonna catch up?

I don't, you know, are there metrics that show what?

We're that we're having this very ambitious density, but it's actually gonna do anything.

I grabbed Coeur d'Alene.

I moved here in 91.

I've watched from Coeur d'Alene Spokane, a Perry multiple sizes, say from larger than from here to 9 mile fill up in 25 years, hundreds of thousands units, gas stations, malls. I mean, it's it's a, there's no character left.

That what?

What everybody moved there for is gone.

So is this even?

Is this considered?

I mean.

Will we do anything by this?

But for me personally, I will say it took me 30 years to buy the house. I wanted a little beat up house in the rattlesnake that I could afford.

And now I'm presented with.

Here's I can have a 40 foot wall on either side of me with a 12 Plex where the sunrise used to come in sunset and that's gone.

And there seems The thing is all about the UDC which is necessary.

I'm not saying it isn't.

But it's all about people coming the future and just seems to have very little consideration for the quality of life people have been here, been here for literally potentially generations or decades.

It's like was it just like too bad.

This is this.

We got to meet our goals.

I really appreciate the guy.

His question what is affordability?

My sister lives in Bend.

I have another sister in Seattle.

I grew up quite a they've blown those places up and they're still excessively they're the they're so expensive.

So how do you, in a market driven real estate situation?

How do you control for affordability and is this really gonna help or is it just create more homes for middle and upper class people who are working, who are moving here, which seems to be a large?

Number.

I don't think the woman at Albertson's who checks me out can checks out. My food can afford what's going to happen here. I just don't.

There's no controls for affordability.

So we're going to cram everything in and it just, you know, in my opinion, diminish quality of life here. Thank you.

Great. Thank you, Roger.

Appreciate your comments.

And we definitely got them jotted down.

And to your very first contact sensitive question, you may be able to get an answer from staff in house here tonight.

Possibly if you speak with them.

OK, Sir.

Please go ahead. Don MacArthur, MMW architects.

I've been involved with.

City staff around a number of comments, been very responsive.

It this is a big.

Big document, lots of transformation in it.

It's not just a business as usual and sort of incremental change, it's transformative.

So I guess the comment I would have is really a process comment about right now we're sort of pulling levers on.

The technical language in there about how do we deal with activity zones and set back build 2 lines and all these things that are.

Quite.

They're super important.

And it's hard to be doing that at the same time as we're also changing.

Maybe map districts and I'm sort of wishing for decoupling those two things so that we would get solid definition of what a UR4 is and a UM, U2 is before we then go into the map and try to draw the right the right thing.

On the map.

So this is the a thought about is there a way to get the language defined first?
And then use that in a really coherent way to get the map right?
So that's a just a thought for you guys.
I I do think that it needs more time.
I think we've been making a lot of progress over the last couple of weeks, but it's still every, you know, every day we're getting new updates from cities.
About how they might suggest demanding the code.
And that's it's too hard to take all those things in real time and adopt this thing in in a week for you guys.
So I would advocate for slowing it down a little bit, getting the language right first, and then working on the map in a really.
Detailed way I think that is going to be a. It's going to be easy to just sort of lump this whole thing together and say let's get it out the door.
But I'm hoping that we don't do that because it's very important. And as I said, I think it is, it's transformative for our community. I don't think it's just a.
Liner increment that no one's gonna notice when somebody actually builds in these zones to the full build out potential.
It's going to be shocking. So I do want.
I do want the Community to sort of grapple with that and for the people who are the governing bodies and and the recommending bodies like you to grapple with that think is this right for Missoula and how far should we go as we pursue our goals?
That's it.
Great. Thank you, Don.
Appreciate you coming in this evening.
Sir, good Evening planning board.
My name is John Wolverton.
WLVRTON, I'm a resident of the Near North side.
And.
I wanted to kind of take the bird's eye view is to remind everybody that housing availability and housing affordability is still a crisis, and it probably will be a crisis for a while equitably upzonning across the entire city.
Is a foundational step toward alleviating this crisis.
It is the most powerful tool that a city has.

That would a city has at its disposal.

To address this issue.

I wanted to and then address some of the concerns that people have expressed tonight and I've heard through these conversations.

That the character of a neighborhood is not necessarily wrought by the appearance of the structures or the the manner in which they're built.

A character of a neighborhood comes from the people who live there.

And if we don't let our neighborhoods, you know, residentially and commercially evolve things will just, in other words, if we don't allow more housing.

To happen, the housing is getting more expensive and what will change in your neighborhood is the character of the people that live there.

That that means only wealthy people will be able to afford to live in Missoula.

That's why we must do this.

I also wanted to remind everybody that I think it was last year the city adopted, meaning the City Council adopted the guiding principles for code reform, and one of the guiding principles is increase overall housing capacity and another is to map. Zoning districts in ways that support equity.

I've heard some people question what does that mean about equity, but in this context, what it means is that all neighborhoods share.

In addressing this crisis, I now live in the near North side, as I stated, but I lived in the Franklin neighborhood for 20 years before that, and I I've seen both of these neighborhoods.

Get impacted by development residential development. While I've watched other neighborhoods like the rattlesnake and the University neighborhood.

You see very little development now.

That's part of what it means to equitably share in addressing this problem. That means nobody, if any, one neighborhood is subject to a significant change, all the neighborhoods should be subjected to significant change.

Little more into the weeds as far as what I would suggest that we could do to boost to boost more housing and is to for this document is to consider amending to remove the activity area requirement that's gonna be constraint on getting more housing built, I think I.

Would like for you to really scrutinize the landscaping requirements and see how

much that they're gonna constrain.

The ability for people to build more housing.

Probably drop those landscaping requirements and also amend the map to amend to change the lower rattlesnake and the Lewis and Clark area to ur three and the strip along I-90 and the lower rattlesnake.

Move that back up to UR4.

Thank you for your attention and I do want to say I want to thank the the staff has done amazing work on this.

It's it's, it's a really great document and I think we're looking at some really positive stuff coming.

Thank you.

Great. Thank you, John.

Appreciate you coming out this evening.

OK, ma'am, please come on up.

Hey everybody, my favorite new thing to do on Tuesday evening is to hang out with you guys.

Thank you all for all the work that you've done.

I do recognize that it's a tremendous amount of work. I kind of wish that I had known about it sooner and could have been more involved in it, and it feels like a lot of the people in my neighborhood that I've spoken with, I live in the R.

Give us your name, please.

Oh, it's Melanie Trost.

Sorry TROSD.

But I feel like a lot of the people in my neighborhood have had no idea about what was going on until I started talking with them about it. So.

And I just heard tonight. Is this accurate that the RU four was removed from the lower rattlesnake?

Is that accurate?

OK.

OK.

Thank you.

Well, I'm very grateful for that.

So. So I just wanted to let you know that that's the case. My concern is wildfire

evacuation primarily and traffic congestion by having more dense. Housing built down in the lower rattlesnake. I also want to say that I agree with both folks that spoke about the character of that particular neighborhood as well. So you recommended Mr. McCoy last week that if we were concerned about wildfire evacuation, we should call the office if we were to see management. I did. The person I spoke with there said. I asked him if it was true that they have all kinds of tools to help us get out. If there's an increase of 500 to 1000 people. I don't know how many because there's no population projections. We don't know how many people it's going to be, so I was spitballing. But he said, gosh, that you know that you had tools to get us out of there. And he said, well, I don't, I don't know. We haven't really talked about it in the office, so I'm not sure who the other source of information is, but not everybody's talked about it. There haven't been any simulations done and they did a really beautiful job of coming up and talking with us about wildfire evacuation a year and a half ago. Which alleviated a little bit of concern, but I don't think included. This increased number of people in the lower rattlesnake so. I just. Yeah, I I would actually recommend that we go back in the past, it looks to me like on the old zoning map that the rattlesnake was all zoned the same. And that would be I I think more appropriate. The guy from the office of Emergency Management, he described it as a drainage with two exits. And really, literally, that's what we have, right? And they're all at the same end of the valley and will be overly congested if we do have to get out, so. That's it. Thank you. Excuse me. Great. Thank you, Melanie. Appreciate you taking the time to be here this evening. I should come up with a new end phrase there. OK. We'll go ahead and keep this open, folks, if anybody.

Is there anybody that hasn't spoken yet?

Please, Sir, come on up.

Good evening. My name's Andrew Wilson and I actually live on the corner of Cherry and Van Buren thoroughfare.

I can appreciate your work because in 1996 the City Council announced that they were.

Breaking the city up into twenty different neighborhoods and they wanted input from each neighborhood, established the City Council format. As many of you'll probably remember.

And we took them very seriously and we went right to work. Not only my wife. And actually they wanted a multi generational involvement. So one of my sons who is still in high school, joined the party.

And they went right to work.

Work to tear out those huge cyclone crusted fences down around Sergeant Gregory Park. They made a deal with the state.

The state poured a median there with a we were able to put a historic railroad district sign that was lasted for a few years.

We built, negotiated that and by the way, that was all.

No expense to the city.

That was just what the neighborhood worked out with the state to clean up their right of way there for the state put in planters for the park, which are gone now with a new roundabout. Over the years, they were able to work with the city to get side. Lower and upper rattlesnake put together a committee that worked for three years to put together.

The transportation plan for the entire valley, which resulted in the rebuild of the of the lower rattlesnake, at least the high the roadway and the sidewalks.

So there's a whole lot of things that the that the City Council, the neighborhood put together because they're a neighborhood, whereas they weren't a neighborhood before.

And I think that is really key affordable housing.

I'm old enough to have voted.

With for the Great Society I lived and grew up in Chicago, and I'm sure you saw pictures of those affordable high density apartment buildings 30 stories high, none

of which are standing today was a disaster.

Affordability is not necessarily related to density. The quality of life is related to neighborhoods and the input that I heard tonight came from neighborhoods.

That saw the needs that were represented there, and they also saw some solutions to those problems. That takes time.

It takes work and I do not want to be dismissive of all the energy that's gone into this assignment.

Stay with it, but let us stay with you too.

And it may take some more time. Thank you.

Great. Thank you, Andrew, for being here this evening.

Appreciate your comments.

And if there's anybody else that wants to jump up, please do so.

We'll just leave things open here for a minute.

Looks like most everybody.

Oh, we got somebody online.

OK. We're gonna move to online and I have Gwen.

G **Gwen** 42:28

Yes. Can you hear me?

AR **Analeshia Rodriguez** 42:28

Can go ahead. Yes, we can.

G **Gwen** 42:29

Can you hear me? Oh, amazing.

Well, I.

Am supportive of what Lynn Bromberg said.

With common good, Missoula about.

Well, especially about.

Keeping like the if some lot is non conforming to still allow them to have an Adu.

So I think that could be adjusted and.

As some of these buildings get taller, we don't want them shading.

Solar or established gardens and I'm not sure how that can be worked in there, but

whether it's this round or I know there's going to be more rounds to this.

I don't know about rounds, but when this is approved, it's still going to be edited every now and then I presume.

So I think that's important, especially during like the prime hours like for the you know solar and I hope we have a commitment in the next rounds to work on visibility for buildings and affordability through incentives. I know they mentioned that when they were presenting and for care.

Parking, like designated service parking for people who need.

Disabled.

People who have caregivers come because if we have this massively reduced parking, it's it's a problem.

So it's what some of these little details that come up and.

I'll say there's people, let's say on City Council. Yeah, exactly.

Who don't?

Who think that we're not rushing things and oh, we've been working on this for three years, but I'd say we've been building this vehicle for three years.

We finally got it on the road and we're finding out, oh, this tire's low and and we need, you know, to adjust all these things and to think by December 22nd that could all be worked out where citizens are, are really knowledgeable and and we've worked.

Out all the details. Well, I don't think that's.

I don't think we should rush this, even though some developers are just chomping at the bit to get going with one way or the other.

We need to find some way for them to get going with whatever they need to do and still have the time to really hatch these chickens well.

So.

And let me see.

Oh, and those people in East Missoula, I really feel for them.

I think the City Council.

Screwed them over.

I don't think they're even included in the talks about, you know, the, you know, making the maps. And I participated in.

Lots of the.

Well, some of the workshops, but since they weren't part of the city, they weren't included and they relied on something from a couple years earlier that the county had done.

So I'd say please fix that zoning for that aspire.

So I think that's important and I don't live in the neighborhood.

I'm over in the riverfront, but that's AI.

Think some places shouldn't be.

Sacrificed. We all have to give up something.

Rattlesnake might have to give.

Some, but their historic district is is important and we need to preserve that because otherwise there'll be nothing cool left in Missoula.

Oh, besides us trying to be good neighbors, but OK, I think are my 3 minutes up.

AR **Analeshia Rodriguez** 46:10

Yes, ma'am.

G **Gwen** 46:11

Oh, you let me talk further.

OK.

Thank you so much and thank you for all your work.

I appreciate it.

AR **Analeshia Rodriguez** 46:17

Thank you.

Appreciate you being here this evening.

G **Gwen** 46:18

All right.

You bet.

AR **Analeshia Rodriguez** 46:22

OK, there's no way for me to do this online.

OK.

Gwen, could you please lower your hand if you can hear me?
Awesome. Thank you very much.
And we're gonna go to Connor Anne online. Here. Connor, go ahead and unmute yourself and take it away.
Oh, wait, Connor.
Just disappeared, right?
Did I?
Oh well, hopefully.
Connor didn't hang up. I don't know.
All right, Connor, go ahead if you're.
I can see your hand. Connor and I saw you just unmuted yourself.
But we're not.
Hearing anything from you earlier, somebody had a microphone problem with their computer.
If we can't get your audio to work, we do have a a roundabout.
All right, Connor, if you're looks like you're still with us.
If you can see the instructions that staff just put up on the monitor or your computer screen or whatever you're viewing the meeting through.
It might be an option for you to call in on the 406-272-4824 number and you can enter the conference ID.
To log in.
And perhaps make a comment via your telephone.
I apologize.
For whatever technical issue we're having.
Not seeing anybody in House, so we'll just see if Connor can.
Oh.
Oh, maybe that wasn't Connor.



+14***47** 48:35

Can you hear me?
Can you hear me?

AR **Analeshia Rodriguez** 48:37
Oh yes. Is this Connor?

+14***47** 48:39
This. This is Connor here.
Yeah. Thank you. Sorry for the.

AR **Analeshia Rodriguez** 48:41
OK.
Yes, we can hear you.
Go ahead, Sir.

+14***47** 48:44
All right, one of the first say thank you to the to the committee and the staff for all their time and effort on this project.
I know it's it's not an easy task. You know, it's asking the the residents of Missoula for some change and change is never easy.
You know, I was born and raised in Missoula and as a resident of the West Side neighborhood, which is currently zoned for higher density than I would say the most of the other neighborhoods.
I'm I'm as supportive of this plan, you know, housing shortages is a real issue here in Missoula.
And right now, you know this has been addressed through infill and high density, as you know, Missoula being in the valley is we don't have as much of A sprawl ability as other cities might.
But you know right now with the North and West side neighborhoods in Franklin to the Fort neighborhood kind of bearing the brunt.
Of this high density at the moment.
You know, you know this is a A community problem, but right now, definitely in these neighborhoods, it feels like it's just a neighborhood problem.
So you know, as far as high density go. So I think this new.
Zoning, you know, possibly helps spread that some of that density. And so I think

you know, as as I think it has some good positive here, but you know that does mean change and and change is.
Is difficult so, but I want to thank everyone for their time and effort on this.

AR **Analeshia Rodriguez** 50:21

Great. Thank you, Connor.

Appreciate you making the extra effort to get in and make your comment.

Right.

Well.

Perhaps we'd meet reached our limit of public comment for this evening.

We'll just hang tight here just for a minute.

And then umm.

Well, it's while we're hanging tight.

So let's see procedurally speaking.

We can hold public comment open, but also move on.

So we're gonna go ahead and hang tight here for just a few minutes, see if we get anybody online.

I don't think.

I think we've exhausted our in-house folks.

And.

For those that are still here.

Or what we'll do is we'll hold public comment, open and then we'll kind of finish up wrap up public comment for tonight.

I think the board is gonna take a little bit of time to try and flush a few things out for ourselves if we feel like we need it, and then we'll adjourn tonight's meeting and then.

We will come back on Thursday and I believe we'll probably start with public comment.

And actually there's a.

We'll have the same kind of route we did tonight.

We'll go through non agenda public comment items and then we'll jump back into this hearing.

Which will probably include more public comment. And then we're kind of waiting to

see how far we get before the board kind of moves forward with.
Motions and their own discussion.
Rick, go ahead.

RH

Richard Hall 52:35

Just wanted while we're waiting.

I wanted to say one thing and that is that we are rushed on this because this was brought forth by state, a change in state law, the AM Lupa, the Montana land Use Planning Act. And we had much more time when we redid the last iteration which. Wasn't long ago.

And I would agree with the person that said it was great, but.
We don't.

There's a reason we're doubling up these meetings because we are mandated by the state to meet these requirements and it did not allow a lot of times so.

I just wanted to point that out.

So I think some people in the room maybe aren't sure how this came about.

AR

Analeshia Rodriguez 53:26

Great. Thank you, Rick.

Appreciate the little bit of color there on how this is all unfolding.

Alright, I am not seeing anybody online.

Am I missing anybody?

Guys, no, OK, I'm not seeing anybody online or in house here for public comment now. So we're gonna go ahead and we're not gonna close, but we're gonna end public comment for this evening and move ourselves to board members.

How are you guys feeling?

Do you guys wanna have?

Do you guys have a need for a little bit of discussion or is it late?

And you guys are ready to call it good and.

We can bring it back around on Thursday. Thoughts, Shane or oh, I I.

OK, hit your mic.

OK.

All right, I'm I would.

I think that we should have a little discussion just to try to set the table for our Thursday meeting, if that's possible.

OK, most of you don't know this, but I told staff we would stay till maybe 10 or so, so. I know I'm getting some squinkily eyes on that one.

OK.

So we're, we'll open it up to some discussion here.

And if you've got questions or?

I think we're gonna reserve like trying to address any questions from public comment tonight any, you know, maybe if there's something broad like Rick added some color there we.

Can address that, but for the most part we're gonna, you know, look at your own discussion. If you've got other like.

Pieces that you wanna look at, or if you've got questions as far as you know, any of the amendments, anything coming up, you know, throw it out there and if there's not that much, then we can call it good.

Does anybody want to jump in? Go ahead.

You want to Shane, go ahead.

There, there's been a number of comments tonight about, you know, potentially slowing down a little bit and Rick just added a little bit of color about the timeline.

And I was hoping that staff could maybe.

Be address the timeline a little bit.

As required by state law, just so we can understand what that looks like.

Yeah, the deadline for complying with the new state law is May of 2026.

So just throwing that wanted to hear that because right now I there are deadlines that are out there.

The more immediate deadline appears to be.

And rightfully so.

Trying to get ahead of, you know, our May 2026 deadline. So I respect that.

But there there is potentially time I.

I would think if we did decide as a body and as A and as a community, that we did wanna slow down a little bit.

Yes, I definitely think that's a valuable point.

I'm not sure if we're gonna get that.

I have expressed some concerns about our speed and whether or not we can. Manage this all and you know in a in a large context, particularly for the professional communities, the builders and their, you know, the architects and those folks. Have some very detailed concerns as we've we've, as we've heard tonight, as well as our public concerns.

I think one thing that that I've tried to suggest is if we end up going forward as planned that we are trying to also develop.

Develop a plan for what this looks like next year when we're going to come back next to reevaluate, amend, change things you know like and my suggestions have been a narrower window.

So like say in February or March?

And my hope is is and please everybody try and keep in mind that staff is you know, they're stretched and they're doing their very best.

My hope and suggestions have been that if we can come up with a plan to present what we want to do, what we think we can do and have a timeline that could help the professional community and our public.

Kind of work through that digestion process too, right?

So if we end up approving this in December, say also in December, OK, we're going to come back and look at everything we're going to be keep on hammering on this so that when we get to March.

We can do this again and we can look at what needs to be amended.

Where do we need to make changes?

I think one of the key things, particularly for the public to keep in mind is that this is not going to be set in stone.

This is an amendable process. It can be amended.

At, not necessarily our leisure, but we can make changes and we will make changes.

It's just a matter of how we work that all out.

Josh, please go ahead.

JS **Joshua Schroeder** 59:08

Yeah, one of the the comments that we've heard a couple of times tonight from some of the technical experts is that.

You know it's related to making changes in the future. Does it make sense to go with

a skinnier or?

A.

You know some.

How do I express this less? Just a skinnier package, I guess, to put it in terms of of the regulations so that any future amendments would be.

The additive, instead of reductive, right?

Like I know the riparian setbacks or buffers is 1 area where we're saying, OK, we're going to deal with that in the future.

It seems like that the people with technical expertise think that maybe there's going to be some unintended negative consequences.

From, you know minimum lot widths, you know how far is being looked at.

So you know I'm not.

Technically proficient enough to know exactly what a lot of those consequences may be.

But maybe that's something to think about if we think that we don't have the time to deal with all of those issues up front.

 **Analessia Rodriguez** 1:00:25

OK.

Great, good suggestion.

And comments.

Any other comments from board members?

Shane, please.

This is pretty self-serving so I just wanted to ask about ask a couple more questions about the next meeting and the cadence of that.

I understand that there won't be a formal presentation and I'm wondering if one of the things that can happen is that the opening of the meeting.

You know, staff can come back and reflect on this meeting.

And try to head off any low hanging fruit questions that have already either been addressed, misunderstood by the public.

And and what the result of that is?

You know.

For instance, the Adu question that common good Missoula and other folks have

have put out there.

You know, not asking for a response right now, but you know, opening up the meeting and essentially trying to.

You know, head off some of these questions that have been asked and it might be. Buried deep, deep into thousands of pages that are out there so we don't have to maybe revisit them and start a little fresher next time.

And I guess.

Second part of that is it sounds like there are maybe recommended amendments that staff are going to put out there and would it make sense to put them out there at the beginning of the meeting?

Next meeting so that if those had off other additional questions or create new questions, they're just kind of top of mind for everybody.

Yes, we are just thinking it would be helpful to run through the parts of the adoption draft memo changes that came up tonight, but we're already corrected, so might not be a formal presentation, but at least talking through those on topics that came up tonight. And yes, so.

Far we have a very small list of amendments, but we can also be ready with those.

We won't have a memo ready yet, but we can speak to them.

OK, great. You got more.

BB Benjamin Brewer 1:03:00

Can I?

Can I follow up on that real quick too?

AR Analessia Rodriguez 1:03:00

Cool, cool.

Oh yeah. Please go ahead, Ben.

BB Benjamin Brewer 1:03:04

I don't if I can.

If you don't mind the chair, I would just add. Yeah, it would be, you know, I, the staff that are have been in the meeting tonight and and present and online.

AR **Analeshia Rodriguez** 1:03:05

And I see you, Lynn.

BB **Benjamin Brewer** 1:03:20

Are.

Take notes and tracking the you know the the questions and issues that have been raised and and comments made tonight. And I think we will be planning on being able to provide more kind of response and follow up to to those as we identify if I think it.

Would be really helpful tonight if there are kind of as you're doing already to just Q us into the things that you are you know definitely wanting to hear.

Hear the some more information on or or get pointed to or.

Or have that response from us that we can can help us to, you know, build out our list of what we need to prep for.

AR **Analeshia Rodriguez** 1:03:59

OK.

Yeah, I think we can. I think we're working on that for sure.

And I think one other just suggestion or thought I had as far as.

Our timeline or whatnot maybe and I don't think it has to necessarily happen tonight, but maybe the transition period when we're gonna have both kind of codes working at the same time, that might also be a very helpful.

Like east to flush out for the community in particular, but maybe also for the professional community.

I don't know.

I just feels like that might help Asajj a few concerns if we have that laid out a little clear.

Lynn.

LD **Lynn Davis** 1:04:52

Yeah. So just along the same lines as we were talking wanted to get.

Comment from planning at our next meeting on the activity area.

What kind of amendment or action might be taken on the CD one?

There was a suggestion to remove CD1 and just have CD2.

There was a suggestion and remove LR2 and just have LR one because LR 2 is not used for E frequently in the plan.

I don't know about that.

But it'd be good to just report back then.

Also historic zones and then clarity on the Adu.

And then also the Spire subdivision.

Those, the ones I had.

AR **Analeshia Rodriguez** 1:05:38

Great. Thank you. That's a good recap.

LD **Lynn Davis** 1:05:39

Thanks.

AR **Analeshia Rodriguez** 1:05:43

Anything else, Lynn?

Oh, I think you're muted.

OK, great. I got your thumbs up. OK, I got.

Excuse me, I got Danny.

You're gonna wave off, alright?

He's waving off his approach.

Sorry, I'm Old Navy. Rick, all you're up.

RH **Richard Hall** 1:06:06

Wiping off as a prototype like that.

And maybe they staff could address to you. There's gonna be unintended consequences with this.

And you kind of talked about that.

Sean, what is the process for that?

For amending it when when this starts becoming a fact.

Because there's a lot of new stuff here, you know.

I mean, it's entirely different way to.
You look at zoning.
So, at least for compared to our old old codes.

AR **Analeshia Rodriguez** 1:06:46

OK.
Great. Thank you.
Anybody anything else from anybody?
Nope. Tune.
Yeah, so this has been a really fascinating process.
And I don't wanna over shadow the tremendous work that you guys have done. I mean, I've been a lot more involved being on the committee and all that.
So I don't wanna again. This is it's great work, but even as much as I've been involved, the thing that kind of struck me from last week and then it's been reinforced from the comments this way and I'd love for you guys to have an opportunity to address.
It maybe later.
Is some small sort of tweaks and the overall theme is. There's some contradictions that I feel that again over shadow. I think the larger benefits of these things, in particular in the the gentleman from the Sawmill district kind of pointed out is. That's an example we talked.
I had questions last week about a commercial space.
Which another member of the public talked about where we have.
We use examples of things that have been really good and people seem to like it, have been supportive, but they're all non conforming or couldn't be done in the new code and that just strikes me as a little bit little bit of a contradiction, right? So like we.
Want to have commercial spaces in some residential areas, but the way it's written now the the the great commercial spaces that are there? Wouldn't it be able to exist? So that's contradiction.
And if it's. I'm not as familiar with the Sawmill district.
But if it's true that.
Large portions of that are going to be now non conforming.

That again is is just sort of unfortunate.

So those are my big things, which is the overall goal of the of the code I think is very, very positive.

It is going to increase it, it simplifies things.

It increases the opportunities for housing, but the feedback we're getting from the development community is that there are key things that are gonna inhibit some development. And then there are some other things that are gonna leave existing well liked neighborhoods and and developments non conforming, which is just.

Kind of odd to me.

So that's just that was my big take away from tonight.

Great. Thank you, tongue, Danielle.

I my comment slash question I guess is around process and there's a few comments made.

Last week and tonight, and in discussions off the record about, you know, getting the text right and then letting them map follow suit and it's very challenging.

Nearly impossible to try to do it the exact same time.

And then we're throwing the lup in there as well, which is a whole nother dynamic.

Although less dramatic, so I guess maybe my question is, is if this board really feels strongly that maybe we get the text in the right place, but we're not comfortable making a recommendation on the map.

Or is that just gonna be ignored and it's gonna go to City Council regardless of a recommendation from this board?

Or is there opportunity to maybe get?

A couple weeks or some sort of more time if we feel it's necessary.

RH

Richard Hall 1:10:24

We can't hear her online.

AR

Analeshia Rodriguez 1:10:27

Sorry, I I think the key consideration there is we we can't legally adopt the text without adopting the map because we need to have an accurate map to be operating from.

You could theoretically, possibly.

We'll have to check this with our city attorney, but adopt the text with an implementation implementation date that is far enough out. That and.

And based on the condition that by that time the map will also be adopted, but we can't operate with text that has new zoning districts that aren't reflected on the map or operate with a map that has zoning districts different than are adopted zoning text. So those two.

Things really have to be implemented in tandem at the same time, they could be adopted at different dates, I believe, but the implementation dates have to be the same.

Interesting.

Yeah, go ahead.

That's AI mean. I don't mean to be crass, but that seems like a City Council problem that that that's not necessarily a planning board.

It.

Not trying to be dismissive of this, but if the planning board decided that we needed more time to consider the map.

It seems like the City Council could just wait to vote on both together, though, correct?

Like we're allowed to approve one recommend approval of one and recommend denial of another, or table another potentially.

And then City Council will just have to wait.

For both to come forward.

Yeah, absolutely. My apologies.

I might have misunderstood the question. I thought it was in relationship to adoption, but yes, the adoption piece has to occur at the same time.

How recommendations flow from this committee can differ.

Yeah, yeah. I just wanted to make sure that we were being clear that we're not the adoptive body. We're the recommending body.

That is a a very good distinction. Thank you, Shane.

Rick, I see your hands up.

Do you got a comment buddy?

Nope. Nope.

All righty.

Anything else from planning board members?

OK.

Oh, Casey or cat? I'm sorry, I apologize.

Cassie, do you have anything? No.

No, but.

I'm gonna also do my own little self-serving piece.

So thanks to Shane's help.

I was able to take some time and look at the exemption for greenhouses. That was.

In there, as in the code.

And you know, just great appreciation of that and the efforts made towards making all of that easier.

And I think my question.

Around that is.

And this is, you know, this is based on one of my neighbors.

And I fully recognize this may be something we have to deal with in in the future, but.

Is there?

Is there a threshold for size or footprint that we maybe should consider?

I have a neighbor who put or attempted to put in a like a 30 by 60 greenhouse in their backyard.

And it got shut down because of a complaint. And you know, when I come back to looking at that and thinking about this exemption, you know, just.

Whether or not we should have some some type of guardrails, or if there already are guardrails and I'm not seeing that somehow.

And you know, what's your thoughts?

There, there isn't a limitation right now on the code for a threshold where they're no longer exempt from those location standards. Part of that was specifically getting at the requirement that accessory structures cannot be in the front yard. Knowing greenhouses of all sizes need access to light.

That might just be where the sun is, but knowing that they can be quite large that that might be an amendment worth considering.

Just putting a cap on the size that's exempt.

OK, great.

I will.

Uh, do my best to see if I can work on that. Umm, and I apologize.

I haven't had a chance to look at the fencing stuff yet.

One of my pet peeves?

OK.

Anything else from board members?

Not seeing anything.

Nobody's jumping up.

You guys ready to call it a night?

OK. All right.

RH

Richard Hall 1:15:38

Motion to close.

AR

Analeshia Rodriguez 1:15:40

Yeah, so I think.

It looks like we're, uh, ready to uh, wrap things up here.

Hold on. Let me find my agenda.

OK.

So with that.

We are going to suspend the proper language here. Suspend.

Our hearing this public hearing on this particular piece.

A motion to hold it over.

What's our proper procedure?

Here am I missing something?

I might need help from other staff on whether emotions needed, but you are leaving the public hearing open is how I'd word it versus suspending it. OK. All right.

Any other staff got any color about the most proper way for us to leave this hearing open?

I hear I hear fingers typing and I see.

All right.

RH **Richard Hall** 1:16:42

Motion to continue or I don't know, that's a good question.

AR **Analeshia Rodriguez** 1:16:46

I apologize.

I probably should have had this word. I didn't think of this one earlier.

MM **Mary McCrea** 1:16:52

I don't think this is Mary McRae.

Sorry, I've lost my voice.

But I don't think you need to.

You just hold the hearing open and you state that the next hearing will be on Thursday, November 20th, and will resume, you know, at 6:00 PM.

AR **Analeshia Rodriguez** 1:17:11

Great. Thank you, Mary.

Appreciate that. OK.

So we are going to hold this hearing open.

Until Thursday, November 20th, at which point it will be reconvened or continued is probably a better way to say that.

And with that, we are going to keep moving down the agenda for this evening.

There are no communications and special presentations.

Committee reports to no committee reports old business, new business.

Comments from board members.

And just real quick for a little reminder, I will not be here on Thursday.

You guys will be in very capable hands of Shane.

But just as a reminder for everybody, OK?

All right.

Thanks everybody. That's here and board members for your time.

That is adjourned for this evening.

Thank you.

● stopped transcription

OUR
Missoula
Growth Policy Update —
— *& Code Reform*

Planning Commission

Unified Development Code, Zoning Map, and Land Use Plan
11-18-2025

Agenda

Background

Land Use Plan Amendments

Overview of Adoption Materials

Compliance with the Place Types

Land Use Policy Themes

Engagement Summary

Follow Up from 11/12 Meeting

Recommended Motions

Why are we updating the code?

1

Our community priorities have evolved.

We adopted a new vision for growth in the *Our Missoula 2045 Land Use Plan*.
Our development codes are how we implement it.

2

We need to modernize our development codes.

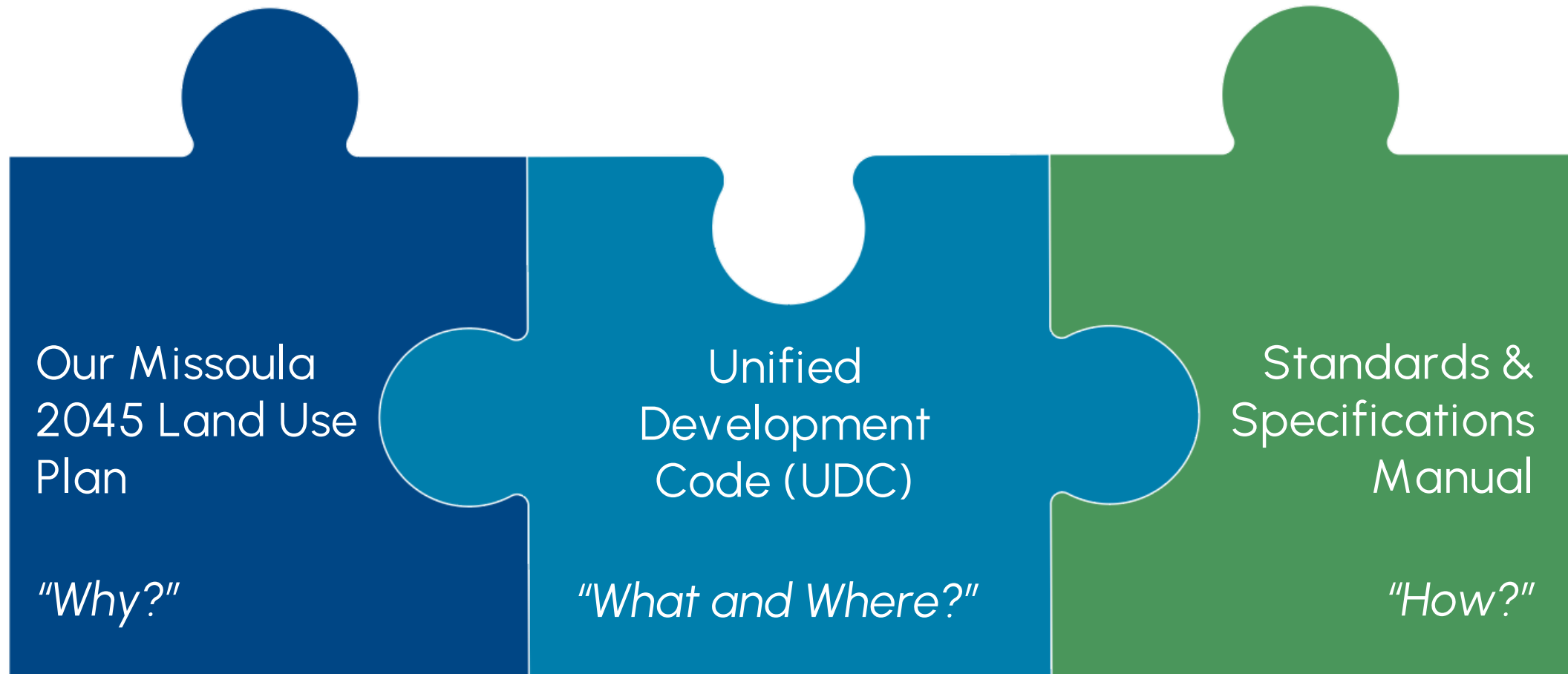
Our current code was adopted in 2009 and has only had incremental updates over the years.

3

The code is difficult to navigate for all users.

Our development regulations are spread across multiple documents and often conflict with one another.

What are the pieces of Our Missoula?



Over the last three years...

- We have hosted 20 community-wide events.
- We have attended over 160 meetings with community groups.
- We have heard from over 3,000 people.
- We have learned:
 - How land use and equity impacts Missoulians;
 - What Missoulians value most in their neighborhoods;
 - The type of growth that Missoulians would like to see.



Adoption of Land Use Plan Amendments



Amendments to the Land Use Plan

What

Update & align the Land Use Plan with the UDC.

Why

To replace outdated content,
Strengthen and align policies, &
Reflect community input.

How

Same adoption timeline as UDC. Separate from the UDC.

- UDC is an Ordinance (law).
- LUP Amendments are a Resolution (policy).
- **Voting on the Resolution is legally & clerically separate.**



Adoption Materials

Staff Report

Attachments

- 1. 2025 Land Use Plan Amendments
- 2. Resolution to Adopt
- 3. Agency Memo
- 4. List of Public Review Comments (Oct 29-Nov 12)
- 5. Links and Resources:
 - A. *Our Missoula 2045 Land Use Plan*
 - B. Title 76, Chapter 25, MCA
The Montana Land Use Planning Act

DRAFT: RESOLUTION (11-18-25)

A Resolution to Adopt amendments to the *Our Missoula 2045 Land Use Plan* and Place Type Map.



2025 Amendments to the *Our Missoula 2045 Land Use Plan*

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2. Section 3. Place Types, Introduction, Key Terms. Amend definition of Constraints.....	5
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4. Section 3. Place Types. Amend Comparable Zoning Districts.....	7



MLUPA (MCA 76-25) & Amending the Land Use Plan

Statutes for...

- **Engagement Focus & Approach**
- **Land Use Plan + Map (Part 2)**
- Zoning Regulations + Map (Part 3)
- Subdivision Regulations (Part 4)

Section 106: Public Participation

Continuous engagement required by Planning Act; guided by a Public Participation Plan.

Our Missoula Project: relationship-based, collaborative engagement throughout all phases.

1. Kick-off & storytelling
2. Defining problems & equity concerns
3. Future scenarios & housing preferences
4. Final input & adjustments
5. Post-adoption engagement for UDC
 - **Amendments introduced in Phase 5 reflect ongoing public input.**

Overall: Amendments are a result of extensive, continuous public notice, review, & participation.



Amendments to the Land Use Plan

→ 6 Text Amendments

→ 32 Map Amendments

Comparable zoning districts
are updated to align with the UDC

Urban Residential High	Urban Residential Low	Urban Mixed-Use Low	Limited Urban Mixed-Use
RM0.5 <u>U-R2</u> RM1 <u>U-R3</u> RMH <u>U-R4</u> RM1.5 B1 B2	RM2.7 <u>U-R1</u> RM2 <u>U-R2</u> RT2.7 R3 RMH	RMH <u>U-MU1</u> B1 <u>U-MU2</u> B2 <u>T-MU</u> B3 C1 M1R	RMH <u>LU-MU</u> C2 M1R
Limited Urban Residential	Rural Residential	Industrial & Employment	Civic
R5.4 <u>LU-R1</u> RT5.4 <u>LU-R2</u> R8 RMH	RT10 <u>R-R1</u> R20 R40 R80 R215 RMH	M1 <u>I-1</u> M2 <u>I-2</u>	A <u>CD-1</u> <u>CD-2</u>
Downtown	Urban Mixed-Use High	Open and Resource	Parks & Conservation Lands
GBD <u>D-T</u> <u>D-C</u>	RMH <u>U-MU3</u> C2 <u>U-MU4</u> C1 <u>T-MU</u> B3 M1R	OP_2	OP_1 OP3

UDC and Zoning Map Adoption Materials



- Staff Report
- Attachments:
 - A. Ordinance (Adoption Draft)
 - B. Ordinance: Zoning Map (Adoption Draft)
 - C. List of PUD and SD to be Repealed
 - D. Summary of Community Engagement and Outreach
 - E. List of Public Review Comments (Oct. 1 – Nov. 12)
 - F. UDC Content Summary
 - G. Summary of Adoption Draft Updates
 - G1. Summary of Code Updates
 - G2. Summary of Zoning Map Updates
 - H. Summary of Changes to Existing Titles

DRAFT: ORDINANCE (11-18-25)

An Ordinance of the Missoula City Council establishing Title 22 - City of Missoula Unified Development Code (UDC), repealing in its entirety Title 16 – Manufactured Housing and Mobile Home Parks, Title 17 – Subdivisions, Title 20 – Missoula City Zoning Ordinance, Title 21 – Form Based Code, and Title 23 – Special Districts.

DRAFT: ORDINANCE (11-18-25)

An Ordinance of the Missoula City Council to establish a new City of Missoula Zoning Map and repeal the existing zoning map.

Be it ordained the City of Missoula Zoning Map be amended and adopted as shown in the attached Exhibit A.

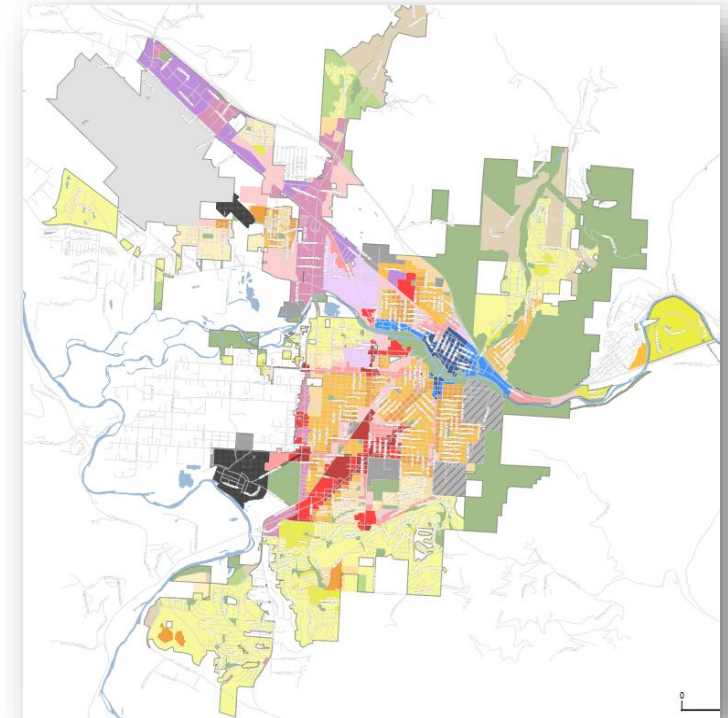


Table of Contents

Unified Development Code

Ch. 1: Introductory Provisions

Ch. 2: Administration & Procedures

Ch. 3: (Reserved)

Ch. 4: Zoning

Ch. 5: Subdivision

Ch. 6: Infrastructure Improvements

Ch. 7: Buildings & Construction (Reserved)

Ch. 8: Definitions



Place Types to Zoning Districts



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

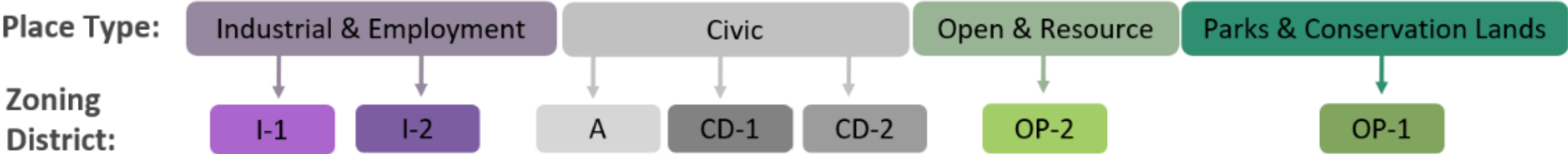
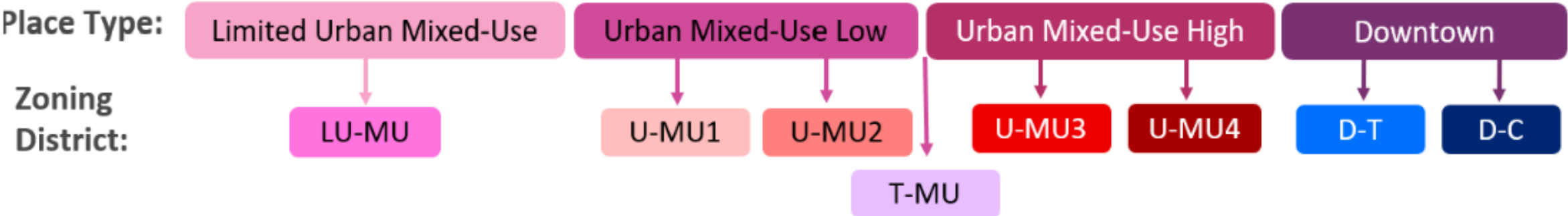
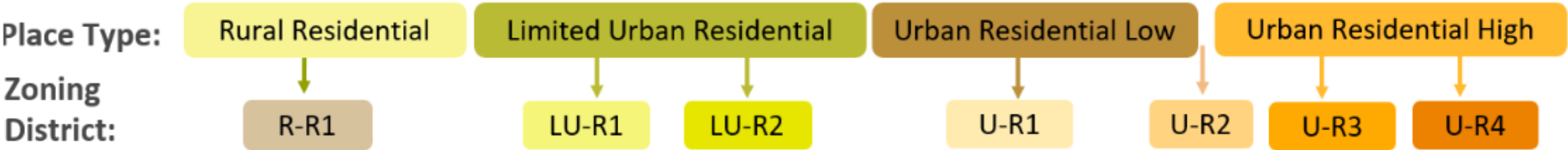


Open and Resource



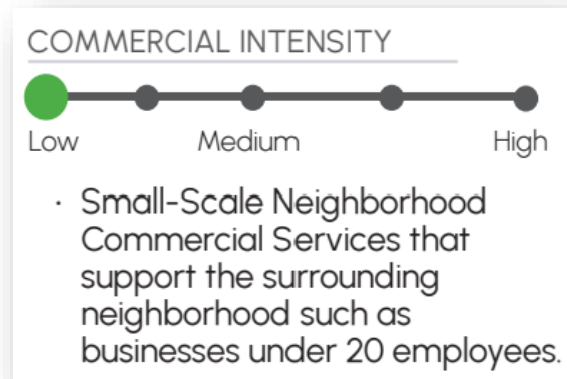
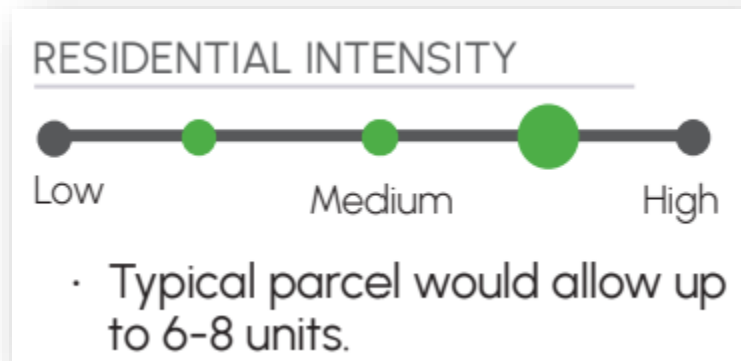
Parks and Conservation Lands

Place Types to Zoning Districts



Place Type Characteristics Translate to Regulations

- Residential Intensity = Floor Area Ratio and Density Requirements
- Commercial Intensity = Neighborhood Commercial vs. General and Mixed-Use Building Types. Permitted uses.
- Housing Diversity and Building Types = Allowed Building Types Tables
- Constraints = Influences Density
- Primary Uses = 4.8 Use Table



Place Type Characteristics Translate to Regulations

- Building Scale = Building Width, Number of Units per Building, Build-to-Width
- Setbacks = Setbacks and Build-to-Zone
- Parcel Coverage = Building coverage (OP2 only), Landscaping Percentage, and Setbacks
- Building Height = Building Height and Upper Story Setback
- Statements about street level interest in Mixed-Use districts = Transparency

COMMERCIAL INTENSITY



- Promote **street level interest** and active uses and enhance street edge character.

BUILDING SCALE



BUILDING HEIGHT

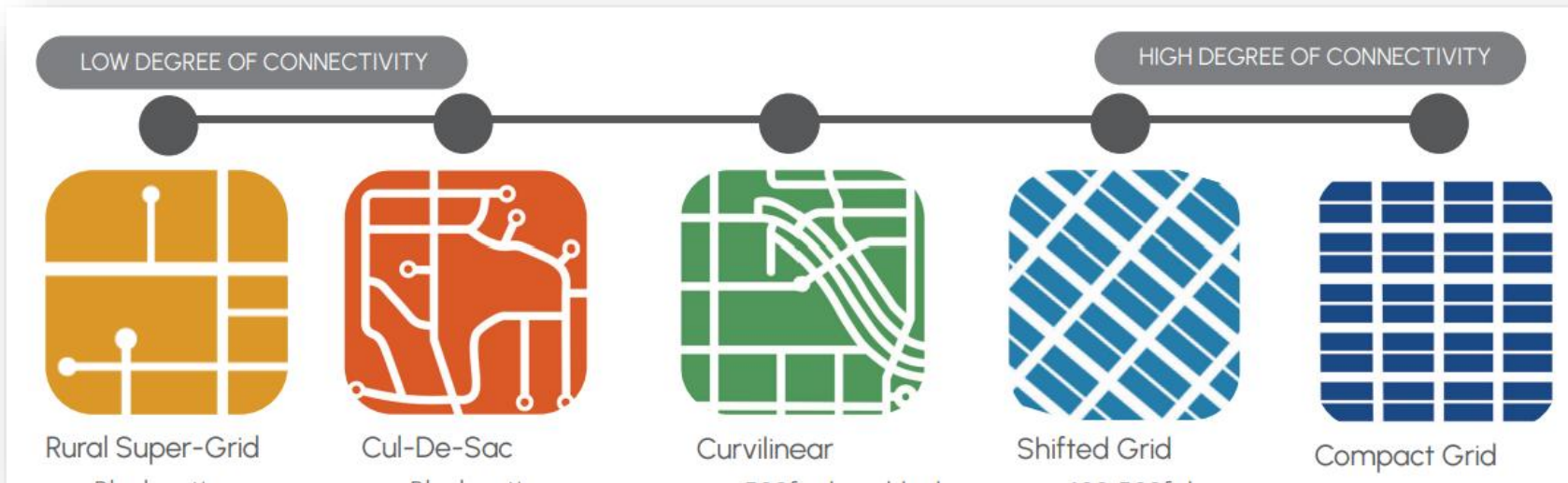
- Up to 10 stories
- Incorporate appropriate street wall height

SETBACKS



Place Type Characteristics Translate to Regulations

- Block Patterns = Maximum Block Perimeters in Subdivision
- Mobility = Street Types, Block Perimeter, Map Near Transit
- Street Types in Manual comply with Street Typologies in Land Use Plan
- Link between street type and land use



MOBILITY

PEDESTRIAN CONNECTIVITY



STREET TYPES

- Regional Mixed-Use
- Community Mixed-Use
- Neighborhood Mixed-Use



Land Use Policy Themes



The Land Use Policy Themes

Focus Inward

The 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

The Goal: Balance urban development with environmental protection and resilience through sustainable practices and mitigation of impacts to sensitive lands.



Housing Choice & Access

The Goal: Develop a diverse, equitable, and resilient housing system that meets current and future needs and limits displacement.



Health & Safety

The Goal: Ensure access to services and infrastructure that support health and safety.



Community & Quality of Life

The Goal: Enable community access to opportunity as well as social, cultural, recreational, and public amenities.



Economic Health

The Goal: Promote balanced growth by supporting commercial services with improved infrastructure and connectivity while also considering climate, mobility, and community compatibility.



Focus Inward

- Prioritize compact urban infill development. Also recognize the need for increased infill in less urban places.
- Restrict development in hazard-prone areas, mitigate impacts to sensitive lands, and focus growth towards urbanized areas with supporting infrastructure.
- Align growth with annexation policy and prioritize upgrades to existing infrastructure rather than extension of new.

Theme Goal

Focus development and infill within the Plan area to minimize strain on infrastructure and prevent sprawl into sensitive and constrained lands.



Focus Inward – State Law Criteria

...whether the zoning regulation or map and subdivision regulations:

(c) ...would be in substantial compliance with the land use plan...;

(iii) reflects allowable uses and densities in areas that may be adequately served by public safety, emergency, utility, transportation, education, and any other local facilities or services identified by the local government in 76-25-207;

(v) protects and maximizes the potential use of natural resources within the area, as identified in 76-25-209;

(vi) minimizes or avoids impacts to the natural environment within the area, as identified in 76-25-209; and

(vii) avoids or minimizes dangers associated with natural hazards in the jurisdiction, as identified in 76-25-209;



Focus Inward – Code Implementation

- New Zoning Districts, Subdivision Regulations, and Zoning Map align with and are supported by the City Land Use Plan.
- New Zoning Districts are developed in recognition of varying contexts throughout the city and focus highest intensity future growth and density towards urban contexts, while still permitting the opportunity for moderate infill in limited urban and rural residential contexts.
- The Zoning Map designates areas that are identified as prone to flooding hazard as unbuildable or highly constrained for development. Areas that were identified through the Land Use Plan process as being subject to development constraints are mapped with lower intensity zoning designations.
- Subdivision regulations align with annexation policy and streamlines requirements and processes for determining infrastructure requirements and connectivity to services.



Develop a diverse, equitable, and resilient housing system that meets current and future needs and limits displacement.

Housing Choice and Access

- Increase housing supply
- Build housing near key transit and commuter corridors
- Distribute variety of housing types throughout all neighborhoods
 - Avoid concentrated upzoning in vulnerable neighborhoods
 - Preserve naturally occurring affordable housing
- Provide options that feature smaller dwelling units ("missing middle housing")
- Promote ownership opportunities
- Simplify regulations and process



Housing Choice and Access – State Law Criteria

... whether the zoning regulation or map:

- (i) accommodates the projected needed housing types identified in 76-25-206;
- (ii) contains five or more specific strategies from 76-25-302 to encourage the development of housing within the jurisdiction;

...whether the subdivision regulations:

- (i) enables the development of projected needed housing types identified in the land use plan and zoning regulations;
- (ii) reflects applicable strategies from the land use plan and zoning regulations to encourage the development of housing within the jurisdiction;



Housing Choice and Access – Code Implementation

- Zoning Map complies with Place Type Map
 - Meets housing demand based on population projection
 - Increases housing capacity by 85%
 - Density focused near transit, jobs/services, schools, parks, and fresh food
 - Distributes densities and diverse residential building types across the city
- Floor Area Ratio tool incentivizes "missing middle housing"
- Simplified Subdivision, TED, and Manufactured Housing Park processes
- Simplified regulations
- Subdivision regulations provide infrastructures and connectivity to services



Housing Choice and Access – Code Implementation

Seven Housing Strategies:

- Allow minimum 2 dwelling units per parcel
- Zone for higher density near transit, jobs, and schools
- Eliminate residential parking
- Allow for single room occupancy development (group living)
- Reduce minimum lot size by at least 25%
- Specifically allow for "tiny houses"
- Reduce setback requirements by at least 25%
- Allow apartments/mixed-use buildings where office, retail, or commercial are permitted



Community and Quality of Life – State Law Criteria

...whether the zoning regulation or map:

(iii) reflects allowable uses and densities in areas that may be adequately served by public safety, emergency, utility, transportation, education, and any other local facilities or services identified by the local government in 76-25-207;

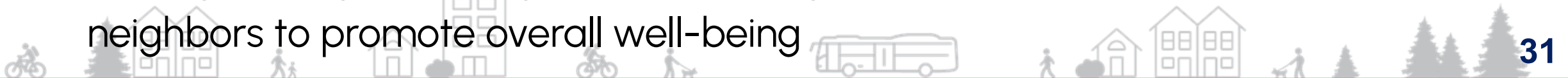
...whether the subdivision regulations:

(iii) facilitates the adequate provision of public safety, emergency, utility, transportation, education, and any other local facilities or services for proposed development, as identified in the land use plan and zoning regulations;



Community and Quality of Life – Code Implementation

- Substantially reduced barriers to housing development in lieu of incentives
- Focus inward - align services and infrastructure with allowable density and use
- Historic Resource Overlays (Article 4.6)
- Floor Area Ratio, Building Width, Height, and Maximum Units per Building focus on scale and compatibility
- New Street Types and updated infrastructure standards
- Parkland dedication standards revised to ensure access to parks, and to promote installation of amenities in parks for "high quality spaces"
- Activity areas promote spaces for nearby recreation and connection with neighbors to promote overall well-being



Environmental Quality and Climate Resilience

- Integrate Land Use and Transportation Planning
- Encourage preservation of agricultural areas
- Limit or prohibit development in areas with environmental hazards
- Protect and strengthen urban forest
- Stormwater management
- Promote walking and biking to reduce emissions
- Promote energy efficient building practices

Theme Goal

Balance urban development with environmental protection and resilience through sustainable practices and mitigation of impacts to sensitive lands.



Environmental Quality & Climate Resilience – State Law Criteria

...whether the zoning regulation or map:

(v) protects and maximizes the potential use of natural resources within the area, as identified in 76-25-209;

(vi) minimizes or avoids impacts to the natural environment within the area, as identified in 76-25-209; and

(vii) avoids or minimizes dangers associated with natural hazards in the jurisdiction, as identified in 76-25-209;

...whether the subdivision regulations:

(v) protects and maximizes the potential use of natural resources within the area, as identified in the land use plan and zoning regulations;

(vi) contains standards that minimize or avoid impacts to the natural environment within the area, as identified in the land use plan and zoning regulations; and

Environmental Quality and Climate Resilience – Code Implementation

- Mapped lower densities to floodplains, areas with steep slopes, and areas far up in the canyons that have higher fire risk per Place Types Map
- Street Types promote multi-modal transportation, to reduce gas emissions, paired with zoning for higher intensity near transit access
- Trees and shrubs required with landscaping requirements to enhance urban forest and manage storm water
- Incentives for pollinator gardens and native prairie habitat
- Continued implementation of stormwater management and riparian regulations
- Relaxed regulations for non-conforming buildings, promoting re-use



Health and Safety

Theme Goal

Ensure access to services and infrastructure that support health and safety.

- Develop a multi-modal transportation network.
- Balance policies related to emergency services alongside policies that direct infrastructure improvement needs (faster response times)
- Provide safe and efficient water supply, wastewater, and stormwater infrastructure
- Prioritize and improve safety of those most dependent on alternative transportation and public transit.



Health and Safety – State Law Criteria

...whether the zoning regulation or map:

(iii) reflects allowable uses and densities in areas that may be adequately served by public safety, emergency, utility, transportation, education, and any other local facilities or services identified by the local government in 76-25-207;

(vii) avoids or minimizes dangers associated with natural hazards in the jurisdiction, as identified in 76-25-209;

...whether the subdivision regulations:

(iii) facilitates the adequate provision of public safety, emergency, utility, transportation, education, and any other local facilities or services for proposed development, as identified in the land use plan and zoning regulations;

(vii) contains standards that avoid or minimize dangers associated with natural hazards in the jurisdiction, as identified in the land use plan and zoning regulations;

Health and Safety – Code Implementation

- Street Typologies provide multi-modal infrastructure, aligned with Place Type Map densities and uses
- Parking placement in urban zones is regulated to reduce conflicts between pedestrians and vehicles
- Updated subdivision and infrastructure regulations ensure provision of water, wastewater, and stormwater facilities
- Environmental hazards considered with development of the Land Use Plan and Place Types
- Airport Hazard Overlay (Article 4.5)
- Focus Inward directs density to areas well served by emergency services and transit



Economic Health

- Encourage commercial development in areas with existing critical infrastructure
- Prioritize high intensity housing in commercial zones to boost economic development, transit ridership, walkability, and housing production.
- Prioritize housing and multi-modal infrastructure near major employment centers
- Regulate parking in a manner that balances housing production and affordability goals as well as transportation, climate, and neighborhood compatibility.
- Integrate small-scale neighborhood commercial services: walkable access to daily needs, social connections between neighbors

Theme Goal

Promote balanced growth by supporting commercial services with improved infrastructure and connectivity while also considering climate, mobility, and community compatibility.



Economic Health – State Law Criteria

...whether the zoning regulation or map:

(iv) allows sufficient area for existing, new, or expanding commercial, industrial, and institutional enterprises the local government has identified in 76-25-208 for targeted economic growth in the jurisdiction;

...whether the subdivision regulations:

(iv) reflects standards that provide for existing, new, or expanding commercial, industrial, and institutional enterprises identified in the land use plan and zoning regulations for economic growth;



Economic Health – Code Implementation

- New Mixed-Use zoning districts are created in alignment with the Place Types, accounting for existing infrastructure.
- A variety of uses are permitted broadly across mixed-use districts
- No residential density cap or FAR in mixed-use districts
- Higher intensity mixed-use and residential zoning districts are applied in proximity to amenities and services, including major employment centers and corridors
- Parking requirements for commercial uses are maintained but reduced
- All new residential zoning districts allow small-scale neighborhood commercial services as a permitted building type, along with size and location constraints to manage potential impacts.



Engagement Summary



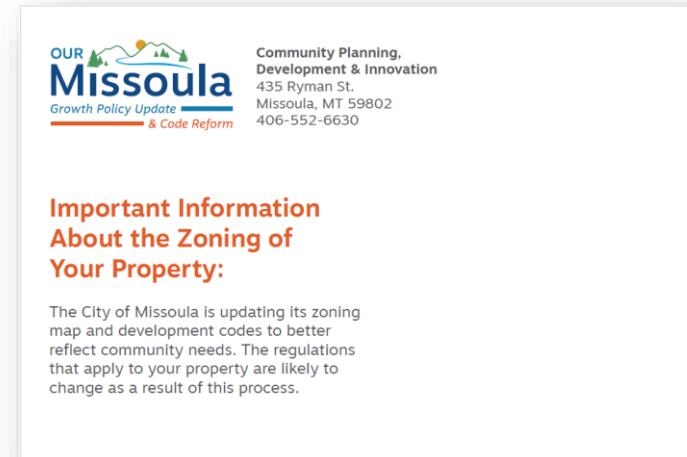
Engagement by the Numbers

ENGAGEMENT

- 7 Presentations to Boards/Committees
- 7 Workshops with Frequent Code Users and OMCAG
- 18 Meetings with Stakeholder Groups
- 10 Neighborhood Meetings
- 5 Online Engagement Opportunities
900+ responses
- 2 Community-Wide Open Houses
320 total attendees

OUTREACH

- 1 Mass postcard sent to every address in the City
- 8 Newsletters sent to CPDI and Engage Missoula subscribers
- 6 Tabling opportunities at local events



Issues Raised During Engagement

- Neighborhood compatibility: height, scale, transitions, and building design.
- Feasibility of more housing: FAR calculations and other challenges for small builders.
- Infrastructure and safety concerns: wildfire evacuation, traffic, drainage
- Environmental protection: riparian buffers, trees, and climate-friendly regulations.
- Clarity and usability: confusion/concern about process, desire for clearer communication and transparency.
- Zoning Map concerns: specific concerns about downzoning and impacts to specific neighborhoods.

Follow Up from 11/12 Meeting



Answers to Questions (11/12 Planning Commission Meeting)

- Dwellings in Townhome Ownership Units cannot be stacked: Teds can't be stacked per MCA 76-70

(18) "Townhome" or "townhouse" means property that is owned subject to an arrangement under which persons own their own units and hold separate title to the land beneath their units, but under which they may jointly own the common areas and facilities.

Conversion Of Condominium To Townhouse

70-23-1101. Conversion of condominium to townhouse. (1) A condominium may be converted to a townhome or townhouse only if:

(a) no other structure occupies the vertical air space above or below the unit's converted footprint;

- Parkland Dedication Calculations – Has to work differently with FAR
- Parkland dedication vs. cash in lieu preference



Recommended Motions



Recommended Motion to Adopt Amendments to Land Use Plan

That the Planning Commission recommends the City Council adopt a Resolution to Adopt amendments to the *Our Missoula 2045 Land Use Plan* and Place Types Map, based on the information and considerations in the staff report.



Recommended Motion to Adopt UDC

That the Planning Commission recommends the City Council adopt an ordinance establishing Title 22 - City of Missoula Unified Development Code (UDC) (Attachment A), repealing in its entirety Title 16 – Manufactured Housing and Mobile Home Parks; Title 17 – Subdivisions; Title 20 - Missoula City Zoning Ordinance; Title 21 – Form Based Code (Sx^wtpqyen); and any Planned Unit Development (PUD) or Special District (SD) found in Attachment C – Planned Unit Development (PUD) and Special Districts (SD) Repealed/Retained – as well as any PUD or SD not listed as Converted to Historic Resource Overlay; with all of the foregoing based on the findings of facts and conclusions outlined in the staff report.



Recommended Motion to Adopt Zoning Map

That the Planning Commission recommends the City Council adopt an ordinance establishing a new City of Missoula Zoning Map (Attachment B), and repeal the existing Zoning map, to come into compliance with the Montana Land Use and Planning Act, MCA 76-25, based on the findings of facts and conclusions outlined in the staff report.



Public Hearings

- Planning Commission
 - November 18th (Today)
 - November 20th
 - December 2nd (Tentative)
- City Council
 - December 3rd and 10th – LUP (pre-public meetings)
 - December 15th – City Council Public Hearing
 - December 17th – LUP
 - December 22nd – City Council Final Consideration

