



MISSOULA COUNTY CONSOLIDATED LAND USE BOARD

Meeting Minutes

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

Date: June 3, 2026, 6:00 p.m.

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

Members in Attendance: Chris Saale, Bing Matt (CSKT Representative), Barbara Raible, Jennifer Schultz, Danny Oberweiser, Josh Schroeder (Conservation District), Andy Mefford, and Rick Hall

Members Absent: Michael Settevendemie

1. CALL TO ORDER [Time stamp – 0:09]

Rick Hall called the meeting to order at 6:02 p.m.

2. LAND ACKNOWLEDGMENT [Time stamp – 0:29]

Missoula County acknowledges that this meeting takes place in the homelands of the Salish and Kalispel people.

3. ROLL CALL [Time stamp – 0:37]

Analeshia Rodriguez called the roll. Seven regular members and one alternate were present. Quorum was met.

4. APPROVAL OF MINUTES [Time stamp – 1:38]

Barbara Raible moved, and Josh Schroeder seconded approval of the May 6, 2026 minutes. The motion passed unanimously

5. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:22]

There were no public comments on non-agenda items.

6. STAFF ANNOUNCEMENTS [Time stamp – 3:51]

Karen Hughes, Director of the Missoula County Planning, Development and Sustainability (PDS) Department provided an update on the proposed Bonner Data Center Special Exception application. She explained that no hearing date has been scheduled yet. Karen reminded board members of their quasi-judicial role when reviewing special exception applications. Board members asked about the anticipated timeline and scope of the request. Karen noted that the application has not yet been scheduled and that additional details will be provided once the application is finalized. She encouraged members to review the special exception provisions in Chapter 11, Section 11.6 of the zoning regulations in preparation for the future hearing.

7. PUBLIC HEARING [Time stamp – 13:54]

There were no public hearings.

8. COMMUNICATIONS & SPECIAL PRESENTATIONS [Time stamp – 14:00]

Izzie Varley, Planning Manager, with Missoula County Planning, Development & Sustainability provided an overview of the Missoula County Comprehensive Growth Plan update and discussed the role MCCLUB can play in the process. She explained that the Growth Policy serves as the County's long-range vision for unincorporated areas and guides future decisions related to land use, housing, transportation, infrastructure, economic development, and community services. Izzie emphasized that the Growth Policy is a policy document rather than a regulation, though future zoning decisions must be consistent with it.

Izzie reviewed accomplishments that resulted from previous planning efforts, including the adoption of zoning, updates to subdivision regulations, impact fees, and infrastructure planning initiatives. She also highlighted projects that have not yet been completed, such as Highway 200 improvements and expanded water and wastewater infrastructure in Bonner and Milltown. She explained that land use designations are policy maps in growth plans that identify preferred future land uses, development densities, and community character. She added they help guide future zoning and subdivision decisions but are not zoning regulations. Using Frenchtown and the Swan Valley as examples, Izzie discussed how planning helps communities identify their priorities before adopting zoning. She noted that zoning can be tailored to address specific local concerns, rather than applying the same regulations in every community.

Izzie reviewed the history of Missoula County's future land use maps, noting that the original land use map was adopted in 1975. While some areas have received updated plans over the years, many communities, including Frenchtown, Nine Mile, West Valley, Lolo, and parts of the Blackfoot Valley, continue to rely on land use designations that largely date back to 1975. It was explained that updating these older planning areas will be a priority during the comprehensive planning process to better reflect current conditions and future needs before transitioning to an overview of the planning process.

Izzie reviewed the Comprehensive Growth Plan update process, noting that the effort began in 2025 and is expected to take approximately two years. The update will revise the County's Growth Policy and future land use maps, which will guide future County-initiated zoning decisions. She provided an overview of Phase 1 existing conditions work, including analyses of housing, economic development, industrial lands, development review, local services, natural resources, wildlife, hazards, parks, and trails. She reported that single-family homes continue to make up most of the County's housing stock, while manufactured homes represent the largest share of non-single-family housing. Izzie also reviewed existing economic conditions, highlighting the airport and Targeted Economic Development Districts (TEDDs), including the Wye, Grant Creek Crossing, and Bonner Mill, as major employment centers.

An overview of the Industrial Lands Existing Conditions Report was provided, which builds on a similar 2014 study evaluating industrial land capacity and economic development opportunities in Missoula County. The study evaluated the County's industrial land inventory, site suitability, available infrastructure, and projected industrial growth. Areas such as the airport, Smurfit Stone site, and Bonner Mill were identified as the most development-ready due to existing transportation access and infrastructure. It was explained that the report recommended supporting a diversified economic strategy that builds on the County's existing strengths,

including tourism, outdoor recreation, technology, value-added manufacturing, creative industries, education, and healthcare.

Izzie provided an overview of Phase Two of the Comprehensive Growth Plan update, noting that an RFQ for a public engagement consultant will be released soon. The next phase will focus on extensive public outreach. Community profiles will summarize demographic and economic information specific to individual areas to better inform residents about local trends.

Board members discussed outreach strategies and emphasized the importance of engaging a broad and diverse area of the community. Members supported using multiple engagement methods to reach members of the public. Mapping workshops and community council meetings were highlighted as effective engagement tools based on previous experiences. The Board also discussed ensuring that feedback collected through different methods is considered equitably. There was additional discussion about developing unbiased survey questions, selecting a qualified consultant to design the survey process, and providing Board oversight during survey development. Board members encouraged staff to conduct outreach where people are already gathering, including community councils, local events, and online platforms. He noted that many residents do not participate until an issue directly affects them and recommended including questions about different housing types, including mobile homes, and affordable housing.

It was asked whether workforce availability was considered as part of the industrial lands analysis. Staff responded that workforce was evaluated, including factors such as wages and labor availability. It was noted that, unlike areas with lower living costs where industrial employers may be able to pay significantly lower wages, Missoula's wage levels can make it more challenging to attract certain types of industrial development despite the strength of its workforce.

Izzie asked the Board to consider what role it would like to have throughout the Comprehensive Growth Policy update process. Board members discussed the possibility of a subcommittee or stakeholder committee. Overall, Board members expressed a preference for receiving regular updates during the planning process rather than waiting until the adoption stage. Members felt that periodic presentations during regular Board meetings would allow them to stay informed, provide feedback as the plan develops, and keep the process transparent.

PUBLIC COMMENT [Time stamp – 1:14:21]

- Matt Larson asked whether the County has considered incentives or tax credits for xeriscaping to reduce lawn water consumption as housing development increases. He also expressed concerns about the proposed AI data center, including water and energy use. Additional comments included suggestions regarding the Fort Missoula equestrian park and concerns about housing affordability.

9. COMMITTEE REPORTS [Time stamp – 1:20:27]

There were no committee reports.

10. OLD BUSINESS [Time stamp – 1:20:28]

No old business was reported.

11. NEW BUSINESS [Time stamp – 1:20:33]

No new business was reported.

12. COMMENTS FROM BOARD MEMBERS [Time stamp – 1:22:21]

Board members highlighted public comment regarding water conservation through incentives such as xeriscaping or other landscaping practices that reduce water use. They noted that the Lolo Watershed Group is developing a drought management plan.

13. ADJOURNMENT [Time stamp – 1:24:18]

The meeting was adjourned at 7:24 p.m.

Missoula Consolidated Land Use Board June 3, 2026 – 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/9967/media>

Missoula County Consolidated Land Use Board June 3, 2026 - Meeting Recording

RH Let's call this meeting of the Missoula County consolidated Land use Board to order.
This is the Wednesday, June 3rd meeting of the board.
Start with the land acknowledgement. Missoula County acknowledges that this meeting takes place in the homelands of the Salish and Kalispell people.
Now can we have roll call please?

AR **Analeshia Rodriguez** 22:12
Roll call Danny oberweiser.
Here Josh Schrader.
We could hear you online, Josh.
It's a little bit low but.

JS **Joshua Schroeder** 22:28
Oh, OK. Is that is that the?

AR **Analeshia Rodriguez** 22:29
Oh, we can hear you better.
OK.
Thank you.
Jennifer Schultz.

JS **Jennifer Schultz** 22:38
I'm here.

AR **Analeshia Rodriguez** 22:39
Barbara rabel.

BR **Barbara Raible** 22:41
Here.

AR **Analeshia Rodriguez** 22:43

Bing, Matt.

Andy meffern.

Here Michael servandemi.

Michael's absent Chris Soleil here.

Mr. Chair, we have eight regular members present and we have metcor.

RH **Richard Hall** 23:05

Fantastic.

First item on the agenda is approval of the Minutes from May 6, 2026. If there's any corrections or additions, please raise your hand or let us know.

Otherwise, we'd entertain a motion to approve the Minutes as written.

BR **Barbara Raible** 23:32

I can make the motion to approve the Minutes.

RH **Richard Hall** 23:35

A motion has been made to approve the minutes by Barbara.

Do we have a second?

JS **Joshua Schroeder** 23:40

I'll 2nd.

RH **Richard Hall** 23:41

Seconded by Josh. All in favor signify by any opposed.

AR **Analeshia Rodriguez** 23:46

Aye, aye.

JS **Jennifer Schultz** 23:48

Aye.

Aye.

RH **Richard Hall** 23:50

We have the Minutes approved.

First item is public comment on non agenda items and we're going to put up on the screen.

What the process is to be able to comment.

This is on items that are not on our agenda, so really anything that you wish you can approach the podium, introduce yourself and make a comment.

If you're on teams or app.

Just raise your hand and we will allow you to speak.

There is a call in process there on the screen. If you're dialing in, please raise your hand at *5 to be recognized and *6 to mute on mute.

Let's see if we have anybody. I can't see the room, so.

AR **Analeshia Rodriguez** 24:53

We have no one in the room.

RH **Richard Hall** 24:55

Somebody in the room and nobody online, it looks like either so.

Get up my little.

Participants here.

OK.

It doesn't like what we have. Any comments?

If that's the case, then we will close the public comment period.

Next item on the agenda would be staff announcements.

Or do we have any of those?

AR **Analeshia Rodriguez** 25:30

Good evening, Karen Hughes, Missoula County Planning development sustainability.

I just wanted to touch base with the board.

I'm sure you've all been hearing about a proposed special exception that's coming towards the board slowly for the data center that's proposed out in Bonner.

I just wanted to kind of.

Give you a little bit of idea what's happening in the scheduling world, since I know

there's been some delays and then talk a little bit about the board role in those review processes.

Since this board is still new and still kind of gaining its traction, just kind of some reminders of how maclub functions in those projects.

I know there's been a flurry of media and community attention.

I don't know how many people are paying that much attention to it, but so here's kind of a few things just to know.

One, we're still working on the schedule for that. We will be we're determining based on a few things we're evaluating.

We're evaluating the completeness of application materials.

That we're receiving, that's part of our job at the Planning Office.

We're making sure that that we have enough time to review the proposal against the criteria and we're considering the venue, you know, this has gained a lot of attention.

We want to make sure that we're thinking about size, security, technology, all of those things, so.

RH

Richard Hall 26:44

Correct.

AR

Analeshia Rodriguez 26:57

And the possibility that sometimes we need multiple meetings and that we have the that figured out in advance.

So those are the things that are going into it and that's why it's taking a little bit of time.

Time to to get that scheduled and get it before the board. And because it's taking so long and what usually you don't have this high high profile of the case and it's not kind of hanging out there.

So we you don't usually have a ton of time to think about this, but I did want to touch base and just kind of remind you of the board training that we had in this case special exceptions.

You're acting in that quasi judicial capacity, so you'd have to think about it like you're the judge or the jury.

Your goal is to maintain impartiality.

Really avoid any premature decision making.

When the board makes its consideration, it will need to take all the information in the application packet. The staff report the public comment, the public hearing information.

But we want to avoid.

Even the appearance of being pre decisional if you, you know, people, we can't stop you from being citizens.

We don't want you to stop you from being citizens if you think when we get to the consideration, if you think you have unique information related to the item.

We'll ask you to share it with the board as part of the process, just so that that information is shared amongst board members.

As part of the general guidance for when you act as a board of adjustment, the goal is to avoid ex parte communication. If someone walks up to you and like hey, I want to talk about that thing that I think you're going to be hearing about.

Do everything in your power to avoid that conversation.

That's the best guidance I could give.

Really talking about the specifics of a case should be avoided outside the hearing process.

Again, if something happens, you're, you know you live in this community and people are talking.

Bring it.

Daylight it.

Bring it to the board. When? When you are going through that process, but the first goal is to avoid it in the second. Then the second option is if someone.

If if you end up in a situation, have that conversation as part of the board process.

If you have a conflict of interest, you might look at the bylaws for a little bit of guidance. Conflicts of interest, or where you have a direct personal or financial interest connected to the proposal.

You might want to think about stepping away from the board and there's a process for that, and if anyone wants to talk to me about it, you can find it in Article 4.

Section 4 of the bylaws.

And then as you get when you get the materials and as you're going through the review process, really you're going to want to be thinking about making your decisions as we've talked about before, based on the review of the criteria, paying attention to the evidence that support the.

Findings and the preparation as you have probably discovered by now, preparation's key trying to read through as much of the material and digest it early in the you know, as early as you can.

And then really the goal will be for for you to be fair and impartial in your judgment. And so follow the rules.

You'll make sure that everyone has kind of the fair open participation in the process and so that's why.

You, you know, follow the process for how public comments made. Limiting time on public comment, treating everyone equally. Those sorts of things.

So that's those are all the things since I knew this thing was kinda hanging out there and we still don't have resolution for scheduling.

I just wanted to kind of highlight those things and I'm happy to answer any questions if anyone has any.

Barbara.

BR **Barbara Raible** 30:50

So is it gonna?

So is it gonna happen next month?

That we start reviewing.

AR **Analeshia Rodriguez** 30:55

We we don't have it scheduled yet.

BR **Barbara Raible** 30:57

OK.

AR **Analeshia Rodriguez** 31:01

I know that's a popular question.

I don't have it scheduled yet.

The Missoula County Voice page will be and is the best source.

RH **Richard Hall** 31:12

Add.

Josh has his hand up Josh.

JS Joshua Schroeder 31:18

I was just curious if you could give us a preview of what the exact issue or issue or request are expected to be. Karen.

AR Anaesthesia Rodriguez 31:28

Nope, I can't do that either.

It's really we really have to go based on the request of the applicant and I don't want to put that out there until we have.

The the clear request.

I mean, we know that there's a request to have a data center which requires a special exception review.

But then other than that.

And the reason it requires a special exception review is it's because it's within 500 feet of a residential zoning district or a residence.

That's what triggers that review.

RH Richard Hall 32:03

And the scope of the review is very narrow.

It's just that just as you said.

I can give you a preview of what the public comment will look like because I'm on the Bonnie Mill Community Council. We've had four different meetings.

Karen and.

AR Anaesthesia Rodriguez 32:21

Let's not.

Let's not do that.

RH Richard Hall 32:24

OK.

Let's not do that.

There will be plenty of public comments.

You can be sure of that so.

AR **Analeshia Rodriguez** 32:28

Yeah.

RH **Richard Hall** 32:29

I have just leave it at that.

AR **Analeshia Rodriguez** 32:29

If you want, if you want to do some reading ahead of time, you can.

The the section that provides the standards for data centers is the same As for cryptocurrency mining operations, and that's in Chapter 4 the use standards.

Five Chapter 5 is the use standards.

Those are not what you'll be reviewing.

Those are the standards that staff applies at the time of a zoning compliance.

Permit the special Exception review is covered in chapter.

12 oh wait, I did.

Cite to you from the regulations.

Chapter yeah, Chapter 11.

Has the quasi judicial decisions.

In section 11.6 I will not give you the page number because our page numbers are squirrely, but section 11.6.

So in Chapter 11 section 11.6 it talks about quasi judicial decisions.

And then special exceptions are specifically covered.

As 11.6 D.

So you can read the information about special exceptions.

What what it says about applications?

And the criteria for review and conditions and amendments of special exceptions, so that would be good pre reading for all of you.

And we can send a hot link to that section.

Any other questions?

RH **Richard Hall** 34:16

Yeah.

AR **Analeshia Rodriguez** 34:18

Yeah, Andy.

I believe because it was scheduled, there was some information on The Voice page, some links.

Is that valid or is that? Should that be considered invalid?

It's all public information.

I guess it is not the the we don't have the current. We don't have an application. The official application posted.

Anything else?

All right. If you have questions.

Individually, just reach out to me directly if you have questions, I'm happy to walk you through whatever it is and try and help answer it or find the answer. If I don't have it right off the bat.

OK, cool. Thank you and.

RH **Richard Hall** 35:15

Thank you.

AR **Analeshia Rodriguez** 35:15

Do corajin patients with all of this.

RH **Richard Hall** 35:20

Thank you so much.

Next item on the agenda is public hearings, of which we have none.

So we will move on to communications and special presentations and that will be Missoula County's comprehensive plan update. As you farly planning manager will be presenting.

AR **Analeshia Rodriguez** 36:10

OK.

Good evening, Commission.

Thank you so much for joining us on a lovely June evening.

I appreciate it so much everyone for being here.

We're gonna do something a little bit different here.

It's kind of a special hearing or special meeting, I guess a presentation by staff.

I'm gonna take you through a deeper level of the the the county's comprehensive plan update and what?

Role that the that you right the club can play in this process.

So I'm gonna talk a little bit about the plan itself. Like what it does, what it doesn't do, and then we're gonna get into a little more of the details, kind of where we've been and where we're going.

Everyone see my screen OK.

Excellent. Thank you so much. OK.

So what are we doing tonight? Contrary to the wise wise teachings of Lionel Richie? I'm not going to keep you here all night, but so hopefully we'll. This'll take about an hour and we are going to do an overview of our our county's growth policy.

What is the purpose of?

What are the purpose of land use designations and why are they important?

What have we found out so far in the process about special topics like housing, economic development and industrial land?

Then what's coming up next are the comprehensive plan.

Update what public participation activities does mclub think are most valuable to do more or less of, and how would you and McCloud like to be involved in the process? OK.

So first, let's talk about what is the growth policy, right?

We've talked about when you were, we kind of did an orientation right at the beginning of your time with us.

We talked a little bit about what the growth policy is.

I'm gonna review a little bit of that now, and of course, those of you who are came over from, you know in particular the planning board.

Will have certainly more familiarity with this with this document, right?

Talking with Rick Hall right in the in our kind of pre session meeting.

Some of you have many.

You know many years, right?

Kind of working in alongside the county's growth policy and also in the cities, the the kind of the city's equivalent to this is right, which is their comprehensive plan, which was approved really to the zoning last year.

So I think it was either earlier last year or maybe even the year before that that they approved their their comprehensive plan, right.

So the general idea is that this document establishes the long range vision for areas under the county's jurisdiction.

Right, so this plan does not apply to the city, right?

Nor does the city's plan apply to us, right?

This is just the unincorporated Missoula County is essentially the areas that we are planning for.

This plan was updated in 2016 and amended and gets amended periodically right with area, neighborhood infrastructure or issue plans, right?

There's a whole bundle of different things that get amended to this document because it is a kind of a primary place where we put our planning.

It establishes guiding principles, goals, objectives and actions across a broad range of public goods.

That includes things like infrastructure, housing, the economy, transportation, natural resources, community services like fire and emergency response.

It also addresses land use and establishes an official future land use map.

It's a lot of words, kind of awkwardly strung together, but we'll talk a lot more about that in a minute.

If there's one thing that I would like you to take away from this meeting tonight, it is that this document is not a regulation, right?

It is a policy, right?

It is a statement of what we would like to happen, what we would like to do.

It is not a rule in the sense that is that you have to do A or B, right?

So it's a very it's sort of a strange because oftentimes in our culture, when we when we talk about rules and policies right, we kind of equate the two a lot.

But in our world, a policy is a very different thing.

Right. A policy is a suggestion.

Right. It's like a no.

We'd to do this right and a rule like zoning, right is that you have to do this.

So they're kind of very different creatures of law.

Any zoning that the county does must be made in accordance with a comprehensive plan, right?

And that's part of our it's part and state law.

And that's also in our own growth policy.

It establishes what plans and regulations the county intends to pursue right. This is its primary statement for it's like OK.

This is what we're gonna do.

And we'll talk a little more about this, right.

It is literally the plan for what we are going to do.

It also provides a vision for capital improvements and infrastructure upgrades, right?

So it can identify things like roads or bridges or sidewalks, things that should be addressed right in the next phase in, like over the coming years.

In 2016, right.

We didn't. The document didn't talk a lot about, for example bridges, right?

But you better believe it's gonna come up a lot in this plan, right?

Because we have things like Mclay Bridge, right?

Sunset Hill Bridge we have Boy Scout bridge.

We got bridges up in the swan. We got bridges down in Lolo.

Right, there are lots of different bridges that need help, right?

This is this is often been.

It's been a reoccurring issue as these bridges have gotten older and need repairs or sometimes just replacement in general, right?

So it can help steer like these are the infrastructure priorities that the county should have.

So a lot of people like when we talk about the growth policy and about plans, people are like, what does it matter, right?

These are just documents that are big and they're heavy and they're boring and they sit there and they get put on a shelf and they never get done right. But planning your work and then working your plan is a critically important to the success of any.

Endeavor right? Whether you're planning on, you know, rebuilding a car engine or whether you're planning on remodeling your house, right, you have to have a plan for what you're going to do before you do it, right?

You can.

I'm sure you can try to muddle your way through it.

Lots of people do, right?

But it's not effective, right?

It's less effective, I'll put it that way.

So I'm gonna talk a little about the 2019 update to the growth policy, which is often called the Missoula area land use element, right?

Another big long string of words, right?

That document in particular right laid out a very specific set of things that the county would intend to pursue.

And then it went on, and it did. Many of those things right.

So it called for the adoption like the comprehensive adoption of zoning, which we did in 2022, right?

So three years later, we did a a big a huge amount of work on zoning, right?

And we did that at least within that land use element area area, right. Everything within the land use element, it was identified in the land use element, it was received zoning areas outside of that right areas like Frenchtown areas like Torr, areas like Greenough, right were outside of.

That, and we're not zoned.

Updates to subdivision regulations.

And regular updates of zoning regulations were also called out in that plan.

Those are things that have happened.

The adoption of impact fees, right, that was identified as a priority in the element and it was done right.

We have impact fees.

In that are in effect now in the county.

Additional planning and utility services at the Y right.

We did the Y infrastructure plan.

That was an effort that concluded, I think, late last year, right, and was essentially was sort of done to help House plan for.

Infrastructure in these areas that we really felt that it was important to do pursuing public private partnerships and then the expanded use of tax increment financing, right.

These are all things that you may not agree with these things or these were not necessarily a good idea, right?

But the county said what it was going to do, and it did those things.

Now, there are certainly other things in this plan, right that didn't come to pass, right?

Not everything that the county said it was going to do in 2019 happened, right?

So a couple examples of that.

Improving Hwy. 200 in East Missoula.

Right. That was called out in the plan. What we want to do is improve this corridor from the city of Missoula through E Missoula, and that resulted in the Highway 200 plan, right.

And the infrastructure and it was approved and we had money and the whole thing and then you know, of course what happens right life, right politics.

The money for that Hwy. 200 infrastructure plan was rescinded by the federal government, right?

So that was, you know, the federal government has different priorities, right?

They things come, they come and they take away right.

That didn't happen.

Hopefully you know with time that Hwy. 200 project could come to pass.

But it certainly it's not right now.

Or at least not on the timeline that was originally envisioned when funding was originally received.

It also called for the comprehensive water and wastewater infrastructure in the towns of in Bonner and Milltown and and W Riverside. Has that happened.

No, it has not.

It could happen.

It could happen yet, right?

And that was a big part of Blackfoot crossing, and the project that that Gregory Morris and his team proposed as a part of the Westboro log yard, right?

And the transformation of that area from a heavy industrial site to a mixed-use kind of more residential leaning site, maybe even remember that the.

The travel Plaza that was initially proposed as a part of that project, right?

He you know Gregory Morrison's team proposed water and wastewater infrastructure for that area.

Now we hope that that comes to pass, right?

It may or may not do that.

So just because it says we do it doesn't mean we're always gonna do it.

But at least we we sort of made a statement, right?

That's an important thing when we come to about zoning, right?

We wanna say here's where we think that we might do zoning next right.

That's an important statement we wanna make up front.

So that people can get more information and plan for that.

Speaking of zoning, right?

Let's talk a little bit about land use designations.

If anyone has any questions, by the way, at any point, please stop me and and I can be happy to address these.

I'm hoping that we can get a little bit more discussion and you don't have to just hear me ramble on about plans.

What are land use designations?

Right, these designations are they're a set of maps inside these documents, right?

That show, an intended future land use and development pattern.

Right. They'll identify preferred uses.

Right. Residential commercial industrial density.

Right. One unit per acre, 10 units per acre, one unit per 10 acres.

Access and general character right?

It will help guide regulations that address land use.

Especially zoning and subdivision.

So what we saw back here, right?

Let me go back to this.

So what we're seeing right here, this is this image right here that we see on the right hand side, right?

This is Frenchtown, right?

We see the interchange right there.

We see the kind of small commercial area that makes it the heart of French town and of course just north of that is the area that just is recently proposed, like or is, you know will be zoned right under a part one mechanism north of Frenchtown the idea.

Right. Is that any zoning that happens regardless of how it's initiated?

Needs to be.

In accordance with this plan in some way or another, and I think one of the frustrations right, that was manifest by the Commissioners, by the public, was that, you know, we didn't have time, there wasn't a planning process.

That really looked at Frenchtown and said, hey, you know, it's like, well, you know, maybe we want something different here than what this old plan had designated, right.

This plan, the image that you're seeing, right? These these designations did all the way back to 1975?

And maybe if we'd had time to plan and we'd done planning right, we might have come up with a different vision.

Some of the things that like come to mind when I think about rural planning, right? I grew up in a very, very, very, very small town in Montana, and it wasn't uncommon for us in in, in my small town, right, that you would have a house and you would have storage units. You would have another house and then you would have, you know. The propane distribution guy and then you would have, you know, more houses, right?

Was it essentially like a mix of uses, right?

It's what we planners call mixed-use right now.

What's different about that is like.

All of these things were relatively at scale.

Right. They're all kind of a common scale.

You know, we might have found working with the town of French town. They're comfortable with a mix of uses, right?

Maybe what they weren't comfortable with is buildings over a certain size, right?

Certainly that the town pump that's proposed for that interchange is enormous, right?

It's a 30,000 square foot building, you know, and 70 truck spot parking spots, right?

There's a lot of development for a particular area, right?

So with these I bring somebody as an example right of the kind of conversations that you can have.

In, in and around development and use and you know the character of community that right.

That ideally happened before you put rules into place.

So remember, these destinations are not zoning, right?

I've had people come up to me and say like, hey, that map that says one dwelling unit per acre, that certainly looks like zoning.

It's not zoning, right?

This is a policy, right?

These are not rules.

Per state law, new development cannot be denied based on the designations that are

carried in this plan, right?

So they are a suggestion they are.

We would like to see this, but we are not requiring it.

Northern necessarily lock in future zoning, right? Just because you have a map that does this doesn't mean that zoning will happen, right?

We saw that map from Frenchtown right?

Frenchtown had that map since 1975, and it wasn't zoned.

I mean all that time.

So you're not necessarily locked into doing zoning because you have this map.

In rural areas, right and particularly right, you have the the benefit of you can be very, very simple, right, your zoning regulations.

If you're in Condon, your zoning regulations don't have to look like this.

These are the county's regulations.

They can be very short, very simple and address very specific things.

That's what we did.

That's what we did in Condon, right?

We were up there for two years.

We did a planning process for them. You can see a map of there.

This is the future land use.

Map that was approved as a part of the The Swan Valley Neighborhood Plan, now in the end, when they came to make when the plan came to make recommendations about zoning, what would zoning?

Can do in the Swan Valley, they said. No, right?

We don't want zoning that's gonna that's gonna regulate lot sizes or residential uses.

We're not comfortable with that. What we are comfortable with is zoning that restricts certain types of uses and the size of those uses, right.

And the classic example up there was resorts, right?

You're they were comfortable with, like small motels and guest ranches and little hotels. And, you know, these kinds of things, right?

Bed and breakfasts, right they were.

Everyone was comfortable with those uses, right?

But I think the legacy of the powder proposal to transform the Holland Lake Lodge into a year round resort definitely scare people now that didn't come to pass, right?

So they wanted to shape their zoning in such a way that addressed their concerns.

So when we go around and we look, we talk to different communities.

What are your concerns?

Right. We can tailor zoning to match those concerns.

So if you're only concerned about, you know, storage units, right?

Paid storage units, right?

They they don't add a lot of, they tend not add, not add a lot of value to your community, right.

You're never gonna go peek over a fence, right? And have a chat with a person who's taken, you know, taking their stuff in and out of their storage unit.

Right. But we're we're comfortable with residential development.

We're comfortable with people having the ability to subdivide their lots and build their homes as they see fit.

OK.

We can do that right?

That's all on the table. A lot of times people have the conception that zoning has, like A1 size fit. All right, you get this or you get nothing.

And that's not the case.

OK.

Let's go back to the plans again a little bit and talk about some of the background.

Right. As I mentioned, Missoula County's first land use map was originally drafted all the way back in 1975.

Some areas of the county have been updated. Other areas have not.

So I put together this handy dandy map and we will look at the different parts of the county and when their future land use maps were created.

So at the very top you have our.

New toddler plan, right?

Which is the Swan Valley neighborhood plan which was approved earlier this year in 2026.

We go back to 2019, right.

We have the Missoula Land use element. We talked a little about that, right.

That basically encompassed all areas around the city and the Missoula Valley, right?

Plus, areas like East Missoula, Bonner, Milltown.

Like up into Grant Creek and out to the Y but not past the Y to Frenchtown.

2010 was the Seeley Lake Plan 2002.

Now we're starting to get back, right? Like, it's like, these are our plans, right? 2002 is the low low plan.

Also in 2002 was when they took the 1975 plan and they signed off on it and said Yep, this looks, this still looks good, right?

So in 2002 they basically carried over designations from the 1975 plan and made them sort of not new again, right?

Because they were.

They weren't updated.

They weren't changed, right?

So when we look at places like Frenchtown, we say like, wow, your plan goes all the way back to 1975.

Right, that there hasn't been any land use planning in that area since 1975.

Yes, it was updated in 2002, but that was basically just a copy and paste.

Nothing else was done.

So as we move forward into the comprehensive planning update process.

One of the things that we're gonna be doing right is focusing in particularly on these areas that have older plans, right.

So this is areas that you see here in yellow, right?

That's nine mile Frenchtown the West Valley.

On the other side of the county, right, we have, you know, kind of like Clinton, Tura, Potomac, Greenough, like, up the Blackfoot there.

Lolo again also has a very old plan.

And they we've had conversations with the Community Council there about updating their plan and about making changes to their land use map as a part of this process because things have changed a lot in Lolo since 2002.

OK, shift gears here a little bit.

Let's talk about the process to come, right?

So again, the comprehensive plan update is going to update the county's growth policy, right?

These tomes I oftentimes are, we kind of are considered interchangeable.

The county began this process last year.

It will take probably 2 years to complete.

And updating the land use maps right that we saw in that map before, right?

Updating those land use maps will be a major focus of how we do this, and a big part

'cause we need to bring the rest of the county back up right to a more to a more modern era, right?

Any county initiated zoning right in the area should be based on this upgraded growth policy. We've kind of talked about that, you know, in particular areas like Frenchtown and other areas.

So what have we found out so far right in phase one of this plan?

We're still very much in phase one, but we do have complete.

We had help from a consultant last year and they kind of wrapped up work. We have sections about housing, economic development, industrial lands, code and development, review in progress.

We have other sections on local services, facilities, natural resources, wildlife hazards, parks and trails, all kinds of stuff.

Going to share a few of just a few of the findings from these so far, which are kind of fun.

At least they're fun for me.

If you're interested in demographics.

And maps.

And charts and trends and all that kind of stuff.

The housing's existing conditions analysis does have bases a lot of its finding off of these kind of these data collection areas, right?

And these are goofy geographies, right?

It's not how I would divide up the county where, because so much of this data comes from the census.

You're tied into the the areas and the the geographies that the census uses, right?

So you get funny areas like the low, low area that goes all the way north and almost like into.

You know, kind of Petty Creek and, you know, almost basically Alberton, right?

No one would call that low low by any like stretch of the word, right, however.

These are the areas that we have to use in order to kind of be in the describe what's happening in different parts of the county.

One thing these do are certainly is look at the historic population of an area and the forecast population.

Let me get my little CHEAT SHEET here.

OK, so Masood County is projected to reach approximately 168,000 residents, 60,000

of whom are expected to live in the unincorporated county, right.

That's approximately 16,000 new residents by 2045, up from 44,000 in 2023.

Right. The name of the game in Missoula has typically been slow and city growth.

Now this is if you're. If you come from, you know, North Dakota.

Right, this is still a huge amount of growth, right?

But if you're looking, if you're comparing this to the kind of.

Growth at places like Gallatin County or Flathead County are experiencing right.

It isn't nearly as much.

I think there's a compound annual growth rate of 1.6%.

Most of that population will continue to be inside the city, right?

But the unincorporated county will definitely grow with time.

As we break into these analysis areas, these kind of these kind of subdivisions of the county, right, we can see how this breaks down in terms of some of the different geographies, right, the area that certainly is the most populated and and anticipated.

To grow the most right or like, or at least you know, not by rate necessarily, but we'll have the the continue to have the greatest population of West Valley and Lolo, right?

These are the some of the most populated parts of the county Western reserve, right, which is in the area of like Big Flat orchard homes target range.

That'll get corridor E, Missoula, Seeley, Swan, Blackfoot corridor. Right forecast to grow. Less to a certain degree.

Not surprisingly, right.

Zulu unincorporated Mizulu County, right.

Is, is, is the is the domain of the single family home, right?

Unless you're in Lolo or or E Missoula, right?

There are.

There's not. Isn't a tremendous amount of diversity of housing types in the county.

Where you do see diversity right is typically in mobile homes, right?

That's probably a manufactured home, right?

That's probably our largest sector outside of the single family homes, right?

And we can look around the uncorganized.

There are a lot of, you know, mobile home parks.

Works mobile home communities, right?

And a lot of people live there. So these are increasingly important parts of our housing stock, right?

And make do add some of the to the some of the diversity of our housing stock.

Here's that share of housing units by type, right?

And you can certainly see that right east of East Missoula, right has the certainly the largest number of apartments, right.

That's that blue block right there in the middle.

Duplex quadplex, right?

Also not uncommon there.

Quite a few mobile homes, right?

This excludes single family homes, right?

We're just looking at these other types of homes in the county.

And mobile homes throughout, whether in Western reserve, West Valley, Hellgate Corridor, right.

Mobile homes continue to make up the the largest share of non sort of single family homes.

Not a lot of townhomes, not a lot of condominiums, right?

Those are, you know, kind of.

Those are not particularly common home types.

A few highlights from the economic development. Existing conditions map the the kind of the geographies that they look at and for this one are even more bizarre, right?

Because we're really highly focused on a handful of places, in particularly in the unincorporated county, right, that are these kind of economic hubs, a lot of this happens in these targeted economic development districts, right?

That happens.

We have those out at the Y Grand Creek Crossing, Bonner Mill.

But also the airport, right?

Airport is an incredibly important part of and and it's a mix of incorporated and unincorporated.

But it's an incredibly important economic engine for the valley.

The total historic and and projected employment right.

We can kind of see how this breaks down by Missoula County, the city of Missoula, and the unincorporated county right employment is is also projected to grow with time right. As of 2023, employment in in unincorporated Missoula County is an estimated 19,500 jobs.

According to the employment forecasts calculated by the City, Missoula write jobs in the unincorporated county are expected to grow.

To approximately 30,900 by 2045.

5.

About 15% of all businesses in unincorporated Missoula County are located in Y1Y2.

The Bonner Mill Teds another 17% of businesses lie within the airport area, right?

60% of unincorporated Missoula Counties Employment Building area is located within one of the Ted's or at the airport, right?

These are incredibly important places for our economic development in the county.

Overwhelmingly, Missoula County is a place of services, right?

That's the largest sector of economic kind of jobs, right?

47% in 2023, right?

And these are all relatively consistent across time.

There have certainly been have been some fluctuations, right?

This is 2023 data, so it doesn't reflect.

Some of the changes in the industrial development landscape that we've had that we've seen right this, in particular the closure of some of our timber industries.

But I'll talk a little more about that here in a second.

And then here's that commercial and industrial built square footage in the unincorporated county.

Right, this is how big of buildings do you have?

Like, what's the total size of buildings?

You have in the incorporated county, right and you see that the airport right is overwhelmingly where the biggest buildings are.

Followed by look quite a few.

Lolo, right.

I was.

Surprised by that?

So there's definitely a lot of large commercial industrial square buildings you got, you know, things like grocery stores and you know big gas stations. And you know, there's quite a bit down there. Y2 and Y1 also bought or mill and then you kind of get kind.

Of get smaller from there.

OK.

So last one I'm gonna talk a little bit about the industrial lands existing conditions report. This one's a little bit different.

I don't have any fun graphs to this one to kind of keep it fun or interesting, right?

This, for whatever reason, our consultant didn't do any graphs in this report.

So we're just gonna kinda go through some some bullet points here.

One of the reasons why we did this right was a similar study was done back in 2014 that really looked at in the the kind of the the state of industrial land and accessorial development in the county.

So, right.

So we had this kind of previous President to this.

There were attempts to address conflicting concerns about industrial development in the county, right.

So this is a big one.

So we think about what we know about Missoula County, right?

And we've been hearing two different narratives that have really kind of dominated this landscape.

One was that there isn't enough capacity for industrial development.

We don't have space.

There's no space to grow. I can't find a place to like, buy land and build what I want to build.

It was a very common sentiment that we'd have been hearing.

But conversely, right, we heard other things right that actually industrial areas are struggling to attract and keep industrial users right.

So it wasn't so much demand.

It's actually we're having a hard time.

Just kind of playing defense here, having a hard time just keeping the people that we have now keeping them here.

The study also came at A at a critical junction for us right.

We had the closure of three major wood products industry manufacturers, right?

We had pyramid lumber, rosewood forest products, and the UPF industries in in Bonner, right?

So that really like rocked the landscape.

It's like, wow, this this industry that had been the hallmark that had been like a, you know, this steady.

I mean, not steady.

I mean, it had been declining for quite a few years, right?

If you want to go back to 2007, 2008, I think when sort of at Stone closed.

In the meantime, like these have been kind of reliable employers and producers in the county till just recently.

So this industrial landscape has looked at looked at the land inventory.

How much space do we have?

It has suitability analysis.

It considered elements like transportation, utilities, services, water, sewer, power, broadband, all these things that people who are looking to come here and build businesses and build industrial development. What what do they tend to need?

It provided.

High and low forecast for potential industrial growths and then offered a few paths to growth and recovery after the closure of the timber industries.

So what did it find?

Who identified almost 5000 acres of industrial land, which included either areas that were zoned for industrial use or currently used for industrial activity.

Right, an 8.4% increase since 2014.

Missoula County the in total right has this 3200 acres of all industrial lands.

While the city of Missoula holds less right about a 1700 or about 35% of those.

Of this total area right 29% was identified as having capacity for additional growth, right, including 1200 acres in the county and 224 acres in the city, right.

There's still a lot of space.

And that was one certainly one of the findings of this is like no actually like.

Kind of given our current.

Rates of growth, right?

There is substantial capacity in Missoula County's industrial land supply, even under the most optimistic growth scenarios like demand would only consume about 60% of the available land capacity by 2045.

There's a lot more land out there than we think there is essentially.

Top area scorers in terms of like what was areas that were identified to be the most like kind of appropriate, I kind of had the most stuff right that, that and people who cite industrial development, what they look for, right, the airport, the Smurfit Stone Y1T.

Bonner Mill, Ted, right. These tend to have great access, right?

Electricity. Certain amount of water.

Some of these places have sewer.

Some of them don't.

Right. But they tended to have a lot of the things that we look for when we look to creating.

What we think of as shovel ready industrial sites.

I had the pleasure of working many years in the Southeast in South Carolina and Georgia, Northern Florida, North Carolina, right.

And through that right there was this a lot of these communities like I'll take like like Greenville, SC, right. This place was attracting and drawing in a huge amount of industrial development, right?

People that made batteries and cars and tires and bikes, right?

There's a huge amount of things that were citing in those locations.

Right. And they put a huge emphasis on having these sites that were ready to to go into development right away, right. You got water, you got power. You've got not just power, but a lot of power, right?

You've got access and it's reliable power. A lot of the things that were done.

Another example of this places that were like booming industrial.

All right. We worked in southern Louisiana and.

This was a port Lake Charles, LA, and it was a site where they were building.

Terminals for exporting natural gas, right?

A huge amount of gas and a huge amount of industrial activity.

Right. Producing this into these terminals that would then transport it abroad.

I bring these places up because these are places where it's like, wow, there's a lot of industrial activity occurring in these places, right?

And we just didn't see that in Missoula, right?

There's no one's chomping at the bit to, you know, build cars here.

Dying to manufacture tires here, right?

But we're also not situated between, you know, smack dab between Charlotte and Atlanta with easy access to, you know, Florida and the Eastern seaboard, right?

We're way out in the middle of nowhere.

Certainly there are bright lights, right?

There are bright lights and new industrial use, but like kind of throwing our chips all

in on one thing seemed unlikely to our consultants and I tended to agree with him, right.

And that the better strategy would have to continuing to to, you know, build developments, right, whether it was industrial or non industrial development, right was a complimentary like approach of commonly strategies to that. We encourage tourism, outdoor recreation technology, value added, manufacturing creative industries, education and healthcare, right.

The kind of the the the basic bread and butter that a lot of them, as well as already doing to a certain degree.

Any questions so far? Oh.

Phillip, you have a question?

And if we turn him on.

Philip's not on the board, so I'm not quite sure. He must be a member of the public.

BA **Batta, Philipp Armando** 1:09:02

Hey, can you hear me OK?

AR **Analeshia Rodriguez** 1:09:05

Yeah, good for you.

BA **Batta, Philipp Armando** 1:09:06

Hey I was wondering if workforce was considered as a as a resource.

AR **Analeshia Rodriguez** 1:09:13

It was we.

We certainly talked about workforce, right and wages and that was another thing that was like it wasn't like certainly there are people, right.

Missoula in many ways has a has a great workforce, right?

It's not a cheap workforce.

And that's something that hasn't worked. The benefit of certain industrial producers, right?

You know, I think again about my time in some of these other places that I've worked.

Right. Louisiana, South Carolina, right.

These are places where the cost of living is about as rock bottom as it can go.
In the United States.
And that's not the case here right now.
We can't pay skilled labor, you know, \$15.00 an hour here just doesn't work.
So while there there are, like, there's an incredibly talented right group of people,
right?

BA **Batta, Philipp Armando** 1:09:53
I see.

AR **Analeshia Rodriguez** 1:09:56
Whether you're a builder, whether you're working tech here like that, I don't mean to
malign like Mozilla's workforce, right? There are incredible.
Like we have educated people, we have hardworking people, right?
We do not have cheap people and that was a big limitation.

RH **Richard Hall** 1:10:10
I I just want to point out that we're not a public comment or questions yet from the
board, so we're not taking questions until that time, that's OK.

AR **Analeshia Rodriguez** 1:10:17
OK.
Yeah. Thank you exactly.
Sorry, I kind of derailed this a little bit.
OK.
All right, let's move on.
OK. So moving forward, phase two, let's talk about what we have planned as a part of
the Comprehensive plan update.
We are probably days away from releasing our RFQ, right?
Which we will bring on a contractor that will help us.
Help us do some of this outreach and engagement work that we intend on doing
right.
As a part of this work, we're gonna be developing community profiles, right?
So a lot of this information that I've just talked about like about the, the census data

and about economics, right?

And industrial lands, right?

These are really dense topics, right?

I could see half the people in the room just glazing, like eyes glazed over.

Right. When I'm going through this, I totally get it right.

I'm a nerd about this kind of stuff.

I love it, but no, most people can't, like, absorb all this information, right?

So what we wanna do is we're gonna make a set of smaller documents that highlight the situation for people's individual communities, right?

Chances are, if you live in Lolo, you don't really care what's going on.

See lick. Maybe do right. Maybe you don't.

But we'll have community profiles was like, OK, this is what we know about Lolo.

This is what we know about the West Valley, right?

This is what we know about, you know Seeley Swan.

And so we'll put some of this information out there to help people understand about trends about their own communities, right. If there's anything that I've learned about Missoula County, it's that many of these communities have very distinct identities and interests.

And so we want to speak to those.

We of course have a page on the Missoula County voice, right?

We will be getting into a lot more heavier, right, and more involved public outreach, right as we get into doing some of these other tasks, right. We would love to do a statistically significant survey, right.

That's typically a mail survey that goes out and has to meet certain thresholds, right, so that we can very accurately more accurately assess, right, how people feel about certain issues in different parts of the county.

Right to the people in Lolo want zoning. Yes. No. The people in Potomac, Reno. Do they love the river?

I don't know.

Yes. No.

Like so, we'll we'll we'll go through a process of identifying questions, right and then mailing us out to people so we can get a better sense for what people want in their different communities of origin.

We will be doing open houses and meetings, right, pop up engagements at local

events, right?

You think about you go to the farmers market, right?

You go to a public event, right?

You go to a basketball game, right?

Sometimes there's often times are people tabling their offering information about a process or about a plan, or about an activity, right.

We will do some of that.

We will have hearings with you, with mcclub and of course the board of County Commissioners. We'll have meetings with local civic organizations in the community councils and the communities and we will do mapping workshops, right.

As I as we kinda looked at right here is this map.

And here's our part of our task, right is to update the oldest parts of this plan, right?

So we will do very specific activities right out in Clinton and Tura and Frenchtown.

Lolo, right.

We will probably gather people into a room. We'll have 10 tables, right? And people can draw on a map.

We can talk about how I don't know exactly how this this activity's gonna work, right?

But when I've done this kind of work in the past, right?

The idea is like you will get people's feedback about what they want more of, what they want, less of what they.

I think is the right level of development.

Look at the kind of development they want here. What they want there, what they don't want to see, right?

We can have these kinds of conversations in kind of small group settings.

As a part of this process, right?

That will help us understand what people people's visions, right?

What the Community's vision is for itself.

OK.

Here's a question for you, right. Finally you don't like. Listen to me talk about Lionel Richie and everything else.

What types of public participation and engagement would you like to see more of or less of?

You have any thoughts about that?

It's OK if you don't, but I'll. I'll take it back to, like, go back to my list.

You can see the list.

Are there activities on here do you think?

Yeah, that's that.

Makes a lot of sense to like, you know, like certainly one thing that we've done.

Or certainly have a suspicion of is like. These are communities that tend to enjoy in person contact, right those public meetings.

And small group meetings, right, that allow people to kind of come in and ask questions.

Now, that's not everything, right?

Well, there's definitely will be online and like stuff on the Internet, right?

That you can do with that surveys or what that's information.

But that's a that's a big part of our kind of like culture as well, county.

Any thoughts?

Any any feelings?

RH **Richard Hall** 1:14:55

Anyone, Josh?

JS **Joshua Schroeder** 1:15:00

Was just gonna say I think it is important to reach out in a variety of ways so that.

AR **Analeshia Rodriguez** 1:15:06

Hmm.

JS **Joshua Schroeder** 1:15:09

Our gathering feedback from a diverse group.

Of people in the community, you know, often times if you have an open house and it, you know, during the day maybe, you know people who are working or have kids can't make it.

I've been lucky to have a pretty flexible schedule and I've been to some of the open houses that the city had and you know, it tends to be a pretty homogeneous segment of the population that attends those things.

So I think trying to reach out as many ways as you can to get.

You know, feedback from as diverse of a swath of the community as possible. Important.

AR **Analeshia Rodriguez** 1:16:02

Thank you, Josh. That's great.

That's great feedback.

I I I absolutely agree with you, right.

Like, it's like one of the the risks of having, like, kind of big public open houses, right, is you?

You you tend to get people who come to public open houses, so getting to people where they are is oftentimes a very important component of this.

RH **Richard Hall** 1:16:21

Jennifer.

JS **Jennifer Schultz** 1:16:25

I just wanted to give feedback. I love the the mapping workshops I've been to have been really great and informative.

I've also been to a meeting with a Community Council meeting where they laid out maps after the Council meeting and we got to work through that out here in Lolo and I thought that was also very effective and the is well received. So I loved those. Thanks.

AR **Analeshia Rodriguez** 1:16:50

No, I'm so glad you did. Those ones that happened last fall.

JS **Jennifer Schultz** 1:16:53

Yep.

AR **Analeshia Rodriguez** 1:16:54

Excellent. No, I'm so glad. Because we kind of set those up that what happened that the request came from Danica and others in Lolo right about like well we we kind of would like to get started on some of this work right.

JS Jennifer Schultz 1:17:03

Yep, those were great.

AR Analeshia Rodriguez 1:17:04

And so they did that all right. And it seemed like it was great.

Like actually I was.

I was.

I was a little last night and we put up the results of what we what they had heard in those meetings and and I'm glad that you had a good experience Aaron.

I'm seems like most people did, right?

And so that's do more of that.

Is part of the goal here.

Feedback here, Rick. Sorry, I don't.

RH Richard Hall 1:17:30

Yeah, go ahead, Danny.

AR Analeshia Rodriguez 1:17:30

I'm not able to raise my hand digitally.

RH Richard Hall 1:17:33

That's OK.

AR Analeshia Rodriguez 1:17:35

This may be a tall, challenging feat, but making sure all the different ways you obtain comment are held in the same weight you know I.

When we were the consolidated land use plan or land use board and we were hearing the land use the city's land use plan adoption, there's a lot of different surveys and you know there was a survey that the Prost obtained.

There was a separate survey.

Survey from.

The consultant and then there was, you know, like different entities, private entities that did their own surveys. And we tended to see conflicting data from those surveys.

So I I wanna make sure that like the statistical surveys that are obtained aren't held in a higher weight than just like a comment obtained at a pop-up event.

The the the statistics from those surveys seem to be most highlighted when the presentations and decisions are made. Yeah, absolutely.

No, it's a really good observation, right?

There's nothing I despise more than sort of like conflicting data that seems to paint different pictures.

That happens when you have like a kind of a shotgun approach to. I'm not saying that's what the CD did, right.

But it's like when you have different surveys that say different things. It's like, well, what conclusions are we supposed to draw here?

So yeah, I appreciate that.

That's a really good thought, Paul.

Observation.

RH **Richard Hall** 1:19:10

Anyone else? If not, I'm going.

AR **Analeshia Rodriguez** 1:19:11

I guess I would have a comment to Rick.

I.

I think obviously the the purpose of this document is to lay framework in the overarching framework, which is great.

I guess I'm a believer in the majority rules and what are that? Whatever the majority of that population it represents.

The beliefs are that's what the document should be targeted to.

That being said, I think a lot of the things that were mentioned.

And are very true. I I feel like the way to get to the bulk of the people and find out what they want is probably a survey that is crafted that isn't biased because the survey can be done to create any outcome one wants.

I mean, if you want an answer, you can make a survey to get that answer.

So I think a well done survey that is.

Put to all the people.

So it's the same like Danny just mentioned.

So you don't have different surveys targeting different answers.

And trying to stay on focus of priorities of goals, you know, housing infrastructure.

You know what, what are, what are our community's goals and what does that majority want?

And then developing this plan that follows those desires and getting that survey known so people can have time to do it, you know, whether it's radio, TV, Facebook, you know these other things to to push that survey or something I think are important but.

I I.

I don't.

I just feel like maybe it's not clear why I'm even trying to say, but I just think getting a consolidated document that is unbiased to get what the Community's goals are as a majority and then develop that document to follow those is what's important to me.

Absolutely no.

The unbiased part is very important, right?

'Cause, it's like and I think that's why we it helps us to get a consultant that has.

A you know background in that that has skills in that and it's like, OK.

We know how to frame questions to at least reduce, like the leading right that can kind of sometimes happen in these kinds of things where it's like, you know, how much do you love zoning?

Do you love it a lot or just a little right?

It's like that's not a real question, right?

Like it's like, you know, it's like, how do, how do we gauge?

Or like you know, how do we?

Really get a sense for what people want and what they don't want in their community. And I guess my follow up to that, just just to clarify is similar.

You can find a survey to get any results you want. You can do the same with a consultant so.

Consultant selection and bringing that back to maybe having this board or others really vet what those surveys are is important because I I think a consultant can do the same. Absolutely can. Yep.

Yep, as a former consultant, I understand, yes.

RH **Richard Hall** 1:21:57

So we have a question in the audience. So we're not quite to public comment yet, so. We're still at boards, so if you just hang on, we will get to you. We promise.

AR **Analeshia Rodriguez** 1:22:09

Yep. Yeah, we'll make sure that.

Yeah, the the public has an opportunity to ask questions.

RH **Richard Hall** 1:22:14

Any other members of the board? If not, I'll weigh in.

So I think you know it's really important.

Comp plan updates are not very sexy to most people. You know they're I've been through a few of these.

I'm sure you've been through.

Hello.

And.

AR **Analeshia Rodriguez** 1:22:43

Rick, I think you've kind of broken their up broke up there a little bit.

Do you have a?

RH **Richard Hall** 1:22:47

Yep.

AR **Analeshia Rodriguez** 1:22:48

Just repeat the last you know 20 seconds here.

RH **Richard Hall** 1:22:49

Sorry, can you hear me?

Can you hear me now?

Yeah. Oops, sorry about that.

AR **Analeshia Rodriguez** 1:22:53

I can hear you.

RH **Richard Hall** 1:22:53

Hang on, let me switch to something else here.

OK, you can hear me OK.

AR **Analeshia Rodriguez** 1:22:57

Yep, I can hear you.

RH **Richard Hall** 1:22:57

Yeah, I think it's important that you you go to where the people are.

Go to community councils, go to community event.

AR **Analeshia Rodriguez** 1:23:11

Oh, no. Did we lose again?

RH **Richard Hall** 1:23:13

Food truck events.

Things where people.

Department to look at a comprehensive plan until they see something that's zoned away.

They don't want it zoned. That's already happened so.

Be on next door.

Be on places where people can comment or fill out a survey and make it easy for people.

Yeah, we have a certain number of people that are always engaged in the community and then a certain number of people that don't get engaged until there's something.

Controversial happening but.

And I just also wanted to say to be certain that we survey housing types as well

because when you deal with the county, you're dealing as with, as you pointed out, diverse housing types.

Mobile homes are frequently overlooked.

They're under a whole lot of pressure right now from developers that are buying them.

And you know, I think the overarching thing that we hear on planning is that people want affordable housing and yet.

We need to talk about how how a comp plan and zoning can achieve that and how public can help that.

So that's my comment.

AR **Analeshia Rodriguez** 1:24:36

Absolutely. Thank you, Rick. I appreciate that.

RH **Richard Hall** 1:24:43

If that's her from the board.

AR **Analeshia Rodriguez** 1:24:46

Rick, this is this is Danny. I have some questions, but it's not in relation to the public outreach engagement.

RH **Richard Hall** 1:24:46

Are there any other questions?

Oh, Danny, I saw you had your hand up.

Go ahead.

AR **Analeshia Rodriguez** 1:24:52

So I can hold those questions.

Yeah, let's maybe get through if, yeah, if it's not related to this, but I actually do have another question that I wanna would love to get through through the board with right as it specifically.

RH **Richard Hall** 1:24:55

Well, if they're for it, it OK?

OK.

Let's let's go ahead and do our public member for that since.

AR **Analeshia Rodriguez** 1:25:05

Wait, hold on. Before we, before we go to the public Member, let's let me see.

RH **Richard Hall** 1:25:07

We.

AR **Analeshia Rodriguez** 1:25:08

Let's hold the public, maybe until the very end.

How about that?

RH **Richard Hall** 1:25:10

OK, OK. We'll hold public comment.

AR **Analeshia Rodriguez** 1:25:11

And I'm almost done, right?

Like we're close to that.

RH **Richard Hall** 1:25:13

Sounds good. OK, thank you.

AR **Analeshia Rodriguez** 1:25:14

I really have one other major question for you all.

I'll go back to that.

All right, which is the role of mcclub in this process, right?

In many places right where I've worked on comprehensive plans.

There's often a a committee right that gets formed or kind of accompanies the process from from. Kind of the soup to nuts, right?

And that committee is often called the Technical Advisory Committee, the Planning Advisory Committee. Sometimes it is the planning board or, you know, Planning Commission, right, that accompanies the process, right?

That helps.

Kind of vet ideas.

Provides feedback.

That sort of thing.

Right there is a sort of required role, right?

Mcclub will be the like during the adoption process, right?

You have a statutory role to review and provide a recommendation on the plan.

What's certainly not my preference, and probably wouldn't be your preference either, right?

Is that you know, kind of at the 9th hour we come and we dump a document on your desk and you say OK.

Here's the plan.

What do you think?

Right, that's less effective, but I would much rather have a process where you are understanding how the sausage is getting made as it is being made rather than like, well, what did you put in this right that's that would be my preference, right?

But ultimately, like it's not.

It's not my preference, right?

Nor is it Karen's preference or anyone else in the stand that we like force you to do into any particular role other than what is required to you in a statutory sense. So you can decide right.

How do you want to engage along the way?

Right. What do you want?

You know, occasional summaries of the process.

What are we doing?

What are we not doing right?

You want periodically or regularly scheduled briefings, right?

Do you want a special hearing or a public meeting that you all can attend? Maybe, and even in person.

And meet with the public.

Meet with people, right?

Like there's different ways we can do this.

Or you can say now I know.

Thanks dog.

Like, I'll just wait until adoption, right?

That's also an option, although it's certainly not an ideal option by you know, like

probably what we would want is staff.
So I would love to hear some of your thoughts about this.

RH **Richard Hall** 1:27:21

So.
So that would go.
You're talking about from an ad hoc committee.
That would be on one end.
To the, you know? No thanks.
I'll wait till adoption on the other end, right?
That's sort of where we're at.

AR **Analessia Rodriguez** 1:27:35

You could also.
I mean, I guess you could.
You could explore the creation of a subcommittee, right?
If that was of interest to you, I'm not sure if our bylaws let us do that, but it's a possibility.
Or, you know, it's like again, like we could probably shoehorn a certain amount of work in on the plan throughout the planning process, right?
Like I took advantage of this meeting tonight, right?
Because you had nothing else on the table, right? And so it's a possibility that we could, you know, kind of continue to meet routinely right on.
You know, either days where you don't have like.
Like, I wouldn't schedule one of these on top of, you know, a data center hearing, right or anything like that, right?
We might look for times to meet.
Or we could schedule as a part of your work, right?
Like it's like, OK.
We'll meet, you know, on that second date of the month, right.
Every other month or something like that, right?
There's different ways that this could happen, depending on your interest level and kind of what. Again, what role do you wanna provide and what kind of frequency of contact do you want?

RH **Richard Hall** 1:28:35

OK anyone?

AR **Analeshia Rodriguez** 1:28:40

Will the county establish any sort of like stakeholder committees themselves with? Stakeholders from the public, kind of a steering committee, but members from the public that are have stake in growth policy not related to M club, more of just a we talked a little about that, right.

But it's like in the end we decided that probably wouldn't.

Be.

The easiest thing to manage right 'cause it sorta creates another like workload of.

Like it's another committee to manage, right?

In short, right. We have a committee that kind of focuses on planning.

That's kind of from the unincorporated county.

Let's let's ask you first, but if if that's your recommendation like no, I would really like you to see. I would really like you to form a committee of people from it's independent of the planning board to advise on this, right.

That's you can you can definitely suggest that.

I don't think that's what I'm suggesting is more a curiosity.

And if that was a plan of the counties to have kind of a stakeholder steering committee of sorts.

Perhaps one of the Members of this board could sit on that committee and report back was my what my what I was getting to?

But if that doesn't exist, then yeah, it doesn't exist.

But that's not to say that it couldn't exist, right?

RH **Richard Hall** 1:30:07

Anyone else?

I.

I mean, I'm kind of personally like what we're doing right now.

You know periodic updates.

We certainly don't want to wait until adoption or.

Until we spend nights going through it.

AR **Analeshia Rodriguez** 1:30:26

Yeah, right up all night.

RH **Richard Hall** 1:30:27

We'd like to know as how we got there.

AR **Analeshia Rodriguez** 1:30:27

Yeah, exactly.

In hearings.

Umm.

RH **Richard Hall** 1:30:30

Like as you said, how the sausage is made.

How? What's everyone else's feeling about that?

The these kind of things work for you, Jennifer.

JS **Jennifer Schultz** 1:30:41

Yeah, I'm a I'm a big fan of.

That this is a great format. I also think that you know if there was just a small update that could be included that you know we could have a minute to digest.

You know, give us that little bit of information along the way.

I think that's, that's helpful too. So and yeah, thank you for not just loading it onto a big meeting because that that, you know, we're all volunteers here.

And I definitely don't think we should wait until.

AR **Analeshia Rodriguez** 1:31:09

Absolutely.

JS **Jennifer Schultz** 1:31:11

Just adoption so.

Yeah. Thanks.

RH **Richard Hall** 1:31:17

Josh, you've been through it.
What's your feeling?

JS Joshua Schroeder 1:31:24

I agree with you and Jennifer periodic or regularly scheduled updates is fine.

RH Richard Hall 1:31:32

I think the other thing is, you know, to talk about the sausage being watching the sausage being made here, it is public.

Everybody gets a chance to hear. See, it's public.

It's not an ad hoc group, it's not something that people that isn't out there.

Not taking place regularly, you know. So I think that works well as well too. So anyone else, Andy?

AR Analessia Rodriguez 1:32:00

Sure. I guess I I think this board can create a subcommittee.

I would personally have interest to be a part of that.

Team, if you will. That helps make that sausage and report back to a committee through like a subcommittee.

But you know, I I think a subcommittee probably needs to be more than one too.

I don't know those things, but I I definitely think having participation from someone on this board is that is being created and those things are being developed and some of those decisions are made. Having someone with their hand on that wheel in this process is is helpful myself.

RH Richard Hall 1:32:41

OK anyone else?

And I guess the question for you is he is, do you need us to make a decision?

Do you need a motion?

Do you need guidance?

What? What are you seeking from us tonight?

AR Analessia Rodriguez 1:32:55

No, it's a great question. I don't think I like the the Nice part. I was like, we're not in a

desperate position, right to make a decision tonight by any means. If we want to think about it.

And you know, I could come back and.

You know, we could revisit the topic next month.

Certainly thing.

So you can kind of Mull it over a little bit.

You happy to do that if you want to? Kind of.

Let's think about it.

Let's move it over and figure out like, oh, it's like, you know, and definitely like take Andy.

Like take your suggestion to mine like that.

That's certainly an option.

Right would be to create a subcommittee that would maybe meet.

It could also be a public committee, right?

We could meet separately in a public in a public menu, right?

Now, if that approach would work, are you kind of like? Oh, it's like it's like kind of the way that it's working, right where the whole committee is here and everyone can kind of listen and participate also has its benefits. So.

RH **Richard Hall** 1:33:47

Well, and the other thing is we can all as community members.

Attend any events and we can set aside a time during our meeting for anyone. That's done that to report back on what they've learned because we can't all be everywhere all the time.

So yeah, so we can be involved in other ways.

AR **Analeshia Rodriguez** 1:34:04

Yep, of course.

RH **Richard Hall** 1:34:09

So I guess thank you for the, I guess that's it for the.

You don't need anything from us right now, correct?

AR **Analeshia Rodriguez** 1:34:17
Nope, I don't.

RH **Richard Hall** 1:34:18
Oh, Barbara.
Barbara has her hand up.

AR **Analeshia Rodriguez** 1:34:19
Oh, Barbara's question, OK.

BR **Barbara Raible** 1:34:21
Well, I just I agree with the periodic or regular scheduled briefings.
After being up in the swan and going through the swan plan, I know how time consuming it is for committees.
So creating another committee, I don't necessarily think is appropriate 'cause. They would have to be public too, and that would just be adding a whole other workload on to you guys, so.
If we can do it, that's fine with me, but we need to be regularly updated.

AR **Analeshia Rodriguez** 1:34:52
OK.
Absolutely. Yep.

RH **Richard Hall** 1:34:57
Barbara, I knew.
I knew you from somewhere.
The swan.
The swan meetings and even, you know, even ad hoc committees, no matter what, even if they meet regularly, get a lot of public input. They can take a lot of heat.

BR **Barbara Raible** 1:35:01
Yes.

RH **Richard Hall** 1:35:12

Over what is recommended so.
We both know that so.

BR **Barbara Raible** 1:35:17

Yes.

RH **Richard Hall** 1:35:19

OK.

BR **Barbara Raible** 1:35:19

They can.

RH **Richard Hall** 1:35:20

Well then, if is that it for the presentation?
If so, we'll move on.

AR **Analeshia Rodriguez** 1:35:24

That's it for the presentation.

Exactly that.

We're done.

Yeah, we can definitely open it up to public comment. And again, if anything else comes up, we can do that.

RH **Richard Hall** 1:35:28

OK.

Then I know Matt Slarson has been waiting patiently.

So if we could open it up for public comment, we are in a public comment period.

We should throw the public comment slide up on the window in case there's anybody that's calling in.

That would be for public comment on this topic.

So if you're calling in Star five to raise your hand and *6 to mute and unmute, and I

see Matt's Larson has a hand up.

So we'll start with that, if you could, we could unmute him or her.

ML **Matts Larson** 1:36:10

Yes, this is Matt Larson, lifelong Missoula resident.

I just wanted to speak on the planning and Development committee here, land use and planning, whatever you call it. I wanted to know if there was any tax credits or consideration to no escaping as a solution for lawns in Missoula County.

And how they're planning on offsetting or the county plans on offsetting all the consumption?

From all the green lawns, from all the housing that is gonna be added to the housing stock in Missoula County and this kind of touches on the other issue.

Which people in the community are very hot on?

Which is the AI data center and the electrical bills and all that and the water and the water quality.

I'm also concerned about this, and I believe that the county itself should audit.

It all of it's AI adjacent and data center adjacent services.

It's common knowledge that cities and counties of this size spend up to 1 to \$3,000,000 per year on services that are housed in data centers someplace else.

So it's very hard for us to sit on the high horse and say don't put a data center here when we're literally feeding the problem yearly and it's increasing at 12 to 25% per year for these services.

These are services like the evidence.com service for the police, just to house their videos.

They literally pay \$500,000 for a Dropbox subscription to download video files.

This is abhorrent.

This is wild, especially as the county comes to address the data center issue for.

The second time in seven years, literally the same situation.

In the county dealt with with the Bitcoin mine is being dealt with, quote UN quote by the same quote UN quote leaders of the county.

Now I I questioned what it is that you or the county are actually going to do to limit people's ability to essentially turn on computers inside of a building.

Thank you very much for, oh. Oh wait.

I have one other thing to say.

I'd also like to suggest that the county repurpose the equestrian park.
I'm sorry. Yes, Big Sky High School in Fort Missoula into a horse sanctuary for feral horses, which the county has also decided to focus on. In my mind, erroneously, as I again questioned what it is that they can actually do with this subject.
But I've cooked it up for the county.
Just make the horse park a corral for the feral horses.
Take all the unhoused people and make a little Rd.
Video I'd also like to invite everyone to the corners inquest of Ross Robertson, who died in the custody of MPD. Five to six officers it took to subdue him. He continued to quote UN quote resist.
While he and then had a medical event, quote UN quote, the the community will be allowed to see for the first time since May of 2024, the body camera footage.
But the county is refusing to share this on the web stream, much like you are sharing the slide right now. They are saying that it is a technology issue to allow the public to see the conduct of officers active in our community.
Friday, 9:00 AM, Courtroom 4. Thank you for allowing me to speak so graciously and making an accommodation for a low vision citizen.
Thank you again.

RH **Richard Hall** 1:40:08

Thank you, Matt.
Those were public comments, not about what was on our agenda right now.
But that's fine.
We actually had a period coming up for that, so let's finish with the period now and I'm not sure that we can address any of your concerns as this body, but I will ask.

ML **Matts Larson** 1:40:33

Oh yeah, I was just speaking to the cost of housing.
That's why I was talking about the Ross Robertson corners inquest, as is the only solution that I've thought of that can actually address the cost of housing here. The county can't do it the city.

RH **Richard Hall** 1:40:39

OK, Matt. Thank you, Matt.

Thank you.

That's thank.

Thank you.

We have a three minutes.

So thank you for speaking.

We'll take your comments.

We will see if we can respond to them in a bit when we get done with this item that is on the agenda and move into the public comment period, OK.

All right.

Then we will move to the next item on our agenda. Since we have done this agenda item.

That would.

Be committee reports. Do we have any?

Oh, actually, do we have any more public comment?

I didn't notice any other public comment.

Before we close that public comment period, is there anyone else?

AR **Analeshia Rodriguez** 1:41:40

We have no one in the room.

RH **Richard Hall** 1:41:41

OK. Then we will close the public comment period and move on to the next item that is committee reports.

Do we have any?

AR **Analeshia Rodriguez** 1:41:51

No committee reports.

RH **Richard Hall** 1:41:51

I think we have no committee reports, OK?

I know we have somebody on DPCC, right?

But we don't have any report. Old business. I don't see any of that.

New business?

Yep. And and before we go on to comments from board members.

Staff did you was is there an answer in that during the comments from?
Matt's, who made the comment.
That you would like to address.

AR **Analeshia Rodriguez** 1:42:34

I don't think I have a ton to add to that.
I mean, there's certainly a number of different issues, right?
Unfortunately, the county doesn't have specific water regulations like regarding like landscaping, right?
We do have landscaping standards, right?
That certain have to be met with new development, but we don't have specific things that address sort of like restrictions about how much you can water or you know what conditions right.
County hasn't traditionally done that kind of thing. Not that it's, you know, not a a worthwhile idea.
Right to pursue that, that that would require like I'll probably a much longer conversation and exploration of like how that would happen and like under what circumstances?
That was probably my main one.
I.
I don't.
I don't think I have a whole lot to add about that.
You know the wild horses are a complex issue.
I don't.
I don't have a lot to add about that one right.
That's a. That's a one for sure. People have very strong feelings either way on that one.

RH **Richard Hall** 1:43:26

Yeah.

AR **Analeshia Rodriguez** 1:43:29

So I don't think that's about it.

RH **Richard Hall** 1:43:29

Well, and I would, I would.

Those are the kind of issues too that should be brought up at the board of County Commissioners because they're the people that make those sort of those sort of decisions, not us. We have a pretty.

AR **Analeshia Rodriguez** 1:43:36

Exactly right.

These are.

Yes, some some of these questions are better, like figure out for the governing body.

Yeah, exactly.

RH **Richard Hall** 1:43:43

We have a pretty limited scope of what we can and can't do, but we appreciate any public comments so.

AR **Analeshia Rodriguez** 1:43:48

Absolutely. Yep.

Appreciate the thoughts.

RH **Richard Hall** 1:43:51

All right then.

Comments from board members are there any?

All right. Then we would entertain them up.

AR **Analeshia Rodriguez** 1:44:01

We have Josh online.

RH **Richard Hall** 1:44:03

Oh, Josh online.

I'm sorry I didn't see him. Sorry, Josh.

JS **Joshua Schroeder** 1:44:07

I think Mr. Larson's observation about possible incentives for their escaping or anything to do mitigate water consumption, you know, for growth, particularly in low low, you know it's it's important low low watershed group is looking to establish a drought management plan for the watershed and.

You know, some of that will fall on irrigators there, it seems like.

Have a easy target and I don't think low, low meters water.

So you know, we want kind of a shared responsibility framework for protecting the resource.

Maybe those types of incentives are, you know, a good place to start.

RH **Richard Hall** 1:44:56

Thank you.

You certainly know more probably about water than anybody sitting here, so thank you.

We appreciate your input.

Anyone else?

Well, if no hands, then we would entertain a motion to adjourn.

Anyone.

JS **Jennifer Schultz** 1:45:21

I'll motion to adjourn.

AR **Analeshia Rodriguez** 1:45:22

I move to adjourn.

RH **Richard Hall** 1:45:23

I heard two people.

I'm not sure who to was, Jennifer.

I think it was one of them and I will take the other person as a second.

All in favor signify by aye. Anyone wanna stay here the rest of the night? Say no.

AR **Analeshia Rodriguez** 1:45:33

Aye aye, aye.

JS Jennifer Schultz 1:45:34
Aye.

JS Joshua Schroeder 1:45:34
On.

RH Richard Hall 1:45:40
OK.
Thank you so much.
Thank you for the presentation.
We look forward to hearing more about the process and the progress.
I'll see everyone next month.
And I'm in Idaho, by the way, or I would be there in person.

JS Jennifer Schultz 1:45:55
Thank you, Rick.

RH Richard Hall 1:45:59
I'm getting ready to drive to Boise tomorrow, so thank you.

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Missoula
C O U N T Y

DEPARTMENT OF PLANNING,
DEVELOPMENT AND SUSTAINABILITY

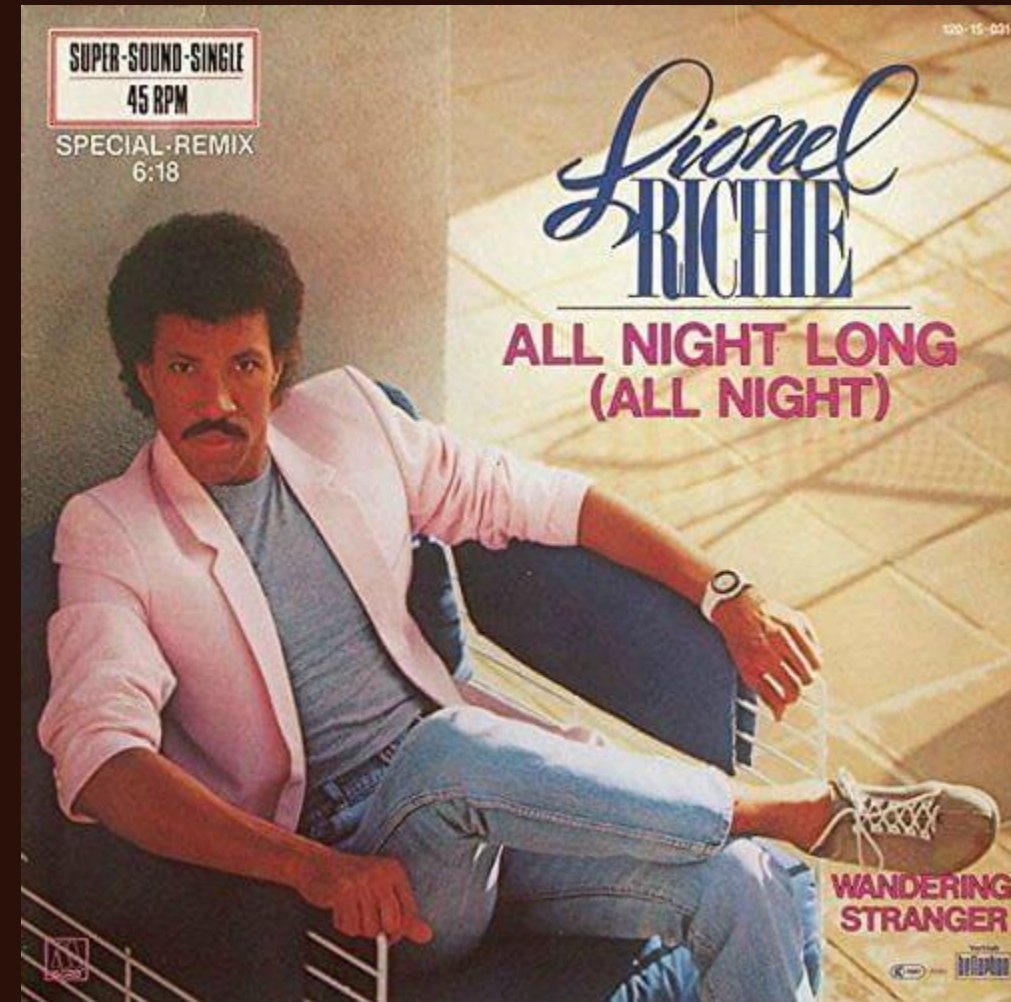
COMPREHENSIVE PLAN UPDATE

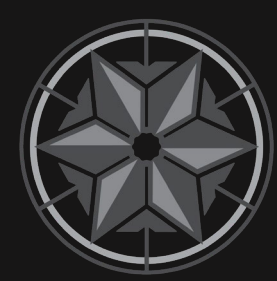
Izzie Varley, Planning Manager



What are we doing tonight?

- Overview of Missoula County's Growth Policy
- What is the purpose of land use designations and why are they important?
- What have we found out about housing, economic development and industrial lands?
- What's coming up next for the comprehensive plan update?
- What public participation activities does MCCLUB think are most valuable?
- How would MCCLUB like to be involved in the process?





Missoula County Growth Policy

- Establishes a long-range vision for areas under the County's jurisdiction
- Updated in 2016 and amended with area, neighborhood, infrastructure or issue plans
- Establishes guiding principles, goals, objectives and actions across a broad range of public goods: infrastructure, housing, economy, transportation, natural resources and community services such as fire and emergency response
- Addresses land use and establishes an official future land use map

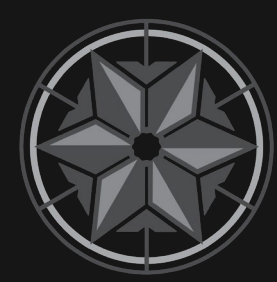
Missoula County Growth Policy

Landscapes • Livelihoods • Communities



May 2016
Amended 2019





Missoula County Growth Policy

- Is a policy, not a regulation
- Zoning must be made in accordance with the comprehensive plan
- Establishes what plans and regulations the County intends to pursue
- Can provide a vision for capital improvements and infrastructure upgrades

Missoula County Growth Policy

Landscapes • Livelihoods • Communities



May 2016
Amended 2019





Missoula County Growth Policy

- The 2019 update of the growth policy, the Missoula Area Land Use element resulted in the adoption of zoning in 2022, updates to subdivision regulations, adoption of impact fees, additional planning and utility services at the Wye, pursuing public-private partnerships, expanded use of Tax Increment Financing
- Some projects in the 2019 amendment haven't come to pass (yet?): improving highway 200 in East Missoula, comprehensive water and wastewater infrastructure in Bonner, Milltown and West Riverside

*“Plan your work,
work your plan”*
- Norm Brockbank (my uncle)



What are land use designations?

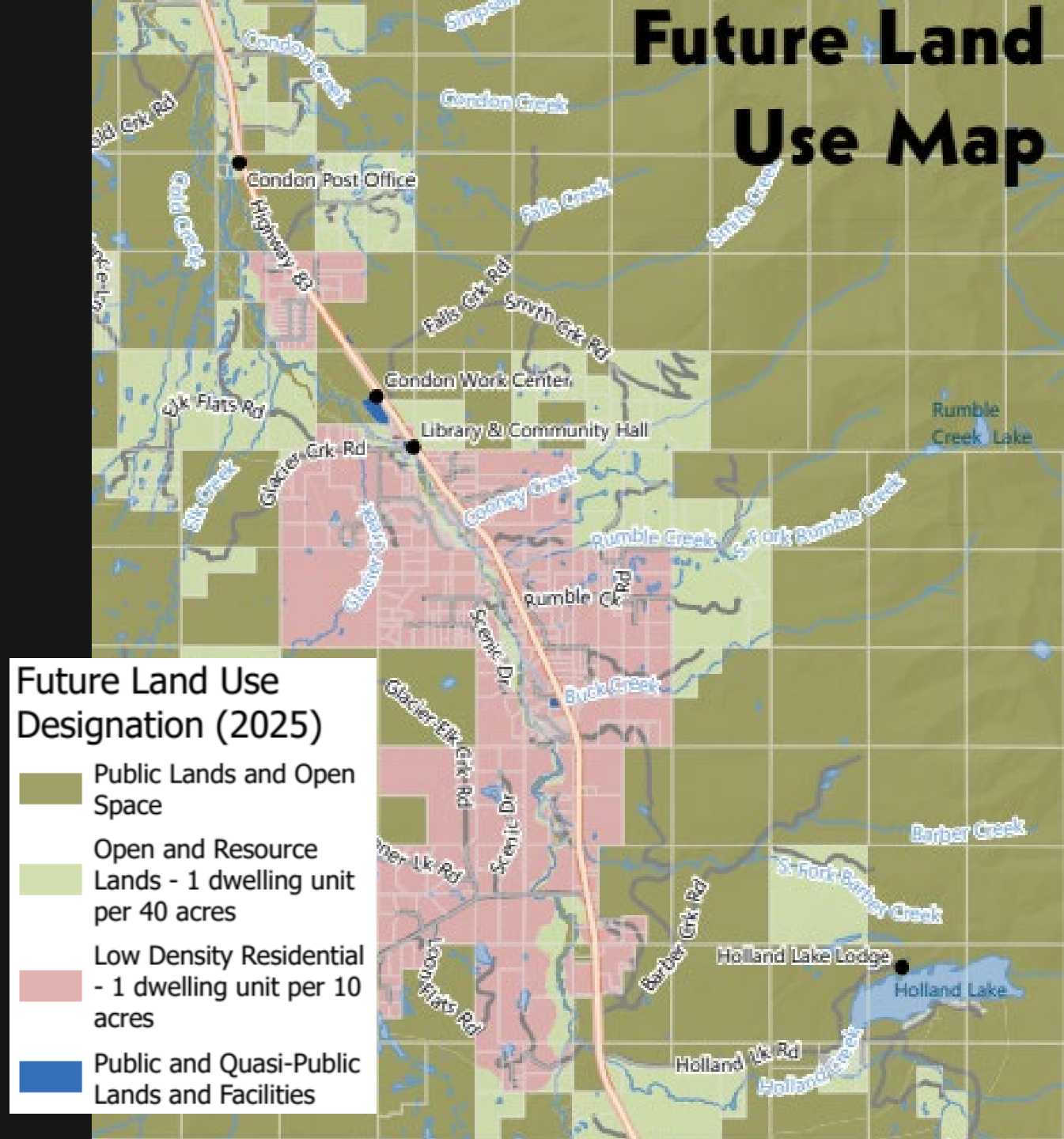
- Show an intended future land use and development pattern
- Identify preferred uses, density, access and general character
- Help guide any regulations that address land use, especially zoning and subdivision

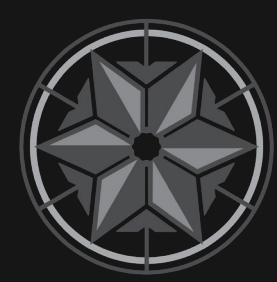




What are land use designations?

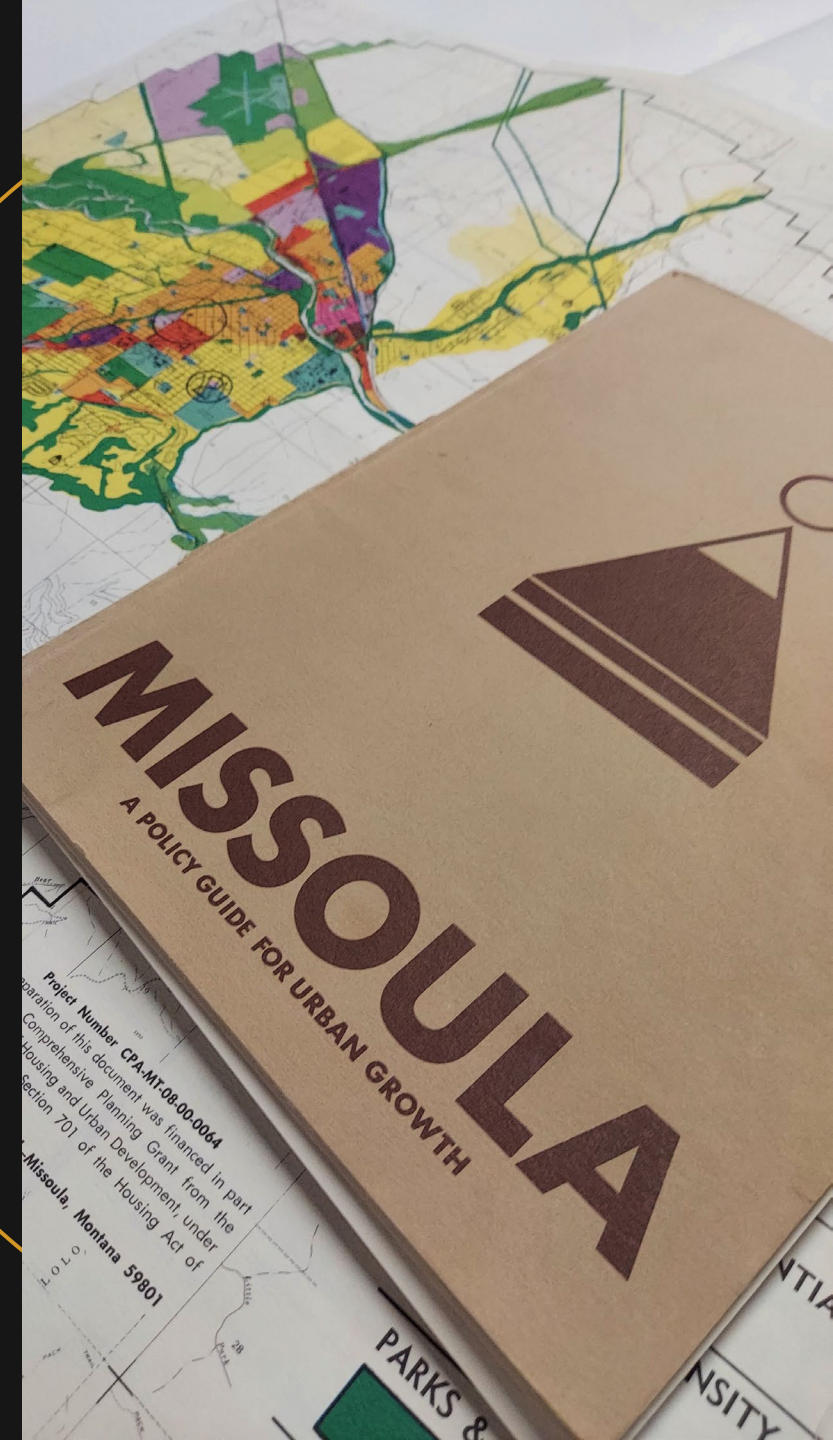
- Important to note- future land use designations are NOT zoning
- Are policy, not regulatory
- Per state law, new development can't be denied based on these designations
- Do not “lock in” future zoning
- In rural areas recommendations regarding zoning can be very targeted

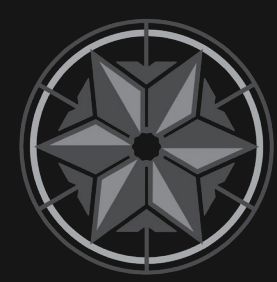




RELEVANT BACKGROUND

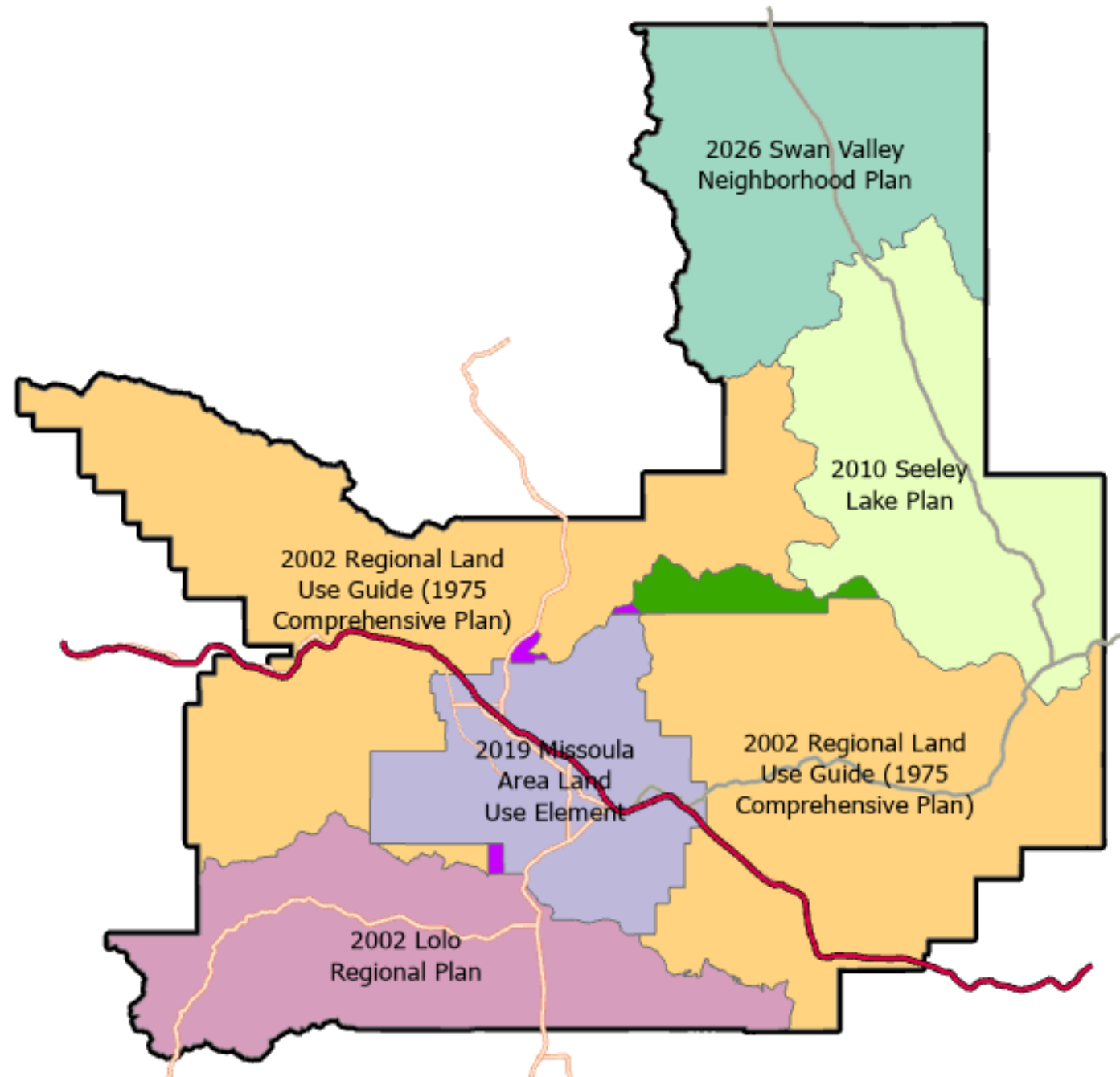
Missoula County's land use map was originally drafted in 1975. Some areas of the county have been updated, some areas have not.





Effective Land Use Plans

- 2026 Swan Valley Plan
- 2019 Missoula Land Use Element (includes Wye, E. Missoula, Bonner-Milltown)
- 2010 Seeley Lake Plan
- 2002 Lolo Plan
- 2002 (1975 Comprehensive Plan)
- 1998, 1989 plans (minor)





COMPREHENSIVE PLAN UPDATE

Updating the County's Plan

- Comprehensive Plan = Growth Policy
- The County began the process of updating the plan last year
- The process will take at least two years
- Updating the land use maps will be a major focus
- Any county-initiated zoning in the area should be based on an updated growth policy.



COMPREHENSIVE PLAN UPDATE

Phase 1 - Existing Conditions Assessment Complete:

- Housing
- Economic Development
- Industrial Lands
- Code and Development Review

In progress:

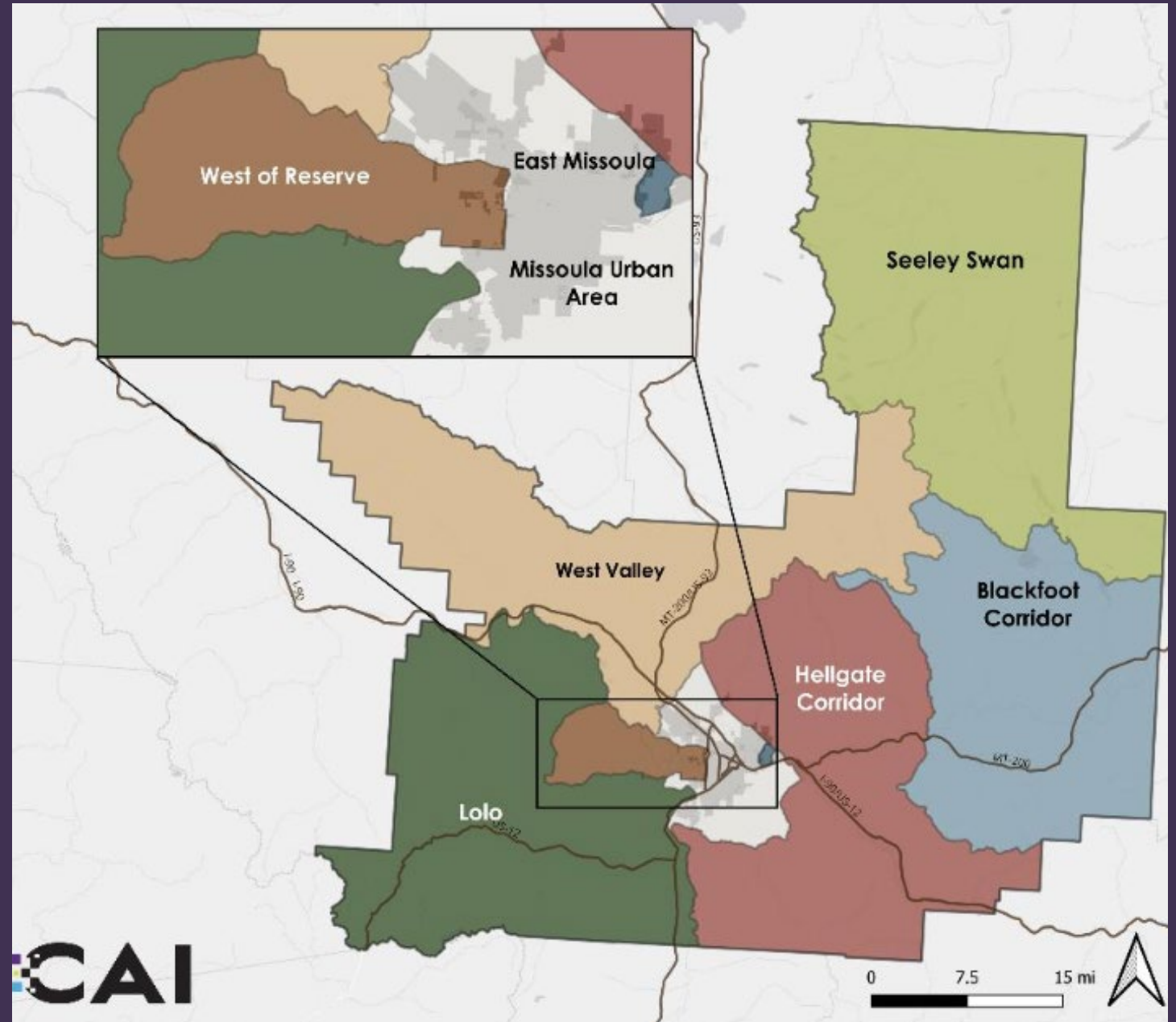
- Local Services & Facilities
- Natural Resources
- Wildlife
- Hazards
- Parks & Trails





COMPREHENSIVE PLAN UPDATE

Housing Existing Conditions

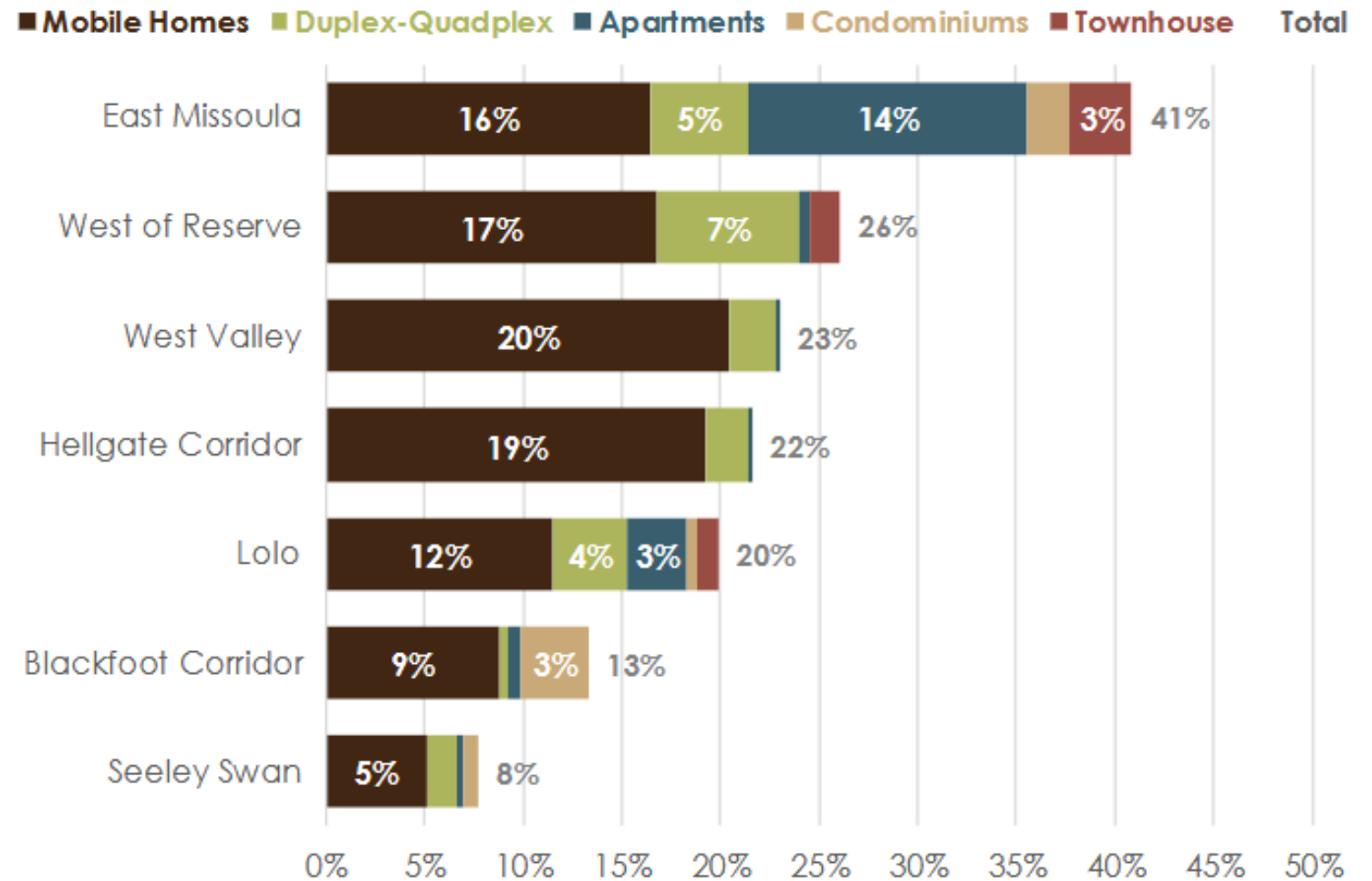


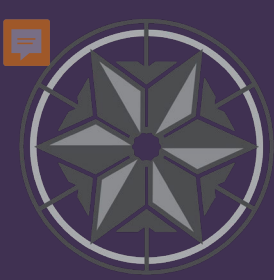


COMPREHENSIVE PLAN UPDATE

Housing Existing Conditions

**Exhibit 8. Share of Housing Units by Type
(Excluding Single Family), Analysis Areas, 2025**

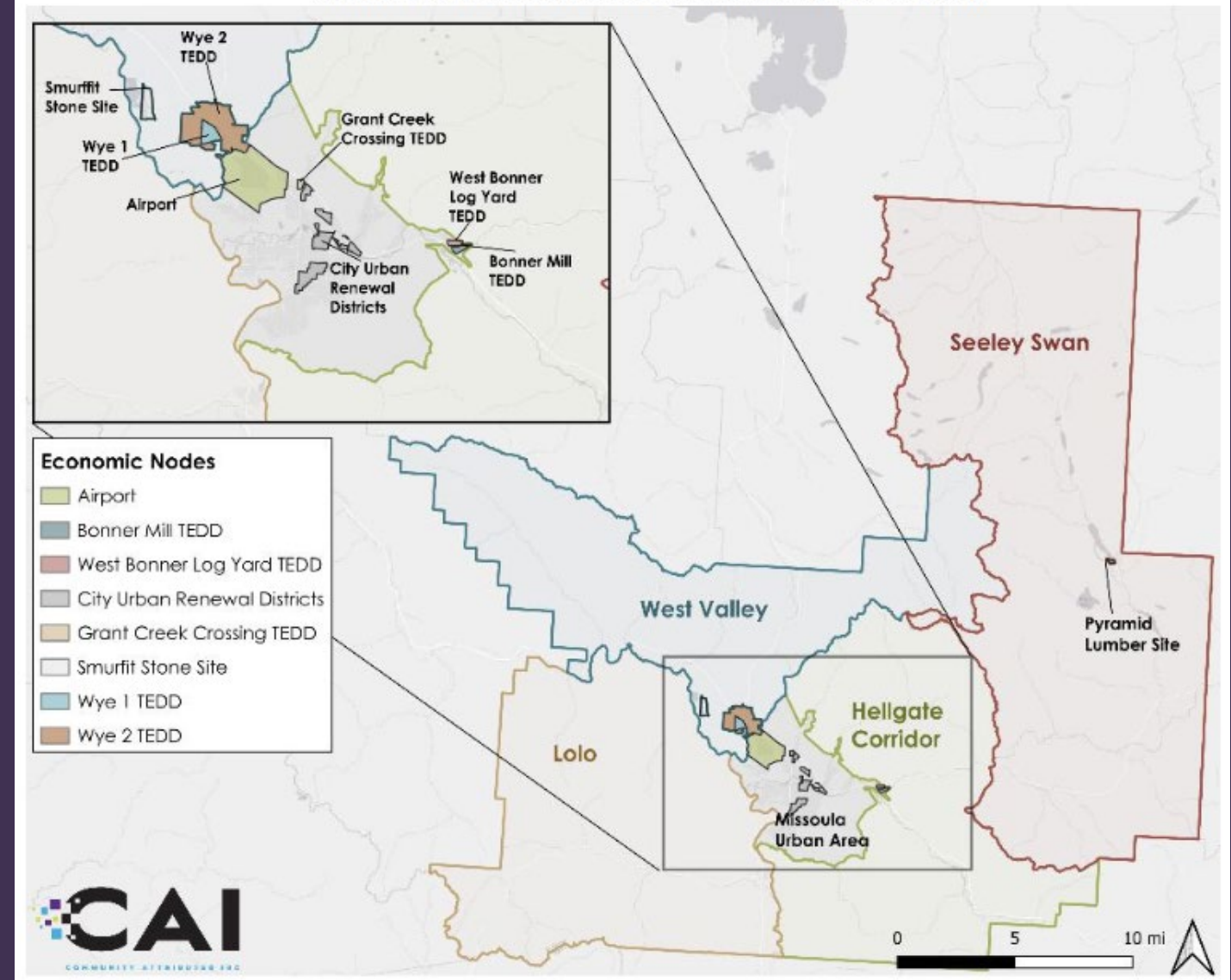


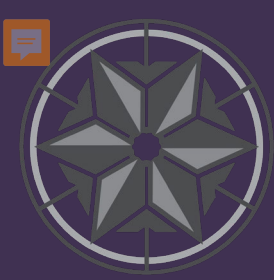


COMPREHENSIVE PLAN UPDATE

Economic Development Existing Conditions

Exhibit 1. Economic Nodes in Missoula County

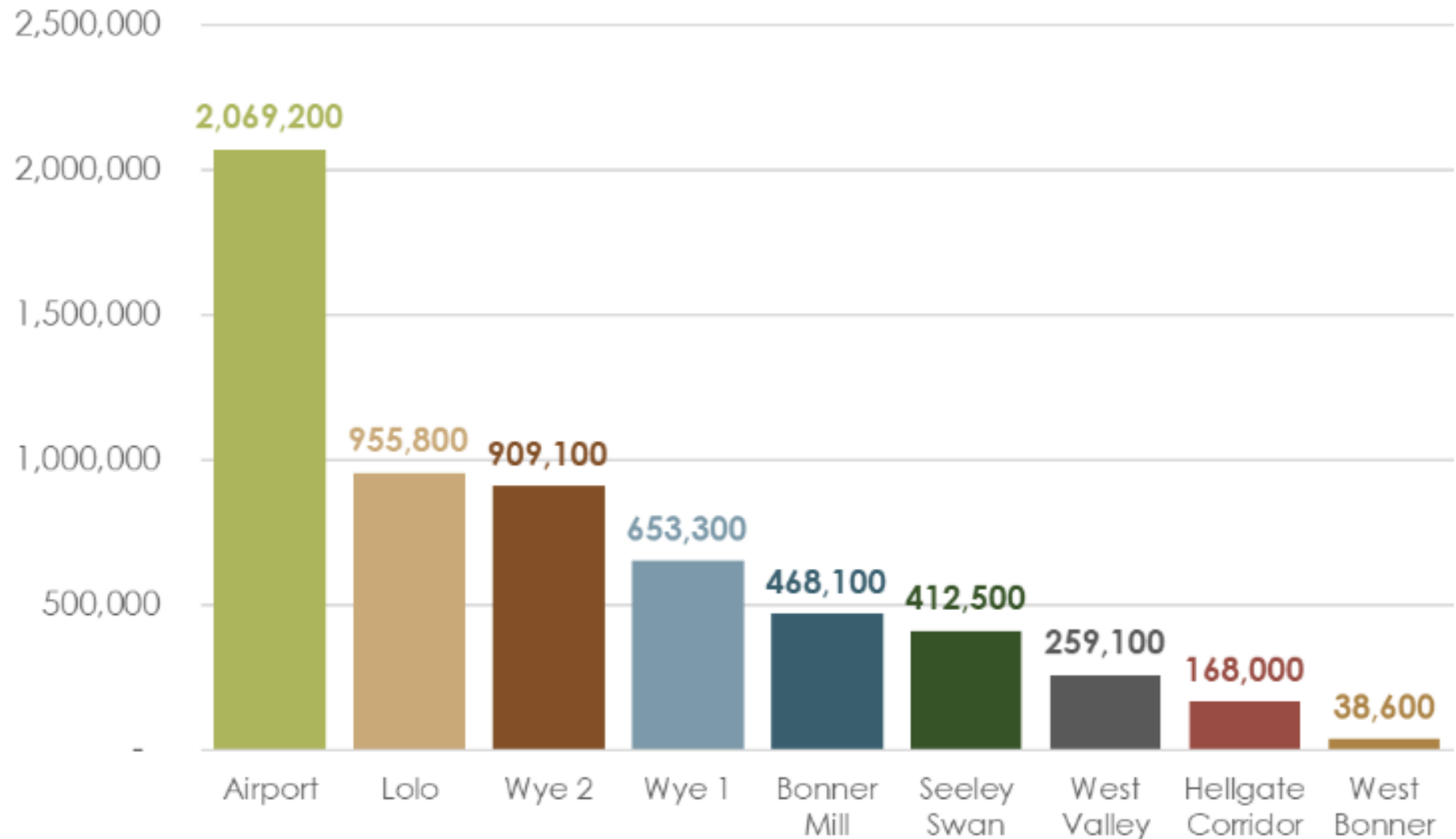




COMPREHENSIVE PLAN UPDATE

Economic Development Existing Conditions

Exhibit 19. Commercial and Industrial Built Square Footage, Unincorporated County, 2025





COMPREHENSIVE PLAN UPDATE

Industrial Lands Existing Conditions

- Builds on a similar study done in 2014
- Attempts to address conflicting concerns about industrial development in Missoula:
 - there isn't enough capacity for industrial development
 - industrial areas are struggling to attract and keep industrial users
- Study comes at a critical juncture for the region's industrial sector. Closure of three major wood products manufacturers: Pyramid Mountain Lumber, Roseburg Forest Products in 2024 and UPF Industries in 2025

What the Industrial Lands Assessment looked at:

- Land Inventory- how much space is there?
- Suitability Analysis considered elements like transportation access, utilities and services such as water, sewer, power and broadband
- High and low forecasts of potential industrial growth
- Paths to growth and recovery after the closure of timber industries



COMPREHENSIVE PLAN UPDATE

Industrial Lands Existing Conditions

1. Inventory identified 4,933 total acres of industrial land, including areas either zoned for industrial use or currently used for industrial activity, an 8.4% increase since 2014
2. Missoula County contains 3,214 acres (65%) of all industrial lands, while the City of Missoula holds 1,719 acres (35%).
3. Of the total industrial land supply, 1,445 acres (29%) were identified as having capacity for additional growth, including 1,221 acres in the County and 224 acres in the City.
4. Suitability top scorers: Airport, Smurfit-Stone Site, Wye 1 TEDD, Bonner Mill TEDD
5. There is substantial capacity in Missoula County's industrial land supply. Even under the most optimistic growth scenario, demand would consume only about 60% of available land capacity by 2045
6. Recommended path- a surge in a new industrial use seems unlikely, the County is better off using multiple complementary strategies to encourage tourism, outdoor recreation, technology, value-added manufacturing, creative industries, education and healthcare.



COMPREHENSIVE PLAN UPDATE

Phase 2 – Public Outreach and Engagement

- Development of Community Profiles
- Page on the Missoula County Voice
- Statistically significant survey
- Open Houses
- Pop-up engagement at local events
- Hearings with MCCLUB & BCC
- Meetings with local civic organizations and Community Councils
- Mapping Workshops (esp. in older map areas)



Home / Missoula County Comprehensive Plan Update

Missoula County Comprehensive Plan Update



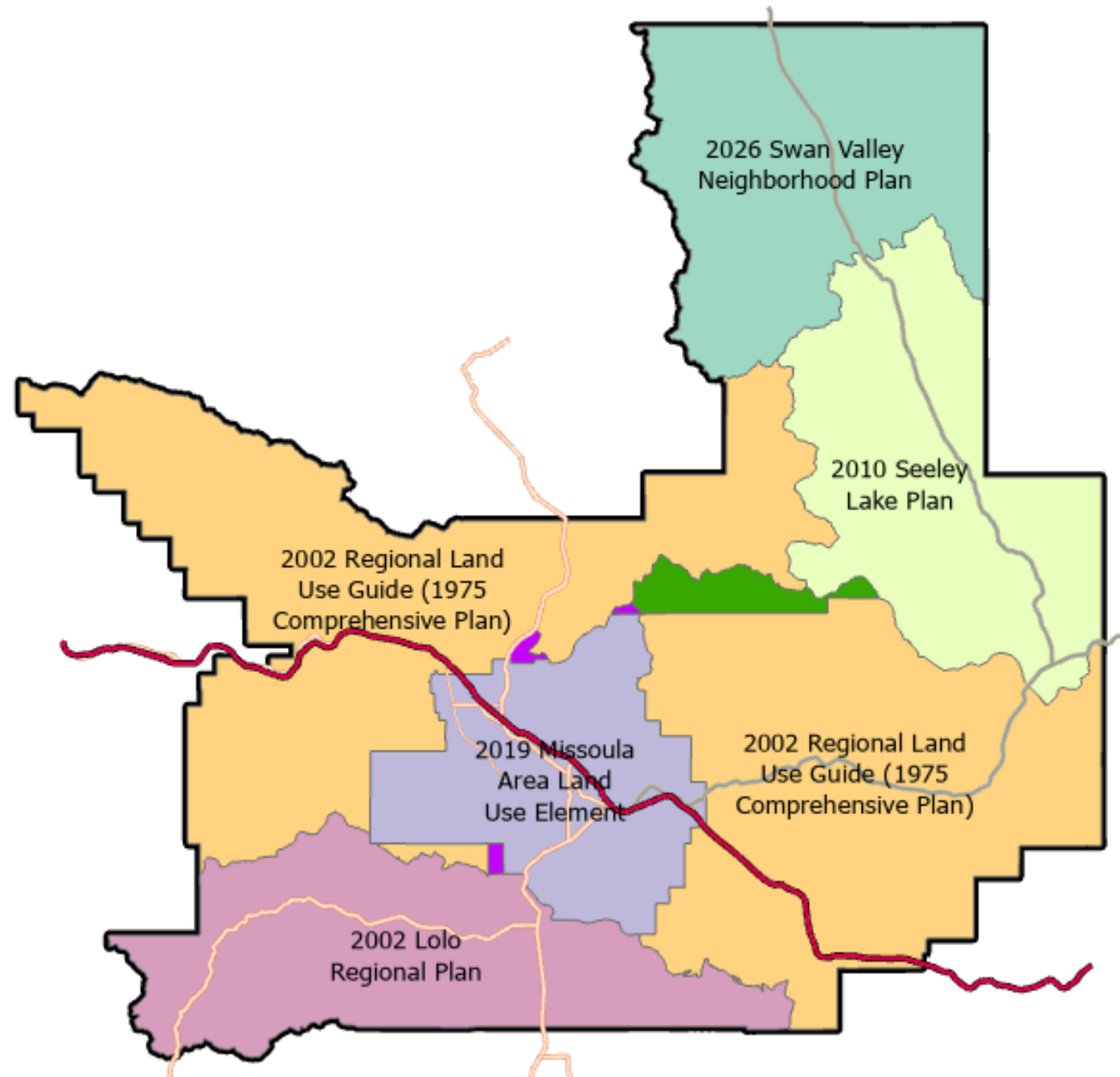
Project Description

Missoula County is in the beginning stages of developing a countywide comprehensive plan for the unincorporated parts of Missoula County. [Unincorporated areas](#) include anywhere outside Missoula city limits but within Missoula County. The County originally adopted a comprehensive plan in 1975, and the comprehensive planning document currently in use was adopted in 2016, with a substantial amendment in 2019. The process of updating the plan will be a two-year process that will likely continue into 2027.



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COMPREHENSIVE PLAN UPDATE

Question- what types of public participation and engagement would you like to see more of? Or less of?



Home / Missoula County Comprehensive Plan Update

Missoula County Comprehensive Plan Update



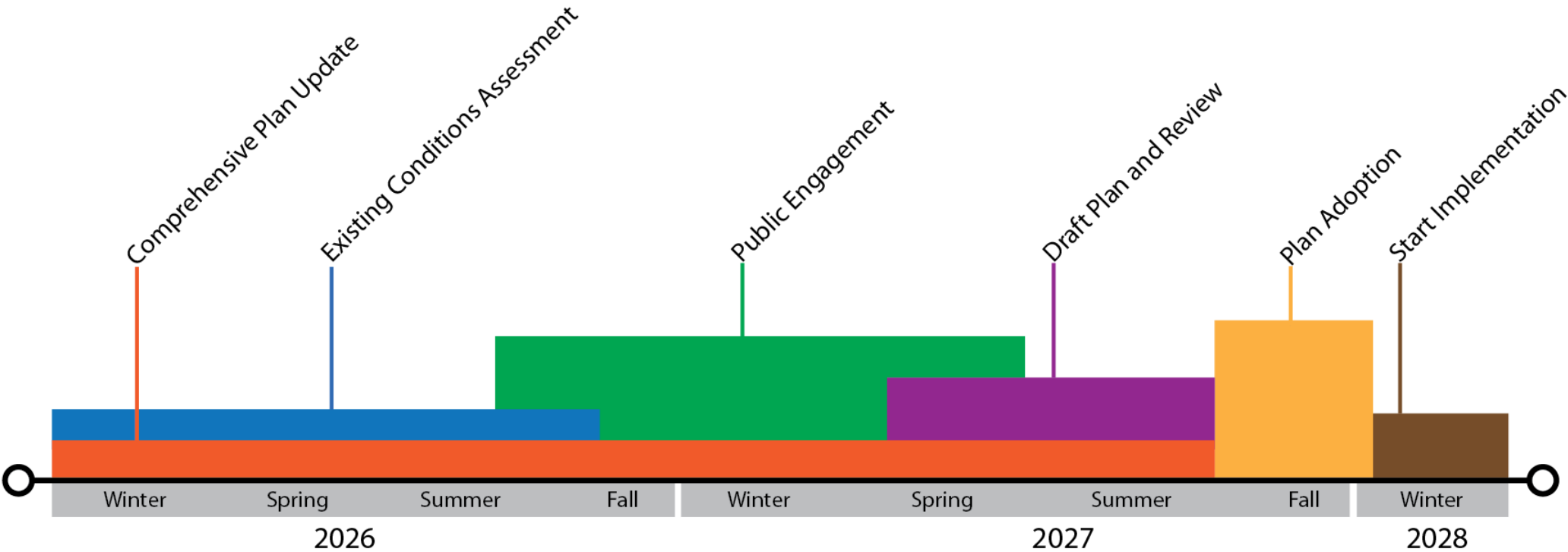
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NEXT STEPS

Missoula County Comprehensive Plan Update Timeline





MCCLUB's Role

What is required: early in the adoption process, MCCLUB has a statutory role reviewing and providing a recommendation on the plan.

What you can decide:

- How do you want to engage along the way?
- Occasional summaries?
- Periodic or regularly scheduled briefings?
- Special hearing or public meeting?
- No thanks, I'll just wait until adoption





QUESTIONS?