



# Our Missoula City Growth Policy: 2035

## 5-Year Review

Land Use and Planning Committee

Community Planning, Development and Innovation  
*October 27, 2021*



## Introduction

### Montana State Code:

**MCA 76-1-601(3)(f):**

(A growth policy must include) an implementation strategy that includes:

**MCA 76-1-601(3)(f)(ii):**

a list of conditions that will lead to a revision of the growth policy; and

**MCA 76-1-601(3)(f)(iii):**

a timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary



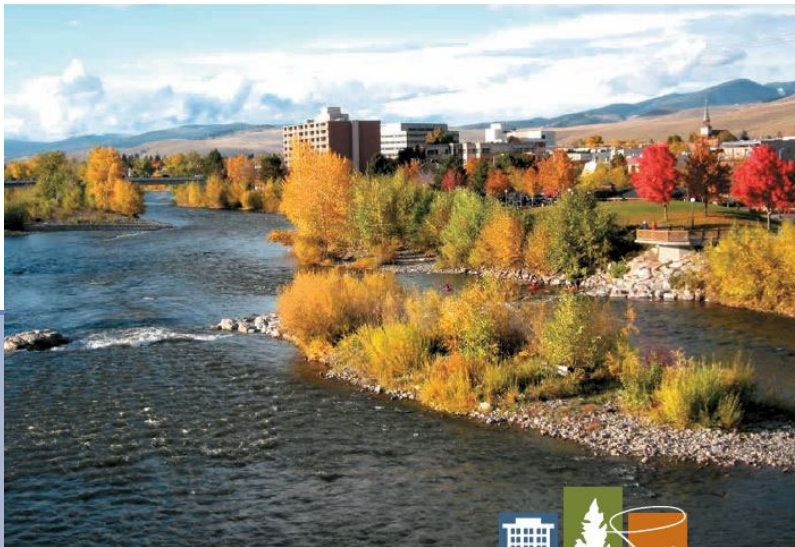
## Introduction

# Growth Policy Review Criteria:



## CITY GROWTH POLICY

2035 | Adopted November 23, 2015



**OUR MISSOULA**  
Looking inward. Moving forward.

## ATTACHMENTS & AMENDMENT PROCESS

conjunction with the goals, objectives and actions of the Growth Policy.

Over time the inclusion of specific detailed land use recommendations will be phased out of neighborhood plans and consideration of land uses will solely be based on the community-based Our Missoula City Growth Policy associated Future Land Use Map.

Adoption of zoning ordinances must be guided by and give consideration to the general policy and pattern of development set out in the Growth Policy. (MCA 76-1-605(1) and (1)(c)). As such, consideration should be given to the overarching City Growth Policy as a primary tool to guide zoning decisions. Neighborhood plans as attachments to the Growth Policy provide additional specific guidance and function as a secondary resource.

Beyond consideration of the Neighborhood and Issue Plans for development review, these plans are also meaningful expressions of specific neighborhood ideas and provide specific suggested solutions to specific issues in a given time frame. As such these plans help to strategically shape and improve the city's neighborhoods, infrastructure and community systems.

### Amendment Procedures

This section addresses amendment procedures for revising the Growth Policy in its entirety (comprehensive) or in part (targeted) along with amendment procedures for updating, removing and developing new neighborhood plans.

### Comprehensive Growth Policy Amendment and Revision

This section includes a timetable for general review of the Growth Policy and a list of conditions that will lead to its revision. (MCA 76-1-601(3)(f)(ii) and (iii)) Regular evaluation of the Growth Policy will help the community and governing bodies determine whether it is still relevant, applicable, and reflective of community goals.

At least once every five years after adoption, the City will review the Growth Policy and determine whether revisions are necessary. In order to

accomplish this sometime within the first four years after adoption, the City will conduct an assessment of the factors (review criteria) listed below. The results of that assessment will be used to determine whether revisions to the Growth Policy are needed.

### Review Criteria

Issues to be considered in the evaluation include:

1. Changes in the legal framework regarding Growth Policy or its implementation;
2. Significant changes in existing conditions and projected trends;
3. Changes in the circumstances upon which the goals and objectives are based;
4. Changes in community goals;
5. Degree to which meeting goals and objectives have been met;
6. Completion of implementation strategies;
7. Deviation from implementation timetable;
8. Public input suggesting the need to make changes; and,
9. Knowledge of specific and identifiable amendments that would improve the Growth Policy's usefulness, so that it better serves the public.

### Revision Process

Based on the above review criteria, the City may conclude that a Growth Policy revision is needed. As directed, staff will conduct research and prepare draft revisions. A report should include a description of proposed changes and rationales, and proposed revisions to Growth Policy goals, objectives and actions, and land use as necessary.

Growth Policy revision will be conducted in accordance with provisions of state law, including a public hearing before the Planning Board. The degree of public involvement will depend on the scope of the proposed revisions or amendments. After a public hearing, Planning Board will make recommendations to the governing bodies regarding amendments to the Growth Policy. The governing bodies may then act on adoption of revisions or amendments.

Resources:

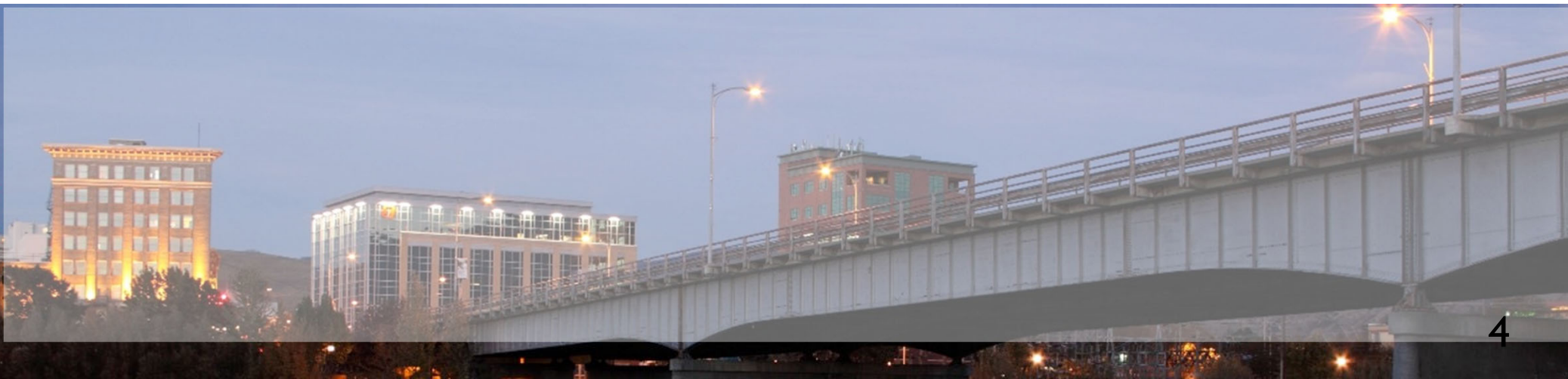
City Webpage:

<https://www.ci.missoula.mt.us/1748/Our-Missoula-Growth-Policy>

## What is the Growth Policy

Materials:

- Growth Policy Document
- Future Land Use Map (FLUM)



## What is the Growth Policy

### Organization:

#### Introduction

- Letter to the Community
- Vision Statement
- Plan Organization
  - Sustainability
- Public Participation Summary
- Assets and Challenges

#### The 6 Elements

- Livability
  - Safety & Wellness
  - Economic Health
  - Housing
  - Community Design
  - Environmental Quality
- (Goals/Objectives)

#### Actions and Outcomes

- Priority Actions
- Full List of Actions

Land Use  
Recommendations  
Cooperation and  
Coordination

Subdivision Regulations  
Growth Policy Amendment  
Processes  
Appendices



## What is the Growth Policy

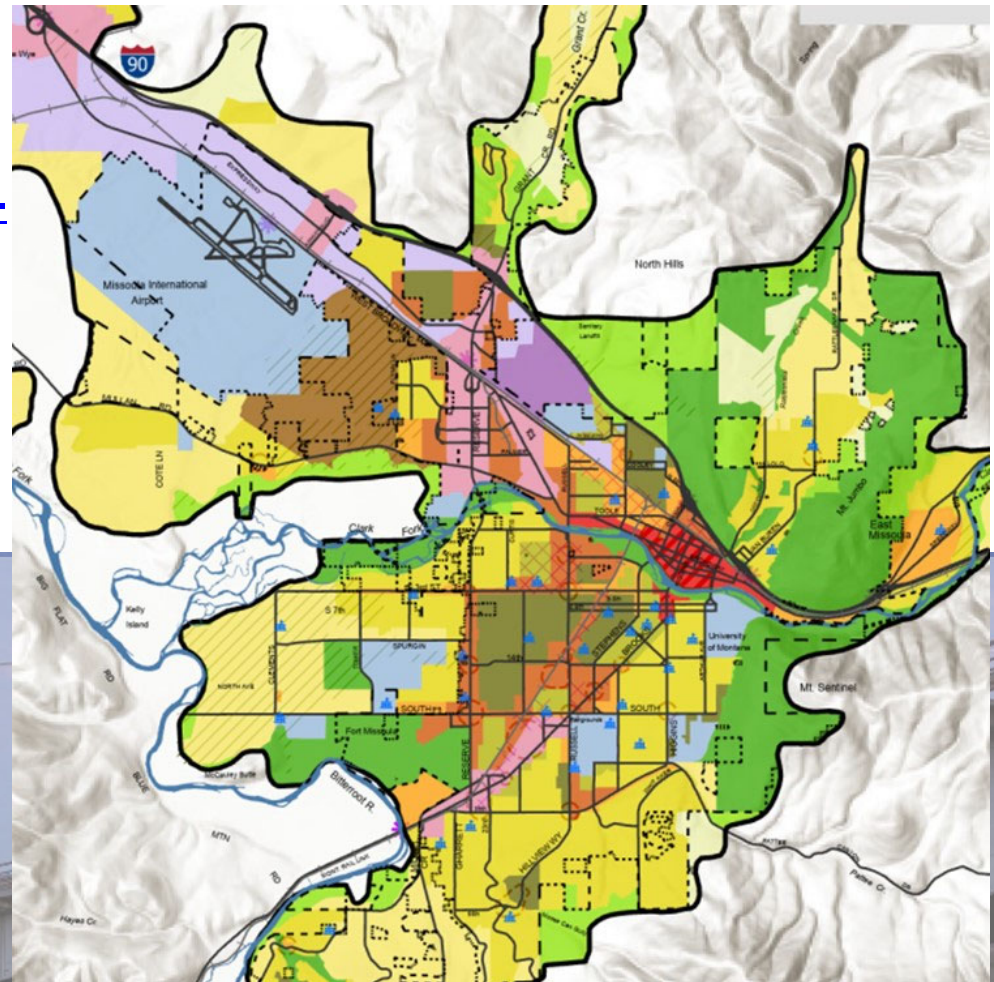
### Associated Future Land Use Map (FLUM):

\*Informed by Land Use Recommendations Chapter

### Resources:

What's My Zoning interactive map:

<http://www.ci.missoula.mt.us/1529/Whats-My-Zoning>



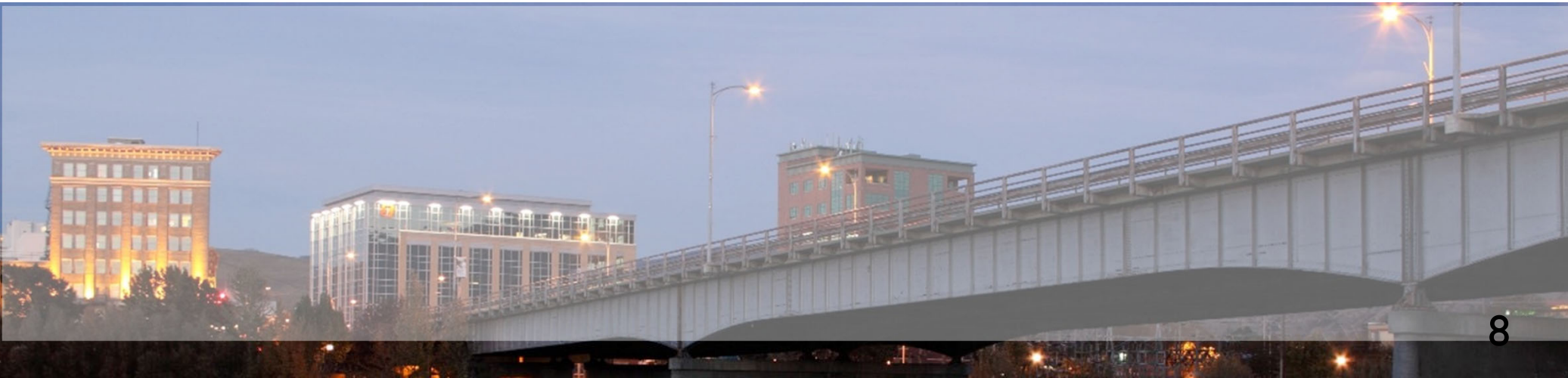
## What was reviewed?

### Review Criteria:

1. Changes in the legal framework regarding Growth Policy or its implementation;
2. Significant changes in existing conditions and projected trends;
3. Changes in the circumstances upon which the goals and objectives are based;
4. Changes in community goals;
5. Degree to which meeting goals and objectives have been met;
6. Completion of implementation strategies;
7. Deviation from implementation timetable;
8. Public input suggesting the need to make changes; and,
9. Knowledge of specific and identifiable amendments that would improve the Growth Policy's usefulness, so that it better serves the public.

## What did the Review determine?

**Changes in the legal framework regarding Growth Policy or its implementation**





## What did the Review determine?

### Significant changes in existing conditions and projected trends

QUESTION: In your opinion, what are the most pressing problems facing people in the City of Missoula today?  
(used top three responses from each participant.)

2018

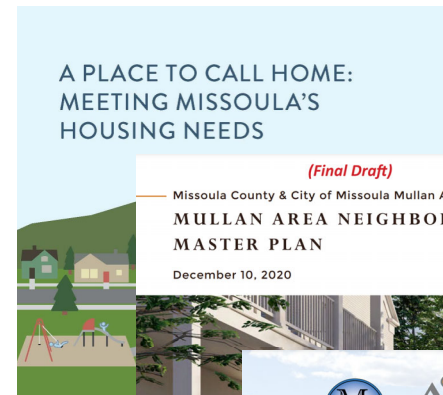
Housing	23.5%
Taxes & Spending	13.5%
Jobs & Cost of Living	13.0%
Streets & Other Infrastructure	10.5%
Traffic Management & Congestion	7.7%
Homelessness & Poverty	7.5%
Public Safety	4.5%
Other*	19.7%

2021

Housing	31.6%
Homelessness & Poverty	15.7%
Jobs & Cost of Living	13.5%
Taxes & Spending	7.9%
Traffic Management & Congestion	5.1%
Streets & Other Infrastructure	4.4%
Managing Growth & Development	4.3%
Climate & Environment	3.1%
Other*	14.3%

\*Issues with less than 3% of responses have been combined.

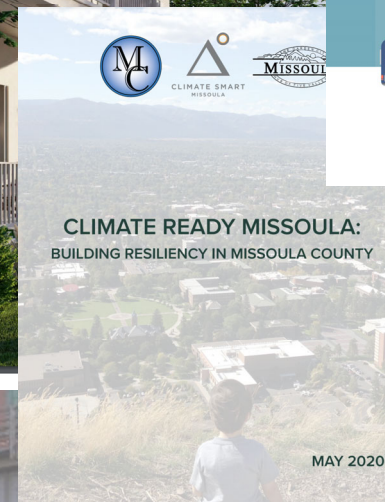
COMPARISON OF CITY OF MISSOULA  
RESIDENT SURVEY, MOST PRESSING  
PROBLEMS FACING PEOPLE IN THE  
CITY TODAY, 2018 & 2021.



Missoula Urban Area Open Space Plan 2019  
As part of the Parks, Recreation, Open Space and Trails (PROST) Plan



September 2019



## What did the Review determine?

**Changes in the circumstances upon which the goals and objectives are based**

**Changes in community goals**

**Degree to which meeting goals and objectives have been met**

Goals	Objectives	Actions
83	296	269

## What did the Review determine?

### Completion of implementation strategies;

Priority Action Status Type	# Priority Actions by Status (as of 2019)	# Priority Actions by Status (as of 2021)
Ongoing (new actions have been completed)	19	42
Ongoing (new actions not yet completed)	12	4
Ongoing (no new actions)	18	4
Not ongoing, no new actions	2	1



## What did the Review determine?

### Completion of implementation strategies;

Priority Action Theme	Ongoing (new actions have been completed)	Ongoing (new actions not yet completed)	Ongoing (no new actions)	Not ongoing, no new actions
Quality Community	7		1	
Resilient Community	4	2		1
Compact Community	8			
Sustainable Community	6		1	
Affordable Community	5	1	1	
Accessible Community	7			
Natural Community	5	1	1	

## What did the Review determine?

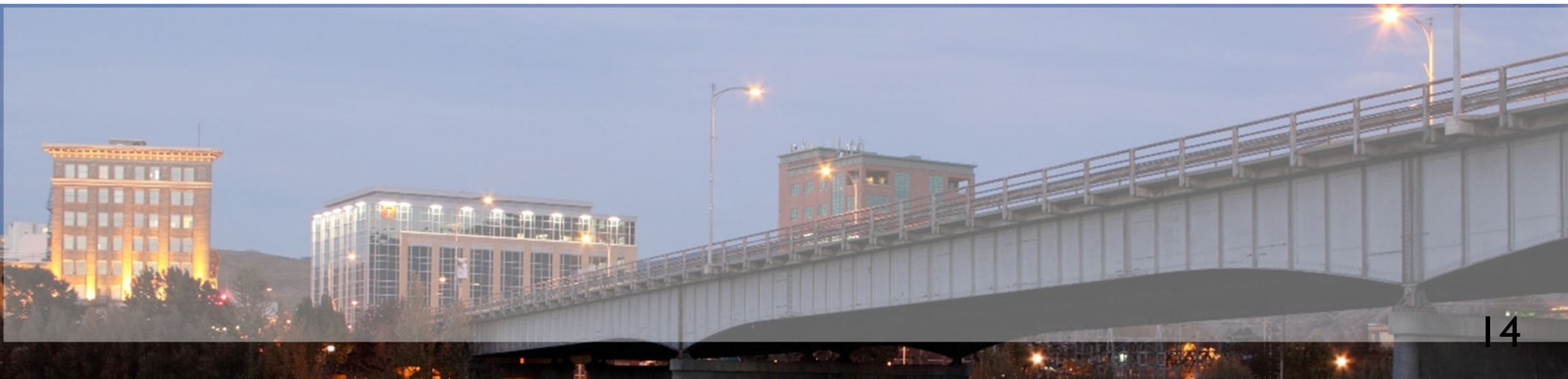
### Deviation from implementation timetable

Priority Action Timetable Designation	Number of Actions Designated in this Category
Near Term	119
Mid Term	101
Long Term	39
Ongoing	21
Total	269*

## What did the Review determine?

**Public input suggesting the need to make changes**

**Knowledge of specific and identifiable amendments that would improve the Growth Policy's usefulness, so that it better serves the public**

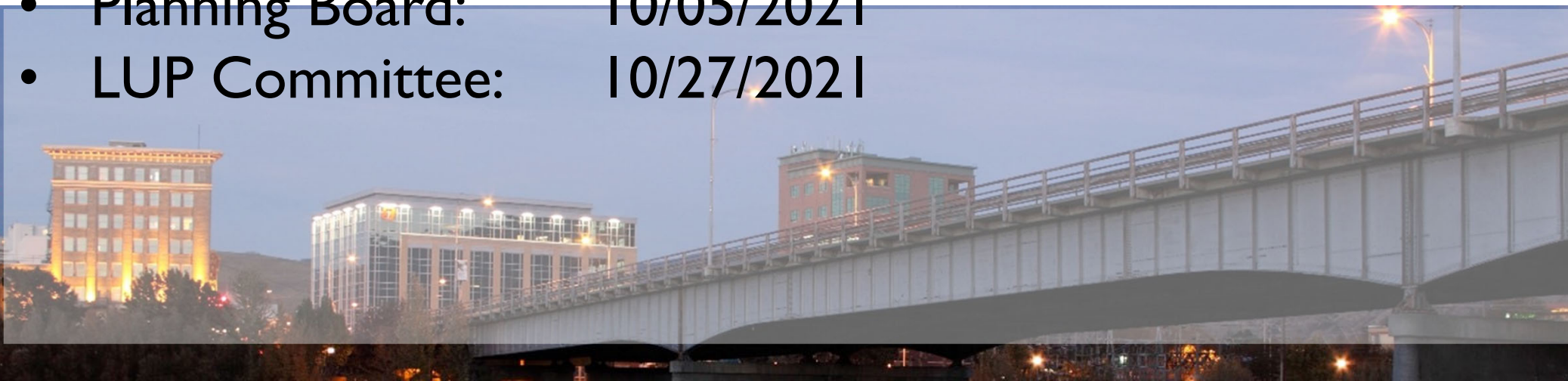




## Public Comment and Input

### Public Comment and Agency Input

- Internal Staff Review: Community Planning Division
- Inter-Departmental Functional Working Group
- Engage Missoula Project Page
- Community Forum: 09/23/2021
- TTAC: 10/07/2021
- Planning Board: 10/05/2021
- LUP Committee: 10/27/2021



PAGE VISITOR SUMMARY	
Engaged Actions Performed	Registered

Total Visits	523
Max Visitors Per Day	71
New Registrations	11

ENGAGED PARTICIPANTS	
69	
Engaged Actions Performed	

- Participated in Quick Polls
- Posted on Comments and Input
- Placed Pins on Interactive Map
- Contributed to Ideas and Innovation

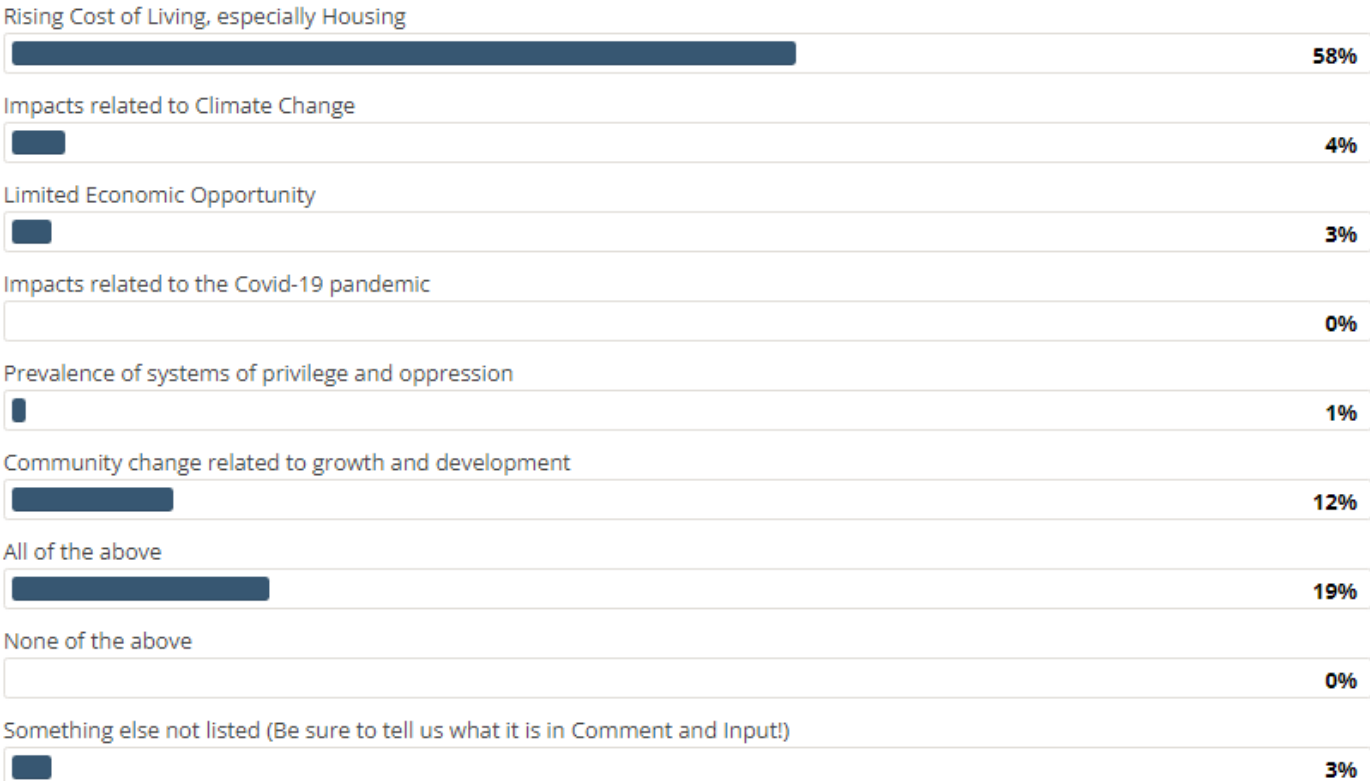
INFORMED PARTICIPANTS	
Informed Actions Performed	

- Downloaded a document
- Visited the Key Dates page
- Visited Multiple Project Pages

Public Comment and Input



What is the most pressing issue facing Missoula?



## Public Comment and Input

### Planning Board Summary

- Interest in how the Growth Policy and land use map should coordinate with the urban fringe areas and current County rezoning process.
- Address homelessness and air quality more directly in the Growth Policy.
- Development of the Growth Policy is a tremendous document, and something to be proud of. The zoning was never updated fully to match the new policy. Our code should meet our policy.





# Our Missoula Growth Policy: 5-Year Review



## Public Comment and Input

## Recent Policy



*(Final Draft)*  
Missoula County & City of Missoula Mullan Area  
**MULLAN AREA NEIGHBORHOODS  
MASTER PLAN**  
December 10, 2020



**Missoula Urban Area Open Space Plan 2019**  
As part of the Parks, Recreation, Open Space and Trails (PROST) Plan



September 2019



**CLIMATE READY MISSOULA:**  
BUILDING RESILIENCY IN MISSOULA COUNTY

MAY 2020



## What did the Review determine?

**Determination: Updates are warranted**

## **Supplemental Materials:**

**A: General Recommendations for Updates to the Growth Policy**

**B: List of Adopted Policy Documents Since 2015**

**C: Implementation Timetable Review: Actions**

**D: Public Comment Summary**

**E: 2020 Memo to Planning Board**

**F: City Strategic Plan**

**G: Review Criteria**

## What did the Review determine?

### Key Takeaways:

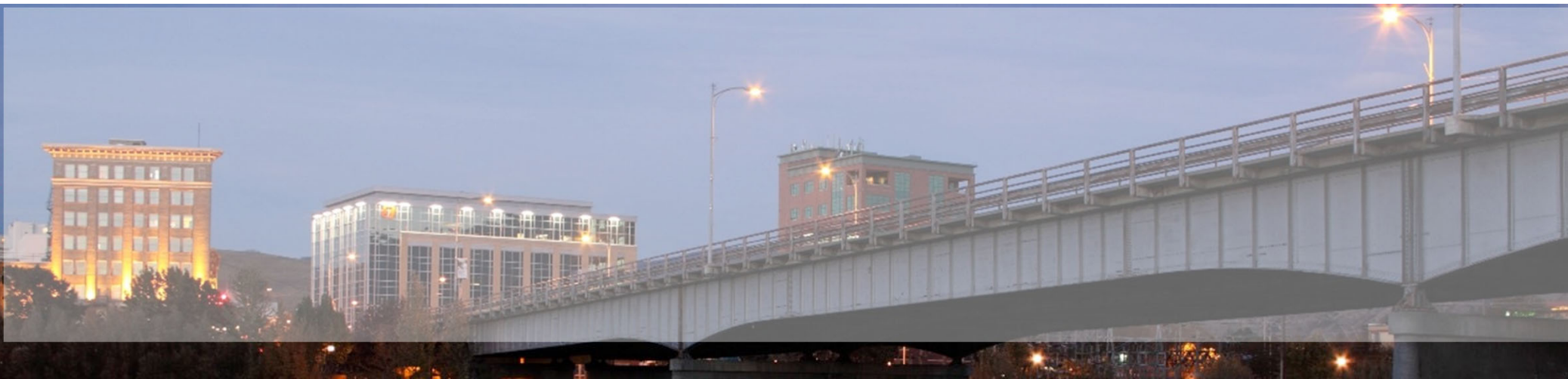
- The issues that stand out as our most pressing issues are: housing, community change due to development, equity and poverty, and resiliency to climate change
- The issues/challenges facing our community are not new (\*covid is the exception), but several are even more urgent.
- High volume of policy work has been done since the adoption of the growth policy; implementation of policy needs to catch up
- Actions update shows that almost all priority actions are being, or have been, implemented. But the full list of actions should be updated.
- Community Profile update will be key, but will likely still not provide a full picture



## Recommendations for Updates

### Technical/Maintenance/Document

- Update the Community Profile
- Refine/reorganize actions
- Streamline the document, including goals/objectives/actions
- Update for new terms/departments/etc



## Recommendations for Updates

### Policy

- Evaluate and Consider Updates/Changes to the Land Use Map
- Consider and Evaluate Updates/Changes to Land Use Designations
- Better address equity in the growth policy
- Incorporate OMDG into the Community Profile and Land Use Recommendations
- Clarify how issue and neighborhood plans inform the growth policy, and vice versa



## Recommendations for Updates

### Implementation/Useability

- Create a Growth Policy User Guide
- Establish an ongoing implementation team
- Improve data availability and useability, including improved KPI's
- Increase public participation and engagement with education and amendments
- Explore enhanced web presence



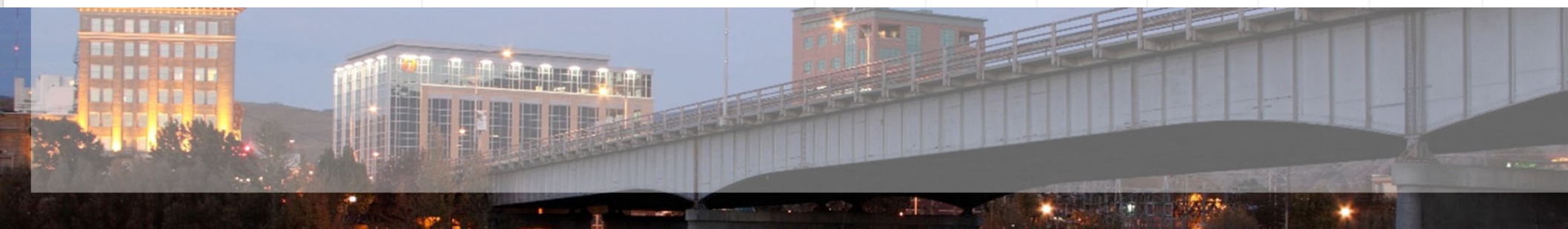


# Our Missoula Growth Policy: 5-Year Review



## Next Steps

Project	Tasks	2021						2022
		July	August	September	October	November	December	
Growth Policy Review	Define Scope							
	Conduct Review and Draft Report							
	Planning Board Public Forum							
	Finalize Report/LUP							
(GP Update and Code Reform Related):								
GP Education/Outreach								
	User Guide Trainings/Workshops							
GP Amendments								
	Functional Work Team							
	Community Profile Update							
	OMDG Update							
Comprehensive Code Reform	Additional Amendment Work							
	Audit: RFP							
	Audit begins							
Response to State Legislative Session								
Transportation Options Action Plan	Targeted Subdivision Reg Updates							
	TO FWG							
	TO Stakeholder Interviews							
Housing Incentives								
	Phase One: Study							
	Phase Two: Implementation							



## Questions/Discussion

