



**City of Missoula, Montana
City Council Committee Agenda item**

Committee: Land Use and Planning

Item: Our Missoula Land Use Plan Public Draft and Code Reform Approach Overview

Date: October 9, 2024

Sponsor(s): Ben Brewer and Cassie Tripard

Department or Function: Community Planning, Development, and Innovation

Prepared by: CPDI Staff

Ward(s) Affected:

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input checked="" type="checkbox"/> All Wards	<input type="checkbox"/> N/A

Action Required:
No action required. Informational presentation only.

Timeline:
Committee discussion: October 16th

Background:

Land Use Plan

A Land Use Plan, until recently referred to in Montana as a Growth Policy, is a foundational document for Montana cities, guiding urban growth and development. It establishes guidelines for public and private land use and is crucial for aligning development regulations with community priorities.

The Our Missoula 2045 Land Use Plan will inform zoning and development decisions and help raise awareness of community priorities. It outlines a vision for Missoula that can meet community needs and desires, attract new businesses, protect the environment, and plan infrastructure effectively. By guiding the form, mobility, and intensity of land use, this plan supports resilient and livable communities, addressing housing, economic conditions, local services, public facilities, natural resources, and community compatibility while complying with the Montana Land Use Planning Act requirements, and elevating Missoula’s current priorities.

Ultimately, the Land Use Plan charts a course into the future for the Missoula community that establishes a strong foundation for equitable and resilient development with the understanding that Missoula will continue to need to adapt its strategy for growth and change periodically over time.

As part of the presentation, staff will provide a high-level overview of the plan, the community engagement process, and the legislative schedule.

Code Reform Approach

The Code Reform Approach is the high-level scope for creation of the Unified Development Code (UDC), the primary tool for implementing our vision and goals outlined in the Land Use Plan. The priorities for code reform are outlined in the adopted guiding principles, with emphasis placed on our need to simplify and to create a code that is user friendly and predictable.

The approach sets the framework of regulations to be included in the UDC and details which regulations will be updated as part of the code reform project. Guidance is provided for organizing regulatory content between the UDC and design manuals. Updates to regulations must consider the guiding principles of code reform, the new Land Use Plan, and the 2023 Montana Land Use and Planning Act.

As part of the presentation, staff will describe the general methodology for revising zoning overlays and the zoning map, as well as integration of the Street Typologies work. The Code Reform Approach provides a broad overview of the process for updating the code including deliverables, engagement, and roles.

Overall, the approach sets the stage for detailed code updates to occur over the next several months leading up to adoption of the UDC. Following adoption, the approach calls for improved tracking tools to evaluate the new code and collect user feedback.

Links to external websites:

Engage Missoula: <https://www.engagemissoula.com/hub-page/our-missoula>