

RESOLUTION NUMBER _____

A Resolution to Adopt the *Our Missoula 2045 Land Use Plan* and Place Type Map as Missoula's new governing land use plan. Through this action, the City of Missoula is repealing the *Our Missoula City Growth Policy 2035*, the associated Future Land Use Map, and repealing all existing neighborhood plans developed prior to the adoption of the 2045 Land Use Plan, except the *2023 Missoula Midtown Master Plan*, the *2020 Sxwtpqyen Master Plan*, and the *2019 Missoula Downtown Master Plan*, which shall remain effective and controlling and adopted as Area Plans under the 2045 Land Use Plan.

WHEREAS, the *Our Missoula 2045 Land Use Plan* serves as the official public document to guide current and future growth and development as it relates to land uses, population, housing needs, economic conditions, local services and facilities, natural resources and natural hazards; and

WHEREAS, the City of Missoula believes that in order to achieve a healthy community and environment we must increase housing availability and access at all levels in all neighborhoods, enhance resiliency and adaptability, emphasize connectivity, and support protection and improvement of natural resources including air quality, water quality, and wildlife habitat; and

WHEREAS, 76-25, MCA, referred to as the Montana Land Use Planning Act (the Planning Act) requires cities with populations of 5,000 or more to adopt new land use plans, zoning codes, and subdivision codes. Pursuant to 76-25-201, MCA, each local government is required to establish a Land Use Plan and Future Land Use Map; and

WHEREAS, the City of Missoula adopted the last land use plan, *Our Missoula City Growth Policy 2035*, and its associated amendments on November 23, 2015; and

WHEREAS, many of the values and visions expressed in the *Our Missoula City Growth Policy 2035* remain relevant today, however there are issues that have become more pressing, especially in recent years, that are not captured in existing policy language. These include, but are not limited to social, cultural, and racial inequities; housing shortages and the rise in housing costs; and the accelerating effects of climate change; and

WHEREAS, the City of Missoula anticipates an increase of about 37,000 people by 2045. This increase in population needs to be reflected in Missoula's land use policies, alongside current and future housing needs, infrastructure needs, and the needs of a growing workforce; and

WHEREAS, Missoula is facing a severe housing shortage, with a projected total need of 22,000 to 27,500 homes by 2045. The city's housing market struggles with affordability due to high prices and limited availability, while social inequities persist, stemming from past land use policies that have marginalized certain communities. Restrictive zoning regulations and complex development codes limit the creation of affordable and diverse housing, which exacerbates socio-economic segregation and displaces low-income and marginalized groups; and

WHEREAS, in December 2022, the City of Missoula launched the *Our Missoula Growth Policy Update and Code Reform* project to update land use planning and undertake comprehensive code reform, with a goal of updating our codes to better align with our policies in order to result in outcomes we desire as a community. The project integrated parameters from the Planning Act, which emphasizes aligning projected population growth with the housing and services needed to support it; and

WHEREAS, the Planning Act mandates ongoing public involvement in the development and adoption of land use policies and regulations, guided by a municipally adopted Public Participation Plan. The Act shifted the focus of public input and limits participation to the planning and adoption stages of citywide land use plans and codes, rather than specific development projects. Under this new approach, public input is no longer sought during individual development reviews, except for unforeseen impacts not addressed in the broader planning process. This change underscores the importance of engaging in city planning initiatives, like the Our Missoula project, to ensure community voices shape land use policies. The City of Missoula adopted its Public Participation Plan on July 15, 2024, through Resolution 8788, in compliance with the Planning Act; and

WHEREAS, the planning process prioritized relationship-based engagement with stakeholders, emphasizing inclusive and diverse participation opportunities, particularly for underrepresented groups. A robust engagement strategy was implemented to involve a wide range of community members through various in-person and virtual methods, including public events, stakeholder meetings, presentations, tabling, written comments, social media, and newsletters. These efforts engaged over 3,000 residents online through 149 activities, including 18 public events with 873 attendees, 63 newsletters with over 47,500 opens, 63 Facebook posts, and 20 presentations to boards, committees, and the City Council. The Our Missoula Community Advisory Group played a key role, meeting 17 times to guide the development of the Land Use Plan and Place Type Map, while regular updates kept the Planning Board and City Council involved. This comprehensive process adhered to the Public Participation Plan and set the stage for the Planning Act's shift in public participation focus; and

WHEREAS, the comprehensive planning approach outlined in the Planning Act establishes the foundation for extensive data collection, analysis of current conditions, and the identification of future opportunities and constraints, while also addressing the impacts of development in the area. These elements are required to be included in the Land Use Plan, covering key areas of Housing, Local Services and Facilities, Economic Development, and Natural Resources, Environment, and Hazards in Missoula.

WHEREAS, the Land Use Plan emphasizes six overarching policy themes, each with clear goals, objectives, and action steps to relate to the Planning Act elements and shape Missoula's future: (1) *Focus Inward*; (2) *Housing Choice & Access*; (3) *Community & Quality of Life*; (4) *Environmental Quality & Climate Resilience*; (5) *Health & Safety*; and (6) *Economic Health*; and

WHEREAS, the Planning Act requires the Land Use Plan to include a Future Land Use Map that reflects the anticipated and preferred pattern and intensities of development for the jurisdiction over the next 20 years; and

WHEREAS, the Plan integrates Place Types to guide growth based on geographic characteristics and Street Types to tailor street designs that reflect surrounding land uses, fostering cohesive, livable communities and aligning infrastructure with sustainable urban development. The Place Types Map, acting as the Future Land Use Map, describes 12 distinct geographic areas defined by unique combinations of land use elements. These areas include locations near the City's jurisdictional boundaries, which may face increased growth pressures, and collectively, they provide the necessary land and housing density to accommodate the projected population increase.

WHEREAS, the Planning Act allows the City to incorporate existing Neighborhood Plans (or Areas Plans, as referred to in State law) into the Land Use Plan, provided they meet the requirements of the Planning Act; and

WHEREAS, currently, there are nineteen Neighborhood Plans, some over 40 years old, attached to the *Our Missoula Growth Policy 2035*. Most Neighborhood Plans cannot comply with the Planning Act, preventing their adoption in substantial compliance with the *Our Missoula 2045 Land Use Plan*. In contrast, the three most recently adopted plans—the *Missoula Midtown Master Plan*, *Sx^wtpqyen Master Plan*, and *Missoula Downtown Master Plan*—feature continuous public engagement and localized analysis of housing, economic needs, services, and environmental factors. These three plans will be integrated into the updated Land Use Plan; and

WHEREAS, all existing Neighborhood Plans developed prior to the adoption of the 2045 Land Use Plan, except the *2023 Missoula Midtown Master Plan*, the *2020 Sx^wtpqyen Master Plan*, and the *2019 Missoula Downtown Master Plan* are repealed; and

WHEREAS, the adoption process and draft for the *Our Missoula 2045 Land Use Plan* was extensively publicized through multiple channels. This included legal ads in the *Missoulian*, newsletters to over 5,000 contacts, emails to over 1,000 stakeholders, and memos to agencies requesting feedback. Additionally, public hearing details and draft documents were shared via the Engage Missoula website, a press release, and social media posts on Facebook; and

WHEREAS, the Missoula City-County Consolidated Planning Board, established as the Planning Commission by Resolution 8789, held a public hearing on November 19, 2024. After reviewing the draft Land Use Plan and Place Type Map, considering the executive summary/staff report, and addressing public comments, the Board unanimously recommended that the City Council adopt the proposed plan and map, along with associated repeal actions. The motion, which was unanimously approved, was amended to include the phrase "and take public comment into consideration," emphasizing the importance of public engagement as a core element of the plan's value; and

WHEREAS, the City Council held a public hearing on December 9, 2024, in order to take public comment on the proposed *Our Missoula 2045 Land Use Plan* and Place Type Map and to consider Planning Board's recommendations when determining whether to adopt a Resolution to Adopt the *Our Missoula 2045 Land Use Plan* and Place Type Map and associated repeal actions; and

WHEREAS, after Final Consideration of the Land Use Plan and Future Land Use Map on December 16, 2024, the City Council adopted a Resolution to Adopt the *Our Missoula 2045 Land Use Plan* and Place Type Map and associated repeal actions.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts this Resolution to Adopt the *Our Missoula 2045 Land Use Plan* and Place Type Map as Missoula's new governing land use plan, based on the information and considerations in the staff report. Through this action, the City of Missoula is repealing the *Our Missoula City Growth Policy 2035*, the associated Future Land Use Map, and repealing all existing neighborhood plans developed prior to the adoption of the 2045 Land Use Plan, except the *2023 Missoula Midtown Master Plan*, the *2020 Sx^wtpqyen Master Plan*, and the *2019 Missoula Downtown Master Plan*, which shall remain effective and controlling and adopted as Area Plans under the 2045 Land Use Plan, with consideration of the public comment submitted to the City Council, and as recommended by the Planning Board.

PASSED AND ADOPTED _____, 2024.

ATTEST:

Claire Trimble
City Clerk

(SEAL)

Andrea Davis
Mayor