



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

**Committee:** Land Use and Planning  
**Item:** Our Missoula 2045 Land Use Plan  
**Date:** November 15, 2024  
**Sponsor(s):** Benjamin Brewer  
**Department or function:** Community Planning, Development and Innovation  
**Prepared by:** Amanda Vermace  
**Ward(s) Affected:**  
 Ward 1                       Ward 4  
 Ward 2                       Ward 5  
 Ward 3                       Ward 6  
 All Wards                       N/A

**Action Required:**  
Adopt the Our Missoula 2045 Land Us Plan and Place Type Map.

**Recommended Motion(s):**  
I move the City Council:  
Motion November 18, 2024: Set a public hearing regarding the Adoption of the City of Missoula - Our Missoula 2045 Land Use Plan and Place Type Map for December 9, 2024.  
Motion December 9, 2024: Adopt a Resolution to Adopt the Our Missoula 2045 Land Use Plan and Place Type Map (Attachment 2 and Exhibit A) 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 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, with consideration of the public comment submitted to the City Council, and as recommended by the Planning Board.

**Timeline:**  
Council Sets hearing: November 18, 2024  
Planning Board Public Hearing: November 19, 2024  
Committee discussion: December 4, 2024  
Public Hearing: December 9, 2024  
Committee discussion: December 11, 2024  
Council Final Consideration: December 16, 2024

**Background and Alternatives Explored:**  
Adoption of the City of Missoula - Our Missoula 2045 Land Use Plan and Place Type Map (referred to by State law as the Future Land Use Map)

The City of Missoula will be considering adoption of a new Land Use Plan and Place Type Map, replacing the City of Missoula Growth Policy and associated Future Land Use Map. This is a major step in the Our Missoula project, which is an extensive, multi-year project that has worked with the community to update Missoula's vision for future growth and will eventually result in modernizing its development regulations. It is also a key component of complying with the new Montana Land Use Planning Act which requires that Missoula comprehensively update its land use plan, zoning, and subdivision regulations.

The Our Missoula 2045 Land Use Plan builds on the foundation of the current Our Missoula 2035 Growth Policy, which establishes Missoula's policy to focus growth inward toward existing services and amenities and away from costly sprawl. This Land Use Plan builds on the Growth Policy by focusing on strengthening and clarifying the City's growth management strategy, as well as incorporating equity principles related to land use that were previously inadequately addressed. There are also many new policies and plans that have been developed in Missoula since the previous growth policy was adopted, and the new Plan aligns with those more recent planning efforts.

The proposed Plan outlines a vision for Missoula that can meet community needs and desires, support housing supply, attract new businesses, protect the environment, and plan infrastructure effectively. By guiding the form, mobility, and intensity of land use, the plan strives to support a resilient and livable community by addressing housing, economic conditions, local services, public facilities, and natural resources. The Plan includes a Place Types map which reflects the preferred pattern of development within Missoula over the next 20-years based on population and economic development projections, housing and local service needs, and public input received, while considering the environment, natural resources, and natural hazards of the area.

The Land Use Plan study area encompasses 40,254 acres. Approximately 56% of the Plan Area is within the City of Missoula's jurisdiction with the remaining 44% being Missoula County's jurisdiction. The plan area stretches east to include East Missoula and a portion of Bonner, west to include the Wye intersection of Highway 93 and Interstate 90 and follows the rivers to the west, north to include the Grant Creek and Rattlesnake Creek drainages and south to include the South Hills and portions of Miller Creek.

The Montana Land Use Planning Act shifts the opportunities for public engagement surrounding land use and development to be during the planning and adoption of city land use plans and codes, rather than during site-specific developments. After the City's land use plan and subsequent land use regulations are adopted in compliance with the Act, many site-specific development projects will be reviewed administratively by the City. This shift means that opportunities for public participation during City planning processes are paramount to ensuring that community voices are represented in the City's land use policies, regulations, and the resulting built environment.

The process for input into the Land Use Plan has included multiple ways to engage, participate and share community thoughts on the future of the community. Additionally, people can provide comments leading up to, and at, the public hearings. Your attendance and comments are welcomed and encouraged.

After considering and responding to public comments on the proposed land use plan and place type map, the Planning Board will make a final recommendation to the City Council regarding adoption, modification, or rejection of the proposed plan and map. At a subsequent public hearing and during its process, the City Council will consider Planning Board recommendations when determining whether to adopt, modify, or reject the Our Missoula 2045 Land Use Plan and Place Type Map.

To view the Land Use Plan draft and submit comments, please visit the City's Engage Missoula page: <https://www.engagemissoula.com/hub-page/our-missoula>. The Plan is also available, and

written comments can be received, at the CPDI Department, Missoula City Hall, 435 Ryman St, 59802.

**Financial Implications:**

N/A

**Links to external websites:**

To view more information about the new Montana Land Use and Planning Act, visit the City's Engage Missoula page: <https://www.engagemissoula.com/the-new-montana-land-use-planning-act-sb382>.