



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

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MEMO

Community Agencies and Groups

Missoula County Lands and Communities Department
Missoula City-County Health Department
Missoula County Public Works Department
Missoula County Ecology & Extension Department
Missoula Urban Transportation District
Missoula City-County Office of Emergency Management
Missoula Emergency Services
Missoula Rural Fire District
Missoula County Airport Authority
Missoula Neighborhood Council Leadership Teams
Confederate Salish & Kootenai Tribes
Montana Department of Transportation
Montana Department of Revenue
Montana Dept of Natural Resources & Conservation
Montana Dept of Fish, Wildlife and Parks
U.S. Fish & Wildlife Services
US Postal Service
Missoula Conservation District
University of Montana, Planning & Construction
Missoula Housing Authority
Missoula County Superintendent of Schools
Related School District Superintendents
Natural Resource Organizations
Related Irrigation Ditch Companies
Utility Service Providers
Missoula County REALTORS Association
Chamber of Commerce
Missoula Building Industry Association
Missoula Architecture + Design Group
Downtown Missoula Partnership
Missoula Economic Partnership
Missoula Midtown Association
CPDI & Development Community Meeting Group
Sustainability Groups
Community Housing Organizations
Community Economic Organizations
Community Service Groups
Community Engagement Groups

CC:

Andrea Davis, Mayor
City Council Members
Dale Bickell, City Chief Administrative Officer
Eran Pehan, Director, Community Planning, Development & Innovation (CPDI)
Laval Means, Community Planning Manager, CPDI
Sean McCoy, Chair, Planning Board
John Newman, Chair, City Board of Adjustment
Paul Filicetti, Chair, Historic Preservation Commission

FROM: Ben Brewer, Supervisor, Community Planning, CPDI

DATE: October 15, 2024

SUBJECT: **The City of Missoula is Seeking Comment on the Our Missoula 2045 Land Use Plan- Public Review Draft**

We are pleased to let you know that a public review draft of the City's proposed Land Use Plan is available for your review and comment. Review and comment on the draft Land Use Plan is encouraged before October 31. There are multiple ways to learn about the project and engage including community presentations and drop-in hours by checking out the [Our Missoula website](#).

A Land Use Plan, until recently referred to in Montana as a "growth policy," is a foundational document for Montana cities that is generally responsible for guiding plans for future urban growth and development over the next 20 years. It puts in place long-term land use strategies that aim to address the City's emerging issues and challenges; and aligns development rules and regulations with community priorities and City plans. The Land Use Plan outlines a vision for Missoula that can meet community needs and desires, attract new businesses, protect the environment, and plan infrastructure effectively. The Draft Land Use Plan represents an area which includes all of the City and part of Missoula County. It will replace the current City of Missoula Growth Policy.

Our Missoula is an extensive project that involves working with the community to inform and develop the Plan. Many areas of research, understandings, and engagement are background information for this Plan. In common with most of the background is the need to address pressing community issues including:

- Housing shortages and the rise in housing costs
- Social, cultural, and racial inequities
- The accelerating effects of climate change

In 2023, the State established a new set of rules to inform how planning should occur, referred to as the Montana Land Use Planning Act (the Planning Act). It requires that cities with 5,000 or more people adopt new land use plans and new zoning and subdivision codes. While the City of Missoula was already planning on updating our planning document through the Our Missoula Project prior to this legislation, the Planning Act lays out specific parameters to follow as we do so, including addressing:

- Existing conditions and population projections
- Housing
- Local services and facilities
- Economic development
- Natural resources, environment, and hazards
- Land use map

The Our Missoula Project has also embraced a new approach to planning, described as an overall land use strategy. It considers the interactions between land use, intensity, form, and mobility. There is close relationship between the types of built environments that exist within the community (place types) and the transportation networks that serve them (street types). The strategy looks to consider places and streets together in order to create accessible, walkable, vibrant streets and neighborhoods, and encourage neighborhood growth that provides diverse, attainable housing options throughout the community.

For this project to be effective, it must include input from many sources including community agencies and groups such as yours.

Information regarding the Public Review Draft of the Our Missoula 2045 Land Use Plan can be found on the [related project webpage](#). Besides reviewing the Plan, you may also wish to check out the Community Profile ([Appendix A of the Plan](#)), for the related details that inform populations projections, housing needs, local services and facilities, economic development and natural resources, environment and hazards. Other resource documents and supporting materials can also be found on the project website.

The process for moving the Plan public draft forward to final adoption includes the following stages:

- Public Review period
- Planning Board Review and Recommendation
- City Council final consideration and adoption

How to comment:

Public review and comment is open through this entire process until final adoption.

- Comments received before October 31st will be considered by staff as they create the updated Adoption Draft.
- Comments received after October 31st will be considered by Planning Board and City Council through the official adoption process.

The adoption process will include the following meetings:

- Planning Board Public Hearing: November 19th
 - The Planning Board will hold a hybrid (virtual and in person) public hearing on Tuesday, November 19, 2024, beginning at 6:00 p.m. in the Sophie Moiese Room of the Missoula County Courthouse, 200 W Broadway.
- City Council Final Consideration and Adoption: Dates TBD
 - These meeting dates will likely occur in December, and will be held in City Council Chambers, 140 W Pine St, and be available virtually.

We encourage individual comments be made directly into the online draft on the project webpage and ask that official agency comment be submitted separately and directed by email to Emily Gluckin (gluckine@ci.missoula.mt.us) or Ben Brewer (brewerb@ci.missoula.mt.us). Send a notice of no comment if you have none so the Planning Board and City Council are aware of your participation. If you have problems viewing the document or have questions, please contact Emily via email or telephone at 406-552-6621.

Thank you for your consideration of this project.

Regards, -The Our Missoula Team

Promoting equitable growth and a resilient, sustainable community.