

Additional Staff Recommended Changes Memo

Our Missoula 2045 Land Use Plan

To City Council

From Madson Matthias, Associate Planner; Ben Brewer, Community Planning Supervisor.

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Staff provided a series of suggested amendments to the Land Use Plan in an initial 'Staff Recommended Changes Memo' ahead of the December 9th Public Hearing.

This memo lists additional staff recommended amendments to the Our Missoula 2045 Land Use Plan. These would be amendments to the draft of the Plan that was reviewed and approved by the Missoula Consolidated Planning Board on November 19, 2024. Provided these amendments are approved, they will be added to the final version of the Plan.

Proposed changes to the Plan document are shown in red underline. Deleted language from the Plan document are shown in ~~red strikethrough~~. Rationales for proposed changes are provided under each proposed amendment.

Staff proposes the following changes:

1. Page 77: Add the M1R zoning district as a City Comparable Zoning in the Land Use section of Urban Mixed-Use High Place Type.

CITY COMPARABLE ZONING

- C2
- C1
- B3
- M1R

Rationale

The description of the Urban Mixed-Use High Place Type states that certain cottage industrial businesses will be allowed within UMH designations. There are also certain areas that exist within this place type already that have small-scale cottage industrial uses. To continue to allow these uses M1R zoning districts should be explicitly stated as being a comparable zoning district within this place type's characteristics.

2. Page 117: Make corrections to Implementation Action: Roles table

- Add Parks and Recreation Department to list of Government Agencies.
- Add Mountain Line to list of Government Agencies.
- Remove ~~Bicycle/Ped Alliance~~ from list of Community Organizations

Rationale

These edits would be to respond to public comments suggesting that these changes would provide

better accuracy and be more current.

3. Page 120: Change the timeline of two cannabis-related implementation actions from 1-4 years to <1 year.

	#	ACTION	WHO	YEARS
CODE	76	Reassess allowable zoning districts for Cannabis use.	Gov.	1-4 <1
	77	Review and adjust buffers and other regulations to reduce the number of cannabis dispensaries in the community	Gov.	1-4 <1

Rationale

The near term creation of the new Unified Development Code will involve re-evaluating use classifications and zoning accordingly. When establishing new zoning districts for the Unified Development Code, all permitted uses, including dispensaries, must be evaluated. The evaluation necessary to review and adjust current required buffers as part of Council’s initiative to reduce the number of cannabis dispensaries in the community should be feasible to be included with the most immediate efforts to produce the new UDC.

4. General: Final Document Clean Up and Finalization

Final typographical corrections, updating the record of public comments, and finalization of the Plan document will be necessary to incorporate all materials once it is adopted.

Rationale

It will be necessary to make some final edits to the Plan document and some supporting materials in order to make the final Plan into a cohesive document. These changes would include making any necessary adjustments to allow incorporating all final edits and changes to the Plan document and map that are the result of the final adoption, as well as updating the record with the public comment that was received during the adoption process into the Community Engagement Summary. Some additional final editorial and formatting edits may be warranted to make a clean and usable final plan. In order to make the final materials available to the public, especially online, there may be additional labeling or guiding language added to help the community navigate the document as well.