



December 13, 2024

**City of Missoula**  
435 Ryman St  
Missoula, MT 59801

Re: Land Use Plan

Dear City of Missoula and City Council Members:

We are writing on behalf of Emily and Chris Richardson who own the property located at 5065 Expressway. The property is shown as the Industrial and Employment place type and surrounded by the Urban Mixed-Use Low, Limited Urban Residential, and Industrial and Employment place types in the Adoption Draft of the 2045 Land Use Plan. The property is currently undeveloped and zoned M1R-2. The M1R zoning district is important to this property because it allows for flexibility in the future development of the property allowing residential, commercial, and limited light industrial uses, including multi-family units. In seeking to maintain flexibility and viable development options for the property, we are concerned about the Industrial and Employment place type currently assigned to the property because the city comparable zoning districts are listed as M1 and M2 which do not allow residential uses and expand the industrial uses. With much of the surrounding property already developed, there are limited industrial operations that would fit within this neighborhood and this property could easily develop with residential uses while fitting within the character of the neighborhood and helping to achieve community housing goals.

The property is currently zoned M1R-2 and that zoning district is not included as a comparable zoning district in the Industrial and Employment place type. Rather M1R is listed as a comparable zoning district under the Urban Mixed-Use Low place type. This place type is shown on adjacent properties, so this seems to be a better fit for the property. The property to the east and north of this property is also zoned M1R-2, but is shown as Urban Mixed-Use Low so it's unclear why adjacent properties with the same zoning were chosen to have different place types. Much of the adjacent property is also undeveloped so these properties should have consistent planning. We feel strongly that the place type should be changed to Urban Mixed-Use Low to address this inconsistency.

Additionally, with the zoning undergoing an update, it is unclear if a similar type of zoning district to M1R will be included in the update. The M1R zoning district is important and should remain to allow for future flexibility in development while allowing people to live near their jobs and mixed-use developments.

Sincerely,  
WGM Group, Inc.

A handwritten signature in blue ink that reads "Kate Dinsmore".

**Kate Dinsmore, PLA, SITES AP**  
Landscape Architect

A handwritten signature in blue ink that reads "Ryan Salisbury".

**Ryan Salisbury, PE, LEED AP**  
Executive VP, Planning & Development  
Principal Engineer



Outlook

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## 2045 Land Use Plan - Public Comment

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**From** Kaia Peterson <kaiapeterson@fastmail.fm>

**Date** Mon 12/16/2024 11:52 AM

**To** Daniel Carlino <CarlinoD@ci.missoula.mt.us>; Gwen Jones <JonesG@ci.missoula.mt.us>

**Cc** Andrea Davis <DavisA@ci.missoula.mt.us>; Mike Nugent <NugentM@ci.missoula.mt.us>; Jennifer Savage (she/her) <SavageJ@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Laval Means (she/her) <meansl@ci.missoula.mt.us>; Ashley Brittner Wells (she/her) <BrittnerWellsA@ci.missoula.mt.us>

[Some people who received this message don't often get email from kaiapeterson@fastmail.fm. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Gwen, Daniel, and City Colleagues and Friends,

As an affordable housing practitioner, and a resident and neighbor in Ward 3, I am excited about the proposed land use plan and the incredible step forward it takes for our community. Centering the plan on housing affordability, supply, and diversity as well as equity and climate aligns with my work and values, addressing the critical needs our growing community faces. I see the echos of conversations I've been part of for over a decade, advocating for diverse housing types, ensuring that we make the critical link between housing and transportation, focusing development inward to preserve the open space and quality of life we so deeply value, and securing the future not only for those with means but for those who will otherwise be left out and suffer the most.

The one area I would like to see amended is the language on page 58 related to parking. I agree that parking should be regulated "in a manner that balances and integrates housing production and affordability goals" etc. but I remain open to the idea that eliminating parking requirements citywide may be the best way to balance these needs now or in the future, and I would like the land use plan to remain open to this possibility as well. I recognize this is a sensitive and challenging element of our city's growth, and I look forward to good debate and consideration of this issue as we enter the zoning and code portion of this process.

Thank you for all of your thoughtful work. This is a herculean task that will impact generations to come, and I am grateful for your leadership.

-Kaia

Kaia Peterson

**From:** [Eran Pehan](#)  
**To:** [Emily Gluckin \(she/her\)](#)  
**Subject:** FW: 2045 Land use Plan  
**Date:** Monday, December 16, 2024 1:44:13 PM

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**From:** Mike Nugent <NugentM@ci.missoula.mt.us>  
**Sent:** Monday, December 16, 2024 1:25 PM  
**To:** Eran Pehan <PehanE@ci.missoula.mt.us>  
**Subject:** Fw: 2045 Land use Plan

Mike Nugent  
Missoula City Council | Ward 4  
435 Ryman Missoula, MT 59802  
Office: 406.552.6658

**\*\*Please note this is a government provided email account and any correspondence to and from are potentially available for public review\*\***

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**From:** Max Wolf <[maxwolf.fae@gmail.com](mailto:maxwolf.fae@gmail.com)>  
**Sent:** Monday, December 16, 2024 1:08:44 PM  
**To:** Eric Melson <[MelsonE@ci.missoula.mt.us](mailto:MelsonE@ci.missoula.mt.us)>; Jennifer Savage (she/her) <[SavageJ@ci.missoula.mt.us](mailto:SavageJ@ci.missoula.mt.us)>; Gwen Jones <[JonesG@ci.missoula.mt.us](mailto:JonesG@ci.missoula.mt.us)>; Daniel Carlino <[CarlinoD@ci.missoula.mt.us](mailto:CarlinoD@ci.missoula.mt.us)>; Amber Sherrill <[SherrillA@ci.missoula.mt.us](mailto:SherrillA@ci.missoula.mt.us)>; Mike Nugent <[NugentM@ci.missoula.mt.us](mailto:NugentM@ci.missoula.mt.us)>; Stacie Anderson <[andersons@ci.missoula.mt.us](mailto:andersons@ci.missoula.mt.us)>; Bob Campbell <[CampbellB@ci.missoula.mt.us](mailto:CampbellB@ci.missoula.mt.us)>; Sandra Vasecka <[VaseckaS@ci.missoula.mt.us](mailto:VaseckaS@ci.missoula.mt.us)>; Kristen Jordan <[JordanK@ci.missoula.mt.us](mailto:JordanK@ci.missoula.mt.us)>; Sierra Farmer <[FarmerS@ci.missoula.mt.us](mailto:FarmerS@ci.missoula.mt.us)>; Mirtha Becerra <[BecerraM@ci.missoula.mt.us](mailto:BecerraM@ci.missoula.mt.us)>; Mayor Staff <[StaffM@ci.missoula.mt.us](mailto:StaffM@ci.missoula.mt.us)>  
**Subject:** 2045 Land use Plan

Some people who received this message don't often get email from [maxwolf.fae@gmail.com](mailto:maxwolf.fae@gmail.com). [Learn why this is important](#)

Dear Mayor Davis and Council Members,

My name is Max Wolf, and I am one of the owners of the Old Post Hospital in Fort Missoula. I want to begin by expressing my gratitude to the council members who have brought attention to our property, sought insight from city staff, and supported our original proposal. Today, I am writing to share my concerns regarding

the 2045 Land Use Plan.

When my family and I purchased this property, we did so with the community in mind, taking on a building in desperate need of saving. Five years later, we find ourselves still at a standstill. Ultimately, we made the difficult decision to file a demolition application due to the financial infeasibility of restoration. However, after more than three months, the HPO has yet to deem our application complete, delaying any progress. While this is an issue for another discussion, it highlights the challenges we continue to face.

Today, I am here to advocate for equitable development rights for our private property, consistent with neighboring private properties. While the Fort is a historic district, it is one of 11 in Missoula, none of which are officially prioritized over others. Singling out the Fort as “special” creates an unfair and inaccurate precedent.

Staff has noted there is only one private property in the Fort affected by the plan. This is incorrect—there are four private properties totaling approximately 31.38 acres that are being designated as Public Civic land use. This is far from insignificant.

Staff also stated that residential development is an allowable use under this designation, but it is not a primary use. To prevent further stagnation, I urge the City Council to amend this designation for our property and other private lands in the area to Urban Mixed-Use Low. Our situation demonstrates the risk of maintaining the current designation—another five years without progress.

Neighboring properties with the same OP3 zoning have been reclassified to Urban Mixed-Use Low and Urban Mixed-Use High. There is no valid reason why our private, tax-paying parcel should not receive the same consideration. Importantly, the Character Overlay for this area does not mandate the land to be a public amenity. Instead, it aims to guide development in a way that respects the historic character without prohibiting private development.

Thank you for your time and consideration of this proposed amendment tonight.

Sincerely,

Max Wolf

Owner, Old Post Hospital

[Maxwolf.fae@gmail.com](mailto:Maxwolf.fae@gmail.com)

**From:** [Jenna Koble](#)  
**To:** [Emily Gluckin \(she/her\)](#)  
**Subject:** Re: Missoula Development Plan  
**Date:** Monday, December 16, 2024 12:22:11 PM

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You don't often get email from [jenna7lynn@gmail.com](mailto:jenna7lynn@gmail.com). [Learn why this is important](#)

Yes please do. Also can the consideration of single family homes with yards and fencing for dogs be brought up. Missoula has been focusing too much on green communities and it has resulted in housing that most locals dislike. Houses so close to your neighbor you can see right in their window. No privacy and so many condos. People have always been able to buy a single family home at a reasonable price not over \$300,000 for a starter home. Then one day they can try to move up to our median market which should be our bigger homes (3000 sq ft) or for the rich at \$700,000 and up. In 2020 our real estate got pushed up by Zillow and out of state buyers and it has resulted in homelessness and a struggle between bills and groceries. Our grocery prices are way too high. Our housing prices are way too high. The stress level in our community is beyond high. People try to gamble to have money because our town is concentrated in casinos. The taxes from casinos is to go to our schools yet Missoula county public schools had to do a million dollar budget cut. Things need to be checked. Quality of life and being able to purchase a home or rent needs to be an option. Focusing on lowering property taxes to help our community needs to happen. Tax incentives and a re-evaluation of the value of homes in our area based on the income that can be generated by jobs available in this town, not remote jobs that out of staters have landed. Businesses need incentive to move here and we don't provide it. We should not be focusing on accepting money for green communities or homelessness as this is not a city where homeless should live. We have unfavorable weather 6 months out of the year. Let's get Missoula back to a place people love to live!

Sent from Gmail Mobile

On Mon, Dec 16, 2024 at 11:15 AM Emily Gluckin (she/her) <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)> wrote:

Thank you for this comment, Jenna!

To confirm, is this a comment in relation to the Our Missoula 2045 Land Use Plan, and would you like me to pass it along to City Council for their consideration this evening?

I will also save your comment to consider as we enter the process to update our development codes.

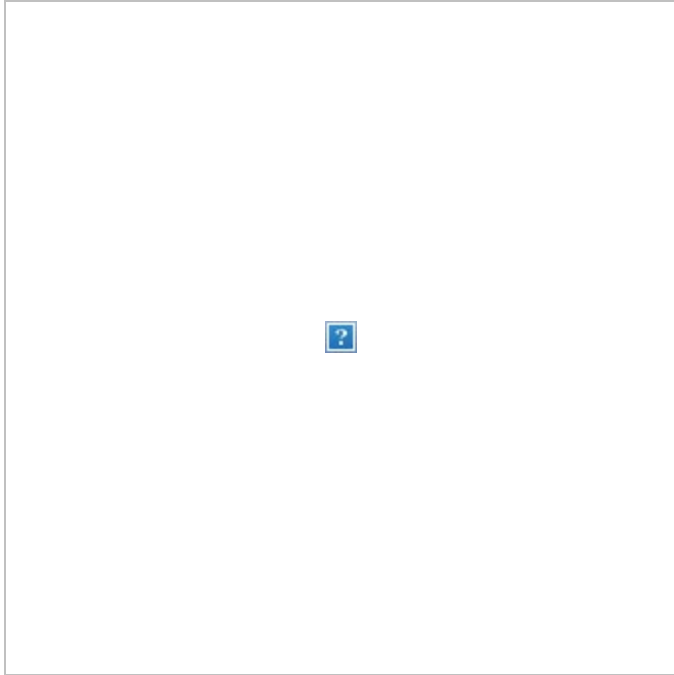
Thank you again!

**Emily Gluckin, AICP** | She/Her/Hers | Senior Planner

Community Planning, Development & Innovation

Community Planning Division

O: 406-552-6621 | [gluckine@ci.missoula.mt.us](mailto:gluckine@ci.missoula.mt.us)



*Promoting equitable growth and a resilient, sustainable community.*

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**From:** Jenna Koble <[jenna7lynne@gmail.com](mailto:jenna7lynne@gmail.com)>

**Sent:** Friday, December 13, 2024 9:49 PM

**To:** Emily Gluckin (she/her) <[GluckinE@ci.missoula.mt.us](mailto:GluckinE@ci.missoula.mt.us)>

**Subject:** Missoula Development Plan

You don't often get email from [jenna7lynne@gmail.com](mailto:jenna7lynne@gmail.com). [Learn why this is important](#)

Hello,

My name is Jenna Koble and I have been a resident of Missoula Montana my whole 35 years of life. Now while I have a lot of opinions and comments on ways to make Missoula stronger, I will focus on land development.

Before all the land gets taken up by banks, casinos and some houses, I would like to make a suggestion. In the winter we are limited to what we can do and our population is growing. Right now we have no snow so no skiing. The ground is frozen so no golf. I am a person who loves to golf. The golfing community is huge! Some towns have a Top Golf, yes that is

sweet but people struggle to keep businesses open here because the tax is ultimately too high. I do not think that company would ever move here and if they did their rates would be too high.

As a resolution we as a city can use a plot of land and install a large dome. This dome could have indoor golf. We could then have another dome that Schools and other sports could use. The city could allow alcohol to be sold and drank on premises along with making offers to top local food vendors with good food. Not processed food! We could have Night golf with glowing balls, tournaments, golf passes, lessons, etc.... I will attach a couple visual examples from other cities.

When marijauna was legalized on a recreational level it was stated that the taxes would be put towards housing. Our public has seen nothing but inflation. I work in the community and have lived here my whole life and let me just say, it feels as if no one is fighting for us.

In conclusion if we are going to tough it out and live here we should have something to do and this the city could profit off of and it would give people in our community a place to go in unfavorable weather. The lighting would be nice and easy, as close to the sun as we can get :)

I know this expensive addition could be anywhere from 2.5 million to 3.5 million dollars. Our community is worth this investment and there would be income generated. I pay attention to the city council agendas and I see what our city spends millions on and this would be such a good addition to our town. The Zootown Dome "Welcome to the Dome".

Thank you for your time and I would be happy to discuss this further.

Thank you,

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Jenna Koble

**From:** Tate Jones <[militarymuseu45@hotmail.com](mailto:militarymuseu45@hotmail.com)>  
**Sent:** Sunday, December 15, 2024 11:48 PM  
**To:** Eran Pehan <[PehanE@ci.missoula.mt.us](mailto:PehanE@ci.missoula.mt.us)>  
**Subject:** 2045 Missoula Land Use Plan and Fort Missoula

You don't often get email from [militarymuseu45@hotmail.com](mailto:militarymuseu45@hotmail.com). [Learn why this is important](#)

12/16/24

Ms. Erin Pehan  
Director, Dept. of Community Planning, Development, and Innovation  
City of Missoula  
435 Ryman  
Missoula, Mt. 59802

Good morning Ms. Pehan. I hope December goes well for you.

- I am writing this morning in regard to the 2045 Missoula Land Use Plan.
- While I was aware the initiative dealt with residential types and density, I had no particular opinion of expertise on those issues, so I largely left discussion on it to others.
- However, when a casual reading of the document uncovered the following -

## Civic (CC)

Civic areas are designated for uses that may be publicly or privately owned and managed facilities for uses such as meetings, exhibitions and other community, social and multi-purpose uses. They often serve the public at large, and may include, but are not limited to airport terminals, regional educational institutions, key landmarks such as museums or libraries, significant historic and cultural resources, social service agencies, government administration services, and general offices.

They also include land for public use or possibly reserved for future development, mostly by jurisdictions like the City, County, State, and Federal agencies as well as local public school districts and the University of Montana. They do not include Federal lands managed by the United States Forest Service (USFS), State lands managed by Fish, Wildlife and Parks (FWP), and conservation or recreation sites that are considered public lands. These are designated as Open and Resource or Parks and Conservation.



· Civic uses are generally not anticipated to provide housing, but could be supported if proposed.



· Dependent on context and primary land use.



Education Facility located near an Urban Residential High Place Type.

Location Draft Letter 11 November 10, 2024



- my attention as head of two Fort Missoula historic preservation organizations covered in the gray zone, is secured

- This plan is apparently fast-tracked for City Council approval Monday night. I became aware of the above late last week, and consultations over the weekend with the three primary Fort Missoula historic agencies indicate none of their staff members, board members, or support organizations was made aware of this proposed change, either in formulation or final presentation. After a number of years in government and 28 spent working on Fort Missoula planning I can confidently say that if problems of this extent are present in the notification process - then there was effectively none. (And no, email blasts containing mainly generalities do not count.)
- A change of this magnitude warranted direct contact between CPDI and the Fort Missoula landowning and administering agencies - at the minimum the Rocky Mountain Museum of Military History, the Historical Museum at Fort Missoula, the Northern Rockies Heritage Center, plus several more and the Historic Fort Missoula Coalition, representing over thirty interested organizations. The executive leadership of the above was especially deserving of such - they have full agendas and cannot be expected to spend large amounts of time poring through the entirety of the minutiae produced by city government.
- In further review, multiple episodes since the early 1990's - in editorial statements, ballot referendum, litigation, and legislative actions - have clearly and emphatically shown that the public is satisfied with the existing preservation protections and land use matrix at Fort Missoula, and is resolutely opposed to residential/commercial development and the introduction of neighborhood problems into the Fort. Preference has been strong and clear for the present mix of historic preservation, cultural, recreational, and office park use. Fifty years of investment under that combination has made Fort Missoula a recognized and prized community resource unique among national historic sites. I cannot see what circumstances or direction mandate CPDI to overturn the above.
- This plan as applied to the Fort essentially creates a keyhole to begin reduction of all that - and it should be pointedly noted here that the Fort agencies in entirety were satisfied with the existing parks and open space designation; here a solution has been set loose in search of a problem. None of the Fort public and/or nonprofit agencies has expressed any desire to get into the housing business; the only possible contingency this designation might be generally applied to is that RMMM, HMF, NRHC, UM, US Army, USFS, and others will simultaneously dissolve and/or relocate elsewhere.
- As is, the plan does offer an undeserved lifeline of sorts to the one land speculation entity attempting to insert tract housing into the historic Fort Missoula core - FAE-Wolf of Denver, Colorado. As expressed by Mr. Max Wolf in a hearing last week (one the above agencies were entirely unaware pertained to Fort Missoula and did not attend):

“One of the owners of the Old Post Hospital, which [previously proposed 16 residential units at the fort](#), asked the city council for a more dense land use type to allow for more intense development. "Unlike the surrounding tax-exempt property, This site actively supports our community's tax base and deserves equitable treatment in zoning," owner Max Wolf said at the meeting.” (Missoulain, 12/12/24)

Concerning the above -

- If FAE-Wolf (which retains a full time lawyer-lobbyist to keep track of these things, a resource unavailable to the Fort Missoula historic agencies) is considered to be representing Fort Missoula here, the hearing process on the plan reaches the highest levels of contrivance.
- FAE-Wolf has been resolute in attempting to roll back a half-century of Fort Missoula land use planning, protection and precedent to exclusively benefit a private financial land speculation project; their most recent scheme was decisively defeated in the City Council last spring.
- In his purported framing of the issue, Mr. Wolf shows little to no understanding of the role of nonprofit organizations. NPO's and government lands were and are not designed to be part of the tax base. Rather, the later provides public benefit through conservation, service or other purposes, and private NPO's receive nontaxable status after public review to ensure their activities are directed toward the same.
- FAE-Wolf has received more than equitable treatment by regulatory authorities throughout their application process - and furthermore it was incumbent on them to understand existing Fort Missoula land planning and protections, "equitably" written into statute and available to all. That they purchased property gambling they could change such and lost is not a matter for concern to anyone outside their ownership and office staff.
- I will again note further that over 28 years I have participated in multiple Fort Missoula land planning processes. When collaboration with the Fort agencies is sought in advance, productive things happen. When top-down dictates are attempted without preliminary discussion, the main product is an adversarial relationship. As of today this plan is leaning toward the latter category.

This morning, I would respectfully request that the portion of the 2045 Missoula Land Use Plan dealing with the "civic" designation for Fort Missoula be withdrawn from further consideration until further discussion between the Fort Missoula agencies and CPDI. I would be pleased to facilitate such.

Sincerely,

Tate Jones

Executive Director  
Rocky Mountain Museum of Military History  
President  
Northern Rockies Heritage Center  
Member  
Historic Fort Missoula Coalition  
Sent from my iPhone

**From:** [Bob Giordano](#)  
**To:** [Benjamin Brewer](#)  
**Cc:** [Eran Pehan](#); [Andrea Davis](#); [Laval Means \(she/her\)](#); [Emily Gluckin \(she/her\)](#); [Ashley Brittner Wells \(she/her\)](#); [Ben Weiss](#); [Aaron Wilson](#); [Samantha Suter](#); [Jennifer Savage \(she/her\)](#); [Eric Melson](#); [Sierra Farmer](#); [Mirtha Becerra](#); [Gwen Jones](#); [Daniel Carlino](#); [Amber Sherrill](#); [Mike Nugent](#); [Stacie Anderson](#); [Bob Campbell](#); [Sandra Vasecka](#); [Kristen Jordan](#)  
**Subject:** LUP comment, RMU street type, mode emphasis change please  
**Date:** Monday, December 16, 2024 3:13:13 PM

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Dear City Council, Land Use Planners for Missoula,

With my MIST and Free Cycles hat on, we ask for a change in the Land Use plan before you tonight:

We should raise the pedestrian and bicycle modes emphasis from 'medium' to 'high', which would then match the 'high' emphasis for both transit and freight.

This is on p.106

Rationale: This seems critical for a fair system of safety and mobility, as the RMU street types are such a large part of the heart of the City.

Sincerely,

Bob Giordano, Director,  
Missoula Institute for Sustainable Transportation, Free Cycles Missoula,  
and member of the Citizen Advisory Committee for the Our Missoula  
planning project

**Comments Received on Engage Missoula: 12/09/2024 – 12/16/2024**

Source	Date	Comment
Engage Missoula	Dec. 9, 2024	<p>The online Draft version is unapproachable. Print is tiny, text is dense and occasionally nonsensical as if it was cut/pasted and not proof-read. There are too many moving parts, and the jargon is thick. I get that it's a draft, but it's daunting. Makes me, with humble expertise merely as a lifelong Missoulian, feel ill-equipped to comment. Makes my concerns feel irrelevant. Indeed, I'm not usually inclined to offer my two cents on topics I don't have a firm grasp on. But on this topic I feel an urgency that's caused me countless sleepless nights. So I'll try to talk mostly about what I do know. My primary qualifications are that I've lived in Missoula since birth. I attended public schools and the UM, worked here, shopped here, biked, walked, hiked, driven thousands of miles and scored many hundreds of parking spaces within our small valley. My spouse and I met here, made a life here, and our kids started out intending to make their lives here as well - all from a single place in Ward 6 that we somehow manage to still call home. For now. Having been designated as a high-density urban residential place-type (ca. 2015?), that stability came under threat by zoning changes that divided our neighborhood's lots, obstructed our views and natural light, altered or destroyed routes and pathways, and increased my grievances toward on-street parking, commuter and commercial traffic, glare, screaming emergency vehicles, collisions and close-calls, trash, debris, dust, offensive odors, respiratory illnesses, the number of rental properties and homeless souls staggering through, looking for somewhere to go. And I can't help thinking, "There, but for the grace of God, go I..." because, in exchange for these enormous sacrifices, we're nickled and dimed to death by property taxes that are inching us closer and closer to being out on the street. These changes have helped bring an end to growing our own food, to having reasons to be outside, and to meaningful interaction with neighbors and strangers alike, among other things. Suffice it to say my mood has been foul, and now this proposal comes along and I feel like another hammer is about to drop. Granted, growing communities suffer growing pains. But Missoula can do better. As a lifelong Missoulian, *I* expect better. Based more on my lived daily experience than on my cursory comprehension of the Draft, please afford me this chance to articulate some specific thoughts or observations about how we might hope to do better, to remediate</p>

		<p>inequities and restore balance that might bring us some peace of mind and offer a sense of stability. 1. Dial back density targets in UR The proposal's suggestion to distribute diverse housing types across ALL neighborhoods is encouraging. But the stated "Inward Focus" priority is at complete odds with that vision. Mixed-income neighborhoods, where diverse households have mingled, where their kids have historically grown, learned, played together, was disrupted in the past two growth policies. Balanced housing distribution and opportunities will ensure that every neighborhood shares both benefits and challenges equitably. 2. Remedy Economic Segregation in Zoning Likewise, past policies aimed at curbing sprawl have, in practice, reinforced class divides. Take Lower Miller Creek, for example, where taxpayer-funded infrastructure (vis a vis the abandonment of Cold Springs School and adoption of Jeannette Rankin) primarily benefited wealthier residents, leaving areas experiencing increased density, like Ward 6, underserved. Such imbalances foster inequity, and where there's inequity, there's resentment. 3. Demand Compliance, Accountability and Transparency Future policies must safeguard against development that exploits public resources for exclusive projects, meanwhile ensuring underrepresented areas receive just and equitable investment. 4. Preserve, Expand and Create Green Spaces and Pathways in Ward 6 Distribution of these types of amenities in Missoula is glaringly imbalanced compared to others, and increased density in UR would just make that worse. We deserve the same consideration for green spaces and opportunities to be outside that lower-density neighborhoods enjoy. 5. Recognize the Environmental Impacts on Residents Dealing with Density Trends Increased density in areas like Ward 6 has led to significant environmental challenges. Visible ground ozone, light pollution, absurd traffic patterns, noise, glare from concrete and vehicles that radiate scorching sun, seasonal inversions, wildfire smoke, etc. is all exacerbated by the loss of trees, lawns and gardens, and absurd traffic patterns that concentrate pollutants in already burdened areas. A pledge toward equity would distribute density more evenly across wards and zones with thoughtful, common sense consideration of environmental impacts. 6. Reassess Parking and Transit Proposals Reducing off-street parking without viable, imminent public transit alternatives, exacerbates congestion, safety risks, and environmental challenges. For many residents juggling work, school, and family, cars</p>
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		<p>remain a necessity and possibly always will. Even the most robust public transit system is unlikely to meet the diversity of needs that drive us to drive. Missoula needs more off-street parking options, not fewer. Covered structures or underground lots would help alleviate some of the aforementioned environmental impacts, as well as improve safety and increase maintenance efficiency. 7. Reopen South Avenue to Eastbound Traffic The closure of South Avenue at Malfunction Junction has diverted traffic, with its noise, emissions, carbon deposits, and safety hazards, into residential neighborhoods as far as 2 to 3 road miles away. Reopening South Avenue with a roundabout or bypass system would restore intuitive traffic patterns that ease congestion and encourage commuters to stop taking short cuts through residential neighborhoods. 8. Emphasize Desirable, Affordable Cottage Courts and Duplexes among ALL areas, and Include Provisions for Manufactured Housing Options More housing supply is not a solution to high housing costs. That's just a fact. Missoula's previous growth policies have not delivered on their promises to improve affordability or quality of life. Instead, they've created inequities, environmental challenges, and frustration among residents. Missoulians are income/class-diverse, yet policies that brought us here today have largely functioned to segregate the Haves from and the Have-Nots. If "equity" is to be a goal, we can't prioritize "Inward Focus." ... Haste makes waste. I feel rushed here, pretty sure I've neglected something important. My concern is that the City is also rushing, neglecting something important - namely, us - the people just trying to relax in a place we consider our home. Missoula has become a miserable place to live. There was a time when it was pretty mellow. I urge us, please, let's aim to make it mellow again.</p>
Engage Missoula	Dec. 13, 2024	<p>Please clarify language concerning "housing" at Fort Missoula. No residential uses should be permitted or conditional except for health care facilities. Allowing anything other than this is a matter of community concern and will be strongly opposed.</p>
Engage Missoula	Dec. 14, 2024	<p>I have had the opportunity to review the draft plan and would like to comment on the proposed changes to the land use designations at Fort Missoula. The Land Use Plan is changing from Parks and Open Space to Civic that recognizes housing in limited situations. I would prefer that we use this opportunity to strengthen and enhance</p>

		<p>historic preservation measures for the Fort instead of opening the door to development. There are ways to encourage adaptive reuse of historic buildings at the Fort. There are also ways to require compatible new construction in the historic district. The council should table the decision on the land use plan to give staff and the community the opportunity to develop ways to strengthen and enhance historic preservation measures for Fort Missoula.</p>
Engage Missoula	Dec. 15, 2024	<p>A few days before Christmas 1993 the Missoula City Council was faced with a choice: should it enact Ordinance 2877 granting residential zoning on the 82 acre site of the WW2 Japanese and Italian concentration camp at Fort Missoula or do as the large number of its constituents urged and NOT enact Ordinance 2877? That Council chose residential development - which proved to be the wrong choice. The incensed constituents now had 30 days before the ordinance took effect to draft a petition, get it approved by the City Attorney and then collect the necessary number of signatures. With barely a week remaining and armed with a certified petition - 100 plus brave souls stood on street corners in freezing January and collected 13 thousand signatures which put the question on the June 7th Primary Ballot. A 4-month media battle ensued. Developers standing to make millions vs citizens who knew and deeply cared about the extraordinary "Civic" value of those 82 acres. On June 7, 1994 - the bad choice made by the Council was overwhelmingly corrected at the ballot box. It's now 30 years later and a similar choice is at hand. Fort Missoula represents something unique. Especially now with all the ugly talk of rounding people up and putting them in camps. That place is sacred. There is a choice before us - before the Council - to humbly recognize - in the most respectful way possible - what that place was in our journey and to acknowledge that private residential housing does not fit in that picture. Under the Plan being proposed - some of the Fort would change from OP3 to "Civic." The "Civic" designation states that "Civic uses are not generally anticipated to provide housing, but could be supported if proposed." This language should be clarified so that it PROHIBITS private residential housing developments. The Fort might represent the most "Civic" place in all of Western Montana and as such is no place for private residential housing. Even the University eventually recognized that residential housing is inappropriate on the 82</p>

		<p>acres it still controls at the Fort - and as such has enacted a memorandum to NEVER allow private residential housing there. The Missoula City Council should do the same.</p>
Engage Missoula	Dec. 16, 2024	<p>12/16/24</p> <ul style="list-style-type: none"> <li>* I am writing this morning in regard to the 2045 Missoula Land Use Plan.</li> <li>* While I was aware the initiative dealt with residential types and density, I had no particular opinion of expertise on those issues, so I largely left discussion on it to others.</li> <li>* However, when a casual reading of the document uncovered that a major portion of Fort Missoula was to be re-designated from “parks and open space” to “civic,” and that the new designation was “not anticipated to provide housing but could be supported” - my attention as head of two Fort Missoula historic preservation organizations covered in the gray zone, was secured</li> <li>* This plan is apparently fast-tracked for City Council approval Monday night. I became aware of the above late last week, and consultations over the weekend with the three primary Fort Missoula historic agencies indicate none of their staff members, board members, or support organizations was made aware of this proposed change, either in formulation or final presentation. After a number of years in government and 28 spent working on Fort Missoula planning I can confidently say that if problems of this extent are present in the notification process - then there was effectively none. (And no, email blasts containing mainly generalities do not count.)</li> <li>* A change of this magnitude warranted direct contact between the Dept. of Community Planning, Development and Innovation and the Fort Missoula landowning and administering agencies - at the minimum the Rocky Mountain Museum of Military History, the Historical Museum at Fort Missoula, the Northern Rockies Heritage Center, plus several more and the Historic Fort Missoula Coalition, representing over thirty interested organizations. The executive leadership of the above was especially deserving of such - they have full agendas and cannot be expected to spend large amounts of time poring through the entirety of the minutiae produced by city government.</li> <li>* In further review, multiple episodes since the early 1990’s - in editorial statements, ballot referendum, litigation, and legislative actions - have clearly and emphatically</li> </ul>

shown that the public is satisfied with the existing preservation protections and land use matrix at Fort Missoula, and is resolutely opposed to residential/commercial development and the introduction of neighborhood problems into the Fort. Preference has been strong and clear for the present mix of historic preservation, cultural, recreational, and office park use. Fifty years of investment under that combination has made Fort Missoula a recognized and prized community resource unique among national historic sites. I cannot see what circumstances or direction mandate CPDI to overturn the above.

\* This plan as applied to the Fort essentially creates a keyhole to begin reduction of all that - and it should be pointedly noted here that the Fort agencies in entirety were satisfied with the existing parks and open space designation; here a solution has been set loose in search of a problem. None of the Fort public and/or nonprofit agencies has expressed any desire to get into the housing business; the only possible contingency this designation might be generally applied to is that RMMM, HMFM, NRHC, UM, US Army, USFS, and others will simultaneously dissolve and/or relocate elsewhere.

\* As is, the plan does offer an undeserved lifeline of sorts to the one land speculation entity attempting to insert tract housing into the historic Fort Missoula core - FAE-Wolf of Denver, Colorado. As expressed by Mr. Max Wolf in a hearing last week (one the above agencies were entirely unaware pertained to Fort Missoula and did not attend):

“One of the owners of the Old Post Hospital, which previously proposed 16 residential units at the fort, asked the city council for a more dense land use type to allow for more intense development.

"Unlike the surrounding tax-exempt property, This site actively supports our community's tax base and deserves equitable treatment in zoning," owner Max Wolf said at the meeting.” (Missoulian, 12/12/24)

Concerning the above –

- If FAE-Wolf (which retains a full time lawyer-lobbyist to keep track of these things, a resource unavailable to the Fort Missoula historic agencies) is considered to be

		<p>representing Fort Missoula here, the hearing process on the plan reaches the highest levels of contrivance.</p> <ul style="list-style-type: none"><li>- FAE-Wolf has been resolute in attempting to roll back a half-century of Fort Missoula land use planning, protection and precedent to exclusively benefit a private financial land speculation project; their most recent scheme was decisively defeated in the City Council last spring.</li><li>- In his purported framing of the issue, Mr. Wolf shows little to no understanding of the role of nonprofit organizations. NPO's and government lands were and are not designed to be part of the tax base. Rather, the later provides public benefit through conservation, service or other purposes, and private NPO's receive nontaxable status after public review to ensure their activities are directed toward the same.</li><li>- FAE-Wolf has received more than equitable treatment by regulatory authorities throughout their application process - and furthermore it was incumbent on them to understand existing Fort Missoula land planning and protections, "equitably" written into statute and available to all. That they purchased property gambling they could change such and lost is not a matter for concern to anyone outside their ownership and office staff.</li></ul> <p>* I will again note further that over 28 years I have participated in multiple Fort Missoula land planning processes. When collaboration with the Fort agencies is sought in advance, productive things happen. When top-down dictates are attempted without preliminary discussion, the main product is an adversarial relationship. As of today this plan is leaning toward the latter category.</p> <p>This morning, I would respectfully request that the portion of the 2045 Missoula Land Use Plan dealing with the "civic" designation for Fort Missoula be withdrawn from further consideration until further discussion between the Fort Missoula agencies and CPDI. I would be pleased to facilitate such.</p> <p>Sincerely, Tate Jones</p>
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		Executive Director Rocky Mountain Museum of Military History President Northern Rockies Heritage Center Member Historic Fort Missoula Coalition
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## Konveio Comments: 12/09/2024 - 12/16/2024

Date posted	User name	Page	Comment	Agree	Disagree
			<p>The online Draft version is unapproachable. Print is tiny, text is dense and occasionally nonsensical as if it was cut/pasted and not proof-read. There are too many moving parts, and the jargon is thick. I get that it's a draft, but it's daunting. Makes me, with humble expertise merely as a lifelong Missoulian, feel ill-equipped to comment.</p> <p>Indeed, I'm not usually inclined to offer my two cents on topics I don't have a firm grasp on. But on this topic I feel an urgency that's caused me countless sleepless nights.</p> <p>So I'll try to talk mostly about what I do know. My primary qualifications are that I've lived in Missoula since birth. I attended public schools and the UM, worked here, shopped here, biked, walked, hiked, driven thousands of miles and scored many hundreds of parking spaces within our small valley. My spouse and I met here, made a life here, and our kids started out intending to make their lives here as well - all from a single place in Ward 6 that we somehow manage to still call home. For now.</p> <p>Having been designated as a high-density urban residential place-type (ca. 2015?), that stability came under threat by zoning changes that divided our neighborhood's lots, obstructed our views and natural light, altered or destroyed routes and pathways, and increased my grievances toward on-street parking, commuter and commercial traffic, glare, screaming emergency vehicles, collisions and close-calls, trash, debris, dust, offensive odors, respiratory illnesses, the number of rental properties and homeless souls staggering through, looking for somewhere to go.</p> <p>And I can't help thinking, "There, but for the grace of God, go I..." because, in exchange for these enormous sacrifices, we're nickled and dimed to death by property taxes that are inching us closer and closer to being out on the street. These unwelcome trends have helped bring an end to growing our own food, to having reasons to be outside, and to meaningful interaction with neighbors and strangers alike, among other things.</p> <p>Suffice it to say my mood has been foul, and now this proposal comes along and I feel like another hammer is about to drop. Granted, growing communities suffer growing pains. But I'm very worried about shaping a growth policy based on the old one.</p>		

Based more on my lived daily experience than on my cursory comprehension of the Draft, please afford me this chance to articulate some specific thoughts or observations that I hope can find a place in the conversation:

1. Dial back density targets in UR

The proposal's suggestion to distribute diverse housing types across ALL neighborhoods (emphasis, mine) is encouraging. But the stated "Inward Focus" priority is at complete odds with that vision.

Mixed-income neighborhoods, where diverse households have mingled, where their kids have historically grown, learned, played together, was disrupted in the past two growth policies. Balanced housing distribution and opportunities will ensure that every neighborhood shares both benefits and challenges equitably.

2. Remedy Economic Segregation in Zoning

Likewise, past policies aimed at curbing sprawl have, in practice, reinforced class divides. Take Lower Miller Creek, for example, where taxpayer-funded infrastructure (vis a vis the abandonment of Cold Springs School and adoption of Jeannette Rankin) primarily benefited wealthier residents, leaving areas experiencing increased density, like Ward 6, underserved. Such imbalances foster inequity, and where there's inequity, there's resentment.

3. Demand Compliance, Accountability and Transparency

Future policies must safeguard against development that exploits public resources for exclusive projects.

4. Preserve, Expand and Create Connective Green Spaces and Pathways within Ward 6

Distribution of these types of amenities in Missoula is glaringly imbalanced compared to others, and increased density in UR would just make that worse. We deserve the same consideration for green spaces and opportunities to be outside that lower-density neighborhoods enjoy.

5. Recognize the Environmental Impacts on Residents Dealing with Density Trends

			<p>Increased density in areas like Ward 6 has led to significant environmental challenges. Visible ground ozone, light pollution, noise, glare from concrete and vehicles that radiate scorching sun, seasonal inversions, wildfire smoke, etc. is all exacerbated by the loss of trees, lawns and gardens, and absurd traffic patterns that concentrate pollutants in already burdened areas. A pledge toward equity would distribute density more evenly across wards with thoughtful, common sense consideration of environmental impacts.</p> <p>6. Reassess Parking and Transit Proposals</p> <p>Reducing off-street parking without viable, imminent public transit alternatives, exacerbates congestion, safety risks, and environmental challenges. For many residents juggling work, school, and family, cars remain a necessity and possibly always will. Even the most robust public transit system is unlikely to meet the diversity of needs that drive us to drive. Missoula needs more off-street parking options, not fewer. Covered structures or underground lots would help alleviate some of the aforementioned environmental impacts, as well as improve safety and increase maintenance efficiency.</p> <p>7. Reopen South Avenue to Eastbound Traffic</p> <p>The closure of South Avenue at Malfunction Junction has diverted traffic, with its noise, emissions, carbon deposits, and safety hazards, into residential neighborhoods as far as 2 to 3 road miles away. Reopening South Avenue with a roundabout or bypass system would restore intuitive traffic patterns that ease congestion and encourage commuters to stop taking short cuts through residential neighborhoods.</p> <p>8. Emphasize Desirable, Affordable Cottage Courts and Duplexes among ALL areas, and Include Provisions for Manufactured Housing Options</p> <p>More housing supply is not a solution to high housing costs. That's just a fact. Missoula's previous growth policies have not delivered on their promises to improve affordability or quality of life. Instead, they've created inequities, environmental challenges, and frustration among residents.</p> <p>Missoulians are income/class-diverse, yet policies that brought us here today have largely functioned to segregate the Haves from and the Have-Nots. If "equity" is to be a goal, we can't prioritize "Inward Focus."</p> <p>...</p> <p>Haste makes waste. I feel rushed here, pretty sure I've neglected something important. My concern is that the City is also rushing, neglecting something important - namely, us - the people just trying to relax in a place we consider our home.</p> <p>Missoula has become a miserable place to live. There was a time when it was pretty mellow. I urge us, please, let's make a conscious effort to make it mellow again.</p>		
12/09/2024 - 7:30pm	localyokel	1		0	0
12/10/2024 - 10:43am	Carrie Schreibe	67	This is saying maximum building height is 4 stories, yet at the meeting last night 5-8 stories tall was frequently discussed. Where would the zoning be for the these 5-8 story buildings?	0	0
12/10/2024 - 10:46am	Carrie Schreibe	77	Up to 8 stories is a drastic change from the character of the town! What on earth? Is this for building tenement housing? In living in Seattle and Portland, I never knew friends who lived in places this tall. 3-4 stories are the general max. We are using tons of public money to build affordable public housing that isn't even affordable. My understanding is that my neighbor's father is paying \$1000 a month for a Studio through Housing Authority. Someone is making money. Who is it?	0	0
12/09/2024 - 7:16pm	Max Wolf	108	<p>OLD POST HOSPITAL is private land. Rezoning the property to Urban Mixed Use Low will align it with other private properties nearby, like Community Hospital and Trailwest Bank, and enable redevelopment that meets critical needs. Workers at the Fort have expressed a strong desire for daycare, community spaces, and other services. This property can provide those amenities while contributing to Missoula's broader goals of increasing housing availability and access.</p> <p>Fort Missoula's history is important, but its future depends on adaptive growth. Rezoning this property is a step toward balancing preservation with the development our city needs.</p>	0	0
12/10/2024 - 10:52am	Carrie Schreibe	108	There is clearly not any park space in this Midtown area. Severe neglect to the working poor! All while adding the highest of density. What on earth?	0	0
12/15/2024 - 10:08am	Carrie Schreibe	121	Please consider this Action item when designing "Southgate Crossing" near Bob Wards. Our urban forest is important.	0	0

12/15/2024 - 10:16am	Carrie Schreibe	121	Currently all slated for 8 story intensity.	0	0
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