



OUR
Missoula
Growth Policy Update —
— *& Code Reform*



Our Missoula 2045 Land Use Plan, Final Consideration

City Council
December 16, 2024



Agenda:

Our Missoula 2045 Land Use Plan:

Final Consideration

Land Use Plan Purpose and Goals

Public Hearing Timeline and Meetings

Public Hearing Materials Overview

Proposed Amendments

Motion/Adoption Consideration

PROJECT GOALS

Our Missoula Goals



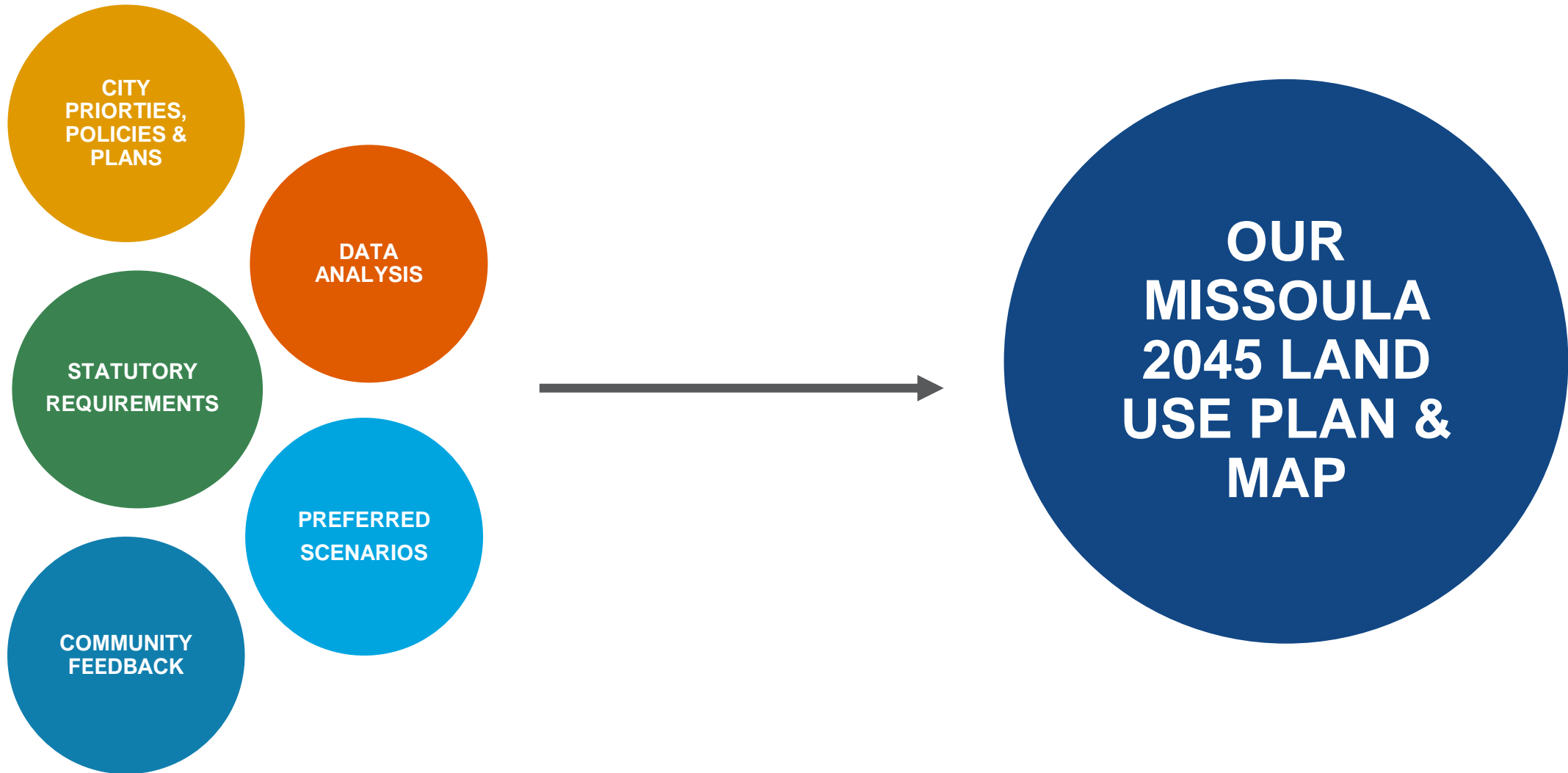
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Update *our codes*
to better align with
our policies

Policy + Code = Outcomes We Desire

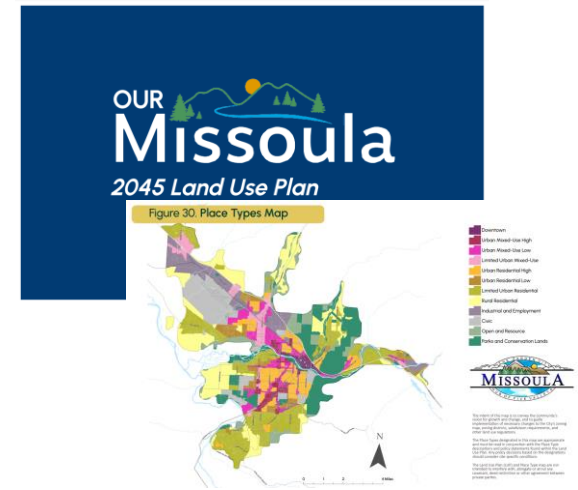
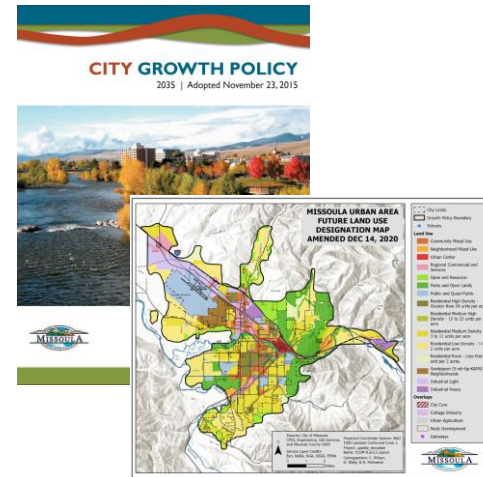
ADOPTION CONSIDERATIONS

Components of the Land Use Plan



INTRODUCTION

Adoption Process Overview



City Council and Planning Board Meeting Schedule:

Public Review Period: October 11th-31st

Planning Board, Informational Update, October 15th

Land Use and Planning Committee Meeting, Informational Update, October 16th

Planning Board, **Public Hearing**, November 19th

Land Use and Planning Committee, Informational Update, Wednesday, December 4th

City Council, **Public Hearing**, December 9th

Land Use and Planning Committee, Committee Meeting, Monday, December 11th

City Council, **Final Consideration**, December 16th

INTRODUCTION

Hearing Overview: Associated Materials

1. **Resolution**
2. **Staff Report**
3. **Our Missoula 2045 Land Use Plan (Adoption Draft)**
4. **Appendices to the Plan**
 - A. Community Profile
 - B. Our Missoula Equity in Land Use Report
 - C. Our Missoula Code Diagnostic
 - D. Our Missoula Community Form Analysis
 - E. Our Missoula Development Guide 2021-2022
 - F. Community Engagement Summary
 - G. Additional Resources
5. **Agency Memo**
6. **Planning Board Summary Memo**
7. **Staff Recommended Changes Memo**
8. **Additional Staff Recommended Changes Memo**
9. **Land Use and Planning Committee Directed Amendments Memo**
10. **Recent public comments**
11. **Recent Presentations**

General Outreach

August 2022 - October 2024



Meeting stakeholders where they're at:

Stakeholder meetings, presentations,
tabling, and online engagement

149 Occurrences

3,000+ Residents reached

Public Events

18 Events

873 Residents reached



Newsletters and Social Media

63 Newsletters

Opened over 47,500 times

63 Facebook posts

Cumulative reach of 11,766

Boards, Committees, and Council Presentations

20 Occurrences



Our Missoula Community Advisory Group Meetings

17 Occurrences

COMMUNITY ENGAGEMENT SUMMARY

Public Review Draft: Land Use Plan and Future Land Use Map



13
opportunities

1000
comments

Planning Board Action:

Recommend that the City Council **ADOPT** the Our Missoula 2045 Land Use Plan and Place Type Map and take public comment into consideration.

Staff Recommended Changes

Narrative Clarification

Page 20. In response to comment/suggestion from Planning Board member

Add to List of Comparable Zoning: RMH Zoning District

Residential and Mixed-Use Place Types

Pages 69, 71, 73, 77, 79, 81. In recognition that this type of development often does not fit well with standards for other typical residential zoning districts.

Edit to Neighborhood Greenways

Page 101. In response to public comment

Regional Mixed Use Street Type: Target Metrics

Page 106. In response to public comment

Staff Recommended Changes

Adoption and Amendments Chapter: Substantial Compliance

Page 112. Staff finds it necessary to provide additional guidance for determining what ‘substantial compliance’ means when considering an amendment to the Land Use Plan.

Implementation Actions: Update Parks and Recreation Manual

Page 118. Staff finds it necessary to state the intention to make updates to the existing Parks and Recreation manual to support and align with the new UDC.

Implementation Actions: Incentives for Visitability

Page 118. Response to public comment.

Implementation Actions: Acquire and protect properties identified by the Open Space Plan

Page 121. Staff recommends this new action to state and indicate a commitment and intent towards pursuing the acquisition and protection of areas recognized for their importance to the community through the city’s open space planning processes.

Land Use and Planning Committee Directed Changes (1/2)

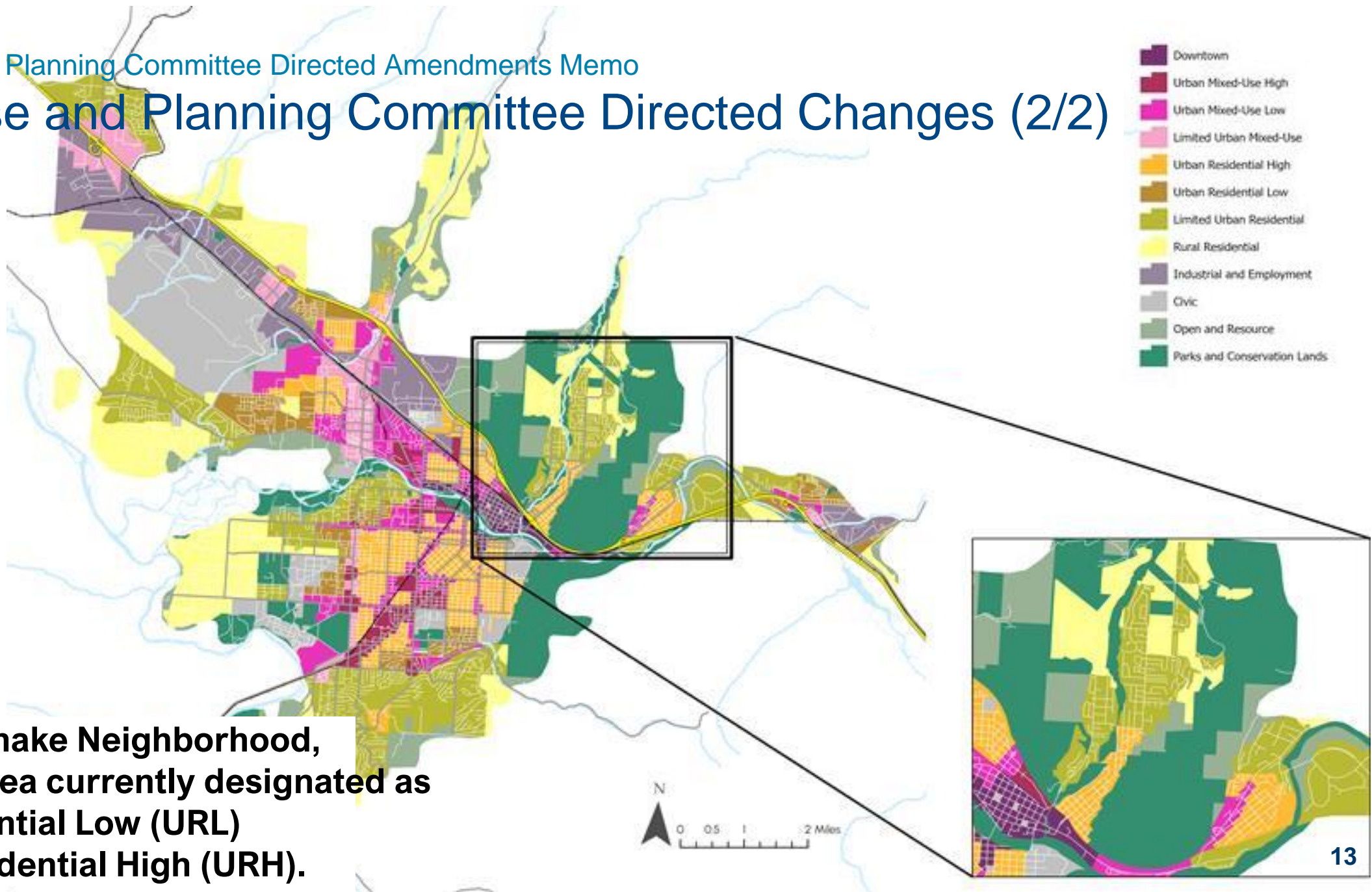
Page 70: Remove and adjust summary language for the Limited Urban Residential (LUR).

These quieter neighborhoods are located on the outskirts of the city core that have more limited transit options ~~and rely heavily on cars for transportation~~. Sometimes these places are closer to the city core but include or are near environmental or topological constraints or hazards that influence how these areas can develop and grow.

.....

While amenities like parks and schools may be within walking distance, these areas ~~are primarily car-dependent to access services, with biking as a secondary mode of travel. also rely on driving and cycling to access services. There may be dedicated trails and routes that support biking and walking, but walkability is less emphasized than in more urban neighborhoods.~~ Longer commuter trails connect these neighborhoods to more urbanized areas with commercial services and employment opportunities.

Land Use and Planning Committee Directed Changes (2/2)



Page 108:

In the Rattlesnake Neighborhood, change the area currently designated as Urban Residential Low (URL) to Urban Residential High (URH).

Staff Recommended Changes

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

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.

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 provide better accuracy and respond to public comments.

General: Final Document Clean Up and Finalization

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

Staff Recommended Changes

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

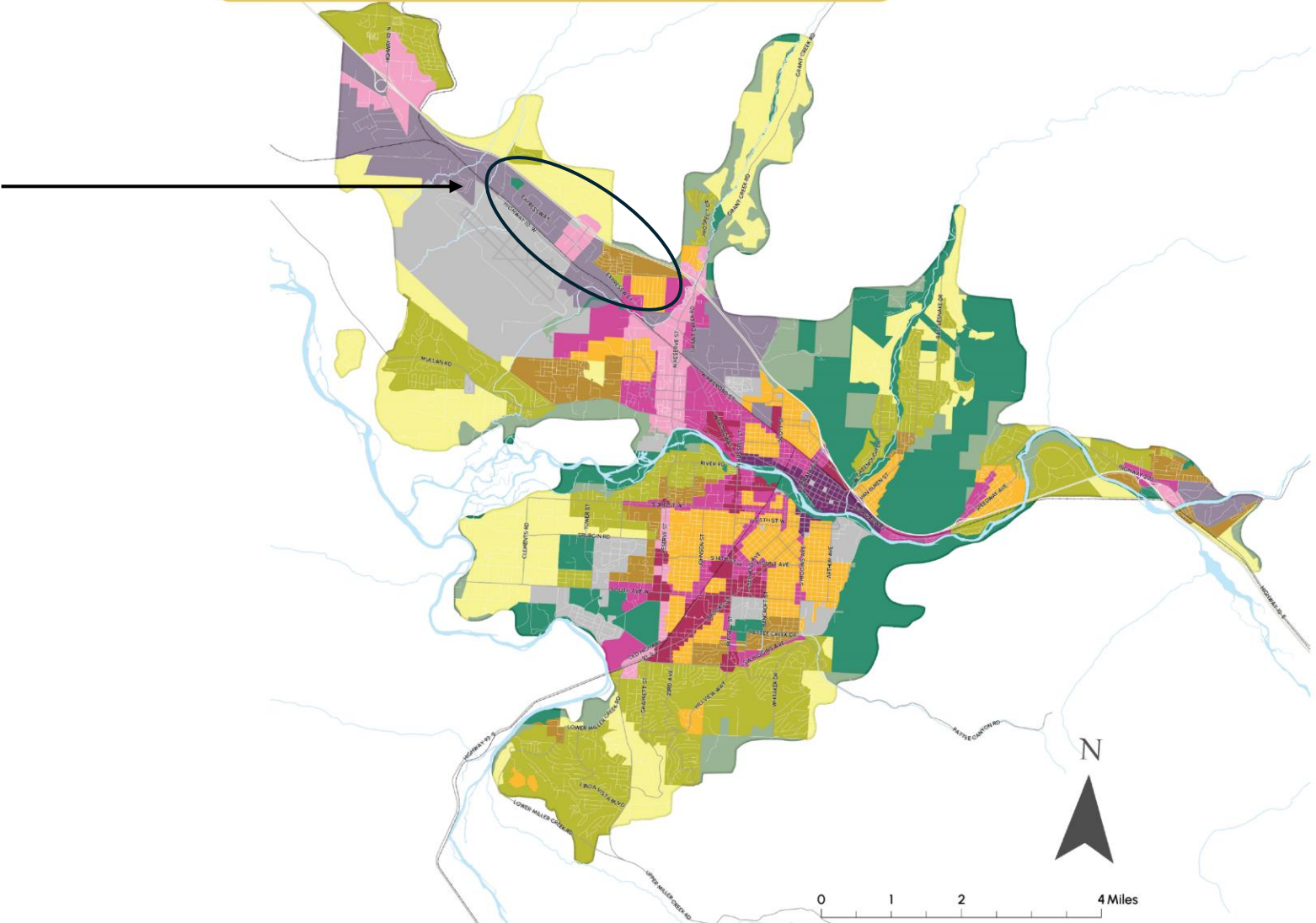
	#	ACTION		WHO	YEARS
CODE	76	Reassess allowable zoning districts for Cannabis use.		Gov.	1-4 <u><1</u>
	77	Review and adjust buffers and other regulations to reduce the number of cannabis dispensaries in the community		Gov.	1-4 <u><1</u>

Rationale: The creation of the new Unified Development Code (UDC) will involve reevaluating use classifications, zoning, and permitted uses, including dispensaries. Adjusting required buffers to support Council’s initiative to reduce cannabis dispensaries should be feasible as part of the UDC's initial development efforts.

NEW Staff Recommended Changes

Staff Recommended Changes (New)

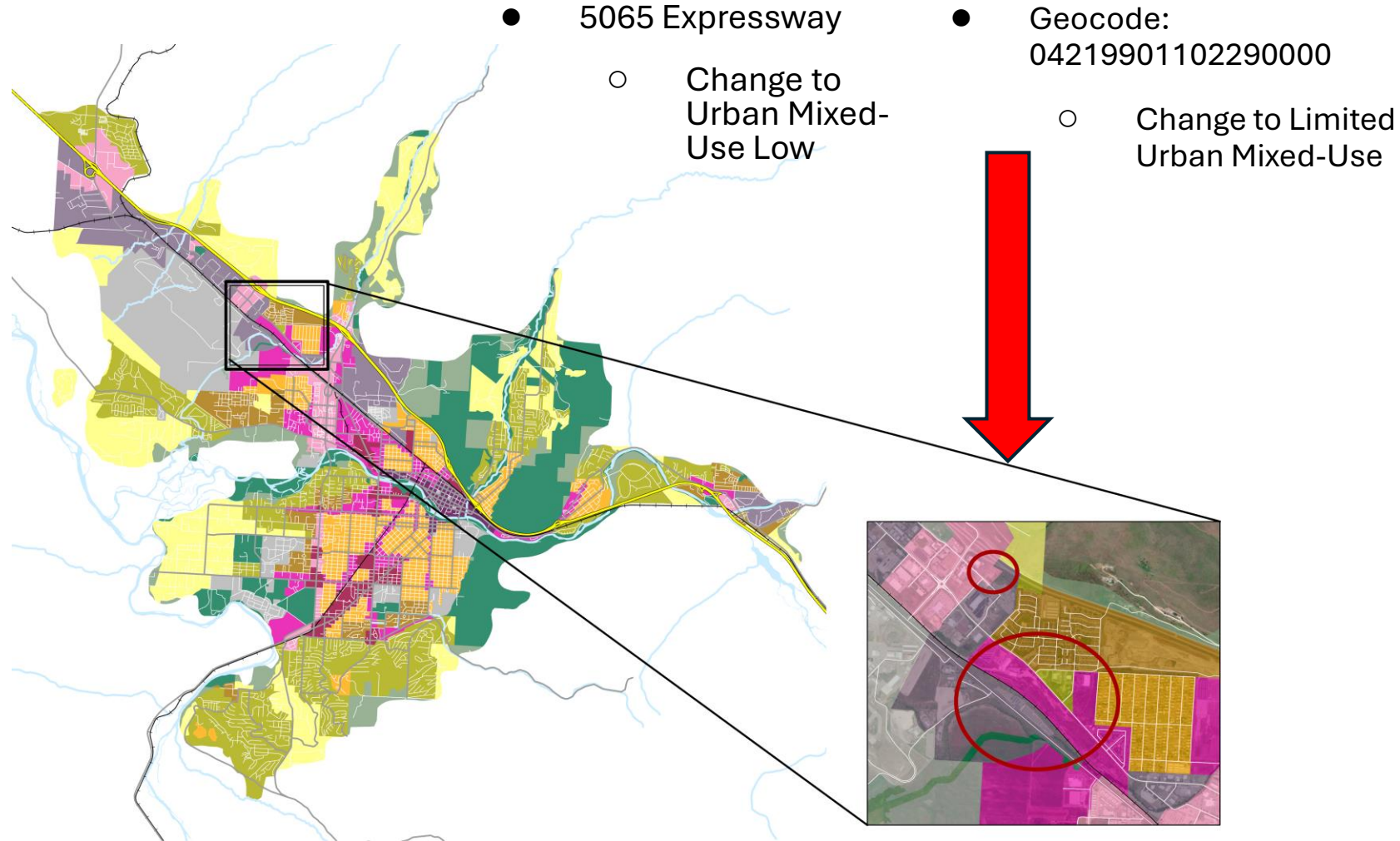
Figure 30. Place Types Map



NEW Staff Recommended Changes

Staff Recommended Changes (New)

- Update mapping of Industrial & Employment Place Types to Mixed-Use
- M1R & C Districts allow a mixture Residential and Commercial Zoning

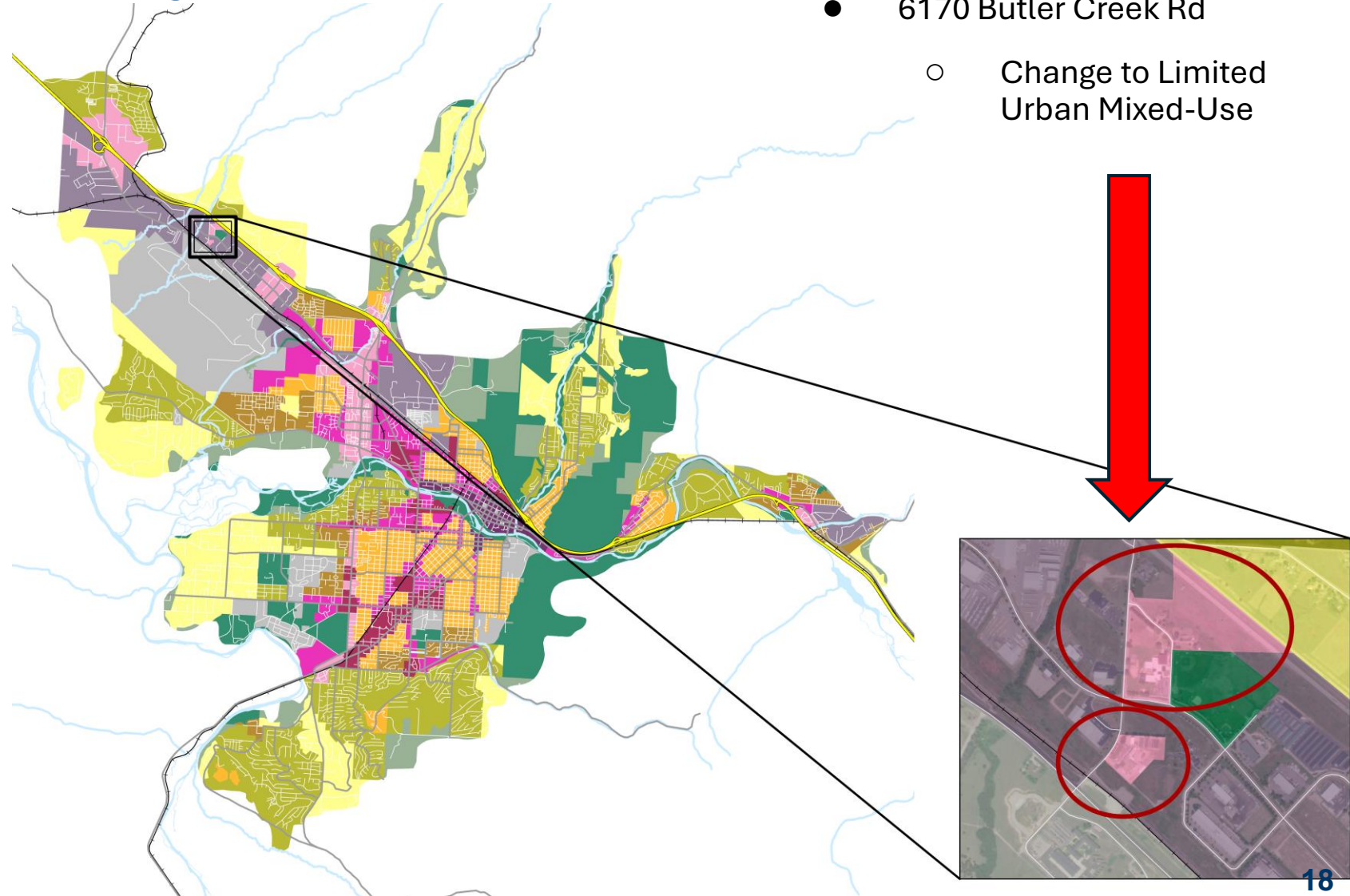


NEW Staff Recommended Changes

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- M1R & C Districts allow a mixture Residential and Commercial Zoning

- 6355, 6500, 6600 Padre Ln
- 6170 Butler Creek Rd
- Change to Limited Urban Mixed-Use



Recommended Motion

That the City Council adopt a Resolution to Adopt the Our Missoula 2045 Land Use Plan and Place Type Map as Missoula's new governing land use plan, as recommended by Planning Board. 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, after taking public comment into consideration, and incorporating amendments from the Staff Recommended Changes Memo dated December 5th, 2024, and the Additional Staff Recommended Changes Memo dated December 13th, 2024.