



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

Committee: Land Use and Planning

Item: Amendments to the Our Missoula 2045 Land Use Plan

Date: November 17, 2025

Sponsor: Eran Pehan

Department: Community Planning, Development, and Innovation

Prepared by: Madson Matthias

Ward(s) Affected:

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input checked="" type="checkbox"/> All Wards	<input type="checkbox"/> N/A

Actions Required:

Refer for preliminary first reading and preliminary adoption. Set a public hearing.

Recommended Motion(s):

December 15, 2025: To set a public hearing for January 12, 2026, to review amendments to the *Our Missoula 2045 Land Use Plan*.

December 22, 2025: City Council adopt a Resolution to Adopt amendments to the *Our Missoula 2045 Land Use Plan* and Place Types Map, based on the information and considerations in the staff report.

Timeline:

Committee discussion:	September 10, 2025
Consent Agenda:	December 15, 2025
Public Hearing:	January 12, 2026
Final Consideration:	January 26, 2026

Background: Amending the *Our Missoula 2045 Land Use Plan*

At the end of 2022, the City of Missoula launched the Our Missoula project, which is an extensive, multi-year process aimed at producing a new Land Use Plan and modernized regulations for development.

In Spring of 2023, the Montana State Legislature passed Senate Bil 382 (SB 382) which established the new Montana Land Use and Planning Act (MLUPA), now codified as MCA 76-25. The MLUPA brings comprehensive land use planning and implementation, including land use planning, zoning, and subdivision regulations, all under one act. It modernizes and streamlines Montana's outdated land use and planning related practices and establishes a new base line for planning in Missoula and other Montana cities.

In December of 2024, the City of Missoula adopted the Our Missoula 2045 Land Use Plan. Now, as part of the final phase of the Our Missoula project, minor updates will be incorporated into the Plan and adopted concurrently with the new Unified Development Code. This approach maintains clarity and legal compliance across the Code and the Plan. On October 29, a public review draft of the entire proposed, targeted amendments to the 2045 Our Missoula Land Use Plan was released for public review and comment. The project is now moving through the Planning Commission and Committee is being asked to set a public hearing date for January 12, 2026 and a tentative adoption date of January 26, 2026.

Links to external websites:

Project Page, Engage Missoula:

<https://www.engagemissoula.com/2025-amendments-to-the-our-missoula-2045-land-use-plan>

Montana Land Use Planning Act: https://archive.legmt.gov/bills/mca/title_0760/chapter_0250/parts_index.html