



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

435 RYMAN | MISSOULA, MT 59802-4297 | 406.552.6630 | FAX 406.552.6053

MEMO

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City of Missoula: Public Works and Mobility
City of Missoula: Redevelopment Agency
Charter Spectrum
Confederated Salish & Kootenai Tribes
Downtown Missoula Partnership
Five Valleys Audubon Society
Hellgate Elementary School District
Hellgate Irrigation District
Lumen (formerly Century Link)
Midtown Association
Missoula Architecture & Design Group
Missoula Building Industry Association
Missoula City/County Health Dept: Environmental Health
Missoula City/County Health Dept: Air Quality
Missoula City/County Health Dept: Water Quality
Missoula City/County Office of Emergency Management
Missoula Chamber of Commerce
Missoula Conservation District
Missoula County Airport Authority
Missoula County Clerk and Treasurer
Missoula County Planning, Development and Sustainability
Missoula County Public Schools
Missoula County Weed District

Missoula Housing Authority
Missoula Electric Cooperative
Missoula Economic Partnership
Missoula Irrigation District
Missoula Organization of Realtors
Missoula Urban Transportation District
Montana Department of Fish Wildlife and Parks
Montana Department of Natural Resources & Conservation
Montana Department of Revenue
Montana Department of Transportation
Northwester Energy
Orchard Homes Ditch Company
Republic Services
School District: Bonner
School District: DeSmet
School District: Hellgate Elementary
School District: Missoula
School District: Target Range
US Fish and Wildlife Service
US Postal Service
Yellowstone Pipeline Company

FROM: Ben Brewer, Community Planning, CPDI

DATE: October 30, 2025

SUBJECT: The City of Missoula is **Seeking Comment** During the Public Review Period for the Following Public Review Draft Materials:

-A New Unified Development Code

-A New Zoning Map

-An Updated Standards and Specifications Manual

-Targeted Amendments to the City's Land Use Plan and Place Type Map

The City of Missoula is in the final phase of the Our Missoula Comprehensive Code Reform process for the City of Missoula to update its zoning map and development codes to better reflect the community vision for growth and development. After years of gathering public input and ideas, we are pleased to let you know that a public review draft of the City's new Unified Development Code (UCD) and supporting materials are available for your review and comment.

Earlier this month, we contacted your agency to provide notice that the Zoning Framework (including the new Zoning Map) portion of the new UDC was available for your review. We are now following up with the entire new UDC. This is also accompanied by a supporting Standards and Specifications Manual, as well as targeted amendments to the recently adopted Land Use Plan. All of these materials are now available for review and comment (see Where/How below).

There are upcoming ways to learn about the project and engage, including community presentations and public workshops, as well as checking out the [Our Missoula website](#). For this project to be effective, it must include input from many sources including community agencies and groups such as yours.

Please **see below for details and dates** on this review period.

Where/How:

The materials for your review **are available here:**

Unified Development Code Public Review Draft:

<https://www.engagemissoula.com/unified-development-code-udc>

Zoning Map Public Review Draft:

<https://www.engagemissoula.com/zoning-framework>

Standards and Specifications Manual:

<https://www.engagemissoula.com/city-of-missoula-standards-and-specifications-manual-update>

Land Use Plan Amendments:

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

Ways to comment:

- Provide comment representing your agency directly by email to the following:

- For comments generally regarding the Our Missoula project, or specifically on the new **UDC** or **Zoning Map**, or if you have problems viewing the documents, please contact: Ben Brewer at brewerb@ci.missoula.mt.us.
- For comments specifically on the Land Use Plan amendments, please contact Madson Matthias at mathhiasm@ci.missoula.mt.us.
- For comments specifically on the Standards and Specifications Manual, please contact Ross Mollenhauer at mollenhauerr@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.

Community Open House: Wednesday, November 5th

- A Community Open House will be held October 9, 2025 on the 4th Floor of the Missoula Public Library. Drop in any time between 4:30-7:00 pm.

What: As a result of [the Our Missoula project](#), and in compliance with the new Montana Land Use and Planning Act ([MCA 76-25](#)), the City will be adopting a new Unified Development Code (UDC), which will be accompanied by an updated Standards and Specifications Manual and supported by targeted Land Use Plan amendments. The following provides a list of the various components of this phase of the project:

The new Unified Development Code **will contain** the following chapters:

- 1 Introductory Provisions
- 2 Administration and Procedures
- 3 (Reserved)
- 4 Zoning
- 5 Subdivision
- 6 Infrastructure Improvements
- 7 (Reserved for Buildings and Construction)
- 8 Definitions

The Our Missoula 2045 **Land Use Plan** is being updated as well:

The Plan, along with the Place Type Map, will be updated to enhance consistency and ensure substantial compliance with Missoula’s new Unified Development Code. These updates clarify policies, recognize development constraints such as the Airport Hazard Area, and align the Plan with the new code. Together, they help guide growth thoughtfully while keeping the Plan clear, actionable, and reflective of community values.

The new UDC will be **accompanied** by supplementary materials, including:

An updated Standards and Specifications Manual

The new UDC will result in **repealing** several existing [City Titles](#). The repealed Titles include:

- Title 16: Manufactured Housing and Mobile Home Parks
- Title 17: Subdivision Regulations
- Title 19: Existing Special Districts and Planned Unit Developments (PUD’s)
- Title 20: Zoning

Title 21: Sx^wtpqyen Form Based Code

NOTE: Some sections of the repealed titles will be incorporated into the new code, others will be repealed entirely.

When: The public review of the new development code is broken out into two phases, and this is the second/final phase:

- Public Review Period
 - The first phase focused on the [Zoning Framework](#), and was released publicly on October 1st.
 - **The materials that you are receiving today** are the second/final phase of public review, and are focused on the entire Unified Development Code, accompanying Standards and Specifications manual, and related Land Use Plan amendments.
 - The full public review period for the Our Missoula project, including both the zoning framework and the new UDC and accompanying manual, will run until November 12th.
 - **Comments received by November 7th** will be included in the staff report to the Planning Commission.

- Adoption Process
 - The first public hearing for the Our Missoula Project will be held at the Missoula [Planning Board](#) on November 18th.
 - The final public hearing at [City Council](#) is tentatively set for December 15th, with final consideration and adoption on December 22nd.

We would like to solicit your agency/organization's input on these draft materials to ensure that the new zoning provides a comprehensive and successful approach for growth and development in Missoula into the future. Thank you for your consideration of this project.

Regards, - The Our Missoula Team

Ben Brewer | He/Him | Long Range Planning Supervisor
Community Planning, Development & Innovation
Community Planning Division
406-552-6086 | BrewerB@ci.missoula.mt.us