



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

Committee: Land Use and Planning
Item: Our Missoula Project – Adoption of the Unified Development Code & Zoning Map
Date: November 17, 2025
Sponsor: Eran Pehan
Department: Community Planning, Development, and Innovation
Prepared by: Cassie Tripard

Wards 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 |

Action Required:

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

Recommended Motion(s):

December 15, 2025:

[First Reading and Preliminary Adoption] to set a public hearing for January 12, 2026, to review the City of Missoula Unified Development Code – Title 22, and the City of Missoula Zoning Map.

January 12, 2026: Motion 1: That the City Council adopt an ordinance establishing Title 22 – City of Missoula Unified Development Code (UDC) (Attachment A), repealing in its entirety Title 16 – Manufactured Housing and Mobile Home Parks; Title 17 – Subdivisions; Title 20 - Missoula City Zoning Ordinance; Title 21 – Form Based Code (Sx wtpqyen); and any Planned Unit Development (PUD) or Special District (SD) found on Attachment C – Planned Unit Development (PUD) and Special Districts (SD) Repealed/Retained – as well as any PUD or SD not listed as Converted to Historic Resource Overlay; with all of the foregoing based on the findings of facts and conclusions outlined in the staff report.

January 12, 2026: Motion 2: That the City Council adopt an ordinance establishing a new City of Missoula Zoning Map (Attachment B), and repeal the existing Zoning map, to come into compliance with the Montana Land Use and Planning Act, MCA 76-25, based on the findings of facts and conclusions outlined 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:

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.

The City initiated the final phase of the Our Missoula comprehensive code reform project, updating its zoning map and development codes, with an informational meeting at the Land Use and Planning Committee (LUP) September 10. The Zoning Framework materials, including the Zoning Map, were released for public review on October 1st and presented to LUP on October 8. On October 29, a public review draft of the entire proposed Unified Development Code (UDC) was released for public review and comment, and presented to LUP on November 12th. The project is now moving through the Planning Commission and Committee is being asked to set a public hearing date for December 15, and a tentative adoption date of December 22.

Links to external websites:

Project Page, Engage Missoula: <https://www.engagemissoula.com/unified-development-code-udc>

City of Missoula Zoning Map: <https://www.engagemissoula.com/zoning-framework>

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