

From: [Zane Sullivan](#)
To: [Emily Gluckin \(she/her\)](#)
Subject: Fort Missoula Hospital
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My name is Marilyn Sullivan and I am a Missoula resident who cares deeply about responsible growth, housing opportunity, and fairness in how land-use regulations are applied across our city. I'm writing today to support the Planning Board's recommendation to replace CD-1 with CD-2 citywide, and to request a revision to the Fort Missoula Historic Resource Overlay.

First, **CD-1 is too restrictive** for both public and private civic land. It does not align with the Long Range Plan, which calls for increased housing opportunities and flexibility in all neighborhoods. CD-1 would limit future options on civic properties—including areas like Fort Missoula—at a time when Missoula needs more pathways to housing, public services, and adaptive reuse. The Planning Board recognized this and voted unanimously to recommend **removing CD-1 and replacing it with CD-2**. I encourage City Council to adopt that recommendation.

Second, I am concerned with the proposed **Fort Missoula Historic Resource Overlay**. As written, the overlay would apply to nearly 30 parcels, even though government-owned land is exempt from local zoning and historic requirements. That leaves only a handful of private landowners—who did not elect to be in a historic district—bearing the full burden of the regulation. This feels fundamentally unfair and goes beyond the purpose of protecting historic resources. I support an amendment that limits the overlay either to owners who choose to participate or to buildings that are already individually listed as historic.

Missoula needs a code that is fair, aligned with our long-range goals, and reflective of the community's values. I urge the Council to adopt CD-2 and revise the Fort Missoula overlay so that private landowners are not disproportionately impacted.

Thank you for your time and for your work on this important process.

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