

January 12, 2026

To: Missoula City Council
Planning Staff

Re: Draft UDC Comments

I appreciate all the hard work of the public, staff, Planning Board, and City Council that has gone into this big project.

I previously submitted general and specific comments regarding proposed zoning for the Middle Rattlesnake, including recommendations for downzoning the area to UR-2.

I **support** the recommendations in **Staff Updates after Planning Board #14 and #15** for the area around Charis Lane to reduce the zoning from UR-3 to UR-2.

I had hoped to see the zoning code designation changed from **UR-3 to UR-2 for both sides of Missoula Avenue at least from Richard Street to Lolo Street**, leaving areas with lower intensity zoning as is. This would have better protected the sensitive resource along Rattlesnake Creek and offered slightly more consistent zoning on both sides of the creek corridor. As detailed in my **November 6 written comments**, reliance on floodplain mapping and riparian standards does not address the issue of overall intensity of use along the creek corridor or adequately protect the larger corridor from impacts due to increased residential uses.

In general, changing the zoning code designation from **UR-3 to UR-2 for the Middle Rattlesnake between Holly Street and Lolo Street** would have provided a better transition to the lower intensity north of Lolo Street in the Upper Rattlesnake.

I know this is water under the bridge, but from my perspective, it is really unfortunate that the Our Missoula land use type got amended during last year's final consideration to change the Middle Rattlesnake area from an Urban Residential Low to Urban Residential High land use type. I did not know that had occurred until the draft zoning came out implementing the Our Missoula plan.

If that change to the land use type had not occurred, the whole area would have been proposed for UR-1 zoning, which seems much more appropriate to me. When the Our Missoula Land Use Types are updated, I will be advocating for an Urban Residential Low land use type for this area.

Thank you for the opportunity to comment.

Best,

Nancy Heil
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