

**From:** [Bruce Baxter](#)  
**To:** [Emily Gluckin \(she/her\)](#)  
**Subject:** Code Reform AMENDMENT  
**Date:** Friday, December 12, 2025 5:50:48 PM

---

You don't often get email from bax9327@gmail.com. [Learn why this is important](#)

The City Planning Staff has designated the Canyon River Golf Course Community, EAST of East Missoula, as LOW URBAN RESIDENTIAL, designated the Aspire property ADJACENT to East Missoula. as LOW URBAN RESIDENTIAL, which is equivalent to its current Zoning of LT5.4, designated the Ben Hughes/Easy Street Addition, WEST of East Missoula, as LOW URBAN RESIDENTIAL, -BUT-, Zoned the Missoula County jurisdiction of East Missoula, as UR-3, HIGH DENSITY.

This is in Violation of SEVERAL City By-Laws:

1. There was NO Public Hearing announcing a Zoning change.
2. The affected residents of East Missoula were NOT notified.
3. East Missoula has NO infrastructure to support High Density. - - -

There are NO sidewalks.

There are NO grocery stores.

The unimproved streets are Substandard.

There are NO Bike or Pedestrian paths.

There is NO safe way to walk, or ride a Bicycle on the Interstate, or under the Railroad Bridge, to travel to the City.

The eastern half of East Missoula, adjacent to the Aspire property, was Zoned for several decades for a Maximum of 4 units per Acre.

We have now built and completely infilled the area, with Quarter Acre, and larger Lots. This meets NO DEFINITION of High Density.

The non-City East Missoula area Zoning needs to be REMOVED from City Zoning, or, changed to correspond to the EXISTING LAND USE, and match the surrounding neighborhoods of LOW URBAN RESIDENTIAL. Please make an Amendment to correct this now, and not Codify this neighborhood as High Density, to avoid future problems.

Thank you. Bruce Baxter (East Missoula homeowner for 36 years).