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To: [Emily Gluckin \(she/her\)](mailto:Emily.Gluckin@ci.missoula.mt.us)
Subject: FW: UDC Comments
Date: Monday, January 5, 2026 12:21:41 PM
Attachments: [image003.png](#)

From: Jacob Zimmerman <jacobz@406eng.com>
Sent: Friday, December 19, 2025 1:28 PM
To: Cassie Tripard <TripardC@ci.missoula.mt.us>
Subject: UDC Comments

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Hi Cassie,

Was going through the UDC evaluating a couple projects we have been post postponing and have a couple of comments you may want to consider.

- Floor Area Ratio
 - The Floor Area Ratio will reduce the supply of new, affordable single family homes, or “starter” homes. A developer can no longer create 1,600-1,800 sqft homes on 3,000-3,500 sqft lot. By limiting coverage to 50%, you are encouraging multifamily rentals or developments with large lots like Linda Vista. Neither will provide housing affordability for anyone trying to enter the home ownership market.
 - Is the goal to place new single-family homes on as small of lots as possible? Or complete discourage single family home construction? If so, this should be more clearly stated.
 - Existing developments such as 44-ranch or Reminton Flats are not possible with the FAR. Does the city have examples of existing developments that they would like to see replicated?
 - In Figure 4.2.03-4, your example of the 5 ROW house on a single lot is not possible. If you include the second story of those buildings in the FAR calculation, you are likely at a ratio >1.
- Suggestions for FAR
 - Do not apply this to single family homes
 - For single family homes, the FAR should only consider the first floor of the structure. This would allow larger structures on the smaller lots.
 - Perhaps consider a 1st Floor FAR for single unit homes
- Section 6.2.01-A.2.(e)
 - This exception is worded very oddly, and it is unclear what specifically this is an exception from. Is it an exception to subsection (a) which only requires improvements for more than 7 units, to require new street trees when any new

unit is added?

- Why is there a maximum requirement for 1 tree per dwelling unit? This can be interpreted as no street trees are ever required because you are always below a maximum of 1 tree.

I appreciate your efforts in updating the code. Feel free to reach out if you'd like to discuss these comments or potential solutions.

Best,

Jake

Jake Zimmerman, P.E.

Project Manager

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