

# Journal of Proceedings

## Missoula City Council

January 12, 2026, 6:00 pm  
Council Chambers (in person) or TEAMS (virtually)  
Attend in person: City Council Chambers, 140 W Pine, Missoula MT

Members Present: Stacie Anderson, Mirtha Becerra, Bob Campbell, Betsy Craske, Gwen Jones, Kristen Jordan, Sean McCoy, Eric Melson, Mike Nugent, Justin Ponton, Jennifer Savage

Members Absent: Amber Sherrill

Administration Present: Mayor Andrea Davis, Ryan Sudbury, City Attorney, Claire Trimble, City Clerk

### 1. CALL TO ORDER AND ROLL CALL

The meeting of the Missoula City Council was called to order by Mayor Andrea Davis at 6:00 PM.

### 2. APPROVAL OF THE MINUTES

#### 2.1 Minutes from January 5, 2026

The minutes were approved as submitted.

### 3. ANNOUNCE CHANGES TO COMMITTEE MEETING AGENDAS AND COMMITTEE MEMBERSHIP APPROVALS

#### 3.1 Committee Schedule for January 14, 2025

### 4. SPECIAL PRESENTATIONS AND PROCLAMATIONS

#### 4.1 Neighborhood Council Updates

#### 4.2 Proclamation - Martin Luther King Jr. Day

### 5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

- Grace Decker stated that she is becoming increasingly alarmed by the actions of ICE in the nation. She recommends clarifying the boundaries and role of city staff to keep citizens safe.
- Eli Harmon would like better explanation of what affordable housing means.
- Katie Thompson spoke about aligning Midtown Commons plans with the studies on city's needs, noting the planned park is not big enough to serve the existing population.
- Jana Richter noted that the people who are most impacted by the policies are younger and have other priorities for their attention and that many services have been lost in the last year.

### 6. PUBLIC HEARINGS

#### 6.1 Amendments to the Our Missoula 2045 Land Use Plan

The staff presentation on the Amendments to the Land Use Plan focused on updating the plan to reflect new land use information and impacts discovered during the drafting and

review of the Unified Development Code (UDC). The amendments include two types of changes: text edits and map edits. Text edits involve updating listed zoning districts, allowing childcare in industrial areas, and adding the airport hazard area as a development constraint. Map edits target specific key areas based on new information, such as redesignating parts of West Broadway to industrial and employment, updating sections of South Reserve Street to urban mixed-use low, aligning conservation areas with the PROS plan, and changing some university-owned parcels to civic. These amendments are a separate process from the UDC and will be adopted by resolution. For more detailed information, refer to the attachments on the agenda.

## **6.2 Our Missoula Project – Adoption of the Unified Development Code & Zoning Map**

The staff report for the Our Missoula Project highlighted the extensive community engagement and technical work involved in updating the Unified Development Code (UDC) and Zoning Map. The goals were to align regulations with the Our Missoula 2045 land use plan, modernize the code for better usability, and support more housing choices and predictable outcomes. The report emphasized the collaborative effort among community members, stakeholders, and city staff to create a workable and aspirational code that addresses housing, environmental, and community needs.

### Public Comment

- Henry Reisch spoke in favor of the code adoption and wished it went further looking into the future for what we want Missoula to be like
- Susan Mason spoke in favor and wished for more clarity on ADUs.
- Amy Hurt spoke on behalf of Common Good in support of the adoption of the UDC.
- Jean Zosel, executive director of Garden City Harvest, spoke to the importance of quality, locally grown food and in support of keeping the Peace Farm zoned to protect those benefits.
- Adam Cook spoke to the environmental benefits of increased density, noting that density needs to increase opportunities to be close to work, friends, family and services. He noted research that not increasing housing inward can increase building in the wildland interface.
- Brittney Palmer, of Front Step, is excited about the possibilities of the new development code but encouraged voting in favor of amendments that eliminate activity spaces, landscaping and other barriers to affordable housing.
- Kathleen Pruden Glaflin, of Five Valleys Audubon, spoke on behalf of increased protections for the riparian areas, buffers and setbacks.
- Andrew Hurst spoke about the process of public engagement and engaging East Missoula in the process.
- Torren Etter, a resident of the Lower Rattlesnake and architect, spoke in favor of infill and increased density.
- Shibu Arens, of Front Step Community Land Trust, spoke in favor of UDC that favors affordability.
- Jana Richter encouraged council to adopt ProHousing Missoula's recommended amendments.

- Danny Tenenbaum noted the connection between infill development and the city's budget and tax base, as passing the UDC is a fiscally responsible decision to increase tax base.
- Carol Olson spoke against the UDC, concerned that it would affect the character of the Lower Rattlesnake.
- Jessica Tuberty, a volunteer with Trees for Missoula, spoke on behalf of requiring trees for smaller developments.
- Larry Chase, of Ben Hughes Neighborhood, is requesting an amendment to their neighborhood based on how the amenity calculations are made.
- Amy Sollenberg, of Climate Smart Missoula, spoke in favor of increased density and other improvements that help us be adaptable to climate change events like atmospheric rivers and wind events.
- Gwen Hoppe asked council be careful of floor area ratio and "turn down the heat" on increasing density.
- Lindsey Nugent spoke in favor of ProHousing Missoula's recommended amendments.
- Chris Everett spoke on behalf of changing the zoning for the Ben Hughes neighborhood.
- Gail Goochie asked why the Westside Neighborhood are split between two different zones.
- Colin Lane, of MMW Architects, foresees more expenses in the mixed-use districts because of the requirement to build a "downtown style" building.
- Jane Darnell, also of the Ben Hughes neighborhood, supports the UDC but requests an amendment to the Ben Hughes neighborhood.
- Mike Robinson, developer of the Hogan Building, is concerned that the landscaping and other requirements would mean fewer units could be built for similar buildings in the future.
- Chad Bower, of the Missoula Chamber of Commerce, supports the passage of the UDC, noting that it is not perfect and could use amendments for landscaping, activity area, etc.
- Jeff Leroy spoke in favor, but with support for a few amendments.
- Jennifer Snorsky would like to push for the streamlining of the zones and place maps, she is not in favor of restrictive housing and building heights.
- Josh Nichols, of Front Step, asked the council to continue to keep affordable housing and equity in mind on behalf of the Northside Neighborhood.
- Andrew Wilson spoke of the importance of maintaining neighborhood community and identity for areas like the Lower Rattlesnake.
- Eli Harmon, of East Missoula, urged that the zoning in the Aspire Subdivision be downgraded to better fit the character of East Missoula.
- Thomas McClure, of Common Good, spoke in favor of the progress of the UDC and in favor of a few additional amendments.

- Janet Jacobson Glassy, of the Lower Rattlensnake, said she thinks we've already allowed too much height and that we should preserve the character of the single-family home neighborhoods.
- Heather Lynch, of the Northern Rockies Heritage Center, is opposed to the zoning change at Fort Missoula.
- Chris Chidi, a small developer, recommended passing the UDC as it is, noting that it's not perfect but has a lot going for it.
- Len Broberg, of Common Good, thanked everyone for their hard work and that Common Good supports the UDC with some amendments, but there is still a need for affordable housing.
- Linda Ensen from East Missoula requested the Council to designate all of East Missoula, including Aspire, as LUR 2, citing community input and infrastructure concerns.
- Bruce Baxter emphasized the need to reconsider the high-density zoning for East Missoula, highlighting the existing low-density residential character and lack of nearby amenities.
- Max Wolf spoke in favor of the Planning Board recommendation to change the zoning designations at Fort Missoula.
- Jim Sayer commented that overall this is the right direction for our city.
- Brent Vogel noted the importance of keeping starter homes affordable to build during the amendment process.
- Suzette Dussault is concerned about building height and gentrification in downtown and the Hip Strip.
- Steve Farmer commented on the issues with the Aspire development in East Missoula, and would like East Missoula to be rezoned.
- Kristen Newman commented on ADA parking.
- Aiden Judge spoke in favor of more affordable housing so people aren't pushed out of Missoula the way they have been from Whitefish and Kalispell.
- Kirsa Shelkey represents Lee Bridges to oppose UR3 zoning in East Missoula.
- Mike Morgan, local architect, complimented the overall product but recommended a few changes in the landscaping/activity area codes and looking at Planning Board's recommendations.
- David Gray recommended increasing the permitted number of building units per parcel.
- John Wolverton, a founding member of Pro Housing Missoula, expressed gratitude for the staff's work on the UDC and emphasized the importance of compact development to preserve green spaces and stabilize housing costs.

#### Council Questions

- Councilor Becerra asked how the Aspire Subdivision would be affected by this zoning change. Madson Mathias clarified that the subdivision was approved and can be plotted as approved, with the zoning affecting the building permit level for what can be constructed. Under the proposed UR3 zoning, the development

plans could proceed with increased density, while following the Planning Commission's recommendation to reduce the zoning to limited urban would still allow for the proposed density but with restrictions on the number of dwelling units per structure.

- Councilor Jordan asked for a list of amenities. Ben Brewer noted where the amenity list is located in the attachments.
- Councilor McCoy asked about the mailer that went out. Some county-only residents were accidentally included.
- Councilor McCoy asked about the split in the Westside Neighborhood. Marc Hendrickson noted that some areas are closer to York's Fresh Market and the Bitterroot Branch.
- Councilor Becerra asked for a map of amenities. They are found on the interactive map layer.
- Councilor Craske asked about ADA accessibility and elevators.
- Councilor McCoy asked about historical overlays.

[Councilor Nugent moved most items be returned to the Land Use and Planning Committee without objection.]

**7. NEW BUSINESS**

**8. PUBLIC COMMENT FOR ITEMS ON THE AGENDA**

**9. CONSENT AGENDA**

AYES: (11): Alderperson Anderson, Alderperson Becerra, Alderperson Campbell, Alderperson Craske, Alderperson Jones, Alderperson Jordan, Alderperson McCoy, Alderperson Melson, Alderperson Nugent, Alderperson Ponton, and Alderperson Savage

ABSENT: (1): Alderperson Sherrill

**Vote result: Approved (11 to 0)**

**9.1 Accounts Payable (claims) for checks dated January 13, 2026**

Approve accounts payable (claims) checks for January 13, 2026, in the amount of \$1,060,481.85.

**Vote result: Approved**

**9.2 Higgins Zootown Conoco at 2125 South Higgins Avenue - City/MDT Maintenance Agreement**

Authorize the Mayor to sign the Higgins Zootown Conoco at 2125 S. Higgins Ave - City/MDT Maintenance Agreement and any other City agreements with the property owner necessary to protect the City.

**Vote result: Approved**

**9.3 Missoula Fire Station 1 HVAC Engineering Contract**

Approve and authorize the Mayor to sign a contract with Western Montana Engineering Inc. for \$25,250.00. This contract is for phase 2 of the heating system for Missoula Fire Department Station 1.

**Vote result: Approved**

**9.4 Substantial Amendment for the Program Year 2025 CDBG/HOME Action Plan**

Approve a Resolution granting the approval of an amendment to the City of Missoula's HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) Action Plan, providing additional funds to the Lenox Flats rehabilitation project, and providing funds for the acquisition of a 6-unit affordable housing property for placement into a community land trust, directing staff to negotiate contracts and agreements, and authorizing the Mayor to sign the contracts and agreements with said organizations.

**Vote result: Approved**

**9.5 Higgins Waterfront Easement**

Approve and authorize the Mayor to sign the amended and restated conservation easement with Higgins Waterfront, LLC, for the property located at 500 S. Higgins, east of the Beartracks Bridge, immediately south of and adjacent to the Clark Fork River.

**Vote result: Approved**

**9.6 Shared-Investment Partnership with Missoula County Public Schools**

Approve a resolution of the City Council of Missoula supporting a Shared-Investment Partnership with Missoula County Public Schools to improve student achievement and community health outcomes.

**Vote result: Approved**

**9.7 Annexation of 3300 Raser Drive**

Adopt a resolution to annex and incorporate within the boundaries of the City of Missoula, Montana land described as Tracts 1 and 13 of Certificate of Survey No. 6982, Tract 8A of Certificate of Survey No. 6995, Tracts 2B and 4B of Certificate of Survey No. 7035, and adjacent right-of-way, all located in Section 8, Township 13 North, Range 19 West, Missoula County, Montana, P.M.M., containing approximately 93 acres plus right-of-way, as shown on Exhibit A, being subject to all easements or rights-of-way existing or of record, and zone the property M1-2 Limited Industrial, based on the findings of fact in the staff report and Memo No. 2, subject to the recommended conditions of annexation approval.

**Vote result: Approved**

**10. REGULAR BUSINESS**

**10.1 Committee Reports**

**10.1.1 Budget and Finance (BF) committee report**

**10.1.2 Climate, Conservation and Parks (CCP) committee report**

10.1.2.1 Minutes from January 7, 2026

10.1.3 Committee of the Whole (COW) committee report

10.1.3.1 Minutes from January 7, 2026

10.1.4 Housing, Redevelopment, and Community Programs (HRCP) committee report

10.1.4.1 Minutes from January 7, 2026

10.1.5 Land Use and Planning (LUP) committee report

10.1.5.1 Minutes from January 7, 2026

10.1.6 Public Safety, Health and Operations (PSHO) committee report

10.1.6.1 Minutes from January 7, 2026

10.1.7 Public Works and Mobility (PWM) committee report

10.1.7.1 Minutes from January 7, 2026

10.2 Informational Reports

10.2.1 Administratively Approved Report

11. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Kristen Newman noted that we should look into population size for parking requirements.

12. COMMUNICATIONS FROM THE MAYOR

13. GENERAL COMMENTS OF CITY COUNCIL MEMBERS

14. ADJOURNMENT

The meeting adjourned at 9:56 p.m.