

Attachment E:

List of Public Comments - Oct. 1st - Nov 12

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1. PUBLIC COMMENT ON ZONING FRAMEWORK

This material contains the full list of comments received on the draft Zoning Framework, which was available for public review between October 1st and October 29th, 2025. This was the first draft material shared ahead of the public release of the full Unified Development Code. The full list of comments received is divided into the following sections:

1. Comments received directly on the Zoning Framework document through Konveio.
2. General comments received through the “Guestbook” tool on Engage Missoula.
3. In-person feedback received at the Zoning Open House on October 9th, 2025.

All of the comments were analyzed through the following framework:

<u>Issue ID</u>	<u>Definition</u>
1	Incorporated, either partially or fully, into updated Adoption Draft materials.
2	Not incorporated: this comment is already addressed or in alignment with proposed materials, no change needed.
3	Not incorporated at this time: this comment points to work that is anticipated to be followed up in the future, after the completion of this project.
4	Not incorporated: this comment raises issues that are outside the scope of this project.
5	Not incorporated: this comment is not supported by adopted policy or in alignment with project goals or methodology.
6	Not incorporated: this comment is not applicable or not legally supportable

ATTACHMENTS

1. Full Draft Zoning Framework with Comments ([LINK](#))
2. Konveio Comments Received on Draft Zoning Framework Between October 1st and October 29th, 2025
3. Engage Missoula Comments Received on Draft Zoning Framework Between October 1st and October 29th, 2025.
4. Feedback Form Responses from Zoning Open House on October 9th, 2025.

Konveio Comments Received on Draft Zoning Framework Between October 1st and October 29th

Page	Comment #	Comment	Agree	Disagree	Comment Response ID
1	1108	I don't see off-street parking requirements for residential housing?	0	0	2
		Please include a section that highlights the proposed changes from existing zoning standards to the proposed. □			
1	1301	I don't see a comparison and that makes me question the intention behind this document.	0	0	2
1	2003	Love this new update, this will have a serious positive long-term impact on affordability in Missoula. Please keep this momentum going!	0	0	2
1	2892	Retaining existing trees and planting new ones goes a *very* long way in maintaining character and mental health in the face of other changes. Missoula needs a tree protection code (similar to Seattle's), and zoning should protect existing large trees on private lots and boulevards during development or regular use, and require planting of new shade trees (not just ornamentals) throughout all areas. Additionally, narrower streets with trees and without any street markings promote slower driving and are known to be safer for pedestrian and bike users, and result in fewer traffic accidents.	0	0	2
1	2976	Great work. This is a big step in the right direction for making housing more affordable across town.	0	0	2
4	1259	Do you have a set minimum lot size for each R1, R2, R3 ,R4? if so, why are they not listed here?	0	0	2
4	1344	I am not seeing specific code requirements for these designations. We are LU-R1 according to the map. Where do I find the actual limitations? For instance what is the ratio of homes to acres? It used to be two.	0	0	2
5	1661	I would appreciate if the section would expand upon the meaning of "context-sensitive development" and how the City aims to achieve this within Urban Residential Districts.	2	0	2
5	1984	All of these should be relabled so the "R" is first as residential is the use. It would mean more to the general public. R1-U. R2-U, R3-U, R4-U.	0	0	5
5	2551	Is there a parking requirement for these UR zones (I don't see one in this section)?	0	0	2
6	1129	I question the wisdom of adding high density housing (apartments) in the wildland fire urban interface, specifically, the Rattlesnake valley. There is only one 2-lane road in and out. As of 2022, there were approximately 7,000 residents living in the Rattlesnake. A wildfire evacuation in this valley is not a matter of 'if' but 'when'. How quickly do you think 7,000 residents would be able to evacuate via Rattlesnake drive? Please consider safety above all else. Please respond to my question via email. Thank you for considering my input.	4	8	5

6	1233	The Rattlesnake has two, not one, paved exit roads. There are numerous large safe zones throughout, in addition to two unpaved exit routes from the upper valley. The Rattlesnake is an area of moderate fire risk, according to the USDA Wildfire Risk to Communities project (https://wildfirerisk.org/explore/risk-to-homes/30/30063/3000050200/). For these reasons it is not considered a hazardous area for new housing.	6	1	5
6	1300	Another concern is increased population densities in areas like the Rattlesnake with only two ingress/egress points. The traffic flow in/out of the Rattlesnake already is quite busy and I would oppose any changes to zoning that permits for increased population densities (apartments, cottage court, row house) unless traffic flow can be dramatically improved. <input type="checkbox"/> <input type="checkbox"/>	1	3	5
6	1406	I'm confused on the definition of a rowhouse. In table 4.2.03-1 it is approved in all zoning districts, but there are no dimension definitions for the Rowhouse cells in table 4.2.03-7 for the R-R1 zoning district. Is a rowhouse different from a duplex?	3	0	2
6	2880	I'm glad to see that off-street parking requirements are not part of this. I have not been fond of the previous requirements which effectively require what is otherwise yard/garden/green space to be turned into pavement.	0	0	2
6	2977	It is great to see more housing types allowed in more districts across town. This is a necessary step toward better affordability for working families in Missoula.	0	0	2
7	1107	If our subdivision is currently part of a HOA that has covenants and restrictions that are more limiting than the proposed Zoning guidelines, do the city zoning guidelines override those of the HOA, For example, according to the map, our homesite is included in an LU-R2 zone which apparently allows apartments. Our covenants ONLY allow single family residents and no rental properties. We believe the covenants established for our development should override city zoning requirements when ours are more restrictive. Please send a response to my email address.	0	0	2
7	1278	By not allowing accessory structures, does this mean one-unit home properties cannot have a detached shed? If so, this is an unreasonable restriction for property owners who are also expected to maintain landscaping, boulevards, and sidewalks.	1	0	2
7	1820	What is the definition of an "Accessory Structure"?	0	0	2
7	1979	This should be increased to a 12 plex so more affordable housing can be built	1	0	5
7	1980	This should be unlimited so any multifamily that is built is taking advantage of the redeveloped land to the highest use for the next 100 years. This will provided more affordable and accessible housing for all Missoulians.	3	0	5
7	1982	The length of rowhouse units should be an entire city block. 150 feet or more minimum. We need to use every bit of land available to grow inward for the next 100 years	1	0	5
7	1983	20 units minimum as an elevator may be needed to have residential over a commercial floor and meet the Fair Housing Act.	2	0	5
7	2108	What is "Neighborhood Commerical" and why the difference between Lu-2 and Lu-3?	0	0	2

7	2545	Am I interpreting it correctly that this dash means no accessory structures? I.e. property owners would not be allowed to build sheds, detached garages, etc?	0	0	2
7	2547	This conflicts with the diagram above, which states "accessory structures" are an allowed building type, table 4.2.03-1.	0	0	2
7	2885	The dashes here suggest no detached sheds/garages, etc. per definition further down in the document of accessory structure. Is this a mistake (hopefully)?!	0	0	2
7	2886	Where do Accessory Dwelling Units fit into this? They have been an important part of infill and I think they should continue to be part of increasing density.	0	0	5
7	2887	This section is about the number of residential units allowed in a structure, and accessory structures are not allowed residential units, hence the dash.	0	0	2
7	2888	This section is about the number of residential units allowed in a structure, and accessory structures are not allowed residential units, hence the dash.	0	0	2
7	2988	Once again, there must be an emphasis on required off street parking with new dwellings. Montana people will have their own transpiration to access the outdoor areas they love. You don't go out hunting, fishing , hiking, backpacking, skiing, climbing, camping, swimming, and boating using public transpiration or walkability. Many of our streets are clogged to a point where snow removal is difficult at best. Most residents need transpiration to reach their place or places of employment.□ High density zoning without off street parking is counter productive.	0	0	5
8	1101	could you clarify vehicular circulation areas, and are garages accessory structures?	0	0	1
8	1356	Add elevators	5	0	1
8	1554	Or Re-word to "Vertical circulation"	0	0	2
8	1974	Does a Garage whether attached or detached count towards the FAR?	1	0	1
8	1987	Not nearly enough exempt spaces in this list. Add□ G. Exterior decks, occupied roofs, balconies, open stairs,□ H. Building exit assemblies, stairs, shafts, exterior wall area, public restrooms, lobbies, penthouse, mechanical□ spaces, steeples or other non-habitable spaces.□ I. Neighborhood commercial area in a mixed use building.	3	0	1
8	2017	I think the FAR should be deleted in its entirety. It will cause less variety in housing types as two and three bedroom multifamily units will become less incentivized due to limited floor area. Outdoor decks, balconies and occupied roofs will also be eliminated or seriously decreased in size. Single family and duplex living areas will be decreased in size but it will not lower the base price of housing in doing so. A lot is \$150,000 in Missoula for a single family home. You will now have less livable space to absorb the land cost so the selling price of the home is going to rise not lower.	2	0	5
8	2104	Will an OP zone that covers a portion of an R parcel be allowed in total parcel sq footage for FAR calculation?	0	0	2
8	2842	Access ramps used by wheelchair or other mobility assist be exempt from FAR□	0	0	2
8	2849	What is going to constitute gross floor area? Does a basement count or a garage?	0	0	2
8	2851	Sorry did not read to the next paragraph.	0	0	2

8	2900	I have gone over multiple Multifamily project on small lots similar to the F2F and Northside. The FAR is stopping all multifamily project from penciling out. They have no Return on Investment (ROI) so would not be built. A 4000 s.f. lot cannot support a 4-plex in density as it does not make any ROI with the land owned outright. If you build a 6-plex the units are down to 533 s.f. which will not generate enough rent to pay the mortgage, insurance, taxes, maintenance, property management fees and RIO. Delete the entire FAR section so attainable and equitable housing can be built in Missoula.	0	0	1
9	1127	While these standards represent a significant improvement, a more permissive category will be required to meet housing needs in high-demand areas, namely the University District. An FAR of 2.0 would allow for a 3-story building covering 2/3 of its parcel, which is not a particularly large structure. Remediating the U district's dire lack of student housing demands stronger action.	13	0	1
9	1868	Residential zones allow civic uses and neighborhood commercial uses. The FAR/density table only addresses number of units, which I read to mean dwelling or sleeping units. Would units in this case also include # of tenants in a neighborhood commercial use? In the case of a church or school, would we read the number of units as 1? Could use some clarification, if it is not addressed in the full text.	0	0	2
9	2006	I believe the FAR methodology with be excessively restrictive and difficult to administer for staff. Other municipalities have simply used lot coverage and allowable heights to manage this form. This is especially so for the one unit per lot at .5 FAR maximum.... We have developed cottage lots that are about 1500 SF with 1100SF 2 story cottages on them (no Garage). The foot print is only 550 SF + 112 SF of front porch for 662 SF of footprint. That is a 44% lot coverage, but a .73 FAR. This will seriously restrict the ability to deliver attainable housing, I will email over some examples of the product and the site plans.	0	0	5
9	2018	The allowed area is so low the AppleGrove neighborhood would not be allowed to be built as construction as many of the homes on the smaller lots exceed the FAR allowed considerably. In the F2F neighborhood you would only be allowed to have a 668 s.f. home with a second story and a one car garage. That would equate to a two bedroom house for over \$550,000. That is not lowering the cost of housing.	2	0	5
9	2019	In the F2F neighborhood you would only be allowed to have a 668 s.f. home with a second story and a one car garage. That would equate to a two bedroom house for over \$550,000. That is not lowering the cost of housing not meeting the missing middle housing needs of the city.	2	0	5
9	2020	In the F2F a duplex would be limited in size yet cost \$686,250 plus soft and profit costs. That is not lowering the cost of housing nor meeting the Missing Middle affordable for all housing needed in Missoula	1	0	5
9	2037	This is totally unworkable for Rowhouses that have small lots. Delete this entire section	0	0	5

9	2548	I agree - this doesn't seem to account for or encourage small lots, which seems contradictory to the values we are pursuing. A solution would be to use an alternative to the FAR calculation below a certain lot size. Has this been considered?	3	0	5
9	2836	For lots that are currently zoned RM2.7, a new zoning classification such as LU-R1 is a downzone in terms of density allowed. This occurs specifically at 1945 Idaho St and monetarily harms the owners. Both LU-R1 and LU-R2 be 1 unit per 2,600 at a minimum. It seems like 1du per 2,400sf would be more appropriate here to get to 18/du/acre.	0	0	5
9	2850	Maybe I am looking at this wrong, but a 3-story building would essentially be able to have a footprint that is 1/3 of the lot area?	0	0	2
9	2857	This significantly reduces units allowed. In Upper Miller Creek this drops the allowable units from 189 dwelling units to 87 dwelling units. This is a significant decrease for owners	0	0	5
9	2901	Brian, a 6000 s.f. lot would be allowed to have the total floor area of 5400 s.f. if it has 6 dwelling units. The dwelling unit size would be limited as decks, hallways, balconies are not except from the FAR. You would have 6 small but expensive rental or condo units.	0	0	2
10	1110	Concerning minimum lot widths of 40' or 30' within urban residential districts, it reads "minimum lot width standards apply to all new or amended lots..." Does this mean that existing unbuilt lots which are narrower are exempt?	1	0	2
10	1229	flag lot width. is the wider portion or the narrower portion considered.	1	0	2
10	1235	Please clarify how these minimum lot dimensions apply to lot line adjustments, specifically flag lots.	1	0	2
10	1401	We have a number of lots in the city that are 30' wide. This minimum would not allow lot splits for those lots as I see it.	6	0	2
10	1402	What about lot splits that have unit in front half of lot and unit in back half? Can there be an exemption for this?	1	0	2
10	1761	Minimum lot widths are going to be a headache far into the future. If the width is promote street trees, let's find a way to ensure trees in the front of homes without limiting lot sizing.	4	0	5

10	1976	<p>A 30-40' lot width minimum is fairly restrictive. It could make sense for single family structures, but it would preclude the development of Rowhouses as you have defined them on individual lots. Rowhouses and duplexes could be built on larger lots and then divided for individual sale using the TED process (Montana Unit Ownership Act), but not on individual lots. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>For example, our smallest and most attainable Row house is 16' wide (alley loaded with 1 car detached garage) and we commonly put it on a 16' wide lot if it is a middle unit in Rowhouse building with 3 or more units. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Though this could still be done with the TED process, it adds another layer of complexity and time to the development process. I would be glad to share examples of the site plans and lots from this type of housing that we have developed in other markets. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Thanks,</p>	4	0	1
10	2022	<p>I think this is very short sighted and will stop a lot of infill as it will make probably 20% of the Cities developable land Non-conforming. I have a property being developed that under this rule would make a four lot development only a two lot development and stop single family homes from being a possible housing solution. It could also take away first time home owner sales as property may need to be developed as a condominium which requires 50% of the land to be sold before new home owners would have a change to purchase a unit. Delete this entire section to provide equitable and affordable housing solutions for Missoula.</p>	2	0	5
10	2024	<p>This is only one option. Each of these rowhouses should be allowed on its own Lot to make financing more widely available to a larger customer base.</p>	1	0	2
10	2902	<p>Th F2F has 25 foot lots. None of these would be allowed to have a boundary line relocation on them to accommodate a fence or garage setback issue or allow for infill.</p>	0	0	5

10	2914	The minimum proposed lot widths for U-R3 are appropriate to maintain a balance of density infill without compromising the quality of life of residents of Missoula. It's expected that developers are not going to like any restrictive proposals. But, it is super-important that the city see past that, and prioritize the long-term quality of life of current and future Missoulians, to maintain the reason why people love this city! There are significant "practical implications" that need to be considered now when looking at increasing density, such as having sufficient infrastructure to accommodate the growth. We already have problems with that (look at the traffic on Reserve St, Russel St, 3rd St, and 14th St (surrounding Franklin-to-the-Fort). These surface streets that surround our neighborhood are already over-congested and cannot accommodate more cars. And, existing sidewalk infrastructure, bicycle infrastructure, park space, bus service, etc., doesn't even serve adequately the current population in Franklin to the Fort. So, yes, we need density infill. But, unfettered growth with minimal restrictions appeasing to developers (and not Missoulians and quality of life), will further exacerbate the challenges our city already faces. These restrictions are a small step in providing some balance, and time to build out the other infrastructure to address the practical implications.	1	0	2
10	2920	Why do we need minimum lot width in the first place? Couldn't we just abandon this restriction all together, if we truly want density I think we have to.	1	0	5
10	2978	This appears too restrictive. Doing away with this for lots adjacent to an alley and changing it to 30 ft for other lots would promote more affordable infill development of varied sizes, which would help more residents in Missoula afford housing.	0	0	5
11	1873	Was wondering how the fire department feels about the minimum set backs, and the cottage courts. I really feel their input has been ignored in the past when it comes to public safety given the equipment they have available/staffing and takes into consideration available labor needed with the higher density being allowed.	0	0	2
11	2008	While the setbacks are better, I still believe they are overly restrictive.	2	0	5
11	2025	I would make this 7'-6" as well as it is the 2nd dense zoning for residential	1	0	5
11	2026	0 feet. In the traditional neighborhoods in Missoula the buildings on the alley had no setback on the alley as the alley width provided the fire separation for public safety. 20 foot alleys = 10'-0" from center of alley to a building.	0	0	1
11	2027	0 feet. In the traditional neighborhoods in Missoula the buildings on the alley had no setback on the alley as the alley width provided the fire separation for public safety. 20 foot alleys = 10'-0" from center of alley to a building.	0	0	1
11	2028	0 feet. In the traditional neighborhoods in Missoula the buildings on the alley had no setback on the alley as the alley width provided the fire separation for public safety. 20 foot alleys = 10'-0" from center of alley to a building.	1	0	1
11	2029	0 feet. In the traditional neighborhoods in Missoula the buildings on the alley had no setback on the alley as the alley width provided the fire separation for public safety. 20 foot alleys = 10'-0" from center of alley to a building.	0	0	1

11	2840	It seems that side setbacks may become a limitation when applied to 30-foot-wide lots, which were historically standard in many neighborhoods. On a 30'-wide lot with side street frontage in U-R3 or below, 50% of the lot would be rendered unusable by side setbacks alone.	1	0	5
11	2909	The plan for U-R3 is "larger, but still context-sensitive" development. Having a 5' interior side lot line setback with a proposed 40' tall height limit of new developments is not context-sensitive. This would be a huge negative impact on quality of life for the lower-income neighborhood of Franklin to the Fort specifically, and go against the "equity" goals of the city by allowing development that would negatively impact adjacent homes. In many cases, sunlight would definitely be blocked from neighboring parcels that may be equipped with solar panels that receive several hours less light, loss of direct sunlight for orchard trees and gardens, etc. It's not just a visual impact, it is an economic impact to an already lower income neighborhood. Instead of lowering the height limit to something "context-sensitive" and maintaining density by requiring a basement for higher-unit-count developments, this proposal is a give-away of quality of life to benefit out-of-state developers who make a quick buck and take their profits elsewhere. Sure, requiring a basement is more expensive, and the developer won't make as much money, but isn't the quality of life of an already-underserved neighborhood of even greater value to a city promoting "equity" goals?	0	0	5
11	2911	The side street setback needs to be at least 10 feet to maintain the open-space feel and quality of life for residents that need to be able to walk down the street while receiving sunlight, or shade from parkway trees that hang over the sidewalk. Any less of a setback than this, combined with 40' height limit, will severely compromise the quality of life for Franklin to the Fort (proposed as U-R3), because those buildings would not allow as much room for trees to grow, and will definitely impact sunlight to the sidewalk for both people and parkway vegetation.	0	0	2
11	2912	The minimum front setback needs to be at least 10 feet to maintain the open-space feel and quality of life for residents that need to be able to walk down the street while receiving sunlight, or shade from parkway trees that hang over the sidewalk. Any less of a setback than this, combined with 40' height limit, will severely compromise the quality of life for Franklin to the Fort (proposed as U-R3), because those buildings would not allow as much room for trees to grow, and will definitely impact sunlight to the sidewalk for both people and parkway vegetation.	0	0	2
11	2913	Setback decisions are made not only for safety, but to maintain openness to sunlight, to views, to fresh air, etc. A minimum of 5 feet setback at the rear is important to maintain the quality of life for the neighborhood.	0	0	2
11	2979	This is a big improvement but could be further improved. There are beloved buildings in Missoula from before zoning restrictions with 0 ft setbacks which fit the neighborhood form. Setbacks could be further reduced especially in U-R3 and R4.	0	0	5
12	1399	20% landscaping is high. So 6 or less units do not have this 20% requirement.	3	0	2
12	2031	This is excessive for wanting infill. I would drop it to 10%-15% max.	2	0	5
12	2032	This is excessive for wanting infill. I would drop it to 10%-15% max.	2	0	5

12	2033	This is excessive for wanting infill. I would drop it to 10%-15% max.	3	0	5
12	2034	This is excessive for wanting infill. I would drop it to 10%-15% max.	1	0	5
12	2035	This is excessive for wanting infill. I would drop it to 15%-20% max.	4	0	5
12	2036	This is excessive for wanting infill. I would drop it to 15%-20% max.	1	0	5
12	2101	If a portion of an LU-R parcel is covered with OP, does the OP count toward the 25% landscaping?	0	0	2
12	2107	Drop all percentages by at least 5%.	1	0	5
13	1105	How many stories does the max heights of 35/40/50ft correspond to, roughly speaking?	1	0	2
13	1225	So single family homes could be 50 ft (4 to 5 stories tall) and all the others could be higher? I'm not quite understanding what Rowhouse Unit C is. Thanks!	0	0	2
13	1226	Oh I misread the graphic. I wouldn't mind seeing apartments and high rise condos being allowed to be taller as the city grows.	3	0	5
13	1797	10' per floor isn't unheard of in residential, but it's difficult to do 4 stories in 40' with a pitched roof. Typically you'll see one less (i.e. 3 stories for 40', 4 stories for 50' etc.). You could probably get 3 stories in 35' though. For your numbers I'd say 3 / 3 / 4.	1	0	2
13	1819	do existing neighbors have any solar rights or view rights? -- tall houses can shade solar panels & gardens and block views -- lowering property values of neighbors.	0	0	4
13	2038	Only if you buy them.	2	0	2
13	2039	This shouldn't exist as it limits creative housing solutions.	0	0	5
13	2040	Apartment should be changed to Multi-family as it may include: Condominiums, Apartments, and retirement homes.	0	0	5
13	2109	And most all with flat roofs. - So a question for the community: Do we want a proliferation of flat roofed homes?	0	0	2
13	2121	In areas with alleys, total Rowhouse width should be calibrated to the full length of a city block. There could be a requirement to locate a fire hydrant halfway down the alley.	0	0	1
13	2122	If we want more homes the U-R unit width max should be dropped to 25 feet.	0	0	1
13	2124	If the max building/structure widths are not eliminated, then the max structure width should be formulated based on the individual unit width. ie: 25' wide unit max should beget a 200' max width.	0	0	1

13	2910	The plan for U-R3 is "larger, but still context-sensitive" development. Having a 40' height limit with a proposed 5' interior side lot line setback of new developments is not context-sensitive. This would be a huge negative impact on quality of life for the lower-income neighborhood of Franklin to the Fort specifically, and go against the "equity" goals of the city by allowing development that would negatively impact adjacent homes. In many cases, sunlight would definitely be blocked from neighboring parcels that may be equipped with solar panels that receive several hours less light, loss of direct sunlight for orchard trees and gardens, etc. It's not just a visual impact, it is an economic impact to an already lower income neighborhood. Instead of lowering the height limit to something "context-sensitive" and maintaining density by requiring a basement for higher-unit-count developments, this proposal is a give-away of quality of life to benefit out-of-state developers who make a quick buck and take their profits elsewhere. Sure, requiring a basement is more expensive, and the developer won't make as much money, but isn't the quality of life of an already-underserved neighborhood of even greater value to a city promoting "equity" goals?	0	0	5
17	2975	Mandated parking requirements should be loosened or lifted for the downtown transition to encourage entrepreneurship and business development with good jobs in a dense connected area. Business owners know what kinds of parking they need to provide to be successful.	1	0	5
19	1104	There is a typo here (downtwon)	3	0	1
20	1103	Great work. Thanks for working hard to improve our city.	3	0	2
20	1682	I don't know exactly where this comment should go on this document, but I would love to see double-loaded stair requirements addressed in this historic update to the city of Missoula zoning code. Including single stair reform for apartment buildings would allow for more livable, larger units than the common 1-2 bedrooms that exist in Missoula today, as well as cheaper development costs to pass on to potential apartment renters or condo owners.	1	0	4
20	2980	Great work, thank you! This will help offer more affordable housing choices in Missoula.	0	0	2
22	1364	This should not be a requirement for the Riverfront Triangle properties.	0	0	5
22	1471	The diagrams below show a white letter within a green circle. The corresponding letters in this table should match the format for better correlation. Perhaps the table could have a column just for the diagram letter?	0	0	2
22	1494	75% / 55% Build-to-width is a burden on building owners! These lengths will drive up cost and reduce internal functionality are forced to be elongated just to meet the requirements. How is this requirement being balanced with other site requirements like parking and landscaping? We need more flexibility. I appreciate the intent to create an urban street edge, but these percentages are extreme and will drive up cost or stifle development for many small business owners.	0	1	1

22	1496	75% / 55% Build-to-width is a burden on building owners! These lengths will drive up cost and reduce internal functionality as buildings are forced to be elongated just to meet the requirements. How is this requirement being balanced with other site requirements like parking and landscaping? We need more flexibility. I appreciate the intent to create an urban street edge, but these percentages are extreme and will drive up cost or stifle development for many small business owners.	1	1	1
22	1506	Can a wall be extended from the enclosed building to create the build-to width? Can a nicely designed fence be considered part of the build-to width? What about landscaping? Does a building's drive-up canopy comply as part of the width? <input type="checkbox"/> I think we need more finite definitions as to what could be considered the building edge, and also exceptions in some scenarios.	0	1	5
22	2522	This is excessively constraining for parcels that front along major car thoroughfares (Reserve, Brooks, etc). This should be 50% or less.	0	0	1
23	1474	Does the 15% landscape requirement have greater authority than the site building area and parking? In other words, should the building area be reduced and parking be reduced to provide more SF area for landscaping? Should an exception be considered to allow for a more dense development?	0	0	
23	1476	Missing the corresponding letter in the table above.	1	0	1
23	1800	What are the landscaping standards for 6 or fewer new residential units?	0	0	2
23	2461	drawing doesn't show "building to" the property line as required by the urban districts. Landscaping requirements should be eliminated (at least for housing or mixed use projects) at the densities being allowed in all the urban mixed use districts	0	0	5
25	1227	Why so low? With rapid growth I like denser development to preserve more open space around the city. Downtown ought to be the place for taller buildings, say 160 ft at least.	7	1	5
25	1272	I live in Hellgate Meadows, which was built under its own standards under a specific City ordinance. Our neighborhood's height limit is 30 feet. Will that now change to 50 feet? <input type="checkbox"/>	0	0	2
25	1557	Rowhouses don't belong in an urban core area. Even if they currently exist, these uses should become non-conforming so that future development does not follow this pattern. Rowhouses are high density for residential neighborhoods, but don't fit the purpose (4.3.02-B.1) of the D-C zone's purpose of supporting "commercial uses, services, and public amenities." I'd also argue that it is inappropriate for/under utilizes the capacity of D-T, but that isn't a hill I'd die on.	0	0	5
25	2919	Delete in its entirety. These rules only take away affordable opportunities and gentrifies Missoula. No	0	0	5
25	2921	Delete in its entirety. These rules only take away affordable opportunities and gentrifies Missoula. No	0	0	5
25	2922	Delete in its entirety. These rules only take away affordable opportunities and gentrifies Missoula. No	0	0	5
25	2923	Delete in its entirety. These rules only take away affordable opportunities and gentrifies Missoula. No	0	0	5
25	2924	Delete in its entirety. These rules only take away affordable opportunities and gentrifies Missoula. No	0	0	5
25	2925	Delete in its entirety. These rules only take away affordable opportunities and gentrifies Missoula. No	0	0	5
25	2926	Delete in its entirety. These rules only take away affordable opportunities and gentrifies Missoula. No	0	0	5
25	2927	100 feet	0	0	5

25	2928	70 feet		0	0	5
25	2929	This setback needs to be high enough that it doesn't stop development above this height or the city will be limiting its development potential for infill in urban areas.		0	0	5
26	2930	Delete page entirely as it creates greater pollution, goes against the city green goals, takes away privacy for occupants, and reduces affordable housing of it's citizens to live in Missoula		0	0	5
26	2931	This will increase the City's carbon footprint, cause more coal to be burned to create more power to heat and cool buildings, take away affordable housing opportunities as Utility costs for citizens will double each month in perpetuity. It will increase rents to offset the \$40 per square foot cost for Glass that only has an R-Value of 3 in place of walls that are 7 times more energy efficient		0	0	1
31	1157	Civic Districts have limited residential, yet schools are part of limited districts. Schools should be placed at the center of residential districts. Zoning an area around schools in commercial or limited residential is counter-intuitive to the role and scope of public schools in Missoula. Major cities have adopted school siting policies, yet Missoula has avoided this step, why? The health and safety of the children will depend in many respects on this document, this needs to be ameliorated.□		1	0	4
31	2932	This district should only be placed on Park Land and Protected Open space. Not other land. It stops even publicly funded affordable housing and uses so should be on very little of the land available in the valley.		0	0	5
33	2933	The long range plan calls out residential and commercial uses on private property yet this CD-1 designation goes against what is in the Long Range Plan and City Council amendments supported by 100% of City Council. This zoning designation should follow the Long Range plan and not undercut uses because of City discriminatory, and inequitable zoning practices documented over the last 70 years.		0	0	5
33	2934	This should be an allowed use on Private and city owned land as it provides for services and housing desperately needed in our city.		0	0	5
34	2935	This must be changed to allow for equitable and affordable housing in our city. Why is the city specifically only allowing such low limits in housing in a building other than denying the ability for affordable housing and taking away equity for it's citizens? larger and denser buildings provide greater affordability and accessibility as they can support the cost of an elevator. If an elevator is provided in a residential or mixed-use building 100% of the units need to be accessible. These low densities are specifically excluding this from occurring.		0	0	5
34	2936	I would increase this to 500 feet so an entire city block could be rowhomes. This would provide more affordable housing and provide the greatest long term benefit to the city.		0	0	5
34	2937		20	0	0	5
34	2938		1	0	0	5
34	2939		2	0	0	5
34	2940		20	0	0	5
34	2941	No Limit		0	0	5

34	2942	No Limit	0	0	5
35	1692	This regulation doesn't seem necessary where development siting otherwise meets health and safety requirements.	0	0	5
35	2943	1,000 s.f. per Unit	0	0	5
35	2944	0 Ft	0	0	5
35	2945	0 ft	0	0	5
35	2946	0 ft	0	0	5
36	2119	Does a facility really need landscaping in an industrial zone?	0	0	5
36	2947	Unlimited. Industrial processes can be very tall. If the city is serious about wanting industrial then allow it to be built in the city.	0	0	5
36	2948	Unlimited. Industrial processes can be very tall. If the city is serious about wanting industrial then allow it to be built in the city.	0	0	5
36	2949	Unlimited. Industrial processes can be very tall. If the city is serious about wanting industrial then allow it to be built in the city.	0	0	5
37	2960	This is called the Fort Missoula Character Overlay not Historic Resource overlay. This is disingenuous and Biased on the part of the City	0	0	6
37	2961	This is called the Fort Missoula Character Overlay not Historic Resource overlay. This is disingenuous and Biased on the part of the City	0	0	6
38	1130	Prohibited uses for Fort Missoula should include residential development	0	2	2
38	1228	The Fort Missoula historic overlay, prohibited uses include the following: needs to add another item, specifically residential development. Residential use is entirely incompatible with the environs of the Fort Missoula Historic District. Allowing residential development will undeniably create an adverse effect and degradation of the historic character of the historic district. This will lead us to losing the National Register of Historic Places status as well as endanger our efforts to preserve and protect this special place.	1	2	2
38	1239	The Fort Missoula historic overlay, prohibited uses need to include the following: specifically residential development. Residential use is entirely incompatible with the environs of the Fort Missoula Historic District. Allowing residential development will undeniably create an adverse effect and degradation of the historic character of the historic district. This will lead us to losing the National Register of Historic Places status as well as endanger our efforts to preserve and protect this special place.	1	2	2
38	2951	Allow all residential uses at the Fort. We need housing not NIMBY's in Missoula. The City needs equitable housing solutions, for the young, old and everyone in between	0	0	5
38	2952	The parks department and Northern Rockies Heritage center allow alcohol so why not all properties	0	0	5
38	2953	This should be allowed. Why would the city not want green power? Solar on roofs and over parking lots would only benefit the city	0	0	5
38	2954	Why would the city not want green power? This should be allowed on all city and private land including open space.	0	0	5
38	2955	The parks department and Northern Rockies Heritage center allow alcohol so why not all properties	0	0	5

39	2956	The parks department and Northern Rockies Heritage center allow alcohol so why not all properties	0	0	5
39	2957	City Council not the Planning Board. This is addressing aesthetics in an overly with no clear rules of what is required, they are subjective to staff taste and provide no public benefit or health benefits.	0	0	6
39	2958	Only for Individually Listed buildings on the National Register of Historic places and on the local register. <input type="checkbox"/> The HPO should have no authority on not registered buildings. If anything it should go to a zoning officer by state law.	0	0	5
39	2959	This is called the Fort Missoula Character Overlay not Historic Resource overlay. This is disingenuous and Biased on the part of the City	0	0	6
42	1561	A single lot or building does not make a district. This is a building on the historic register. There should just be a section of the code on the cities historic preservation process that applies to all historic properties in the city not otherwise in an overlay district. That way as additional homes/locations get added to the National Historic Register, you don't need to make an overlay each time. If a future owner/developer meets the criteria for demolition of a singular structure they shouldn't be required to replace it with a new structure that does not conform to the adjacent zoning.	0	0	5
45	1560	A single lot or building does not make a district. This is a building on the historic register. There should just be a section of the code on the cities historic preservation process that applies to all historic properties in the city not otherwise in an overlay district. That way as additional homes/locations get added to the National Historic Register, you don't need to make an overlay each time. If a future owner/developer meets the criteria for demolition of a singular structure they shouldn't be required to replace it with a new structure that does not conform to the adjacent zoning.	0	0	5
51	1136	Regarding the elimination of all parking requirements, I would like to find out what equity measures you plan to put in place for senior citizens who will be disproportionately harmed by the elimination of parking requirements. In 2022, over 17% of Missoulians were over age 65. Many seniors although not handicap in the legal sense, have mobility issues due to age that would be compounded by being forced to walk longer and longer distances in snow and ice while trying to carry grocery bags, etc. This situation will only get worse as more Missoulians age, high density housing increases, and parking areas decrease. The bus system is inadequate. It does not serve the majority of Missoula and bus stops are too far away for any practical use – especially if you are unable to walk long distances.	0	3	5

51	1565	Anything that repeats, "see Zoning Districts" (or similar) shouldn't be in these tables. Anything that is repeated (ie number of units per building) from another section shouldn't be in these tables. If there needs to be clarity on where to look for information, a note in the text should suffice. The blocky tables with no real information in them take up space and provide little value. Redundancy in the code sections creates the potential for errors and omissions in the various sections, that will then lead to questions from developers/owners/architects, that will then lead to more work from already limited staff.	2	0	5
54	1400	There should not be front access garages where the parcel has alley access.	0	0	5
54	2113	The max of 8 should be removed for parcels with alleys and calibrated to the length of a city block - of up to 400 feet.	0	0	5
56	1404	This square footage is far too small if we want (which we do) corner grocery stores to have variety and to thrive. Even the average USA convenience store is over 3,500 sq feet. So for our code let's adjust to 6,000 sq feet so an owner-entrepreneur has the opportunity to make the best use of the common Missoula parcel size of about 6,200 sq ft.	7	0	5
56	2116	Bump to 6,000 sq ft.	0	0	5
56	2907	If the FAR ratio allows a much greater total sq ftge, which supersedes?	0	0	1
57	1106	The draft plans exempts all Urban Residential zoning districts (the majority of city residential neighborhoods) from any parking requirement, even on large multi-unit buildings like apartments. What is the rationale behind this? Functionally, where are residents going to park their cars? Most of the UR1-3 neighborhoods are in areas that do not have robust public transit (example: my neighborhood is primarily UR3 and we have one bus line that runs hourly) and are not feasible for most residents to live in without 1 car per household. I am in favor of reducing parking requirements, but a full exemption seems to be too extreme; what about something like 0.75 cars per unit, instead?	1	5	5
57	1405	This is an important and positive change. Small-scale retail meant to serve their neighborhood (and enhance walk-ability) should not have their property encumbered by parking mandates. The land previously devoted to cars is far better used for retail space, receiving & stock space or even a coffee / lunch terrace.	4	0	2
57	3015	Can you please update to include the table details for the "Use Table" that is referenced here, i.e. "4.7.03-34"? I'm not sure where to find the "Use Table"	0	0	1
58	1396	Good to be allowed to construct a simple shed that can be sized to fit a canoe (which typically are up to 19 feet long).	0	0	2
58	1398	Please define "through lots"?	0	0	1
58	1564	This is an odd spot for this information. The 200 SF limit on permits applies to more than just accessory structures. Consider that some people developing cottage courts or preferring tiny homes (both primary uses) may want to develop under this limit. It is challenging but technically feasible. This should be somewhere clearer. (FYI your AI missed this requirement when searching).	0	0	2
58	2118	Description (#2) above states this section is about standalone buildings that do not contain a dwelling unit.	0	0	2

62	1126	I commend the decision to eliminate residential parking requirements, but the public/civic and commercial parking requirements listed here are extremely onerous. These mandates force health clinics, grocery stores, and offices to have parking lots half as large as the buildings themselves, and churches require more than twice as much. This is not at all conducive to a good built environment. Requirements should be relaxed and urban settings should be differentiated from non-urban ones.	2	0	5
62	1236	Does this table show that there is no parking requirement residential use in any of the urban residential districts? Hopefully I am misunderstanding this table, but if not, I think doing completely away with all requirements to provide parking would be a serious mistake. Current parking requirements are too restrictive, but completely eliminating all requirements for parking would be a disaster in the high density areas. Missoula is a car based community and will continue to be for decades. Eliminating all parking requirements will decrease livability and quality of life and increase congestion and conflict. How about a compromise somewhere between the current rules and no requirements?	4	7	5
62	1243	This framework seems like a bold step to fixing Missoula's restrictive zoning problem. It's refreshing to see all neighborhoods being called on to contribute a share of the housing supply. The city staff should be acknowledged for this. I hope it does not get watered down to much in the process.	5	0	2
62	1394	It is extremely encouraging to see parking mandates dropped from all the residential zones so we can allow for more homes rather than continue adding to our current glut of parking spaces.	7	0	2
62	1407	Nursing homes and assisted living facilities should be differentiated and do not need such a grand excess of mandated parking. The Salvation Army senior housing off Russell at 2nd St uses only about 1/3 of its parking spaces and half of those cars do not move. That is a huge waste of valuable land that could be devoted to housing people.	5	0	
62	1559	What is the difference between a fraternity and a fraternal organization? I see that one is allowed and one is not in this Zoning category.	0	0	2
62	2841	D-T should be exempted as well. It would also be great to see exemptions for U-MU, or at least a reduction by some sort of modifying coefficient.	1	0	5
62	2853	Why are health care facilities not allowed in LU-MU? That does not seem to make sense.	1	0	1
62	2982	D-T should be exempt as well.	0	0	5
62	2983	Big improvement from before -- great work.	1	1	2

62	2990	If I am interpreting the zoning table and the map correctly, a large stretch of Reserve Street south of the river will be classified as LU-MU, which does not seem to permit health care facilities. There are several prominent health care providers and supporting practices located in this area currently, and the area is very attractive to new facilities because of the combination of nearby residential areas and high visibility. This use seems to be within the vision for this type of zoning described earlier in the document; however, it is not included. This doesn't make any sense and would severely impact many current/future operators on this corridor. I suggest that health care facilities be permitted users in LU-MU. Additionally, hospitals are permitted, and those hospitals would have a need for nearby clinics and specialties to support them. It doesn't seem logical to allow large medical campuses like Hospitals in residential transition areas and not allow small clinics.	0	0	1
62	2991	Restricting healthcare facilities in LU-MU zones would disrupt the well-established medical ecosystem that already serves these areas and, more importantly, harm the residents who rely on it. These mixed-use corridors are positioned to support accessible healthcare. Limiting future medical use would cut off our community from vital services, including diagnostic centers, specialty practices, and essential support providers, while also impacting Missoula's healthcare employment base, with limited locations to expand into.	1	0	1
62	2992	Excluding healthcare facilities from LU-MU zones is inappropriate and inconsistent with the realities of Missoula's community needs. The LU-MU district explicitly serves as a transition area providing community-serving businesses and services, yet it arbitrarily excludes access to healthcare — one of the most essential community services. The proposed code would BAN HUMAN healthcare facilities while allowing dispensaries and veterinary clinics? □ This area, particularly along Reserve Street, already includes multiple established medical facilities that meet vital local needs for urgent care, imaging, and outpatient treatment. And there is easy access to the nearby hospital. Prohibiting new or expanded healthcare uses contradicts the intent of promoting neighborhood stability, access to services, and responsible land-use planning. Allowing "health care facility" as a permitted use within LU-MU zoning would support equitable access to medical care, reduce travel burdens, and align with the City's goals for sustainable, service-oriented growth.	0	0	1
62	2996	Health care facilities should be included in the LUMU area- there are many already operating in areas with this proposed zoning as it makes it easy for their customers to get to appointments- they benefit from the visibility and central location. There is a trend of outpatient medical services locating to retail areas; they are very compatible uses.	0	0	1
62	3000	It seems like I-1 should include office uses since most industrial users will have need for an office area (and office users often need some warehouse/industrial space)/	0	0	1

62	3020	Having no parking requirements for residential is very concerning. I can see relaxing the parking requirements, but it is a bit extreme to have nothing. While we have a great bus system, it doesn't reach into all residential areas equitably. We would be creating a new problem that we would have to then figure out how to retroactively solve 20 years from now. I'm saying this as someone who has pretty much stopped driving and takes the bus everywhere or rideshares. We already have apartment complexes where two couples share a two bedroom place and have four vehicles, but there is only one space allocated per apartment. This makes it so that some residents can't find a place to park. I've seen a mom with little ones have to park far away and then trudge through the snow with them in winter when it gets dark early. This apartment complex isn't anywhere near a bus stop. There needs to be a middle ground where we have some parking requirements. Or have exceptions where any housing within x blocks of a bus line can have no parking. But there needs to be a review process to make sure an exception makes sense.	0	0	5
63	1457	It would be beneficial if 1-2 on-street parking spaces could be included in the overall parking count. This may only apply to certain districts. <input type="checkbox"/> This could reduce the cost of site development for new projects.	1	0	5
63	1684	Needs some clarity as to what the specifications are for the different shelter sizes, unless this information is elsewhere?	1	0	2
63	1865	The proposed change in Title 20 from requiring one parking stall per 80 inches of pew length to one stall per 200 square feet of floor area could result in many churches becoming noncompliant. Because peak parking demand occurs during worship services, the length of pew seating provides a more accurate measure of parking needs. Most churches include additional spaces such as kitchens, classrooms, offices, meeting rooms, or gymnasiums that are used at different times of the week and do not significantly affect parking demand during services. Maybe a clarification that the SF requirement is for the auditorium only would be more appropriate?	1	0	1
64	1386	It is utterly bizarre to require parking / encourage driving at businesses were the prime activity is alcohol consumption.	3	1	5
64	1392	Coffee shops / bakeries up to 6,000 sq feet should have their own category and be excluded from parking mandates.	4	0	5
64	1454	I appreciate that seating and employee counts have been removed from the standards. This was a difficult calculation to make in early conceptual design.	2	0	2
64	1455	Is this a Net or Gross area requirement? <input type="checkbox"/> For example, does the 1 space per 4,000 SF include all areas of the restaurant, like seating for patrons, kitchen areas, restrooms, and all function space? Or is it limited to the seating area only? <input type="checkbox"/> May help to clarify.	1	0	2
64	2881	Why are we mandating parking anywhere? If we're trying to promote infill and walkability, requiring parking is a step backwards.	0	0	5
64	2984	These standards could be raised to allow more businesses to operate successfully.	0	0	5

65	1384	Requiring parking will effectively prohibit the possibility of neighborhood corner grocery stores, which were highly prized / desired by citizens during the land use plan process. There should be a parking exemption for groceries up to 6,000 sq feet.	6	0	5
65	1390	Hostel should be excluded from parking mandates. Many cater to and accommodate cyclists, backpackers, hitchhikers etc..	5	0	5
65	1456	Pawn Shop seems more retail-related than Financial Services.	0	0	5
65	2838	Office should be a permitted use in I-1 and I-2.	0	0	1
65	2843	Our community is in demand of new recreational facilities and not allowing Sports and Recreation facilities to be used in CD districts feels short-sighted and against the mission of the district to "serve the broader community through educational, administrative, and community-oriented functions."	0	0	1
65	2985	A requirement set this low will likely preclude most neighborhood stores which residents have supported in public comment.	1	0	5
65	2999	There are a number of existing offices along the W. Broadway corridor that would be impacted by this limitation. Buildings which front a main corridor in Missoula will likely need office, so this would negatively impact areas like that one in particular.	0	0	1
65	3017	Does this include categories like gyms, yoga studios, etc? What is the rationale for excluding these from residential areas?	0	0	2
66	1389	Another nonsensical requirement: mandate parking / encourage car driving at establishments that serve alcohol.	3	0	5
66	1408	Yet another nonsensical requirement: mandate parking / encourage car driving at establishments that serve alcohol.	4	0	5
66	1857	Would a laboratory use fall under this category?	0	0	1

Engage Missoula Comments Received on Draft Zoning Framework Between October 1st and October 29th, 2025

Comment	Comment Response ID
No comment from Blackfoot at this time.	2
We got your postcard and came here. Please let us know what zone is proposed for 1416 Khanabad Way, Missoula 59802? Thank you.	6
We got your postcard and came here. Please let us know what zone is proposed for 2416 43rd St. Missoula 59803	6
Do not touch 27th Avenue leave us alone	6
The format has been difficult to navigate (screen size and fit). Appreciate the attempt at integrating AI search.	2
I would rather have a sidewalk than a "greenway" by my place on Schilling!!!!	5
The Fort Missoula historic overlay needs to add another prohibited use item, specifically residential development. Residential use is entirely incompatible with the environs of the Fort Missoula Historic District. Allowing residential development will undeniably create an adverse effect and degradation of the historic character of the historic district. This will lead us to losing the National Register of Historic Places status as well as endanger our efforts to preserve and protect this special place.	5
Will my property taxes go up? Tax the Rich.	4
tax the rich! i don't want my property taxes going up again.	4
Don't touch my upper miller creek neighborhood. Leave us alone. We are perfectly happy in the county.	6
Please Provide ASAP a link for a downloadable PDF of the zoning framework. this is too difficult to review on line!	6
Thank you for the postcard notice, this comprehensive information, and the service you provide as the Missoula community navigates our way to meet the demands of a growing city in challenging times.	2
Please include 2 items: 1/ Compare/contrast the new proposed zoning standards to the existing 2/ Include rationale as to why these changes are being proposed (especially to the entire city-wide zoning)	5
I strongly disagree with the Proposed Zoning Map and Framework. I live in the Lower Rattlesnake and believe the water and sewer infrastructure is unable to accommodate greater infill or larger developments. As it is now, most of the sewer lines need replacing as they have been in place for over 100 years and in many homes the water lines are a smaller gauge than what is acceptable now. Our water pressure is too low in many places in this area. I also feel lumping zoning the Lower Rattlesnake into the downtown area will erase the historic nature of this neighborhood. In addition with one road in and out of the Rattlesnake, increased traffic and congestion is very problematic. Most streets are not wide enough for two lane traffic once there are parked cars. This can cause issues with fire and service vehicles that need to have easy and quick access in case of an emergency.	5
Strongly disagree with zoning changes; properties were purchased with specific zoning requirements.	5
I really wish you had made this harder for anyone but an engineer and an urban planner to comprehend. Kudos to the "Zoning Team." Love, Us Mere Mortals	4

<p>As a resident of the lower rattlesnake, I strongly disagree with these zoning changes for several reasons.</p> <p>Firstly, traffic into and out of our neighborhood is funneled through only two small streets (van buren and duncan dr). Significant population increase to an already saturated geographic area will cause traffic inefficiencies at best and emergency evacuation catastrophes at worst.</p> <p>Secondly, our neighborhood is lumped in with similar zoning to downtown. This is an inaccurate characterization as these two areas are very much geographically separated. The lower rattlesnake shares more in common with the upper rattlesnake, and it's important that we maintain our unique character as such.</p> <p>Thirdly, our neighborhood infrastructure is not equipped for growth of this magnitude. For example, alluding a bit to my first point, the traffic situation would not allow adequate public transportation if our neighborhood drastically grew. And how much updating to all the septic/electric/etc systems will be required? These aren't cheap projects.</p> <p>I understand the need of all neighborhoods to do their part in solving Missoula's housing problems. The lower rattlesnake already contributes to this through numerous multi-family units, ADUs, and small land parcels. The proposed zoning changes are unlikely to make a significant dent in Missoula's housing problems and will come at a very high cost.</p>	5
<p>I stongly oppose the efforts to rezone the Rattlesnake, particularly the lower Snake into high density and high-rise structures. if successful the current plan will pose health and safety concerns-particularly wildfire, as there are only 2 already crowded vehicle access. It will tax the aged water and sewer systems. it will inexorably alter the 'small town' feel of the area. ironically, it could increase the demand for additional public schools while the fate of shuttered Prescott school (where my kids went) is in the mix.</p> <p>do not rezone the Snake</p>	5
<p>I strongly oppose this proposal as a Resident in R1 and will being petitioning city council.</p> <p>Concerns:</p> <p>As a resident in R1 I have major concerns about infrastructure adequacy, historic preservation erosion, and negative impacts on neighborhood character and safety. It also will create further strain on resources including a school district already having budget issues.</p> <p>Historically, rezoning proposals similar to Missoula's current plan have generated a variety of concerns and problems, many of which have repeated across different cities and eras. These include impacts on community identity, property values, infrastructure, and social cohesion, as well as potential for unintended negative consequences.</p> <p>Rezoning, especially when increasing density or allowing new building types, often threatens established neighborhood character. This can mean loss of historic or architectural identity, altering the look and feel that current residents value.</p> <p>A frequent issue is that existing infrastructure—such as roads, water, sewer, and public services—may not be designed to accommodate increased population or building density. Improvements lagging behind new development can lead to congestion, utility failures, and degraded services.</p> <p>Introduction of higher-density or different land use (like multifamily buildings or commercial uses in single-family zones) can depress property values for current owners and disrupt established social networks, leading to loss of identity and community cohesion.</p> <p>Redevelopment often reduces green spaces, increasing impermeable surfaces, aggravating heat island effects, and impacting local ecology and tree canopy.</p>	5

Concerns:

As a resident in R1 I have major concerns about infrastructure adequacy, historic preservation erosion, and negative impacts on neighborhood character and safety. It also will create further strain on resources including a school district already having budget issues.

Historically, rezoning proposals similar to Missoula's current plan have generated a variety of concerns and problems, many of which have repeated across different cities and eras. These include impacts on community identity, property values, infrastructure, and social cohesion, as well as potential for unintended negative consequences.

Rezoning, especially when increasing density or allowing new building types, often threatens established neighborhood character. This can mean loss of historic or architectural identity, altering the look and feel that current residents value. Even with overlays, new codes could allow redevelopment incompatible with historic character, threatening neighborhood uniqueness and established identities.

A frequent issue is that existing infrastructure—such as roads, water, sewer, and public services—may not be designed to accommodate increased population or building density. Improvements lagging behind new development can lead to congestion, utility failures, and degraded services.

Introduction of higher-density or different land use (like multifamily buildings or commercial uses in single-family zones) can depress property values for current owners and disrupt established social networks, leading to loss of identity and community cohesion.

Many residents purchased or invested based on legacy zoning, which promised a certain land use or protection. Sweeping changes undermine those expectations and reduce control over future neighborhood outcomes.

Changing use mixes in “transitional” corridors could bring commercial, industrial, or multi-unit structures into areas not physically suited for them, disrupting traffic, parking, and safety patterns.

Redevelopment often reduces green spaces, increasing impermeable surfaces, aggravating heat island effects, and impacting local ecology and tree canopy.

Petition

We, the undersigned residents and property owners of District R1 in Missoula, strongly oppose the proposed citywide zoning map and development code changes as outlined in the Zoning Framework. Our opposition is based on the following concerns:

The City has not adequately addressed infrastructure limitations, including aging water and sewer systems, which cannot accommodate additional development without major investment and disruption.

The City has not adequately addressed infrastructure limitations, including aging water and sewer systems, which cannot accommodate additional development without major investment and disruption.

We believe that historic neighborhood identity and property values will be harmed by rezoning, and that our community input has not been sufficiently considered.

We request that:

- The City retain existing R1 zoning standards.
- Infrastructure upgrades be prioritized before any increases in permitted density.
- Historic overlays and neighborhood protections remain in place.
- Further public engagement and transparent impact studies be completed before any citywide rezoning is adopted.

<p>The allowance for increased density in the Rattlesnake, and the concomitant diminution of green space, would create many problems and destroy what makes the area attractive. It overlooks the important role that the Rattlesnake (esp. the lower Rattlesnake) already plays in contributing to Missoula's housing needs. It would compound existing traffic problems (due to limited access in and out of the neighborhood) while putting the safety of the elderly and of children at risk.</p>	<p>5</p>
<p>R1 resident, father with children in Missoula Public Schools, and business professional who has read nearly all of the available information provided by this site. I strongly agree that we need both 1- A clear description and ability to compare proposed changes with existing standards. This should include tables such as those found in the draft zoning plan with proposed and existing standards displayed, as well as any written changes made to the definition of terms or policies clearly highlighted.</p> <p>2- Clearly communicated expectations of how the proposed changes will help broader issues with housing availability not already addressed by ADUs, inbuilding such as the Sawmill district, and expanding rural development. Those descriptions of expected outcomes should leverage data and not sentiment to address the risks associated to the changing of existing regulations.</p> <p>It seems unlikely these proposed changes will do much to resolve the broader housing strain created by limited valley size, high housing prices, and realtively high interest rates (considering said prices) that Missoula city government cannot control. It does however seem likely to risk negative impacts to existing neighborhood character, burden to schools, and burden to critical infrastructure.</p>	<p>5</p>
<p>The Lower Rattlesnake in Missoula is an Historic District. Allowing developers to create four story, dense, overcrowded structures will destroy the very nature of this Historic District. It creates more problems than it solves and monetizes a legacy community for greedy developers.</p>	<p>5</p>
<p>I object to residential zoning along the Bitterroot River near Steven's Island near Fort Missoula. This is inconsistent with the adjoining areas and development will negatively impact important wildlife habitat.</p>	<p>5</p>
<p>I strongly support the proposed zoning density increase in the Lower Rattlesnake. As housing affordability and availability continue to challenge Missoula, especially in high-demand areas, increasing the ability to build more dense housing is a step towards addressing those issues.</p> <p>Increasing density in the Lower Rattlesnake can help expand access to housing for a wider range of residents, support economic diversity and equity, reduce sprawl and environmental impact by allowing more efficient use of existing infrastructure, and encourage less reliance on car transportation with more residents within walking or biking distance of downtown, the university, and outdoor recreation locations.</p> <p>Desirable neighborhoods should not be exclusive enclaves. Thoughtful upzoning, as shown in the proposed plan, combined with appropriate design standards, will help maintain neighborhood character while adapting to the needs of a growing community.</p>	<p>5</p>

<p>I strongly support the proposed zoning framework. It is high time that we adopt policies that encourage density and affordability, and allow more people to live close to everything that Missoula has to offer, without forced reliance on automobiles, especially in neighborhoods close to the urban core. Creating more dense, walkable/bikeable neighborhoods and cities is one of the few strategies that we have direct, local control over in the larger fight against resource degradation and climate change.</p> <p>I understand that many people will be apprehensive about these changes, but we all really need to do our share, and create a future Missoula that is accessible and affordable to more people, not an enclave that only wealthy people can afford. I honestly believe the policies proposed in the zoning framework will help achieve these ends.</p> <p>And to those that claim creating more density won't help address the affordability problem, I say you should re-examine your premises: more houses, more multi-dwelling buildings (yes - apartments, maybe even near your house), and smaller houses (especially ones that don't include large yards or on-site parking), will indeed drive down housing prices. It may not happen overnight, especially given that Missoula, and Montana in general, have become nationally popular places to move to and visit. But allowing fewer housing units to be built can only make the problem worse.</p> <p>Also, I personally welcome policies that don't force property owners to build yet more automobile infrastructure (parking) when our cities and towns are already dominated by automobiles and the infrastructure they require, usually to the benefit of big oil and automobile companies, and to the detriment of our personal and planetary health.</p> <p>Kudos to our elected leaders for taking this bold step forward - it's about time.</p>	2
<p>I oppose the residential development near Slevens Island. The habitat for birds will be severely impacted. We have so few green spaces left.</p>	5
<p>Fantastic to see the inclusion of Cottage Courts along with rowhouses and duplex-type developments in most of Missoula's urban areas. I'm excited to see this zoning lead to more dense, walkable, livable neighborhoods - with fewer empty parking spaces!</p>	2
<p>This is my comment for the proposed new Zoning Map and Framework for Missoula 2025. The new zoning would allow 4 story high complexes. I totally agree that we need to create affordable housing for the working families of Missoula. My concern is that Real Estate developers will create very expensive condos on these packed to the extreme lots (after razing the old houses) and the units will still be unaffordable. How do we create affordable? By just building more and more? A visit to Denver will demonstrate how increased density dramatically changed the culture of the old neighborhoods. That is a reality, but still, I think we should protect farmland, prevent sprawl, and decrease commute times. So, the answers are very difficult. That being said -</p> <p>If we must increase the density in the Lower Rattlesnake I would ask for these factors to be a priority:</p> <ul style="list-style-type: none"> -More protected bike and walk lanes (my #1 request) -better public transportation -Use the North Missoula Community Land Trust model (like NMCDC is doing) to keep units affordable - Protect boulevard trees and vegetation -protect our green spaces (with more people, and less yards, there is more need for community green spaces to hang out in) <p>Thanks for considering my comments and I appreciate all the difficult work in trying to come up with the new zoning rules.</p>	4

<p>On the zoning map for Fort Missoula there is a small strip of land adjacent to Sleven's Island along the Bitterroot River zoned as CD-2. This would allow residential units. However, a large adjoining area does not allow residential units. This makes no sense as the narrow strip along the Bitterroot River is an important riparian area extremely important to wildlife. It should be coded CD-1, no residential development.</p> <p>The Land Use Plan that the city recently adopted emphasizes the need for setbacks to mitigate disturbances in areas with "significant cultural and environmental resources" such as historic districts and river and riparian areas.</p> <p>The city needs to establish and enforce measurable setback distances from the river as stated in its Land Use plan. This action will protect important riparian corridors, and in doing so will mitigate potential disturbances to existing wildlife and habitat. Measurable setback distances will also guide any future plans by current or future property owners.</p>	5
<p>I strongly oppose the lower rattlesnake rezoning, for several reasons.</p> <p>If we need more residential housing in the area, why does the city allow all the short-term rentals. There is one street in the lower rattlesnake that is almost exclusively Airbnb (owned by mostly one person). Instead of short-term rentals, this housing could be viable long-term rentals.</p> <p>Second, the rattlesnake is a gateway to a wilderness area. The increased population and traffic to the entire area is not conducive for any of the area's wildlife corridors.</p> <p>Third, the area is already tight with housing: apartments, duplexes and many ADUs.</p> <p>Lastly, The traffic is currently a big problem...how can the area support more? If and when there were ever a fire or need for evacuation of the area, the one thru road couldn't handle it.</p> <p>I believe we need more housing options for all. I just don't believe overcrowding an already crowded area is the solution.</p>	5
<p>I oppose the rezoning of lower rattlesnake, for many reasons.</p> <p>First, if we are in need of more housing, why does the city allow so many short-term rentals. There's one street in lower rattlesnake that is almost exclusively ARBNB (owned by one person). Short-term housing could be viable long-term housing.</p> <p>Second: The rattlesnake area is a gateway to a wilderness area. Increased density (housing and cars) is not conducive to wildlife corridors in the area.</p> <p>Third: The traffic is already an issue. If and when there is a need to evacuate due to fire, the single thru road could not handle it.</p> <p>Fourth: The area is already tight with housing: apartments, ADUs and duplexes. It cannot support more.</p> <p>Fifth: We don't need loss of green space, and further damaging our ecology. With the added houses, mature trees will be cut, and green space damaged. We already put enough into the landfill...with the rezoning, smaller houses in the area will be replaced with larger units. We saw this happen on the north side. If we are truly the garden city, focus needs to be on the health of green space. Not more construction, more roads, more sidewalks, with less space for birds and bees.</p>	5
<p>Allowing four apartment units in a U-R1 is misleading and excessive. This entire plan overshoots the mark on density at the expense of neighborhood character, crowding, traffic. What is the point in still calling it R1? If even some of the houses in our neighborhood, currently zoned R1, get replaced with four apartment units, it will have a huge impact on the neighborhood we love. I'm late to the game here but I'm going to get active in opposing this plan. I'll start with our council person and candidates for city office.</p>	5

<p>Allowing four apartment units in a U-R1 is misleading and excessive. This entire plan overshoots the mark on density at the expense of neighborhood character, crowding, traffic. What is the point in still calling it R1? If even some of the houses in our neighborhood, currently zoned R1, get replaced with four apartment units, it will have a huge impact on the neighborhood we love. I'm late to the game here but I'm going to get active in opposing this plan. I'll start with our council person and candidates for city office.</p>	5
<p>I understand the Proposed Zoning Map is scheduled for adoption, and then will become a regulatory document, in December. I believe Missoula city parks should be zoned Open Space, and not Residential. At the Zoning Open House on 10/9/2025 it appeared the city sincerely wants input from City residents and property owners.</p> <p>These are examples of parks and their proposed zoning which I disagree (from the Interactive Proposed Zoning Map on 10/12/2025): Bonner Park - Urban Residential 3 (Zone U-R3) [in University Neighborhood] Pineview Park – Limited Urban Residential 1 (Zone LU-R1) [in Upper Rattlesnake Neighborhood] Rose Park – Urban Residential 4 (Zone U-R4) [in Rose Park Neighborhood] Whitaker Park – Limited Urban Residential (Zone LU-R1) [in Farviews/Pattee Canyon Neighborhood]</p> <p>While there may be rules which would make development of city park parcels difficult, I recommend the zoning on the regulatory document is in alignment with the "Our Missoula 2045 Land Use Plan", that is parks are zoned as Open Space.</p>	2
<p>I am opposed to the proposed changes to the Rattlesnake area. Current challenges with the existing population include: 1. Fire risk designation is now HIGH for Rattlesnake- homeowners insurance rate increases reflect this. 2. Limited evacuation routes. 3. Bottleneck traffic in the lower Rattlesnake backs up onto highway M-F in late afternoon, on UM game days, and for large events at Adams Center already. This will only get worse. 4. Duncan side has RR which also limits exit options. Cars trying to reroute currently end up contributing to highway back ups at VanBuren and Orange Street. 5. City bus cannot stay on schedule in late afternoon M-F d/t to existing traffic and school buses. Again, this will only worsen. 6. Concern for adverse effects on wildlife, which is already a concern.</p> <p>Other options exist for the housing problem: 1. Limit short-term rentals/Airbnb in Rattlesnake. This would open up some needed housing. 2. Continue expansion on the west side towards Frenchtown where new infrastructure can be built to accommodate density goals.</p> <p>Endangering residents by further packing an already dense area that has limited evacuation options for current residents all while disrupting wildlife doesn't seem in keeping with Missoula values.</p>	5
<p>Difficult to understand what exactly this means for my neighborhood. Typical Governmental doublespeak.</p>	2

<p>I am opposed to Residential Zoning of our city parks. A few examples from the Interactive Proposed Zoning Map (as of 10/12/2025) include:</p> <ul style="list-style-type: none"> •Bonner Park - Urban Residential 3 (Zone U-R3) [University Neighborhood] •Pineview Park – Limited Urban Residential 1 (Zone LU-R1) [Upper Rattlesnake Neighborhood] •Rose Park – Urban Residential 4 (Zone U-R4) [Rose Park Neighborhood] •Whitaker Park – Limited Urban Residential 1 (Zone LU-R1) [Farviews/Pattee Canyon Neighborhood] <p>Please update all city park parcels on the Interactive Zoning Map to "Open Space", whether OP-1 or OP-2, prior to submitting to the City Council for review and adoption.</p>	2
<p>The Lower Rattlesnake is pretty densely inhabited right now, and we have a problem. The valley is a long but narrow corridor. If there is a wildfire or other emergency, it will be hard to get everyone out quickly. This problem will only get worse if we change zoning codes to accommodate more residents. The Office of Emergency Management knows this is a problem, which is why they held a meeting in 2023 in the Rattlesnake. It is hard to understand why the City wants to increase population density since we know this is a potential problem. Let's not make the problem worse.</p>	5

We need to slow down and rethink aspects of the zoning process. I understand this effort has been a “long-time” coming and that city officials have been besieged by the weight of the local housing issues. But attempting to solve housing via a flawed comprehensive zoning response will only lead to more problems and aggravations in the future. Just a few of the problems include:

The City and County have adopted a 100% Clean Electricity Resolution to reach 100% clean electricity for the Missoula urban area by 2030. Allowing 4 story buildings on the Prescott School lot, for example, conflicts with that city policy and will disallow solar access by denying ability to generate solar energy to nearby existing residential lots on some of the nearby streets.

Public safety is an issue both politically and legally when overlaying the new zoning regulations on the Lower Rattlesnake. When a train is parked on the Greenough Drive crossing (an event that occurs numerous times throughout the day) there is a backup of transportation on the I-90 roundabouts, and traffic can become seriously stalled. Fire, police, or ambulance services can face considerable delays in getting in or out of the Rattlesnake. A health emergency could seriously worsen. But other possibilities are obvious and need to be acknowledged. If a train carrying toxic materials (and there are a lot of train cars that do) de-rails, both exits from the Rattlesnake could be seriously blocked and residents’ abilities to avoid toxic gasses seriously undermined. This scenario has been discussed among emergency responders in the past, and questions remain unanswered. A fire in the timbered areas of the Rattlesnake could also present serious problems for evacuation.

A single road, Van Buren/Rattlesnake Drive provides an unbroken link between the Upper and Lower Rattlesnake. The Rattlesnake neighborhood is inextricably linked. Exempting the Upper Rattlesnake for the High Density designation but burdening the Lower Rattlesnake appears to be a political and economic decision that is biased in favor of protecting the interests of a more elite area of the neighborhood. The city’s actions suggest unequal and discriminatory treatment.

In an increasingly acrimonious atmosphere, housing has become the pet project for many in city government. While there may be staunch support for housing (especially among realtors, developers), the city has faced problems trying to get levies passed such as the one seeking more funding for First Responders. There is simply no money to enforce a growing list of problems, ones that housing will not solve and may further complicate. Many areas in the Lower Rattlesnake lack sidewalks (or have seriously damaged sidewalks) and residents walk on narrow streets. Water and sewer mains are aging, leaking, and often inefficient. Existing zoning regulations are not enforced (numerous examples could be cited), and neighbors report increased problems with theft. Thefts aren’t even reported as there is a sense that “so little” can be done. Parking can pose major problems. Biking on Van Buren Street is currently dangerous at many times during the day and increased density will only make it more so.

Without more thought and meaningful opportunities for community input, the implementation of these new zoning regulations will seriously undermine

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<p>We have the property located at 1600 Stephens Avenue and our neighbors are the Beach Family and Beach Transportation, between the two properties we have multiple City blocks that have always been used for commercial purposes. The central location fits and are very valuable locations for goods and service providers. We would like to setup a meeting to discuss the new zoning designation for early next week. Please let us know a date and time. Brent Small 406-396-0262</p>	2
<p>There is no good reason to alter the character of the Rattlesnake with increased population density. Current vacancy rates are increasing city wide and changes to R1 would only perpetuate this problem. Young families in Missoula need homes they can invest in and be proud of, not increased density of structures with a resultant increase in vacancy. This coupled with an ever increasing fire risk and substantial problems with egress and evacuation would provide a disaster in the making, all while negatively impacting the wildlife and environment that make the Rattlesnake valley important to all of Missoula. This change in zoning would be a classic example of long term irreversible negative repercussions for the sake of short term gains, and very questionable gains at that.</p>	5

I am surprised to see privately owned parcels downzoned from R5.4 to Open Space 2. This affects several properties that are adjacent to University-owned parcels along Mt Sentinel. This reduces the value of these properties without compensating the owners. It renders property unbuildable in perpetuity while keeping the property owners on the hook for property taxes on land that essentially has no resale value. These property owners will not be able to use OR sell these parcels, rendering them a financial liability instead of an asset.	1
How do you find out what new zone your property is in? There is no color key for the map stating what colors = what zones.	6
I appreciate and support the zoning update because it will help address the housing crisis in Missoula. I live in the lower Rattlesnake and am glad to see that density would increase in this neighborhood. I want Missoula to be a place where regular people can afford to live, not just a place for the wealthy. This zoning update will help make Missoula affordable. I would encourage the city to consider expanding the higher density zoning area higher up the Rattlesnake and wider across the valley floor to accommodate more residents. These upgrades are long overdue. Thank you.	2
I'm not in favor of adus. They ruin the character and peacefulness of the neighborhood.	5
Have no idea what zone we are in since we have not lived here all our lives. You could have used better mapping. We live in El Mar estates	5
I am not in favor of the zoning reform in the Lower Rattlenake. Our neighborhood is aligned with the downtown area instead of the rest of the Rattlesnake. Also, we cannot support the current traffic. With additional housing and no infrastructure plan, safety would be compromised.	5
The lower Rattlesnake is "The Gateway" to the Rattlesnake Valley & Wilderness Area. It's not an extension of downtown which indicates on map. We also have designated historical homes in this neighborhood. First off, we have inadequate infrastructure in place to handle the current overload of traffic. There are only two exits out of this valley - Van Buren St and Madison. The trains block Madison a great deal of the time. If there was a derailment/chemical spill and/or a fire emergency up the valley, we'd be hard-pressed to safely escape. What is the price of an 'affordable' home in Missoula? \$350,000? New zoning allows for 3 & 4 story buildings which totally don't fit in with the character of this neighborhood & would block the beauty of surrounding mountains. "Once it's gone, it's gone" - FOREVER. I'd like concrete evidence building more houses would make Missoula more affordable. Otherwise, your experiment will ruin the very reason people chose to live here. Please slow down & rethink. Thank you.	5
They'll be more housing, more density, but let's not fool ourselves and pretend building more houses and changing the characters of these neighborhoods will in any way make Missoula more affordable. These changes will only result in landlords and developers making more money while we sacrifice the remaining character Missoula has left.	4
Absolutely opposed to high density zoning overlay...ruining existing neighborhoods for the chimera of "affordable housing". The city should not be in the housing business at all! The road to hell is paved with good intentions. We already see Bozeman turned into Boz Angeles...why turn Missoula into Missou LA. Leave well enough alone!	6
There are so many people here that have eloquently expressed the concerns of high density zoning for the lower Rattlesnake. Many points that I hadn't thought of and reiterating ones I had. I am in support of giving this some more thought! There IS no going back! This IS the gateway to the wilderness! (We have bears here You want to squish in more people. The bears are already overrun.) We are NOT part of downtown! (What? There is a river of cement that separates us.) This is NOT going to help low cost housing! How could it? This plan is an obvious boon to developers and loss to this historic neighborhood. Please, let's NOT do this!	5

<p>Thoroughly against high density zoning and sacrificing our neighborhoods/increasing traffic for the unattainable goal of achieving 'enough' housing. As long as Missoula has the cultural vibe and the surrounding recreational opportunities, THERE WILL NEVER BE ENOUGH HOUSING here. You could demolish every house and replace it with high rise apartments and it still won't be enough for our growing population. We need sensible solutions, not a band-aid approach. 1) How about higher taxes on those with incomes not tied to the Montana economy. The taxes raised could assist low income (Missoula) homebuyers (that have lived here at least x-amount of years). 2) Get rid of short-term rentals. That will release ~600 homes/apartments for housing.</p>	5
<p>Resident of the lower Rattlesnake here to say that high-density zoning is completely inappropriate for this neighborhood. There is a fair amount of land with potential for development and even more so if Prescott school is abandoned. If we permit 4-story apartments and condo blocks with no requirement for parking it will fundamentally change the character of this mixed-income, fairly dense area. There are already ADUs and rentals alongside fancier houses. Traffic is already bad-- try turning onto Van Buren anytime between four and six o'clock, or walking your dog to the park in the winter with intermittent sidewalks and very few streetlights. This neighborhood does not have the infrastructure to support its current population. High-rise blocks would only worsen an already untenable situation. And if they are permitted, I believe that high-rise blocks with no parking is exactly what we are going to get.</p>	5
<p>When I first moved to Missoula in 2002, my roommate and I paid \$400 per month for a 3-bedroom apartment near the SW corner of the slant streets. Eight years later, I was still paying just \$335 per month for my room in a shared house. The path to affordability is shared homes, duplexes, apartments, etc.</p> <p>In the last five years, I've lived in the Rattlesnake and back in the Slant Streets. I'm blessed now to have an income that has let me stay in the heart of Missoula, but I hope that we preserve what actually matters about this community: the kind of vibrancy that only comes when teachers, nurses, artists, construction workers, and students can afford to live here. This zoning rewrite is a critical step to allow for more affordable, denser development. As a resident and taxpayer in the heart of Missoula, I welcome it. Thank you!</p>	2
<p>I work in WinCo Foods real estate department. It appears that our store at 2510 S Reserve Street will not be in conformance with this the new code once adopted. Will we be able to invest in the property in the future with maintenance and remodels and keep its current configuration? We purchased the property based on the ample building size and parking.</p>	2
<p>The designation of large parts of the Lower Rattlesnake as Urban Residential 3 is completely inappropriate. Not only because of the traffic and egress issues, but also because it will destroy a long-term historical and vital character of Missoula in that neighborhood. People packed into dense row houses and apartments will result in permanent destruction of open and green space, generate noise pollution, destroy scenic views and introduce a host of other problems caused by excessive population density.</p> <p>This major long-term growth zoning policy is being rammed through at excessive speed and without proper consideration and input from the people of Missoula. It is undemocratic and actually facilitates a larger-scale problem of housing distribution at the state and national level. Rural communities are losing population while Missoula planners are pushing toxic urban population densities. This is a mistake! We need to address the national housing problem by restoring small-scale agriculture, manufacturing and commerce in our small towns and communities. This will require policies to break up toxic big Agriculture and reverse corporate monopolization of commerce (Amazon). Myopic aggressive urban zoning policies are not the answer - they are part of the problem.</p>	5
<p>I'm surprised that the proposed zoning map isn't more forward-looking... why are we not expanding the D-C and D-T areas beyond their current boundaries to allow future growth/infill?!! Why is so much of the University District and Lower Rattlesnake and Slant Streets U-R3 rather than UR-4 or U-MU2 or D-T? The proposed map feels more "descriptive" of the present day circumstance rather than presenting a vision and framework for the future of a dense, livable, walkable, well-connected and non-sprawling Missoula.</p>	5

<p>Thank you for the opportunity to comment. As others have stated many of us are recently learning about this effort and trying to catch up. Please allow for more time and community engagement. As a resident of the lower rattlesnake area I am concerned about the changes being proposed. Locally, I want to voice the need to look at the area around Greenough park different than we are. Anything that adds additional traffic to this area will reduce safety. The streets around it are not wide enough to accommodate what is already occurring. My other concerns have already been shared by many others so I won't list them all. However, a few key items include public safety, maintaining the historic integrity of Missoula's first subdivision, and recognizing that the lower rattlesnake is already contributing in significant ways in providing diverse housing options. Increasing density in the neighborhood will make egress extremely challenging when we have wildfires. With only two exits from the entire Rattlesnake neighborhood we already see traffic back up as people leave for work in the morning. When we see a need for a mass evacuations the current road system won't be able to accommodate the added pressure. Adding higher density and taller construction does not fit with the vision we have for the future of the neighborhood and its historic role in the growth of Missoula. The lower Rattlesnake area already provides for apartments, duplexes, and rental properties. We are doing our part to support diverse housing options. Thanks for your consideration of this feedback.</p>	5
<p>I'm strongly against increasing population density zoning in any area of the Rattlesnake for two reasons:</p> <p>Dangerously Limited Access: I believe these proposed zoning changes pose a significant safety risk to residents and should not be approved, due to the neighborhood's extremely limited access in case of emergency, particularly wildfire.</p> <p>Only one egress route is available during the many times of day that trains block the crossing on the west side of the valley. Residents couldn't possibly evacuate in a timely manner, even if both routes were accessible. To increase population density in this area is unacceptably unsafe.</p> <p>Unlikely "Affordable" Housing: Some commenters believe that affordable housing will be built in the Rattlesnake as a result of the proposed zoning changes. This seems highly unlikely, as developers will be understandably inclined to build market-rate, expensive housing units.</p> <p>I encourage these commenters to research sale prices and monthly HOA fees at the recently completed Base Camp development as a realistic illustration of how higher-density housing will be priced in the Rattlesnake.</p>	5
<p>Thank you for the zoning update. This will help address some of the housing accessibility issues around us. I live in the lower Rattlesnake and am glad to see the R3 zoning for this neighborhood, given our proximity to downtown and other basic living amenities- I think this zoning could extend further north up the valley. I'm glad that parking requirements are not specified (as the existing code results in too much potential yard/garden/green space being paved). In particularly vulnerable parts of the wildland urban interface, it would seem prudent to include requirements related to hardscaping, hardening/spacing. Retaining existing trees and planting new ones goes a (REALLY) long way to maintaining neighborhood character in the face of increasing density (just notice how the trees are all over every illustration in the document!)- please consider adding this to the zoning framework because of this.</p>	2
<p>Thank you for the draft zoning update. Like other writers, I have safety concerns regarding the higher density zoning proposal in the Rattlesnake. Under the current situation, traffic is backed up on the two access routes into the Rattlesnake daily. This issue is compounded by trains blocking the Duncan Street access for long periods each day. I am currently concerned about the risks of a wildfire, with people needing to evacuate and emergency services trying to enter the Rattlesnake, Those concerns would increase with the proposed increase in density. Thank you for your consideration.</p>	6

<p>Allowing increased housing without accompanying infrastructure development is poor planning and leads to diminished quality-of-life for all Missoulians, serious safety issues, and increased pollution. A case in point: the two developments in the lower, west-side Rattlesnake neighborhood adjacent to Greenough Drive. I have repeatedly pointed out (apparently to deaf ears in the City) that a traffic circle needs to be built on Greenough Drive at its intersection with Peggio Lane before the two developments proceed. A traffic circle at this location is essential to avoid putting dangerous entrances onto Greenough Drive from the developments. Without a traffic circle, increases in traffic accidents and wildlife collisions will undoubtedly occur. A traffic circle on Greenough Drive will also calm traffic and improve pedestrian safety. This infrastructure project needs to be given as much priority as the developments. Code reform must not be blind to the infrastructure needs of the community.</p>	6
<p>There are some positive things in the proposed update. My main concern lies in the fact that when considering purchasing a home people look carefully at neighborhoods and the zoning of those neighborhoods. Zoning is protection for the attributes we value in a neighborhood and the investment we make in a home. For me, retroactively changing the density of a neighborhood is unfair to current owners in that peacefulness, noise, and neighborhood quality, is inversely proportional to density. I'm hoping the council keeps that under consideration.</p>	6
<p>Public Comment on Proposed Zoning Changes in the Lower Rattlesnake</p> <p>I invested in the Lower Rattlesnake because it is a quiet neighborhood where we can see the mountains and park in front of our home. The proposed zoning changes would allow developers to tear down existing homes and replace them with 40-foot-tall apartment buildings without any off-street parking.</p> <p>I understand the city's goal is to increase housing supply in hopes that prices will stabilize and create more affordable housing. However, after 20 years in real estate and construction, I have not seen this "trickle-down" approach achieve meaningful affordability in markets like Missoula. I would rather see targeted affordability incentives than a blanket up-zoning that risks damaging the character and livability of our neighborhoods.</p> <p>The removal of off-street parking requirements is also concerning. While I appreciate the goal of reducing car dependence, Missoula remains a recreation-based, car-dependent community. Our public transit system is limited, and our long winters make biking impractical for much of the year. Most residents need vehicles to work, recreate, and enjoy all that Montana offers. Eliminating private parking will only push more cars onto already crowded neighborhood streets.</p> <p>Furthermore, increasing building heights and density without adequate planning will strain infrastructure, water resources, and wildlife corridors, and diminish the quality of life that residents have invested in. These changes will not make Missoula more inclusive or peaceful — they will instead create tension among neighbors and negatively impact the natural environment that defines this community.</p>	5
<p>I urge the city to reconsider these zoning changes and pursue housing solutions that balance affordability with sustainability, infrastructure capacity, and neighborhood character.</p>	6
<p>I have lived in the Lower Rattlesnake for more than three decades. Long time residents like myself value the neighborhood's peace and quiet. The density you are proposing for our valley would ruin what we have worked to create and protect.</p> <p>It is both a haven for wildlife. And with respect to the threat of a wildfire, it is not a question of 'if' but 'when'. We need clear evacuation routes out of the valley. Adding density and towering three story apartments would leave us trapped. I understand the need for more housing in Missoula, but the Rattlesnake is different. It is the jewel of Missoula. Please maintain our existing zoning and protect the Rattlesnake from harmful growth.</p>	6

As a long-time lower rattlesnake resident, I find the City of Missoula's proposed high density zoning for our neighborhood heartbreaking and disturbing for many reasons. Although the land use plan and zoning framework planning have been in the works for 'several years', many Missoula residents have only recently become aware of the effort and the significant impacts to our neighborhood character and quality of life in Missoula. Applying a high density one size fits all for many of our Missoula neighborhoods is ill conceived and does not consider the underlying infrastructure of each neighborhood to support what is proposed. Furthermore, the speed at which this process is being conducted has limited opportunities for public understanding and input.

The 'Our Missoula Growth Policy Update & Code Reform' is a growth at all cost approach, without sensitivity to maintaining neighborhood character and quality and ease of living for current residents. Many new residents have been attracted to Missoula for its unique combination of city amenities with beautiful neighborhoods, such as the Rattlesnake, embedded within a wildland landscape. Now it seems that the 'Our Missoula' plan is focused on erasing the very livability and character that defines the historic Lower Rattlesnake neighborhood. The neighborhood is currently zoned R5.4 – this residential district is primarily for single family detached houses that generally permits one detached dwelling unit per 5,400 square feet of parcel area. This designation is for areas intended to maintain a lower density, open-space environment.

To go from this low-density zoning to high density does not make sense for the Lower Rattlesnake for many reasons. First and foremost is the currently inadequate ingress & egress routes in the Rattlesnake – Van Buren and Duncan. The latter is blocked by a railroad track with train traffic for significant portions of each day. Already traffic is routinely backed up way above the interstate on both routes and adjacent side streets, creating a traffic bottleneck in the Lower Rattlesnake, and raising an alarming safety concern for emergency evacuation in the valley and daily ease of traffic flow. Implementing high density zoning in the Lower Rattlesnake at this time would exacerbate this already bad traffic/safety situation and could have disastrous consequences down the road. A complete and rigorous Traffic Impact Study and accompanying Infrastructure Plan is needed for the Rattlesnake Valley prior to any major zoning change from low density to high density. This is a serious liability concern that the City should take very seriously before proceeding.

Another concern with increased densification, no parking restrictions, and more parked cars is winter time snow removal and access on neighborhood streets. The Lower Rattlesnake has a harsh winter environment with the Hellgate Winds. In recent years, the City has performed more limited snow removal on side streets presumably due to limited budgets and retention of employees, making it difficult to get around the neighborhood in the winter. Increased densification and more parked cars will make it even more impassible at current levels of snow removal service and make it more difficult to find places to pile the snow.

<p>Although I understand that the need for affordable housing is real, why does it need to come at the expense of the unique and beloved character of Missoula neighborhoods. Furthermore, it remains to be seen how Missoula will make new housing actually 'affordable' – seems like an oxymoron. The zoning proposal is directed at providing more housing and not finding balance with preserving the very qualities that make Missoula unique like the urban/wildland interface of the Rattlesnake neighborhoods, where wild creatures still roam and coexist with people. I would have hoped for City governance to have more sensitivity to the balance of people and the environment and the land itself. It seems that humanity is full steam ahead on utilizing every last piece of earth resources including our cherished Missoula neighborhoods.</p> <p>An important situation that seems to have fallen through the cracks of the various recent City of Missoula planning processes is the fate of the Prescott School property (which is being considered for possible sale by MCPS). For over a century the school grounds have been a treasured green park space and is the most used neighborhood playground space and community sledding hill. In the face of potential disposition of the Prescott property it is extremely important for the City to collaborate with others in securing the grounds as a city park in perpetuity. Holding on to this green space is all the more important as Missoula densifies.</p> <p>My request is that the City back off high density zoning for the Lower Rattlesnake (east of Rattlesnake Creek) at this time, and instead provide for continuity with the current zoning (R5.4) by assigning the entire neighborhood to the new LU-R1 district. The west side of Rattlesnake Creek is proposed for LU-R1 zoning – having continuity in zoning across this narrow cross-section of the valley south of Lolo Street only makes sense. My hope is that the City of Missoula will come to its senses and keep the low-density districting of the Lower Rattlesnake, ensuring safety and well-being of its residents. Thank you for this opportunity to comment.</p>	
<p>There are inconsistencies in this zoning proposal. On the one hand the city is saying that they need greater density and on the other hand where we have a property at 921 East Beckwith that could provide that greater density because up until this new zoning proposal came out, it was available to have up to ten units. It is now restricted to 1 single family home or I believe a duplex. We are not looking to disrupt the hillside but sell the property to developer who will build a building on the flat land at the base of the hill, where there are five existing small houses that are used as rentals. Who would compensate the ownership for the huge loss in revenue from the sale of this land? Why wouldn't you want an apartment building right across the street from the University of Montana in a town where housing is tight for students? How did they decide to use such a random decision maker? Like the fifty percent rule. It just seems unfair. It certainly is to my clients.</p>	1
<p>Please do not rezone the lower rattlesnake to allow tall buildings and greater density. We are pretty full now I will not repeat the many valid reasons to deny the proposed rezone. I agree with each of them. I love this neighborhood. This plan would diminish it , make it much less livable I am strongly opposed to the proposed plan in regard to the lower rattlesnake.</p>	5
<p>In advance of Wednesday's code reform open house, could you please ask staff to summarize the process by which the current zoning strategy of collapsing dual-place type parcels into a single zone was vetted for alignment with our key values (Housing, Equity, Climate, Connectivity)? I would also like to know what other strategies were considered for dealing with dual-place type parcels and why they were dismissed in favor of the proposed zoning strategy.</p> <p>For transparency and clarity, I recommend that these strategies be presented to the public in a rubric or side-by-side ranking that shows how each approach to dual-place type parcels performs against the 4 adopted key values. This would help residents and decision-makers clearly evaluate whether the current proposed solution is the best fit, or whether alternatives—such as applying the less restrictive zoning with universal constraint overlays—offer stronger alignment.</p>	1

Feedback Form Responses From Zoning Open House on October 9th, 2025

Does the proposed Draft Zoning Framework successfully implement the Our Missoula 2045 Land Use Plan?	What do you appreciate about the proposed draft zoning framework?	What questions or Ideas do you have?	Comments	Comment Response ID
		<p>Why in the world would you think people don't need cars? Do any of you know how hard it would be to carry multiple bags of groceries on a bus? How would one get to the hiking trails with a bike with a dog? Get real face reality. People need cars for certain tasks. Where will the many people find space for cars?</p>	<p>I am disappointed that no plans include affordable housing that is not section 8. But actually affordable for working class families. Those people who seem to always fall between the cracks. Also, where are the plans for the cars for the people who are going to densely be part in these neighborhoods? As I was told no enforcement is possible. Are we going to become Chicago during winter where we will fight for parking spaces? Are we in Missoula really ready for more density? Two situations really worry me. Parking areas and infrastructure, especially the sewer. Can our sewer system handle the dense population the city wants? Less parking spaces? How will we be able to leave the walkable neighborhood? I am almost 70 with arthritis problems. I will become more isolated.</p>	4
	Lots of detailed info	<p>The draft framework is very difficult to navigate. I suspect that many residents are unable to fully access it.</p>	<p>I am very disturbed about how the zoning plan discriminates against already dense neighborhoods. It's already dense - let's make it worse! I live in the upper reaches of the lower rattlesnake. We have serious traffic issue. I use a cane full time and cannot cross Rattlesnake without help. Primarily because I am unable to run. Our little pocket neighborhood on the east side of Rattlesnake Drive between Herbert and Raymond is very compact but access to Rattlesnake Drive means turning into traffic with very limited sight lines of traffic at either entrance/edit. I have already nearly been the victim of a collision on the intersection of Raymond and Rattlesnake. Increasing density in our pocket neighborhood in the Lower Rattlesnake will serve only to increase hazards to bicyclists, walkers, and drivers. The Lower Rattlesnake has a long history in Missoula. We are separated from downtown by the river, the interstate, and from downtown by the river and interstate and railroad. We are not part of downtown. I am deeply concerned about the impact of increased density, particularly 35-40 ft tall buildings, on the culture of the Lower Rattlesnake. Don't punish us for being an already dense neighborhood.</p>	5

	Cleans things up		I live in Hellgate Meadows, which has been lumped in with adjacent areas that are being built-out as medium density multi-family as Um-MU1. Our little neighborhood was the first new urbanist development in Montana and the city council passed a specific ordinance to legitimize the mix of small single family, duplexes, row houses, small apartment buildings, all with ADUs allowed. Lots are quite small. Our HOA covenants are the city regulation that enabled construction of our neighborhood. If the new regulations eliminate the existing regulations, such as the one governing our neighborhood, we are basically left only with the U-MU1 restrictions/requirements, which appear to allow for larger scale buildings. Also our streets are so narrow that if cars are parked on both sides the traffic is limited to one vehicle wide. we are concerned that with no off street parking requirements, emergency vehicles will be delayed, potentially a life or death issue. when there is already a vehicle in the road heading the opposite direction, currently enough people park off street that this has only been an issue a few times. Directly north of us is UR-2 and UR-4. if the new regs eliminate the city regulation that established our neighborhood , is there any way our neighborhood can be lumped with the single family zoning to the north of us, rather than the apartments to the south and west? I suspect the Hellgate Village development directly to the west of us will have the same concerns.	5
N - Fire hazard in the upper rattlesnake without adequate egress.	Nothing.	Any affordable housing? Less than 300-400k?	Neighborhood Commercial - not in the Rattlesnake. We have what we need. Any transportation increases, bus service? Park protection plans? Increase density = increase parking and increase traffic.	5
Y - it appears to flawlessly implement the land use plan.	Evident that a lot of sincere work went into it, and it matches up well with every aspiration present in the land	Too many for 2 lines of comment.		2
Yes - enabling access to public amenities by building more densely around them. Building in the core rather than spreading into sensitive lands.	Allowing for denser, more diverse housing options (hopefully leading to more affordable options) near U and downtown.		The hillside used to access Mt. Sentinel (U-R3) should not be opened / available for development. It provides valuable hiking access and that access is a key characteristic of the neighborhood. It may be steep and an unlikely site for development but we don't need to even invite that option. Otherwise I am excited to see denser more diverse housing options for students and young professionals in the U District.	1
Conservation can be integrated with business, housing and commercial to make the best of the remaining lands in the valley!!		Thanks for doing this!	We need an integrated relationship between conservation (easements) and zoning. Proper zoning category, overlay, complementary zones that can work together on a parcel for examples. Or let conservation easements be independent with uses that custom-fit, allowing businesses and residential to be small (25% max) at the easement. 75% would be ag, open space, grassland, forest, pasture. Give room for innovation within those parameters.	4
Yes	The attempt to distribute the load around town including lower rattlesnake and university.	Worried about building heights accidentally force flat roofs just to hit floor/height. Curious about having more commercial in residential, even mid-block.	Great step in the right direction. We want more neighbors. Let's allow more vibrant community around the university. I rent on Woodworth and it should be a college community, not a retirement community. Commercial on Arthur would be great. I like streamlining parking limits. Let private industry build and charge for it as desired.	2
	Non-traditional build opportunities and density		I would like to see a reduction in required parking spaces; provide opportunities for density and create infill.	2
I'm not educated on the land use plan	More flexibility within any type of zoning.	On a micro-level are individual blocks taken into account for parking, etc.? Before the final building approval?	As an east Missoula resident it feels we have been excluded from the process of annexation for the Aspire Subdivision. There was a planning process completed in 2018 (?) but the density allowed in this area is greater post annex than previously allowed. This area is farthest from 200 and will increase traffic on narrow streets. Is this what we should expect in the future?	4

			I'm generally supportive of the effort to densify and simplify the zoning code. Concerns I have center on character, privacy and sustainability. Smaller setbacks and taller buildings mean more shadowed area and less garden space. I'd like to see the greenspace requirement stay high to prevent property from all turning to more non-permeable area. I'm concerned that the lower density zoned areas will increase in value and more gentrification will result. Thanks for all the effort!	2
Yes! It gets very close. Good work! Push to max density in lower Rattlesnake and District 7 (east of Higgins to Stephens).	Choosing how many bedrooms for people rather than parking spaces for cars.	Drop all landscaping requirements by 5%.	Simplify RZ. Wrap all UR1 into UR2 w/ UR2 RX. All residential along Bitterroot Trail and Milwaukee Trail should be mixed-use w/ possibility of high-capacity residential. Missoula should have mixed-use capacity on Worden near HeadStart to help allow a village center.	2
	Love the Neighborhood Commercial allowing small business in all residential. Remove parking requirements is also awesome — let the market encourage people to use public transit, bikes, walking.	I'm very interested in the housing Co-op or Land Trust model of ownership; I wonder if code reform is expected to impact these housing models at all one way or the other?	Just want to voice general support for zoning reform that reduces barriers to housing for all — let people get creative about designing buildings that meet people's needs for housing, small business, community space. Not sure if the code reform addresses this, but I think single-family-home-only zoning restrictions are inherently exclusionary on a class basis and should be done away with entirely. I would love to see more creative housing options w/ shared community space — e.g. small cluster of small cottages with a central shared playground/community kitchen. Not sure why the market isn't currently producing these options, but I certainly hope zoning isn't the barrier here. In sum: with the exception of slaughterhouses and cement plants, less is better for zoning — YIMBY.	2
Y - increase density; thoughtful development and planning	Variety of building types			2
	Allows for smaller units – good for climate, wallet, and lifestyle Allows to build more units on your property	Is there a cap on how many neighborhood commercial units can be in a neighborhood?	Thank you for your collaboration & work! Thank you for addressing climate & affordability!	2
Y — density, walkability	Thoughtful density, excited about neighborhood commercial	Will there be limits on short-term rentals somehow? Will transit increase to accommodate?	Would love to see sidewalks connected/completed on the westside!	2
	The zoning framework seems reasonable unless the city continues to grant developers the variances they constantly request.		Allowing developers to self-regulate parking requirements is poor governance. I understand the market in the ideal should dictate action, but due to the unmitigated situation in Missoula, the developer will have too much control and lead to inadequate parking and heavily impacted streets and neighborhoods.	5
	Yes - a lot of prior zoning was not changed	New to us that OSD is included in the rezone. Need to respect significant investment in prior zoning.	Please review build-to rules; need more space from curb for really urban neighborhoods. Will seek meetings with staff to review more	5
Everyone knows that zoning only applies to those that are willing to comply!!!	The "city" wishes to force as many people into limited space as possible - I for one question this policy!!!!	Change the UR2 strip to UR1 along 39th. Rethink the overriding policy that every vacant spot or even some person's lawn area needs to be developed.	I just learned that 6-plex residences can be constructed in my single residence neighborhood — that on 39th Street. I am sure this appeals to a wide swath of Missoulians and city officials who don't have to face the same fate! This is the narrow UR2 strip that borders 39th Street on the North Side. Just what we need is more traffic & parking on 39th. This zoning also allows "limited commercial." Whatever that means? Come on folks — you can do better!!!	5

Y - Have taken every aspect into consideration and come up w/ creative plans and downsized from 29–26 districts — simplified.	All the mixed use areas. I especially appreciate more residential mixed w/ commercial.	I don't understand the process for historic overlay districts — I think there are many more!	Pleasantly surprised and appreciative of all the work put into this! Team work! More sidewalks, please!	2
			There is concern about the limiting factor of sq. footage of single family homes in residential neighborhoods. For example: a previous R5.4 now only allows for a 2160 sf home on all levels. My understanding is not basements but it does include walk out basements. Farviews Hill is an excellent example and severely limits buildable lots. So long as set back and height requirements are met, the government should not be able to limit the square footage a home should have.	1
Yes - increased density = more housing, more sustainable.	No housing parking requirements!	No parking mandates period. That would be great.	Love the boldness - would love to see even bolder vision on sustainability with walkable neighborhoods and affordability by allowing more housing types.	2
I really like the increased housing	More housing, FAR incentives for multi-unit; maybe no mcmansions.	It seems like there is conflicting info on parking in neighborhood commercial?	More walkable commercial near the university; less parking requirements for downtown and adjacent to hip strip; love increased supply of housing; would like to see more housing in lower rattlesnake and university district.	2
Not sure - I paid minimal attention to the land use plan.	Big picture - simplicity; 70 + zones down to only 26 or so	The postcard campaign - while likely costly - is a great way to inform all residents.	I attended the first meeting in December 2022, was a table talk facilitator at a community event, and its cool to see this project come together. Encouraging more residential building is one component of addressing houseless issues. This is a step in the direction of providing more housing for more people.	2
This is a very thoughtful, well laid out plan. One issue stated below regarding changing public land to development lands.	The whole rollout and opportunity for public comment is admirable.		There are three lots up Mt. Sentinel that are currently open space (owned by the u) but have popular trails on them. Located between Woodworth and Beverly. The change from OP3 to U-R3 give the opportunity for major development in the future - from U or if they sell to a private entity. We cannot let our current trail system and access to open space be taken away. I understand it seems irrational to build 1/2 up the hill but given the right set of actions, you can see a future where our trail system becomes fractured by condos. Thank you for your consideration.	1
Not sure - the communication has been so poor.		Slow down, involve residents	The lower rattlesnake should be aligned with the rest of the rattlesnake, not downtown.	5
It's a great start! Probably wont get all the way there in its current form.	Increased density is great. Residential parking mandate elimination is awesome.	It would be great to see this reform be outcome-oriented. We should set firm goal for housing production and require action if they are not met.	Allow more density and uses near campus. There is no reason to have anything less than UR4 anywhere in the U district. Increase height limits in UR3. If a neighborhood currently allows 45ft keep it that way. Allow skilled trades and light construction services in neighborhood commercial as long as they comply with noise/health/safety standards. Reduce commercial parking regulations. If they can't be removed, just cut them by a certain percentage for U-MU zones. More UF4 on Worden, Cooley, Catlin, Turner, Johnson.	2
It's so close and really opens up more housing options. A little too prescriptive in limited urban - those districts could just be one LU-R2.	All the work done to get to this point. No parking minimums and setbacks.	U District should be all UR4 along with 3rd St from Higgins South to Cambie up zone it all.	LU-R1 - should height could be 3 stories. Increase height to 45 to ensure a true 3 story height.	2
			There are no guarantees that the smaller, denser housing will in fact be more affordable for potential homeowners. How will the sewer and other utilities cope with the increased population density The removal of required parking spaces for residences will discriminate against workers whose hours fall outside of the bus schedule.	4
Yes			Why is R-1 to 4 orange on maps?	6

Unclear		Status of golf course below Ben Hogan Drive and open space about Ben Hogan Drive and below Mt. Dean Stone neighborhood? Status of land along Bitterroot River Old Post Hospital / Ft. Missoula?	Maps need to be enlarged so details can be assessed.	6
	Seems level-headed and perhaps even courageous to bring contemporary planning to Missoula.		Residential parking is the big question for me. I understand and applaud the removal of parking requirements in theory, but it will likely lower quality of life for many people in the short term. Its a a chicken and egg issue - you can create disincentives to driving but it may take a long time to change behavior. A few multifamily buildings went up near our home and the instant on street parking problem changed the character of the neighborhood. Still, in all, we must do what is best for all and I believe this new code is. Thanks for all the thought and hard work.	2
Allows great future plans. Thanks! In the event there are possible violations, having the city attorney present would be great.	The info and future plans are appreciated.	See Below.	Subject property #7 Kasota Ct. Wapikiya Sub. No sidewalks, no alley. If a duplex gets built, parking on street would be enormous. If it becomes a rental with University students, even more parking problems and street use. Having a legal person from city attorney would be great.	5
Yes - increases housing density, especially near transport and services/amenities. Spreads the increase through many	Builds in great flexibility while maintaining neighborhood character through building form and neighborhood type.	How will accessibility and visitability be incentivized? How will increasing the number of affordable units be incentivized?	I Forsee increased tension over parking unless we invest in things like neighbor ways and more public transit. Beyond the scope of code reform, I know but the change in parking requirements and increased density in our car-dependent culture will certainly increase the challenges.	2
I don't really understand all the complexity of the framework.	That it tries to deal with the increased housing demand - but there is no way to avoid negative impacts of cramming more and more people into the valley.	How can we protect the river from encroaching development and avoid increasing flood risk?	I think there should be setbacks from the river for high /tall buildings. Tall buildings near the river obstruct views from the river and put more people at risk for flooding. We do not want to run the Clark Fork into concrete canyon lined by tall buildings. We have allowed too many on the northside of the river. Let's protect the south side of the river. Riparian setbacks protect the river and the people. Number one priority should be to protect flood plains from development, higher density, etc. When we try to prevent flooding in the floodplain, we send bigger floods to people downstream.	4
	The draft zoning framework does an excellent job explaining the intention of the process.	Idea: prior to the submission of the zoning map for approval, show parks as open space. Since the zoning map is a regulatory document per Emily, this seems important.		2
Not sure.	Elimination of RT10 in particular and the rest of the designations.	Maybe provide a glossary of terms, or clarify at point of introduction.		2
Hard to tell without studying the land use plan and codes. I assume the city did its best to stay consistent with the LUP.	Focus on allowing the market to dictate building use and parking.	Are there examples of these practices being used successfully in other municipalities? Where were FAR and Density requirements adopted from?	I recognize this was a lot of work for the city. Kudos for attempting to find some housing and development solutions. I hope it works in practice.	2

Yes	Less parking! More walkability and small business in residential areas.	For new development, what rules are there around what buildings look like? How do we keep the unique character of Missoula's neighborhoods while still building affordably?	How does low-income housing fit in? How can we better integrate subsidized housing into all neighborhoods in Missoula?	2
	Equity goals and affordability goals	Historic areas are not indicated. Why?	I think linking the amenities is really good - possible for cafes, etc.	2
Yes - more allowable uses increases density of housing, less requirements.		Streamlining permitting process.	Increase building heights.	2
Yes - it really matches placetype and zoning	So far it seems less - which allows for more variety and		No lot widths - they will control density solely on that issue.	2
No		Why not preserve historic and viable neighborhoods?	I am a Rattlesnake resident and I believe the high density zoning on the lower Rattlesnake will destroy our neighborhood. Historic homes will be bulldozed, our quiet streets crowded, and our major access streets, Van Buren and Greenough, will be impassable and dangerous. No high density zoning!	5
Yes	Mostly meets community needs except at Fort Missoula.		Need to protect historic land at Ft. Missoula and prohibit residential development on this land.	5
Yes - more housing, more allowed uses, badly needed in missoula.	Upzoning nearly everywhere!	Some areas zoned as residential could be mixed use - Arthur by UM, Higgins south of South Ave	Good work, thank you!	2
Yes - Definitely	I'm 84, been here since I was 13. Finally leaders that explain what they want to do :)	None really.	Thank You	2
Yes	Simplifying the code and increasing density	More mixed Use zoning around campus.		2
			I support allowing multiple units on a lot but it has to fit the neighborhood. The 4-plex next to small houses does not (e.g., recent Rattlesnake development). The idea of small cottages on one lot is better. I am concerned w/ not requiring parking w/ new housing developments. For large apartment buildings, the city should require underground parking.	5
			Mainly interested in preserving open space where possible and keeping residential housing from being built at Fort Missoula where it does not belong.	2

2. PUBLIC COMMENT ON ZONING MAP

This section contains the full list of comments received on the proposed Zoning Map, which was available for public review between October 1st and November 12th, 2025. The proposed map was shared along with the draft Zoning Framework and remained available for comment through the public review period for the Unified Development Code (UDC). The full list of comments received is divided into the following sections:

1. Comments received directly on the interactive Proposed Zoning Map through Konveio.
2. General comments received through the “Guestbook” tool on Engage Missoula.

All of the comments were analyzed through the following framework:

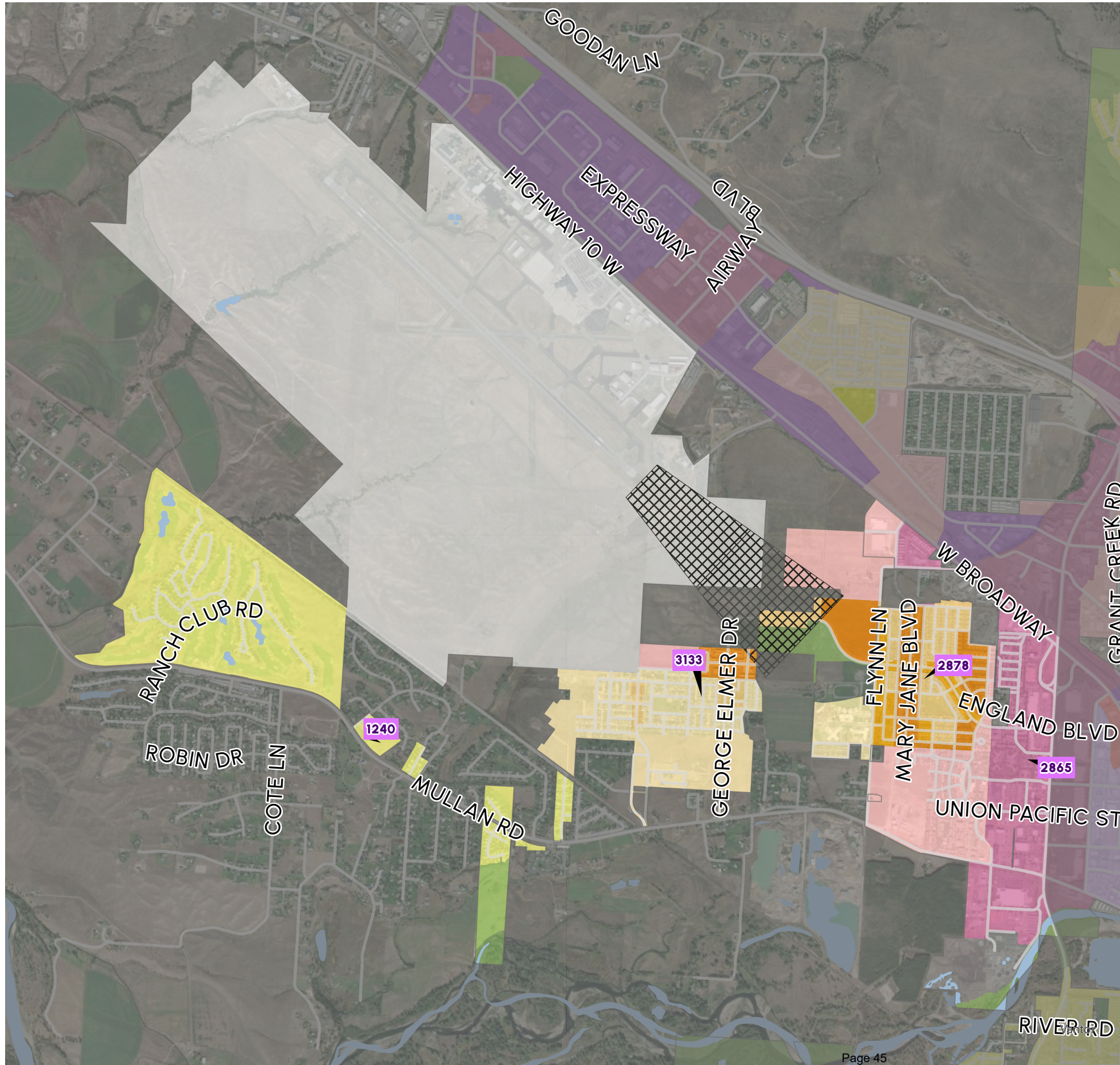
<u>Issue ID</u>	<u>Definition</u>
1	Incorporated, either partially or fully, into updated Adoption Draft materials.
2	Not incorporated: this comment is already addressed or in alignment with proposed materials, no change needed.
3	Not incorporated at this time: this comment points to work that is anticipated to be followed up in the future, after the completion of this project.
4	Not incorporated: this comment raises issues that are outside the scope of this project.
5	Not incorporated: this comment is not supported by adopted policy or in alignment with project goals or methodology.
6	Not incorporated: this comment is not applicable or not legally supportable

ATTACHMENTS






















1. Konveio Comments Received on Proposed Zoning Map Between October 1st and November 12th, 2025 (Organized by Neighborhood)
2. Engage Missoula Comments Received on Proposed Zoning Map Between October 29th and November 12th, 2025.

Konveio Comments on Zoning Map: Oct 1 - Nov 12

Captain John Mullan

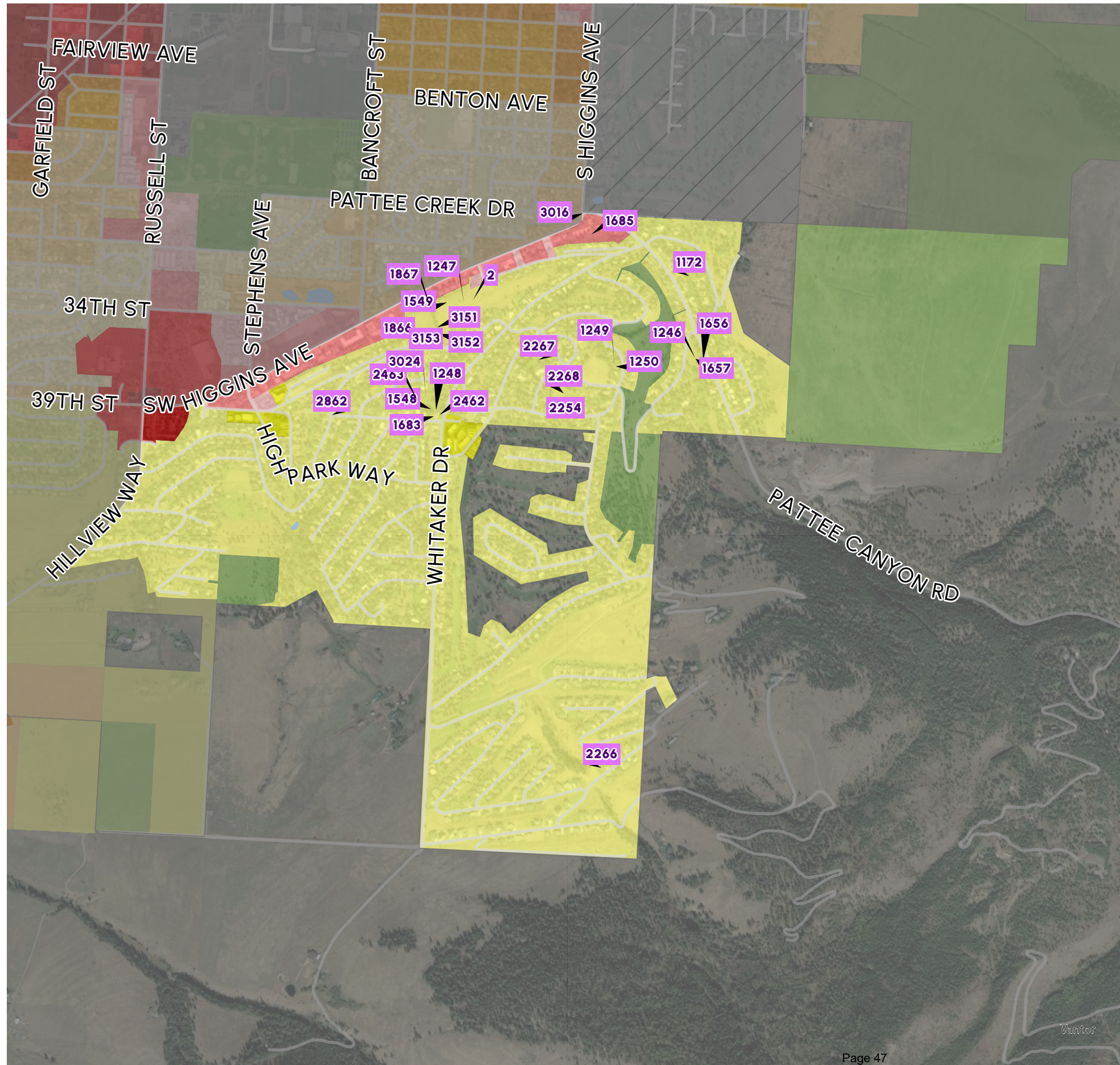


 Zoning Overlays






















-  D-C
-  D-T
-  U-MU4
-  U-MU3
-  U-MU2
-  U-MU1
-  LU-MU
-  I-MU
-  U-R4
-  U-R3
-  U-R2
-  U-R1
-  LU-R2
-  LU-R1
-  R-R1
-  A
-  CD-1
-  CD-2
-  I-1
-  OP-1
-  OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1240	James Mocabee	You're Planning to change R2 to LU-R2 is not acceptable. Building apartments and rowhouses (allowed in LU-R2 AND NOT ALLOWED IN R2) in established R2 neighborhoods would decrease the property values, safety, and residential characteristics of the affected neighborhoods. This is especially noteworthy in city land tracts that are surrounded by non-city lands.	3	3	Captain John Mullan	5
2865	Matt	As currently written, LU-MU for all of N Reserve means no healthcare facilities would be permitted. That does not make sense.	0	0	Captain John Mullan	6
2878	Henry	The zoning out here makes no sense - it appears to be purely descriptive rather than prescriptive/guiding. If this is meant to be a high density area (which I would question, given the clear sprawl that it is creating), then it should all be the same zoning. If we're trying to limit sprawl, then this entire residential area should be LU rather than U.	0	0	Captain John Mullan	5
3133	Thomas Sabol	Can we add more zoning for small grocery stores, coffee shops and restaurants in this area? I live here in what is labeled (I think) as "Urban Residential 1". To buy groceries it is a very long walk (not realistically walkable) especially in winter. Even to bike to the nearest grocery store it is a long bike ride to Walmart, especially when there are not developed bike paths on the side of Mullan Road. Having lived and traveled around the world I have seen where some areas/countries, especially in Europe, where neighborhoods evolved without automobiles, and pretty much every neighborhood has a walkable place to buy groceries or walk to restaurants. I would like to see a zone walkable from my house where I can walk, or even bike, to buy groceries, coffee, or restaurants. I drive an electric truck (an American-made Rivian) which I charge with free Montana sunshine, that right now is the best I can use to get to these types of businesses and have the least environmental impact. However, the lithium batteries still have impacts and I don't get exercise built into my daily life. The average Montanan/American is overweight and unexercised. Building daily movement into getting food/groceries is one way to address these health issues while building economic benefits into the Missoula community by creating more small businesses and reducing the money going to Big Box stores.	1	0	Captain John Mullan	2

Farviews / Pattee Canyon



 Zoning Overlays

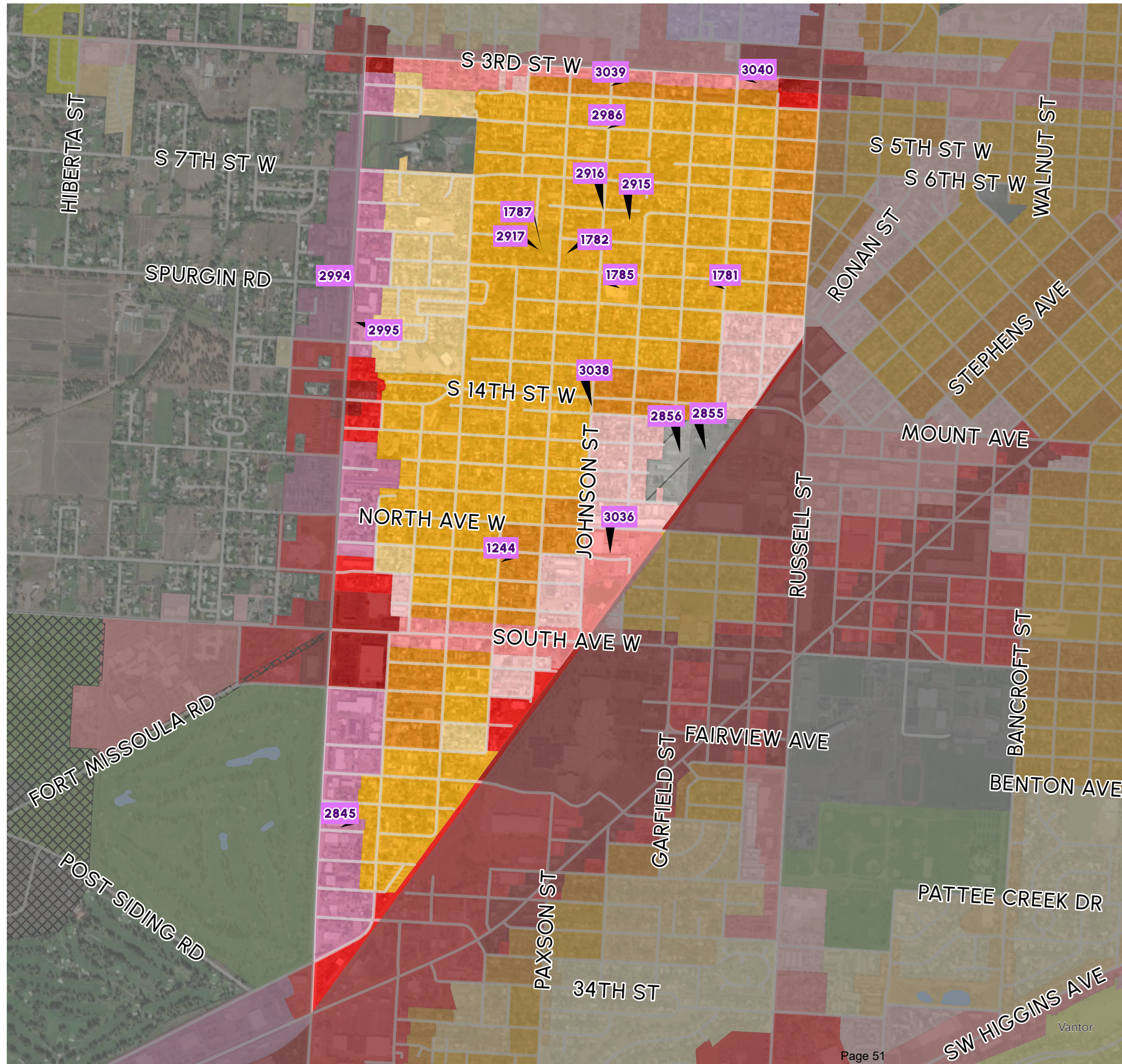
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-  R-R1
-  A
-  CD-1
-  CD-2
-  I-1
-  OP-1
-  OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1172	Gary McLaughlin	How can the homeowner have a chain link gate on the strip of Open Space going to Westview Drive? Please advise, thank you.	3	0	Farviews / Pattee Canyon	4
1246	Len Broberg	There is a city park here.	5	0	Farviews / Pattee Canyon	1
1247	Lisa McFarlane	Is the intent of the proposed zoning plan, in fact, to zone the 8+ acres of open, undeveloped land owned by the City of Missoula as "Limited Urban Residential 1" (LU-R1) as shown on the Proposed Zoning Map? Thank you.	2	0	Farviews / Pattee Canyon	1
1248	Lisa McFarlane	This 2+ acre parcel of land is owned by the City of Missoula and is known as Whitaker Park. Is it actually going to be zoned as Limited Urban Residential 1 (LU-R1) as the proposed zoning map indicates, should this plan be approved? This is a park used year around by people living in the neighborhood and surrounding areas.	5	0	Farviews / Pattee Canyon	1
1249	Lisa McFarlane	This is a city park. Would it be zoned "Limited Urban Residential 1" (LU-R1) if the proposed plan is approved?	2	0	Farviews / Pattee Canyon	1
1250	Lisa McFarlane	The comment I left should be located at PenLand Park (located between Westview Drive and Artemos Drive, approximately 700 feet WNW of the marker). My apologies.	0	0	Farviews / Pattee Canyon	1
2		I live in your ward in Missoula and was alarmed to see the re-zoning proposal, which I understand designates open space adjacent to Higgins/39th as new potential residential areas. This directly and negatively impacts me and my family and the reasons we chose to live in this area (accessibility to natural settings, limited traffic etc.). I strongly oppose re-zoning open space. I hope you will consider my feedback and oppose this as well.			Farviews / Pattee Canyon	1
1548	Lisa McFarlane	Whitaker Park is presently zoned as Open Space (OP-1). This proposal will zone Whitaker Park as Limited Urban Residential 1 (LU-R1). What is the philosophy in the recommended zoning change of Whitaker Park? Would this zoning revision to LU-R1 support changes in the use, possible sale and/or new residential construction on the Whitaker Park property, which is currently publicly-used and city-owned?	1	0	Farviews / Pattee Canyon	1
1549	Lisa McFarlane	This parcel of city property appears to have two zoning designations. I assume there is a portion(s) zoned Open Space and another portion(s) zoned RM1-35. As the proposed new zoning for this city property would change it all to LU-R1 (Limited Use Residential), would you please advise which portions of the City property CURRENTLY designated Open Space are proposed have OP1 zoning removed?	1	0	Farviews / Pattee Canyon	1
1656	Lisa McFarlane	This seems like a good time for the Takima-Kokaski Park have a zoning change to OP-1 (Open Space) instead of being changed to Limited Urban Residential as shown on the Interactive Proposed Zoning Map.	3	0	Farviews / Pattee Canyon	1
1657	Lisa McFarlane	This seems like a good time for the Takima-Kokaski Park have a zoning change to OP-1 (Open Space) instead of being changed to Limited Urban Residential as shown on the Interactive Proposed Zoning Map.	1	0	Farviews / Pattee Canyon	1
1683	Jessica Koch	I agree with Lisa's comment. Whitaker park should not be rezoned to be Limited Urban Residential 1. This park is used by all in the area, and has been for generations. If the zoning has to be changed, it should be changed to open space, rather than leaving open a potential for development into one of the only parks in the area.	2	0	Farviews / Pattee Canyon	1

1685	Jessica Koch	<p>This area should not be rezoned and should remain strictly residential.</p> <p>First, already, this corner can be dangerous, with traffic speeding around the corner, blind spots, traffic build up during peak hours due to individuals trying to go up/down the hill etc. Rezoning this condo corner to urban mixed-use would bring potential for even more traffic safety risks to this corner.</p> <p>Second, rezoning to add more mixed use, potential for high density housing could add further traffic clogs on a VITAL main access road. This corner has individuals coming from four different directions, which means it already sees high levels of traffic of individuals going up/down the canyon, up whitaker, over to SW higgins, etc. Rezoning would be harmful to the area, as increased visitation by the public to businesses or increased housing in this small corner area would mean more traffic and increased traffic-related safety concerns in an area already seeing enough as is.</p> <p>Lastly, rezoning to mixed-use urban doesn't acknowledge the safety concerns for this corner being an access road used by all in the case of an EMERGENCY such as forest fire evacuation. Adding unnecessary visitation by the public to businesses or increased housing in this small central corner area without addressing adding another means for individuals to evacuate from this larger area is worrisome to me, as we have seen in countless other cities across the US encounter this issue during forest fires or other public safety incidents.</p> <p>I fullheartedly believe Missoula needs more affordable housing, but I think there needs to be 1) a greater explanation to the general public on this map for why certain areas have been selected to rezone and what research and problem-solving went into those decisions, and 2) more research into the effect rezoning will have on the neighborhood and surrounding areas. For example, I think rezoning for mixed-use closer to the Pattee Creek Market area makes much more sense.</p>	5	1	Farviews / Pattee Canyon	5
1866	Andy Kittelson	I was under the impression that this parcel was designated as open space. I do not think it should be re-zoned as residential.	1	0	Farviews / Pattee Canyon	1
1867	Andy Kittelson	I was under the impression that this parcel was designated as open space. I do not think it should be re-zoned as residential.	1	0	Farviews / Pattee Canyon	1
2254	Victoria Emmons	This is supposed to be Ninkpata Park for the neighborhood. Ten years ago we went through a strategic visioning for the park and all these years later, we only have the ugly water tanks removed and the Ninkpata Park sign erected. It's still an empty field. I see in your zoning it is drawn as more houses. What happened to what we were promised?	0	0	Farviews / Pattee Canyon	1
2266	Lisa	Thank you for zoning the Highland as Open Space	0	0	Farviews / Pattee Canyon	2
2267	Lisa	Penland Park should be zone Open Space. The Proposed Zoning Map is showing it as Residential.	0	0	Farviews / Pattee Canyon	1
2268	Lisa	Nipata Park is labeled as Limited Urban Residential 1 "New Zoning: LU-R1" on the Proposed Zoning Map. I would like to see this parcel zoned as Open Space.	0	0	Farviews / Pattee Canyon	1
2462	Liz D	I agree that this parcel should be excluded from the re-zoning and left as open space. I live on the park and it is well used daily. It is one of very few open spaces in the area. It is important to the community in this area. I would like to see it remain so without the possibility of the City of Missoula selling to a developer.	0	0	Farviews / Pattee Canyon	1
2463	Liz D	This is part of the park and should also retain open space zoning.	2	0	Farviews / Pattee Canyon	1
2862	Adam	The lower South Hills should be zoned at least LM-U2, if not higher. This area offers good access to amenities and workplaces, and LM-U1 zoning is a pretty drastic reduction relative to neighborhoods immediately below.	0	0	Farviews / Pattee Canyon	5
3016	kp	A sufficient diameter roundabout here would slow down traffic and improve this zone if it is higher density and mixed use.	0	0	Farviews / Pattee Canyon	4
3024	Lisa	This parcel is owned by the city of Missoula, and is part of Whitaker Park. Refer to Missoula Parks. The proposed zoning is LU-R1 on the "Proposed Zoning Map". This parcel should be zoned Open Space, OP-1.	0	0	Farviews / Pattee Canyon	1

3151	Lisa	I believe this narrow strip of land is owned by the City of Missoula and is public access to Northview Park. If this is correct, can this zoning be changed to Open Space, OP-1?	0	0	Farviews / Pattee Canyon	1
3152	Lisa	Northview Park is locked out by private property without this public access parcel from West Artemos Drive. This public strip of city property should be zoned as Open Space, OP-1, to protect public access.	0	0	Farviews / Pattee Canyon	1
3153	Lisa	It appears from the Interactive Zoning Plan that this parcel is currently zoned PUD/Crestview Heights, R5.4. It would be great to see it zoned Open Space. This would make it a continuation of Northview Park to the north, and the public access parcel to Northview Park (strip of property immediately to the east of this parcel).	0	0	Farviews / Pattee Canyon	5

Franklin to the Fort



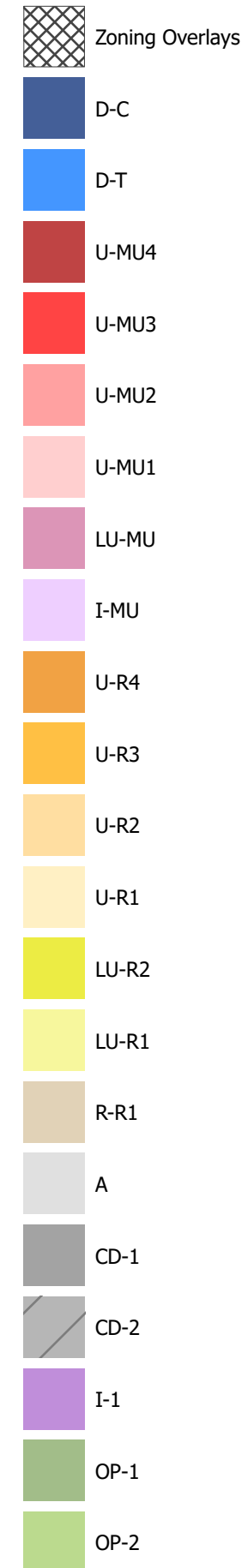
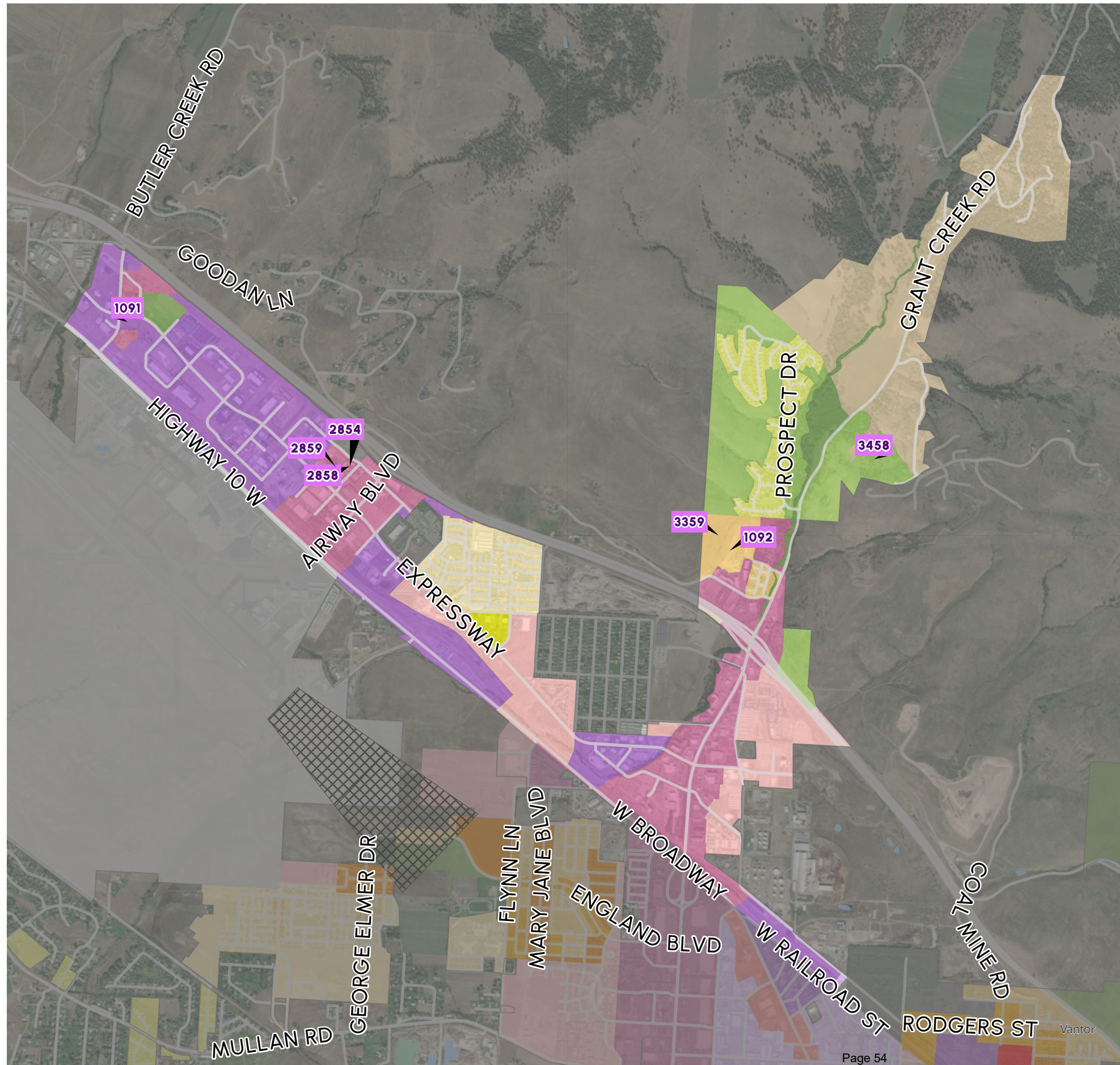
Zoning Overlays

- D-C
- D-T
- U-MU4
- U-MU3
- U-MU2
- U-MU1
- LU-MU
- I-MU
- U-R4
- U-R3
- U-R2
- U-R1
- LU-R2
- LU-R1
- R-R1
- A
- CD-1
- CD-2
- I-1
- OP-1
- OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1244	Ken	Both sides of Schilling St should have the same zoning because now they fit well together and new development shouldn't pull them apart. Either the whole U-R4 block should become U-R3 OR all of U-R3 south of North, which is a natural divider, should become U-R4. Other from that: Thank you for the good work! :-)	3	0	Franklin to the Fort	5
1781	Fair Housing advoca	I cannot believe that a historical business street has been changed to a lower use residential zone when it is currently zoned commercial with business on it. This should be zoned Mixed-use with commercial and higher density residential zoning.	6	0	Franklin to the Fort	2
1782	Fair Housing advoca	This vacant property would be a great Mixed-use zone across the street from the F2F Park and Moose lodge.	3	0	Franklin to the Fort	2
1785	Fair Housing advoca	The Schools should be a Civic Use like CD-2. It is not residential but a school and neighborhood hub.	0	0	Franklin to the Fort	1
1787	Fair Housing advoca	Franklin Park should be a Civic Use and not a residential use. It is a public park. CD-2	1	0	Franklin to the Fort	1
2845	Adam C	It seems like this stretch of LU-MU would be well-suited to U-MU zoning due to its good street grid connectivity, proximity to other U-MU areas, and nearby U-R zones.	3	0	Franklin to the Fort	5
2855	David	I would get rid of CD-1, CD-2 opens up public lands to the highest use for the good of the city. Affordable housing project could be built, Mixed-use public / private development could be built. Some real YIMBY uses are possible in CD-2. CD-1 should only be placed in designated open space never to be developed.	0	0	Franklin to the Fort	5
2856	David	I would get rid of CD-1, CD-2 opens up public lands to the highest use for the good of the city. Affordable housing project could be built, Mixed-use public / private development could be built. Some real YIMBY uses are possible in CD-2. CD-1 should only be placed in designated open space never to be developed.	0	0	Franklin to the Fort	5
2915	Judd Curran	<p>Franklin to the Fort is comprised of disproportionately impacted and lower income Missoulaans when compared to some other neighborhoods in the city. In the city's commitment to equity, how is this zoning designation (and the characteristics of that designation), helping to close the equity gap, when considering the following?</p> <p>The Urban Residential High (U-R3) designation includes the following (quotes from the plan):</p> <p>“these areas are well-served by transit”</p> <p>“dedicated infrastructure for walking and biking and prioritize safety and convenience”</p> <p>“connect closely with nearby amenities, whether by foot, bike, or car”</p> <p>Currently, these statements do not pertain to Franklin-to-the-Fort, as the current infrastructure needs as they relate to walkability, safe bicycle infrastructure within the neighborhood, and between our neighborhood and adjacent neighborhoods with existing infrastructure, are not adequate for the current population. And, our amazing bus service only travels down Johnson St, and it is too infrequent to be a reliable primary source of transportation.</p> <p>The practical implications that have long been ignored for Franklin to the Fort when compared to other neighborhoods need to be addressed before permitting this zoning change to promote higher density. For example, compare what a roundabout looks like in the University District vs. Franklin-to-the-Fort. Walk for 4 blocks on most any street in the University District and you will be on sidewalks the entire time. Then, do the same in Franklin-to-the-Fort and you will be lucky to ever find a sidewalk, instead walking in the street while trying to avoid oncoming cars.</p> <p>Moreover, if I want to walk or bike from Franklin-to-the-Fort to anywhere (where there are supposedly "nearby amenities"), I have to cross some of the busiest streets in Missoula (Reserve, Russel, 3rd, or 14th). There is virtually no safe bicycle infrastructure to provide connectivity between our neighborhood and "amenities".</p> <p>Therefore, I'm discouraged from using this mode of transportation, and instead encouraged to use a car (which is</p>	1	0	Franklin to the Fort	2

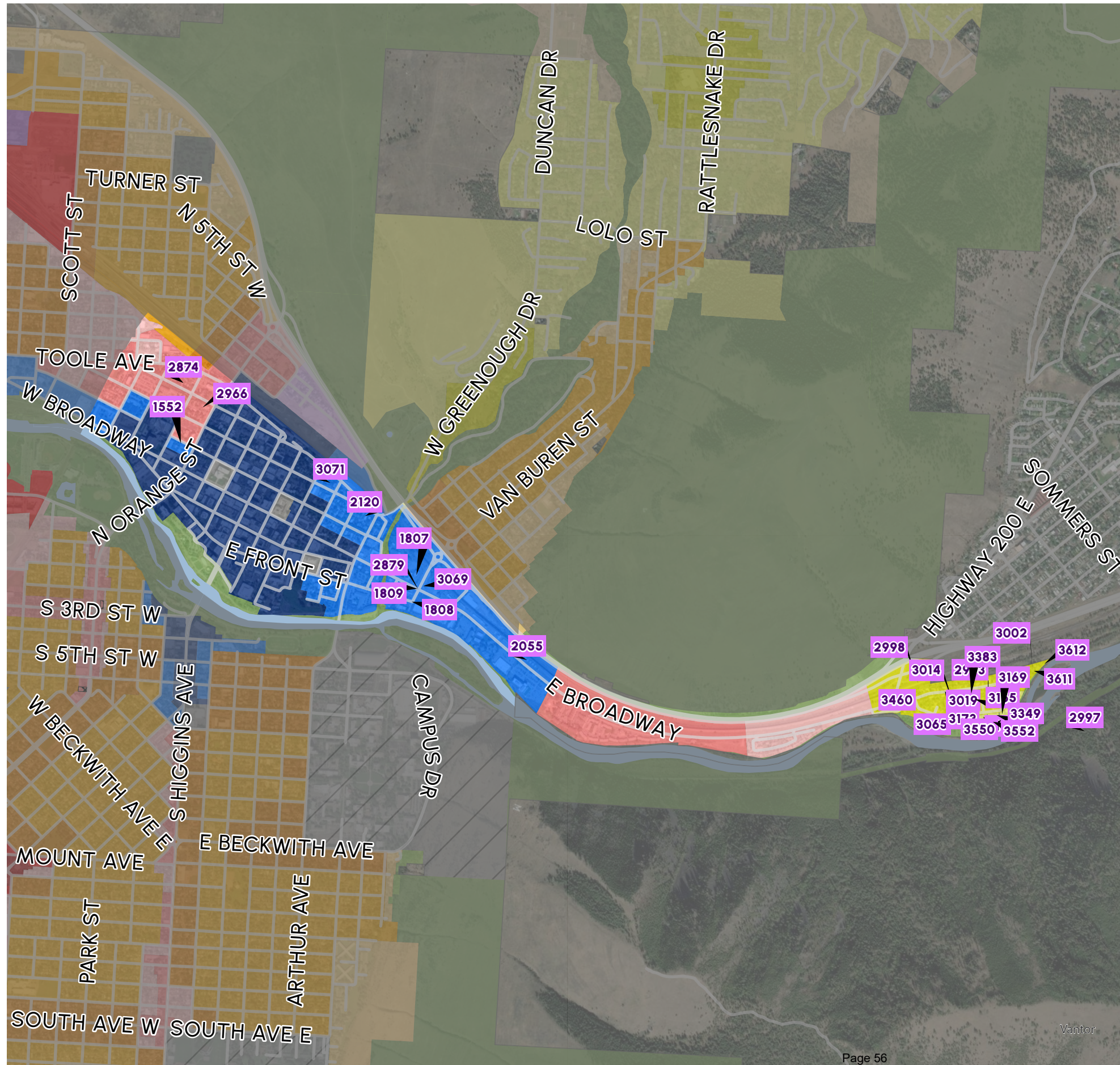
2916	Judd Curran	Allowing for a 40 ft maximum height limit on development in Franklin-to-the-Fort, especially when combined with 5' interior lot line setback, exacerbates the equity gap between Franklin-to-the-Fort and other neighborhoods of Missoula, lowers the quality of life for residents of this neighborhood even more, and has significant economic impacts to residents as well. How? These tall developments in close proximity to existing residential housing block direct sunlight from adjacent properties, which could impact solar panel electricity generation, success of growing orchard trees, landscaping, and vegetable gardens that may be already in place with significant homeowner investment, and impact mental and emotional health too, with loss of sunlight and privacy. The city could maintain equivalent density by lowering the height limit 10 feet and requiring basements with egress to maintain the same livable square footage. Sure, it will reduce the ROI for developers. But, the City's responsibility is to the people, and especially to the City's proclaimed commitment to closing equity gaps.	1	1 Franklin to the Fort	5
2917	Judd Curran	This is the only park in Franklin-to-the-Fort. If you increase density in this neighborhood with U-R3 high density zoning, I'd presume that first the City would designate and build out the necessary green space (or at least acquire the property to do so), to accommodate this new growth. Has the city identified where the new green space will go? How much green space is in Franklin-to-the-Fort when compared to other neighborhoods currently? Are you exacerbating equity gaps when it comes to green space access in this neighborhood compared to other neighborhoods by designating Franklin as U-R3 high? Has the city done an analysis of current "green space density" -- number of people in the neighborhood currently per square foot of park space, how that compares neighborhood to neighborhood, and what that will look like if the proposed new density growth happens?	0	0 Franklin to the Fort	4
2986	Lois	I agree with the comments regarding the detrimental effects of 3+ story buildings on current houses and the look and feel of the neighborhood. Some of these tall buildings are already overshadowing smaller homes, and frankly it looks very disproportionate. How attractive is a home with no back yard and a wall 5 feet away blocking the sun & sky? Can't there be some height restrictions, depending on the distance from other existing buildings?	0	1 Franklin to the Fort	5
2994	Maggie	Currently, Reserve Street is home to a lot of medical, dental and veterinary practices- which is great, they are easy to get to. It looks like the code would exclude them from this area. This is a really popular strip for these types of uses and having them excluded seems like an oversight.	4	0 Franklin to the Fort	2
2995	Maggie	Actually, it must be an oversight- this district allows for vet clinics and hospitals, not allowing for medical offices must be an error, but definitely needs to be corrected or reconsidered	2	0 Franklin to the Fort	2
3036	DVG	I think this empty land should be maximized for uses. Change to U-MU4	0	0 Franklin to the Fort	5
3038	DVG	Why is Johnson such low density zoning? It should have 1/2 a block of much higher zoning on each side, especially at major intersections like Mount/14th, 7th, North?	0	0 Franklin to the Fort	2
3039	DVG	I suggest continuing the zoning of 3rd street to 4th street so more commercial uses can fill in this area over time.	0	0 Franklin to the Fort	5
3040	DVG	I do not see why this 1/2 block is not U-MU4 like the other two sides of the property.	0	0 Franklin to the Fort	5

Grant Creek
























Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1091	Matt Hammerstein	Will the Missoula Development Park Overlay be eliminated?	0	0	Grant Creek	2
1092	Matt Hammerstein	Does an existing, approved Zoning Compliance Permit grandfather a phased project into the current zoning? Grant Creek Village has an approved ZCP. Will future buildings/phases need to comply with the ZCP, or will the new zoning apply to the future buildings and development phases?	0	1	Grant Creek	2
2854	Matt Mellott	LU-MU does not make sense in this zone, being so close to the development park and the I-90 / Airway Blvd interchange. I-MU seems to match much better. LU-MU restricts warehousing, which is a common use in this area.	0	0	Grant Creek	5
2858	Larry Springer	I think that LU-MU is not a good zoning for this industrial area, I-MU would be a better zoning designation for this area. Our property is 5475 Trumpeter Way	1	0	Grant Creek	5
2859	Mark Springer	The change to LU-MU does not make sense for this area and the businesses that are now in the proposed change. I-MU is a more reasonable zoning that would not change what is there now or limit selling properties in the future.	1	0	Grant Creek	5
3359	Mike Morgan	This site is currently zoned RM1-45 and is vested with ZCP and Development Agreement. U-R2 needs to change to U-R4. U-R2 only allows 6 plexes and would cause significant issue. Please change to U-R4.	0	0	Grant Creek	2
3458	Thomas	These parcels are privately owned and not subject to conservation easements or other open-space servitudes. They should be zoned R-R1 like the parcels to the north.	0	0	Grant Creek	5

Heart of Missoula



 Zoning Overlays

-  D-C
-  D-T
-  U-MU4
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-  LU-R1
-  R-R1
-  A
-  CD-1
-  CD-2
-  I-1
-  OP-1
-  OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1552	Owen Coutts	I'm surprised to see that the blocks between the hospital and orange street aren't designated as downtown core. I really appreciate all the work that has gone into thinking through what types of buildings should be encouraged in downtown. My understanding of these zones is that the increase the parking requirement relative to the downtown core zoning. These blocks are within 2 blocks of the bus station - I would hope that this area wouldn't be required to have as much parking unless a developer felt it was necessary.	9	0	Heart of Missoula	5
1807	AbeT	The bike path should connect directly to 5 Guys. Without a direct connection, I am forced to bike through the 5 guys parking lot and that is not safe.	0	0	Heart of Missoula	4
1808	AbeT	This is one of the most-used unsignalled crosswalks in Missoula's system. A raised crosswalk here would be great!	0	0	Heart of Missoula	4
1809	AbeT	The pedestrian signal at this intersection should not require a beg button to activate. It should automatically change every cycle like the signal at Higgins and Front St.	0	0	Heart of Missoula	4
2055	BroadwayStorage	I would like more information on why this particular area is zoned this way. Businesses cannot grow into the area due to the natural landscape. The river does not allow for growth in that direction and the railroad and highway do not allow for growth in the opposite direction. There is a reason that there are no buildings on the left side of the road, there's literally no room between road and railroad. Thank you for your time.	0	0	Heart of Missoula	5
2120	Owen Coutts	Sorry for not making this comment sooner - I think I misunderstood how downtown transition parking requirements work for commercial buildings. I had thought that there were not parking requirements for this zone type. Black Coffee also doesn't have offstreet parking right now so it's use would also be a non conforming usage of this property. One of the things I really liked about the land use plan was that it highlighted that people like to have businesses they can walk to. I had expected that in the downtown and the higher density mixed use zones businesses like black coffee would have been possible to build. I'm really grateful for the addition of a neighborhood commercial concept in a residential neighborhood but I'm confused about why the parking requirement for something like black coffee in a downtown zone would be higher than that of a "corner store" which black coffee feels pretty analogous to.	2	0	Heart of Missoula	2
2874	Henry	This should all be D-C or D-T! Don't force future growth to be sprawl on the edges of town - enable it in downtown!	3	0	Heart of Missoula	2
2879	Hannah	This intersection is critical to Bike/Ped transit, connecting the northside and rattlesnake neighborhoods with the Milwaukee/Kim. Yet it is incredibly unsafe for bikes/peds as cars are often turning right on red without stopping or looking for bikes/peds when bikes/peds have crossing signals. If moving towards higher density aimed to support a greater variety of transportation, this needs to be resolved.	0	0	Heart of Missoula	4
2966	SA	This area from Broadway to the RR tracks should be downtown core or transition since it is in or directly next to downtown.	0	0	Heart of Missoula	5
2993	Julia Johnson	I am wondering if you can tell me why there is a difference in the zoning plan for Easy Street with most of the houses fitting in LU-R2 and 10 lots being zoned as LU-R1. Thank you for more information on this.	1	0	Heart of Missoula	2
2997	Ann Andre	Why are the 10 residences from 227 S. Easy St. through 317 S. Easy St. designated LU-R1, while the rest of the subdivision is designated LU-R2? Does it have anything to do with the County's new flood plain mapping? Thank you for helping me understand this.	0	1	Heart of Missoula	2
2998	Bill Drew	I would like to know what logic is used to change the zoning of roughly 90% of the Ben Hughes Addition Subdivision to allow building types that are prohibited by the Covenant that all owners had to sign off on. Many of us bought homes here because of the assurance the neighborhood would not have what would be permitted with a zoning of LU-R2.	2	0	Heart of Missoula	2

3002	Christine Everett	<p>I would greatly appreciate answers to the following questions:</p> <p>1) Which specific characteristics of the lots or the area itself led you to propose the majority of the Ben Hughes subdivision as LU-R2? Is there a written material relating to your consideration of the Ben Hughes subdivision? And how I do I obtain that material?</p> <p>2) How do the characteristics of the Ben Hughes subdivision proposed as LU-R2 differ from other single-family residential areas in the Rattlesnake, Farviews and South Hills that were formerly R8 but now proposed as LU-R1?</p> <p>3) All lots in the Ben Hughes Subdivision are subject to covenants established in 1981 which provide, in addition to other restrictions, that "no structure of any kind whatsoever other than a single family dwelling shall be erected upon any lot", "[n]o lot shall have more than one single family house located upon it," and "no building shall be more than two stories in height." Vol. 161, pages 1196, 1197, 1198. What was your consideration of the covenants? Is there any language in current City Ordinances or in the proposed Unified Development Plan that could potentially be read to conflict with the enforcement of the covenants? Thank you very much.</p>	4	0	Heart of Missoula	2
3014	Brittany	I would like to understand why the majority of the neighborhood is being proposed to zone as Lu-r2 but a few lots remain Lu-R1? I also have concerns about this neighborhoods ability to accommodate higher density units in terms of congestion, emergency evacuation, parking, etc. Would appreciate more information on this! Thanks!	2	0	Heart of Missoula	2
3019	Bill Drew	How can we read others comments?	0	0	Heart of Missoula	6
3065	Dave	There are already 96 homes in this neighborhood, which only has one entrance/exit. Increasing the density will not only exacerbate parking and traffic issues, but also create a dangerous evacuation scenario.	4	0	Heart of Missoula	5
3069	MD	this whole area is a nightmare and embarrassment. UDC accomplishes nothing here. In many cases, current non-conforming uses will become more valuable and more entrenched as improvements to property will be difficult and expensive.	0	0	Heart of Missoula	6
3071	MD	Parking requirements in the D-T districts will limit growth. Specifically the areas along Higgins hip strip and the East side of downtown are prime areas for expanding the core and adding density in an appropriate area.	1	0	Heart of Missoula	5
3164	Lucille Harvey	I am very concerned how this small area is supposed to be able to support such an increase in population. Traffic is already an issue due to park/river use. The infrastructure does not support these zoning changes.	3	0	Heart of Missoula	5
3165	Scott Johnson	With limited access to the sub division this would be a bad idea please do not change.	3	0	Heart of Missoula	5

3169	Carol Lawrence	<p>to whom it may concern,</p> <p>We are writing to express our strong opposition to the proposed rezoning that would allow apartments, townhouses, and duplexes in our neighborhood. I realize some neighborhoods welcome larger units, accessory structures, rowhouses, cottage courts, duplexes, and neighborhood commercial buildings, but we do not! We have lived in our home for nearly 30 years and cherish our beloved neighborhood.</p> <p>Our community consists of 96 homes situated adjacent to a beautiful nature park along the Clark Fork River. The character and integrity of this neighborhood are protected by legally binding covenants that explicitly restrict development to one and two-story homes and prohibit changes to this designation.</p> <p>These covenants represent a contractual agreement among property owners who purchased their homes with the reasonable expectation that these protections would be honored.</p> <p>The proposed rezoning, especially the lots on South Easy, would:</p> <ul style="list-style-type: none"> -Violate existing property covenants that have governed our neighborhood since its establishment -Alter the character of our peaceful, established community. We do not need nor want to add more homes or people to our neighborhood, nor do we want our park to be altered -Potentially create legal conflicts between city zoning and private covenant restrictions -Undermine the property values and investment expectations of current homeowners <p>While I understand the city's interest in addressing housing needs, this should not come at the expense of breaking legally binding agreements or disregarding the established character of residential neighborhoods with explicit protective covenants. The Ben Hughes Board and neighbors go out of their way to keep our neighborhood connected, safe, and desirable.</p> <p>We urge the city council to respect our neighborhood's covenant restrictions and seek alternative locations for higher-density housing development that do not conflict with existing legal protections.</p>	4	0 Heart of Missoula	5
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Opposition to Proposed Rezoning of the Easy Street Neighborhood.

We are writing to express our strong opposition to the proposed rezoning that would allow apartments, townhouses, and duplexes in our neighborhood. As residents of over 21 years, we have witnessed firsthand how our community functions and the limitations of its infrastructure.

Our community of 96 homes has only one entrance and exit point, which creates significant safety concerns that higher-density housing would severely exacerbate.

With only a single access point, emergency evacuation during fire season would become extremely dangerous, if not impossible, with an increased resident population.

Our current infrastructure is designed for 96 single-family homes, not the substantially higher occupancy that multi-family developments would bring.

In our 21 years here, we have seen how even current traffic, especially during the summer floating season, causes severe congestion in our neighborhood with excess traffic.

During the winter snow months, we experience severe congestion, often limited to one lane exit/entrance.

The single entrance/exit already handles traffic from our existing homes. Adding apartments, townhouses, and duplexes would create dangerous congestion during peak hours, adding to traffic congestion.

Additionally, our neighborhood is governed by legally binding covenants that restrict development to two-story homes and prohibit changes to this designation in perpetuity.

We chose to build our lives here based on these protections, as did our neighbors.

I am semi-retired, my husband is retired and handicapped, and we purposely chose this neighborhood because of its stability of knowing it was not going to change. That's not fair to any of us. Especially that we have lived and abided by the rules of covenants.

We urge the city council to reject this rezoning proposal and prioritize the safety of current residents over development that our infrastructure cannot support.

3173 Mr. and Mrs. Toten

1

0 Heart of Missoula

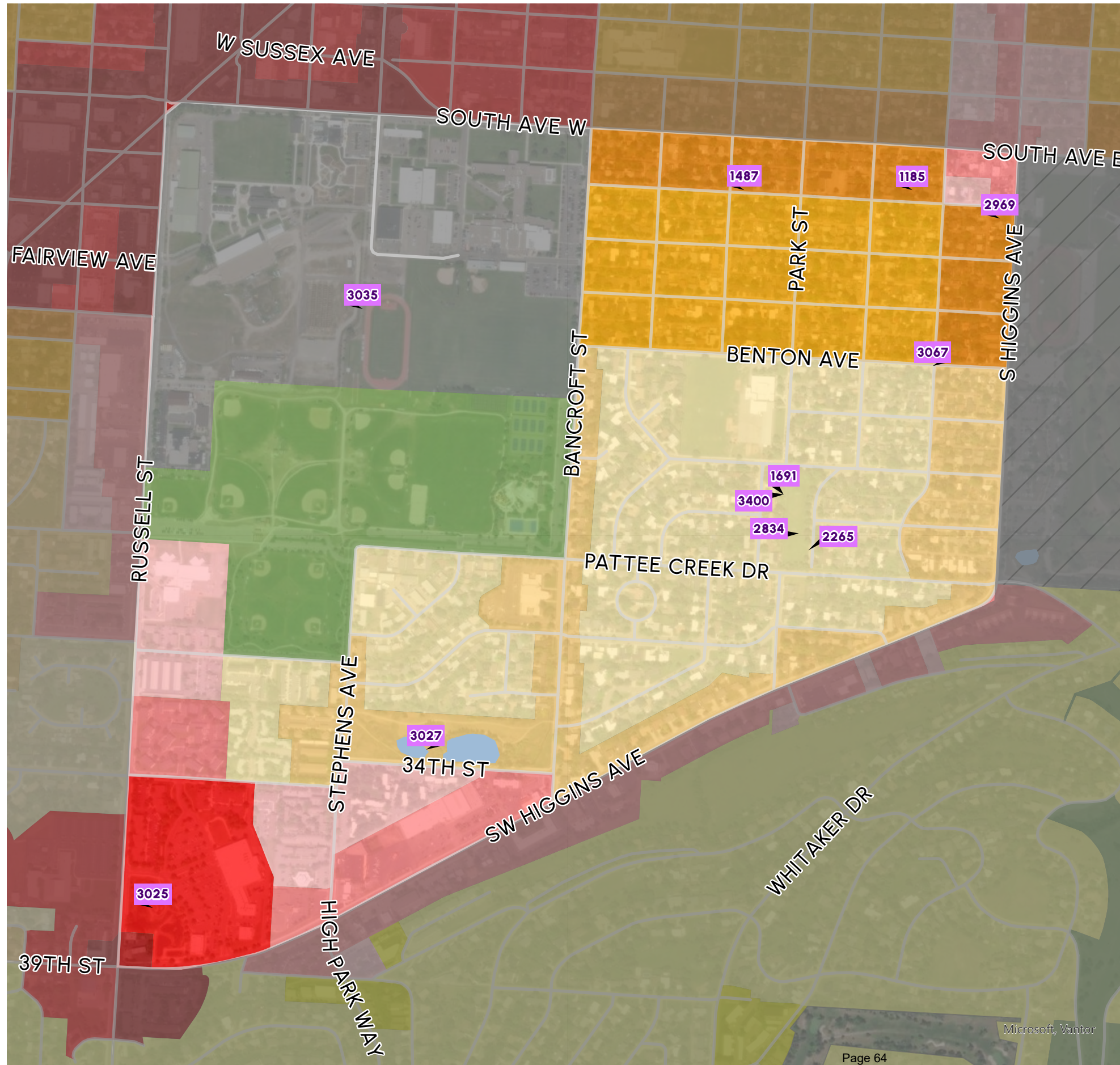
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3349	Rebecca Nolte	<p>Ben Hughes Re-zoning Statement:</p> <p>Whoever proposed the idea of changing the Ben Hughes zoning appears to be unfamiliar with the neighborhood. All of the lots in this area are already developed with existing dwellings. Ben Hughes is a pleasant, unspoiled community cherished by its residents as well as by visitors who come to enjoy the city park and the adjacent section of the Clark Fork River.</p> <p>The neighborhood serves as a sanctuary — not only for homeowners and visitors, but also for the wildlife that frequents the area, including deer, rabbits, and occasionally bears seeking food and shelter near the river and park.</p> <p>This proposed rezoning has not been carefully thought through and would create a number of problems for both property owners and visitors. Parking, for example, is already limited. Many families with multiple vehicles rely on street parking, which becomes even more strained when people visit the park and river.</p> <p>Instead of changing the zoning the city would be better served by exploring practical solutions — such as (possible) adding a designated parking lot across the street from the only entrance to the Ben Hughes neighborhood.</p> <p>Respectfully, Rebecca Nolte</p>	0	0	Heart of Missoula	5
3383	Natalie Abrams	<p>Per Ben Hughes Homeowners' Association Covenants, Conditions, and Restrictions, by which all Ben Hughes Neighborhood homeowners have agreed to and are bound, the proposed LU-R1 and LU-R2 zoning is in direct opposition to said Covenants. These Covenants are public record so I will not cite them in this comment. That said, while I recognize City, County, and State governments have the authority to override Homeowners' Association Covenants and zone in any manner they please, I would hope the elected officials making these zoning decisions take Homeowners' concerns into consideration. Ben Hughes Homeowners are your constituents. When the 96 homeowners in the Ben Hughes Neighborhood purchased our properties, we did so knowing and expecting this is as large as our neighborhood would always be. We are sandwiched between the Clark Fork River to our immediate south and Broadway, Interstate 90, and operational railroad tracks to our immediate west, north and east. There is only one road accessing these 96 homes off of East Broadway, and if you've ever visited our neighborhood, you'd realize this would quickly become problematic should more dwellings be added. In the summer months, our little neighborhood is becoming more and more popular with the public as a river access point, with dozens of cars lining the entrance to our neighborhood as well as the river access points within our neighborhood. Even this slight increase in traffic has proven problematic and sometimes dangerous. Additionally, I have often considered the "what if" disasters that could happen and how our small subdivision would handle them - wildfires, train derailment, flood, etc. With 96 homeowners living in such a small geographical area surrounded by the aforementioned physical barriers and only one ingress/egress point, the need to quickly evacuate would likely be catastrophic. We do not have the luxury of a "backdoor" as most other Missoula neighborhoods. We are quite unique in that sense and adding more dwellings would compound the evacuation bottleneck. In reading through the other public comments regarding zoning of Ben Hughes Neighborhood and in speaking with several of my neighbors, it is quite clear the majority do NOT want to see the proposed zoning take effect. I implore you to take your Ben Hughes constituents' comments to heart and consider them, in addition to the infrastructure complexities of our neighborhood, and exclude Ben Hughes Neighborhood from LU-R1 and LU-R2 zoning. Thank you.</p>	0	0	Heart of Missoula	5






















	Ben Hughes Board o	<p>We, the Ben Hughes Board of Directors, on behalf of the Ben Hughes Addition Homeowners Association, are writing this letter to express our views regarding the proposed rezoning of the Ben Hughes Addition. The City is proposing to rezone our neighborhood from R8 to LU-R1 (10 lots) and LU-R2 (86 lots). We find the proposed zoning not compatible with the character of our existing single-family neighborhood due to the extraordinary increase in density and the increased height of buildings.</p> <p>The "Our Missoula 2045 Land Use Plan" (Appendix C Our Missoula Code Diagnostic December 16, 2024 p.41) defines compatible infill as "Buildings that are added to an existing neighborhood that fit within the established context in terms of building size, shape, and location, the relationship between the building and the street, and how people and cars access the property." The proposed zoning for the Ben Hughes Addition conflicts with the City's Land Use Plan.</p> <p>The Ben Hughes Addition was approved by the Missoula Planning Board in December 1979 as a single-family subdivision with 96 lots. Most of the single-family homes in the subdivision were built in the mid to late 1980s. All lots consist of only single-family homes of no more than 2-stories in height with no mixed-use and no non-conforming uses.** Our neighborhood is currently zoned R-8 which, as we understand, requires a minimum of 8,000 sq.ft. per dwelling unit and a height limitation of 30 feet. However, ADUs could be constructed as a conditional use.</p> <p>If new structures are built under the proposed zoning changes, it will create a dramatic change in our neighborhood in terms of the density and character. Proposed zoning would allow for a density increase from the current 96 dwelling units to approx. 306 dwelling units and heights up to 35 ft. for LU-R1 to 40 ft. for LU-R2. Furthermore, we find the 86 lots of the Ben Hughes Addition proposed for LU-R2 to be inconsistent in character with other areas of the City which are proposed as LU-R2. Rather, the single-family residential character of the 86 lots appears similar to the single-family residential areas of the Upper Rattlesnake, Farviews and the South Hills, which are proposed for LU-R1. While visiting the areas in the City proposed as LU-R2, we found these areas to be quite different from our neighborhood as most have existing multi-unit dwellings (townhouses, duplexes, apartments, etc.), a mixture of existing uses and/or</p>	0	0	Heart of Missoula	5
3460	Ben Hughes Board o	<p>The Ben Hughes Addition is a much better fit for the new Rural Residential Zoning designation because...</p> <ol style="list-style-type: none"> 1. We have environmental constraints being sandwiched in Hellgate Canyon by the railroad tracks/I-90 and the Clark Fork River. Ben Hughes Park supports land stewardship and gets significant use in the summer as people access the river. 2. Development in this neighborhood must be "... limited to preserve the natural, pastoral character and open landscapes of Missoula's rural edges... ." The Ben Hughes neighborhood is most definitely on the edge in its own unique way. <p>At a bare minimum the entire neighborhood should fall under the new LU-R1 zone, not just 10 properties near the flood plain.</p> <p>At the best, the neighborhood better fits both in description and current use the R-R1 zone.</p>	0	0	Heart of Missoula	5
3552	Larry Chase	<p>When CCR's and city zoning conflict, which takes precedence?</p> <p>If CCR's take precedence would the city prohibit development that conflicts with the CCR's OR would the HOA be required to take legal action to prohibit development that conflicts with the CCR's?</p>	0	0	Heart of Missoula	4

3611	Christine Everett	<p>Why is there no proposed zoning which is focused on single-family residences except Rural? As I read the proposed Residential density descriptions, other than Rural, all other Residential Districts allow for up to three or more dwelling units per lot depending on the size of the lot. As stated in the Ben Hughes Association comment letter, with the LU-R1 and LU-R2 proposed zoning there could be an increase from 96 dwelling units to 306 in our neighborhood. In my view, this increase does not fit our existing neighborhood and its environmental values nor does it take into consideration how "compatible infill" is defined in Missoula's 2045 Land Use Plan.</p> <p>I am aware of the State Law which sets forth that "duplex housing must be allowed as a permitted use on a lot where a single-family residence is permitted use." Here, in this law, duplex housing is defined as "a parcel or lot with two dwelling units that are designed for residential occupancy by not more than two family units living independently from each other." Nothing in this language appears to me to mandate multi-dwelling units for lots regardless of the characteristics of the neighborhood. And I question why zoning more consistent with our existing R8 zoning, which allows for ADUs as a conditional use, is not being considered.</p> <p>I believe the City should consider expanded types of Residential Districts so that there can be a better fit with existing single-family neighborhoods.</p>	0	0	Heart of Missoula	5
3612	Christine Everett	<p>Why is there no proposed zoning which is focused on single-family residences except Rural? As I read the proposed Residential density descriptions, other than Rural, all other Residential Districts allow for up to three or more dwelling units per lot depending on the size of the lot. As stated in the Ben Hughes Association comment letter, with the LU-R1 and LU-R2 proposed zoning there could be an increase from 96 dwelling units to 306 in our neighborhood. In my view, this increase does not fit our existing neighborhood and its environmental values nor does it take into consideration how "compatible infill" is defined in Missoula's 2045 Land Use Plan.</p> <p>I am aware of the State Law which sets forth that "duplex housing must be allowed as a permitted use on a lot where a single-family residence is permitted use." Here, in this law, duplex housing is defined as "a parcel or lot with two dwelling units that are designed for residential occupancy by not more than two family units living independently from each other." Nothing in this language appears to me to mandate multi-dwelling units for lots regardless of the characteristics of the neighborhood. And I question why zoning more consistent with our existing R8 zoning, which allows for ADUs as a conditional use, is not being considered.</p> <p>I believe the City should consider expanded types of Residential Districts so that there can be a better fit with existing single-family neighborhoods.</p>	0	0	Heart of Missoula	5

Lewis & Clark

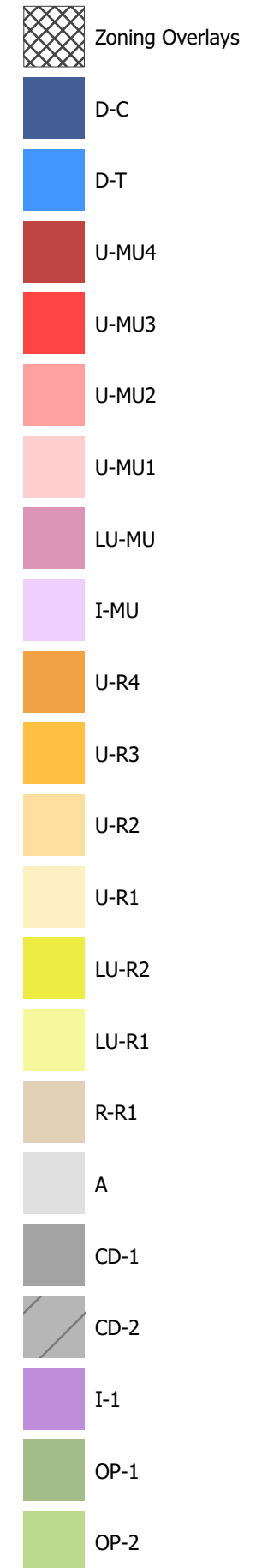
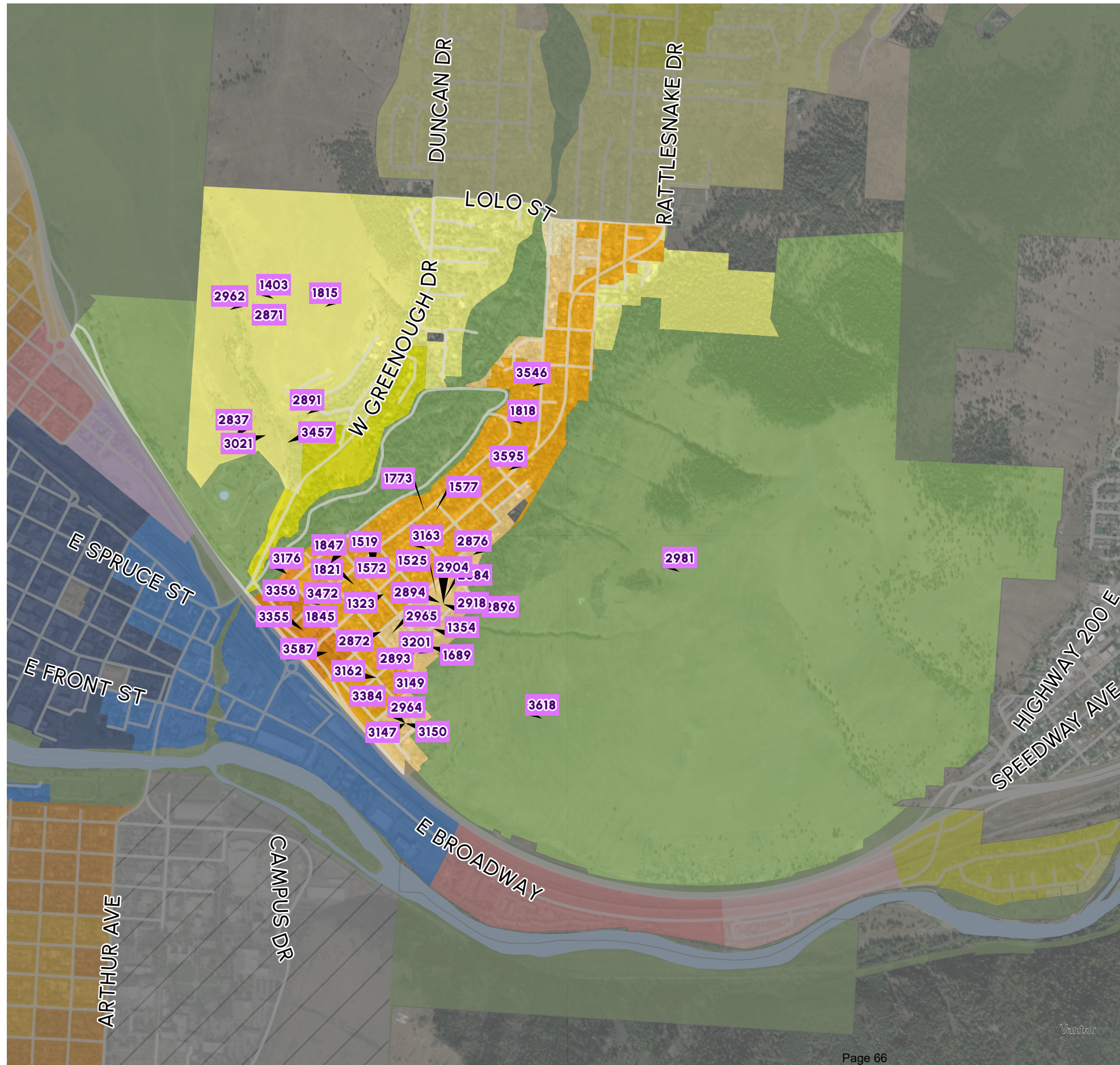


 Zoning Overlays

-  D-C
-  D-T
-  U-MU4
-  U-MU3
-  U-MU2
-  U-MU1
-  LU-MU
-  I-MU
-  U-R4
-  U-R3
-  U-R2
-  U-R1
-  LU-R2
-  LU-R1
-  R-R1
-  A
-  CD-1
-  CD-2
-  I-1
-  OP-1
-  OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1185	Sheryl Gunn	I'm opposed to the depth of the urban residential 4 category assigned to the north side of Livingston Ave. I live within this zone and have made lots of improvements. I just retired and do not want to live in urban residential 4. This will cause the value of my home and my quality of life to plummet. I have a large remodel planned to keep my double lot as a single family home. I will scrap my plans and not invest in this neighborhood if it is urban residential 4. The area behind dominos was meth ghetto central a decade ago, its improving, gentrifying on Livingston ave. Please change this to Urban residential zone 3 to maintain single family residential investment in this area.	3	12	Lewis & Clark	5
1487	Corinne Bassin	The area between Livingston and West Sussex being turned in to urban level 4 could allow high rise apartment complexes along all of South. Currently this area is trafficked but students everyday going to LEwis and Clark/Washington and Sentinel. There already are concerns about children walking across south and in these areas with traffic and visibility. I think keeping some portion of this (especially the core between the 3 main schools to Urban level 3 would help maintain safety and ease of transportation for students and families	3	4	Lewis & Clark	5
1691	Adam C	Zoning this region of the Lewis & Clark neighborhood as U-R1 undershoots its potential. This area is close to urban amenities and should support U-R3 zoning.	3	1	Lewis & Clark	5
2265	Lisa	This parcel of land is a neighborhood park known as "Elms Park". The zoning proposed on the "Proposed Zoning Map" for Elms Park is Residential, (Limited Urban Residential) LU-R1. City parks should be zoned Open Space. If the City decides to sell the parcel for residential development in the future, it can be changed at that time.	0	0	Lewis & Clark	1
2834	Lisa	This parcel of land is Elms Park. This is a neighborhood park used by persons of all ages in the neighborhood. The Interactive Map shows the zoning of this park as Residential. Please change the zoning to Open Space before submitting to the City Council for review and approval	0	0	Lewis & Clark	1
2969	SA	The Higgins corridor should be zoned for mixed use throughout.	3	1	Lewis & Clark	5
3025	Lisa	I believe this parcel is known at Cattail Corner and is part of flood control/water runoff from the hills to the south and east? If this is correct, should this parcel be zoned something other than Urban Mixed Use 3 (U-MU3) as shown on the "Proposed Zoning Map"?	0	0	Lewis & Clark	1
3027	Lisa	This parcel is owned by the city of Missoula and includes Bancroft Pond and nature trail. It is used by waterfowl and people in the neighborhood It is currently zoned Open Space. I believe it should stay as Open Space, instead of being rezoned to allow for future building as the Proposed Zoning Map indicates.	0	0	Lewis & Clark	1
3035	DVG	This should be changed to CD-2 so it can provide for Affordable housing for Missoula. School teachers, city and county staff, and Housing Authority.	1	0	Lewis & Clark	5
3067	MD	The intersection of these 4 zones is an excellent example of arbitrary decisions. For what reason is the UR-1 designation and current density being maintained?	0	0	Lewis & Clark	5
3400	Jesse	Most of this area does not have alleys and many of the lots are oddly shaped and configured weirdly in relation to neighboring lots. It seems that allowing up to 4-unit apartments, 4 rowhouses/cottage courts, and neighborhood commercial is reasonable considering that most lots have a single access from the street.	0	0	Lewis & Clark	2

Lower Rattlesnake



Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1323	Ann Cook	<p>The proposed zoning for the Lower Rattlesnake is inconsistent with the historic character of the neighborhood. The high density designation would significantly increase traffic on narrow streets that are already suffering from congestion. Limited access in and out of the neighborhood creates unique challenges to safety and wellbeing, especially if evacuation is needed. Infrastructure throughout the neighborhood, including compromised water and sewer mains, will be further stressed with increased density.</p> <p>The Lower Rattlesnake is uniquely tied to the Upper Rattlesnake, both providing primary access to the Rattlesnake Wilderness Area. The limited residential (LU-R1) zoning proposed for most of the Upper Rattlesnake acknowledges the unique nature of the Rattlesnake Valley and should not be limited to simply the upper portion of the valley. Indeed offering the Upper Rattlesnake that designation, when combined with other amenities like the high quality parks and a functioning school suggests preferential treatment for that select portion of the valley and more disparate treatment for the Lower Rattlesnake.</p> <p>It seems unwise to compromise the wellbeing of an entire neighborhood in order to add additional housing when population growth appears to have actually slowed in 2024 and 2025. It is important to note that the Lower Rattlesnake neighborhood has not been well informed about the city's zoning plans. It is certainly worth noting that the master plan was passed on December 23, a date when local citizens were not keenly engaged in city business. There were no concerted efforts to inform residents of the neighborhood or offer opportunities to contest the plan.</p>	9	14	Lower Rattlesnake	5
1354	J. William "Bill" Cook	<p>The planning team clearly needs to revisit the R2/R3/R4 proposed zoning overlays for the Lower Rattlesnake. The High Density Urban Designation is not appropriate and does not reflect the historical roots of the neighborhood. Allowance of 4-story structures is extremely inappropriate. The level of proposed density undermines the health, safety, and wellbeing of residents in the neighborhood and suggests a very disparate approach for housing in the neighborhood. The neighborhood was not adequately informed of the planning office efforts before the Master Plan was enacted. The entire planning process lacked transparency.</p>	9	18	Lower Rattlesnake	5
1403	K	<p>Such a shame this is zoned residential. If this gets built on, Cherry gulch won't be the hiking resource that it is anymore with houses on the skyline.</p>	7	2	Lower Rattlesnake	1
1519	Simon Buzzard	<p>Changing the Lower Rattlesnake from R5.4 to U-R3 seems excessive. Correct me if I'm wrong, but current zoning is limited to single family dwellings with an ADU possible if the lot is large enough. Duplexes and townhouses are not currently permitted. Going from that restriction to the possibility of having 12-unit, 4 story apartment buildings is not in alignment with the historic character of the neighborhood and, as others have pointed out, would strain transportation infrastructure. I support more duplexes and ADUs but not large apartments. I suggest zoning this area as U-R1 or U-R2.</p>	3	8	Lower Rattlesnake	5
1525	Simon Buzzard	<p>Prescott School should be designated Civic to ensure it remains a public space and not developed into residential.</p>	2	13	Lower Rattlesnake	5
1572	El Boyce-Pero	<p>Hey Simon - I think R3 is restricted to 3 stories, not 4. R4 (4 stories) is limited to 1.5 streets and only west of Harrison (Vine and the south side of Poplar - so largely where those Monroe St apartments already are).</p> <p>Also, a friend of ours is doing some work to incorporate considerations of lot size and value to help better predict what type of development is actually likely. Would love to pull you into those conversations!</p> <p>El</p>	1	1	Lower Rattlesnake	6

1577	PC	The proposed zoning of the Lower Rattlesnake should match the Upper Rattlesnake due to lack of infrastructure to support emergency evacuations of the valley. More density suggests longer evacuation times, and in an emergency, with limited exit access, time is of the essence.	6	9	Lower Rattlesnake	5
1689	Adam C	I feel that the proposed zoning updates to the lower Rattlesnake are very good. I would ask that Prescott School be upgraded to U-R3 to support future redevelopment. When I was growing up in this neighborhood, its residents were primarily students, local workers, and young families. Due to our present housing shortage, this is no longer the case. This neighborhood offers good access to city amenities, and its zoning should reflect that.	16	5	Lower Rattlesnake	2
1773	Marta Meengs	This is my comment for the proposed new Zoning Map and Framework for Missoula 2025. The new zoning would allow 4 story high complexes. I totally agree that we need to create affordable housing for the working families of Missoula. My concern is that Real Estate developers will create very expensive condos on these packed to the extreme lots (after razing the old houses) and the units will still be unaffordable. How do we create affordable? By just building more and more? A visit to Denver will demonstrate how increased density dramatically changed the culture of the old neighborhoods. That is a reality, but still, I think we should protect farmland, prevent sprawl, and decrease commute times. So, the answers are very difficult. That being said - If we must increase the density in the Lower Rattlesnake I would ask for these factors to be a priority: -More protected bike and walk lanes (my #1 request) -better public transportation -Use the North Missoula Community Land Trust model (like NMCDC is doing) to keep units affordable - Protect boulevard trees and vegetation -protect our green spaces (with more people, and less yards, there is more need for community green spaces to hang out in) Thanks for considering my comments and I appreciate all the difficult work in trying to come up with the new zoning rules.	6	0	Lower Rattlesnake	4
1815	Erin	There are so many other ways to add housing in Missoula without encroaching on lands that are currently used for hiking and outdoor recreation. Please reconsider this zoning!	8	0	Lower Rattlesnake	1
1818	Jocelyn nelson	I am concerned about changing the zoning for the lower rattlesnake. 1. On my street, there are already issues with on street parking. This is made more difficult by the amount of vacation rentals in my neighborhood. 2. The traffic on van buren makes it difficult to turn onto the street during heavy traffic windows of morning and after work. It seems at capacity with current residents and those that recreate in the rattlesnake. This area has more traffic because it is the access point to wilderness. Few neighborhoods in Missoula have the extra traffic burden in this way. I worry that increasing the amount of traffic would pressure drivers to go faster down van buren. 3. I strongly feel that the vacation rentals should be restricted in this area to create more housing. People are putting their vacation rentals into LLCs in order to accumulate more vacation rentals and side step the ordinances that limit the amount one person can operate. My house has been surrounded by 6 vacation rentals, all owned by the same person but placed into an LLC. This has ruined my sense of neighborhood, created noise and traffic, and taken up homes/apartments that could be used as housing for residents and create neighborly-ness. I would like to see this issue addressed as a means to create/protect more housing before the character and safety of this neighborhood is changed by rezoning it for higher density. Thank you. Jocelyn Nelson	6	2	Lower Rattlesnake	4

1821	Roger Johnson	I strongly oppose the proposed zoning change in the lower Rattlesnake. Zoning exists to serve the needs of a community but also importantly to protect the character and value of distinct areas, new and established. The lower Rattlesnake is a unique corridor of historic homes and parcels. Opening this area to significant change in use and development will certainly diminish the quality of life for those who live in the area and forever negatively alter these beautiful neighborhoods that make Missoula so appealing and unique. The irony is that the proposed zoning changes will slowly erase the very Missoula character that attracts people to our city. Once it's gone it is gone forever. Leave the Missoula core in its charming state and allow density to be implemented in the new developments on the west side of Reserve St. Thank you RAJ	4	10	Lower Rattlesnake	5
1845	Ross Keogh	Its unclear why Poplar street is the division between R4 and R3. There is a definitely density change off the interstate and with the existing apartments on Monroe and Poplar probably makes sense. It should not extend further north.	0	0	Lower Rattlesnake	5
1847	Ross Keogh	Most of the lower rattlesnake is appropriately classified as U-R2 and this zone should be extended west to Greenough park. Its unclear why lower density is appropriate nearer to Jumbo but not near Greenough.	3	2	Lower Rattlesnake	5
2837	Jeff Cyr	This does not meet with the current approved PUD or the plan that was approved by City Council in January 2025.	1	0	Lower Rattlesnake	1
2871	Henry	The hills around Missoula are a shared viewshed and public resource. This area should be zoned to limit or prohibit development. We should prioritize density and infill close to the city center on the valley floor.	5	0	Lower Rattlesnake	1
2872	Henry	U-R2 and U-R3 make no sense here if we're trying to promote density near the urban core. Make this all U-R4!	8	1	Lower Rattlesnake	5
2876	Hannah	Why the zoning is split in the Lower Rattlesnake?	1	1	Lower Rattlesnake	6
2884	Henry	Civic district!	0	0	Lower Rattlesnake	5
2891	Hannah	This zoning as lower density seems appropriate for the WUI risks associated with these areas (between the north hills and the creek). Ideally, UDC would include hardscaping and spacing requirements to minimize chances of a situation like Jasper or Wenatchee.	1	1	Lower Rattlesnake	6
2893	Ellen	Thanks for the opportunity to comment and provide feedback. This has been a long process with a lot of thought. I'm generally happy with the proposed zoning changes for the Lower Rattlesnake as I strongly feel additional and more diverse housing options are needed in a neighborhood so close to the urban core to support families and growing housing needs. The proposed zoning changes designate the majority of the Lower Rattlesnake to be a max of 3 stories (<40 ft) and a max of either 6 or 12 units (other than 1.5 streets west of Harrison: Vine and the south side of Poplar - largely where Monroe St apartments already are). As the City moves forward with zoning code reform to ultimately increase the availability and diversity of housing options, I'd love to see consideration of increased public transportation, protected bike and pedestrian transport, maximized green space, and limited vacation rentals prioritized in the Lower Rattlesnake.	4	3	Lower Rattlesnake	2
2894	Ellen	Am I correct in interpreting that designating as civic district 2 would allow flexibility for additional residential development beyond the U-R2 proposed here should opportunity arise? — while supporting community-oriented functions and protecting historic resources? I'm a proponent of that if so (otherwise U-R3)!	1	0	Lower Rattlesnake	5
2896	Lisa	I'm not convinced our community wants parcels converted from open space to high density residential.	6	1	Lower Rattlesnake	1

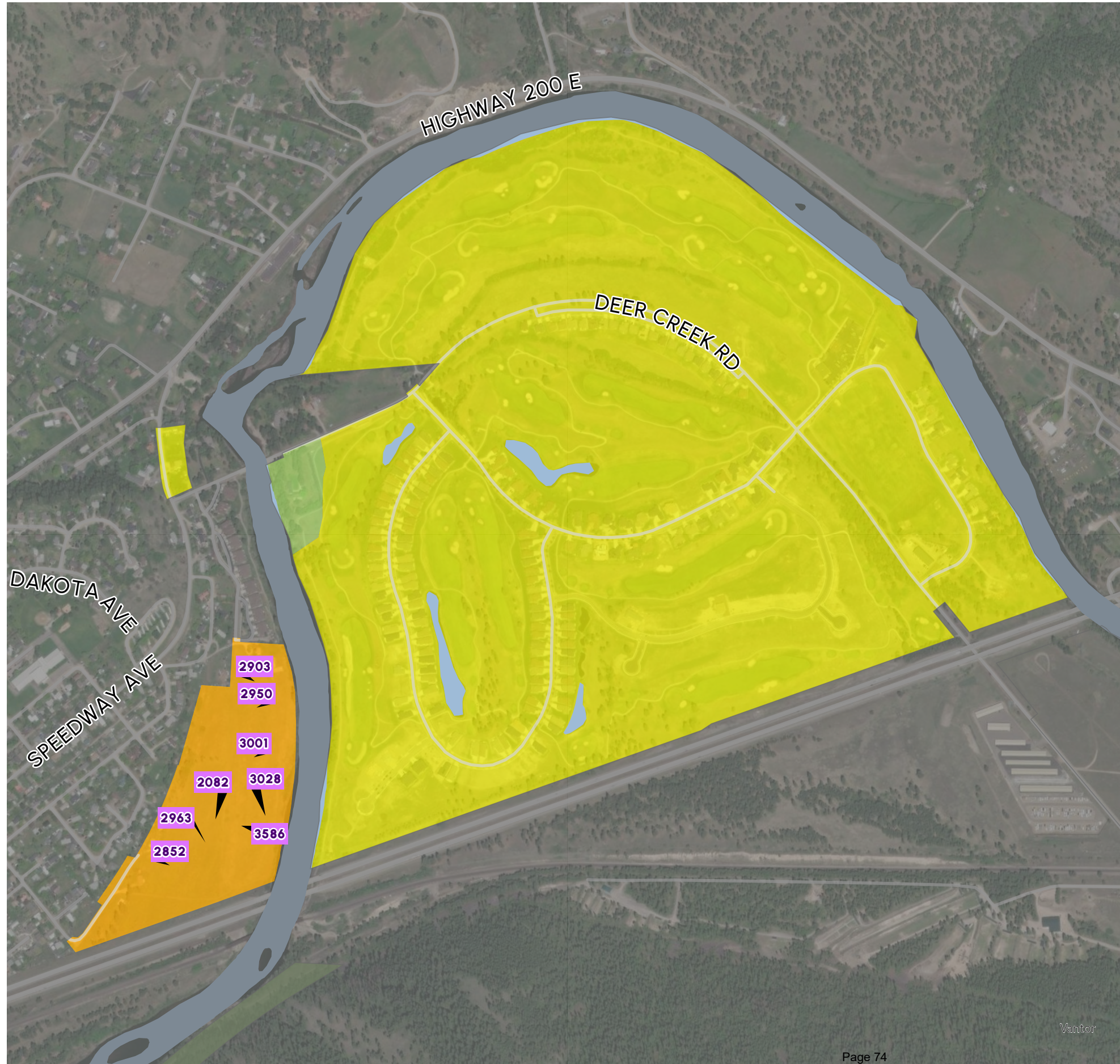
2904	Dave	Don't sell our public lands to private developers! Prescott School has been around for over a hundred years and should stay in the public domain. Missoula has enough money... my property taxes have doubled in the last 7 years... seems like we shouldn't need to sell public property like Prescott School	0	0	Lower Rattlesnake	1
2918	Elizabeth	The zoning of this area will determine what can be done with the school property if sold, but the decision of what to do with the school lies within the hands of the school board, not the city. I'd recommend reaching out to the MCPS school board with your concerns about what to do with the property itself if part of your worry is about them selling it.	0	0	Lower Rattlesnake	4
2962	Lisa	Why were these zoned residential? More than 50% of the place type designation is parks/conservation and I was told this is the equation that was used to zone these parcels.	1	0	Lower Rattlesnake	1
2964	SA	This area could be zoned U-R3 like the neighboring blocks to support a diversity of homes that working Missoulians could afford.	7	5	Lower Rattlesnake	5
2965	SA	This area including Prescott School could be zoned U-R3 or U-R4 like the neighboring blocks to the west/southwest to support a wider variety of home choices people can afford. It's less than a mile from downtown Missoula and right by Interstate 90.	4	1	Lower Rattlesnake	5
2981	Lisa	I'd like to be able to overlay the place type map with this layer so I can see the delta. I can't critique its alignment with our key values without comparing the two. Thank you!	0	0	Lower Rattlesnake	2
3021	jeff Cyr	This parcel is currently zoned by the Rattlesnake Hills estates PUD. And has been approved by City Council for 4 6-plexes a 9-plex and a 12-plex. This is not in accordance with the proposed zoning of LU-R1. We should be proposing zoning which meets what is being design and has been approved to be constructed in this location.	0	0	Lower Rattlesnake	5
3147	ER	I disagree. I think this area along Jumbo (and should be along Greenough, in my opinion) should be kept as proposed. Mainly thinking about the benefits to our landscape, wildlife, and general habitat/biodiversity. We need to keep some buffer between these zones and public land.	6	1	Lower Rattlesnake	2
3149	ER	I think this area along Jumbo (and should be along Greenough, in my opinion) should be kept as proposed. Mainly thinking about the benefits to our landscape, wildlife, and general habitat/biodiversity. We need to keep some buffer between these higher density zones and public land.	4	1	Lower Rattlesnake	2
3150	Breanna	I agree with ER and disagree with SR. We do not need additional housing in this area. Parking and congestion are already an issue, and more development would make it worse. The wildlife here need space, and with people using the trail all day and the number of Airbnbs and rentals nearby, our neighborhood already sees a lot of traffic and impact. Preserving this area as-is helps maintain balance between our community and the natural environment.	5	2	Lower Rattlesnake	2
3162	RR	<p>There is already significant congestion in this area that the current infrastructure can not support, with only two exits from this neighborhood and one that is frequently blocked with a train. Additionally, there are not reasonable areas to be able to expand to accommodate an increase in traffic in and out of the Rattlesnake. Currently, exiting the lower Rattlesnake neighborhoods at many times through out the day is difficult with Rattlesnake drive and Greenough traffic. Zoning for additional density in this area would not only increase the current congestion but also create an unsafe evacuation route for the entire Rattlesnake corridor. Increasing density in this area is unsafe.</p> <p>Additionally, this area is highly regarded for its open space, space that provides for wildlife conservation closures. A buffer between high density housing and wildlife should be a priority for the city to limit negative human/wildlife interaction which the proposed zoning does not accommodate. This is another safety concern for Missoula residents of all types - people, bear and elk.</p> <p>Please reconsider reducing the density zoning in the lower rattlesnake.</p>	5	3	Lower Rattlesnake	5

3163	BD	The Lower Rattlesnake and even mid-Rattlesnake are ideal for higher density, given the neighborhoods' very close proximity to downtown and services, and easily walkable and bikeable. I suggest including the area near Jumbo (UR2 or 1, hard to tell) be increased to UR3 or 4). Prescott School lot needs to be increased to UR4.	2	0	Lower Rattlesnake	1
3176	Elizabeth	I strongly oppose the proposed zoning change in the lower Rattlesnake. Zoning exists to serve the needs of a community but also importantly to protect the character and value of distinct areas, new and established. The lower Rattlesnake is a unique corridor of historic homes, parcels and green space. The change for higher density housing should come with a change in public transport options the latter of which does not currently exist. With an attempt to change zoning of this area it seems no forethought has been given to the use of vehicles in such a case. Higher density housing would come with more vehicles and more congestion. Opening this area to significant change in use and development will certainly diminish the quality of life for those who live in the area and forever negatively alter these beautiful neighborhoods that make Missoula so appealing and unique. The irony is that the proposed zoning changes will slowly erase the very Missoula character that attracts people to our city. Once it's gone it is gone forever. Leave the Missoula core in its charming state and allow density to be implemented in the new developments on the west side of Reserve St. Thank you.	1	2	Lower Rattlesnake	5
3201	Andy B-P	Very supportive of the proposed rezoning to equitably increase density across Missoula. Appeals to historic character and limiting density to west of reserve are the purest form of nimbyism. What has made Missoula Missoula are the folks who live here from diverse economic backgrounds united around a beautiful place. Without being millionaires a young couple cannot move to the rattlesnake in 2025. If we want to bring that possibility back, raise density and build more homes.	0	1	Lower Rattlesnake	2
3355	Richelle	So is St. Don Gregory park being moved from open park space to high-density U-R4?	0	0	Lower Rattlesnake	6
3356	Kelly	The east side of monroe street is entirely single family homes or single family homes split into duplexes. Turning this from single family into higher density than what's allowed in 90% of Portland Oregon is not only unsafe for exit routes, it's also not in character with current buildings and contenxt which is what the City said was part of it's goal. Why are we not going from single family homes to UR2 which allows for 6 units instead of UR3 and 4 which will allow for unlimited? Is 6x growth not enough?	0	0	Lower Rattlesnake	5
3384	Amanda Taylor	I understand there is a need for more diverse housing. However, these small neighborhoods are already congested, so I am opposed to UR3 & 4 zoning changes. I would think it makes more sense to put in high density housing where there is actually space and traffic infrastructure to support more people.	1	1	Lower Rattlesnake	5
3457	Thomas	The proposed LU-R1 zoning is inappropriate for this parcel because it is so inconsistent with the existing, PUD zoning. In addition, the landowner has been actively working with City staff to get building plans and designs approved, and it is unclear what will happen to that work if the proposed zoning is adopted. Consider a less restrictive zoning designation for the portion of this parcel not subject to a conservation easement.	0	0	Lower Rattlesnake	2
3472	Annie McVay	Rezoning the Lower Rattlesnake will ruin a long established community, there are many other areas that can support density and development but this is not one.	1	1	Lower Rattlesnake	5

3546	Kathleen Reardon	<p>One concern I have about the new zoning is the potential height of new construction. A three story, 40' high building would block winter sun for homes to the north of it. Much of the Rattlesnake neighborhood for the U-R3 zone already has much less sunlight because we are in a valley. Adding tall buildings will darken the neighborhood. And affected homes may not have any direct sunlight from the south during the winter. Natural light is an important part of our well being and for someone suffering from SAD – seasonal affective disorder, a tall building next door would be a hardship. Please consider the mental health impact of this type of zoning.</p> <p>It may be possible to find a middle ground by asking for potential projects to stair step the roof design to ensure that adjacent homes still receive winter sun. This can be shown in simple graphic by using a design software like sketch up.</p> <p>Another potential solution is to encourage ADU's (Ancillary Dwelling Units) instead. Small apartments, garage lofts, etc. that could provide extra income for homeowners. This also add the potential for multi-generational living as homeowners get older. Smaller structures would not have an impact on the direct daylight during the winter.</p>	0	1	Lower Rattlesnake	1
3587	Jeff	<p>The rationale for the lack of transparency in the UDC process remains unclear.</p> <p>Compliance with the Missoula Public Participation Plan during any rezoning initiative is not discretionary; it is a mandatory requirement. The Plan expressly calls for extensive public engagement throughout the entirety of the process, with particular emphasis on the initial planning stages.</p> <p>Contrary to these requirements, the City of Missoula conducted the UDC process through closed-door meetings, without public notice or adequate neighborhood participation. The public was afforded an opportunity to comment only after the final proposal had been completed. This procedural approach suggests a disregard for statutory and ethical obligations of open governance and raises questions concerning potential undue influence by parties with vested financial interests.</p> <p>Such conduct undermines public confidence in municipal governance and may give rise to the appearance of collusion between city officials and private developers. Decisions reached through a process lacking transparency and public participation are unlikely to withstand scrutiny and may subject the City to significant legal challenges.</p>	0	0	Lower Rattlesnake	6
3595	Beth	<p>I am supportive of affordable housing, and denser housing where appropriate and safe. Residents of the Rattlesnake valley are already at risk during wildfires. Urban fires have been seen in other communities. The narrowness of the valley may funnel flames and smoke for rapid spread. Community concern about evacuation is already high with several thousand homes in the valley with two roads out. With new zoning and hundreds if not thousands of additional residents in this tight valley, what is the plan for safe evacuation? Have the costs and risks of that been included in the projections for this proposal?</p>	0	1	Lower Rattlesnake	5

	<p>I am extremely concerned about the proposal to change the housing density zoning in the Lower Rattlesnake to C R3 for three reasons.</p> <p>1) Adverse effects on wildlife. The Lower Rattlesnake and specifically the area surrounding Greenough Park and the connected greenspace is key habitat for wildlife. In recent years, there were 14 black bears and 4 cougars that utilized that greenspace from Greenough up to the wilderness area. Best practice for urban planning is to have low density housing surrounding greenspaces to buffer the greenspaces from impacts. Several studies have shown that the behavior of key wildlife, like bears, are related to housing density (For instance, research of Dr. Chris Hanson, WBIO Program at UM). Let's follow best practice and protect Missoula wildlife by buffering their key habitat areas with low density housing.</p> <p>2) Putting high density housing adjacent to key greenspaces that provide wildlife habitat will not only adversely affect wildlife but will also affect human safety by increasing human-wildlife conflicts. And may also increase wildlife management costs. It doesn't make sense to pack more people into the spaces that wildlife use, or the areas buffering them.</p> <p>3) People in Missoula love to visit parks. The streets adjacent to Greenough Park (e.g., Monroe Street) are already overcrowded on weekends and in the summer, when Park usage is high. Increasing housing density will reduce visitor enjoyments of Greenough because there will not be places to park, and the roads will be congested. At a time when across the US there is increasing park visitation, we should be planning for increasing usage of parks including increased traffic and parking, not increasing housing density and creating issues with park usage.</p> <p>4) The lower rattlesnake and in particular Monroe and Jackson Street have many of the oldest homes in the Missoula area. In fact, there are 4 houses on Monroe Street that were part of the historic Greenough Ranch and date from the mid to late 1880s. These older homes are treasures of the community. Increasing housing density will put these homes at risk of being replaced with high density units, affecting not just the character of the neighborhood but also losing important parts of Missoula's history.</p>		0	0	Lower Rattlesnake	5
3618	Cara Nelson					

Marshall Canyon



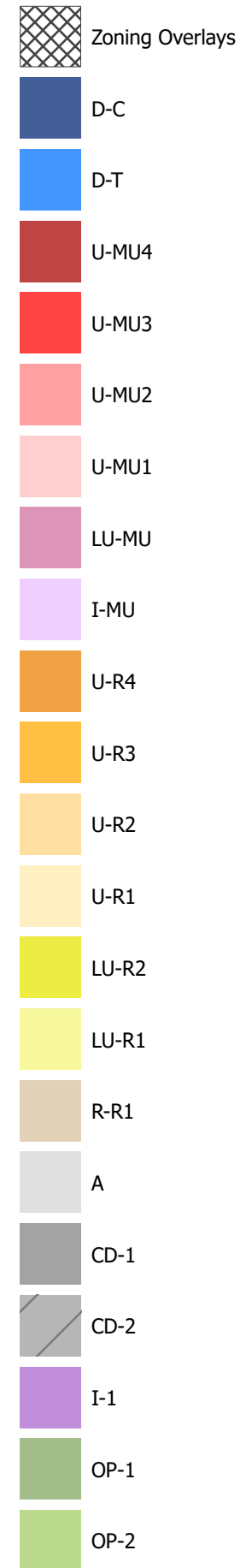
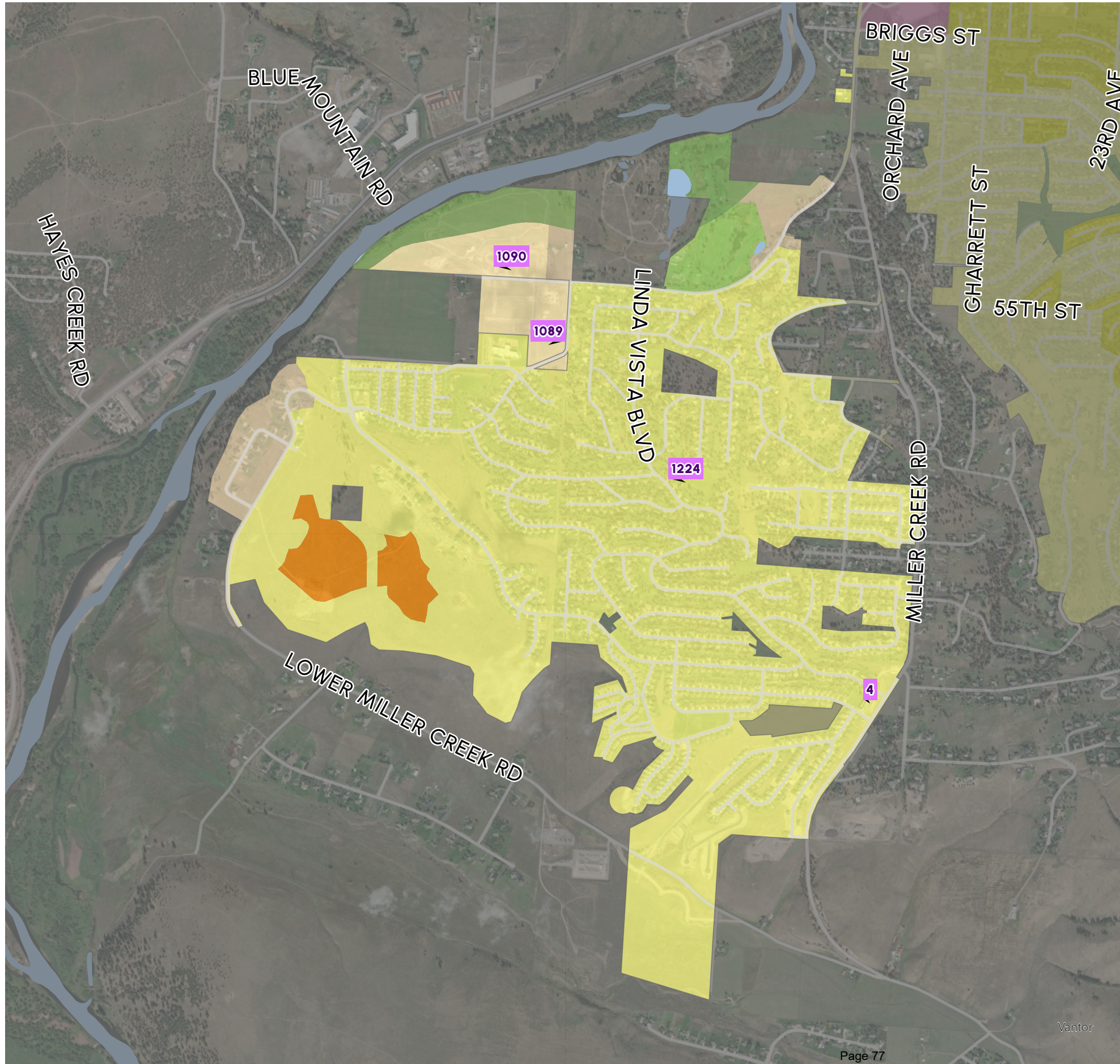
Zoning Overlays

- D-C
- D-T
- U-MU4
- U-MU3
- U-MU2
- U-MU1
- LU-MU
- I-MU
- U-R4
- U-R3
- U-R2
- U-R1
- LU-R2
- LU-R1
- R-R1
- A
- CD-1
- CD-2
- I-1
- OP-1
- OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
2082	Shane Morrissey	<p>this does not seem to fit the definition of where UR districts. Preliminary plat shows small lots, no alleys.</p> <p>"Development patterns in Urban Residential areas are typically compact and multimodal in ways that are walkable, with development intensity supportive of public transit. Street and block patterns provide high connectivity in rectangular grids of small to medium-sized blocks comprised of small to medium-sized rectangular parcels. Blocks are often tree-lined with sidewalks and include alleys that provide rear access to parking and garages. Buildings typically have small and varied setbacks that shape the public realm. "</p>	5	0	Marshall Canyon	5
2852	Andrew Hirss	<p>This "island" of U-R3 zoning in East Missoula makes no sense given that the surrounding land will still be in County for years to come. The U-R3 designation seems suspect given that the Future Land Use Map as Amended 12/14/2020 (just five years ago) envisioned a lower residential density on that parcel with . The only thing that changed between 12/2020 and now was that the Aspire Developer purchased the land and applied to the City of Missoula to annex and rezone it for the Aspire Subdivision.</p>	6	0	Marshall Canyon	5
2903	Frank Brod	<p>U-R3 zoning for this small island parcel, not connected at any point to any portion of the city of Missoula is inappropriate and not compatible with the surrounding Missoula County rural communities.</p> <p>I oppose this zoning classification. The property is bordered by the Clark Fork River and U-R3 zoning, and U-R3 does not provide proper setbacks.</p> <p>The proposed development does not fit this definition, as it has small lots, no alleys.</p> <p>Zoning was changed just five years ago, and The City of Missoula granted specialized zoning to these tracts 3 years ago. i do not understand the continual rezoning of one tract.</p> <p>Changing to this extreme density in a proposed non-contiguous City Island in the midst of the County has a severe impact on existing homes and communities in the surrounding and bordering properties which completely change the character, traffic and safety, value and enjoyability of current residents.</p> <p>I will fully oppose this proposal.</p> <p>Question: what is the motivation to make an additional zoning change making a now rural parcel a densely urban parcel when it is surrounded by small individual properties without sidewalks, curbs and gutters, and non-conforming streets?</p>	6	0	Marshall Canyon	5
2950	Stephen	<p>I object to this proposed zoning regulation for the same reasons as the preceding comments. it clearly makes no sense whatsoever!</p>	4	0	Marshall Canyon	5
2963	Lee Bridges	<p>Who made the decision for this vacant field to be hi-density when the surrounding neighborhoods are low density?? That was obviously a specific decision made by someone! Who introduced it and why would you then comment that this proposed zoning does not concern anyone but city residents when there ARE NO CITY RESIDENTS LIVING on that vacated property (an agricultural field within our East Missoula Community)? That appears to be a very Specific designation from someone, for as out of place as it is. Please respond in order for me to proceed with my questions. This is the Aspire Subdivision Property in East Missoula, currently being litigated.</p>	4	0	Marshall Canyon	5

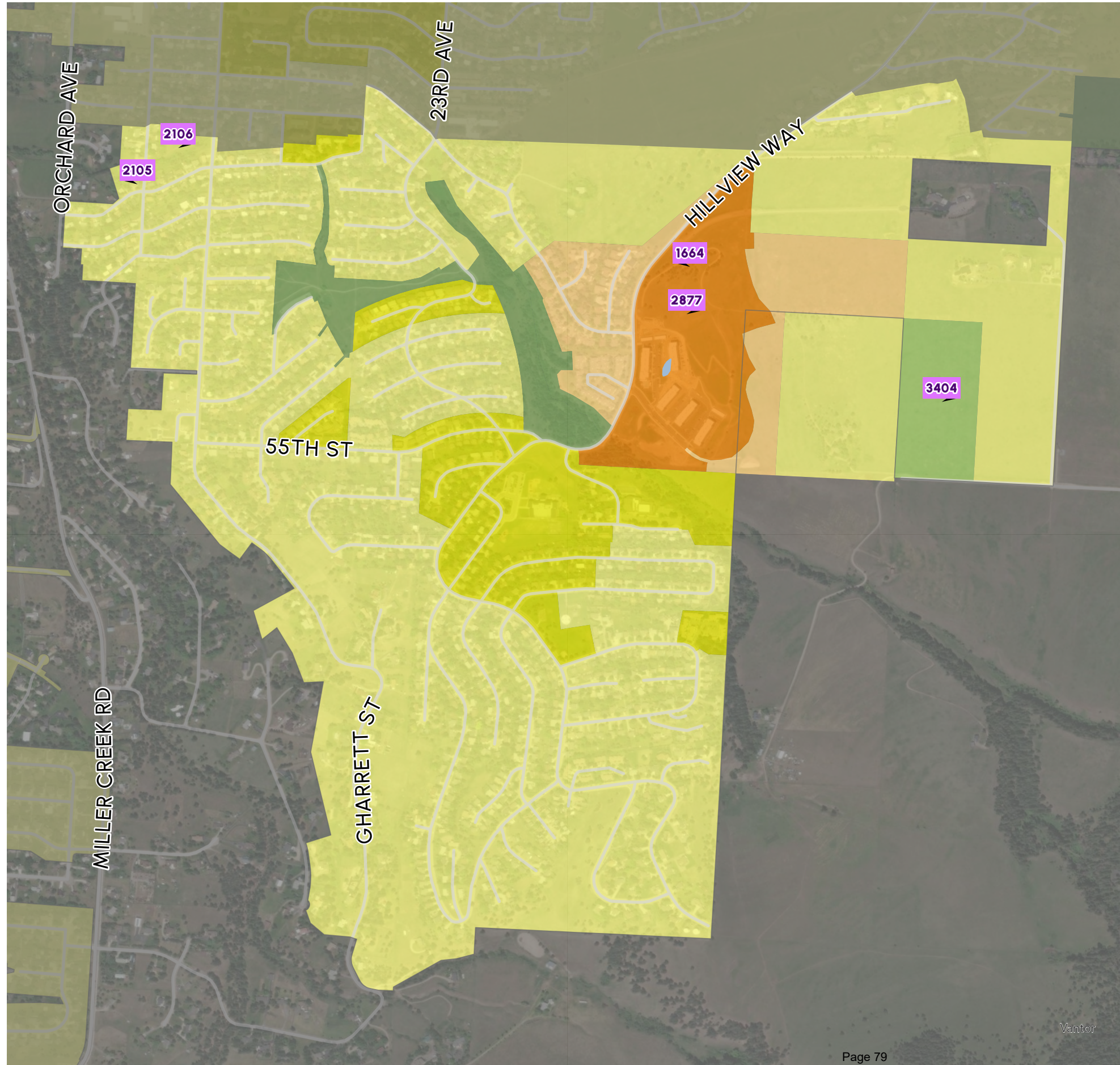
3001	John A Harrington	<p>Dear Missoula City Council and Planning Staff,</p> <p>I, John Harrington, as a concerned East Missoula community member, am writing in strong opposition to the City's designation of U-R3 (Urban Residential 3) for the parcel that will house the Aspire Subdivision in East Missoula. We and our surrounding neighbors are clearly "Limited Residential 1." The City of Missoula is spending 2.8 million dollars to resurrect 4 miles of riparian shore line in the true city, but plans to ignore and destroy existing riparian up river. This proposed denser U-R3 zoning ignores our existing neighborhoods that are already strained by access and congestion.</p>	3	0	Marshall Canyon	5
3028	Sue Harrington	<p>H U G E D I S C O N N E C T</p> <p>At the City of Missoula's own website, it is noted:</p> <p>"After many years of neglecting the Clark Fork, Missoula has turned to face the river, now considered one of our community's greatest assets by residents and visitors alike."</p> <p>So why would the city then intentionally propose to "plop" the ONLY U-R3 zone along the Clark Fork River in East Missoula in their 2045 Future Land Use Plan, without ANY riparian setbacks, knowing that the Clark Fork River Restoration and Access Project is anticipated to cost the city \$2.89 million because of damaged riparian vegetation and erosion that is degrading water quality?</p> <p>The "island" the city is proposing is disconnected, without sidewalks, trails or bus line service. It is bordered by the Clark Fork River and low-density Missoula County neighborhoods. I applaud the city for restoring the Clark Fork River damage done along the urban stretch in Missoula. I urge the city to use the same logic applied to the restoration project to PREVENT damage to the Clark Fork River upstream by reconsidering the proposed U-R3 designation.</p>	1	0	Marshall Canyon	5
3586	Jeff	<p>The rationale for the lack of transparency in the UDC process remains unclear.</p> <p>Compliance with the Missoula Public Participation Plan during any rezoning initiative is not discretionary; it is a mandatory requirement. The Plan expressly calls for extensive public engagement throughout the entirety of the process, with particular emphasis on the initial planning stages.</p> <p>Contrary to these requirements, the City of Missoula conducted the UDC process through closed-door meetings, without public notice or adequate neighborhood participation. The public was afforded an opportunity to comment only after the final proposal had been completed. This procedural approach suggests a disregard for statutory and ethical obligations of open governance and raises questions concerning potential undue influence by parties with vested financial interests.</p> <p>Such conduct undermines public confidence in municipal governance and may give rise to the appearance of collusion between city officials and private developers. Decisions reached through a process lacking transparency and public participation are unlikely to withstand scrutiny and may subject the City to significant legal challenges.</p>	0	0	Marshall Canyon	6

Miller Creek



Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1089	Matt Hammerstein	Is the Riverfront Trails Neighborhood Character Overlay being retained or eliminated? This parcel had a specific use (assisted living facility) envisioned in the subdivision application. How does the new zoning affect the plans for this parcel?	0	0	Miller Creek	2
1090	Matt Hammerstein	Is the Riverfront Trails Neighborhood Character Overlay being retained, or eliminated?	0	0	Miller Creek	2
1224	Aaron Hechmer	<p>From Christopher Alexander's "A City is Not a Tree":</p> <p>"For the human mind, the tree is the easiest vehicle for complex thoughts. But the city is not, cannot and must not be a tree. The city is a receptacle for life. If the receptacle severs the overlap of the strands of life within it, because it is a tree, it will be like a bowl full of razor blades on edge, ready to cut up whatever is entrusted to it. In such a receptacle life will be cut to pieces. If we make cities which are trees, they will cut our life within to pieces."</p> <p>This zoning plan is a tree, the zones the metaphoric razors. Maybe it takes a step in the right direction in reducing R1. But still looks to me that residents towards the core will subsidize residents towards the edge.</p>	1	0	Miller Creek	5
4	Jules Landis	<p>I hope things are well, I am sure you are super busy along with the rest of the planning staff!</p> <p>I recall that you reviewed "The Vista" at 6995 Linda Vista a few years back, and I was hoping that you could answer a question for me.</p> <p>In the new draft zoning map and code, it looks like the property is slated to be rezoned as "Limited Urban Residential 1". In section 4.7.02-F, the draft code restricts new neighborhood commercial structures to 3,500 SF (see snip below).</p> <p>If you recall, there is a future "phase 2" planned for the Vista at +/-10,000 SF. Even though there is a PUD on the lot that restricts use, height and setbacks, I feel like this new zoning will limit the future building to 3500 SF. Am I correct in this?</p> <p>Thanks again, I appreciate your help!</p>			Miller Creek	1

Moose Can Gully

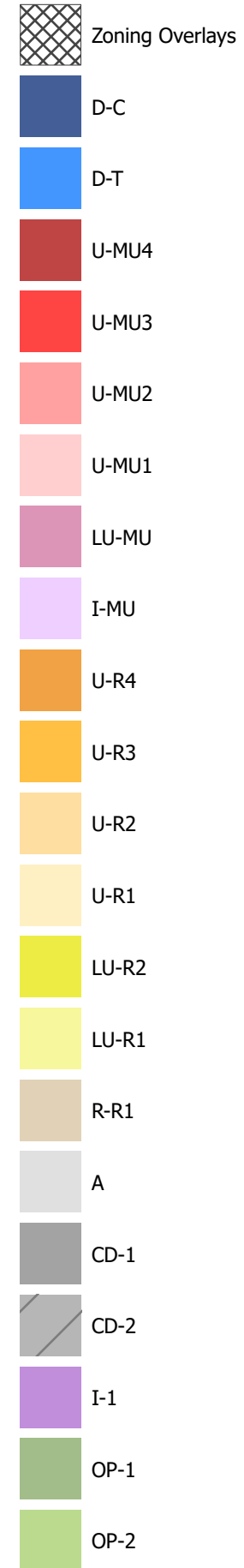
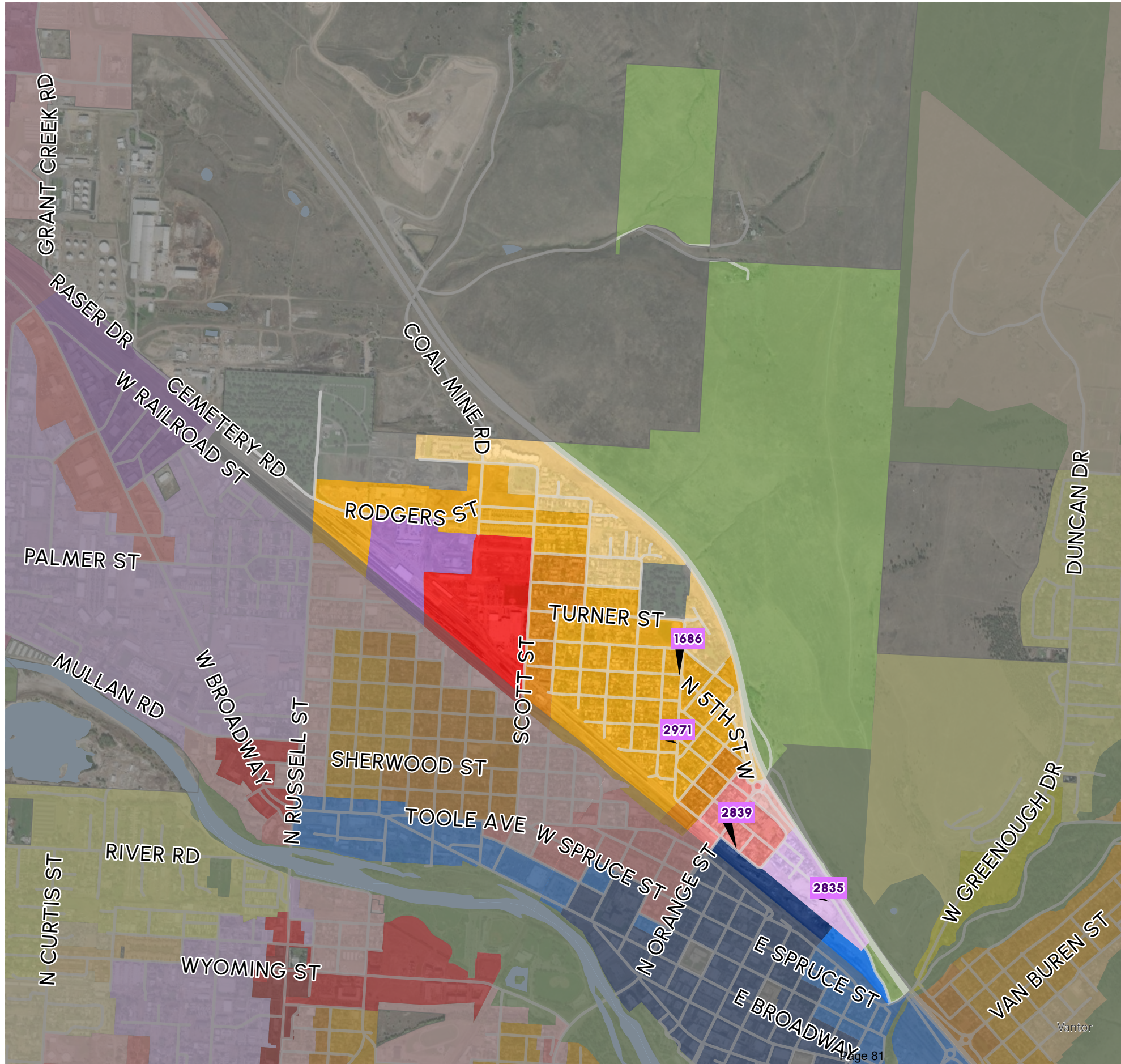


Zoning Overlays

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- OP-2

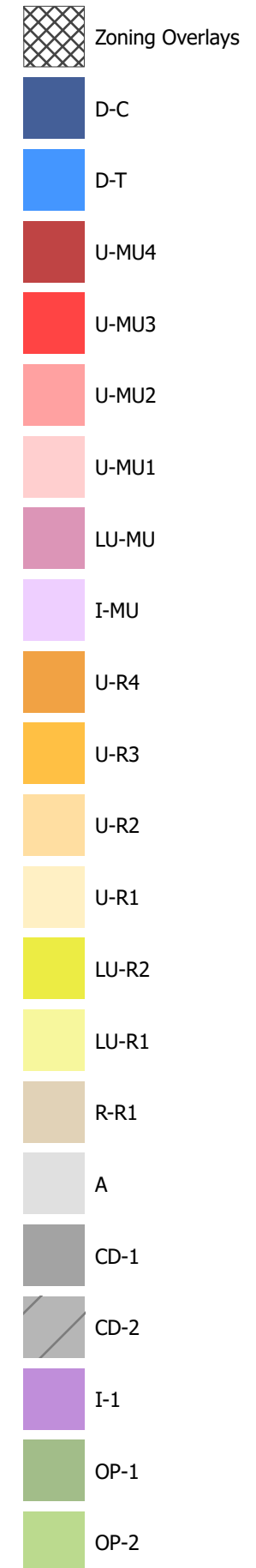
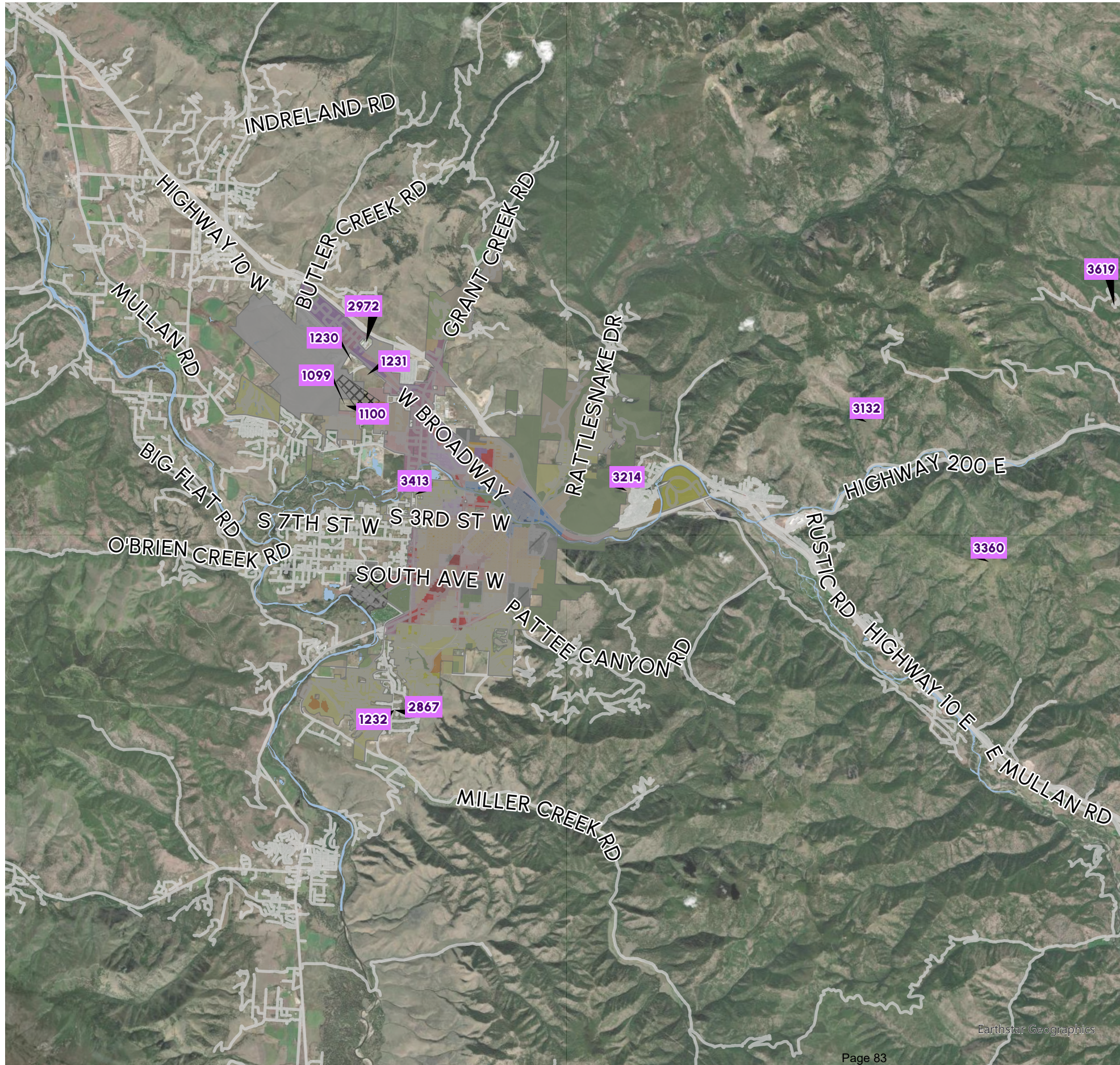
Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1664	Nick VanHole	The UR-4 High Residential zoning of this plot is not fitting to the area and should be mitigated to full UR-2 or Limited Residential to fit the surrounding neighborhoods. I believe the developer has proposed over 400 homes - this being in addition to the apartments already built near the adjacent plot - which would overcrowd the narrow Hillview way corridor thereby placing undue pressure on the entryway to the South Hills area.	0	2	Moose Can Gully	5
2105	a_montana_forester	<p>Changing the resident density from 1/10,000sqft to 1/3500sqft, I am very concerned about street parking. Already, I estimate half the residents in my neighborhood are parking at least on vehicle on the street making it difficult for snow plowing, street sweeping, mail delivery, walking, and more.</p> <p>I am also concerned that property values will be decreased, not increased as I was told at the public meeting. Decreased because of decreased privacy, increased noise, and overall reduced neighborhood desirability. Even if the property values increase, affordability will also increase adding to an already difficult housing availability issue.</p>	0	0	Moose Can Gully	5
2106	a_montana_forester	<p>This property is city owned. I presume it belongs to the city as part of a development agreement making it "green space" years ago.</p> <p>Yet, it is still listed as receiving rezoning. I was told at the public meeting that there may be a deed filed confirming that it is green space and the conditions thereof; but, this mapping exercise did not investigate that possibility.</p> <p>I want this parcel, and all publicly owned parcels, to be investigated and mapped accordingly. In this example, it will make a big difference to me and my neighbors if it is eligible for high density residence, parking, and traffic.</p>	1	0	Moose Can Gully	1
2877	Henry	The south hills are one of the worst car-centric urban sprawl areas in Missoula. Zoning should be trying to limit growth on the outskirts of town and promote infill within the town. It doesn't make any sense to have U-R3 or R4 here in the middle of LU zoning. It's going to accelerate transportation issues and isn't walkable/etc - we should either zone everything between here and 39th street with the same zoning, or better yet, zone within several blocks along 39th street as U-R4 and keep this LU-R1 like surrounding areas.	1	0	Moose Can Gully	5
3404	Kate Dinsmore	The zoning and place type for this property should be consistent with the adjacent properties to allow for residential development.	0	0	Moose Can Gully	5

Northside



Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1686	Adam C	Worden, Cooley, and Turner streets are principal streets on the Northside with extensive historic mixed-use precedent. It would be great to see parcels along these upped to U-R4 or, better yet, a U-MU zone. It would also be great to see parcels along the railroad tracks upzoned to match the U-MU zoning south of the tracks.	8	2	Northside	5
2835	Adam	I-MU wouldn't really make sense here if this area were to be redeveloped. U-MU probably better reflects the most likely future use.	2	0	Northside	5
2839	Adam C	If D-C extends to the south side of N 1st, then it may as well also include the north side of the street, which is already a historically dense mixed-use area. Additional D-C/T extending west along N 1st would also be contextually appropriate. UR-4 on that stretch is effectively a downzoning.	2	0	Northside	5
2971	SA	It would make sense to see a mixed use zone along Worden Ave.	1	1	Northside	5

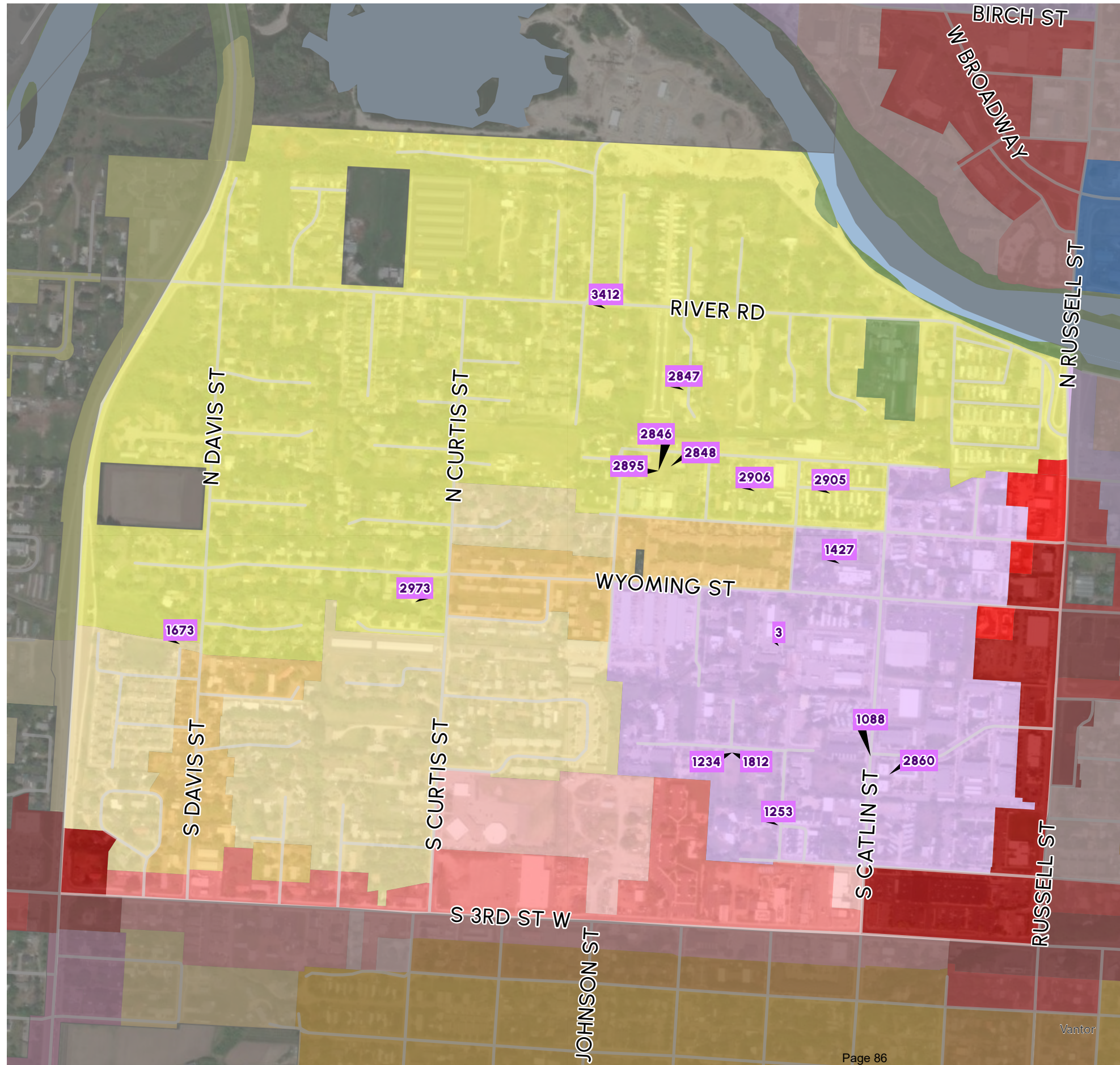
Outside City Boundary



Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1099	Matt Hammerstein	What determines which zoning district will be applied to land that is not currently annexed, but may be annexed prior to adoption of the code?	0	0	Outside City Boundary	4
1100	Matt Hammerstein	If a subdivision has an approved preliminary plat that was based on a prior code, will the lots need to be reconfigured to meet the lot dimensions required by the new code at the time of phased development review?	1	0	Outside City Boundary	5
1230	Dan Kinsley	what is being built here ?	0	0	Outside City Boundary	6
1231	Dan Kinsley	what is being built here ?	0	0	Outside City Boundary	6
1232	Rick Pence	Will zoning change for 2749 Meriwether St.	0	0	Outside City Boundary	6
2867	HF	County. No	0	0	Outside City Boundary	2
2972	Adam Graham	Why does this area remain out of the scope of the city's proposed zoning plan? I understood that this land would ultimately be annexed by the city upon expiration of the TIF in 2026 or upon connection to city utilities.	0	0	Outside City Boundary	4
3132	Kathryn A Ordway	You have made commenting on zoning incredibly difficult! Finding this spot took a lot of navigating and persistence. The city council is ramming through high-density housing in my neighborhood and trying to slip it under the radar! Wow, just wow. I had no idea Missoula operated that way. You announced that you are planning to send out a survey about train noise??? Train noise is an historical fact in Missoula. That survey is nothing but smoke and mirrors. Most of my neighbors are just learning about your high-density nightmare, including me. WHERE IS THE SURVEY ABOUT HIGH DENSITY HOUSING IN THE RATTLESNAKE??? Why have you made this comment section all-but-impossible to find? Because these plans will be enormously unpopular with the people who call the Rattlesnake home, and it appears you are trying to slip one past us. Please prove me wrong and make easy access for public input part of your zoning decisions, as it should be. Ditch the train noise survey and send a survey about rezoning one of Missoula's most charming neighborhoods.	0	0	Outside City Boundary	6
3214	Lisa Thomas	The U-R3 area along the river in East Missoula does not include a open space zone along the river. High density housing should not be built up to the river. A wildlife corridor and riparian area need to be included. The are is currently un-developed, so this protection will not affect current housing.	0	0	Outside City Boundary	5
3360	Thomas	Is the proposed lower Rattlesnake U-R3 northern boundary at Lolo St.? If so, why not Mountain View or Creek Crossing? Housing types are single family residential. They'd still have evac. choices during an emergency. thanks	0	0	Outside City Boundary	2
3413	Adam	This area is one of the few areas with nearby infrastructure and low value homes built on large acreage. It is ideal for infill development. While it is currently in the county, surrounding city zoning likely reflect future zoning should this area be annexed. Areas outside of the 100 year floodplain should be upzoned significantly as this area represents one of the city's few opportunities for affordable infill housing.	0	0	Outside City Boundary	5

		<p>Please keep Missoula liveable! Do not vote to increase housing density in the Lower Rattlesnake to U-R3.</p> <p>The Lower Rattlesnake area is relatively small in terms of the number of additional housing units that could be added. Yet adding those units in this area which buffers rattlesnake creek would have an outsized negative impact on both wildlife and Missoula Parks in this neighborhood.</p> <p>Honestly, I am shocked that the City Council would propose adding more residents instead of trying to keep the human footprint down in the areas surrounding Greenspaces.</p> <p>People in Missoula care about wildlife and parks and the Lower Rattlesnake is a key neighborhood for both. Changing the zoning to U-R3 would be a disaster not just for the Lower Rattlesnake neighborhood but also for the city overall, given impacts on a key park property.</p>				
3619	Nathan Wolfcale	Please do not vote for the change in housing density.	0	0	Outside City Boundary	5

River Road



Zoning Overlays

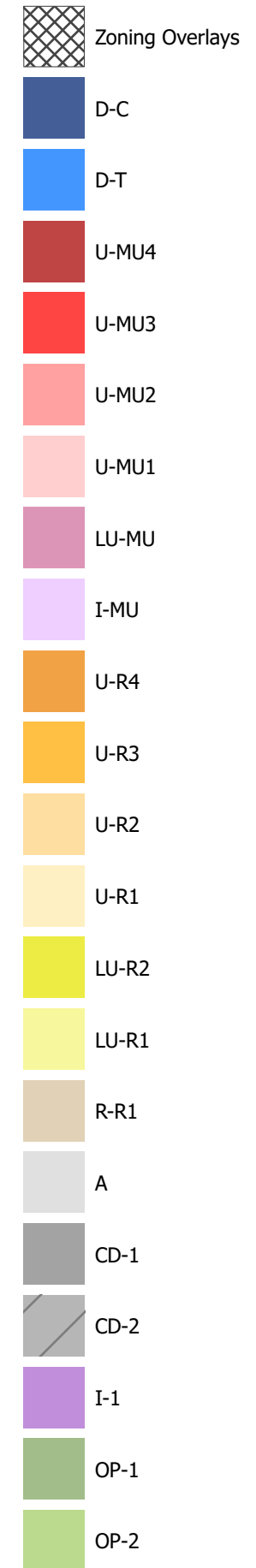
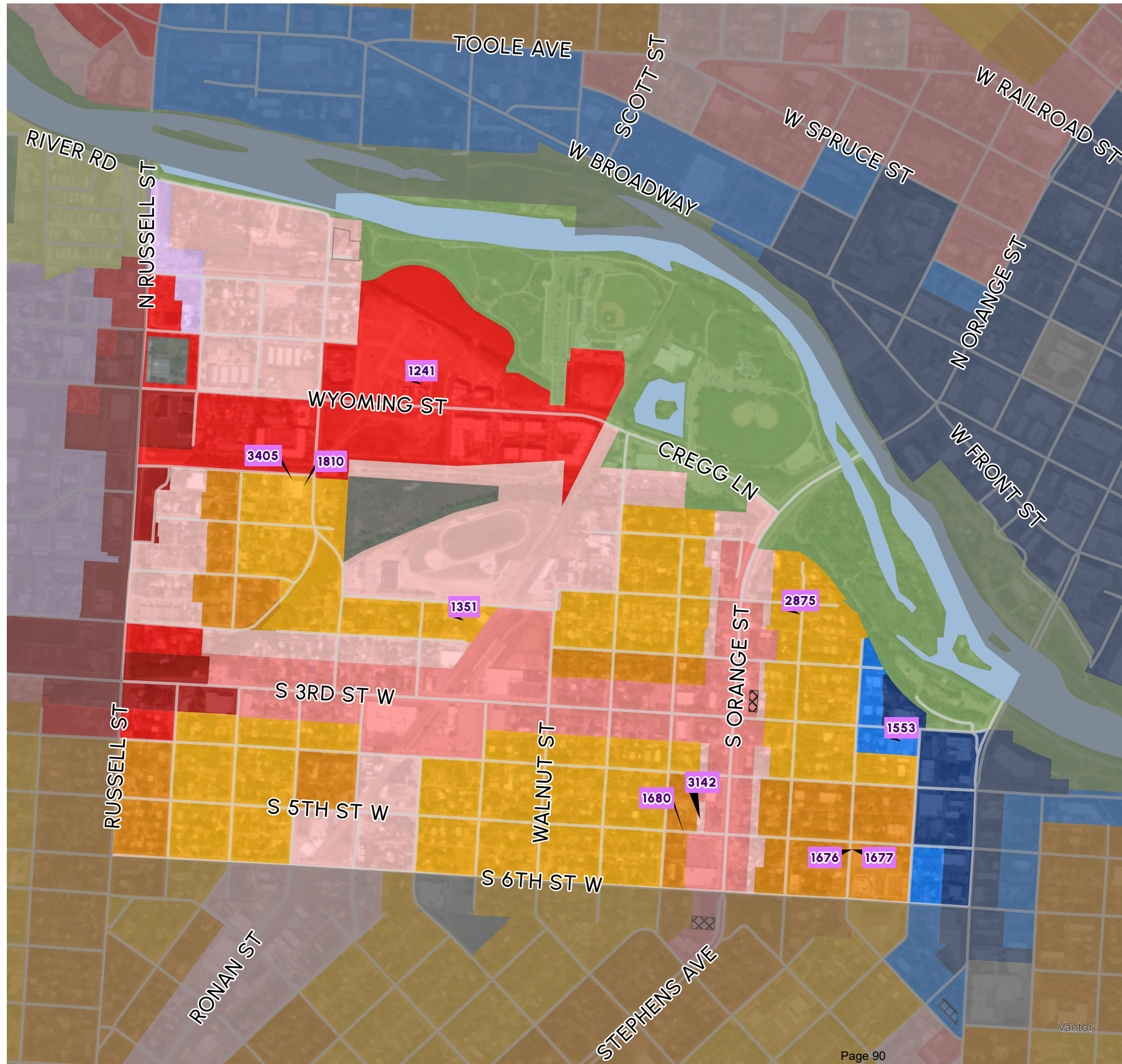
- D-C
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- OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1088	Kyle	This area is densely occupied residential (LIHTC housing, corso, trailer park, some new builds), with a few run down old industrial buildings. Will this zoning limit opportunities or negatively impact the residents who live here?	9	0	River Road	1
1234	J	Rezoning this area as industrial externalizes the potential gains of a few small business owners on the lower income residents that reside here densely and in vast majority to the few rundown commercial entities. There are already enough issues with the existing businesses impacting quality of life in this neighborhood. The topsoil place makes the area stink for days whenever they get a new load and dust blows all over. The granite place has unsecured slabs tipped up all over their gravel lot just waiting for a kid to pull one over in themselves. Meanwhile big tall ugly warehouses with little to no activity are sitting empty and rundown. This neighborhood has great intermodal access along the Milwaukee trail and is one of the last places lower income residents can afford to live without being car dependent. Missoula planners please consider the many of us who live here and not just a few outspoken business owners looking to gain more for themselves.	11	0	River Road	5
1253	C	There is a neighborhood and school here, it is not an industrial area.	7	1	River Road	5
3	Kyle Pease	The residential neighborhood I live in is currently being proposed by the city to be rezoned as industrial and I wanted to bring this matter to your attention This is a densely populated neighborhood of majority lower income north of 3rd, and west of Russell. (image below) There's probably 2000 people living in this district -at a guess (Corso, Wolf Glen apartments, Trail Street apartments, Garden District LIHTC, Catlin Mobile court, as well as dozens of other apartment complexes and townhomes, with some single family dwellings mixed throughout). This also includes the land Sussex school is on and some fancier new builds next to it. I'm concerned with the externalities the new industrial zoning could have on the people living in our area, including many young kids and struggling families. While currently zoned as RM2/2.7 residential, the commercial/industrial properties in the area include a topsoil company which causes waves of dust and stink to blow across our housing each time they get a new load in, as well as some rundown warehouses, and a granite slab shop with massive unsecured slabs tipped up in an open gravel lot right next to the trail, which is very risky for kids playing around there. A city staffer explained to me yesterday at the zoning open house that the M1-2 areas were primarily being rezoned to I-MU, however we are R2/2.7 which is an exception to this. We've been hoping to work with the city on several projects to improve the residential life in our area including calming the traffic along Catlin, as this is a busy pedestrian corridor along the Milwaukee trail, and a park in our area since lafray park being the nearest is 24 minutes walk. With this area being rezoned as			River Road	5
1427	Donavon Russell	At some point in time the city overlayed this property (314 Garfield) as one entire lot instead of the city lots that where surveyed originally. It also borders industrial mix use (I-MU) and is corner to a proposed (U-R3). Geography and being one entire lot it should be in urban residential (U-R3).	0	0	River Road	5
1673	jvduggan	I object to rezoning that would permit residential development on the area next to Sleven's Island along the Bitterroot River in Fort Missoula. This thin strip along the river is an important riparian area extremely important to wildlife. I have a secondary objection that the housing that has been proposed here would be for the wealthy and the area would no longer be accessible to regular citizens.	2	3	River Road	2

1812	Tori Anderson	I agree with the above comment. The environmental health hazards posed to adjacent residents by allowing this area to remain industrial are untenable if equity and environmental justice are central to this planning effort. Furthermore, this area is too close to downtown to justify keeping it industrial, making it appear inconsistent with the changes proposed elsewhere. I agree with your overall strategy (many thanks for your dedication and amazing public engagement), and would like to better understand the reason for this exception.	4	0	River Road	5
2846	Matt Mellott	Going from RM2.7 to LU-R1 is a downzone in terms of density for this entire block. A significant portion of this block is industrial. If the city would like to see this redeveloped over time into infill residential, it should mirror the zoning found on the block immediately south and designate it U-R2. This will provide sufficient incentive for building density to catalyze the redevelopment of industrial properties to residential. As proposed at LU-R1, density isn't sufficient to spur this. Additionally, it monetarily hurts the owners of these lots since they could previously accommodate up to 7 units, and now can only support five units (since LU-R1 only supports 1du/3,500sf, as compared to RM2.7, which allowed 1du/2700sf).	1	0	River Road	5
2847	Christi Stoltz	As the owner of the property at 1945 Idaho Street, which includes three 6,000 sq. ft. lots, I am writing to express my concern that the proposed new zoning classification will result in "down zoning" and a reduction in my property's value. While there remains a high demand for apartment complexes. My property would be ideal for such development, especially given that higher-density housing already exists just one block south. Aligning with the City's goal of increasing housing units, I believe this parcel could contribute significantly to that objective. Therefore, I would like to propose a zoning classification change to UR-2 for this area.	0	0	River Road	5
2848	Christi Stoltz	As the owner of the property at 1945 Idaho Street, which includes three 6,000 sq. ft. lots, I am writing to express my concern that the proposed new zoning classification will result in "down zoning" and a reduction in my property's value. This area is experiencing significant growth, and there is a high demand from contractors for lots suitable for apartment complexes. My property would be ideal for such development, especially given that higher-density housing already exists just one block south. Aligning with the City's goal of increasing housing units, I believe this parcel could contribute significantly to that objective. Therefore, I would like to propose a zoning classification change to UR-2 for this area.	2	0	River Road	5
2860	K	I agree with nearby comments: the density of housing in this area makes this a poor fit for the I-MU zoning. Compared to most other mixed use zoning districts, I-MU would allow crematories, gas stations, and RV parks to be built in this area: - Crematories seem like a poor fit to have next to residential properties. - Gas stations and RV parks could significantly add to traffic on the narrow streets here.	2	0	River Road	5
2895	Matt M	Or, as an alternative to UR-3, I-MU would also be ideal here. From N Johnson St east to N Catlin, these three blocks are all industrial oriented. Designating these blocks as I-MU would allow sufficient density to encourage redevelopment without squeezing out the various shop users already in the area.	0	0	River Road	5
2905	Matt M	Given the number of existing industrial / warehouse / workshop properties in this block, a zoning designation of I-MU is much more appropriate here.	0	0	River Road	5
2906	Matt M	Given the number of existing industrial / warehouse / workshop properties in this block, isn't a zoning designation of I-MU much more appropriate here?	0	0	River Road	5
2973	SA	With its street grid connectivity, proximity to Russell and Reserve, and ready Milwaukee bike trail access this area could be zoned U-R1 rather than a limited urban residential designation.	1	0	River Road	5

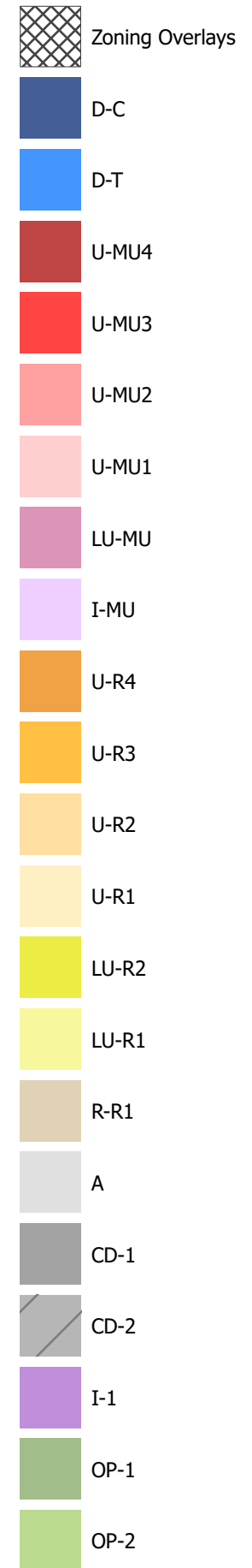
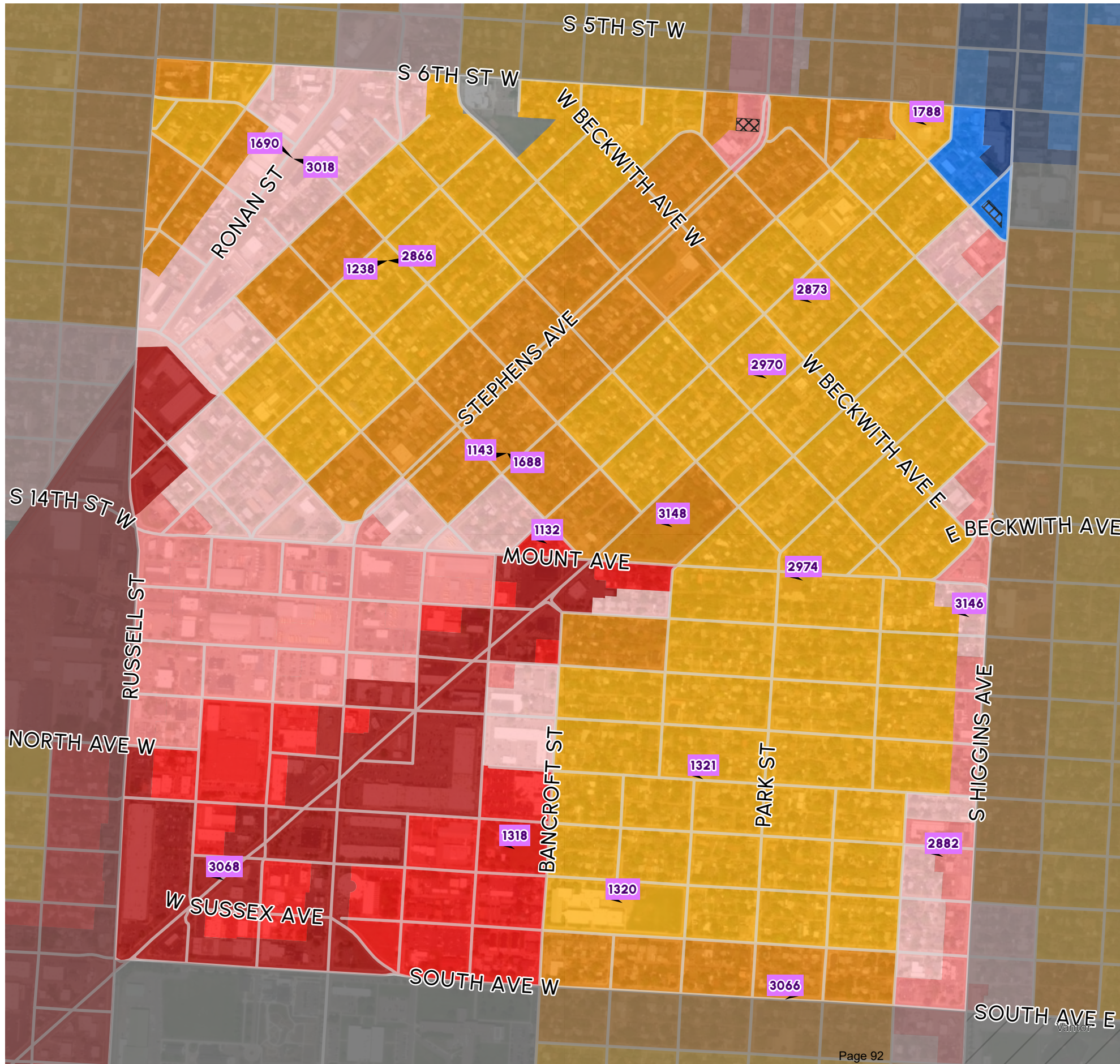
3412	Adam	This entire River Road area is one of the few areas where affordable "missing middle" infill development is still financially feasible. This zoning would entirely negate the possibility of affordable infill in the area. While the area does lack street connections, which would be more ideal, that doesn't mean we shouldn't do the best with the limited options we have.	0	0 River Road	5
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Riverfront



Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1241	Annette Clayton	The area of the Old Sawmill District was described to us by the developer as being individual townhomes like what has currently been built. It now seems a big change has been proposed that turns the area into a much higher density living area with senior living and many more multi family units at a much higher density. We would request more green space be designed in to the interior between Old Mill Road, Montana Street and Leslie Lane. It's too tight and too dense. There are now four \$150K lots where there was once open area.	1	7	Riverfront	5
1351	Mike Morgan	903 and 921 S 1st W (Lots 1,2,3,4) is inappropriately assigned a U-R3 zone. It is currently zoned M1-R and is a mixed-use development with a historical 6,000 sf commercial building. A Zoning Compliance Permit was previously approved but deductive changes have occurred. Phase 1 is under building permit review and Phase 2 will consist of a 24 unit apartment building. This lot needs to match adjacent properties zoned as U-MU1 or U-MU2. A U-R3 zone would cause a down-zone to the property due to the 12 plex apartment building limitation.	5	0	Riverfront	1
1553	Owen Coutts	Would the downtown transition zone require parking on a parcel like this? I believe that right now this is the "noteworthy paper & press" shop which as far as I know doesn't have any parking. I would appreciate it if more Missoula could open stores in spaces like this without the burden of providing parking if the market doesn't demand it.	10	0	Riverfront	2
1676	Arthur Pettit	As someone who rents in Missoula and would one day like to own a home here, I'm really happy to see the city put this framework forward. Updating our city's zoning is a huge step towards addressing housing prices in our the city.	6	0	Riverfront	2
1677	Arthur Pettit	**in our city	0	0	Riverfront	2
1680	Marta Jerebets	Happy to see Missoula take this step to make our city more walkable and affordable. Thanks to everyone who worked on this framework.	8	0	Riverfront	2
1810	Nick	What does this zoning mean for current office/ light manufacturing in this area?	0	0	Riverfront	2
2875	Henry	Everything in this general area should be at least U-R4!	3	0	Riverfront	5
3142	David	Why is this Lot U-MU1 and not U-MU2?	0	0	Riverfront	5
3405	Michael	Dakota Street is home to several small businesses. There are concerns that the rezoning from mixed use to residential might prevent businesses to expand.	0	0	Riverfront	5

Rose Park



Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1132	Cory	These properties are not directly served by Mount, making them commercial not only changes their character but it brings thee traffic into an otherwise quiet residential street. This appears to be a significant change to the existing RT2.7 zoning.	3	3	Rose Park	5
1143	laura bovard	If my property is a triple corner lot, how many housing units are allowed per the new regulations? Is on street parking allowed for adus and new builds?	1	0	Rose Park	2
1238	Sean Scally	How many units would this support?	0	0	Rose Park	2
1318	Jessica Holdren	Why is Lions Park zoned U-MU3? Would like to see park spaces zoned as OP-1 or 2 to reflect future preservation. This is a heavily used neighborhood park and should remain undeveloped.	6	0	Rose Park	1
1320	Jessica Holdren	Why are some schools zoned Civic and others are not? This gives the impression that some Missoula County School property will be subject to redevelopment.	3	0	Rose Park	4
1321	Jessica Holdren	Changing this area to U-R3 would be a drastic change to the current neighborhood character. This area is predominantly single family residential with a few duplex apartments - the proposed zoning would allow up to 12- units. This would dramatically change the character of this neighborhood. U-R1 or U-R2 would be more appropriate and still allow for higher density from what is existing.	4	3	Rose Park	5
1688	Adam C	Street parking is available on a first-come-first-served basis. Off-street parking would not be required for a new build, but a property owner could use space for parking if they wished. Unit limit would depend on building type.	1	0	Rose Park	2
1690	Adam C	Parcels along the Bitterroot Trail should be upzoned to U-MU2+. This trail offers an excellent opportunity to build a dense, multimodal neighborhood, and I feel that we should take advantage of that.	8	0	Rose Park	1
1788	Fair Housing advoca	The School District administration building should be zoned commercial not residential so it can have a future life without having to be torn down some day when the school abandons it.	3	0	Rose Park	1
2866	HF	There are a ton of variables in that question. Too many to give a good answer.	0	0	Rose Park	2
2873	Henry	The slant streets should all be U-R4 - they're part of the most central and walkable/bikeable areas in Missoula and should be where development is focused.	5	0	Rose Park	5
2882	Henry	The patchwork quilt of U-MU1, U-MU2, and U-R4 all along Higgins south of the river is ridiculous. Zoning is supposed to set a vision and standards for what CAN be, not what currently is. It would make far more sense for everything within, say, 1 block of Higgins on both east and west to be U-MU2, setting the stage for neighborhood business and higher-density residential development along primary corridors.	2	0	Rose Park	5
2970	SA	More of the slant streets - especially along the major Brooks corridor - should be zoned for mixed use or at least U-R4.	2	0	Rose Park	5
2974	SA	The South corridor here to Higgins could better be zoned for mixed uses.	3	0	Rose Park	5
3018	kp	I agree. We need a similar revision to the dense multimodal neighborhood along the Milwaukee trail near Trail St. and Catlin St.	2	0	Rose Park	5
3066	MD	The UR-4 zone should stop at the alleyways and not span over to Livingston or Sussex. Promote growth along South, not within the interior. Imagine an apartment building on Livingston surrounded by single family houses.. it would look and feel out of character and most likely an ugly poorly conceived project as well.	0	1	Rose Park	5
3068	MD	The entire Brooks St corridor needs to be demolished and rebuilt. It is a tremendous eye sore and waste of space. Billions of lost value here. Zoning changes here will make no improvement. Is 'zoning' the problem or the physical spaces, architecture, and original PLANNING ? If this area were reconsidered and redeveloped with a slight hint of ambition and bravery, the community could house 1000's of people along this corridor alone and not impact every neighborhood in a panicked effort to increase density scattershot and randomly. Planning actually requires 'planning' not simply a loosening of regulations. By up zoning everything, you are actually raising everyone's property values and decentralizing the burden away from 'planners' to the people -- empowering very specific types of developers to build the kinds of projects that led to places like Brooks St. in the first place.	0	0	Rose Park	4
3146	David	Why is this land downzoned? It should be a higher use catagory	0	0	Rose Park	6

3148 David

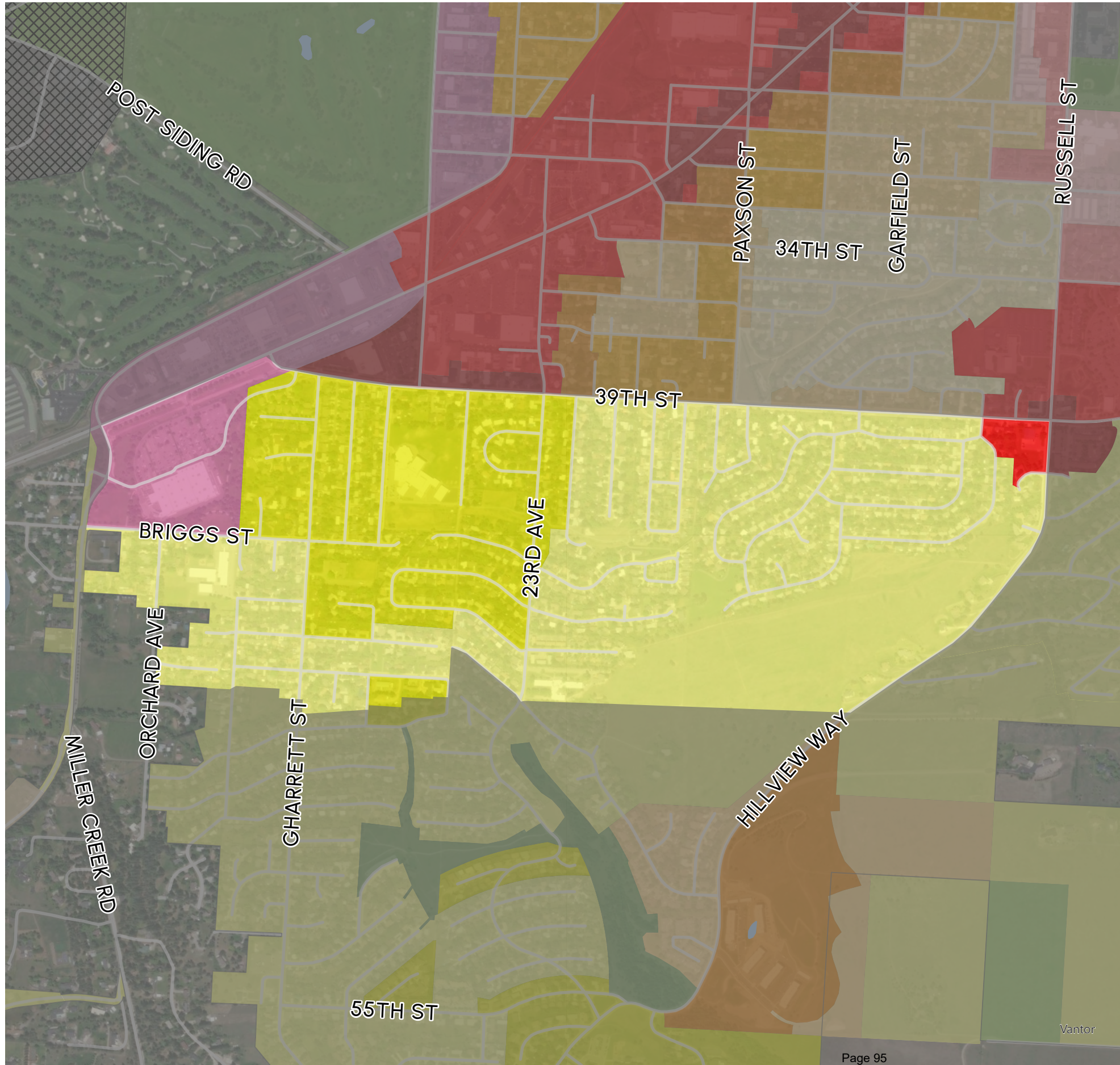
This is a Park it should be an open space or CD zone.

0

0 Rose Park

1

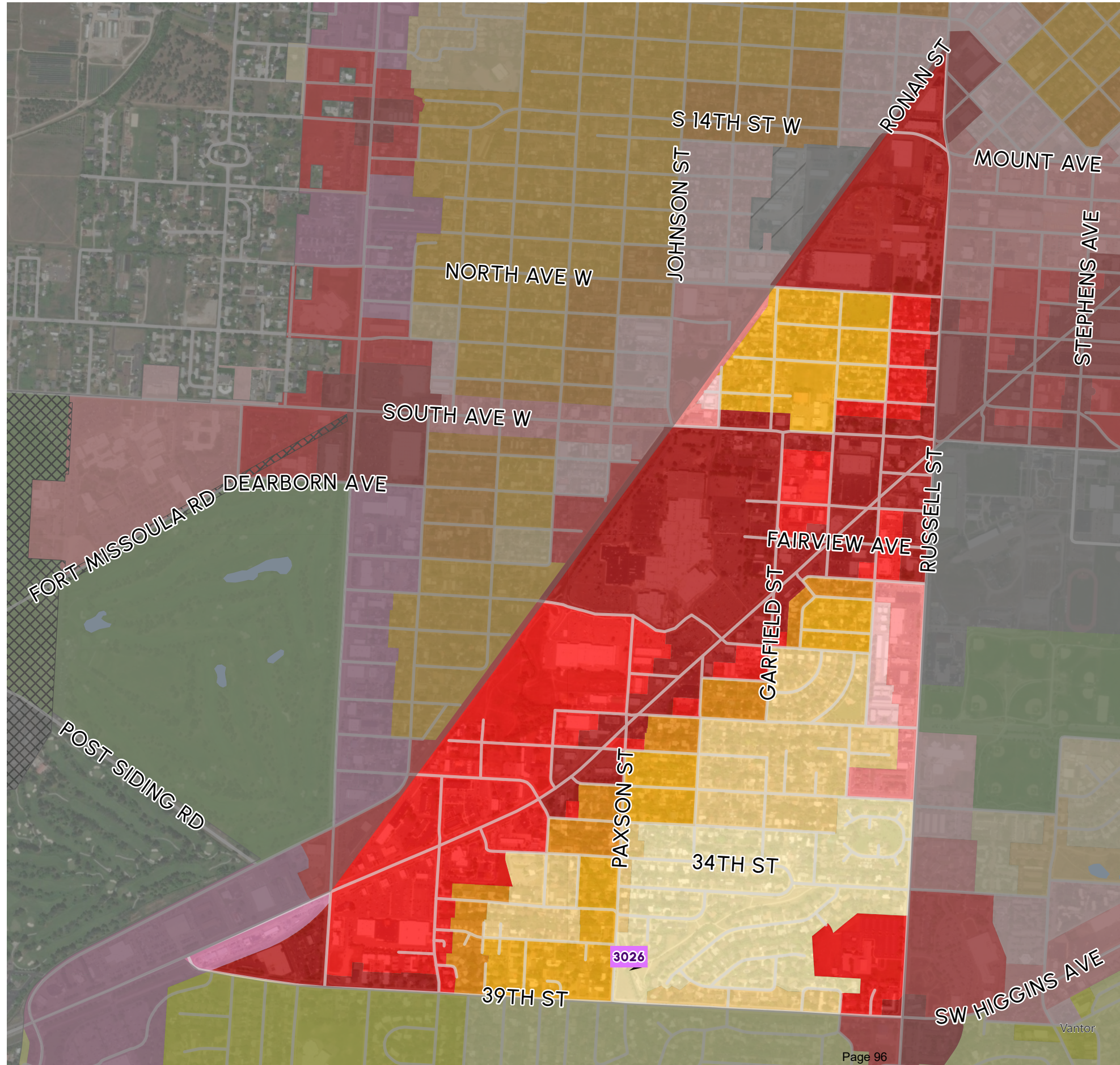
South 39th Street
























Zoning Overlays

- D-C
- D-T
- U-MU4
- U-MU3
- U-MU2
- U-MU1
- LU-MU
- I-MU
- U-R4
- U-R3
- U-R2
- U-R1
- LU-R2
- LU-R1
- R-R1
- A
- CD-1
- CD-2
- I-1
- OP-1
- OP-2

Southgate Triangle

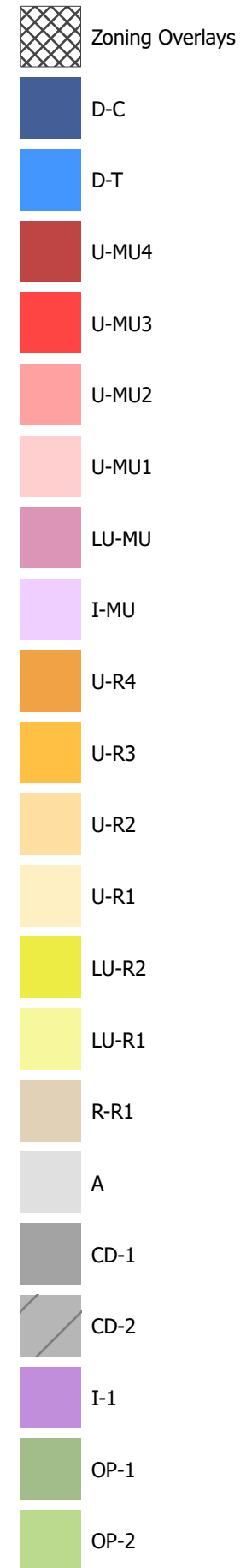
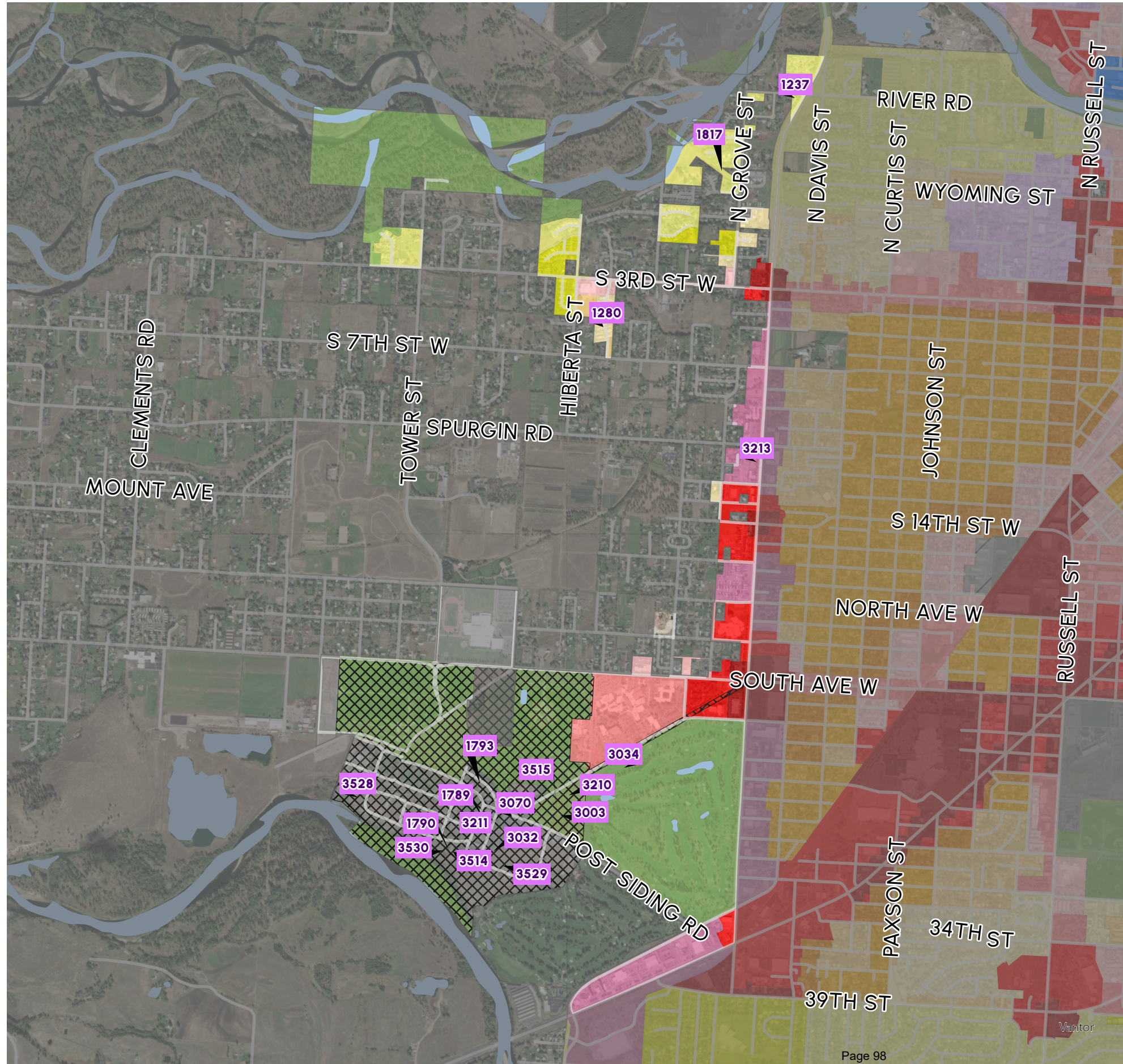


 Zoning Overlays

-  D-C
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-  U-MU4
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-  U-R4
-  U-R3
-  U-R2
-  U-R1
-  LU-R2
-  LU-R1
-  R-R1
-  A
-  CD-1
-  CD-2
-  I-1
-  OP-1
-  OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
3026	Lisa	This is a City Park and should be zoned as Open Space.	0	0	Southgate Triangle	1

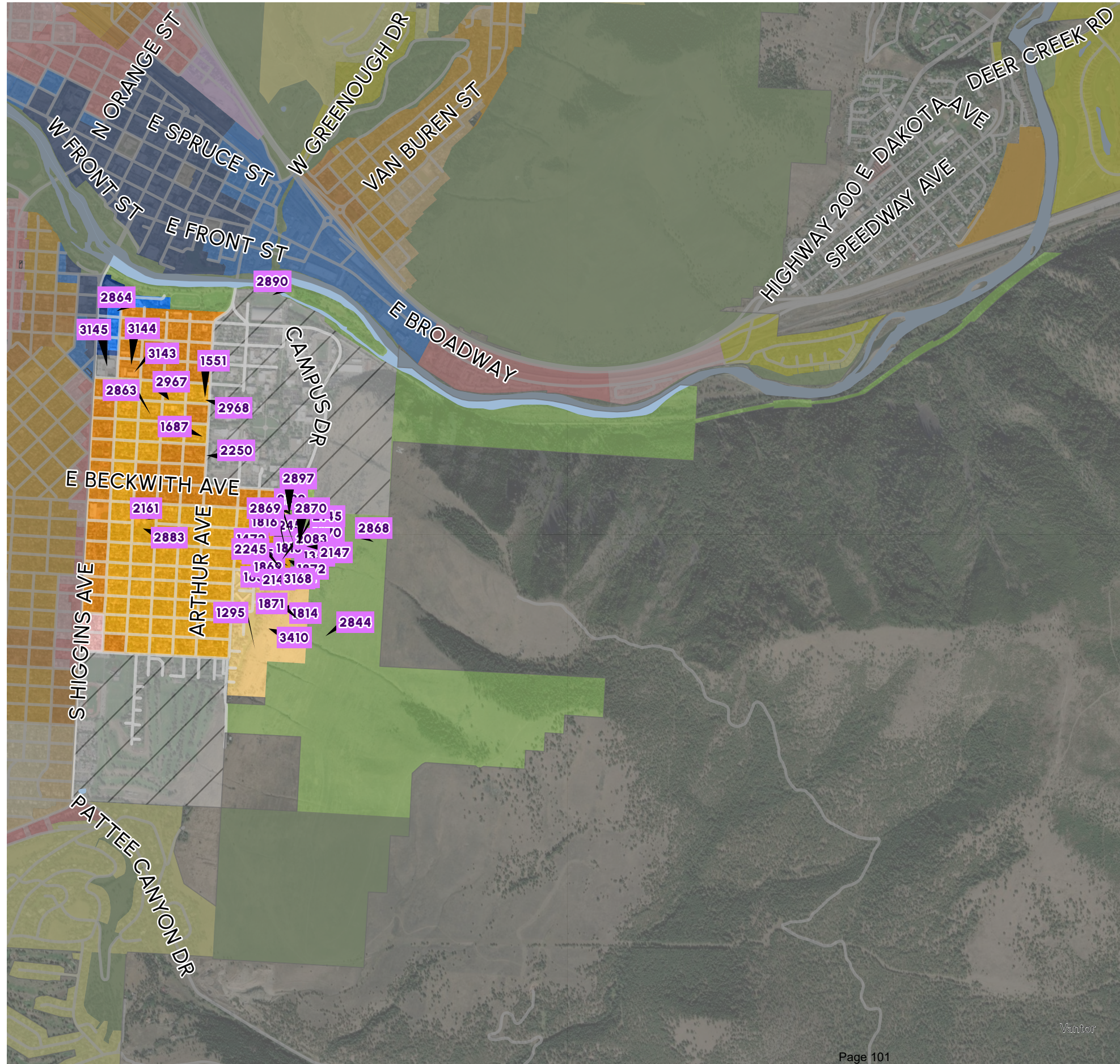
Two Rivers



Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1237	Sean Scally	Too restrictive for this property, it's on Reserve St 40k+ cars per day	5	0	Two Rivers	5
1280	M lone Crummy	I can't tell whether my neighborhood is zoned Urban Residential or Limited Urban Residential, because when I click on 1736 S. 12th St. W. and zoom in the color changes from orange to green. Please help me understand what this means. Thanks.	0	0	Two Rivers	6
1789	Fair Housing advoca	This should be zoned CD-2 so when the forest service abandons the building it doesn't fall into disrepair with no future like so many other buildings in the Historic Fort.	4	0	Two Rivers	2
1790	Fair Housing advoca	The Old Post Hospital should be zoned CD-2 so it can be preserved and not be demolished.	6	1	Two Rivers	5
1793	Fair Housing advoca	These buildings should be allowed to have more uses as they are barely maintained and cannot be retained as habitable structures without government handouts. When those funds get cut then Missoula will lose more of its history.	3	0	Two Rivers	5
1817	Kyle Pease	Please save this strip as open space for access to the Clark fork Islands area. This would be an amazing extension of the Milwaukee trail system to access the Clark fork Islands. This way we could access natural spaces for recreation multimodally without car dependency!	2	0	Two Rivers	1
3003	John Wolverton	This 17 acre city parcel should be zoned mixed-use. For better land banking potential.	2	0	Two Rivers	5
3032	David	I agree this area should be CD-2 so it can be an inviting area in Missoula. It looks run down right now and the buildings are falling down. Let this area have residential housing like it was built to accommodate. This would be a great Mixed-use neighborhood.	0	0	Two Rivers	5
3034	DVG	This triangle would make a great Mixed-use zone to support the nursing school and Hospital.	0	0	Two Rivers	5
3070	MD	Historic Preservation Overlay - - OK, so preserve the history and revitalize the area and existing structures then.. the buildings are dormant because no one is there to use them...	0	0	Two Rivers	6
3210	SA	This triangular area off of Larchmont could better be zoned for mixed use like the adjacent area.	0	0	Two Rivers	5
3211	SA	This area would be better zoned as CD-2 to permit more uses.	0	0	Two Rivers	5
3213	SA	Along this major corridor the zoning should be U-MU2 or above.	0	0	Two Rivers	5
3514	Lobo	Designating this area as CD-2 would create a more welcoming, vibrant neighborhood consistent with Missoula's broader goals for adaptive reuse, housing, and community connection. The Fort was originally designed to accommodate residential uses, and that should again be permitted as part of a balanced mixed-use approach.	0	0	Two Rivers	5
3515	Lobo	Designating this area as CD-2 would create a more welcoming, vibrant neighborhood consistent with Missoula's broader goals for adaptive reuse, housing, and community connection. The Fort was originally designed to accommodate residential uses, and that should again be permitted as part of a balanced mixed-use approach.	0	0	Two Rivers	5

		<p>The proposed CD-1 zoning district should be removed from Missoula’s new code. City Council has already made it clear that all civic properties should have the same capabilities, especially where private property is involved.</p> <p>At its October 7, 2024 meeting, Council approved revisions to the land-use framework stating that “residential development may be permitted, dependent on context and adjacent land-use types,” with similar language for commercial uses. That action showed clear intent for equal flexibility across all civic areas, not the creation of separate categories with unequal rights.</p> <p>CD-1 directly contradicts that direction. It limits Fort Missoula and other sites to institutional-only use while other civic properties can grow, add housing, and adapt. This selective zoning punishes private ownership, discourages reinvestment, and undermines the very preservation goals it claims to support.</p> <p>For fairness and consistency, CD-1 should be consolidated into CD-2, ensuring all civic lands—public and private alike—share the same standards for adaptive reuse, residential opportunity, and revitalization</p>	0	0 Two Rivers	5
3529	Lobo	<p>The Historic Overlay at Fort Missoula should be removed or fundamentally revised. While intended to protect history, in practice it has become a barrier to preservation, investment, and community use. The overlay does not protect these structures—it isolates them, ensuring they continue to deteriorate behind layers of red tape and unrealistic restrictions.</p>	0	0 Two Rivers	2
3530	Lobo	<p>The proposed CD-1 zoning district should be removed entirely from Missoula’s new code. City Council has already made it clear that all civic properties should have the same capabilities, especially where private property is involved.</p>	0	0 Two Rivers	5

University District



Zoning Overlays

- D-C
- D-T
- U-MU4
- U-MU3
- U-MU2
- U-MU1
- LU-MU
- I-MU
- U-R4
- U-R3
- U-R2
- U-R1
- LU-R2
- LU-R1
- R-R1
- A
- CD-1
- CD-2
- I-1
- OP-1
- OP-2

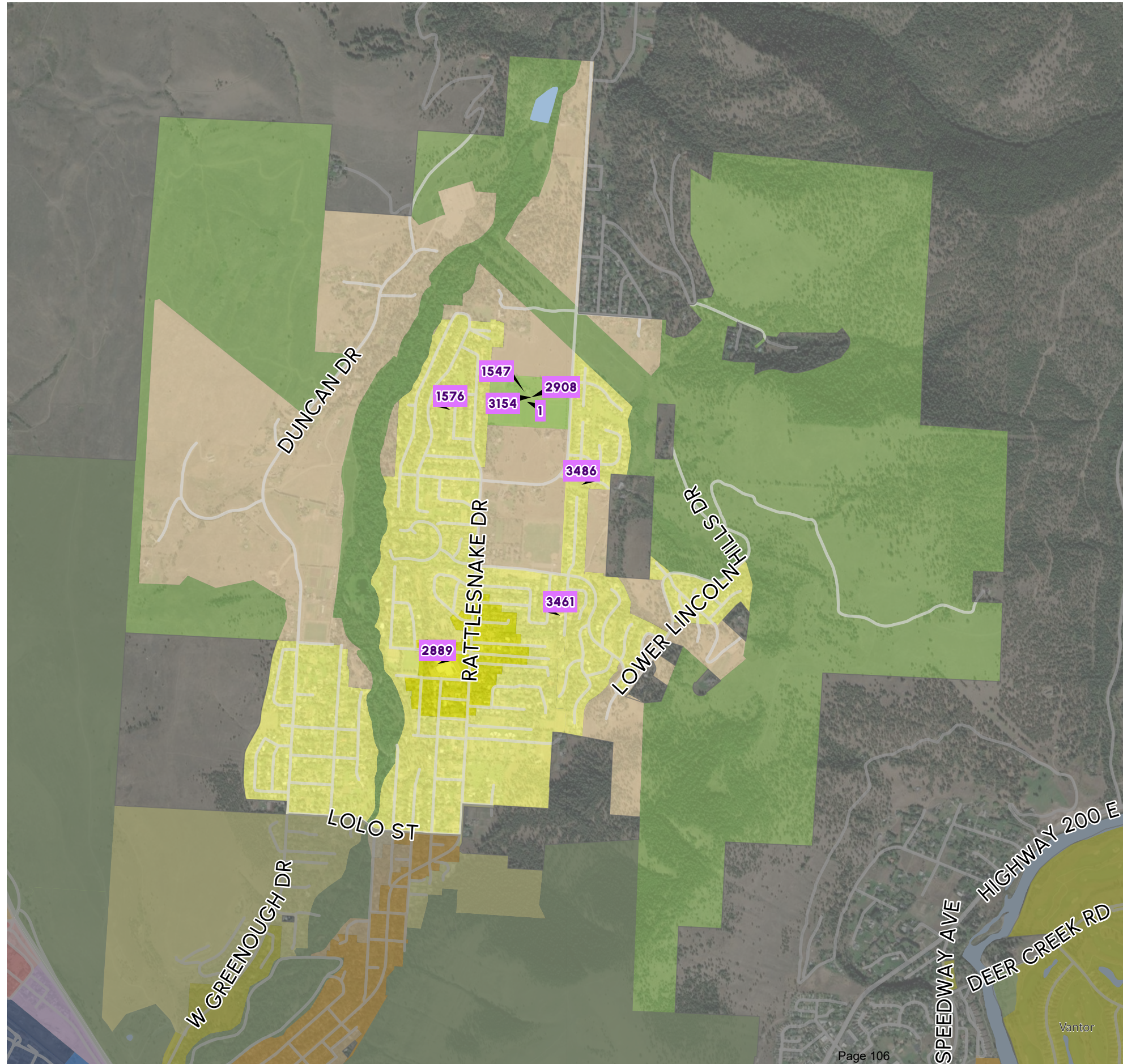
Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1245	Dan	I am deeply concerned that a number of large lots on Mount Sentinel are proposed to change from the current OP3 (Parks and Conservation) to Urban Residential 3 zoning. This zoning change would allow large scale development on the slope of Mount Sentinel, an area long treasured by all Missoulians as open space.	31	1	University District	1
1295	JAMEEL	this area belongs to Univ. of Montana and should be color coded as such.	6	0	University District	1
1352	Amy	I'm concerned about the proposal to rezone portions of Mount Sentinel from OP3 (Parks and Conservation) to Urban Residential 3. This change would open the door to large-scale development on the mountain's slopes - an area that has long served as an iconic open space for Missoula and its residents.	20	2	University District	1
1472	Wayne	Changing these lots to U-R3 would allow multiple building units on a steep slope with a ravine very similar to the ravine behind the 2014 urban avalanche in the Rattlesnake neighborhood, which destroyed a home, buried several children and took the life of one person.	20	0	University District	1
1475	Wayne	The Proposed Zoning changes in this area would allow row houses and apartment buildings requiring additional parking lot development on the slope of a hill in an area where on street parking is already burdened with overflow parking from the University Parking District.	17	2	University District	5
1551	Owen Coutts	I'm surprised to see that this parcel which (if I read the map right!) is currently the liquid planet is zoned as residential and not mixed use. I like having access to these types of establishments and I would hope that on Arthur along the university, it could be easier to create businesses like liquid planet. There is so much foot traffic here due to the university that I think something that allowed both residential and commercial without a ton of parking requirements could be really beneficial!	11	0	University District	2
1653	EV	U-R3 Zoning on the 20 to 30 degree hillside above existing structures in this area would allow building heights well above the present border of the urban forest and into the recognizable landscape of the Mount Sentinel slopes that the community celebrates and promotes.	15	0	University District	1
1687	Adam C	The U district is in need of much more housing. I think that the entirety of the district should be classified as U-R4, or better yet U-MU2+, to reflect this. Thousands of students and staff accept long commutes due to a lack of housing options close to campus, significantly increasing traffic and parking demand, as well as emissions.	12	1	University District	1
1811	Matt	This is incredibly unfortunate to see this slippery slope of rezoning make it this far. I hike via the Woodworth trail often and have counted it as spectacular to be able to so quickly get into the hills from town and feel the calm that comes with it. Building into the hillside would erode the quality of this area. Why go up when there are plenty of unused lots across Missoula to encourage development in?	11	0	University District	1
1813	Erin	I'm concerned about changing any zoning on currently open land to residential. Once there is building on the side of sentinel, there is no going back	11	0	University District	1
1814	Erin	Would this allow for further development moving up mount sentinel upslope of the Xs? That would be very concerning	6	0	University District	1
1816	Nick	Please don't change this zoning to allow the development of open space.	11	1	University District	1
1869	Annie Cooper	I don't understand why this parcel, along with the one south and one east, are being changed out of public space. Please change them to OP2 or OP1 like the rest of Mt Sentinel. I use this trail almost daily along with many others in my community.	12	0	University District	1
1870	Liza nicholas	I don't understand why this would be a good idea for development. It would increase the fire risk for this neighborhood dramatically by having homes up on this hill which is drier year by year and then access to the hill By emergency vehicles would not be easy. The rest of the homes around it have been here fifty plus years. This is just dumb and for the amount of homes built not worth the risk.	6	1	University District	2

1871	Nancy Schmitz	From even the expanded map it is difficult to see the exact location of the proposed rezoning behind Beverly and Woodworth on Mount Sentinel. Other than being a wonderful neighborhood and community resource for enjoying the out-of-doors, it is at the interface of urban and wild land. As such it is prone to fire and when developed will change the entire ability of ground to absorb the water discharged from the mountain in this area allowing erosion of properties already developed. My property seems to be directly downhill from the proposed rezoning. I am already seeing problems with water pooling during intense rainstorms close to my foundation. This change in the zoning will affect my property and its ability to absorb the greater runoff caused by disruption of the current landscape and the further paving and coverage by buildings that any future development cause. Having had a previous home that was affected by building behind on a less inclined property, I know the impact was stressful and difficult financially for me as a homeowner to absorb. In total, I believe that given the slope of the land, it's part of the urban - wild interface, it does not make sense to change the zoning. What will result is that U of M and or developer will reap rewards while the homeowners in the area will suffer the consequences financially to restore or mitigate the damage that they will receive from such development.	6	1	University District	1
1872	Elizabeth S	I am very concerned on the proposal to change this OP space to U-R3. Where are the assessments completed on the land and the risks of slides, and hazards caused by water diversion and runoff to the roads and current properties below this slope, resulting from vegetation removal and land development. Please inform the public on where these assessments can be found and reviewed.	8	0	University District	1
2083	Michael S	I am very concerned on the proposal to change this from OP-2 to U-R3. This seems contrary to the nature of City of Missoula and Missoula County focus on environment conservation and maintaining a historical heritage with the community. This will open this up to all of the ills of the real estate development, with large scale housing developments or unaffordable housing for people how may or may not be part of the community. Note: This is not enable affordable housing. Regardless of state of the assessments, there is clearly an environmental impact. There is risk of water diversion, erosion, and slides with impact not only to the new housing but homeowners below the mountain. The impact to the Mt Sentinel flora and fauna is significant. There are deer pathways through this area. There are foxes that live in this area. I am disappointed that it appears to be happening to enable the UM to make a land sale profit, instead of focusing on community impacts. This could be a slippery slope; with start of large scale house built up the ridge. I choose to live in Missoula because things like this don't occur.	9	0	University District	1
2139	Lisa	I'm looking for clarification on why these parcels along Mt. Sentinel are being downzoned from R5.4 to Open Space 2. These are privately owned, single-ownership double parcels. This parcel has buildable land within the Open Space designation that will be lost to this downzone in addition to creating split-zone ownership for these homeowners.	0	0	University District	1
2140	Lisa	The conversion of this parcel and the adjacent ones from Open Space to high density residential is egregious - the adjacent homeowners and our neighbors deserve better than this. I understand the pursuit of open space will not please everyone, but the cost to my neighbors in this case is way too high.	3	0	University District	1

2145	Lisa	My understanding is that what is currently "unzoned" is being designated Open Space, which essentially means no building. Am I interpreting this wrong?	0	0	University District	4
2147	Lisa	I love seeing this designated as Open Space!	2	0	University District	2
2161	Lisa	Overall, I'm concerned by the lack of Open Space designation for current city parks, like Bonner. I understand the need for flexibility to move around green space in favor of housing opportunities - I think that's a common value. But this plan eliminates open space within the city completely. That seems to go too far. What we don't intentionally protect, we stand to lose. What can be done to address this?	5	0	University District	1
2245	Paul	Changing this area to residential would be less safe, create parking issues and remove treasured open space from the neighborhood as well as disrupt wildlife on Mt Sentinel.	3	0	University District	1
2250	Paul	Why not change Arthur across from the University to mixed use. Almost every university campus in this country has a "university row" of shops, restaurants and bars. This would improve walkability and the lives of University students and U district neighbors alike.	8	0	University District	1
2844	Kaetlyn Cordingley	I write today out of concern regarding the rezoning proposal for the acreage on Mt. Sentinel above Woodworth and Beverly. I have many concerns, including about the encroachment into the wildland interface. My husband is an avid birder and has logged many important species in the area proposed for development. Part of what we value so much about Missoula is the natural land that is preserved all around our city. Developing into our wild areas is unnecessary. We should promote infill and mixed use development within the existing infrastructure of the city. This feels like a slippery slope that puts our public lands at risk from our own local government (and not just from the very real, looming threat from the Federal government to privatize public lands). Please advocate for proper procedures and celebrating our natural undeveloped lands rather than allowing others to see them as prime real estate. Nature is our most prime space; we must protect it. Thank you for your consideration.	4	0	University District	1
2863	Henry	Why isn't the whole University District U-R4? It's one of the most central and walkable/accessible areas of Missoula and is where infill and development should be focused!	7	1	University District	1
2864	Henry	I'm surprised that this zoning update isn't forward-looking... why are we not expanding the D-C and D-T areas beyond their current boundaries to allow future growth?!! The current map feels more "descriptive" of the present circumstance rather than presenting a vision and framework for the future of Missoula.	1	0	University District	2
2868	John opalacz	This land is invaluable to the many local citizens and university students who hike here every day. Building homes on this historic mountain is also creating risk regarding wildfires, one of which threatened nearby homes in the 1980s.	2	0	University District	2
2869	Linda Durhan	This beautiful and historic mountain and hiking trails should be preserved intact for the multitude of missoulians and university students who use it every day	1	0	University District	2
2870	John	The area contains wonderful hiking trails used by myself and many others. This pristine mountain base should remain wild, and accessible to all.	1	0	University District	2
2883	Dan	Please change this zoning on Bonner and all other Missoula parks to ensure these priceless community resources can never be developed.	4	0	University District	1
2890	Henry	I understand this is university property, but can the section of the Kim Williams here be zoned to protect it & prohibit future development?	1	0	University District	1
2897	Lisa	This parcel and the parcels to the South are privately owned with flat, buildable land. If the city wishes to pursue an open space designation on the Easter portion of the parcels, it can be done collaboratively with the property owners through an easement. This preserves the value of the land for the homeowner by avoiding split-zoned properties and loss of buildable land.	0	0	University District	1
2967	SA	The U district should be UR-4 from Higgins to Arthur. This is a core district closest to many amenities.	3	1	University District	1

2968	SA	More of the Arthur corridor next to the University should be zoned for mixed use. There are existing businesses like the Liquid Planet here, and it would make sense to further encourage a walkable dense corridor right next to the U that supports local businesses and diverse homes.	2	0	University District	1
3143	David	This size development should be as of right as it is a good example of Multifamily size, density and scale in the urban core	0	0	University District	6
3144	David	This size development should be as of right as it is a good example of Multifamily size, density and scale in the urban core	0	0	University District	6
3145	David	This should be CD-2. CD-1 has no place in Missoula except possibly on City Owned Park land that has a Open Space easement on it.	0	0	University District	5
3168	LJ	Please do not change the zoning to U-R3 to allow development at the base of Mount Sentinel. The Woodworth Trail is a heavily used and beautiful access to the mountain. The base of the mountain is very steep. Any development would be expensive and would risk erosion, flooding, slides and avalanches. Please preserve this as open space.	2	0	University District	1
3410	Jackie	This should be categorized as CD-2 to match the other University properties.	0	0	University District	1

Upper Rattlesnake



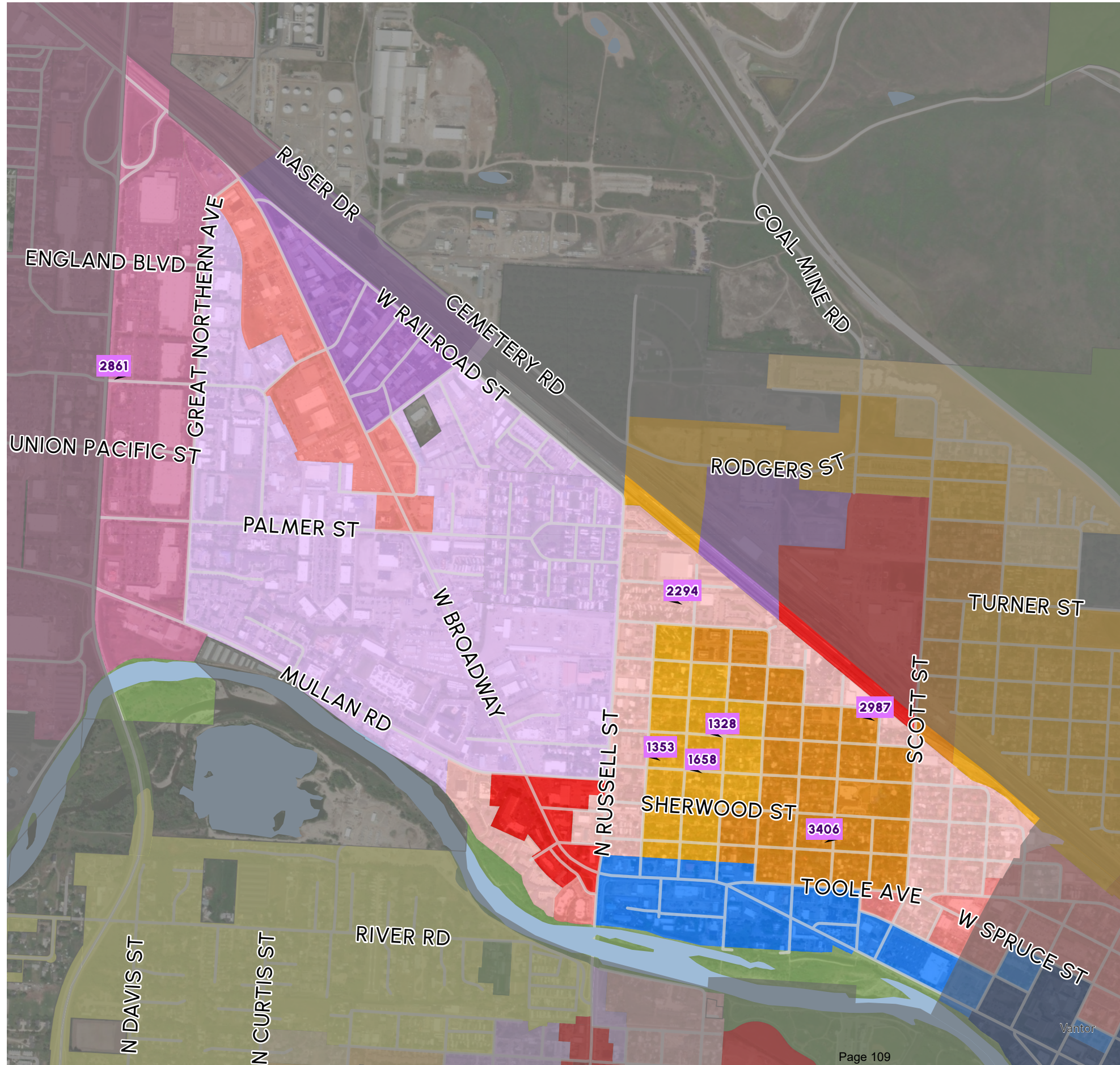
Zoning Overlays

- D-C
- D-T
- U-MU4
- U-MU3
- U-MU2
- U-MU1
- LU-MU
- I-MU
- U-R4
- U-R3
- U-R2
- U-R1
- LU-R2
- LU-R1
- R-R1
- A
- CD-1
- CD-2
- I-1
- OP-1
- OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1	Tenspoon Winery	i'm the co owner and winemaker up here at 10 spin vineyard and winery somebody that's called me up a little bit ago and said have you seen the document that the city's working on to change the zoning code and or the zoning applications the way it's applied and so forth and i was a little disturbed but we have a conservation easement with the city and it has it's very specific and it went through all departments at the city before it was approved and i'm just trying to get a fix on the zone that they're proposing for our property which is a new zone OP2 or something like that and it seems to clash mightily with the document that we worked out with the city when we donated \$4 million worth of development rights and i was hoping possibly that you could speak with me for a moment about that it's it's pretty pretty important concern to us and i'd really like to get it straight with the planning department about what direction it's going i know that it's it's there's a public hearing and so forth so on but i i'm a former city council person i kind of familiar with these matters i'd really like to get your take on it if i could and i've got i'm trying to contact some other people donna cockler and zach covington and our attorney so i just i i'm i'm hoping this is not a red alert deal but we worked really hard on this easement and this OP2 zone doesn't seem to service that and i may be mistaken			Upper Rattlesnake	1
1547	Andy Sponseller and	Our property is covered by a conservation easement with the city. Much effort was put into it. We have been committed to local agriculture and being a community based business and meeting place. We need to work on a classification that works with the easement that we all worked on.	8	0	Upper Rattlesnake	1
1576	PC	As I understand it, I have no issues with the proposed zoning map for my own address/neighborhood, but I would like to comment on how the proposed zoning map in the Lower Rattlesnake affects me and my property. There is only one main artery (until Lolo Street) that allows for emergency evacuation (in the case of a potential wildfire, for example) of the Upper Rattlesnake, and there is already constant, steady traffic on that route at any given time of day. If the Lower Rattlesnake is treated as a more fringe urban core area, allowing more housing density, that makes my emergency evacuation even longer. I would suggest matching the zoning designation of the Lower Rattlesnake consistent with the Upper Rattlesnake (LU R1 or R2) for that reason. (There are others, but that is my main concern.)	9	2	Upper Rattlesnake	5
2889	Henry	I will be attending the Open House tonight... Why not civic?	0	0	Upper Rattlesnake	5
2908	Carroll Anne Sowerb	The OP-2 zoning designation is in conflict with the current use of this private property on several fronts (40 acres per unit, for one example). As Andy points out, the efforts of the conservation easement address the desire to recognize and appreciate open space and very low density. A CD-2 designation seems to be more in line with the existing use coupled with the conservation easement already in place to preserve the open space. Neighborhood Commercial type exemption in the very least should be considered for this parcel. With this zoning change, the current use would not be permitted.	4	0	Upper Rattlesnake	1
3154	Andy	our intent is to integrate open space with commercial, agricultural and community uses. We specified that 75 % of the 21.5 (16.5 acres) is in natural grassland, pasture and agriculture. Residential and business are on the remaining 5 acres. All 21.5 acres are in the conservation easement and covered by its terms.	0	0	Upper Rattlesnake	1
3461	Thomas	I'm concerned that allowing for larger, multifamily buildings in the Rattlesnake will lead to an unsustainable amount of traffic on Rattlesnake Drive/Van Buren, and Greenough/Duncan Drive. People might be unable to leave in an emergency. I'm also concerned that there is not adequate water or sewer resource in the Rattlesnake for a vast increase in the number of residents.	1	1	Upper Rattlesnake	5

3486	Josh	<p>While I understand the frustration of neighborhoods like the lower Rattlesnake in the face of change, I believe the NIMBYism that seems to predominate discussions of growth in liberal communities like ours simply must end. Growth and change are coming and we must grow and change also. NIMBYism is making Missoula unaffordable. I want my kids to be able to live here, too, but they seem to be priced out, at least for now.</p> <p>The lower Rattlesnake is, to be sure, a truly lovely neighborhood. It is quiet and mature, with space to spread your wings. And no small part of its charm is also very close to town and the U. In fact, it is already changing substantially. When I hear people say they don't want their quiet neighborhood to grow louder and more crowded, I get it. There are other quiet, mature neighborhoods in town, though, and they can move to one of those for peace and quiet. But, yes, those folks would no longer have such easy access to amenities.</p> <p>I do not think it is reasonable to expect both a quiet neighborhood, and to be so close to the U. and downtown. Just as downtown is densely packed, so too must areas close to downtown become more densely packed as we grow. I am 62 years old, a native of Missoula, and a resident of the upper Rattlesnake. And yes, I believe my neighborhood should also have some denser housing in it.</p> <p>As for the "escape" issue, despite my being in the danger zone, I do not worry about not being able to escape. Fires do not arise without warning. Authorities could guide two lanes of traffic down both sides of the valley. It is a real issue, though, and if the City has any real data on it, I would love to see that. How long would it really take to evacuate. Does anyone really know?</p>	1	0 Upper Rattlesnake	2
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Westside



 Zoning Overlays

 D-C

 D-T

 U-MU4

 U-MU3

 U-MU2

 U-MU1


 LU-MU

 I-MU

 U-R4


 U-R3


 U-R2

 U-R1

 LU-R2

 LU-R1


 R-R1


 A

 CD-1

 CD-2

 I-1

 OP-1

 OP-2

Comment ID	User name	Comment	Agree	Disagree	Neighborhood	Coding Key
1328	Aaron Hechmer	<p>Perhaps this plan nudges infill in some areas of the city without raising hackles, which can't be said to be bad. But areas slated for higher density are ALREADY high density and have been for the city's entire history, over 120 years for this particular neighborhood. It's as if somebody said, "Well, they must like density so why not keep even more on." I appreciate density too and why I like this part of the city, but the rest of the city needs to chip in. A bolder plan would simply abolish R1 zoning altogether (as of course some cities have done) instead of worsening the fragmentation with even more shades of nuanced regulation and categorization.</p> <p>It feels like Westside (and a few similar neighborhoods) has been made sacrificial so outlying areas can dwell in their fantasy lands without daily having to confront the less pretty truths of Missoula. Just considering traffic, yeah, these are walkable neighborhoods. But as historically dense areas, there was already comparatively high traffic. Now hosting a number of the city's largest monolithic apartment buildings, the traffic worsens, imperiling the very allure of non-car movement. Then add in traffic from suburbs and exurbs and their country-fantasy denizens (who in general really know nothing of true rural life where one must exist without the nearby amenities and who can't exist without shortcuts to the Big Box stores of Reserve?)</p> <p>The Westside was a model of reasonable high density that other neighborhoods should strive towards. Instead, it seems the powers want to destroy it to protect the bubbles at the fringes.</p>	1	1	Westside	5
1353	Mike Morgan	The 12 units per building max makes good sense in this district. This should maintain a neighborhood context consistent with current developments under the RM1-45 zoning.	0	0	Westside	2
1658	Gretchen H	Are there provisions in the Urban Residential districts to preserve access to light for neighboring properties? I see the U-R3 the side setbacks are 5' and building heights can be up to 40'. It sounds like a 40' building 5' from a property light could cast a significant shadow on a neighboring property, potentially limiting opportunities for solar collection or gardening. Given the city's climate commitments and the number of properties investing in solar, could there be provisions to protect existing investments and future opportunities to develop solar?	0	1	Westside	5

		<p>This neighborhood exemplifies what a hot mess Missoula zoning is, a mess this new plan seems determined to exacerbate. While peppered with fashionable and worthwhile terms like "missing middle," here the missing middle in its American incarnation of the mobile home and trailer park is literally being ripped out and replaced with enormous monolithic high density construction that the country has over a century of experience with ultimately failing. Yes, it provide a shortterm fix. Yes it makes money for the developers. It does not provide a cent of equity to its inhabitants. It has little chance of acquiring the patina of a classic building, whether an apartment or even a small single family residence that really make a city vibe, and starts to slide into datedness if not downright disrepair almost immediately. It packs residents like sardines, denying them the creative outlets of controlling their immediate environment even mobile home dwellers may indulge. Meanwhile, it increases traffic enormously, traffic that is already high in the area because of nearby big box outlets and highly concentrated shopping. The roads already accomodate not only local traffic but the traffic from just about everywhere else too, including people from zoning protected neighborhods and exurbs who delight in dwelling in fantasy bubbles of pretend country bumpkin-ness while in truth fully relying on regular visits to the denser urban core to survive.</p> <p>Destroying the already extant "missing middle" in one neighborhood with the kindred notion it will appear elsewhere in the metaphoric overnight is senseless. High density is great but is a responsibility that must be shared by the entire city. Get rid of R1 zoning period. Anywhere in Missoula. Even if it offends the pretend progressives of Rattlesnake or pretend ranchers of Miller Creek. That boldness will pay a thousand times over a century from now. Every neighborhood should be walkable/bikeable and not that far from some sort of amenity that limits excessive travel for things like milk and eggs and walking the dog.</p>				
2294	Aaron Hechmer	We are YIMBY's. But we are not going to be YIMBY's simply so others can be NIMBY's.	0	1	Westside	6
2861	Adam	It seems like there is great potential for U-MU zoning along and adjacent to the Reserve and West Broadway corridors. Street grid connectivity already exists, and there is a lot of opportunity for future midblock access with redevelopment.	1	0	Westside	5
2987	Ryan	These blocks should be moved to U-MU1 as they have existing warehouses and businesses	0	0	Westside	5
3406	Michael	How does the re-zoning take into consideration existing roof solar panels on neighboring properties? Denser multi-story developments will cast a significant shadow on a neighboring property. For homeowners that just invested significant sums into solar systems with the hope to reduce energy bills, this new zoning could make those investments worthless. Also, given the importance of these systems to help reduce greenhouse emissions, and therefore being in line with the city's climate goals, how does the city plan to protect these existing investments in solar?	0	0	Westside	2

Engage Missoula Comments Received on Draft Zoning Map Between October 29th and November 12th, 2025

Comment	Comment Response ID
<p>Hi there. I recognize, support, and understand the need to increase the zoning density of our neighborhoods in Missoula. The proposal to change the lower Rattlesnake from R 5.4 and similar to U-R3 is EXTREME and a terrible idea related to our geographic and infrastructure constraints in this area. Make it easier to have an ADU in the lower Rattlesnake by changing the setbacks as an excellent start to making well-considered incremental progress to improving our housing issues in Missoula. 4 story 12 unit multi plexes without cap will create a dam of people blocking the wilderness corridor. I live in the lower Rattlesnake and my home insurance is 'grand-fathered' in meaning the company who provides my home insurance no longer will insure new homeowners in the neighborhood for some of these reasons. Yes we can support more housing but certainly NOT high density. There is one way in and out of this area that is consistent with the other frequently blocked by railroad traffic. It isn't safe and it isn't smart. This is not NIMBY. I am not saying no change, but I am saying U-R3 is madness for this area. Look at what is behind us not just that we are close to a big street to South. Is it true you will also not have protections for green areas, mature trees, and no plans for parking? Bad, bad, and bad if yes. You will be trying to solve one problem while creating 3 more...Please reconsider the lower Rattlesnake zoning designation to something more in the middle of what we have now and what you are proposing. I strenuously oppose you current idea. Thank you for you time.</p>	5
<p>I've lived in the Lower Rattlesnake area about 40 years. It's an older, calm neighborhood of mostly resident owned , roughly lower middle-class homes. We have neighbors we know and we take pride in our homes.</p> <p>A significant increase in transient residency (especially rentals) would overwhelm traffic capacity and dilute neighborhood attributes like relationships, property upkeep, noise level, and low crime rate. It would lower the quality of our life here and it would lower our property values.</p> <p>I strongly hope these issues are of significance to you.</p>	5
<p>My property is Zone T20 R8 proposed to be U-R1. Does that mean I can no longer have an ADU or multi resident property? It also has a permit for short-term rentals.</p>	2

<p>I am deeply concerned that increasing residential density through additional height allowances and the elimination of off-street parking requirements is unsafe and not compatible with the historic character or infrastructure of the Lower Rattlesnake neighborhood.</p> <p>Our streets are already congested with parked cars, and the lack of continuous sidewalks creates real safety issues for pedestrians. During the winter, snow buildup driven by Hellgate winds further limits available street parking and narrows roadways. Allowing 3–4 story apartment buildings without off-street parking requirements will only intensify these challenges, creating unsafe and impractical conditions for residents.</p> <p>This proposal also feels out of step with current demographic and housing trends. Missoula’s population is only growing by approximately 500–600 residents per year, and projections indicate that growth may even slow. Vacancy rates are rising, and many short-term rentals are likely to return to the long-term rental market once new tax structures take effect next spring. Given these factors, it seems premature and unnecessary to remove zoning protections that have long helped preserve the character and livability of this neighborhood.</p> <p>I urge the City to reconsider these proposed changes and to pursue approaches to housing that respect the unique history, infrastructure limitations, safety and community investment in the Lower Rattlesnake.</p>	5
<p>Dear Missoula City Council and Planning Staff,</p> <p>I am a lifelong Missoula resident who grew up in the Lower Rattlesnake, and I care deeply about increasing housing in a way that aligns with the Missoula Growth Policy and Our Missoula. I am writing regarding the proposal to upzone portions of the Lower Rattlesnake from low-density residential to U-R3 and U-R4. I support adding housing, but the intensity of U-R3 and especially U-R4 is not compatible with this neighborhood’s conditions, infrastructure, or adopted city planning objectives. U-R2 is the appropriate urban residential designation for this area and would better deliver the “missing middle” housing the City is aiming for.</p> <p>Existing Neighborhood Context</p> <p>The Lower Rattlesnake today is a low-rise residential neighborhood made up primarily of single-family homes, accessory dwelling units, and a very limited number of duplexes, with one larger existing apartment complex. Its mature tree canopy, human-scale buildings, and limited access points are central to its livability and should be considered in zoning decisions.</p> <p>Why U-R3/U-R4 Are Misaligned with City Policy</p> <p>The Missoula Growth Policy and Our Missoula emphasize context-sensitive infill, infrastructure-aligned growth, and housing diversity. The development standards of U-R3 and especially U-R4 conflict with those principles in this neighborhood:</p> <p>Scale and Massing: U-R3 allows buildings up to 40 feet and U-R4 up to 50 feet, with 10-foot front setbacks and only 5-foot interior and rear setbacks. This fundamentally alters the scale, sunlight, privacy, and tree canopy of existing lots.</p>	5

Building Intensity: U-R3 allows up to 12 units per apartment building, while U-R4 has no maximum number of units per building. Combined with the FAR increase up to 2.0 for 7+ units in U-R4, this enables large, bulky buildings out of scale with current parcel sizes and block patterns.

Infrastructure Constraints: The Lower Rattlesnake has only two evacuation/ingress routes, limited transit service, and constrained street width. Increasing density to U-R3/U-R4 levels without corresponding infrastructure planning raises safety and access concerns—notably during wildfire or flood events.

These standards may be suitable in well-connected, service-rich core areas. They do not reflect the Growth Policy’s requirement that intensity be matched to context, access, and infrastructure.

The Path Forward: U-R2 Aligns With Housing and Livability Goals

U-R2 provides meaningful new housing capacity—without the negative consequences of U-R3/U-R4—and better fulfills the City’s stated goals:

Delivers “Missing Middle” Housing: U-R2 enables duplexes, cottage courts, small apartment buildings (up to 6 units), and rowhouses—housing types specifically identified in Our Missoula as needed for affordability and diversity.

Supports Local-Scale Development: U-R2 development (generally 2–3 stories) is financially feasible for smaller builders and non-speculative owners, which increases the likelihood of more attainable units rather than high-amenity, high-rent apartments.

Context-Sensitive Density: U-R2 adds units while keeping bulk, height, and setbacks consistent with the established neighborhood scale and tree canopy.

Infrastructure-Appropriate Growth: U-R2 increases housing without overwhelming the area's limited transportation capacity or emergency access constraints.

This is not an argument for preserving the status quo. It is an argument for the right type of density—one that adds housing and affordability while maintaining livability and safety.

Request

For the reasons above, I respectfully request that the City:

Remove U-R4 from consideration in the Lower Rattlesnake, as its intensity is incompatible with adopted City policy for this neighborhood.

Zone the Lower Rattlesnake U-R2, which supports missing-middle housing, aligns with City planning goals, and allows the neighborhood to grow responsibly.

Ensure that any future increases in residential intensity are evaluated alongside infrastructure capacity, including transportation, safety/evacuation access, and impacts to the existing tree canopy.

I support more housing in Missoula. I also believe it must be done in a way that aligns with our adopted policies, respects neighborhood conditions, and results in housing that residents—not only investors—can realistically live in. U-R2 offers that path.

Thank you for your work and for considering this request with the care it deserves.

I am writing to express my concern about the proposed reduction of zoning regulations in the Lower Rattlesnake neighborhood, particularly changes that would allow additional multiplex housing without requiring off-street parking.

Many of us in this neighborhood do not have driveways or garages and depend on on-street parking in front of our homes. While I understand that the streets are city property, they are essential for residents' daily living. As an elderly resident, I cannot safely or practically carry groceries or other necessities for a block or more if I am unable to park near my home.

Parking is already limited, especially during Griz games and in winter months when snowbanks reduce available space. Adding more housing units without off-street parking requirements will severely overburden the already limited street parking. Furthermore, the Lower Rattlesnake is not a walking-friendly neighborhood—sidewalk coverage and lighting are inconsistent—and most of my neighbors rely on cars for transportation to work, appointments, and essential errands.

I support thoughtful growth and housing diversity, but these changes should not come at the expense of existing residents' accessibility and safety. I would like the city to retain reasonable off street parking requirements for all new development.

5

<p>As a renter in the lower Rattlesnake who values our community, I support zoning that allows more people to live here, but I urge the city to ensure this plan leads to genuinely affordable housing for Missoulians, not high-end developments that are out of reach.</p> <p>It is also vital that new projects are required to incorporate green spaces and preserve the natural environment that defines our neighborhood. Furthermore, the existing infrastructure concerns cannot be ignored. Traffic congestion and our primary exits raise serious safety questions, particularly regarding evacuation in an emergency like a fire.</p> <p>I wonder if more thought can go into this that allows for the increase of housing units but does so with a firm commitment to affordability, environmental preservation, and resident safety.</p>	5
<p>Ben Hughes Statement</p> <p>Whoever proposed the idea of changing the Ben Hughes zoning appears to be unfamiliar with the neighborhood. All of the lots in this area are already developed with existing dwellings. Ben Hughes is a pleasant, unspoiled community cherished by its residents as well as by visitors who come to enjoy the city park and the adjacent section of the Clark Fork River.</p> <p>The neighborhood serves as a sanctuary — not only for homeowners and visitors, but also for the wildlife that frequents the area, including deer, rabbits, and occasionally bears seeking food and shelter near the river and park.</p> <p>This proposed rezoning has not been carefully thought through and would create a number of problems for both property owners and visitors. Parking, for example, is already limited. Many families with multiple vehicles rely on street parking, which becomes even more strained when people visit the park and river.</p> <p>Instead of changing the zoning, the city would be better served by exploring practical solutions — such as (possible) adding a designated parking lot across the street from the only entrance to the Ben Hughes neighborhood.</p>	2
<p>The Lower Rattlesnake should not be zoned UR3. This is a historic neighborhood that is essential to Missoula's character. It is mostly small old houses with mature trees. This zoning would offer financial incentive for developers to bulldoze such houses and trees to make luxury condos. 3 story 12 unit apartment buildings simply don't fit here. I would suggest UR2 is more appropriate.</p>	5
<p>I own property at 1813 Idaho Street and it appears that the whole block is going to be zoned LU-31. The new zoning does not recognize that the entire north side of the block is currently commercial property and that there is currently commercial property as well on the south side of the block. This would be a significant take impacting the value and use of the property in this area. I believe there should be further research done on this area to better reflect what is existing and how to develop this "shoulder" area where residential and commercial property are blended.</p>	5

Dear Missoula City Council and Planning Staff,

I'm a lifelong Missoula resident who grew up in the Lower Rattlesnake and care deeply about keeping this neighborhood livable, safe, and aligned with the Missoula Growth Policy and Our Missoula plan. I'm writing regarding the proposal to upzone parts of the Lower Rattlesnake from low-density residential to U-R3 and U-R4.

While I support adding housing, the intensity of U-R3—and especially U-R4—does not fit the neighborhood's context, infrastructure, or ecological setting. U-R2 is a far better match for the Rattlesnake's character, delivering the "missing middle" housing Missoula needs without compromising what makes this area special.

Neighborhood and Environmental Context

The Lower Rattlesnake is a unique, low-rise residential area surrounded by open space and wildlife habitat. It serves as a vital wildlife corridor for deer, elk, mountain lions, bears, raccoons, birds, amphibians, fish, and countless other species. Allowing high-density zoning here would encroach on this delicate balance, increasing cars, noise, and pollution while degrading habitat and open space.

The neighborhood's tree canopy, narrow streets, and limited access points already stretch its infrastructure. During wildfire or flood events, evacuation and emergency access are critical concerns. Adding large-scale development—especially 40- to 50-foot buildings—would strain safety systems and erase the mountain views and neighborhood character that residents and visitors cherish.

Why U-R2 Is the Right Fit

<p>U-R2 zoning would:</p> <p>Add new housing opportunities such as duplexes, small apartments, and cottage clusters.</p> <p>Maintain a walkable, human-scale environment with compatible height and setbacks.</p> <p>Support smaller builders and homeowners instead of speculative high-rent developments.</p> <p>Align with the Growth Policy’s call for context-sensitive, infrastructure-appropriate growth.</p> <p>This is not opposition to growth—it’s support for the right kind of growth: adding attainable housing while maintaining the ecological, aesthetic, and community values that define Missoula.</p> <p>Request</p> <p>I respectfully urge the City to:</p> <p>Remove U-R4 from consideration in the Lower Rattlesnake.</p> <p>Zone the area U-R2, which meets housing goals while maintaining livability and environmental integrity.</p> <p>Evaluate future upzoning alongside infrastructure capacity, emergency access, and wildlife corridor protection.</p> <p>The Rattlesnake’s beauty and character are irreplaceable. Let’s ensure our planning choices protect them while still creating space for the community to grow responsibly.</p> <p>Thank you for your work and thoughtful consideration.</p>	
<p>please don't allow 40' tall buildings with minimal setbacks and no parking in the lower rattlesnake...</p>	<p>1</p>
<p>To whom it may concern, I have lived in larger, growing cities in the past. Typically, the more busy streets have higher housing density, commercial space, and transportation hubs. And then the neighborhoods behind the busier streets retain a lower density. This allows for needed housing, businesses, and public transportation while maintaining the character of the neighborhood as a whole. Did you consider increasing the housing density just along already busy transportation corridors while retaining low density in other parts of the neighborhood? For example, in the Lower Rattlesnake it seems like Van Buren would be a reasonable location to increase housing density since it already has established public transportation, and at least some commercial space. It seems like this strategy was employed along Higgins and 3rd streets, but not in the lower Rattlesnake. Increasing housing density and commercial spaces along these corridors would also make the city more walkable, sustainable, and ultimately affordable. Thanks for your consideration.</p>	<p>5</p>
<p>It would be nice if I could find the map again. This system goes into a loop around it. My zoning is UR4, the dark orange, and it may represent the Land Use plan, which I also complained about, but having up to 12 apartment units allowed on a lot is too much for our area. Having 8 is also too much. It is currently 6 and that should be plenty.</p>	<p>5</p>

<p>I'm glad to see so many of my neighbors in the Lower Rattlesnake voicing their concerns here. I sincerely hope the mayor and the council are monitoring this forum. We need to course correct on this proposal. We can have an update that meets the state's requirements and also reflects the input of the people who are going to have to live next door to all of this.</p>	2
<p>I live in the Rattlesnake near Bugbee nature preserve and worry that if too many high density housing units went up in my area that emergency exits would be impossible to access during a forest fire or any other catastrophe where evacuations are necessary due to only having one way to exit the rattlesnake on the east side and only two exits total to evacuate the entire rattlesnake area. High density housing does not make sense from a safety perspective in the Rattlesnake neighborhood.</p>	5
<p>The thing that is most striking about the zoning plan which will go to the City Council in December is how quickly and shamelessly it is being rammed through. The original document which it supposedly supports, The Missoula 2045 Land Use Plan, is a long and carefully written plan for Missoula's future based on years of study and public input. The plan contains important goals for future land use for Missoula which are ignored completely in the knife-edged zoning plan which seeks only to build as many additional housing units as possible. One example is Policy Objective #4, Identify historically and culturally sensitive places and landscapes. This critical goal states, "Missoula is grappling with significant challenges in preserving its historic and culturally significant sites, which are essential for understanding Missoula's story and maintaining community identity.... Historic preservation is vital for maintaining cultural identity and continuity of communities. By preserving and cherishing our historic sites, we honor our past, enrich our present, and secure our future." In 1999, the National Park Service and the Montana State Historic Preservation Office officially designated 20 blocks of the Lower Rattlesnake as a Historic District in the National Register of Historic Places. These 20 blocks—from Pierce to Monroe (East-West) and Elm to Vine (North-South)—align with Policy Objective #4. One of eleven historic districts in Missoula and consisting of well-maintained working-class homes which were built primarily between 1900 and 1950, this area deserves recognition and protection. But it does not receive recognition or protection in the proposed zoning plan. Eighteen of the twenty blocks are scheduled to be zoned high density. Three of the blocks are to be U-R4, which allows four-story apartment buildings with no maximum number of units. It is disingenuous in the extreme to rhapsodize about historic preservation while putting a bulldozer target on the back of an area already designated historic. The zoning plan is an imperfect plan that will disfigure our beautiful city permanently. The decision to adopt it needs to be delayed and the period for public comment needs to be extended. The plan needs work! Historic areas like the Lower Rattlesnake need to be preserved and not used simply as acreage to put high density housing.</p>	5
<p>First, thx to the Missoula planning staff for your work on the proposed new zoning for Missoula. It's important and necessary labor that many communities avoid. Thanks also to City Council for considering these weighty issues. This letter is for staff, council, and fellow Missoulians.</p> <p>After 30 years in the same house in the small part of the Lower Rattlesnake currently proposed for U-R4 zoning, I am voicing the following concerns & observations. For the reasons below, I believe U-R2 is the best designation for the areas proposed as U-R4 and also R3 in the new plan. I fear that U-R4 and R3 designations in the Lower Rattlesnake may create more problems than they solve, and with greater costs than foreseen.</p> <p>According to Missoula's planning precepts, development is supposed to be context-sensitive. The Lower Rattlesnake is currently a place of smaller, modest homes that reflect its past as housing mainly for railroad workers and their families. Other historical context, specifically in the U-R4-proposed area, is the site of the Greenough Mansion, whose inhabitants gave us Greenough Park, and other related structures that still survive—such as my house (the former estate manager's house, dating back to at least 1894), as well as at least five other houses in this same area. The areas proposed for U-R4 and R3 are some of Missoula-town's oldest "settled" areas.</p>	1

In this current humbly-sized neighborhood, apartment buildings up to 4 stories high, tight within their lots due to R4's slim setbacks, would not be context-sensitive. In contrast, the Lower Rattlesnake's current human scale allows neighbors of all kinds to see and talk with each other, track what's happening regarding safety, and act together when there are emergencies (avalanche, blizzards, flooding, crime and theft, wildlife issues). Currently, my neighbors include all kinds of people, and we recognize and talk with each other. This human scale is reportedly valuable not just to people who live in the Lower Rattlesnake, but also to people who pass through to access Greenough Park. It is part of their Missoula, too. This unique neighborhood feeling is a harder-to-define but definitely important part of "context," a context that R4 and R3 zoning do not fit. Higher, denser buildings introduce more anonymity and inaccessibility (that's why a smaller scale is called, synonymously, "human"). In addition, if the R3 and 4 scenarios come true, owners of family homes in the Lower Rattlesnake may desire to leave. Their houses may then be razed for large apartment buildings whose chief aim is high profit through high rents—which they will be able to get because "it's the Rattlesnake." Sadly, many of the houses that may disappear are historical, but even when they aren't, they serve to anchor our neighborhood. Often, owners have poured money and sweat into their homes. They also tend to steward their immediate neighborhoods, to the appreciation of our diverse micro-communities. I fear that R4 and R3 designations will lead to the vanishing of Lower Rattlesnake history, diversity, and community.

Development must happen, and more housing is needed. U-R2 zoning for the whole Lower Rattlesnake will accomplish that, plus help preserve community, history—and also, green assets. Trees and greenery are vital to the Lower Rattlesnake and, now we know, to any healthy neighborhood, particularly with growing concern about climate and heat-island effects. More trees are also proven to go along with better safety in neighborhoods, and mental health. U-R4 zoning actually promotes and allows less green space and trees. Especially near the highway, a heat creator, that seems regressive.

Here are other environmental observations from 30 years in this one place: 1) The sound wall along the highway is not aesthetic. The Dept of Transportation built it because sound levels had reached harmfully high levels—they were required to build it. In higher buildings in the proposed R4 area, residents would be unprotected by the wall. In lower buildings, they would have protection. 2) The area slated for U-R4 carries the brunt of floodwater in the Lower Rattlesnake. It all flows down, especially to Vine St, and the City is limited as to remediation. Adding more people and cars to an already problematic area would make it more difficult for residents and anyone trying to pass through this part of the Lower Rattlesnake at such times. Climate change models predict extra moisture and stronger storms in our future, which we are already seeing. 3) Trash disposal for large apartment buildings usually happens via communally used dumpsters versus individual trash carts. The Rattlesnake is Missoula's worst neighborhood for human-bear encounters, unsafe for both species. Great strides have been made with individual bear-resistant trash containers in the Rattlesnake, but dumpsters remain a hard nut to crack in the Bear-Smart effort. U-R2 zoning, eg, duplexes, fourplexes, and courtyard-type developments, might allow for better (individual) trash-disposal solutions.

For all of these reasons, I'm asking: please remove U-R4 as a proposed designation for any part of the Lower Rattlesnake, and especially its oldest part. Please zone the Lower Rattlesnake as nothing higher than R2. That would accomplish the aim of more housing while helping to preserve greenery, history, and the character that residents and even non-residents value. U-R2 would also keep zoning policy from adding to some of the Lower Rattlesnake's environmental challenges, which may only worsen in the future.

The introduction to the Zoning Map on the "Our Missoula" website states, "Zoning is important because it shapes how Missoula looks and feels for years to come..." That is my concern in writing this letter. I may wish for my old house to stand long into the future, but please know, it's not just selfish. To me, U-R4 and R3 dense development will rob future generations of the opportunity to tangibly feel what I and many others have been able to feel in the Lower Rattlesnake: key ingredients that make Missoula Missoula, elements like humanness, community, history, and nature.

Thank you for listening and considering

<p>I think we all agree, the lower Rattlesnake is one of the most desirable neighborhoods in Missoula. People will pay more to live in the area. To put that another way, housing in the lower Rattlesnake is more expensive per square foot than most other neighborhoods in Missoula. Is there any reason to think that new 40 foot tall buildings will be any different? Why would offering more housing in an expensive neighborhood provide anything other than more housing that is more expensive. How does increased density of expensive housing, see Sawmill District, give rise to more affordable housing? It doesn't. See Sawmill District again. With that said, what is the goal the planners want to accomplish with U-R3 zoning in the lower Rattlesnake?</p>	5
<p>I am another longtime resident of the Lower Rattlesnake who has very deep concerns about the rezone for our area. As it is the most heavily wooded neighborhood in Missoula, there are already very serious concerns about how quick a wildfire could move through the area and how quickly folks could get out.</p> <p>There are only 2 exits out of the entire Rattlesnake Neighborhood, and one of them is available only a portion of the time due to the trains. We already see Van Buren traffic backed up some days to Holly St and even occasionally to Missoula Avenue. Adding significantly to the Rattlesnake population is a dangerous idea.</p> <p>Please reconsider the Lower Rattlesnake rezone. It genuinely feels like there are potential lives at stake.</p> <p>Thank You</p>	5
<p>I live in the Lower Rattlesnake where my husband and I are raising three young kids. I agree with the other commenters who are glad to finally see an increase in density in the Lower Rattlesnake. Missoula should be a place where working families can afford to live-- that includes the Rattlesnake. Improving affordability will not happen unless the City allows for more housing to be built. And the Lower Rattlesnake is a perfect neighborhood to expand housing options. It is easily walkable to downtown, the University, as well as multiple parks, trails, and the new library. The proposed zoning upgrade is long overdue. Thank you for your work, and thank you for all the community engagement opportunities since the code reform process began back in 2022.</p>	2
<p>I'm writing to express my opposition to the proposed zoning amendment affecting U-R2, U-R3, U-R4 and LU-R2 residential areas.</p> <p>This proposal raises serious concerns about the long-term health of one of Missoula's most sensitive ecological areas. Rattlesnake Creek is an essential natural corridor and critical to our community's environmental balance. Denser development and taller structures in this area threaten to disrupt that ecology through runoff, erosion, and habitat loss.</p> <p>Additionally, increased density would bring greater traffic and congestion to an area that lacks the infrastructure to safely and efficiently support it. Once this kind of upzoning is approved, its negative impacts cannot easily be reversed.</p> <p>I urge the the City to reconsider or scale back this proposal to ensure future growth protects the ecological integrity, livability, and character of the Rattlesnake.</p>	5
<p>I share many of the concerns of other comments below regarding the proposed zoning in the Rattlesnake. But in particular, my concern for changing the zoning in the Rattlesnake to allow for significantly greater housing density is that the Rattlesnake already has barely-adequate road access--two ways in for a large, and increasing, number of residents. Without changing the zoning, I would expect the number of residents in the Rattlesnake to increase gradually over time. With the proposed changes to zoning, I worry that the number of residents will increase much more rapidly, putting great strain on the two existing roads. In particular, I worry that emergency evacuations due to wildfires would be impossible to carry out in a timely manner, and many residents might be put in jeopardy.</p>	5

<p>I am strongly against increasing population density zoning in the rattlesnake neighborhoods of Missoula, Mt.</p> <p>Thank you for reviewing and responding to this challenging task.</p>	5
<p>City staff have Fort Missoula as a civic area best suited for institutional uses, but that view sells short what this place could be. Fort Missoula should be a living part of the community again, not a restricted zone where history fades behind fences and funding shortfalls. Leaving it under CD-1 zoning will only push it further into decay.</p> <p>Designating this area as CD-2 would create a more welcoming, vibrant neighborhood consistent with Missoula’s broader goals for adaptive reuse, housing, and community connection. The Fort was originally designed to accommodate residential uses, and that should again be permitted as part of a balanced mixed-use approach.</p> <p>The Old Post Hospital property should be zoned CD-2 so it can be preserved and rehabilitated rather than left to decay or face demolition. Broader use allowances would attract private investment and reduce reliance on inconsistent public funding, which has never been enough to maintain these buildings. Not only would limiting this area to CD-1 zoning harm the Old Post Hospital, but it would also negatively impact all privately owned land within the Fort, restricting viable uses, discouraging reinvestment, and leaving owners with few practical options to restore or maintain their properties. Importantly, the City Council has already recognized the need for flexibility. As recorded in its October 7, 2024 meeting minutes, a motion by Alderperson Campbell revised the land-use framework to state that “residential development may be permitted, dependent on context and adjacent land-use types,” and made a similar revision for commercial intensity. Those adopted changes affirm that residential and commercial uses are appropriate within civic areas, exactly the situation at Fort Missoula. Yet under the proposed zoning, private property in the Fort Missoula area would lose that flexibility because of the combined restrictions of CD-1 and the Historic Overlay chokehold.</p> <p>What makes this even more concerning is that Fort Missoula is the only area in the city facing this level of restriction under the new code. In most of Missoula higher density and mixed-use development are being encouraged, while Fort Missoula is being left behind. If anywhere in Missoula deserves a balanced and flexible approach, it is Fort Missoula.</p> <p>Despite Missoula’s push for greater density across the city, this area is being left out. Without finding a realistic middle ground between preservation and development. Fort Missoula will continue to fall into neglect, becoming more of a historic wasteland than a living part of Missoula’s future. A CD-2 designation would instead strike that balance, encouraging adaptive reuse, compatible commercial activity, and new residential opportunities while still respecting the Fort’s historic character.</p>	5
<p>I have been living in the lower Rattlesnake for 35 years, first on Van Buren and now on Monroe. I have already seen every open lot and back yard filled with houses, manufactured homes and mother-in-law apartments and there is no room for more apartments, duplex/triplex or apartments or 4 story buildings. The parking is already really tight and when the university has an event we are choked up. If we needed to evacuate quickly this would currently be a disaster but adding still more people and buildings would make it that much more hazardous! We are a dense valley and there is no room to add high density housing to our neighborhood. I know all my neighbors feel the same. Please do NOT allow this to happen.</p>	5

<p>The Lower Rattlesnake is a historic neighborhood that doesn't have — and realistically can't support — the infrastructure needed for high-density development. The cross streets in the Lower Rattlesnake often become one-way when cars park on both sides, sidewalks are inconsistent, and traffic at the roundabouts regularly backs up to Locust street because there's only one reliable exit from the corridor.</p> <p>Removing off-street parking requirements and encouraging higher density here would make our streets less safe, worsen congestion, and reduce the livability of our small neighborhood.</p> <p>The Lower Rattlesnake is not a downtown district. Its zoning should reflect its historic character, limited infrastructure, and residential nature. I urge the City to maintain lower-density zoning and keep off-street parking requirements in place to protect the safety and quality of life in our neighborhood.</p>	5
<p>I am very opposed to the high density zoning for the Rattlesnake Valley. There is already minimal open land in this area. But some of the largest problems with this proposal is the lack of any Parking provisions. This area already has a heavy burden of rentals and on street parking is a problem everywhere. The lack of provision for green space and retention of mature trees is in direct opposition to city values</p>	5
<p>I'm a Lower Rattlesnake resident and I'd echo the other commenters who support the proposed density for our neighborhood. We are walkable to some of the biggest employers in Western MT— UM, St. Pats, and all the downtown businesses and startups. Our housing supply has barely budged over the past few decades, especially compared to other neighborhoods. I hope this zoning update is the one that unlocks for us a wider variety of housing options. Thank you for all your work.</p>	2
<p>I am a lower Rattlesnake resident. I so appreciate this neighborhood for the proximity to downtown, University, and great walks on Mt, Jumbo and Waterworks Hill/North Hills. I totally believe AFFORDABLE housing in Missoula needs to expand, and I believe our Rattlesnake neighborhood should be a part of that expansion. That being said, I believe this can be accomplished with multi unit housing that is appropriate to this neighborhood, as well as other neighborhoods in Missoula. That would mean dwellings no higher than 2 story, with off street parking, and green spaces in the mix. This can be done affordably and tastefully. Indeed, other cities around the world have done this. The BIGGER issue here is emergency evacuation when there is a fire or other emergency. We all know this is a when, not an if. If there is massive housing from 40 foot high multifamily housing in the Rattlesnake, we have 2 roads leading out of our valley to deal with this increased population. One of those roads is often blocked by the train, Many of us have seen the Madison Street crossing blocked by a train for 2 hours. Has the city considered any of this?</p> <p>Given the evacuation situation in the Rattlesnake, there is absolutely no reason to have multi units of up to 40 foot high in residential neighborhoods. Two story multi unit housing will work in open lots in the Rattlesnake, with off street parking, and green spaces. There is ABSOLUTELY no reason to have high rise 4 story housing in the Rattlesnake!</p>	1

Hello,

I would like to express my disapproval of the proposed zoning of the Lower Rattlesnake as Urban Residential High Zoning. I have lived in the Lower Rattlesnake for over twenty years and while I have been fortunate to watch minimal development, I have been reliant on the City of Missoula to make good decisions. In 1999, the City registered twenty residential blocks and Greenough Park as the Lower Rattlesnake's Historic District, listed in the National Historic Register, citing the "neighborhood's unique scenic amenities and isolated geography of the district bolsters Missoula's claim as the Garden City." <https://historicmt.org/items/show/934>

Recently, the City has approved several construction permits that have violated the historic character of the National Historic District as written in the City's own historic preservation guidelines for the neighborhood development. Either it is lack of proper training or allowing personal values to overreach zoning laws that this has occurred (please add the Lower Rattlesnake Historic District to your overlay maps and GIS files for future use <https://montana.maps.arcgis.com/apps/webappviewer/index.html?id=5378695ae71b414ba66f478fc57241f6>). It is depressing, and though not devastating, it does make me wonder how the City will uphold even more residential development restrictions in the area. Will the 40-foot height requirement be over looked? Will the density cap be surpassed out of convenience? Will existing and spalling infrastructure be allowed to continually degrade? It certainly makes a resident wonder.

Additionally, the City has recently highlighted the significance of the Lower Rattlesnake in Chinese history and participation in building Missoula (<https://thepulp.org/montanas-chinese-past-isnt-past/>

). This should not be forgotten again simply for the City to appease developers and unknown, future residents. Should a burial site be unearthed during construction what will the City do? Halt the construction, remediate the site? How to report burial sites, archeological finding should be disclosed in the zoning plan at minimum for future reference.

I am also concerned about the zone requirements are to "provide a wide range of building type options for people to live in". Currently there is a wide range of options for people to live in. In the Lower Rattlesnake, we have apartments like Alpha East, we have residential apartments (i.e., houses converted to multi-resident living quarters), homes for ownership, homes for rent, and short-term rental options. In fact, there are so many options we have at least six VACANT homes in the neighborhood. These are vacant, abandoned houses that are owned either local or by out of town/state owners. No one lives in them, no one! This suggests that maybe there is not a need for additional housing if six houses can remain vacant for decades (i.e., there is not "missing middle" building types). There are at least four homes that are full time Airbnb houses, that are not rented throughout the year. This is a current problem, how will the new zoning fix this? Or will we continue to have vacant homes and apartments that have no added value to the neighborhood.

I am also concerned about the no parking set back. Again, this is an irresponsible decision by the City and a repeated miscalculation of the ensuing issues. For example, currently, the University of Montana is exempted from providing enough parking and their parking needs, especially during Griz football home games, seeps into the surrounding neighborhoods. In the Lower Rattlesnake, this turns two-way streets into single lanes, likely not wide enough for Emergency Medical Services vehicles to pass through. Not requiring parking in new developments will exasperate this problem, not to mention add to the current traffic congestion. Again, this violates current city planning regulations for street widths (not to mention lighting and sidewalk issues). And like many others have mentioned, the ingress and egress issue is problematic now, adding high density housing zoning will add to this problem substantially.

And of course there is always the need to plan for green space and parks. The current green spaces for parks would not accommodate the requirements for urban high residential zoning. More houses/living spaces is an addition to regular community use. I realize the Rattlesnake Recreation Area/Wilderness is huge and the open space on either side of the valley provide the majority of the open space and more that is likely recommended per house according to planning guidelines but they are currently being loved to death and do not provide the typical neighborhood park with swings, slides, and other play equipment that can be made accessible for all abilities and ages. Where are playgrounds going to go? Where does the City foresee playgrounds in the design for people to live, plan, and connect? Will there be sidewalks to such spaces? Will the City maintain the parks? Who will fund that?

And lastly, nature. Sigh. Highly developed residential zoning will continue to reduce the quality of the natural areas that surrounds us. The City is already delinquent on the vegetation management of their open spaces. I do feel the requirement to have bear resistant garbage cans reduced the number of bears in the neighborhoods but they are still around. Will the City require new developments to have bear resistant garbage cans? Most of the Rattlesnake Valley has switched to Grizzly Disposal, who takes their garbage to Helena. Does the City have a plan on how to deal with additional garbage? Recently I saw a sign in my neighborhood that was promoting the addition of more houses. This particular house is next to an abandoned home and their vehicle has a bumper sticker supporting the protection of wildlife corridors – that snapshot sums up the problems of development in the Rattlesnake. This valley is an important wildlife corridor, maybe not as important as it once was, but it still sees plenty of wildlife activity. And our water resources would likely be compromised with the addition of high residential zoning. The City recklessly removed the dams that captured our secondary water source and Rattlesnake Creek ran at an extremely low level this year. Tapping into our aquifer and deteriorating water resources is not only bad for fish and wildlife but for our own existence.

I feel like there is an overarching resentment by other neighborhoods that the Rattlesnake hasn't been more developed. This is a personal opinion, not a true reflection of the problem and definitely not a professional evaluation of what is necessary to allow the City to grow sustainably. Issues span from lack of jobs to infrastructure the the city can support. The "if we build it, they will come" mentality is akin only to the movie title (a Field of Dreams). That is all this 20 year plan is – a dream. Perhaps the City needs to consider working with other small towns and developing another large city in Montana. Missoula cannot take all the pressure for development from either an ecological or community perspective

Dear Mayor and Members of City Council,

I write as a resident and steward of the Lower Rattlesnake who is deeply troubled by the recent approvals and ongoing proposals to permit multi-dwelling, higher-density construction in the Lower Rattlesnake valley—specifically the Rattlesnake Hills Estates PUD (Phase 7 / “Cherry Gulch”).

This proposal, currently before the City, calls for six multi-dwelling buildings totaling approximately 42–45 dwelling units. According to the official application, the request is for 42 units (EngageMissoula project page). Local news reporting on the Council’s action describes 45 units—four six-plexes, one nine-plex, and one twelve-plex (KPAX/MTN News).

My concerns are both specific and significant:

1) Evacuation and public safety

The Lower Rattlesnake sits in a narrow drainage with limited access points. Increasing residential density here will only intensify evacuation bottlenecks during wildfire, flood, or other emergency events—placing residents, first responders, and adjacent neighborhoods at greater risk. I urge the City to require a rigorous, independent evacuation and emergency-access analysis (not merely a checklist) that models vehicle egress under high-occupancy scenarios, fire behavior impacts, and the cumulative effect of additional units across the valley.

2) Historic and cultural resources, including Tribal history

The Lower Rattlesnake is part of a historically significant landscape with documented archaeological and cultural value—including Salish place names and traditional use of the Rattlesnake drainage. The neighborhood is also recognized as the Lower Rattlesnake Historic District on the National Register. Any ground-disturbing work in Cherry Gulch and adjacent areas must be reviewed for impacts on buried cultural resources, and the City must consult formally with the Confederated Salish and Kootenai Tribes and other Tribal authorities. I request that the Council require pre-construction archaeological surveys and an enforceable Tribal consultation plan.

3) Affordability — who benefits?

There is a growing disconnect between the term “high-density” and the reality of housing that is truly affordable to Missoula families, people experiencing homelessness, or working households. Many higher-density developments near the university and downtown function as market-rate or student housing rather than affordable homes. I ask for transparency: who is the applicant/developer; what percentage of units will be permanently affordable; what income bands will they serve; and what legally binding instruments (deeds, covenants, or agreements) will guarantee affordability in perpetuity?

Current documentation for this PUD shows Paradigm V3 Architects representing the applicant—the Peschel family, property owners—for the multi-dwelling design review (EngageMissoula). Yet public materials do not demonstrate that the proposed units will deliver the kind of subsidized or deeply affordable housing the city urgently needs.

4) Fiscal and mitigation questions — who pays, who benefits?

I ask the Council to require full disclosure of developer financial commitments: projected tax revenues, impact fees, mitigation funds for infrastructure (roads, water, sewer), contributions to affordable-housing funds, and long-term maintenance assurances for stormwater and hillside stabilization. A public fiscal impact analysis is needed to show whether this project represents a true public benefit or simply a speculative land play based on its proximity to the University and downtown.

5) Location choice and alternatives

If the goal is to build housing that is both affordable and sustainable, there are other parcels near high-capacity transit lines and less environmentally or culturally sensitive sites that would be far better suited for increased density. The Lower Rattlesnake’s historic designation, narrow valley, proximity to sensitive creeks (Cherry Gulch flowing into Rattlesnake Creek), and limited egress make this the wrong place for this scope of development. The City should prioritize density where transit, evacuation routes, and infrastructure already exist.

Requests for Council Action

- ~~P~~ause any further permitting or construction authorization until the City publishes an independent evacuation study, fiscal impact analysis, and cultural resource/archaeological assessment that includes formal Tribal consultation.
- ~~R~~equire legally enforceable affordability covenants with clear income bands and timelines attached to any approvals that increase allowable density.
- ~~R~~equire full developer disclosure: ownership entities, financing model, projected tax/fee payments, and planned contributions to the City’s affordable housing trust or mitigation funds.
- ~~I~~nsist on meaningful Tribal consultation and pre-construction archaeological surveys for Cherry Gulch and any ground-disturbing work in Phase 7.
- ~~R~~econsider the siting of high-density development in the Lower Rattlesnake and redirect it toward corridors with existing infrastructure and public transit.

I support responsible, well-planned housing growth in Missoula that truly expands affordability while protecting public safety, cultural resources, and the historic character of our neighborhoods. I urge the Council to apply a precautionary standard here: require the analyses above, secure enforceable affordability commitments, and ensure Tribal and community consultation is substantive, not symbolic.

Thank you for your time, and for considering the concerns of those who call the Lower Rattlesnake home.

Re: Opposition to High-Density Zoning Proposal in the Rattlesnake

Dear Members of the Planning Commission and City Council,

As a resident of the Rattlesnake neighborhood that has lived in the neighborhood off and on for the last 20 years, I am writing to express my concern regarding the proposed rezoning that would allow high-density development throughout the Rattlesnake Valley, particularly the lower end. The Rattlesnake is a unique and cherished neighborhood due to its proximity to natural spaces, like Greenough Park and the Rattlesnake Wilderness, and its family-friendly environment with lower (but increasing) traffic. While Missoula is growing and infill/smart growth should absolutely be encouraged, allowing for major multi-unit (unlimited as in the case of parts of the lower Rattlesnake) apartments or condos in the Rattlesnake would fundamentally alter this character, leading to several negative impacts, including:

- Infrastructure Issues: Our roads, such as Van Buren Street, Rattlesnake Drive, Duncan Drive, and Lolo Street, are not equipped for increased traffic from hundreds of new residents. These roads are already very dangerous for the many kids and families that bike/walk in the neighborhood and lack necessary infrastructure (bike lanes, sidewalks, crosswalks, etc) to keep people safe. The added increased traffic without first addressing the failed infrastructure needs and road design will further worsen the existing hazards for area residents and children. Moreover, with two ingress/egress roads out of the Rattlesnake, there are known concerns of the ability to safely evacuate existing residents during emergencies, increasing density throughout the valley is a recipe for disaster. These issues should be studied before approving the rezoning of the Rattlesnake Valley.

- Environmental Concerns: Densification risks increased runoff and pollution into Rattlesnake Creek, threatening local wildlife and recreational areas. An environmental review of the impact of increased density throughout the valley on the watershed should be required before any approval.

- Quality of Life: Abrupt density increases can disrupt community cohesion. We need zoning that preserves the Rattlesnake's unique character, not erodes it. To this point, the zoning proposals should be much more targeted in terms of where higher density is permitted and, under no circumstances, should density above U-R2 be permitted in the lower Rattlesnake (with the exception of the area immediately around the existing apartments near Greenough). Additionally, the upper Rattlesnake, especially the west side north of Lolo Street, should all be zoned under the rural classification. Traffic and speeds on Duncan Drive already present major safety hazards for area residents (high speeds and traffic, no speeding deterrents, no sidewalks, no crosswalks, etc.). Over my years of living in the Rattlesnake, I've seen numerous near-misses from pedestrians, bikers and vehicles. Adding more traffic without the infrastructure upgrades will undoubtedly turn near misses into tragedies. The plan's proposal is not nearly targeted enough. These traffic concerns must be reviewed and considered through a study before any zoning approval occurs.

Overall, I support responsible growth in Missoula and agree with the need to focus inward, but this proposal ignores the Rattlesnake's specific needs and the unique aspects of the Rattlesnake that make it the Rattlesnake. Instead, prioritize development in commercial corridors or vacant lots and narrow the zoning changes to more targeted areas rather than a blanket high density proposal for the entire lower Rattlesnake Valley.

I request that you deny this rezoning proposal, studied the impacts noted above, and explore a more targeted approach that really takes into account the unique qualities of neighborhoods throughout Missoula.

3. PUBLIC COMMENT ON UNIFIED DEVELOPMENT CODE (UDC)

This section contains the full list of comments received on the draft Unified Development Code (UDC), which was available for public review between October 29th and November 12th, 2025. The full list of comments received is divided into the following sections:

1. Comments received directly on the Unified Development Code document through Konveio.
2. General comments received through the “Guestbook” tool on Engage Missoula.
3. In-person feedback received at the Code Reform Open House on November 5th, 2025.

All of the comments were analyzed through the following framework:

<u>Issue ID</u>	<u>Definition</u>
1	Incorporated, either partially or fully, into updated Adoption Draft materials.
2	Not incorporated: this comment is already addressed or in alignment with proposed materials, no change needed.
3	Not incorporated at this time: this comment points to work that is anticipated to be followed up in the future, after the completion of this project.
4	Not incorporated: this comment raises issues that are outside the scope of this project.
5	Not incorporated: this comment is not supported by adopted policy or in alignment with project goals or methodology.
6	Not incorporated: this comment is not applicable or not legally supportable

ATTACHMENTS

1. Full Draft Unified Development Code with Comments ([LINK](#))
2. Konveio Comments Received on Draft Unified Development Code Between October 29th and November 12th, 2025
3. Engage Missoula Comments Received on Proposed Zoning Map Between October 29th and November 12th, 2025.
4. Feedback Form Responses from Zoning Open House on October 9th, 2025.

Konveio Comments Received on Draft Unified Development Code Between October 29th and November 12th, 2025

Section	Page	Comment #	Comment	Agree	Disagree	Comment Response ID
Ch. 1: Introduction	1	3597	Regarding the section dealing with Fort Missoula: The heritage protections instituted through the Fort Missoula Historic District have worked well to create a valued community resource. Any “problems” resulting from that are largely the complaints of a single private inholder who bought property in the FMHD minus benefit of research, has refused to maintain said property to any standard compatible with the efforts of the FMHD historic preservation agencies, and has continually demanded self-benefiting regulatory changes at odds with the spirit, intent, and implementation of the FMHD. The FMHD has worked to the general satisfaction of the other FMHD landowners. At the minimum incompatible residential overbuild should be excluded, and existing protections expanded.	1	0	2
Ch. 1: Introduction	2	3365	Delete all overlay districts as they take away equity and affordable housing from future generations.	0	0	5
Ch. 1: Introduction	3	3366	Delete this section entirely as it has expanded, unjustly, in scope, increasing the cost to comply for property owners 10 fold and is set up to create gentrified neighborhoods. Many people want preservation but not at the cost of letting the Historic Resources fall down because of inflexible policy and unaffordable solutions. After the UDC is adopted, so more housing can be built, start a new conversation with the community on how to provide historic preservation for buildings and sites the public agrees should have some level of protection. Ensure that the owners of the Property are protected from government over reach and taking of Private property rights as the proposed language is doing. Ensure that all properties affected have the owner's permission to be listed which is not the case in Historic Neighborhoods only individually listed properties. The proposed regulations are unworkable as proposed.	0	0	5

Ch. 1: Introduction	3	3516	<p>The Historic Overlay at Fort Missoula should be removed or fundamentally revised. While intended to protect history, in practice it has become a barrier to preservation, investment, and community use. The overlay does not protect these structures, it isolates them, ensuring they continue to deteriorate behind layers of red tape and unrealistic restrictions.</p> <p>Historic preservation should not mean freezing a property in time until it falls apart. The City's own records show that the Old Post Hospital and other Fort Missoula buildings have received little to no ongoing maintenance, and the limited funding available is inconsistent and unsustainable. The overlay has discouraged private owners and developers from reinvesting in these properties by making even minor improvements subject to lengthy, uncertain review.</p> <p>If Missoula truly wants to preserve its history, it must create a path for adaptive reuse and private rehabilitation, not continued decay. Removing the Historic Overlay, or replacing it with a more flexible, incentive-based system, would give property owners a reason to invest in these buildings rather than abandon them.</p> <p>Fort Missoula should be a living, thriving part of Missoula's future, not a stagnant district of boarded-up structures and missed opportunities. Without change, the overlay will continue to achieve the opposite of its purpose: it will destroy history by preventing its renewal.</p>	0	0	5
Ch. 1: Introduction	6	3022	<p>How can you require new development to comply with a code that hasn't been adopted or amended by City Council? Training on the new code may not have even been provided to understand how to use it fully by the development community.</p>	0	0	6

Section	Page	Comment #	Comment	Agree	Disagree	Comment Response ID
Ch. 2: Administration and Procedures	4	3414	Decisions, notes, appeals, letters, etc. should be made available to the public, with a process for how objection to a particular decision can be addressed. In the efforts to streamline development and make housing more affordable, we cannot and should not degrade the rights and responsibilities of the public's ability to affect change for a better community.	0	0	2

Section	Page	Comment #	Comment	Agree	Disagree	Comment Response ID
Ch. 4: Zoning	3	3600	In the very heart of Fort Missoula, a place many Missoulians consider our Central Park, sits a small parcel of what is now private land that had been public before a quasi-government agency wrongfully sold it. The private owner/developer, who certainly knew what he was buying, now wants a new zoning designation to accommodate his profit motive to build luxury private residences. The proposed designation on the map is CD-1, which does not allow residential but does allow many other types of development. The developer wants CD-2 which would open the door for his type of residential building. There is nothing residential within the fort. In fact, there have been many attempts in the past to build houses and condos on what is now the Regional Park and the WW2 Internment Camp. Residential development is not compatible with the Fort Missoula Historic District. The CD-1 zoning designation should remain.	0	0	2
Ch. 4: Zoning	3	3601	In 2023, fifteen member organizations of the Japanese Confinement Sites Consortium (JASC), sent individual letters to the City of Missoula opposing residential development on the historic grounds at Fort Missoula. A quote from one of those letters, "We must assure that these spaces continue to be preserved and used for education so that evidence of the wrongs perpetrated against legal residents during war time can never happen again." Please honor this history and do not allow this to happen.	0	0	2
Ch. 4: Zoning	9	3156	It is interesting that this picture is used to define character but the FAR in this document would not allow these buildings to be constructed as they are much larger than what is proposed in the FAR table. I agree we should be able to have residential neighborhoods as shown in the picture so change the proposed rules to make that possible.	0	0	2
Ch. 4: Zoning	10	3415	Let's find a better district description than 'Limited'. 'Limited' does not seem to invoke inspiration or sense of place... and kind of does the opposite. Ideas would include replacing the word 'limited' with words such as: 'natural', 'nature based', 'environmental', 'wooded', or something more positive. Or LUR 1 could be renamed Urban 1, LUR 2 becomes Urban 2, U-R1 becomes U-R3, and so on. We would have 1 'rural' and 6 'urban' designations. Perhaps this can be revisited.	0	0	5
Ch. 4: Zoning	14	3485	To consider 4 story apartments in the lower Rattlesnake is crazymaking. After all these years of fighting against any accessory dwellings and then only allowing them with the pile of restrictions was crazy, when so many people need reasonable lodging. To turn around and allow a 4-story apartment instead is wild crazy. I wonder where those creating this live and how you would like that. Perhaps outside on a hill? I just hope I haven't read that correctly.	0	1	1
Ch. 4: Zoning	15	3041	This is such a small building it will take away affordable and equitable housing solutions from the community. In the previous zoning 49 unit Multifamily buildings could be built on 1/2 of a block. This allowed for fully accessible building, less expensive construction cost due to size which allowed for lower rents, and elevators for handicap tenants. A 12 plex cannot check any of those boxes. Make the buildings allowed to be at least 49 dwelling units so the area isn't down zoned from its current zoning.	1	0	5
Ch. 4: Zoning	15	3043	I think this should be increased dramatically as it will provide for a better urban environment and affordable housing opportunities. An 8-plex just barely cash flows in the F2F and would not be possible in many other neighborhoods leading to more inequitable housing not less.	0	0	5
Ch. 4: Zoning	15	3045	Duplexes, triplex and 4-plex construction does not cash flow. Any limit below 8 units will only be more exclusionary development in Missoula. The city knows this, so it make me question the intent of the new zoning code, is it just more exclusionary zoning policy and less affordable housing! It was supposed to create more opportunities for affordable housing not less.	1	0	5

Ch. 4: Zoning	15	3046	At least 8-12 dwelling units	0	0	5
Ch. 4: Zoning	15	3047	At least 8-12 dwelling units	0	0	5
Ch. 4: Zoning	15	3048	At least 8-12 dwelling units	1	0	5
Ch. 4: Zoning	15	3049	At least 8-12 dwelling units	1	0	5
Ch. 4: Zoning	15	3157	Duplexes, triplex and 4-plex construction does not cash flow as rental property most citizens can afford. Any limit below 8 units will only be more exclusionary development in Missoula. The city knows this, so it make me question the intent of the new zoning code, is it just more exclusionary zoning policy and less affordable housing! It was supposed to create more opportunities for affordable housing not less.	1	0	5
Ch. 4: Zoning	15	3407	All of these districts should be allowing apartment buildings with no maximum number of units per building. This provision in the zoning code is more exclusionary than existing zoning and will result in very few infill apartment buildings and more sprawl.	1	0	5
Ch. 4: Zoning	16	3050	This provision will take away Missing Middle Housing not increase it. If you need more units to get a medium sized building then the residential units are going to be small as FAR limits the ability to provide 2 & 3 Bedroom units. Efficiency and 1-bedroom residential units do not provide housing for families so it is inequitable policy. Delete the FAR in its entirety.	0	0	1
Ch. 4: Zoning	16	3055	You are going to need way more exclusions. Mechanical rooms, elevators, shafts, exterior wall thickness, occupied roofs, balconies, decks, exit hallways, corridors, exit passageways, vestibules, janitorial rooms, bike parking rooms, penthouses, mezzanines, mechanical walkways,	3	0	2
Ch. 4: Zoning	16	3174	What is the definition of a basement? A daylight basement can be partially above grade.	2	0	2
Ch. 4: Zoning	16	3175	Should be all vertical circulation. i.e. elevators	2	0	1
Ch. 4: Zoning	16	3226	Does this include ADUs?	0	0	2
Ch. 4: Zoning	16	3353	I see that later in the code it does not apply to ADUs. After talking to staff I understand that accessory dwelling units are treated as duplexes and are no longer a category under the code. Nonetheless it might be useful to note parenthetically here that this does not include dwelling units for the sake of clarity for those used to the ADU terminology.	0	0	2
Ch. 4: Zoning	16	3408	FAR should be eliminated altogether, but at a minimum, it should be eliminated for 1-4 unit buildings. As written, FAR will not result in smaller, more affordable 1-4 unit properties to get built. Instead, it will result in larger lots being built to accomodate homes that many buyers want. Larger lots will result in higher prices. FAR may work with large apartment buildings to encourage smaller units sizes that will be more affordable, but FAR is a mess with for-sale products like single family homes and townhomes.	1	0	5
Ch. 4: Zoning	17	3051	This will limit a single family home to 1,500 s.f. or less if they have a garage on a 3000 s.f. lot in RM-1 zoning. That is way to small for a \$150,000 single family lot.	0	0	1
Ch. 4: Zoning	17	3052	This will limit a single family home to 1,500 s.f. or less if they have a garage on a 3000 s.f. lot in RM-1 zoning. That is way to small for a \$150,000 single family lot.	0	0	1
Ch. 4: Zoning	17	3053	This will limit a single family home to 1,500 s.f. or less if they have a garage on a 3000 s.f. lot in RM-1 zoning. That is way to small for a \$150,000 single family lot.	0	0	1
Ch. 4: Zoning	17	3054	This will limit a single family home to 1,500 s.f. or less if they have a garage on a 3000 s.f. lot in RM-1 zoning. That is way to small for a \$150,000 single family lot.	0	0	1
Ch. 4: Zoning	17	3056	This would only allow 1800 s.f. for two residences. That is way to small to build 3-bedroom missing middle housing.	1	0	5
Ch. 4: Zoning	17	3059	This would only allow 1800 s.f. for two residences. That is way to small to build 3-bedroom missing middle housing. A townhome would literally be outlawed.	0	0	5
Ch. 4: Zoning	17	3062	I think this would violate state law of a duplex being the least dense zoning allowed. This should be deleted.	1	0	1

Ch. 4: Zoning	17	3589	It seems like there is a good use case for higher allowable FAR in U-R3 and 4	0	0	5
Ch. 4: Zoning	18	3063	This should be 25 feet as that is acres of Missoula's legally subdivided land. This would make the F2F and North/West neighborhoods all non-conforming. This would take away citizens property values and hard earned investment capital from thousands of people.	3	0	5
Ch. 4: Zoning	18	3064	This should be 25 feet as that is acres of Missoula's legally subdivided land. Then it would match what exists in Missoula for neighborhood character. I do not see how taking away the ability to work with existing lots is going to make Missoula grow inward. It only takes away opportunities for densification our the city and keep people close to services.	3	0	5
Ch. 4: Zoning	18	3202	Should be 25 feet ... and clarify that adjacent also means alley in back.	1	0	5
Ch. 4: Zoning	18	3416	These minimum lot widths are way too wide. It discourages small, affordable dwellings. Why not allow a tiny home on a tiny lot? That helps with so many Missoula goals. These proposed widths, such as 40', discriminate against people that want a small footprint and want to live lightly. If you must designate a minimum width, then make it 20'.... otherwise you are trapping Missoula in car dependency.	0	0	5
Ch. 4: Zoning	19	3212	There currently aren't any images depicting what RU4 development will look like, once all lots are fully developed to the maximum extent of this new code. The neighbors that currently enjoy green space and set backs will experience a big shift, can you please include renderings that will show what that impact will look like so people can react to the actual density proposed?	1	0	3
Ch. 4: Zoning	19	3532	This does not represent what Deed simple townhomes could look like. I suggest adding the property lines between a couple of units to capture that reality for clarity and support more affordable housing choices.	0	0	3
Ch. 4: Zoning	20	3155	This is a reduction of height by 5 feet of RM1-45 zoning located in a great deal of land in this area. That will take away affordable housing solution and equity in housing. This should be increased and not decreased. 50 feet would be best but definitely not less that 45 feet so 3 story buildings with traditional roof pitches can be built. Traditional roof pitch can have asphalt shingle roofing which are about 1/2 the cost of flat roof roofing. This will keep rents and purchase pricing more affordable.	4	0	5
Ch. 4: Zoning	20	3203	Rowhouse unit max width should evenly fit into the denominator / the total building width, i.e.; A 200 foot max building width should grant 20 foot max unit width.	1	0	2
Ch. 4: Zoning	20	3204	This should be allowed up to a full block length (300-400 feet) where there are alleys. A fire hydrant could be required halfway down the alley.	2	0	5
Ch. 4: Zoning	20	3205	Make U-R1, U-R2 and U-R3 zones 45 height. This will allow for more interesting roof lines. Avoid a future flat-roofed city.	2	0	5
Ch. 4: Zoning	20	3409	35' max height will result almost exclusively in flat-roof buildings. In order to allow for more interesting architecture and architecture that better matches existing neighborhood design, I would encourage 45' height limits in all districts.	2	0	5
Ch. 4: Zoning	20	3533	I would increase this to 60 feet as that is the height limit, a wood building, can be constructed under the building code. This will maximize housing choice, accessible housing units and allow for the best use of developable land that becomes available in these highest density residential areas.	1	0	5
Ch. 4: Zoning	20	3534	Use the term Multifamily not Apartment as that limits Condominium use for owner occupied dwellings.	0	0	6
Ch. 4: Zoning	20	3535	All to extend the length of the City block to provide the best use of land and housing options when land becomes available.	1	0	5
Ch. 4: Zoning	20	3536	All to extend the length of the City block to provide the best use of land and housing options when land becomes available.	1	0	5

Ch. 4: Zoning	20	3537	The premise of "Max width" housing is a zoning policy that discourages and reduces housing supply, lowers equity, decreases affordability and limits creative solutions while providing no public safety or benefit. I suggest deleting Max Width in its entirety throughout the code.	1	0	5
Ch. 4: Zoning	23	3030	This building would not be allowed in any of the U-MU districts. The site configuration required parking in the front yards and the building does not "build to" the property line.	1	0	6
Ch. 4: Zoning	23	3031	This building also would not be allowed in any U-MU district. Does not meet transparency requirements, does not meet build to requirements, has parking in the front yard, has no landscaping on site, and I don't believe that auto repair general is allowed in any of the proposed U-MU districts.	1	0	1
Ch. 4: Zoning	24	3033	This great building would not meet the D-C district ground floor transparency requirements. Would not be permitted under the Zoning Framework.	1	0	1
Ch. 4: Zoning	24	3417	Change the District name from 'Downtown Transition' to something else. Who wants to live in a 'transition' district? That does not convey sense of place.	0	0	6
Ch. 4: Zoning	24	3531	This diagram does not really explain how the Front and Side street are defined.	0	0	6
Ch. 4: Zoning	29	3362	These percentages will limit development and increase cost. There could be a balance between the build-to-width requirement and Design Excellence that allow for creative solutions, keep cost lower and increase opportunities for commercial development.	1	0	1
Ch. 4: Zoning	29	3411	All of these build to width requirements are complicated. They will limit development and add cost. They are not supporting housing affordability.	1	0	1
Ch. 4: Zoning	29	3591	These build-to zones arise from a subjective preference for built form, but will impose constraints on sites that are extremely expensive (or impossible) to work around. Parking quantity & location, landscaping, utilities, fire access, etc. all impose siting limits that will be incompatible with these arbitrary rules on many parcels. If the goal is to create pedestrian-friendly environments by locating buildings close to streets, then parking and landscaping requirements should be reduced.	0	0	2
Ch. 4: Zoning	31	3418	600' seems way too wide for any building. That would seem to be a big barrier to walkability, cutting off access. Or maybe public passageways could be required every 200'.	0	0	5
Ch. 4: Zoning	32	3592	Transparency requirements severely complicate building layouts while increasing costs and reducing efficiency. These requirements, however, don't have a practical purpose beyond a subjective aesthetic preference. They're too proscriptive and should be removed outright.	1	0	1
Ch. 4: Zoning	32	3593	It seems like this will create complications on many parcels. If it's not desirable for building frontage to be dominated by parking, then parking requirements should be reduced, instead of demanding highly complex site arrangements with rules like this.	1	0	5
Ch. 4: Zoning	34	3037	parking in this configuration not permitted in a U-MU zone. Does not meet "build to" standards or percentages of street frontage allowed to be dedicated to a parking lot. This project would not be approved under Zoning Framework.	0	0	6
Ch. 4: Zoning	34	3042	If this is an industrial zone then parking would be allowed in this configuration.	0	0	6
Ch. 4: Zoning	36	3044	The area to the area west of Russell between River and 3rd is currently mapped I-MU. This should be changed to U-MU1 to meet a primarily residential future.	0	0	5
Ch. 4: Zoning	36	3538	Delete CD-1 everywhere and replace with CD-2 as that meets the language and intent of the Long Range Plan.	1	0	5

Ch. 4: Zoning	39	3517	<p>The proposed CD-1 zoning district should be removed entirely from Missoula’s new code. City Council has already made it clear that all civic properties should have the same capabilities, especially where private property is involved.</p> <p>At the October 7, 2024 meeting, Council unanimously supported revisions to the land-use framework stating that “residential development may be permitted, dependent on context and adjacent land-use types,” and made a similar change for commercial uses. That action reflected a clear policy direction—civic areas across Missoula should have equal flexibility to adapt and evolve, not be separated into tiers of privilege and restriction.</p> <p>The creation of CD-1 directly contradicts that intent. It locks certain civic areas, including Fort Missoula, into a narrow, institutional-only category while allowing other civic sites to grow, add housing, and diversify. This selective limitation punishes private ownership and discourages investment, even though these properties often play the most active role in preserving and maintaining Missoula’s historic structures.</p> <p>If the goal is consistency and fairness, CD-1 should be consolidated into CD-2, ensuring that all civic lands—public and private alike—are governed by the same standards for adaptive reuse, residential potential, and commercial opportunity. This would align the zoning code with the Council’s direction, promote revitalization, and prevent another generation of historic civic properties from falling further into neglect.</p>	1	0	5
Ch. 4: Zoning	40	3518	The proposed CD-1 zoning district should be removed from Missoula’s new code. City Council has already made it clear that all civic properties should have the same capabilities, especially where private property is involved.	1	0	5
Ch. 4: Zoning	41	3500	Delete CD-1. It does not meet the city's housing goals, limits schools, parks and other governmental organizations from providing work force housing. It stops public / private partnerships to solve the city's issues for future housing and services.	1	0	5
Ch. 4: Zoning	41	3519	The proposed CD-1 zoning district should be removed from Missoula’s new code. City Council has already made it clear that all civic properties should have the same capabilities, especially where private property is involved.	1	0	5
Ch. 4: Zoning	42	3594	This seems unnecessary. If I-MU code is written so as to nominally allow multi-unit residential buildings (which it should), then why impose a restriction like this? Align I-MU residential density rules with those of a U-R or U-MU district.	0	0	5
Ch. 4: Zoning	43	3539	I suggest this be increased to 60 feet as that is the height allowed by wood framed building in the building code. If this zones allows for commercial and residential then it should be developed to the greatest extent possible as it would meet the city's housing, transit and carbon reduction goals.	1	0	5
Ch. 4: Zoning	48	3540	This is a broadly expanded definition from the current definition in Title 20. I think a larger community conversation should occur prior to expanding the authority and jurisdiction of the Historic Preservation Officer and Permitting bureaucracy as it adds thousands of dollars to renovation and addition costs to peoples homes and businesses while taking away the rights of property owners to decide what is best for their property.	1	0	5
Ch. 4: Zoning	48	3541	I believe this new overlay authority and definitions should be removed from the code. It limits housing choices as proposed and in the future against the goals of the adopted Long Range Plan. It limits the ability to have a reasonable return on investment of historic resources as new development is limited to pay for the preservation of Historic buildings that are not capable of providing the needed ROI to preserve them.	1	0	5

Ch. 4: Zoning	50	3498	<p>I am writing to express concern about proposed changes to the historic preservation sections of the draft Urban Development Code (UDC)—specifically regarding the purpose language, staff and board authority, and revised definitions. These changes may unintentionally restrict private property rights of homeowners and business owners without a broader public discussion about their implications.</p> <p>I want to emphasize that I am strongly pro-preservation. My professional work focuses on restoring and revitalizing historic buildings across Montana so they remain viable for future generations and their histories are not lost. However, I have also seen how well-intentioned preservation policies can discourage investment or make preservation financially unfeasible for property owners.</p> <p>From my experience assisting the owner of the Old Post Hospital, I have witnessed how the current code’s unclear requirements, inconsistent intent, and lengthy process can frustrate those trying to do the right thing. Updating the code is necessary, but the current UDC draft appears to expand regulatory scope in ways that deserve more public review.</p> <p>1. Expanded Purpose Language</p> <p>The draft adds a new purpose statement to “promote adaptive reuse of existing structures to conserve valuable material and energy resources.” While this goal is important, the phrase “conserve valuable materials and energy resources” is vague and could be interpreted to require costly deconstruction or salvage practices, creating unintended burdens for property owners.</p> <p>2. Broader Definition of “Historic Resource”</p> <p>Under Title 20, only individually listed National Register properties are subject to higher historic standards. Properties within historic districts can repair or modify their buildings without an Historic Preservation Permit (HPP), unless they choose to seek funding incentives.</p> <p>The UDC, however, redefines “Historic Resource” as any site listed in the National Register, Missoula Inventory of Historic Resources, or included in a Historic Resource Overlay. This language expands authority to Historic Districts as if they were individually listed. The new overlay concept, which does not exist in Title 20, could extend regulatory control to properties or areas not voluntarily designated, significantly broadening the City’s authority over private property.</p> <p>3. Potential Impacts on Housing and Equity</p> <p>Historic Resource Districts and Overlays, as implemented in other U.S. communities, have sometimes contributed to gentrification and displacement. This approach may conflict with Missoula’s goals for housing affordability and</p>	1	0	5
Ch. 4: Zoning	55	3520	Should only apply to buildings on the Historic Register or local inventory. Not contributing buildings or buildings in an overlay as the current code reads.	1	0	5
Ch. 4: Zoning	55	3602	This is a very onerous process that will severely limit valuable redevelopment opportunities, especially downtown, where it is most needed.	0	0	5
Ch. 4: Zoning	64	3542	This has been abused in the past and should be removed from the Code as it opens up the public to a taking of private property if a landowner cannot afford to maintain a historic property to the level the City determines is required.	1	0	5
Ch. 4: Zoning	65	3521	Should be only buildings that have been put on the National register. adding contributing or no contributing buildings is government overreach which should not be allowed, especially on private property.	1	0	5

Ch. 4: Zoning	68	3522	<p>The Historic Overlay at Fort Missoula should be removed or fundamentally revised. While intended to protect history, in practice it has become a barrier to preservation, investment, and community use. The overlay does not protect these structures—it isolates them, ensuring they continue to deteriorate behind layers of red tape and unrealistic restrictions.</p> <p>Historic preservation should not mean freezing a property in time until it falls apart. The City’s own records show that the Old Post Hospital and other Fort Missoula buildings have received little to no ongoing maintenance, and the limited funding available is inconsistent and unsustainable. The overlay has discouraged private owners and developers from reinvesting in these properties by making even minor improvements subject to lengthy, uncertain review.</p> <p>If Missoula truly wants to preserve its history, it must create a path for adaptive reuse and private rehabilitation, not continued decay. Removing the Historic Overlay—or replacing it with a more flexible, incentive-based system—would give property owners a reason to invest in these buildings rather than abandon them.</p> <p>Fort Missoula should be a living, thriving part of Missoula’s future, not a stagnant district of boarded-up structures and missed opportunities. Without change, the overlay will continue to achieve the opposite of its purpose: it will destroy history by preventing its renewal.</p>	1	0	5
Ch. 4: Zoning	69	3523	take out serving eight or fewer	2	0	5
Ch. 4: Zoning	69	3524	take out, except alcohol serving establishments and food truck parks.	2	0	5
Ch. 4: Zoning	69	3543	Residential of any type should be allowed in an existing building or new building to meet the City's housing goals.	1	0	5
Ch. 4: Zoning	70	3525	this currently limits growth severely in the area. The overlay and CD-1 should be taken away. it should be treated the same as the rest of missoula.	1	0	5
Ch. 4: Zoning	80	3350	I understand from speaking with staff that what formerly would be an ADU is now under duplexes. This definition should be expanded to include 2 separate dwelling units on one parcel.	1	0	2
Ch. 4: Zoning	84	3603	Limiting new neighborhood commercial structures to corners is overly proscriptive. If for some reason new midblock businesses create issues then this can be revisited in the future, but for now they should not be restricted.	0	0	3
Ch. 4: Zoning	84	3610	Neighborhood Commercial should not be limited to corner parcels. A cluster of adjoining business, that might develop over time, can and should include, or at least allow, mid block business. What is the reason behind this prohibition? We need neighborhood services in order to meet walkability goals. We need neighborhood services, of many kinds and in a variety of locations, in order to gain smart desity and to lessen car dependency.	0	0	3
Ch. 4: Zoning	85	3419	Requiring parking spaces for cars in LU discripts is furthering car dependency. Remove the requirement.	1	0	5
Ch. 4: Zoning	85	3420	Operations of a neighborhood center should not have the 7am to 10pm constraint. We already have a noise ordinance. Remove this barrier. Or change it to 6am to 11pm at least.	1	0	3
Ch. 4: Zoning	85	3604	Maximum neighborhood business sizes in U-R zones should not be more restrictive than in LU and Rural	0	0	3
Ch. 4: Zoning	93	3010	No parking minimums - excellent change to encourage more homes / more bedrooms!	1	0	2
Ch. 4: Zoning	93	3011	Add D-T to district exemption.	1	0	5
Ch. 4: Zoning	93	3492	From the text below I guess apartments would be considered in the household living category which doesn't require short term bike parking and requires 1 long term space per unit. One long term spot per unit is probably too much. No short term parking is probably too little.	1	0	3

Ch. 4: Zoning	93	3606	Libraries and comparable facilities are ideal candidates for dense areas with multimodal access. This requirement is onerous.	0	0	5
Ch. 4: Zoning	93	3607	Vehicle access for healthcare facilities is better served by handicapped spaces and dropoff zones. Requiring this much parking just makes it more difficult to site healthcare facilities.	0	0	5
Ch. 4: Zoning	94	3421	For 'Religious Assembly', this requirement of a car parking space for every 200 sq ft is way too restrictive and pushes Missoula towards further car dependency. Get rid of this requirement.	2	0	1
Ch. 4: Zoning	94	3614	Minor animal services like grooming are commonly offered out of homes. They are non-disruptive and should be allowed in residential zones.	0	0	5
Ch. 4: Zoning	95	3012	This is a killer for neighborhood groceries. No parking mandates for groceries up to 6,000 sq ft.	2	0	5
Ch. 4: Zoning	95	3013	Coffee shops / retail baked good stores up to 6,000 sq ft should be carved-out and have no parking mandates.	1	0	5
Ch. 4: Zoning	95	3613	Small contractors should be explicitly allowed to host operations in residential zones provided they comply with noise, health, and safety regulations. This will help to make local builders more competitive while giving them more convenient access to clients.	0	0	2
Ch. 4: Zoning	95	3615	Small contractors should be explicitly allowed to host operations in residential zones provided they comply with noise, health, and safety regulations. This will help to make local builders more competitive while giving them more convenient access to clients.	0	0	2
Ch. 4: Zoning	96	3422	Why continue pushing Missoula towards deeper car dependency? More and more travelers arrive to Missoula without a car; they come by plane, bike or a rental car that can be returned and not needed for a Missoula stay. Let the lodging owner decide how much parking to build. We should not require one car parking space per lodging room- that discriminates against people that do not want to rely on a car, and it raises the cost of the room. If you are going to require car parking, then also require lodge owners to charge more for people to park their car and charge less for people that do not bring a car.	1	0	5
Ch. 4: Zoning	96	3605	This is excessive. Offices are well-suited to multimodal access and are common building uses in denser areas. With 1 space required per 500 sf, the parking lot for a 2-story building must be as large as the building itself!	0	0	3
Ch. 4: Zoning	100	3616	This seems overly proscriptive. Separate entrances could help to reduce street disruptions.	0	0	5
Ch. 4: Zoning	100	3617	Some form of temporary outdoor material staging should be allowed in order to facilitate artisan manufacturing and skilled trade businesses	0	0	5
Ch. 4: Zoning	109	3423	Make a distinction and allow bicycle powered food vending all the time with no restrictions ,other than following noise ordinance.	1	0	3
Ch. 4: Zoning	109	3424	and encourage walking carts, with no engines or motors, for food distribution.	1	0	3
Ch. 4: Zoning	115	3170	Also includes cannabis cultivation, medical, scientific or technology-related research establishments that DO NOT produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property. Adding this clarifies and coordinates with the definition of General.	0	0	2
Ch. 4: Zoning	128	3217	Practically speaking, if a neighbor has a fence on a property line, how is a new fence to be installed on the property being developed?	1	0	6
Ch. 4: Zoning	128	3306	Trees and landscaped area in the boulevard should count towards all required landscaping. The property owner is paying for it and maintaining it.	1	0	5
Ch. 4: Zoning	129	3009	These minimums should all be lowered by 5%. We need more homes ... more bedrooms.	3	0	5
Ch. 4: Zoning	129	3302	Should not exceed 15% for Multifamily uses. No requirement for private residential development	1	0	5
Ch. 4: Zoning	129	3303	Should not exceed 15% for Multifamily uses. No requirement for private residential development	1	0	5
Ch. 4: Zoning	129	3304	Should not exceed 15% for Multifamily uses. No requirement for private residential development	1	0	5

Ch. 4: Zoning	129	3305	Should not exceed 15% for Multifamily uses. No requirement for private residential development	1	0	5
Ch. 4: Zoning	130	3620	Only a small percentage of the proposed zoning map consists of U-MU districts. Imposing landscaping requirements there seems unnecessary, and prevents these districts from being utilized at their desired intensity. The same observation applies to D-T	0	0	5
Ch. 4: Zoning	131	3166	Is there a minimum size for the green roof? Or does it need to be the size of the entire roof? Maybe a min. percentage of the entire roof or a min. SF size.	0	0	3
Ch. 4: Zoning	132	3130	This is UNACCEPTABLE! This will essentially eliminate any infill housing projects & appears to be a blatant attempt at cash grabbing by the Parks Dept, cash-en-lieu is 3x the value of required sf per unit. This goes against the entire spirit of the zoning reforms & is the equivalent of down zoning on the majority of infill residential zones. These standards should either be removed completely or only apply to developments of 15 or more units.	2	0	1
Ch. 4: Zoning	132	3167	In Title 20 the activity area was required when 10 or more dwellings. That makes a lot more sense than at 3 or more.	2	0	1
Ch. 4: Zoning	132	3206	I am 100% against the activity area requirement for multi-family projects as it handcuffs developers significantly and pushes their financial burden to their tenants in the form of increased rents to offset the loss of units to accommodate the activity area. However if you are going to require it 10 units (as it is currently) is the absolute minimum that should be required before it's triggered.	2	0	1
Ch. 4: Zoning	132	3425	There is something wrong with this requirement of 'activity area'. Why would the City require 'community gathering' space on private property? The property owner should decide. The role of the City is to look at properly located, publically owned gathering spaces, such as parks, plazas, n'hood centers and community centers. Partnerships can certainly arise too. This requirement amounts to a subsidy for driving- instead of the City making streets our public gathering spaces (as streets are intended to be), the City is letting the streets be car dependent and then forcing the community gatherings onto private property. Please reevaluate.	1	0	5
Ch. 4: Zoning	132	3549	Activity areas should be deleted entirely from the Code. This version is especially troubling as it is a tool for extortion and anti housing in nature. It will crush infill in the city core and is costly to tenants in the short and long term. I am against including Activity Areas in the new zoning code. This is a failed inequitable and unaffordable housing policy that should have been stripped from the code	1	0	5
Ch. 4: Zoning	132	3621	The city has justified the activity area requirement by citing polling which says residents desire recreation space near home, but nowhere did they state that they specifically wanted fragmented spaces on private property. Good public park space would do a better job of satisfying this. The best way to fund park improvements would be through increased tax revenue that would result from new housing construction, not with the proposed cash-in-lieu system. Park funding should not hinder new housing, and activity area requirements should be eliminated.	0	0	5
Ch. 4: Zoning	132	3622	This just inflates required activity space even further. If activity areas must be included (which I don't think they should) they should be able to front public sidewalks directly.	0	0	5
Ch. 4: Zoning	133	3426	instead of forcing the planting of turf grass, allow more natural type features.	0	0	2
Ch. 4: Zoning	133	3427	Concrete and asphalt are killing us and the planet. Quit requiring toxic surfaces. Please do your research and go ahead and state other natural surfaces that are allowed. You can do it! Our health depends upon this change.	0	0	3
Ch. 4: Zoning	134	3428	Make sure you also allow flower planters as barriers to motor vehicles.	0	0	3
Ch. 4: Zoning	134	3429	Oh gosh, get rid of the requirement for 'automated irrigation'! We know how to plant things in Missoula that do not require coal powered water pump systems.	0	0	5
Ch. 4: Zoning	134	3430	This seems onerous to require heavy structures- 2' of soil- on roof top decks- 10% of the deck none the less. Let property owners decide, or maybe encourage, not require, green roofing.	1	0	6

Ch. 4: Zoning	134	3431	Get rid of the 'television' suggestion. How ironic that 'television' is included in the allowed uses that count towards 'activity'!	0	0	3
Ch. 4: Zoning	134	3432	Add a statement that the requirement for parking lot landscaping is removed if: the parking lot is made of permeable pavers. We need to move away from concrete and asphalt parking lots and move towards permeable paving, such as clay brick and other options. Concrete contains mercury and is too energy intensive to make and too expensive, while asphalt is toxic, linked to cancer, heats up the city and planet and needs toxic regular seal coating.	0	0	3
Ch. 4: Zoning	134	3623	.01 acres is three times the size of the required 150 sf activity area. If activity areas must be included (which I don't think they should) then this .01 acre figure should be reduced to 150 sf	0	0	5
Ch. 4: Zoning	134	3624	Parks would be best supported with the increased tax revenue that could result from new housing construction, not from fees which discourage building.	0	0	5
Ch. 4: Zoning	135	3218	What is the intention of reducing the allowed number of spaces between landscaping islands? The existing requirement already creates noticeably more attractive parking lots than in surrounding areas. It seems unnecessary to reduce this and will just drive up project costs. If the intention is to increase the quantity of trees installed with each project, that can be accomplished by adding additional trees in perimeter and general site landscaping areas.	2	0	5
Ch. 4: Zoning	135	3551	Change this back to 135 feet between islands. It is adequate and allows for much improved parking facilities. Solar electricity over parking areas should also not be diminished because of tree requirements. Solar panels keep parking lot heat islands effects lower and equal to mature trees while they provide power at the building so a win win for our community	2	0	5
Ch. 4: Zoning	136	3553	135 feet should be maintained and this should not be reduced in the new code	2	0	5
Ch. 4: Zoning	136	3554	This will just harm parking for housing and mixed use buildings. Delete in its entirety. The more parking that uses the alley as a driving aisle saves thousand of square feet of land from being paved over and this rule would also take away that benefit.	1	0	5
Ch. 4: Zoning	136	3555	Keep as 9 feet measured from the outside of vertical curb face as that is the datum point for laying out the parking facility.	0	0	3
Ch. 4: Zoning	136	3556	Delete trail addition and reduce to 5 feet with a fence, hedge row or wall 30" high.	1	0	5
Ch. 4: Zoning	136	3625	The large size requirements for these landscaping areas will only serve to inflate the size of parking lots. They should be drastically shrunk or eliminated.	0	0	5
Ch. 4: Zoning	137	3433	Do not allow bumpers to extend over sidewalks or trails or into bike lanes- this is too common all over Missoula and must be fixed.	1	0	2
Ch. 4: Zoning	137	3557	Large trees in a parking lot is a bad idea as they get hit by cars and trucks. Smaller trees and/or narrow evergreens should be all that is required on private property.	0	0	2
Ch. 4: Zoning	137	3558	5ft with wall, hedge row or fence 30" high or 10 feet without.	1	0	5
Ch. 4: Zoning	137	3559	Delete. No perimeter parking lot landscaping should be required for densifying the city.	1	0	5
Ch. 4: Zoning	138	3219	Does this apply to parking spaces installed along an alley that back into the alley? This would essentially eliminate 2-3 possible parking spaces in that scenario. Suggest smaller buffer for alley parking.	1	0	2
Ch. 4: Zoning	138	3626	These are all too wide and should be reduced or eliminated.	0	0	5
Ch. 4: Zoning	139	3560	They should be allowed on Street side parking lot as infill lots will not have much choice as the land is providing housing to the greatest extent.	0	0	5
Ch. 4: Zoning	139	3561	Delete this. It is going to cause the death of some poor soul digging holes around a lot of buried power lines.	1	0	6
Ch. 4: Zoning	140	3434	Remove requirement for 'automated underground irrigation'. We know how to steward plants in Missoula without the required need for electricity. Or, state that other water systems are acceptable, such as gravity fed, onsite rain collection... and sometimes hand watering to establish plants is all that is needed.	2	0	2

Ch. 4: Zoning	140	3562	Delete as this provides no public health and safety. It does provide land for noxious weeds to grow.	1	0	5
Ch. 4: Zoning	140	3563	Delete this. Mulch can be recycled glass, rock/mineral, rubber, organic materials, or vegetation ground cover. Leave it at that and delete all other text in (d)	1	0	5
Ch. 4: Zoning	140	3564	No public or safety provided in this rule. Delete 7 in its entirety.	1	0	5
Ch. 4: Zoning	141	3435	Who defines 'orderly' landscaping? Let it be wild! No more 'neat and tidy' rows. Permaculture and health do not fit into predetermined boxes.	1	0	2
Ch. 4: Zoning	141	3436	Everything is dying and living at the same time. Leave the leaves please.	0	0	5
Ch. 4: Zoning	141	3437	To become less car dependent, please reverse this requirement, and round '1/2 or more' down, not up.	2	0	3
Ch. 4: Zoning	141	3608	To clarify: the suggestion, for calculating car parking spaces, is to round .5 _down_ to the next lowest whole number	0	0	3
Ch. 4: Zoning	141	3627	This should be extended to include D-T, and ideally U-MU zones. It does not make sense for full parking requirements to begin immediately at the D-C/D-T boundary	0	0	5
Ch. 4: Zoning	142	3198	Is this weekdays and weekends?	1	0	3
Ch. 4: Zoning	142	3398	what is "The Manual"? perhaps being a little more specific as well as providing a link would be useful.	0	0	2
Ch. 4: Zoning	142	3438	Too restrictive. Business should be allowed to use parking spaces for fairs, sports, gatherings, etc.	2	0	5
Ch. 4: Zoning	142	3439	Change from 500' to 1000'. People are willing and able to walk the length of 3 football fields to catch a bus. It's pleasant and active and healthy!	1	0	3
Ch. 4: Zoning	142	3565	60 minutes	1	0	5
Ch. 4: Zoning	142	3628	Include potential reductions for extra bicycle parking.	0	0	5
Ch. 4: Zoning	143	3220	This may not be feasible for narrow townhome lots not served by an alley. Suggest exemption of reanalysis.	2	0	5
Ch. 4: Zoning	143	3399	This is severely limiting specifically for townhome developments on corner lots where the majority of driveways need to be located on side streets. consider aligning with front yard.	1	0	5
Ch. 4: Zoning	143	3566	Delete this is address in another section.	1	0	5
Ch. 4: Zoning	143	3567	Delete - this is not how Missoula is developed nor how the public wants to park at a building. The public wants to park as close to the entrance as they can. City staff should have to park behind Walmart and Costco or be fined until they learn the obvious lessons everyone else in town understands.	0	0	5
Ch. 4: Zoning	143	3568	Delete this. This will only limit infill of commercial and residential in the city going against the intent of densifying the urban core.	1	0	5
Ch. 4: Zoning	143	3569	Delete	0	0	5
Ch. 4: Zoning	143	3629	This just inflates the land area required for parking and complicates building siting. It should be removed.	0	0	5
Ch. 4: Zoning	143	3630	If the visual impact of parking is a concern, then parking requirements should be reduced. These rules just complicate building siting.	0	0	2
Ch. 4: Zoning	144	3570	No Max	0	0	5
Ch. 4: Zoning	144	3571	No Max	0	0	5
Ch. 4: Zoning	144	3572	No Max	0	0	5
Ch. 4: Zoning	144	3573	No Max as all of a single family or townhomes parking is in the driveway which is one yard which usually faces the street	0	0	2
Ch. 4: Zoning	144	3574	No Max as all of a single family or townhomes parking is in the driveway which is one yard which usually faces the street	0	0	2
Ch. 4: Zoning	144	3575	No Max as all of a single family or townhomes parking is in the driveway which is one yard which usually faces the street	0	0	2
Ch. 4: Zoning	144	3576	No Max as all of a single family or townhomes parking is in the driveway which is one yard which usually faces the street	0	0	2
Ch. 4: Zoning	144	3577	No max as this should allow for maximum benefit of infill housing above all else.	0	0	5

Ch. 4: Zoning	144	3578	No max as this should allow for maximum benefit of infill housing above all else.	0	0	5
Ch. 4: Zoning	144	3579	Delete this table as it will limit housing solutions and neighborhood serving commercial uses. It also does not meet what exists in the built environment making all of Missoula businesses non-conforming limiting future economic growth and employment opportunities.	0	0	5
Ch. 4: Zoning	144	3580	Delete this table as it will limit residential infill only and that goes against the goals of the Long Range Plan and Housing needs of the community.	1	0	5
Ch. 4: Zoning	145	3443	Let's find ways to phase out all drive thru facilities; Drive thru facilities result in an extra exit lane across pedestrian ways, causing extra danger (even at low speed); We should also look for ways for the drive thru to utilize existing ingress and egress and not cause an extra crossing of the walk way.	0	0	4
Ch. 4: Zoning	146	3444	This shows an extra danger to pedestrians posed by the exit of the drive-through facility. We should find ways to mitigate or remove the danger. Maybe we can transform drive-throughs into walk up windows over time, and even give some incentive to do so.	0	0	4
Ch. 4: Zoning	146	3581	Delete all Bicycle storage requirements and Long term bike parking entirely. Define what is reasonable for short term bike racks and leave it at that to promote meeting the city's housing goals for more dwelling units and affordable housing for all. Long term bike parking cost more per bike than a paved stall per car which takes away affordable housing from citizens.	0	0	5
Ch. 4: Zoning	147	3004	Excellent addition to the zoning doc.	0	0	2
Ch. 4: Zoning	147	3005	Single post or extremely narrow "staple" racks should not be approved. They do not hold up bikes adequately. The bikes fall over. Three feet minimum width for staple / or circle racks.	0	0	5
Ch. 4: Zoning	147	3582	These racks work great is you have cable or U-bar locks. Keep these.	0	0	5
Ch. 4: Zoning	147	3583	Get rid of this. Building owners and tenants do not like looking at abandoned falling apart bikes by their entrances. "100 feet from an entrance" is adequate for the need and location requirements.	0	0	5
Ch. 4: Zoning	147	3609	There is a process for removing abandoned bicycles. Removing abandoned bikes is better than removing the requirement for convenient bike parking.	0	0	2
Ch. 4: Zoning	148	3584	Delete in its entirety as it takes away affordable housing solutions. Long term bike stalls cost more per bike than a car stall. This takes away equity to those that need cheaper rent over luxury bike stalls for the wealthy bike owner.	0	0	5
Ch. 4: Zoning	148	3585	6 feet should be the rule. Missoula has old river banks in the city core that need to be addressed in limited amounts of land.	0	0	5
Ch. 4: Zoning	149	3308	Setbacks should be measured to the foundation of the building not the closet portion of the building. Nobody knows where the trim sticks out when designing a building. They know where the structure should be placed which is the foundation of the building.	0	0	6
Ch. 4: Zoning	149	3309	this is defined in terms. Delete this.	0	0	2
Ch. 4: Zoning	149	3310	Show the setback lines. Nobody is going to understand the diagram.	0	0	3
Ch. 4: Zoning	150	3006	Good !	0	0	2
Ch. 4: Zoning	150	3007	Excellent !	0	0	2
Ch. 4: Zoning	150	3311	Noncombustible balconies may extent within 3 feet of property line	0	0	5
Ch. 4: Zoning	150	3312	They should be allowed to have foundations as this is historically accurate	0	0	2
Ch. 4: Zoning	150	3313	Good	0	0	2
Ch. 4: Zoning	150	3314	This should be allowed for existing buildings but not new buildings. Life safety is the primary goal of zoning.	0	0	2
Ch. 4: Zoning	150	3315	Allowed to property line	0	0	2
Ch. 4: Zoning	150	3316	This should be allowed for existing buildings but not new buildings. Life safety is the primary goal of zoning.	0	0	2
Ch. 4: Zoning	150	3317	Residential compressors can be at least 5 feet tall. These should also be allowed	0	0	5

Ch. 4: Zoning	150	3319	12" on side yards and 24" on the front yard and to the property line on the rear yard setbacks. These are less than 30" tall so the handrails just needs to clear the property line.	0	0	5
Ch. 4: Zoning	150	3321	Just leave this as Window Wells are exempt. Who cares if they are big, small or medium, attached with concrete, steel or wood. They add to the Life safety of the building . They should just be allowed.	0	0	6
Ch. 4: Zoning	151	3008	Provisions should be added for gable and hip roof facets of 6/12 pitch or more to extend above the max heights.	1	0	3
Ch. 4: Zoning	152	3207	Does this include doors? According to the Figure 4.10.03-1 below it appears that it does but there is no mention of doors in this requirement as currently written.	0	0	1
Ch. 4: Zoning	152	3221	What about sunken loading docks or basement garage doors?	1	0	5
Ch. 4: Zoning	152	3222	Why?	2	0	2
Ch. 4: Zoning	152	3322	Who care how big the stair well is? It is just not counted.	0	0	6
Ch. 4: Zoning	152	3327	Fabric canopies above an occupied roof should be added. Guards should be added in general. Planters above the roof should be added. Mechanical Penthouses should be added.	0	0	2
Ch. 4: Zoning	152	3329	Only power lines that have a filed easement on the subject property. If the power company runs a line over someone else's property because it was easy and they were lazy should not hurt the property owner. Most power lines do not have an easement on file nor does the property owner believe they have a right to their private property.	0	0	4
Ch. 4: Zoning	152	3330	There should be no transparency rule as this does not provide any health or life safety, or affordable housing. Delete in its entirety.	0	0	5
Ch. 4: Zoning	152	3331	Delete in its entirety as it provides no health and life safety, it takes away equity and affordable construction.	0	0	5
Ch. 4: Zoning	152	3332	Delete in its entirety as it provides no health and life safety, it takes away equity and affordable construction.	0	0	5
Ch. 4: Zoning	152	3333	Delete in its entirety as it provides no health and life safety, it takes away equity and affordable construction.	0	0	5
Ch. 4: Zoning	152	3334	Delete in its entirety as it provides no health and life safety, it takes away equity and affordable construction.	0	0	5
Ch. 4: Zoning	153	3335	Delete in its entirety as it provides no health and life safety, it takes away equity and affordable construction.	0	0	5
Ch. 4: Zoning	153	3336	Delete in its entirety as it provides no health and life safety, it takes away equity and affordable construction.	0	0	5
Ch. 4: Zoning	154	3441	Thank you for adding riparian zone protections in the city! These are essential areas for our natural resources, wildlife, and human health and happiness and require further protections. The closer you match the County's riparian buffer widths, the better.	0	1	3
Ch. 4: Zoning	155	3340	I would exempt the Clark Fork in the Downtown area as that is developed to the river.	0	1	5
Ch. 4: Zoning	155	3341	100 feet though the developed portion of town is far to large. In undeveloped areas and public land fine. This needs to be significantly scaled back in developed portions of town	0	1	2
Ch. 4: Zoning	159	3351	Clarify that this does not prevent constructing a second dwelling as a duplex (formerly ADU) if the pre-existing building is non-conforming as long as the new dwelling meets all applicable zoning standards.	0	0	2
Ch. 4: Zoning	162	3364	I do not see the public benefit of not allowing a TED on previously undeveloped land. If more housing is the goal then a TED should be allowed anywhere to meet the housing crisis.	0	0	2
Ch. 4: Zoning	163	3367	I think this is wrong and should be changed to meet the goals of our city. If we are to have Mixed use neighborhoods a component of commercial use should be allowed in a TED or if a TED can provide a better solution for development then it should be allowed for all use types.	0	0	5
Ch. 4: Zoning	163	3368	Delete FAR as it only harms affordable and equitable residential development.	0	0	5
Ch. 4: Zoning	163	3369	I think this dwelling unit count should be amended. If an Multifamily building is a part of the TED that should be encouraged not discouraged. If you want to limit single family development to 20 dwelling units that is fine as they are not affordable to the majority of the citizens. All all other residential use types to be much higher in density.	0	0	5

Ch. 4: Zoning	163	3370	Neighborhood Commercial and Multifamily developments should be allowed in a TED, as of right, to provide more equitable and affordable housing solutions for the City.	0	0	5
Ch. 4: Zoning	163	3371	There is no reason to make any current TED's Non-conforming if anything TED's should be more flexible to provide greater housing opportunities and Mixed-use neighborhoods.	0	0	6
Ch. 4: Zoning	163	3372	A Multifamily building, and Neighborhood commercial use should be allowed in any TED to provide more housing solutions and walkable neighborhoods.	0	0	6
Ch. 4: Zoning	163	3373	Unless site typography or waterway limits the ability to provide economical access.	0	0	5
Ch. 4: Zoning	170	3377	Zoning Officer. Citizens should be presumed innocent not guilty.	0	0	2
Ch. 4: Zoning	170	3378	Delete line 2. The responsibility for proving non-conformance should be on the city not the Landowner.	0	0	6
Ch. 4: Zoning	170	3379	Add historic records as an option. Especially in older parts of Missoula the city records are in error and a Historic record of the property may be the most accurate.	0	0	2
Ch. 4: Zoning	170	3380	Adoption of this code	0	0	2
Ch. 4: Zoning	171	3381	Can a non-conforming building be replaced to match if it burns down? If not this could be a huge insurance issue as many policies pay to replace but not to replace with a different building.	0	0	2
Ch. 4: Zoning	171	3382	If we want infill then there should be no lot width and area rules that could create a non-conforming lot. I suggest deleting this section entirely so more equitable and affordable housing can be built in the urban areas of Missoula.	1	0	5
Ch. 4: Zoning	172	3495	These rules appear to be designed to address a non conforming setback. I'm not sure how they would apply in UMU and D zones that require a build to line rather than a setback. Could you just continue to attach area to the building without reaching towards the build to requirement? Is there any maximum amount of addition that would trigger the need to eliminate the non conforming building? Given that UMU and D zones would make most existing buildings non conforming this section needs to be made super clear.	0	0	1
Ch. 4: Zoning	173	3395	I think this time period may need to be increased as insurance companies can drag the approval process out more than 24 months. I think possibly just giving notice to replace could be issued by the owner within 24 month, then 4 years may be closer to what is needed to get the structure built.	0	0	5
Ch. 4: Zoning	173	3396	I think allowing a historic use for a property should be allowed at any time. Say a restaurant or neighborhood bar closes and becomes a tax processing business for three month. A Bar or restaurant then wants to move into the space but that is the non-conforming use, it should be allowed again as it is the historical use for the building. I think the public would support that.	0	0	6
Ch. 4: Zoning	180	3445	Billboards degrade the quality of life in Missoula, and distract drivers causing danger to everyone. The scale is so far out of whack for the city that all billboards in the City limits need to be removed within one year of adoption of this code. A one year extension can be given if undue hardship is shown. It is down right embarrassing to have billboards at places like Russell/3rd, Orange St. and other locations in the City.	0	0	6
Ch. 4: Zoning	187	3397	I think the owner of the building should have the final say and not the HPO or Planning board. This is not a public building and murals are a great way to bring back life to a blighted area.	0	0	2

Section	Page	Comment #	Comment	Agree	Disagree	Comment Response ID
Ch. 5: Subdivision	5	3223	Does this mean that a boundary line relocation between existing parcels will need to show compliance with the subdivision regulations? It seems like that's a zoning issue i.e. not creating parcels that don't comply with the zoning district. Most of the subdivision regulations are not applicable to exemptions from subdivision.	0	0	2
Ch. 5: Subdivision	9	3224	Functionally, a private street within a public access easement would just be a public street.	0	0	6
Ch. 5: Subdivision	10	3225	Short courts are functionally driveways. They shouldn't have public access easements.	0	0	6
Ch. 5: Subdivision	20	3442	This will be best served if there is some kind of definition of what entails critical wildlife habitat. Without that, it will be too easy to deem something not critical, thereby making this irrelevant.	0	0	2
Ch. 5: Subdivision	23	3527	Pre developed land should not be included.	0	0	5
Ch. 5: Subdivision	24	3526	Pre developed land should not be included.	0	0	5
Ch. 5: Subdivision	34	3134	This is not the submittal process. The Missoula County Clerk & Recorder would appreciate being involved in drafting procedures to correctly reflect how the City processes plats and surveys.	0	0	6
Ch. 5: Subdivision	34	3135	This is done at the time of recording. Not at submittal.	0	0	6
Ch. 5: Subdivision	42	3136	What does "file" mean? If that is intended to be with the Clerk & Recorder, this must be deleted as this should not happen before the final plat is filed.	0	0	6
Ch. 5: Subdivision	47	3137	Items 7 and 9.b are redundant.	0	0	6
Ch. 5: Subdivision	50	3138	See above. This outlines a different process than Final Plats, when they are identical in practice.	0	0	6
Ch. 5: Subdivision	51	3139	Add other possible approvals. There may be exclusions approved by the HD, or the tract may be exempt from MSIS.	0	0	6
Ch. 5: Subdivision	51	3140	Deeds effectuating transfer (if applicable) should be included.	0	0	6
Ch. 5: Subdivision	51	3141	It appears that this section is generally incomplete.	0	0	6
Ch. 5: Subdivision	52	3459	Add clay roof tile to the Class A list; clay is local and sustainable.	0	0	3

Section	Page	Comment #	Comment	Agree	Disagree	Comment Response ID
Ch. 6 Infrastructure Improvements	4	3547	How are "public facilities" defined? Should this say "utilities" instead?	0	0	6
Ch. 6 Infrastructure Improvements	5	3131	Does this apply to single-family homes? This could be very onerous to small projects and single homeowners - for example, if someone owned a corner lot and wanted to build a house, would they then need to replace handicap ramps at the adjacent intersection if they were deficient? Suggest adding additional stopboards on this; could quickly become onerous for homeowners looking to build or upgrade their house.	0	0	5
Ch. 6 Infrastructure Improvements	5	3357	Matt, thanks for the comment. Yes this would apply to single family homes. I'm looking into your example question about ADA corner ramps and will get back to you soon. Thanks, Ross	0	0	5
Ch. 6 Infrastructure Improvements	7	3446	We should also acknowledge that this land was in some regards forcefully taken or stolen or claimed from others.	0	0	4
Ch. 6 Infrastructure Improvements	7	3447	Any ROW vacation needs seriously vetting by agencies and also the public, to see if a walk/bike trail should be retained. The reviewing agencies should include Public Works, the Bike/Ped Office, the Bike/Ped Advisory Board, Parks, Parks board, and others.	0	0	2
Ch. 6 Infrastructure Improvements	7	3588	Add when Traffic Impact Study (TIS) may be required.	0	0	2
Ch. 6 Infrastructure Improvements	18	3448	Add a requirement that all proposed street names that are named after a person shall have due diligence done in order to ensure that the name is fitting of an inclusive and accepting community and is not discriminating. There are times in the past that we have failed in this regard as a community. One example is Mullan road, as John Mullan was a self admitted racist. We should look to change Mullan road (and all things 'Mullan') to Mullein (the local, sacred plant with health benefits).	0	0	4
Ch. 6 Infrastructure Improvements	27	3449	Remove this 20' minimum paving requirement; Some cars are really short and this is a waste of money and resources to require such a long driveway; Longer vehicles by visitors can and should park on the street.	0	0	5
Ch. 6 Infrastructure Improvements	27	3450	Remove the 12' wide paving requirement for longer driveways; cars do not get wider as they travel along driveways. Paving over our valley land is hurting all of us and we must be more respectful.	0	0	5

Ch. 6 Infrastructure Improvements	27	3451	Where is the mention of ribbon driveways?? This is a great technique to minimize costs, protect the land, reduce toxins, make housing more affordable, reduce heat island effect and make our city scape more pleasant. Two 'ribbons' of 12" or 16" in width are often all that is needed instead of one big slab. The University district has many existing ribbon driveways. There should be incentive for ribbon driveways. Cars have two tracks, and that is all that is needed for a driveway. Little bits of oil or gas that drips into the soil are neutralized by microbes. Let the owner decide if they want a wider ribbon, that also serve as a sort of walkway. The two ribbons can be stone or clay paver. Our group has laid these down. No weed barrier is needed and plastic weed barrier should be prohibited. No steel or plasitc edge is needed although the owner can decide. No pre emergent toxic herbicide is needed and should be prohibited. Sustainable driveways are possible.	0	0	3
Ch. 6 Infrastructure Improvements	30	3354	ADD: "1. a. All required vehicle queuing / stacking capacity shall be fully provided for on-site."	0	0	2
Ch. 6 Infrastructure Improvements	30	3452	Drive-Throughs should be prohibited in Missoula, or at least strongly discouraged. There is an extra breech of the pedestrian way with every new drive-through. Pedestrians face a tough time already with the danger of cars/trucks. Encourage walk up windows instead.	0	0	2
Ch. 6 Infrastructure Improvements	31	3453	Concrete and asphalt are two of the most toxic sustances know to human. We need to diversity, with clay pavers (not concrete pavers), stone, and other natural materials. See the parking area at the north end of Woodland Drive for an example of a beautiful clay paver parking zone. Water goes thru, the heat island effect is reduced and long term costs are greatly reduced. Let's have a big push, in the community, to move away from asphalt and concrete.	0	0	3
Ch. 6 Infrastructure Improvements	31	3454	'Diversify' not 'Diversity' in my comment. Excuse the typo- forgot to proofread in the excitement of talking about clay pavers.	0	0	3
Ch. 6 Infrastructure Improvements	31	3455	Any fees tied to paving should be much higher for impervious surfaces such as concrete and asphalt, and much lower for permeable pavers such as clay pavers. Note: the pavers should generally be vitrified in order to not crack in freeze thaw conditions. Face brick from old buildings will not last long in the ground, maybe only a few years.	0	0	4
Ch. 6 Infrastructure Improvements	34	3215	Is this not a change of the current code set backs? Requiring people to move existing fencing?	0	0	2

Ch. 6 Infrastructure Improvements	34	3358	Hi Kelly, thanks for your comment. This is not a change from our current standards. And it only applies to new fences being installed where public sidewalks currently exist. So if you are not installing a new fence, this would not apply. Thanks, Ross	0	0	6
Ch. 6 Infrastructure Improvements	34	3361	reference consistency: all other references seem to designate "Rear Yard", save here where "Back Yard" is used, maybe consider changing this to "Rear Yard" or declare "Rear Yard " and "Back Yard" to be equal	0	0	2
Ch. 6 Infrastructure Improvements	36	3456	Chain link fences should be discouraged and chain link fences that have the links protruding above the top rail should be prohibited. Deer, upon jumping chain link, often get their legs caught in chain link fences that have links higher than the top rail. The proliferation of fences in Missoula is a topic worth talking about; as people add fences, then traffic noise is directed into the homes and yards of neighbors.	0	0	4
Ch. 6 Infrastructure Improvements	38	3216	This diagram is supposed to show fence height parameters and does not.	0	0	3

Section	Page	Comment #	Comment	Agree	Disagree	Comment Response ID
Ch. 8 Definitions	10	3227	Delete this commentary as it is worded to discriminate against infill as has been shown in the past by similar regulatory verbiage. A dwelling unit should be as Defined by the building code and no zoning officer should be able to change the intent of the building code adopted by the State of Montana. PS a garage may have a 220V outlet for equipment or Brewing beer. A home may have a basement kitchen for canning in the summer months and that does not make it a dwelling unit. A home Bar or Mancave or She Shed may have counters, sinks and refrigerator/ kegerator, microwave and it does not make it a dwelling unit.	0	0	5
Ch. 8 Definitions	11	3228	Can also be known as a Design Professional	0	0	5
Ch. 8 Definitions	4	3229	That is not a basement by the Building Code. Basement should be as defined by the building Code. This affects sites with slopes and will take away housing options as it will limit FAR area even though the building code will define the area as a basement.	0	0	2
Ch. 8 Definitions	4	3230	Foundations and the amount of glazing has nothing to do with a Bay Window. Historically Bay windows had foundations and that should remain plausible. A window being required is fine but not an area as that just causes pollution, takes away privacy and reduces the security of the space on the inside of the window. No public safety in the glazing rule. only a public hazard.	0	0	5
Ch. 8 Definitions	5	3231	What is the point of this definition?	0	0	6
Ch. 8 Definitions	6	3232	Delete from the Code as it is irrelevant to public health and safety.	0	0	5
Ch. 8 Definitions	6	3233	Delete from the Code as it is irrelevant to public health and safety.	0	0	5
Ch. 8 Definitions	8	3234	Courtyards are not typically landscaped though some landscaping may be included. I recommend deleting Landscaping as it is irrelevant to the definition.	0	0	5
Ch. 8 Definitions	9	3235	A person "or entity"	0	0	5
Ch. 8 Definitions	9	3236	Is this standing on the uphill or downhill side? I think you should measure from median grade at the base of the tree or planter if the tree is in a planter.	0	0	5
Ch. 8 Definitions	10	3237	So a sidewalk which is non-motorized is a Driveway now? Vehicles (bike, skateboard, unicycle, hoverboard) drive on sidewalks and trails and are considered pedestrian by the State.	0	0	5
Ch. 8 Definitions	11	3238	Why is Architect not defined? If the intent is a Design Professional than an Architect and Engineer are both Design Professionals under code and state law. Remove Engineer and replace with "Design Professional" everywhere.	0	0	5
Ch. 8 Definitions	11	3239	So an Equipment Enclosure do not include RTU and mechanical enclosures? What does wireless services have to do with an Equipment Enclosure?	0	0	5
Ch. 8 Definitions	11	3240	So excavating for a basement is not Excavation under the UDC? I think the definition should be broader and should have exclusions on private property. If I excavate for a landscape feature that is not excavation? What if I carve out the side of a hill to make a flat spot on my land is that not Excavation?	0	0	5

Ch. 8 Definitions	11	3241	I think there is an entire trade of contractors that would dispute this narrow definition	0	0	5
Ch. 8 Definitions	11	3242	Only "Wall" planes? If I have only a window or glass facade it is not defined as a facade? I am pretty sure a facade is a "view" of a building perpendicular to the building. It includes roof elements, windows, walls, doors, balconies, decks, railing, and other items visible.	0	0	5
Ch. 8 Definitions	11	3243	No public safety or welfare in this term. Remove in its entirety from the UDC.	0	0	5
Ch. 8 Definitions	12	3245	Retaining wall should be defined independently as it is applicable on its own in many regulatory areas.	0	0	6
Ch. 8 Definitions	12	3246	Rename to "Flashing Sign" There are way more "flashing" definitions in life. Flashing for a roof, flashing for a gutter, a diverter of water is a "flashing"	0	0	6
Ch. 8 Definitions	12	3247	Should not include exit Enclosure or Shaft areas.	0	0	5
Ch. 8 Definitions	12	3248	Delete. This does not provide public health or safety. It is a tool of inequity to limit unaffordable housing solutions by limiting dwelling unit size to fill the need of Missing Middle residential units.	0	0	5
Ch. 8 Definitions	13	3249	This cannot just be left in the definition of a Fence?	0	0	6
Ch. 8 Definitions	6	3250	The face of a buildings foundation or an imaginary line representing the vertical projection of upper story(s) exterior building wall	0	0	2
Ch. 8 Definitions	11	3253	See Constructed and maybe tie in what you want with signs. Delete everything else.	0	0	5
Ch. 8 Definitions	13	3254	A parking garage is not a "Garage" by definition? I would redefine this to be accurate of what it actually is to the public. Possibly: "A structure enclosed on 3 or more sides to house, protect or enclose around a vehicle.	0	0	2
Ch. 8 Definitions	13	3257	As defined by the building code for the story at grade plane and not defined as a basement or story above grade plane.	0	0	2
Ch. 8 Definitions	14	3258	Add "Habitable space must be conditioned to quality as Habitable Space." Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces as defined under the current building code.	0	0	2
Ch. 8 Definitions	14	3260	I do not think you want Household defined or included in the code. Looks like a place to discriminate against equitable housing solutions.	0	0	2
Ch. 8 Definitions	15	3262	Remove legible as that is capricious	0	0	5
Ch. 8 Definitions	15	3263	So landscape / landscaping cannot be the preservation of native lands? I think this needs to be corrected	0	0	2
Ch. 8 Definitions	15	3264	and cannot be proven otherwise by the municipality. The municipality is responsible to prove a use, building, structure, parcel or sign is unlawfully established or they shall be by default lawfully established.	0	0	5
Ch. 8 Definitions	16	3265	What if the lot is not on a street?	0	0	2
Ch. 8 Definitions	17	3266	I would delete "bike" I think a multi-modal lane has more potential than a bike only lane.	0	0	1
Ch. 8 Definitions	17	3267	Define large? more than 1000 s.f., 5000, s.f. or is 50 f.t. and larger ?	0	0	1

Ch. 8 Definitions	18	3268	A historic building is a Natural Environment? It is an object. I do not see why a historic building or structure would be included. Exclude them	0	0	5
Ch. 8 Definitions	18	3269	I believe e-bike are considered pedestrian by state law. That could make them non-motorized transportation.	0	0	5
Ch. 8 Definitions	18	3270	two sides	0	0	5
Ch. 8 Definitions	18	3271	two	0	0	5
Ch. 8 Definitions	18	3272	above a guard or rail to the underside of a roof or sky.	0	0	5
Ch. 8 Definitions	19	3273	Why have two definitions for basically the same thing. Outdoor display and or Sales area.	0	0	5
Ch. 8 Definitions	19	3274	These should be illegal and deleted from the Code.	0	1	5
Ch. 8 Definitions	19	3275	This is how they are defined in the building code. "The part of any wall entirely above the roof line." I would match the building code as they may be required and the building code will rule over the zoning code for life safety.	0	0	2
Ch. 8 Definitions	19	3276	Why Zoning? This should be a definition across the UDC for continuity. I think it could include at an owner's discretion multiple ownership. If several owners want to join together do something on their parcel I do not see why that wouldn't be allowed.	0	0	2
Ch. 8 Definitions	20	3277	So you cannot have a Private Park? Why not?	0	0	5
Ch. 8 Definitions	20	3278	Why not just refer them to garage?	0	0	5
Ch. 8 Definitions	20	3279	Why does the city have to approve it? If you are not regulating private parking then what it is paved with that doesn't contribute to dust should be allowed.	0	0	5
Ch. 8 Definitions	20	3280	A person is not a corporation, association or partnership. It is a human being and only one of them.	0	0	5
Ch. 8 Definitions	20	3281	Delete children. I can see an adult playground or disabled playground for many groups of people. It is just a space for recreation.	0	0	5
Ch. 8 Definitions	20	3282	Delete. Just refer to Primary Building.	0	0	5
Ch. 8 Definitions	21	3283	If I have a 80-unit multifamily building and a shopping center on a parcel which one is the Primary building and structure? Does this even have a point outside of deciding what is accessory? I can have a house with an RV/car garage and it will more than likely be larger than the house which is the primary use. I can also have a business with a warehouse accessory to it yet the warehouse is bigger in area, size and volume. You need to put more thought into this. I suggest "The primary building or structure is the owner defined building and use on a parcel."	0	0	5
Ch. 8 Definitions	21	3284	Delete, It has no relevance for health and safety and is strictly used to take away equity and affordable housing and business opportunities.	0	0	6
Ch. 8 Definitions	21	3285	Delete, I suggest "The primary use is the owner defined use designated on a parcel."	0	0	5
Ch. 8 Definitions	21	3286	delete "Under single ownership or control"	0	0	5
Ch. 8 Definitions	18	3289	I know it's redundant, but I think the word natural should be added. "The natural physical condition...." Without that it could just be an existing condition, natural or not.	0	0	2

Ch. 8 Definitions	7	3290	These are elements of the conservation easement, or can be included in some, but I think a more simple definition may be better? Maybe something similar to: A conservation easement is a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. Also known as a conservation restriction or conservation agreement, a conservation easement is one option to protect a property for future generations. Conservation easements ensure that land remains in its current state long after the original owners no longer own it. By agreeing to restrict the development rights for a parcel of land, landowners guarantee that it will remain in a prescribed state for a fixed period of time (often perpetual) while receiving tax benefits.	0	0	2
Ch. 8 Definitions	11	3291	May just add that encroachments can also bleed onto other properties, private or public.	0	0	2
Ch. 8 Definitions	15	3292	maybe add, "function, stability, structure, etc." - landscaping can be soft and/or hardscape and provides much more than just aesthetics. Also mitigates urban heat island effect, provides animal habitat (urban or otherwise), pollinator corridors/islands, etc. Related to the other comment, landscaping can also be native plantings, soils, rock, or other materials.	0	0	2
Ch. 8 Definitions	19	3293	..."historic, agricultural, cultural, or scenic..."	0	0	2
Ch. 8 Definitions	22	3294	Delete. You only need to define fence once.	0	0	5
Ch. 8 Definitions	23	3295	I think you have way to many definitions for Solar power	0	0	5
Ch. 8 Definitions	30	3296	Duplicated See construction	0	0	5
Ch. 8 Definitions	32	3298	Utility Tower - Towers are far more than just the utility tower in this discretion. If you are defining a term it is for the entire code and not one department any longer.	0	0	2
Ch. 8 Definitions	32	3299	Delete. This has not public health and safety purpose in the code. Only inequitable rules that create unaffordable development harming the citizens of the city.	0	0	5
Ch. 8 Definitions	34	3300	Accessory buildings do not have a Yard? I would remove "primary" as it does not add clarity.	0	0	5
Ch. 8 Definitions	34	3301	Why not "furthest projection of the structure"?	0	0	2

Engage Missoula Comments Received on Draft Unified Development Code Between October 29th and November 12th, 2025

Comment	Comment Response ID
<p>The thing that is most striking about the zoning plan which will go to the City Council in December is how quickly and shamelessly it is being rammed through. The original document which it supposedly supports, The Missoula 2045 Land Use Plan, is a long and carefully written plan for Missoula's future based on years of study and public input. The plan contains important goals for future land use for Missoula which are ignored completely in the knife-edged zoning plan which seeks only to build as many additional housing units as possible. One example is Policy Objective #4, Identify historically and culturally sensitive places and landscapes. This critical goal states, "Missoula is grappling with significant challenges in preserving its historic and culturally significant sites, which are essential for understanding Missoula's story and maintaining community identity.... Historic preservation is vital for maintaining cultural identity and continuity of communities. By preserving and cherishing our historic sites, we honor our past, enrich our present, and secure our future." In 1999, the National Park Service and the Montana State Historic Preservation Office officially designated 20 blocks of the Lower Rattlesnake as a Historic District in the National Register of Historic Places. These 20 blocks—from Pierce to Monroe (East-West) and Elm to Vine (North-South)—align with Policy Objective #4. One of eleven historic districts in Missoula and consisting of well-maintained working-class homes which were built primarily between 1900 and 1950, this area deserves recognition and protection. But it does not receive recognition or protection in the proposed zoning plan. Eighteen of the twenty blocks are scheduled to be zoned high density. Three of the blocks are to be U-R4, which allows four-story apartment buildings with no maximum number of units. It is disingenuous in the extreme to rhapsodize about historic preservation while putting a bulldozer target on the back of an area already designated historic. The zoning plan is an imperfect plan that will disfigure our beautiful city permanently. The decision to adopt it needs to be delayed and the period for public comment needs to be extended. The plan needs work! Historic areas like the Lower Rattlesnake need to be preserved and not used simply as acreage to put high density housing.</p>	5
<p>I have lived for the past 10 years on the corner of Monroe and Poplar, directly accros from the Alpha East apartments. My house was designed by AG Gibson, the same architect that built the Missoula Court house and many original buildings on the UM Campus. This is a part of the Lower Rattlesnake Historic District, of which one of the jewels is Greenough Park. The family that lived in my house for multiple generations ran the Hughes Brothers Farm in the Hell Gate valley, this probably contributes to the designation of Missoula as "The Garden City". The neighborhood is one of the most intact and deserves preservation for the cultural identity of Missoula.</p> <p>I have had multiple instances of problems with the Alpha East apartments, including property damage due to contractors plowing their snow (for years!) into salty mountains on my property, a hit-and-run of my truck where the person drove right to their apartment across the street. Vehicles, RV's, boats, motorcycles parked literally for years without moving both in the lot and on all the surrounding streets, constant abandoned vehicles, drug busts, domestic violence, etc.</p> <p>Now the proposal is to create U-R3 High Density housing with huge buildings in a historic neighborhood, completely changing the historic character of the neighborhood, increasing traffic and declining quality of life for residents who have made their home in the Lower Rattlesnake. This is a bad proposal for Missoula and the historical preservation of what still exists in Montana. Protect the Lower Rattlesnake from high-density housing!</p>	5

The proposed UR-3 & UR-4 zoning for the lower Rattlesnake does not give adequate consideration to the existing complexion of the neighborhood and the preservation of the small-town neighborhood feel. The Lower Rattlesnake, unlike other areas proposed for high density housing, is constrained by access and existing limits for transportation and parking.

It is geographically separate from other residential areas and has a historical significance for Missoula history and development. It is a mixture of single-family residences, and some duplexes or townhomes, but it retains the feel of a close knit neighborhood, lined on either side by maple or Box elder trees. It is hard to imagine 50' high multi unit apartment complexes added to the neighborhood and still maintain the closeness and convivial nature of the Lower Rattlesnake

We were told that this high-density requirement comes from the state legislature and that the city must adhere to it, however the city does have options on where those high density zones are located. They are primarily in the middle of town and the lower Rattlesnake – not Grant Creek? Walkability and bikeability are listed as critical factors in those decisions. When asked at the open house how the parking would be dealt with, the gentleman said they were assuming the tenants of the apartment complexes would walk or bicycle. That is a large assumption. How many Rattlesnake residents will be actually be walking and biking downtown to work and shop? Missoula is spread out through out the Clark Fork Valley with popular drainages in all directions for hiking, climbing, rafting etc which require transportation, which translate to cars that need parking. Typically we should assume 1 car per household – 2 is not unusual.

Lower Rattlesnake is particularly congested; streets on the Lower Rattlesnake, with the UR4 High Density zoning are particularly challenged. These streets (Vine, Poplar, Cherry, Elm, Locust etc are essentially one lane streets with parking on either side of the street, you frequently need to pull into parking spaces to let traffic from the other direction by. Trying to get onto Van Buren from one of those streets can be challenging, with heavy traffic from both directions. The roundabout can be ineffective depending on the time of day and activities in Missoula. Rush hour traffic, Griz games or concerts make it a one-way stream of traffic coming off the interstate or backing the interstate traffic onto the expressway.

The Zoning presentations read that parking would be left to the discrimination of the builders, regarding whether they would include parking in their construction plans or not. Again, this is an assumption, an assumption that the builders will build in the best interest of the city – not in the builder's interest? If builders take the less expensive route and leave out parking considerations, that puts the parking on the street in competition with existing homes for on-street parking. Additional retail development, coffee shops, hair cutters etc. would further compromise parking. This type of development will lead to the overpricing of small homes or vacant lots in the Rattlesnake for developers to create multi million dollars complexes.

Emergency services, fire suppression etc would be complicated by the increase in residents crowded into the Rattlesnake drainage, with narrow streets filled with parked cars. Wildfire from either up the canyon, or on Mount Jumbo could compromise escape routes if they are congested with dozens of apartments complexes filled with 2-4 or more people now fleeing as well.

Greenough Park is a gem in the lower Rattlesnake that is seeing increased use and impact from our increasing population. The riparian vegetation, the creekside, the birds and other wildlife are all impacted, with obvious implications from the additional impact from an exponentially increasing population with multi-unit apartment complexes.

Mount Jumbo with its popular trail to the L is an important wildlife zone, a potential wildfire and even avalanche zone. There are wildlife concerns, erosion concerns, avalanche concerns, many dogs on or off leashes and their contributions to the trail system concerns.

I understand the need to increase available housing appropriately; it does not feel appropriate to have multi-unit apartment complexes interspersed with single family dwellings in the Lower Rattlesnake. Building hgt should be limited to 35' as has been done in other cities like Minneapolis, and be limited to single family, duplexes or townhouses, based on height limits, # of units, & size of lot.. Building hgt allowances of 50' for the Vine St/Poplar St area, as well as 40' limits for the mid corridor of the lower Rattlesnake are excessive, the 50' hgt allowances far exceeds standards for similar areas and are a contradiction to the neighborhood feel of the lower Rattlesnake.

Please do whatever is needed to promote denser development and affordable options. Grow up, not out. It's time to walk the talk and not give in to the nimbyism. I live in the rattlesnake and do not believe we should be somehow shielded from the city's growth.

2

Feedback Form Responses From Code Reform Open House on November 5th, 2025

Does the proposed Draft Unified Development Code successfully implement the Our Missoula 2045 Land Use Plan?	What do you appreciate about the proposed draft zoning framework?	What questions or Ideas do you have?	Comments	Comment Issue ID
			Required parking for short and long-term bicycle parking should not apply to single family and adus.	2
			No residential housing at fort Missoula. Don't allow housing next to a concentration camp.	2
Not sure, need more time to digest.	It is a good thing to update every 20 years or so as changes occur.	It would be nice to compare the existing w/ proposed to see changes easy where your (my) property is. An easier way to compare changes? 2 maps you can slide back & forth?	Overall, I need some time to look at the maps, & digest how the proposed changes would affect me. Overall I support the plan, just need to look at the details to provide good feedback.	2
It appears well thought out and comprehensive. Which helps in understanding changes; however it is a lot of change quickly.			Appreciate all the work going into this plan. Missoula has always been a react long after the need town. Many of us who were both here or who have lived here for decades are struggling with the rate of growth and change. Our town has been small until the past decade. Many of the changes will be beneficial and make movement in Missoula easier. I am still worried about parking issues. Thanks for addressing the changes. I feel better but am still worried about growth, traffic,	2
So far as I can tell	Attention to a wide variety and concerns	Does the plan include specifications for ADUs? Seems like a way to provide more housing.	Boarding houses - empty buildings or new; a small room people can lock for privacy and protection of belongings; a communal space for gardening and meetings; kitchen for meals; space for medical and therapy appointments.	2
We need more information about putting in more ADUs	You have made plans for more housing available.	Common Good want to make sure incentives for affordable housing and visitability ADA access.	More wheelchair access to more homes. Educate builders not much more money to build. Visitability. Stage 2 - do not forget more affordable.	2
		I think this deregulation is a reaction to COVID housing challenges that may not be as pressing as previously thought. This deregulation goes too far and should be scaled back.	The reduction in parking requirements across the board is fantastic — allowing the designers and owners to make the call on parking needs is the right call. Regarding the significant de-regulation of zoning rules, and oversight for the heart of Missoula is the wrong call. I see a significant change in neighborhood character coming with these proposed changes. I see lower-priced houses where folks previously had the opportunity to build equity being bought up, scraped, and changed to ADUs, I see the further commodification of the renting class. I'm	2
Hard to tell. Too many people. No opportunity to get questions answered. Slow down.				6
More yes than no! Its darn close.	Its simpler, more forward looking, addresses growth which is happening, and begins to incorporate climate considerations.	I like the removal of residential parking!	Change is hard. It is difficult to help people understand that options are not destiny.	2

<p>The purpose of the code/form is “to promote health, safety, and welfare.” Balancing rights/values — when/whose rights/values? This plan does not achieve that purpose, the city’s communication of the plan fails to explain how the plan does this / meets purpose. Conclusory statements are not an explanation. Please explain.</p>			<p>Q1: Please identify the 5 (or more?) “housing reforms” the plan specified. Q2: Please explain why those reforms were prioritized over others. Q3: What is Missoula adopting more than what is required? Q4: Why is the City Council voting on the plan in December — what will we have until May 2026? Q5. What are the reasons for — Why is Lower Rattlesnake treated differently than Upper? Be specific. Q6. Why are public agencies encouraged, but not required to comply with plans/zoning? Q7. What is a “Neighborhood Commercial,” and why is that proposed for all of Lower Rattlesnake? Q8. Why does the proposed zoning assume that current park/green space is sufficient for Rattlesnake, when the plan does not take into account proposed loss of preschool site green space? Q9. Does the City have a responsibility to partner with, or at least consider the actions of, the County/MCPS when voting on new zoning? Q10. Where can the public find the environmental study that supports the proposed U-RV zoning in Lower Rattlesnake, next to the watershed/creek? Q11. Assuming City Council votes to approve the UDC on Dec. 22, when will we have a functioning: City Engineer? Planning Commission? Historic Preservation Commission? Q12. How does the proposed zoning for Lower Rattlesnake take into account the historic nature of the neighborhood? Q13. How does the proposed zoning for Lower Rattlesnake take into account the neighborhood serving as “the gateway”? Q14. How does the proposed zoning take into account the limited ingress/egress of rattlesnake? Does the city council really feel comfortable with the safety and ability to evacuate in an emergency?</p>	2
Yes	Simplified districts is great. Largely removing historical overlays is great. More homes is great!	Please make sure landscaping rules don't kill housing.	I'm in favor of making more corridors mixed use - Arthur by the U, all of Higgins, South, and Russell. Parking mandates in the downtown transition should be lifted just like downtown.	2
The jury is still out!	Open Space Priorities!	If you build it, they will come. So stop building. Keep Missoula the special place it is now.	If Missoulia property project goes thru there will be massive traffic problems on little S4th E and Higgins. The bridge pizza just remodeled so you probably won't be condensing them! Underground parking for residents won't solve the problem of visitors and customer parking in the area. There is little parking already. The river front walkway isn't available and the new bridge won't be doubled. Rezoning this area was a bad idea!!	5
I can see the thought put into aligning these plans	Clear and consistent zoning	MCT - nonprofit beer, wine, cider sales for a theater have required we classify as a tavern/nightclub previously.	Is there a specific nonprofit category that represents Missoula nonprofits more accurately? As a new DC zoning comes in for us, which we appreciate, we'd like a different category that won't raise red flags with donors. Right now the tavern / nightclub designation creates issues when coupled with children's theater. thank	2
Time will tell but the effort is there	More building types in more places, opportunities for places to evolve, lower parking requirements.	Specify the rhythm and criteria for maintenance and revisions. People keep saying this will be a living document, so more detail on how it will do so is important.	The adoption timeline is very aggressive. Title 20 had 16 hearings at the planning board. Council considered the revisions for four months and that was more modest in its policy objectives. So this seems quite rushed. Even if the substance is good, not understanding what is being passed in detail is suboptimal. Council should act more deliberately and understand this fully. I live in LU-R1 so this is not mere self-interest, but there seem to be some areas like Vine St in the Lower Rattlesnake and the West Side where U-R4 is a big change and maybe not warranted by the area. Consider U-R3 in these areas. The stop change in FAR from 1.0 to 2.0 at the boundary between 6 and 7 units seems problematic. Consider a 2700 sq ft lot, 6 units yields 2700 sf gross floor area and 7 units yields 5400 St of GFA. That's quite a boundary and seems likely to drive some chores but 7 units are not especially more desirable than 7. Be sure to work out why this isn't a zoning amendment subject to protest procedures.	5

			The poster for LUR states the zoning keeps buildings compatible with existing neighborhood scale. Would you please explain how Lu-R2 keeps existing scale for the east street neighborhood? What is the city's stance when what's allowed through zoning conflicts with what's allowed by HOA?	2
N - not meeting compatible scale with existing buildings. Not managing parking in ways that ensure safety. Focuses entirely on density, not considering form like UR-4 in the rattlesnake.	Unified code and process	The Rattlesnake and Lewis and Clark are absorbing housing unsupported by infrastructure. They should absolutely move up in density, but it should go from current to U-R2.	We're taking a limited code and zoning and going from 0% to 200%. We must increase density but this plan and U-R4 and 3 in currently single family areas, means only very wealthy developers will move into these neighborhoods and build. We need to consider parking, at least a little, in order to avoid Portland, OR type packed streets that emergency vehicles cannot access. Please change the rattlesnake, particularly lower to R2. There should never be a U-R4 building on the 2 single land one-way streets as is the current style on Vine St. in the lower rattlesnake. And setbacks do not match compatible scale.	5
No - the addition of the UR4&3 in the lower rattlesnake is not consistent with safety or neighborhood.	I appreciate that a lot of work went into it, but in reality it seems to have happened w/out input from the neighborhood residents. The first alerts I had was the postcard.	Question — Why not zone the lower rattlesnake as URA2 which still allows some density but is more consistent w/ existing housing & neighborhood character & community safety?	<p>It appears that there is residential zoning planned for Upper Waterworks Hill and the ridge/leaf slope going north — this should be protected space.</p> <p>I have heard no compelling rationale for zoning the lower rattlesnake as URA3 (triplexes or 4-plexes). Frankly, filled in, we are already doing our part with tons of duplexes to live next to 6 apartment buildings that are (too) high (3 stories). Condos & townhomes that are not affordable & cost more than my house.</p> <p>I have very serious safety concerns around wildfire evacuation even though I was told “the experts have no concern about increased density as the only exit points (2) onto the canyon line.” An accident at the roundabout & people will die in a wildfire.</p> <p>All of the simulations they can create will not predict inherently unpredictable fire (as evidenced in Paradise, CA, Talent, OR, & the Palisades, CA).</p> <p>The green space, grass, trees that make the lower Rattlesnake a desirable place to live and beautiful space to walk will be torn down, with a concurrent decrease in shade and temperature regulation.</p> <p>I see the intention that the zoning will consider “how buildings integrate with the surrounding neighborhood,” but developers will not care about that and there is plenty of evidence in Franklin to the Fort and other “densified” areas that large (4-story), ugly apartment buildings are approved on lots adjacent to quaint little homes — destroying the starter homes for families the plan claims to want for urban infill. Even Old Pond Road in the upper Rattlesnake was not spared — check out the new build monstrosity across the street from Washington’s place — in attempt to blend into the neighborhood. So I do not trust that those who permit new builds will pay any attention to the development being proposed — thereby destroying the very neighborhood that used to be so desirable.</p>	5

			<p>The entire evaluation process obviously looks at the neighborhood from a macro basis + insufficiently considers a more micro approach when it comes to individual neighborhoods.</p> <p>Case in point: I live in the Ben Hughes neighborhood — there are 100 single-family homes.</p> <p>The LR-R2 classification can allow up to 300 residential units. Assuming 2 cars per unit, that's approx. 200 cars of traffic. If you double or triple the quantity of dwellings, you have 400–600 cars.</p> <p>If you know the neighborhood, it is basically a cul-de-sac with one entry to Broadway that no realistic, truthful person could say that the streets could support. My discussion with 2 of your managers who were able to discuss the issue had to many unsatisfactory answers. e.g.</p> <p>“that amount of increase will never happen.” (My answer is, then why allow that type of zoning in the first place)</p> <p>“people can take the bus.” (Sorry, that's not your job to socially engineer people driving today + forcing them to take a bus)</p> <p>“there are studies like in Bend, OR where multi-housing dwellings improved the neighborhood + housing value.” (I haven't looked at that study but I'm sure issues such as migration from Portland, Seattle, San Fran with people with \$ + moved in, etc.)</p> <p>My suggested solution: Allow multi-housing units developments in new developments and in neighborhoods that currently have them, not in established single-family neighborhoods.</p>	5
yes - seeing the general move towards equity.	Supports densification, allows mixed use, clearly is trying very hard to accommodate a lot of interests	Would love to see bike corridor development as a streamlined throughfare / see interconnectivity more clearly on the transit maps.	I live in the Rattlesnake and would love to see higher densities, mixed use. Thank you for the high density zoning designation. It would be cool to see a more interconnected trails plan. They are definitely the nicest way for a pedestrian to get around.	2
Largely, yes. Densification and mixed use allowances promote the equity, affordability, and community health priorities.	Accounts for diverse stakeholder interests, and relaxes regulation in favor of trusting community members to build appropriate for their neighborhoods.	I would love zoning that allows for and promotes small businesses like bodega grocery in the North Side.	I also strongly support the points about dense development distributed equitably across neighborhoods and not concentrated in gentrification prone areas. In my own ward, I see the north side taking on a lot more dense development than the comparably positioned lower Rattlesnake and its important to me that all neighborhoods find a balance of densification, affordability, and access to services so all neighborhoods have the chance to richly thrive in the long term. Restricting densification and mixed use services risks a Rattlesnake that is stagnant and	2
No - does not increase housing options and consider compatible to existing scale.	It's a good manual, I can find everything.	Scale everything back - less height, less width on apartment buildings, and put some parking requirements in.	The goals are laudable, but the code goes too far. Let's try relaxed standards at a lower level before we throw the baby out with the bath water. The codes will not induce developers to build housing geared to Missoula workers. They will build deluxe and make more profit to reduced standards.	5
UR3 makes no sense for aspire since it will be an island unto itself with no infrastructure around it to qualify as a dense zone.	Pretty thorough	zoning should at best be as it was	Please do not put a UR3 zoning designation on this plot of land. Also there is no riparian consideration for its proximity to the Clark fork river.	5

			The property located within the county known as Aspire Subdivision has been designated UR-3. This high-density designation does not meet any of the planning goals. There are no walkable amenities, the bus schedule to East Missoula is limited, and the roadways, none of which are city roads and would be maintained by the county, are substandard. The proposed housing is not affordable and the river corridor is compromised. The subdivision is an island of high density in a sea of low-density neighborhoods with no sidewalks. No boulevards — All the streets are substandard and certainly no bike lanes. This designation makes no sense. This city-only zoning impacts the community and despite our intensive efforts to be heard, the developer need only say let's apply this overlay to increase density and his bottom line and nothing we say matters.	5
			We live in Rattlesnake on Lincoln Hills. Our main concern is getting out of the area in case of emergency such as fire. Let's not put too much density up there because there is only one way out. There are already a lot of people.	2
If I disagree with the plan then it doesn't matter if it successfully implements it or not.	I can't appreciate the manual and what its projecting. The city can't keep up with the current needs of infrastructure.	The city really needs to evaluate why it is pushing so hard to encourage over population of this area. Multiple true access roads need to be designed before moving forward with Aspire subdivision.	Concerning the proposed Aspire Subdivision in East Missoula, I feel the code reform the city of Missoula is trying to push on the area is a sneaky and deceptive way of covering up the illegal decisions they have made to preliminarily approve the subdivision with the developer. For the city to approve and allow such high density development with only one true access road in and out of it is absolutely ridiculous. Not to mention the negative environmental impact it will have on our ecosystem and current residents.	5
Ok			The new approach is called "parking minimums" - I am concerned reduced parking now will cause big problems later. With the inevitable change I'm observing this in my neighborhood.	2
No - no protection for historic neighborhoods		Why is this second phase being jammed through so quickly?	The land use plan was developed over a year with a great deal of public input. The zoning plan has given residents a few weeks ago to absorb and it council will cote a couple days before Christmas when everyone's attention is elsewhere. Delay the	5
Implements the most optimistic vision but does not take resident feedback into account.	Allowing mixed-use zoning in more residential neighborhoods.	Resident concerns about parking, building form (higher density), not addressed despite hearing it from many people at my tables during earlier info sessions.	Parking - no parking is too extreme for urban residential. Many UR3 neighborhoods do not have adequate transit to support no car households, e.g. lower rattlesnake currently has 100% households with at least one car per latest neighborhood meeting and the bus runs 1x per hour. Allowing early developers to take advantage of currently available street parking will create a tragedy of the commons. Requiring alley access for driveways is a great idea but city should require itself to plow snow in alleyway before requiring construction use of it. Building form and height: I and many other residents are concerned about not blending with existing buildings from UR1.3 neighborhoods, not just suburban. Can we encourage cottage courts and N0plexes of 2 story buildings by allowing smaller setbacks, higher FAR, in conjunction with lower heigh limits. ? All housing should require 1 parking spot per unit unless the property is located within .5 mil walk of a transit stop that runs at least every 20 minutes. This common sense application would rule out many UR zoned neighborhoods in central Missoula, e.g. lower rattlesnake bus runs 1x/hr. and as a result everyone has cars according to the city's own statistics. We need to fix transit before going	5
No			Parcel at the end of Sommers St in E. Missoula proposed for Aspire should be designated R2 as its providing infill to a suburban neighborhood. If it is R4, it will not be gentle infill at all. E. Missoula and the impacted neighborhood deserve infill to be gentle as much as anywhere else. R4 designation will unfairly and aggressively change the nature of the neighborhood as well as jeopardize safety.	5
	information about parks, zoning, and transportation.		Changes are being made to water lines. I did not see any information here about water lines. Would like more information about what is happening on private and city water lines, like who is responsible for repairs and upkeep.	4
Yes - the LUP has aggressive targets, and the UDC needs to have proportionally large expansion of options.	I appreciate the expansion of growth in the University and Rattlesnake. Sharing the load is important.	How to allow neighborhood commercial without there being mandated parking. Remove parking minimums and let the market decide.	Change will be hard, but necessary	2

			Land Use Plan of urban mixed high through midtown contradicts the greenways in the Midtown Master Plan. Has impacts and does not comply with policy.	5
			My concern living in the lower rattlesnake is increased density. Morning traffic can be difficult currently. I am also concerned with evacuating in case of emergency. Increased density will add to the time it takes to get out of the drainage. I am also concerned about losing character in the neighborhood. I do appreciate the PROST plan and better, safer bike lanes. Thank you for your time this evening. It was a pleasure talking with reps.	2
Yes - it seems to me that the new code provides for greater density and more mixed use neighborhoods.	Providing more opportunities for denser housing in Missoula, more mixed use will allow for more of a neighborhood feel - coffee shops, seeing y our neighbors at the store, etc.	I also think that more walkable neighborhoods/services will help with any global warming, climate change concerns	I hope that Mountain Line routes, service, frequency will become a significant part of the zoning code and changes goals. It would be better to charge for bus services and have people really use them than it is to have free and underutilized bus service. Other than that, I appreciate the work that has gone into this zoning code update. I am glad to see the opportunities to create more housing in Missoula. I think it is important to help residents understand that this new code is around possibilities,	4
	free pizza, less parking, more trails	Freshman at UM can't bring cars with them. See Georgetown.	Go Griz.	2
Too big of a question. Its dense. I'd like to see arrows that connect the 2 or a video.	Clear - I'd like a copy \$\$\$	You need to do a presentation and a few examples.	Make a quick video to explain then have 10 examples that show the changes. My general take is it is going to make Missoula too dense. And more people will come and we will have the same issues only less quality space.	6
No	Manual		The East Missoula Aspire property current zoning ins under litigation. The property should be removed from consideration of the zoning at this time. Recommending UR3 for the Aspire property is even higher than the zoning currently under litigation. The only high density properties anywhere near the Aspire property are the Rattlesnake corridor and the U District, miles away. Aspire does not have the infrastructure for high density. Remove Aspire from any rezoning at this time.	5
Huge apartment buildings next to small single family homes do not consider compatible scale which is on the preferred scenario.			I live on Cooper Street between Cowper and Bulwer. This block is zoned UR-4 with UR-3 starting at Bulwer going East. The line that divides UR4 from UR3 zig zags through the neighborhood in a fashion that is un-understandable. This historic old neighborhood is filled mostly with one and two story smaller homes occupied by lower and middle class families. Allowing UR 4 classification means the opportunity for super high density and taller housing up to 50' will be allowed. Buildings that tall will not fit in the neighborhood. PS: let's not repeat the Johnson Street experience where there are several 3-4 story buildings next to a small single family. Either the character or the size of the current housing on the west and north sides are the proper for infill and higher density housing, but not for the larger, taller buildings. The line dividing UR3 and UR4 seems arbitrary, given the nature and character of this neighborhood is fairly uniform on either reside of this line. Please consider zoning this entire area from Scott St to Byron as UR3 and help us retain the historical character and look of this neighborhood.	5
Yes! We need more homes and this is key to allowing more to be built.	Focus Inward	Rattlesnake density from I-90 to Rattlesnake School should be increased!	Pro Housing Missoula!	2
No - marginal requirements (amenity space, landscaping, transparency, etc.) are excessive and will substantially reduce housing feasibility.	Core zoning parameters (density, setbacks, residential parking) are a major improvement over the old code.	Extend commercial parking exemptions to DT and UMU zones.	Parking lot landscaping requirements occupy too much space. Cut back all landscaping requirements and focus on quality over quantity. CIL for activity space is great. Better yet, decouple this revenue stream from housing construction. If we have to have commercial parking requirements there should be a CIL option of some kind. Parking requirements for grocery stores, health care, schools, offices, libraries are especially excessive.	5

<p>Not familiar enough to comment</p>	<p>I understand the need for higher density housing, what I question is how applicable it is to narrow drainages, like the Rattlesnake with an R3 and R4 highest density in a narrow canyon with fire, parking issues.</p>	<p>Why are so many issues listed as optional - left to the discretion of the developers. Good planning incorporates solutions to obvious problems. Historically developers will take the easier, less costly options.</p>	<p>I am clearly advocating for the Rattlesnake, which has a historical classification. It has inherent traffic and parking limitations. Try taking a left off Poplar, Cherry, Lilac, etc. weaving between parked cars on both sides of what should be a 2-way street. Where will residents parking multi-unit dwellings 50' high? What will be the impact on the Creekside of Greenough Park? And the riparian vegetation on the trails? What will be the impact on wildlife on Mt Jumbo from increased foot traffic and canine companions? Above all why is the highest density at R4 in the Lower Rattlesnake, not other drainages? The Lower Rattlesnake is a unique portrayal of the Missoula that has attracted generations of people to stay. Why destroy the charm? and why are there not any council members at this open house? It seems like there are a lot of assumptions that people will voluntarily choose to walk or bike to places. I don't feel that s realistic. Many activities require a car. Maybe that will change as Missoula promoted more urban environment that doesn't reflect</p>	<p>2</p>
<p>The land use plan expects too much from the rea being addressed. Sprawl is not the solution but the pressure is too highly concentrated. In an environment shared with nature, expansion can be healthier than concentration.</p>	<p>Not much. Development regulations are loosely defined and leave gaps for developer interpretation. Developers will always be incentivized by \$\$ and not good intentions.</p>	<p>City Council should not have the ultimate authority! They are elected to represent, not ignore, their constituents. During these revisions I am disgusted at the boasting of less reviews and public hearings. Listen or get voted out. Don't screw it up!</p>	<p>There is much negative pushback on parking concerns. Zoning restrictions never force people to walk or bike and even if they do the ones we can afford parking fees and other associated costs will fill in the voided. No one has all their friends within walking distance. No one came to Montana on foot since 100 years ago. Montana cannot be explored without a vehicle. This concern cannot be ignored and left to the discretion of developers. Cyclist casualties will increase and the blame is on those who approved the zoning without concerns for transport infrastructure. Historical districts were designated by well-intended leaders and we</p>	<p>5</p>

4. AGENCY COMMENTS

This section includes the public comments received through emails and letters submitted directly to City staff by groups and agencies.

It is analyzed through the following framework:

<u>Issue ID</u>	<u>Definition</u>
1	Incorporated, either partially or fully, into updated Adoption Draft materials.
2	Not incorporated: this comment is already addressed or in alignment with proposed materials, no change needed.
3	Not incorporated at this time: this comment points to work that is anticipated to be followed up in the future, after the completion of this project.
4	Not incorporated: this comment raises issues that are outside the scope of this project.
5	Not incorporated: this comment is not supported by adopted policy or in alignment with project goals or methodology.
6	Not incorporated: this comment is not applicable or not legally supportable

NOTE: *The agency comment letters often provide an array of recommendations. These were provided with a coded response based on the area that the majority of recommendations fell into.*

Public Comment Received from Agencies and Organizations (Received via Email):

Agency	Issue ID
1. AARP MT	1, 2, 5
2. Ben Hughes Homeowners Association	5
3. City-County JEDI Advisory Board	2
4. Climate Smart Missoula	1, 2, 5
5. Common Good Missoula	1, 2, 5
6. Five Valleys Audubon	2
7. Hellgate Elementary School	2
8. Historic Preservation Commission	2, 3, 4, 5
9. Lower Rattlesnake Neighborhood Council	1, 5
10. Missoula County Clerk and Treasurer	1, 2, 5
11. Missoula County Public Schools (MCPS) (1 st and 2 nd communication)	2, 5
12. Missoula Design Professionals	1, 2, 5
13. Missoula, Montana Airport (Email comment and Attached Letter)	1, 2, 5
14. Montana Department of Revenue (No Comment)	2
15. Preserve Historic Missoula	2, 3, 4, 5

Attachments:

1. Request for Agency Comment on Zoning Framework – October 1st, 2025
2. Request for Agency Comment on Unified Development Code – October 30th, 2025
3. All Emails and Letters Received from Agencies



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

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MEMO

CC:

Andrea Davis, Mayor
City Council Members
Dale Bickell, City Chief Administrative Officer
Eran Pehan, Director, Community Planning, Development & Innovation (CPDI)
Laval Means, Community Planning Manager, CPDI
Sean McCoy, Chair, Planning Commission
John Newman, Chair, City Board of Adjustment
Paul Filicetti, Chair, Historic Preservation Commission

BCC:

Blackfoot Telecommunications Group
City of Missoula: Community Planning, Development and Innovation
City of Missoula: Fire Department
City of Missoula: Geographic Information Systems
City of Missoula: Neighborhood Councils
City of Missoula: Parks & Recreation Department
City of Missoula: Police Department
City of Missoula: Public Works and Mobility
City of Missoula: Redevelopment Agency
Charter Spectrum
Confederated Salish & Kootenai Tribes
Downtown Missoula Partnership
Five Valleys Audubon Society
Hellgate Elementary School District
Hellgate Irrigation District
Lumen (formerly Century Link)
Midtown Association
Missoula Architecture & Design Group
Missoula Building Industry Association
Missoula City/County Health Dept: Environmental Health
Missoula City/County Health Dept: Air Quality
Missoula City/County Health Dept: Water Quality
Missoula City/County Office of Emergency Management
Missoula Chamber of Commerce
Missoula Conservation District
Missoula County Airport Authority
Missoula County Public Schools
Missoula County Weed District
Missoula Housing Authority

Missoula Electric Cooperative
Missoula Economic Partnership
Missoula Irrigation District
Missoula Organization of Realtors
Missoula Urban Transportation District
Montana Department of Fish Wildlife and Parks
Montana Department of Natural Resources & Conservation
Montana Department of Revenue
Montana Department of Transportation
Northwester Energy
Orchard Homes Ditch Company
Republic Services
School District: Bonner
School District: DeSmet
School District: Hellgate Elementary
School District: Missoula
School District: Target Range
US Fish and Wildlife Service
US Postal Service
Yellowstone Pipeline Company

FROM: Ben Brewer, Community Planning, CPDI

DATE: October 1, 2025

SUBJECT: **The City of Missoula is Seeking Comment on its new Zoning Framework - Public Review Draft**

We are in the final phase of the Our Missoula Comprehensive Code Reform process for the City of Missoula to update its zoning map and development codes to better reflect the community vision that was adopted in the [Our Missoula 2045 Land Use Plan](#). After years of gathering public input and ideas, we are pleased to let you know that a [public review draft of the City's proposed Zoning Framework](#) portion of the Unified Development Code (UCD) is available for your review and comment. There are upcoming ways to learn about the project and engage, including community presentations and public workshops, as well as checking out the [Our Missoula website](#). For this project to be effective, it must include input from many sources including community agencies and groups such as yours.

What:

As a result of this project, the City will be adopting a new Unified Development Code (UDC), which will include a new zoning map and new zoning regulations for the entire city. At this time, we are asking for review of a portion of the entire UDC. The **Zoning Framework** is the portion of the Zoning Chapter of the new Unified Development Code (UDC) that includes the following Articles:

- New Zoning Districts (including associated contexts and development standards)
 - Residential Zoning Districts
 - Mixed-Use Zoning Districts
 - Special Purpose Zoning Districts, and
 - Historic Overlay
- Building Standards
- Permitted Uses (and associated parking requirements)
- A New Draft Zoning Map

Where/How:

The materials for your review are available here:
<https://www.engagemissoula.com/zoning-framework>

Ways to comment:

- Provide comment representing your agency directly by email to Ben Brewer (brewerb@ci.missoula.mt.us).
 - Send a notice of no comment if you have none so the Planning Board and City Council are aware of your participation.
 - If you have problems viewing the document or have questions, please contact Ben Brewer via email or telephone at 406-552-6086.

Community Open House: Thursday, October 9th ([LINK](#) to details)

- A Code Reform Zoning Open House will be held October 9, 2025 at the Missoula County Fairgrounds

When: The public review of the new development code will be broken out into two phases:

- The Zoning Framework:
The materials that you are receiving today are a first phase of public review to give time for the community to understand and become familiarized with the new zoning framework. **We would be best served to receive your comments on the Zoning Framework by October 24th** and welcome any interest in scheduling time to meet or discuss any input or concerns that you have.
- The Unified Development Code:
The entire new Unified Development Code, as well as accompanying Standards and Specifications manual, will be released for your review at the end of October. Another agency comment solicitation will accompany the release of the full UDC and manual at that time.
- Public Review Period
The full public review period for the Our Missoula project, including both the zoning framework and the new UDC and accompanying manual, will run until November 12th.
- Adoption Process
The first public hearing for the Our Missoula Project will be held at the Missoula Planning Commission on November 18th. The final public hearing at City Council will follow in December.

We would like to solicit your agency/organization's input on these draft materials to ensure that the new zoning provides a comprehensive and successful approach for growth and development in Missoula into the future. Thank you for your consideration of this project.

Regards, - The Our Missoula Team

Ben Brewer | He/Him | Long Range Planning Supervisor
Community Planning, Development & Innovation
Community Planning Division
406-552-6086 | BrewerB@ci.missoula.mt.us



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

435 RYMAN | MISSOULA, MT 59802-4297 | 406.552.6630 | FAX 406.552.6053

MEMO

CC:

Andrea Davis, Mayor
City Council Members
Dale Bickell, City Chief Administrative Officer
Eran Pehan, Director, Community Planning, Development & Innovation (CPDI)
Laval Means, Community Planning Manager, CPDI
Sean McCoy, Chair, Planning Commission
John Newman, Chair, City Board of Adjustment
Paul Filicetti, Chair, Historic Preservation Commission

BCC:

Blackfoot Telecommunications Group
City of Missoula: Community Planning, Development and Innovation
City of Missoula: Fire Department
City of Missoula: Geographic Information Systems
City of Missoula: Neighborhood Councils
City of Missoula: Parks & Recreation Department
City of Missoula: Police Department
City of Missoula: Public Works and Mobility
City of Missoula: Redevelopment Agency
Charter Spectrum
Confederated Salish & Kootenai Tribes
Downtown Missoula Partnership
Five Valleys Audubon Society
Hellgate Elementary School District
Hellgate Irrigation District
Lumen (formerly Century Link)
Midtown Association
Missoula Architecture & Design Group
Missoula Building Industry Association
Missoula City/County Health Dept: Environmental Health
Missoula City/County Health Dept: Air Quality
Missoula City/County Health Dept: Water Quality
Missoula City/County Office of Emergency Management
Missoula Chamber of Commerce
Missoula Conservation District
Missoula County Airport Authority
Missoula County Clerk and Treasurer
Missoula County Planning, Development and Sustainability
Missoula County Public Schools
Missoula County Weed District

Missoula Housing Authority
Missoula Electric Cooperative
Missoula Economic Partnership
Missoula Irrigation District
Missoula Organization of Realtors
Missoula Urban Transportation District
Montana Department of Fish Wildlife and Parks
Montana Department of Natural Resources & Conservation
Montana Department of Revenue
Montana Department of Transportation
Northwester Energy
Orchard Homes Ditch Company
Republic Services
School District: Bonner
School District: DeSmet
School District: Hellgate Elementary
School District: Missoula
School District: Target Range
US Fish and Wildlife Service
US Postal Service
Yellowstone Pipeline Company

FROM: Ben Brewer, Community Planning, CPDI

DATE: October 30, 2025

SUBJECT: The City of Missoula is **Seeking Comment** During the Public Review Period for the Following Public Review Draft Materials:

- A New Unified Development Code
- A New Zoning Map
- An Updated Standards and Specifications Manual
- Targeted Amendments to the City's Land Use Plan and Place Type Map

The City of Missoula is in the final phase of the Our Missoula Comprehensive Code Reform process for the City of Missoula to update its zoning map and development codes to better reflect the community vision for growth and development. After years of gathering public input and ideas, we are pleased to let you know that a public review draft of the City's new Unified Development Code (UCD) and supporting materials are available for your review and comment.

Earlier this month, we contacted your agency to provide notice that the Zoning Framework (including the new Zoning Map) portion of the new UDC was available for your review. We are now following up with the entire new UDC. This is also accompanied by a supporting Standards and Specifications Manual, as well as targeted amendments to the recently adopted Land Use Plan. All of these materials are now available for review and comment (see Where/How below).

There are upcoming ways to learn about the project and engage, including community presentations and public workshops, as well as checking out the [Our Missoula website](#). For this project to be effective, it must include input from many sources including community agencies and groups such as yours.

Please **see below for details and dates** on this review period.

Where/How:

The materials for your review **are available here:**

Unified Development Code Public Review Draft:

<https://www.engagemissoula.com/unified-development-code-udc>

Zoning Map Public Review Draft:

<https://www.engagemissoula.com/zoning-framework>

Standards and Specifications Manual:

<https://www.engagemissoula.com/city-of-missoula-standards-and-specifications-manual-update>

Land Use Plan Amendments:

<https://www.engagemissoula.com/2025-amendments-to-the-our-missoula-2045-land-use-plan>

Ways to comment:

- Provide comment representing your agency directly by email to the following:

- For comments generally regarding the Our Missoula project, or specifically on the new **UDC** or **Zoning Map**, or if you have problems viewing the documents, please contact: Ben Brewer at brewerb@ci.missoula.mt.us.
- For comments specifically on the Land Use Plan amendments, please contact Madson Matthias at mathhiasm@ci.missoula.mt.us.
- For comments specifically on the Standards and Specifications Manual, please contact Ross Mollenhauer at mollenhauerr@ci.missoula.mt.us.
- Send a notice of no comment if you have none so the Planning Board and City Council are aware of your participation.

Community Open House: Wednesday, November 5th

- A Community Open House will be held October 9, 2025 on the 4th Floor of the Missoula Public Library. Drop in any time between 4:30-7:00 pm.

What: As a result of [the Our Missoula project](#), and in compliance with the new Montana Land Use and Planning Act ([MCA 76-25](#)), the City will be adopting a new Unified Development Code (UDC), which will be accompanied by an updated Standards and Specifications Manual and supported by targeted Land Use Plan amendments. The following provides a list of the various components of this phase of the project:

The new Unified Development Code **will contain** the following chapters:

- 1 Introductory Provisions
- 2 Administration and Procedures
- 3 (Reserved)
- 4 Zoning
- 5 Subdivision
- 6 Infrastructure Improvements
- 7 (Reserved for Buildings and Construction)
- 8 Definitions

The Our Missoula 2045 **Land Use Plan** is being updated as well:

The Plan, along with the Place Type Map, will be updated to enhance consistency and ensure substantial compliance with Missoula’s new Unified Development Code. These updates clarify policies, recognize development constraints such as the Airport Hazard Area, and align the Plan with the new code. Together, they help guide growth thoughtfully while keeping the Plan clear, actionable, and reflective of community values.

The new UDC will be **accompanied** by supplementary materials, including:

An updated Standards and Specifications Manual

The new UDC will result in **repealing** several existing [City Titles](#). The repealed Titles include:

- Title 16: Manufactured Housing and Mobile Home Parks
- Title 17: Subdivision Regulations
- Title 19: Existing Special Districts and Planned Unit Developments (PUD’s)
- Title 20: Zoning

Title 21: Sx^wtpqyen Form Based Code

NOTE: Some sections of the repealed titles will be incorporated into the new code, others will be repealed entirely.

When: The public review of the new development code is broken out into two phases, and this is the second/final phase:

- Public Review Period
 - The first phase focused on the [Zoning Framework](#), and was released publicly on October 1st.
 - **The materials that you are receiving today** are the second/final phase of public review, and are focused on the entire Unified Development Code, accompanying Standards and Specifications manual, and related Land Use Plan amendments.
 - The full public review period for the Our Missoula project, including both the zoning framework and the new UDC and accompanying manual, will run until November 12th.
 - **Comments received by November 7th** will be included in the staff report to the Planning Commission.

- Adoption Process
 - The first public hearing for the Our Missoula Project will be held at the Missoula [Planning Board](#) on November 18th.
 - The final public hearing at [City Council](#) is tentatively set for December 15th, with final consideration and adoption on December 22nd.

We would like to solicit your agency/organization's input on these draft materials to ensure that the new zoning provides a comprehensive and successful approach for growth and development in Missoula into the future. Thank you for your consideration of this project.

Regards, - The Our Missoula Team

Ben Brewer | He/Him | Long Range Planning Supervisor
Community Planning, Development & Innovation
Community Planning Division
406-552-6086 | BrewerB@ci.missoula.mt.us

City of Missoula – Draft Zoning Framework – AARP MT Review and Recommendations

Thank you for the opportunity to provide input on the City of Missoula’s Draft Zoning Framework. AARP Montana appreciates the city’s efforts to modernize zoning in ways that support housing diversity, affordability, accessibility, and livable communities for residents of all ages. Below are our observations and recommendations based on AARP’s policy priorities:

1. Housing Diversity and Choice

The Missoula Unified Development Code establishes a range of residential zoning districts (Rural, Limited Urban, Urban) and mixed-use districts, each with specific standards for housing types, density, and building form. The code allows for a variety of housing types, including single-family homes, duplexes, cottage courts, rowhouses, and apartment buildings. Higher-density options and “missing middle” housing are supported in urban and mixed-use districts. The code also provides for accessory structures and neighborhood commercial buildings, which can enhance neighborhood vitality and walkability.

AARP advocates for a broad range of housing options to meet the needs of people as they age, including affordable, accessible, and diverse housing types. The code’s support for housing diversity, including smaller-scale infill, multi-unit buildings, and accessory structures, aligns with AARP’s emphasis on “aging in place” and the need for housing that accommodates changing household sizes and needs.

2. Affordability and Accessibility

The code promotes housing affordability by enabling higher densities in urban and mixed-use districts, supporting infill and redevelopment, and allowing for a range of building types. There are provisions for group living, single-room occupancy, and community residential facilities, which can serve older adults and people with disabilities. Parking requirements are reduced or exempted in certain districts, which can lower development costs.

AARP policy calls for affordable housing options, especially for older adults on fixed incomes. The code’s flexibility in density, building types, and parking supports affordability. The inclusion of group living and single-room occupancy options is consistent with AARP’s advocacy for housing that meets the needs of older adults and people with disabilities.

3. Neighborhood Stability and Integration

The code emphasizes context-sensitive development, neighborhood stability, and integration of new housing into existing patterns. Standards for setbacks, lot widths, building heights, and landscaping are calibrated to maintain neighborhood character while allowing for growth. Mixed-use districts encourage integration of residential, commercial, and civic uses, supporting vibrant, walkable neighborhoods.

AARP supports policies that foster stable, integrated neighborhoods where people of all ages can thrive. The code’s approach to context-sensitive development and integration of uses aligns with AARP’s vision for “livable communities” that are safe, walkable, and socially connected.

4. Accessibility, Universal Design, and Safety

While the code sets standards for building form, placement, and landscaping, it does not explicitly reference universal design or accessibility features in residential buildings. However, it does allow for group living facilities and requires handicap accessibility in certain overlay districts (e.g., Marshall House Historic Resource Overlay).

AARP strongly advocates for universal design and accessibility in housing, enabling people to

remain in their homes as they age. The code could be strengthened by more explicit requirements or incentives for accessible/adaptable housing features in all districts.

5. Transportation Choice and Walkability

The code advances walkability by tying ADA-aligned frontage improvements to development, adopting Street and Trail Type maps that operationalize complete streets, and requiring connected street networks with short blocks. It limits drive-throughs in walkable districts, requires both short- and long-term bike parking with clear siting standards, and reforms parking with reduced or zero minimums in key areas plus additional reductions near frequent transit. It also advances transit-supportive development patterns, especially in urban and mixed-use districts.

AARP advocates for making walking and rolling an easy choice, biking secure and convenient, and transit a practical default – particularly for older adults and people with disabilities.

Recommendations for Further Alignment with AARP Policy and potential gaps

1. Accessibility and Universal Design

- The code does not explicitly require universal design or accessibility features in all residential buildings.
- While accessibility is required in some overlay districts, broader requirements or incentives for accessible/adaptable housing are not specified.
- This could limit housing options for older adults with mobility or sensory impairments.

2. Affordability

- The code supports affordability through density and flexibility, but does not mandate affordable housing or provide specific affordability incentives.
- Older adults on fixed incomes may still face barriers to finding affordable housing without additional affordability requirements.

3. Support Services Integration

- While mixed-use districts allow for integration of services, the code does not specifically address the proximity or availability of health care, social services, or age-friendly amenities.

4. Transportation Choice and Walkability

- AARP recommends prioritizing improved pedestrian safety at mid-block locations. Where block lengths approach the maximum, require well-marked, ADA-compliant mid-block crossings with daylighting, tighter curb radii, shorter crossing distances, and traffic-calming design to lower turning speeds and enhance safety for people walking and rolling - especially older adults and people with disabilities.

Thank you for your consideration.

Regards,
Kristin Page-Nei, AARP MT Government Relations Director

November 11, 2025

Ben Hughes Homeowners Association
P.O. Box 8723
Missoula, Montana 59807
benhughesassociation@gmail.com

City of Missoula
Mayor Davis
City Council Ward 1, Eric Melson, Betsy Chaske
Eran Pehan, Community Planning, Development and Innovation
435 Ryman
Missoula, Montana 59802

SENT VIA POST and EMAIL

Re: Ben Hughes Homeowners Association Comments on Draft Unified Development Code

We, the Ben Hughes Board of Directors, on behalf of the Ben Hughes Addition Homeowners Association, are writing this letter to express our views regarding the proposed rezoning of the Ben Hughes Addition. The City is proposing to rezone our neighborhood from R8 to LU-R1 (10 lots) and LU-R2 (86 lots). We find the proposed zoning not compatible with the character of our existing single-family neighborhood due to the extraordinary increase in density and the increased height of buildings.

The "Our Missoula 2045 Land Use Plan" (Appendix C Our Missoula Code Diagnostic December 16, 2024 p.41) defines compatible infill as "Buildings that are added to an existing neighborhood that fit within the established context in terms of building size, shape, and location, the relationship between the building and the street, and how people and cars access the property." The proposed zoning for the Ben Hughes Addition conflicts with the City's Land Use Plan.

The Ben Hughes Addition was approved by the Missoula Planning Board in December 1979 as a single-family subdivision with 96 lots. Most of the single-family homes in the subdivision were built in the mid to late 1980s. All lots consist of only single-family homes of no more than 2-stories in height with no mixed-use and no non-conforming uses¹. Our neighborhood is

¹ All lots are subject to Covenants recorded at Vol. 164, Page 1195-1205. These Covenants restrict structures erected upon any lot to single family dwellings for residential purposes. And no commercial or industrial use is allowed. This letter is not intended nor should it be construed, in any manner, to hinder the Ben Hughes Homeowners Association from fully enforcing these Covenants.

currently zoned R-8 which, as we understand, requires a minimum of 8,000 sq.ft. per dwelling unit and a height limitation of 30 feet. However, ADUs could be constructed as a conditional use.

If new structures are built under the proposed zoning changes, it will create a dramatic change in our neighborhood in terms of the density and character. Proposed zoning would allow for a density increase from the current 96 dwelling units to approx. 306 dwelling units and heights up to 35 ft. for LU-R1 to 40 ft. for LU-R2. Furthermore, we find the 86 lots of the Ben Hughes Addition proposed for LU-R2 to be inconsistent in character with other areas of the City which are proposed as LU-R2. Rather, the single-family residential character of the 86 lots appears similar to the single-family residential areas of the Upper Rattlesnake, Farviews and the South Hills, which are proposed for LU-R1. While visiting the areas in the City proposed as LU-R2, we found these areas to be quite different from our neighborhood as most have existing multi-unit dwellings (townhouses, duplexes, apartments, etc.), a mixture of existing uses and/or multiple ingress and egress routes.

Not only do we question the proposed zoning, but we also further find that the substantial increase in zoning density raises serious issues for our neighborhood in terms of safety (ingress and egress) access, parking and adverse effects on the unique wildland nature of our neighborhood.

Transportation Safety and Access: Access to the Ben Hughes neighborhood has only one route into the homes which are configured in a loop pattern. Based on its location between I-90 and the railroad tracks, and the Clark Fork River, this neighborhood is constrained only to the existing access route. The increased traffic from increased density would result in ingress and egress safety and congestion issues from and onto E. Broadway and would be a problem for emergency response vehicles accessing the area. In the event of wildfire, the single access point presents a potential problem, should even more residents need to evacuate quickly. Many of our neighbors have provided comments on the "Interactive Zoning Map" in relation to safety and access. They discuss, from their experience, how the current traffic, with the limited ingress and egress, is already a safety and evacuation issue which will only worsen with the proposed zoning. We incorporate their comments in this letter.

As the recent booming growth in East Missoula continues, E. Broadway has seen an increase in traffic. Due to Highway 200 Corridor funding being cancelled, the dangerous approach to the underpass near the entrance to Easy Street, the underpass itself, and on/off ramps will not be reconfigured in the near future. This is a current issue that needs to be addressed.

Parking: We have three areas of concern related to parking. First, with increased density, especially in the five cul-de-sacs within our subdivision, there would be insufficient parking.

Second, because the neighborhood is on several school bus routes, North and South Easy streets are currently plowed after snowfall. However, the cul-de-sac areas are inconsistently plowed. More intense densification and a resulting increase in parked cars would make all the streets more complicated for snow removal efforts. And, finally, public use parking due to the use of the Ben Hughes Park in the summer currently creates congestion for residents and emergency responders and this congestion would be exacerbated with increased density. Our neighbors have also expressed their views on the “Interactive Zoning Map” in terms of the current parking congestion which will also only worsen with the proposed zoning. We incorporate their comments in this letter.

Wildland Setting: The Ben Hughes subdivision is adjacent to Clark Fork River, a significant riparian zone and wildlife migration corridor with a variety of wildlife living nearby and passing through it and the Ben Hughes Park. The Park, itself, is a Conservation Land intended to preserve and enhance the natural environment. The City also recognized the need to protect riparian and wildlife corridors in this area with its recent acquisition of lands directly across the river from the Ben Hughes subdivision. Increased housing density in wildlife areas such as this one coincides with increased human/wildlife conflicts and would not be consistent with this area’s ecosystem values.

Ours is a quiet, somewhat secluded neighborhood with a variety of residents—retired folks (many of whom have lived here for several decades), young families, and individuals who value and have bought homes based on the single-family nature of the subdivision. Pride of ownership is evident throughout the area. The zoning changes would greatly change the special character of this neighborhood and fundamentally change the look and feel of the Ben Hughes subdivision.

For the reasons above, the Ben Hughes Board of Directors does not support the increased density as proposed for our neighborhood. We appreciate the opportunity to provide feedback. We invite you to come and visit our neighborhood.

Ben Hughes Homeowners Association Board of Directors:

Larry Chase, President, ph. 515-450-7853
Ann Andre, Vice-President
Adam Carroll, Secretary
Christine Everett, Treasurer
David Spildie, Member
Brittany Wiseman, Member
Julia Johnson, Member

From: [Elisha Buchholz](#)
To: [Emily Gluckin \(she/her\)](#)
Cc: [Ashley Brittner Wells \(she/her\)](#); [Reggie Spaulding](#); [Jay Raines](#)
Subject: City-County JEDI Advisory Board Zoning Feedback
Date: Friday, October 24, 2025 12:49:49 PM

Hi Emily,

Below is the feedback from the City-County JEDI Advisory Board regarding your presentation during their meeting on October 15th. Also, can you send over the slides from your presentation so they can be included in the minutes?

1. The board is feeling a bit overwhelmed by this and it is hard to provide adequate feedback without studying the zoning so it can be better understood
2. It would be helpful to have metrics so things are not open to interpretation.
3. Considering transportation is critical, especially in areas where density may increase and public transportation is currently inadequate. It would be helpful to better understand how the zoning and transportation plans interact.
4. It would be helpful to have process separated from outcomes
5. Recommend that community input continues as the new zoning goes into place.
6. Recognize that the community engagement that has already happened is commendable and appreciated
7. Important to ensure there is green/open space accessible to areas with high-density housing

Thank you for sharing this project with the board!

Best,



Elisha Buchholz

(she/her/hers) (Why we use pronouns)

Access & Engagement Coordinator

406.258.4462

ebuchholz@missoulacounty.us

missoulacounty.us

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Our Missoula UDC comments – Climate Smart Missoula

November 7, 2025

General Comments

First, thank you for bringing forward these thoughtful and challenging plans, codes, standards, and policies at a time of real change for Missoula. We appreciate your dedication throughout this process to community input and involvement and to crafting the first iteration of a forward-looking and modernized plan. From a climate perspective, we are supportive of this updated zoning code which will enable an appropriate increase in housing density particularly in Missoula's urban core, offering greater connections to existing transit and prioritizing connected and walkable neighborhoods. We appreciate seeing these priorities explicitly highlighted in the new code.

We are also excited to see that this update prioritizes tree planting, retention, and replacement requirements for new development, as well as a tree planting mitigation payment option for developers, which will directly benefit the work of Missoula's Urban Forestry Department. Urban trees and landscaping have myriad climate and health benefits, help reduce urban heat islands, and are critical infrastructure for our community's climate resilient growth and development.

Specific Comments

Site development standards - Trees and landscaping

- In reference to 6-2-01-A - ROW Improvements – Requirements: We support the prioritization of boulevard tree planting options, with Option A (developer pays mitigation fee and Parks Dept. plants trees) being the preferred option. We are supportive of the "payment-in-lieu" to the Parks Department only in instances where the site is not appropriate for trees.
- We are also supportive of requiring Boulevard Landscaping and street trees *in addition* to other site landscaping requirements.
- We support flexibility and reductions in required landscaping coverage when pollinator gardens, native vegetation, or green roofs are added. Functional landscapes are increasingly important for a climate resilient community.
- We appreciate the inclusion of an emphasis on keeping existing trees healthy and alive on site, in order to continue to grow our tree canopy.
- We believe that including options for bioswales in parking and landscaping would be appropriate. If bioswale design options are not included in this draft, we believe they should be a priority for the first revision.
- Landscaping requirements for fewer than 7 units: The code identifies the percentage of the lot required to be landscaped for all residential districts, but developments with fewer than 6 units appear to be exempted from the landscaping requirements in Section 4.9.02-B (General Site Landscaping). We question if this exemption goes too far and ask that this is tracked, assessed, and revisited in the first revision to understand how this is being applied.
- We support the street tree requirements for all new non-residential projects and for residential projects that create one or more new dwelling units.

- For infill development of six units or less: we appreciate the tree planting requirements, yet we are concerned about the lack of requirements for other Right-Of-Way (ROW) improvements, like sidewalks. With much of the infill development occurring in historically disadvantaged neighborhoods, we do want to see upgrades that promote neighborhood connectivity. ROW requirements touch on both climate and equity goals, and we acknowledge that ROW considerations can be complicated, site-specific, and involve tradeoffs. We are interested in future conversations around this topic.

Building standards

- We understand that Accessory Dwelling Units (ADUs) are treated as duplexes in this updated code. We suggest that this be clarified specifically but otherwise we are supportive of duplexes/ADUs by right in residential zoning districts.
- Building Height: We would like to see a process specifically to address/mitigate shading of existing solar arrays by new development (perhaps in Section 4.10.02-C)
- We understand balconies can be an appropriate design to encourage, given denser living units with limited outdoor access. We'd like to see balconies, canopies, and awnings addressed in the next update, if not here.

Other comments

- We suggest replacing the term “Boulevard/furniture zone” with “landscaping/furniture zone” to clarify that this is the area of the streetscape that would include trees.
“Landscaping/furniture zone” is an accepted term used in other communities, e.g., Seattle.

Thank you for your consideration and please let us know if we can clarify any of our comments or further assist. We look forward to participating in continued and iterative updates to Our Missoula, especially as we, collectively, consider climate resilience and mitigation policies, standards and best practices.

Sincerely,

Abby Huseth
Deputy Director, Climate Smart Missoula
abby@climatesmartmissoula.org

Susan Teitelman
Climate Resilience Specialist
susan@climatesmartmissoula.org

Amy Cilimburg
Executive Director, Climate Smart Missoula
amy@climatesmartmissoula.org

Date: 11/7/2025

To: City of Missoula Planning Staff

From: Common Good Missoula

Re: Draft Unified Development Code (UDC)

Thank you for the opportunity to co-create a more affordable and climate resilient Missoula that serves all residents including those with mobility challenges. We have appreciated the openness of staff to input from the community and the continued dialogue we have had as you meet the challenge of revising a large body of ordinances and regulations that shape how Missoula grows. It has been a big undertaking.

Changes We Support

There is much in the draft UDC that meets our requests for revisions and answers the need to supply a broader range of housing and greater availability of housing at a more affordable price. The elements we appreciate include:

- Simplifying and reducing the number of residential zoning classifications
- Providing for greater availability of housing through increasing the number of permitted dwelling units in zones across the city, allowing all of Missoula to share in meeting the demand for housing
- Reducing minimum parcel sizes to free up development space and reducing land cost of homes
- Providing for shelters for the houseless, domestic violence survivors etc.
- Providing an exception to setbacks for accessibility ramps
- Reducing setbacks (see below, however)
- Increasing permitted structure heights (see below for a lingering issue, however)
- Providing flexibility in meeting shading and landscaping goals

Remaining Issues

Issues that remain to be adequately addressed include:

- *Floor Area Ratio (FAR)*: It is not apparent how FAR contributes to form and mass of the housing if setbacks, height, transparency, landscaping percentages etc are taken into account. It appears that there are some circumstances where the ratios permitted could be an obstacle to full build out to the permitted number of units on a parcel under the zoning classifications.
- *Conserving Solar and Food Production*: Providing that newly constructed housing cannot shade (even partial shading between 10 am and 4 pm from March 21 to September 21) existing solar panels or gardens (needs a definition by size and maintenance etc) given the increase in building height to 3 stories. Failing to provide such requirements risks negating a substantial investment by homeowners in renewable power systems that are entirely consistent with the City's stated goal of moving to greater renewable power sources. It also will create a barrier to homeowners accessing affordable, fresh, healthy, locally sourced food. Shading gardens will contradict the stated food security goals of

the community. Applicable sections needing this restriction area Section 4.2.03-G for residential and 4.3.03-E for mixed use district building form.

- *Duplex Definition and ADUs:* The duplex definition in the code is intended to include what would currently be termed an Accessory Dwelling Unit (ADU) according to staff. However, the duplex definition wording only provides for attached second units, not separate housing units like ADUs. Therefore the definition needs to be revised to include ADUs. We applaud making ADUs available by right under the code by classifying them as duplexes, which also liberates ADUs from square footage limits, but the code needs to ensure that they are included in the definition. Also, we wonder how an ADU would be treated if one were constructed where there is an existing duplex. Would they become a triplex under the code? That may be rare but we do not support making it unavailable.
- *Setbacks:* Industrial side setbacks are 5 feet even when abutting residential zones. This seems too close for plating plants, recycling facilities or biodiesel mixing plants or the like in that situation.
- *Non-conformity and New Units:* It is not clear that parcels with nonconforming structures can nonetheless build conforming additional housing units. Section 4.12.01-C Multiple Buildings on a site states that “the entire parcel must comply with all applicable zoning standards.” Nonconforming structures are not prevented from remodeling without remedying the underlying non-conformity, therefore there is no reason additional units (i.e., ADUs) can’t be built as long as the new construction conforms to code. Prior code barred construction of ADUs if there was any non-conformity posing an unnecessary restriction on new unit development. As a result, any silence on this issue may be interpreted to continue prior practice.
- *Caregiver parking:* We support the reduced requirement for parking but are concerned that caregivers may not have access to parking that will let them most efficiently serve their clients, thereby reducing the number of needs they can address. In larger developments more in the form of apartments dedicated service space could solve this issue
- *Landscaping and Activity Area:* Can landscaping and activity area overlap in parcels requiring an activity area? Would make sense to combine the requirements to provide for infiltration, greenspace and health promoting activities.
- *Visitable Unit Development Process:* Priority for applications including accessible units. Current policy is to advance applications with visitable units in the application queue. We request formalizing this practice in Section 4.15
- *Climate Smart Comments:* We support the approaches suggested by Climate Smart in their comments of November 7, 2025

These are the issues we can identify currently. We understand that this code will be a living document that will continue to be adapted based on experience. Yet, where we can anticipate issues now we should address them immediately.

We also would emphasize that we look forward to working with the City to craft deeper affordability and visitability incentives in Phase 2 of this planning process. The Land Use Plan identifies creation of affordability incentives as an immediate need and to work to create them.

Likewise, staff has agreed that providing more visitability in new development will be addressed in Phase 2 and we are committed to developing those options to provide needed housing types in the community.

Signed,

A handwritten signature in black ink, appearing to read "Len Broberg". The signature is fluid and cursive, with a large loop at the end of the last name.

Len Broberg
Chair
Housing Equity Action Team
Common Good Missoula

From: [Knudsen Gerhard](#)
To: [Emily Gluckin \(she/her\)](#); [Benjamin Brewer](#)
Cc: [Brown Jim](#); [McLaughlin Poody](#)
Subject: Unified Development Code Update – Five Valleys Audubon Comment Correction
Date: Thursday, November 13, 2025 2:22:50 PM

Some people who received this message don't often get email from gmk@bresnan.net. [Learn why this is important](#)

Shortly after submitting our comments on the Unified Development Code (UDC) update, we realized they had mischaracterized the riparian resource buffer widths to be required by the city. The table in our comments comparing the county's buffer requirements with those of the city, leaves the impression that the city's widths are far too narrow. That is not the case. Although we believe they should be wider, it is not by the amount implied by numbers in the table.

The city and county buffer width requirements are not directly comparable. The difference arises from how each jurisdiction defines and measures the protected area. The county requires a 50-foot buffer for all watercourses as measured landward from the mapped channel migration zone (high water mark where no map exists). Depending on the watercourse, the amount shown on the buffer width table is then added. By contrast, the city buffer widths are measured from the outer edge of the defined riparian resources area, which naturally results in a smaller numerical width.

Although different, both the city and the county approaches to defining protective buffer areas have merit. Our concern is that the buffer widths in the city's UDC update may not be sufficient to assure adequate riparian resource protection. Consultation with the Montana Department of Fish, Wildlife and Parks would help confirm that the buffer values used will provide the necessary mitigation.

From: [Molly Blakely](#)
To: [Benjamin Brewer](#); [Ross Mollenhauer](#); mathhiasm@ci.missoula.mt.us
Subject: Comment: Ensuring Safe Walking, Biking, and Bus Routes for Students
Date: Monday, November 3, 2025 9:39:11 AM

You don't often get email from mblakely@hellgatesd4.k12.mt.us. [Learn why this is important](#)

As the superintendent of Hellgate Elementary School District, I want to express my strong support for prioritizing safe walking, biking, and busing routes for our students. Every day, hundreds of children travel to and from school in conditions that require thoughtful planning and community collaboration to ensure their safety. In Montana, for several months of the year, our mornings begin in darkness. Students walking to school or to their bus stops are often navigating low-light conditions during the busiest traffic hours. This reality heightens the need for well-marked and well-lit crosswalks; ideally those with flashing, high-visibility lights that alert drivers as children are crossing. These safety measures are not luxuries; they are **essential infrastructure** that helps prevent accidents and saves lives. Equally important is the design and width of our streets, particularly those that serve as main routes for school buses. Many of our buses must stop in the travel lane because there are no dedicated pull-out areas. When buses are forced to load or unload students directly in the roadway, it creates congestion and increases the potential for collisions; especially during high-traffic morning and afternoon periods. Adequate space for buses to safely pull over would allow for smoother traffic flow and a safer environment for both students and drivers.

As a district, we teach our students about safety and responsibility every day, but it's equally important that we build environments that support those lessons. Infrastructure that prioritizes safe routes to school such as sidewalks that are continuous and accessible, crosswalks that are visible and well-lit, and bus stops that are safely designed, demonstrates a community-wide commitment to protecting our children. I encourage city and county planners to strategically think through these elements as part of any transportation or neighborhood development plan. Safe school routes are not only about the journey to and from school; they reflect our collective responsibility to ensure that every child arrives safely, every day, regardless of the season or weather.

Thank you for your time and for your continued partnership in supporting the safety and well-being of our students.

Molly

Molly Blakely, Ed.D.
Superintendent
Hellgate Elementary
2385 Flynn Lane
Missoula, MT. 59808
mblakely@hellgatesd4.k12.mt.us
406-728-5626

November 12, 2025

RE: HPC Review Our Missoula: Code Reform Update

To Whom it May Concern,

Following review of the Missoula Title 22: Unified Development Code (UDC) Effective x/x/2026, presentation and question and answer period with Emily Gluckin and Elizabeth Johnson at the Historic Preservation Commission meeting held November 12, 2025, we, the Missoula Historic Preservation Commissioners (HPC) present provide the following critical feedback.

Managing change in the context of a historic resources is what historic preservation is about and includes advising the nature of change within the context of the building's and historic district's meaning which relates for the HPC, directly to cultural heritage unique to Missoula. We hope that change, that is going to happen, is consistent with the existing form of development.

We acknowledge the Unified Development Code, or "UDC" document contains regulations that relate to private development, including zoning, subdivision, public works, and parks-related regulations. Regulations that previously existed across several titles and documents that were difficult and complicated to use. We recognize the goal of adopting a UDC is to create a one-stop shop for development regulations and to bring these different codes into alignment with one another and, once adopted, the UDC will replace Missoula's 2009 development codes. Based on our review, we believe this has been accomplished and the UDC is generally user friendly.

We acknowledge and support Our Missoula Community Advisory Group (OMCAG) and staff's efforts to address development regulations within Title 22 UDC that include:

1. Increase housing and compatibility;
2. Use of floor area ratio (FAR) to control building size and incentivize smaller, neighborhood compatible, affordable housing;
3. Walkability and reintroducing commercial use within neighborhoods;
4. Higher density in commercial districts;
5. Parking modifications for residential and non-residential uses.

Land use planning and zoning impacts our neighborhoods and what we value in Missoula's 11 Historic Districts, which are made up of buildings, sites, structures, and objects worthy of preservation. The Historic Districts are what the City of Missoula has formally recognized as our community's heritage, significant at the national, state, and local levels, and include:

1. **Northside Missoula Railroad Historic District** with 236 contributing resources that represent railroad history and Late Victorian, Queen Anne, Italianate, and Craftsman style commercial and residential development from 1883 to the 1940s;
2. **Lower Rattlesnake Historic District** and the 188 contributing resources within a late Victorian era Queen Anne and Craftsman style residential neighborhood;
3. **Missoula Downtown Missoula Historic District and East Pine Street Historic District** with 380 contributing resources and sites represented by buildings from the late 19th and early 20th centuries and unique residential areas and historic boulevard and includes 40 individually listed properties;

4. **East Pine Street Historic District** and unique relationship with downtown where 66 contributing buildings are visual unified within the neighborhoods by a unique cultural landscape consisting of large boulevards, maple trees, and the grass median;
5. **Missoula Southside Historic District** consisting of 219 historic resources and wide mix of economic class residences and architectural styling including excellent examples of the Queen Anne and Craftsman style;
6. **McCormick Neighborhood Historic District** and vision of Hiram Knowles representing a cohesive residential neighborhood development from the late 1800 to the 1950s south of the river;
7. **University Area Historic District** where 80% of building are contributing resources;
8. **University of Montana Historic District** with 23 contributing resources and cultural landscape of the campus;
9. **Missoula County Fairgrounds Historic District** representing the Craftsman style and cultural landscape of the fairgrounds;
10. **Fort Missoula Historic District** with five periods of significance ranging from 1877 to present day in buildings, structures, objects and cultural landscape of the parade grounds.

Thus, we have the following recommendations for the UDC:

- 1) Designate / incorporate Missoula's 11 Historic Districts as Local Historic Districts.
- 2) Include a member of the HPC on the Planning Commission (include one (1) HPC member, minimum, on the Planning Commission).
- 3) 4.60.03-D Application Filing Fee. Ensure that fees associated with Historic Preservation Permit are scalable for project size/budget.
- 4) 4.6.04-S Demolition by Neglect. Provide more definition around Demolition by Neglect
- 5) 4.6.04-S Demolition by Neglect. Develop enforcement provision(s) for Demolition by Neglect.
- 6) 4.7.02-D Cottage Court. Consider additional provisions for Cottage Court type development(s) to be sympathetic to their immediate context.
- 7) Tables 4.2.03-F, 4.3.03-3, 4.4.03-E Building Placement. Add a provision that front setbacks be compatible with existing pattern of neighborhood. The setback rule is the established pattern of the adjacent properties, if applicable.

We thank you for your consideration of our recommendations and your work on the UDC.

Paul Filicetti
Paul Filicetti, Chair
Missoula Historic Preservation Commission

Crystal Herzog
Crystal Herzog, Vice-Chair

Missoula Historic Preservation Commission

From: [Marta](#)
To: [City Council \(All\)](#); [Mayor Staff](#); [Emily Gluckin \(she/her\)](#); [Cassie Tripard](#); [Benjamin Brewer](#)
Subject: A Letter from the Lower Rattlesnake Council concerning the Zoning changes in the Lower Rattlesnake
Date: Monday, October 20, 2025 3:21:25 PM

You don't often get email from mmeengs77@gmail.com. [Learn why this is important](#)

Oct. 20, 2025

To the Our Missoula Project Team, Mayor Davis, and the Missoula City Council,

Lower Rattlesnake citizens have expressed concerns about the new zoning map for the Lower Rattlesnake neighborhood. Neighbors are concerned about how the current insufficient infrastructure is supposed to handle the increased traffic and parking that would accompany the density that the new zoning map makes possible. Neighbors cite their everyday experience with regularly backed-up traffic, incomplete sidewalks, and deteriorating streets. Several people expressed concerns about safety during emergencies where the evacuation routes are limited. Adding additional units to this already stressed infrastructure without developing a plan to address the current deficiencies is premature.

Along with the concern about the increased density is concern about the possible changes for the Prescott School area. The open space area is one of the only flat, open space areas for activities such as sports and sledding (a sledding hill that has been enjoyed by children for decades). Our neighbors expressed the wish to see the old Prescott building used as a type of community center.

Another big concern is that the west side of the Lower Rattlesnake is facing two developments. The neighbors have commented at length on the problems with these permitted developments: Disruption of wildlife migration, vehicle-wildlife collisions, stream erosion, lack of bike/pedestrian lanes on Greenough Drive, lack of Mountain Line service, lack of emergency egress routes, increased road noise and congestion

Thank you for caring and reading over the concerns of our Lower Rattlesnake neighbors.

The Lower Rattlesnake Leadership Team

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From: Tyler Gernant

Subject: Observations and Recommendations Regarding the Draft Unified Development Code

Date: November 7, 2025

The following memo outlines several observations regarding the current draft of the City of Missoula's Unified Development Code (UDC). This memo was produced primarily by ChatGPT after training it on core development principles that I believe are important for the community and after I had performed my own review of the UDC. While I generally agree with the recommendations of the memo, I have not independently verified the legality of any of the recommendations. Separately, I am submitting comments appended to pdf versions of the UDC. These comments reflect my thoughts and concerns while reading the UDC and stem from both my professional role as the Clerk and Recorder for Missoula County, and a concerned citizen who wishes to see housing become more affordable in Missoula. While the overall framework of the draft UDC represents significant progress toward clarity and modernization, there are several areas where specific procedural or structural changes could meaningfully improve outcomes for both the public and applicants.

1. General Observations

Overall, the draft UDC makes admirable strides toward consolidating procedures and creating more predictable, standards-based approvals. However, several sections introduce new or redundant procedural steps that may unintentionally delay housing projects and increase costs. In my view, the City should aim to reduce unnecessary procedural friction, simplify the permitting sequence, and create truly predictable, ministerial approval processes wherever possible. These improvements would not only lower administrative costs but also directly support the production of more affordable housing.

2. Key Areas for Improvement

a. Townhome Exemption Developments (TEDs)

The current draft conditions the issuance of final zoning compliance on the recording of the Townhome Exemption Development (TED) declaration. This sequencing creates a legal and procedural problem: recording requires proof of zoning compliance, yet the UDC withholds that compliance until after recordation. Once a declaration is recorded, it cannot be unrecorded, meaning the City would have no remedy if zoning compliance issues later arise. To correct this, I recommend revising the language so that zoning compliance is verified before recording, and only the certificate of occupancy is withheld until the declaration has been recorded. This sequencing better aligns with state law and ensures that both the City and property owners have a clear, enforceable process.

b. Connectivity and Subdivision Requirements

The UDC currently requires that larger sites or those with multiple buildings create blocks that conform to specific perimeter and length standards. In some instances, this effectively mandates subdivision before a project can proceed. While connectivity is an important planning goal, requiring subdivision for projects that could otherwise proceed on a single parcel adds cost and delay. I recommend allowing an alternative 'functional block' option that can be satisfied through cross-access easements or private streets, provided the connectivity goals are met. This would retain the desired urban form without imposing unnecessary legal filings.

c. Off-Site and Right-of-Way Improvement Triggers

Under the current draft, developments with as few as seven new dwelling units or five new parking spaces must construct adjacent right-of-way improvements, and the City Engineer may require off-site improvements as well. While well-intentioned, these thresholds are too low and risk discouraging modest infill projects. I suggest raising these thresholds or requiring written findings that tie any off-site improvement to a quantifiable impact generated by the project. This would maintain fairness and predictability while still addressing legitimate infrastructure needs.

d. Historic Preservation Review

The Historic Preservation Permit (HPP) process adds an additional layer of review that includes a public comment period prior to final determination. While public input is valuable, this process may substantially extend approval timelines for projects that have minimal or no impact on historic resources. A more efficient approach would be to establish categorical exclusions for routine alterations and set clear time limits for review—such as five business days for completeness and ten for final decision. This would protect historic resources while ensuring that the preservation process does not become an unintended barrier to redevelopment.

e. Infrastructure Standards and Administrative Exceptions

The draft gives the Director of Public Works and Mobility and the City Engineer broad discretion to grant exceptions to the Standards and Specifications Manual. While flexibility is necessary, this discretion should be coupled with written findings and published criteria to ensure transparency and predictability. Establishing clear benchmarks for when exceptions are appropriate will also strengthen the City's position under Montana's non-delegation and due process principles.

3. Recommendations for Promoting Housing Affordability

The following changes would help lower costs and reduce administrative delays that directly impact housing affordability:

- Simplify procedural sequences so that applicants know exactly when each review occurs and what it entails.

- Replace redundant or sequential approvals with concurrent reviews where feasible.
- Use clear, objective standards to eliminate discretionary uncertainty that increases financing risk.
- Establish firm timelines for administrative decisions to promote accountability and efficiency.
- Allow greater flexibility in housing typologies—such as stacked townhomes or mixed-unit configurations—within TEDs and similar projects.

4. Alignment with State Law

Several provisions of the UDC are generally consistent with the Montana Land Use and Planning Act and the Subdivision and Platting Act. However, the sequencing issue described in the TED section, as well as the open-ended administrative rulemaking authority related to the Standards and Specifications Manual, should be revisited to ensure compliance with statutory requirements. Adding cross-references to the existing proportionality standards in Section 4.15.01-D wherever exactions are imposed would further strengthen the City’s legal position.

5. Conclusion

The draft Unified Development Code is an important step forward for Missoula. By refining key procedural elements and ensuring consistency with Montana law, the City can create a regulatory framework that is both legally sound and supportive of more efficient, affordable housing development. I appreciate the significant work that has gone into the draft and offer these comments in the spirit of constructive collaboration toward a more predictable, effective, and housing-friendly code.



Missoula County Public Schools
909 South Ave. West
Missoula, MT 59801
(406) 728-2400

Forward Thinking, High Achieving.

October 31, 2025

Subject: MCPS Comments on Unified Development Code and Related Materials

Dear Missoula Project Team,

Thank you for the opportunity to comment on the proposed Unified Development Code, Zoning Map, Standards and Specifications Manual, and Land Use Plan Amendments. As a representative of Missoula County Public Schools Board of Trustees and as Superintendent, we appreciate the City's efforts to modernize and streamline development regulations.

We also want to acknowledge the extensive time, analysis, and collaboration that have gone into this work. The City's commitment to developing a thoughtful, forward-looking framework that balances growth, sustainability, and community needs is evident throughout this process, and we appreciate your continued engagement with all stakeholders, including Missoula County Public Schools.

Please note that the following comments reflect the perspective of Missoula County Public Schools (MCPS) and may not represent the views of other school districts. MCPS encompasses two distinct districts: an *elementary district* serving nine elementary schools and three middle schools with a current enrollment of approximately 5,200 students, and a *high school district* serving four high schools, one alternative high school, and one public charter school with a current enrollment of approximately 3,900 students.

Based on our review of the proposed Unified Development Code and supporting documents, we would like to highlight several areas where additional clarification or collaboration may be beneficial. Specifically, we seek to better understand how the proposed zoning and land use changes may influence future enrollment patterns, school siting, transportation needs, and our district's overall capacity to serve students equitably across the community.

We offer these comments in the spirit of partnership, recognizing that thoughtful coordination between land use planning and public education is essential to maintaining strong neighborhoods and ensuring that schools remain accessible, safe, and well-resourced as Missoula continues to grow.

Primary Concerns:

1. School Capacity Impact Analysis:

- a. We note that the proposed zoning changes appear to allow for increased residential density in multiple areas throughout the city. However, we have not identified a comprehensive analysis of how these changes will affect enrollment projections and school capacity. Our existing school facilities are relatively evenly distributed based on current population patterns and boundary lines, and we anticipate significant residential growth in specific

areas could create localized capacity challenges that would be difficult to address in the short to medium term. For example, we saw a significant shift at Lowell Elementary with the high density of low-income housing through the Villagio development. Fortunately, we were able to withstand that challenge due to some declining enrollments, but we saw an 18% increase in enrollment at that school in one year.

2. Geographic Distribution of Growth:

- a. Could the City provide data or modeling on the expected geographic distribution of residential growth under the new UDC? Understanding where increased density is most likely to occur would help us:
- Identify schools that may experience enrollment pressures
 - Plan for facility expansions or improvements
 - Coordinate on transportation and site access issues
 - Budget for necessary capital improvements

3. Student Generation Rates and Enrollment Projections

- a. Has the City conducted or does it plan to conduct analysis using student generation rates (students per housing unit by type) to project enrollment impacts? This type of analysis would be invaluable for our long-term planning and would help us understand:
- Expected increases in student population by school attendance area
 - Timeline for when capacity issues might emerge
 - Types of housing development (single-family, multi-family, etc.) and their respective impacts on school enrollment

4. School District Coordination

- a. We would appreciate clarification on how the City intends to coordinate with the school district on development review, particularly for larger projects that may significantly impact enrollment in specific attendance areas. Early notification and consultation would allow us to provide input on potential impacts and mitigation strategies.

Specific Questions:

1. Were school capacity constraints considered in the development of the proposed Zoning Map and density allowances?
2. What mechanisms exist in the new UDC for ongoing coordination between the City and school district on development applications?
3. Has the City considered establishing school capacity as a factor in infrastructure adequacy determinations for large developments?

We recognize the importance of balanced community growth and stand ready to work collaboratively with the City to ensure that development and educational infrastructure planning are properly aligned.

Thank you for your consideration of these comments.

Sincerely,



Micah Hill, Superintendent
Missoula County Public Schools

From: [Micah Hill](#)
To: [Benjamin Brewer](#)
Cc: [Walter Banziger](#); [Eran Pehan](#)
Subject: Re: Agency Comment Request: Our Missoula Unified Development Code and Related Materials
Date: Wednesday, November 5, 2025 9:08:10 PM
Attachments: [image001.png](#)

Hi Ben,

Thanks for the follow up and I appreciate the response. First, I hope you know I would never assume to have all the answers and I am pro development and growth and support the city process used and in general support the overall plan. I think the City has done an amazing job.

I know that we're always solicited to submit feedback on developments and proposals and I typically don't respond because it would be similar questions to what I posed in my previous email - only it would be the same thing every time. And frankly, I don't think it would change the opinion of those who are making the decisions. Realistically, I put myself in your shoes and think, "Would I tell a developer that they can't build X number of units because we think the school district couldn't handle the capacity?" But could you tell a developer, "Yes, your project can move forward provided that it meets certain conditions related to schools as outlined in our development plan?"

There's nothing in Montana law or city code that dictates that a municipality has to act on the feedback so I just wanted it on the record that we do contemplate these issues and the long term impacts on school districts, budgets, families, etc. Rarely is there a requirement for land set asides for schools or other municipal services in planning (save for a certain percentage of green space within a development for a park). I know there are other states, cities, municipalities that are very forward thinking in their future considerations and a quick search of the internet revealed a couple of different ideas to consider.

"The City of Flower Mound requires developers to get approval from the school district if their development results in schools being 110% over-capacity. Given this requirement, developers have to work with the school district to ensure adequate capacity to handle the increased number of students. This requirement is only applicable for residential development. Dripping Springs utilizes development agreements to ensure there is land set aside for parks and schools. They allow developers to build with higher densities if they agree to set aside land for new schools to serve their subdivisions.

The City of Montrose, Colorado has a policy requiring developers to set aside 1.37 acres per student based on an assumption of .294 new students per lot. The following table shows the calculations used in Montrose for school dedications.

Table 6-1: Montrose, CO School Land Dedication Requirements

School	Student per Lot	Acres per Student	Dollars per Acre	In-Lieu Fees
Elementary	.294	.033	\$18,000	\$175
Middle	.154	.067	\$18,000	\$185
High	.192	.037	\$18,000	\$128
			TOTAL	\$488

Any program should be based on the needs and desires of the citizens, following the process from this plan will ensure there is public support for the measure. As with any major policy change, there should be an opportunity for residents to learn about and discuss the options. Education will be an important aspect of this outreach to ensure that citizens understand the costs and benefits of the program. Obviously, adding requirements to developers will result in higher home costs; however, the benefits will likely outweigh the costs by providing needed services based on growth, rather than having to retrofit services into a built out area. Also, rather than requiring all residents to pay the costs associated with expansion, it will be borne by the development that spurs the need. Builders will need to be educated on the benefits for them to minimize their resistance."

Honestly, I don't think anything has to be done at this stage, and recognize that lots of people might disagree with my position, but I think it's worth considering and putting something on the table to be considered for future plan revisions and amendments. If it doesn't pass consideration I will have at least been able to say I tried.

Thanks again Ben and best wishes for moving this forward,

Micah Hill
 Superintendent, Missoula County Public Schools
 (406) 728-2400 x1022



On Wed, Nov 5, 2025 at 9:25 AM Benjamin Brewer <BrewerB@ci.missoula.mt.us> wrote:

Hi Micah

I have been checking in within our department on your communication and want to provide a general response and make sure you know that we are available if there is further conversation that you would want to have during this point in the process.

In your letter, you asked a few specific questions, which are here:

Specific Questions:

1. Were school capacity constraints considered in the development of the proposed Zoning Map and density allowances?
2. What mechanisms exist in the new UDC for ongoing coordination between the City and school district on development applications?
3. Has the City considered establishing school capacity as a factor in infrastructure adequacy determinations for large developments?

Generally, in response to your first question, our understanding and hope is that we considered for capacity concerns and potential impacts to schools through the development of the Land Use Plan. We recognize that coordinating growth planning is intricately related between the City and the School District; additionally, that it is a challenge to coordinate how zoning regulations can account for the kinds of demographic considerations that drive school capacity planning. So, in answer to your first main question, our hope is that, moving forward, we will continue to coordinate, and work to improve on, how we can integrate school capacity planning into our future general land use planning efforts, such as when we revisit the Land Use Plan in the next few years.

With regard to your second and third questions, we have existing practices for how schools are contacted and considered in land use site-specific project evaluations, and will be bringing those forward into the new code. If you have specific suggestions or comments on how those should be updated, we would welcome that from you and will be considering potential amendments to the new code as we move through the adoptions process.

I hope this provides some response to your questions and comment, and would welcome any further thoughts you have, and have CC'd our Department Director and Deputy Director here for any follow up as well. For now, we will be incorporating your letter into our reporting on received agency comment for consideration by Council.

Regards, -Ben

Ben Brewer, Planning Supervisor

CPDI, Community Planning Division

406-552-6086 | BrewerB@ci.missoula.mt.us

From: Micah Hill <mhill@mcpsmt.org>

Sent: Friday, October 31, 2025 1:53 PM

To: Benjamin Brewer <BrewerB@ci.missoula.mt.us>

Subject: Re: Agency Comment Request: Our Missoula Unified Development Code and Related Materials

Letter from Missoula Design Professionals to the Mayor, Staff and City Council

November 11, 2025

We are writing this letter as a group of industry professionals to address the City's new Unified Development Code. We've been a part of the City's extensive outreach process in the Growth Plan and believe strongly in its response to the widespread public request for more housing, lower cost housing, simplified regulations, and reduced barriers to growth.

We've also been evaluating the draft Uniform Development Code, and we have found several areas that will severely limit or eliminate a large percentage of commercial, mixed use, and multi-family development in Missoula. To avoid effectively stopping good projects, these critical areas must be addressed immediately. These areas include:

Section 4.3.03-D Build-to Zone and Build-to Width: While the setbacks listed in Table 4.3.03-3 are effective and appropriate, the remaining build-to requirements are impossible to achieve and must be removed. Build-to zones are inflexible and do not allow safe, dignified, and affordable development to occur for many uses such as grocery stores, hospitals, mental health services, legal services, retail, churches, etc. In addition, poorly designed streets and unusually shaped lots also require flexibility, even in pedestrian friendly areas.

Table 4.3.03-4 Building Width: The maximum building widths listed for Mixed Use Buildings, General, and Apartment Building do not allow flexibility to create cost effective development as described in the Long Range Master Plan, Downtown Master Plan, Midtown Master Plan, and other City planning documents. These widths must be removed entirely. In addition, the widths listed for Rowhouses do not align with lot width requirements, and should also be removed entirely.

Section 4.3.03-E.3 and Table 4.3.03-5 Transparency: Requirements for minimum transparency are impossible to achieve. Good zoning accommodates a variety of

uses, allowing for flexibility to ensure safety, privacy, and health of occupants and the public. These sections must be removed entirely.

Section 4.3.03-E.3 and Table 4.3.03-5 Street Adjacent Entrance: Requirements in this section are impossible to achieve and do not allow for flexibility to ensure safety, privacy, and health of occupants and the public. These sections must be removed entirely.

Section 4.9.02-B General Site Landscaping: General site landscaping must be eliminated entirely in D-T, U-MU and U-R zones. These are urban development zones, and suburban landscaping standards are incompatible with the public requests and design intent of these districts. This is demonstrated by the graphic representations of dense housing shown in Long Range Master Plan, Downtown Master Plan, Midtown Master Plan, and other City documents. These diagrams illustrate 0% - 5% landscaping, while the general landscape standards as drafted are generally 15% - 20%. Keeping this standard as drafted will increase costs, reduce housing, and will prevent developers from providing market-driven parking.

Section 4.9.02-D Activity Area: Must be eliminated entirely. Keeping this standard will increase costs for housing, reduce units constructed, and will prevent developers from providing market-driven parking.

Section 4.9.02-E Interior Parking Lot Landscaping and 4.9.02-G Buffers. At a minimum, this section must be significantly reduced to match the level of requirements in Title 20. Increasing landscaping requirements increases cost and reduces necessary parking. We request additional discussions with the City to improve these sections.

While there are many additional areas of the UDC that also require modification, this letter is intended to highlight the sections which will have the greatest impact on Missoula's growth. Our most important goals with the UDC and Growth Plan have been to reduce barriers, reduce cost, and increasing housing - these portions of the UDC do the opposite,

making it more expensive and difficult to build, especially for housing and mixed use projects.

To be clear, we believe that in their current form these seven sections will severely limit our ability to create workable projects and that they should be removed from the code until they can be reconsidered with the help of the design community.

We appreciate your collaboration with us as we work together to refine our codes and reach our shared goals. Thank you

Signed:

Colin Lane, MMW Architects

Don Macarthur, MMW Architects

Christopher Chitty, Holzbau LLC

Marie Wilson, In2itive Architecture

Danny Oberweiser, IMEG

Matt Mellott, SterlingCRE Advisors

Keith Miller, Upslope Group

Jackie Rudd, Campus Architect, U of M

Baron Peper, Architecture of Belonging

Aaron Hanks, GAVIN-hanks Architects

Vince Gavin, GAVIN-hanks Architects

Jackie Bull, Paradigm Architecture

David Gray, DVG Architecture and Planning

Michal Morgan, Hoffman Morgan Associates

Lucas Dupuis, Hone Architects and Builders

Tony Moretti, Square 1 Architecture

Jules Landis, In2itive Architecture

Garrett Pence, Black Sheep Architecture

Alan McCormick; Garlington, Lohn & Robinson

Jamie Erbacher, WGM Group

Kate Dinsmore, WGM Group

Audrey Handelman, AIA, LEED AP BD+C, NCARB

From: [Juniper Davis](#)
To: [Benjamin Brewer](#)
Cc: [Brian Ellestad](#)
Subject: Re: EXTERNAL:Agency Comment Request: Our Missoula Unified Development Code and Related Materials
Date: Friday, November 7, 2025 4:46:50 PM
Attachments: [image001.png](#)
[Outlook-A close up.png](#)
[Outlook-c0lfadyi.png](#)
[20241204 City Land Use Plan MCAA Comments.pdf](#)

Ben,

Please find attached the letter we sent regarding the land use plan adoption last year. We believe it remains relevant, as it outlines our concerns about land use compatibility adjacent to the airport—particularly regarding safety and noise impacts.

Based on our discussions with City staff and a review of the currently available materials, we would like to add the following comments to our original letter:

Airport Hazard Overlay

The Airport strongly supports the implementation of an Airport Hazard Overlay. However, the size and shape of the City's current proposal do not appear to correspond with any specific hazard boundaries we use. As such, it is difficult for us to endorse the proposed boundary as-is. We recommend adjusting the overlay to more fully incorporate the noise and crash impact areas for both the existing and future runways.

Land Use Types / Zoning Districts

The Airport supports reduced residential densities and required (not optional) clustering of residential development outside the Airport Hazard Overlay, with a focus on parks and open space within the overlay. That said, we continue to advocate for no residential development in close proximity to the Airport. Instead, we recommend industrial, commercial, open space, or park uses within the Airport Hazard Overlay.

Additional Considerations

As previously noted, we strongly encourage the City to adopt additional protective measures, including:

- Noise mitigation requirements in the building code
- Mandatory completion of FAA Notice 7460 as part of City processes
- Requirement for aviation easements with each development proposal
- Disclosure of the Airport Influence Area (AIA) and aviation easements on subdivision plats and CC&Rs
- Adoption of an Airport Affected Area pursuant to MCA 67-7-101 et seq.

We intend to continue working with City staff on these topics and will participate in all relevant

public meetings to provide comment and answer questions.

Thank you for your time and consideration,

Juniper Davis



Juniper Davis

Legal Counsel
Missoula Montana Airport
5225 West Broadway, Missoula, MT 59808
406.532.8640

From: Brian Ellestad <bellestad@flymissoula.com>
Sent: Thursday, October 30, 2025 4:08 PM
To: Juniper Davis <jdavis@flymissoula.com>
Subject: FW: EXTERNAL:Agency Comment Request: Our Missoula Unified Development Code and Related Materials



Brian Ellestad, A.A.E.

Airport Director
Missoula Montana Airport
5225 West Broadway, Missoula, MT 59808
C – 406.203.6208 | P – 406.532.8652

From: Benjamin Brewer <BrewerB@ci.missoula.mt.us>
Sent: Thursday, October 30, 2025 12:55 PM
To: Benjamin Brewer <BrewerB@ci.missoula.mt.us>
Cc: Paul Filicetti <pfilicetti@ae.design>; John Newman <johnmnewman@gmail.com>; City Council (All) <ACouncil@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Paul Filicetti <pfilicetti@ae.design>; Andrea Davis <DavisA@ci.missoula.mt.us>; Dale Bickell <BickellD@ci.missoula.mt.us>; frankslittlefarm@gmail.com
Subject: EXTERNAL:Agency Comment Request: Our Missoula Unified Development Code and Related Materials

[THIS MESSAGE ORIGINATED FROM OUTSIDE OUR ORGANIZATION - DON'T CLICK LINKS OR ATTACHMENTS UNLESS YOU'RE SURE THE CONTENT IS SAFE]

Greetings local and regional agencies.

At the beginning of October, the City of Missoula contacted you seeking comment on the Zoning Framework that is a piece of the upcoming new code produced through the Our Missoula project. **We are now seeking comment on the full new Unified Development Code and supporting materials (Land Use Plan amendments and Standards and Specifications Manual).** The zoning framework is incorporated (without modification) into the new UDC, and still available for comment along with the rest of the new code.

For quick access, the public review draft materials for your review **are available here:**

- Unified Development Code: <https://www.engagemissoula.com/unified-development-code-udc>
- Zoning Map: <https://www.engagemissoula.com/zoning-framework>
- Standards and Specifications Manual: <https://www.engagemissoula.com/city-of-missoula-standards-and-specifications-manual-update>
- Land Use Plan Amendments: <https://www.engagemissoula.com/2025-amendments-to-the-our-missoula-2045-land-use-plan>

You are being contacted because of your agency's relationship to planning in the Missoula urban area. Please **review the attached memo** and request for comment. There are also multiple ways to learn more about the project that are listed on the [Our Missoula website](#). If you feel there is another person in your group that would be more appropriate to review these materials, please forward this message.

The full review period for this final phase of the Our Missoula project, including both the zoning framework and the new UDC and accompanying manual and related Land Use Plan amendments, will run until November 12th. **However, comments received by November 7th** are appreciated in order to be included and addressed in the staff report to the Planning Commission. Comments will continue to be received and considered by City Council throughout the adoption process starting with the November 18th Public Hearing with the Planning Commission.

Please do not hesitate to follow up with questions, comments or needed clarifications.

Many thanks, -The Our Missoula Team

Ben Brewer, Planning Supervisor
CPDI, Community Planning Division
406-552-6086 | BrewerB@ci.missoula.mt.us



December 4, 2024

City of Missoula
435 Ryman St.
Missoula, MT 59802

RE: City of Missoula 2045 Land Use Plan

Dear Mayor Davis and Council Chair Sherrill:

Please accept this letter as official agency comment for the City of Missoula’s 2045 Land Use Plan (City’s Land Use Plan) on behalf of the Missoula County Airport Authority (“Airport”). The Airport is obligated under the Federal Aviation Administration (“FAA”) Grant and Sponsor Assurances to take appropriate action, to the extent reasonable, to restrict the use of land adjacent to or in the vicinity of the Airport to activities and purposes compatible with normal airport operations. Montana has also addressed this issue by enacting the Airport Affected Areas regulations, formerly referred to as the Airport Influence Area (“AIA”). Title 67, Chapter 7 Mont. Code Annotated. Missoula County enacted the AIA regulations in 1977, Missoula County Resolution 78-96. The Airport’s obligations include reserving the right to object to land use actions as it relates to the public safety of the users of the Airport and within the AIA.

The City’s Land Use Plan identifies the land use categories of “Urban Residential High” and “Urban Mixed-Use Low” directly east of Airport property, which is within the AIA, is located along the flight path of the primary commercial runway at the Airport and is within the 65 DNL sound contour established through the Federal Aviation Administration (FAA). Pursuant to guidance from the FAA, uses such as residences (especially residential uses with higher than 1-2 houses per acre), schools, hospitals, nursing homes and churches are incompatible in this proximity to the Airport.

The issues that make the land use categories in the City’s Land Use Plan incompatible with the property in the vicinity of the Airport are as follows:

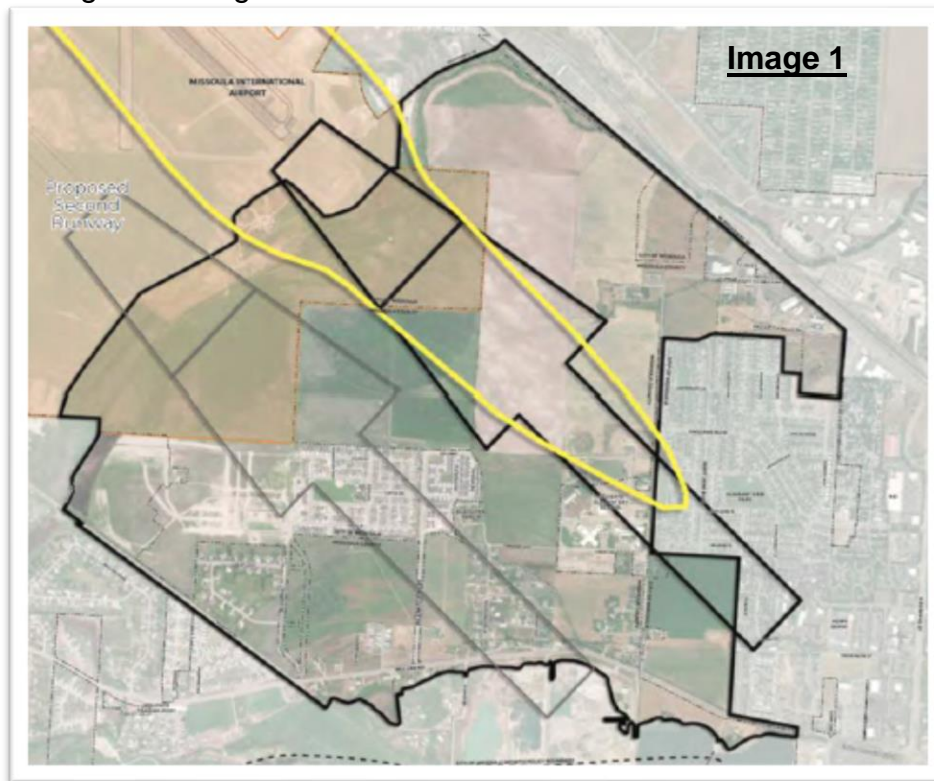
- The impact of aircraft noise on individuals residing directly under a runway flight path and within the 65 DNL noise contour;
- Safety issues involved with aircraft accidents along the Airport’s flight path and in the runway protection zone;
- Electronic interference with aviation navigation aids within the AIA; and
- Physical and visual obstructions to safe aviation navigation within the AIA.

Aircraft Noise

The FAA has adopted 65 DNL¹ as the threshold of significant noise exposure, below which residential land uses are compatible. The yellow boundary depicted on the map included below as Image 1 shows this 65 DNL contour line; this contour line extends into land use categories identified in the City's Land Use Plan as "Urban Residential High" and "Urban Mixed-Use Low", both of which envision dense residential development.

Aircraft noise significantly impacts individuals residing near airports, exposing them to higher levels of noise pollution which can lead to health issues like sleep disruption, stress, cardiovascular problems, and reduced cognitive function. Those impacts usually fall disproportionately on low-income communities and communities of color. See [Aviation Noise Impacts: State of the Science - PMC](#) for citations to studies that show these health and socio-economic impacts.

FAA funding for noise mitigation near airports is extremely limited and no funds are available for mitigation efforts to residences built within an existing 65 DNL noise contour. Permitting residences in the areas of the greatest noise impacts, particularly without zoning and building restrictions that require noise mitigation in the design/construction process, opens local governments and the development community up to public criticism and potential legal challenges.

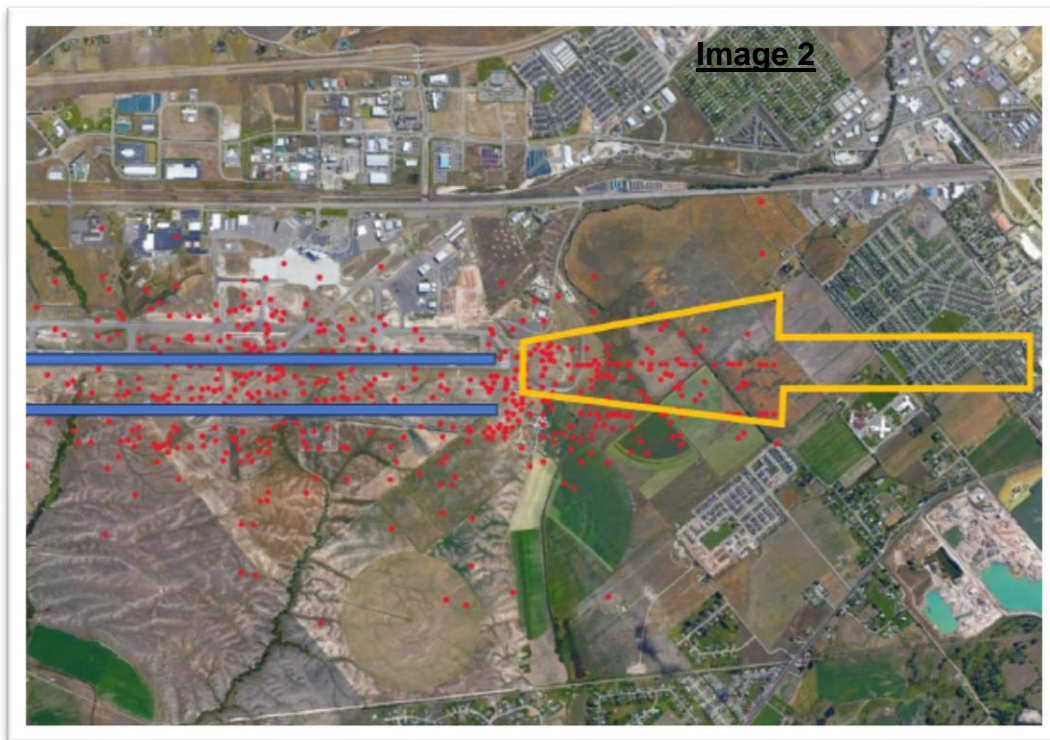


¹ The DNL65 does not refer to decibels. It is a formula that attempts to combine all the flights someone might experience over their head every day and night into one number.

Safety

The number of people concentrated in an area near an airport is the land use characteristic tied most closely to the consequences of aircraft accidents. The most direct method of reducing the potential severity of an aircraft accident to the people and property in proximity to an airport is to limit the maximum number of structures and/or people in areas close to an airport. Limiting the number of structures around the airport may also reduce the severity of an aircraft accident to passengers on board the aircraft.

Concentrated populations increase the risk of severe consequences in the event of an uncontrolled accident. The risk is even greater when the land use includes occupants with limited mobility or who need supervision or assistance in evacuating, such as hospital patients or schoolchildren. The red dots on the map included below as Image 2 depict the modeling data that was derived from 15 years of worldwide airport accident data.



Interference and Obstructions

Another important airport land use compatibility concern is the need to maintain unobstructed space for aircraft to maneuver above ground, protect navigational facilities, and protect existing and future airport capacity. Airspace can be physically obstructed by



tall structures and vegetation and visually obstructed by glare, light emissions, dust, and smoke. Additionally, land uses that can produce electronic interference should be

carefully considered. Electronic interference can affect navigational aids used by pilots during takeoff and landing.

The FAA has a system of standards and notification procedures to protect national airspace from physical obstructions. See 14 CFR Part 77. These standards are encompassed in the Airport Affected Area regulations set out in Montana Code Annotated Title 67, Chapter 7. The City of Missoula has a statutory responsibility to adopt an Airport Affected Area, and doing so would ensure the City's compliance with 14 CFR Part 77.

Summary

The current version of the City's Land Use Plan identifies the land use categories directly east of Airport property which are not compatible with the Airport. Uses such as high density residential, schools, hospitals, nursing homes and churches are incompatible in this proximity to the Airport. The Missoula County Airport Authority respectfully requests that the land use categories within the Airport Influence Area be amended to exclude such uses.

There are a variety of tools that are available to local governmental entities to influence the outcome of development on areas adjacent to airports, including but not limited to:

- Adopting zoning and land use policies that prevent incompatible uses within the AIA, in the flight path, and within the 65 DNL noise contour;
- Adopting building codes and zoning ordinances that require noise abatement measures in the building process, height restrictions, and other related restrictions; and
- Executing aviation easements for all property within the Airport Affected Area ("AAA") under local regulations implementing Title 67 Chapter 7, MCA.

We believe that the strong and consistent use of these tools must be used to ensure land use compatibility in the Airport's vicinity. The City's Land Use Plan is an important part of our community's land use policies and should reflect the very real realities of the existence of the Airport in an ever-growing valley. We remain a committed partner in planning for our community's growth and we welcome the opportunity to work collaboratively with the City to implement solutions to the concerns addressed in this letter.

We would like to continue this conversation in-person by way of additional stakeholder meetings or by providing comments during a public session. Please let us know the best



way to ensure our concerns are addressed within the City's Land Use Plan. Thank you for the opportunity to comment on this and any future land use actions occurring adjacent to or in the vicinity of the Airport.

Respectfully,

Brian E. Ellestad

Brian Ellestad, Airport Director

From: [Richards, Kristi](#)
To: [Benjamin Brewer](#)
Subject: RE: Agency Comment Request: Our Missoula Zoning Framework
Date: Friday, October 3, 2025 7:07:36 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

You don't often get email from krisrichards@mt.gov. [Learn why this is important](#)

The Department has no comment at this time.

Thank you,

How did we do? Let us know!

Kristi Richards

Area Manager

Montana Department of Revenue

KrisRichards@mt.gov

406-329-1417

MTRevenue.gov



**PROPERTY
ASSESSMENT
DIVISION**
MONTANA



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From: Benjamin Brewer <BrewerB@ci.missoula.mt.us>

Sent: Thursday, October 2, 2025 4:39 PM

Cc: Andrea Davis <DavisA@ci.missoula.mt.us>; City Council (All) <ACouncil@ci.missoula.mt.us>; Dale Bickell <BickellD@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Laval Means (she/her) <meansl@ci.missoula.mt.us>; frankslittlefarm@gmail.com; John Newman <johnmnewman@gmail.com>; Paul Filicetti <pfilicetti@ae.design>

Subject: [EXTERNAL] Agency Comment Request: Our Missoula Zoning Framework



Dear City Planning Staff,

November 12, 2025

Preserve Historic Missoula (PHM) would like to take this opportunity to comment on the City of Missoula's Draft Unified Development Code. PHM is a local nonprofit organization dedicated to advocacy and education for all things historic in Missoula. We commend the City and its staff for the tremendous effort involved in putting together this document and propose the following changes in regard to historic preservation using the expertise of our broadly experienced and degreed board.

Our first major comment is concerning the public review process for Historic Preservation Permits. The public notice and engagement portions of the UDC are ill-defined and seemingly do away with the ability to participate in-person in a public forum. Now that the Historic Preservation Commission will not be operating with the same regulatory capacity, we recognize that this may need to change from how it is currently carried out. We would like to see opportunity for public comment and applicant presentation in a public forum to be included in the UDC, whether it remain a part of HPC meetings or part of the new Planning Commission meetings or another venue. Please include additional language clarifying how notice will be given for HPPs and how public comment can be submitted.

Our second major comment is regarding the designation of Historic Resources. Currently, the UDC only recognizes sites individually listed on the National Register of Historic Places, sites individually listed on the Missoula Inventory of Historic Resources, or sites within a Historic Resource Overlay as needing to go through the Historic Preservation Permitting process. This excludes all sites that are not individually listed within National Register Historic Districts. This oversight exempts a large number of historic sites in the city, including many downtown. PHM suggests that either all contributing resources within National Register Historic Districts are included as being required structures for HPPs or that all National Register Districts become HROs with the adoption of this code to ensure that modifications to our city's important historic resources are reviewed appropriately.

Our third major comment is relative to general conformance of new construction, alterations, etc. within historic districts. We recognize that constraints on building height, density, setback, etc. have generally been lessened to encourage various types of development in the many new and reconfigured zones in the city. We also hope that requirements regarding form, mass, scale, and general conformance with the streetscape within historic districts and HROs can help guide this development in ways that respect the existing fabric. This is where it is vital to ensure that primary character defining features of neighborhoods are listed within the aforementioned missing HROs.

Our final major comment is regarding demolition by neglect. The writing of this UDC is an important opportunity to create a stronger path to the City's enforcement of its prohibition of demolition by neglect in 4.6.04-S. We propose adding the following language to the end of this section: "Demolition by neglect will be considered demolition without a permit as referenced in 4.6.04-C."

A handful of minor comments and questions follow that may help bolster language and intent of the UDC:

Chapter 2

2.1.04-A. Appointment

Consider adding a minimum amount of full-time experience in any of the areas listed.

Division 2.1.03 Planning Commission

How can/should the Historic Preservation Commission and Planning Commission interface? How can the interests of preservationists be ensured to have a voice on this commission? A potential solution could be that the Chair of the HPC would have a seat on the Planning Commission.

Chapter 4

4.6.03-D & 4.6.04-D Application Filing Fees

PHM would encourage some sort of scale or threshold for filing fees. Fees should not be seen as a barrier to alterations to a historic building, especially for small projects such as a porch or addition by a homeowner. That said, larger development projects that create applications with hundreds of pages create significant strain on City staff. Perhaps fees are only applicable to projects over \$100,000 in cost.

4.6.08-C Establishment of an Historic Resource Overlay (/HRO)

Preserve Historic Missoula encourages the continued development of additional HROs to further protect the city's historic resources. Existing National Register Historic Districts should be included as soon as possible to protect our important historic sites.

Chapter 5

Section 5.2.01-H. Natural, Cultural, or Historic Features

Consider adding at the end of this section: "including from loss of viewshed." This introduces important specificity to protect cultural landscapes and preserve their historic settings.

Chapter 6

Are there ways in which infrastructure improvements might affect historic resources? There are no mentions of “historic” anywhere in this chapter. Some resources, such as the Orange Street Underpass, which is listed on the National Register of Historic Places, are themselves infrastructure.

Chapter 8

Consider adding some definitions from 4.6.02 including Historic Resource, Landmark, and others used outside of 4.6.02.

Thank you for your consideration of these comments.

Signed by the Board of Preserve Historic Missoula

Jared Schmitz, President, Josie O'Meara, Treasurer, Kayla Blackman, Secretary, Dan Hall, Jennifer Anthony, Page Goode, Rob Henry, Maggie Luthin, Alan Noonan, Skylar Rispins, Bea Williams, Dani Brown

5. INDIVIDUAL COMMENTS

This material includes public comments received through emails and letters submitted directly to City staff by individuals.

It is analyzed through the following framework:

<u>Issue ID</u>	<u>Definition</u>
1	Incorporated, either partially or fully, into updated Adoption Draft materials.
2	Not incorporated: this comment is already addressed or in alignment with proposed materials, no change needed.
3	Not incorporated at this time: this comment points to work that is anticipated to be followed up in the future, after the completion of this project.
4	Not incorporated: this comment raises issues that are outside the scope of this project.
5	Not incorporated: this comment is not supported by adopted policy or in alignment with project goals or methodology.
6	Not incorporated: this comment is not applicable or not legally supportable

NOTE: *Unlike comments left directly in the UDC or on the Map that were made available for comment directly into those materials, comments below often provide an array of recommendations. These were given a code response based on the area the majority of recommendations pertained to. See Attachment D: Summary of Community Engagement and Outreach for a summary of key themes from comments and responses.*

A. Public Comment from Individuals Received Via Email (Attachment 1)

1. Bastasz, Bob
2. Bohan, Paul
3. Bridges, Lee
4. Carlson, Tom
5. Carpenter, Lisa
6. Duguid, Matt
7. Dunne Byington, Nan
8. Gerhard, Knudsen
9. Glassy, Janet
10. Gray, David
11. Gray, David (2)
12. Gray, David (3)
13. Hale, Dave
14. Heil, Nancy
15. Hutchins, Michelle and Eric
16. Kalantar, Donna
17. Knoll, Patrick
18. Lesica, Peter
19. Lesica, Peter (2)
20. McFarlane, Lisa
21. Morgan, Mike (1) (M1R Zoning)
22. Morgan, Mike (2) (Expo Parkway)
23. Pease, Kyle
24. Sheehy-Cates, Rosalie
25. Stuver, Michael
26. Taaffe, Renee
27. Tonnesen, Kathy
28. Tweedy, Curt
29. Werner, Katharina
30. White, Stefan
31. Williams, Jerry & Greta
32. Yeomans, Robert

2. Protest Letter related to the Aspire Subdivision in East Missoula (Attachment 2):

The same letter was sent individually by several community members, each signed individually. The letter was regarding concerns around the Aspire Subdivision in East Missoula. A copy of the letter is included in Attachment 2, and it has been given the response code “1: Incorporated, either partially or fully, into updated Adoption Draft materials.”

Below are the individuals that sent this letter:

1. Aery
2. Bateman
3. Bridges
4. Buhl
5. Friedrichs
6. Harman, Elias
7. Harrington, Susan
8. Hopkins
9. Illegible Name
10. Kruger, Erin
11. Lavoie
12. Murray, Gretchen
13. Olsen, Linda
14. Olsen, Richard
15. Petersen, Karen
16. Retallack, David
17. Ruttelbach

3. Redlined Copies of Unified Development Code Draft

Several sets of comments were received as full, redlined copies of the public review materials. These were received from:

1. Gernant, Tyler – Missoula County Clerk and Treasurer ([LINK](#))
2. Gray, David ([LINK](#))
3. MMW Architects ([LINK](#))
4. WGM Group ([LINK](#))

All of these comments are assigned a comment response of “1: Incorporated, either partially or fully, into updated Adoption Draft materials.”

ATTACHMENTS:

1. List of Individual Public Comments and Response Codes
2. Copy of Aspire Subdivision Letter

List of Individual Public Comments and Response Codes

From	Comment	Response
Bastasz, Bob	<p>Allowing increased housing without accompanying infrastructure development is poor planning and leads to diminished quality-of-life for all Missoulians, serious safety issues, and increased pollution. A case in point: the two developments in the lower, west-side Rattlesnake neighborhood adjacent to Greenough Drive. I have repeatedly pointed out (apparently to deaf ears in the City) that a traffic circle needs to be built on Greenough Drive at its intersection with Peggio Lane before the two developments proceed. A traffic circle at this location is essential to avoid putting dangerous entrances onto Greenough Drive from the developments. Without a traffic circle, increases in traffic accidents and wildlife collisions will undoubtedly occur. A traffic circle on Greenough Drive will also calm traffic and improve pedestrian safety. This infrastructure project needs to be given as much priority as the developments. Code reform must not be blind to the infrastructure needs of the community.</p>	5
Bohan, Paul	<p>I want to know what the status is on the zoning changes.</p> <p>I got a postcard with little information and no mention of the meeting last WEEK on il believe tOct 8th, The Day i went , in the Afternoon to get the draft from the city, and was given an incomplete copy, and was told the link on the postcard was not active or not working. I'm looking for that link. What is the current status of the articles 4.7, 4.4, ,4.2, and all other zoning drafts, meetings, or recent activities and changes. the limited info on the post card I received last week says my property zoning is going to change.</p> <p>It's kind of like the "no City wide" or "community wide vote: taken to change my neighborhood to "8 or fewer", instead of single family homes as required by the charter at that time.</p> <p>I am so tired of the fraud that has happened in the past, to do what they've been trying to do since Bill Clinton was president, and card continuing with the same. (And even Worse is the add on direction this current proposal is taking).</p> <p>I have participated in the past and have no reason to trust what is going on now as being honest, or designed for current residents, or their ideas and comments on this matter.</p>	4

I tried to send a better edited second Draft of this message it to the city. Even a third version, But I did not get a confirmation that my message was even sent, so i tried a couple more times and there was no change on the screen. People think there are no consequences to having ADHD. Not being able to see my writing mistakes is one big one that I have always had. Somewhat similar for me is struggling to put words or thoughts together in verbal form, Quickly, accurately, and or sequenced as intended correctly The first written message on the Cities Web Site may have gotten through , but it was not well written, and there was no indication, that I saw, saying it was sent.

Over decades many of the people on the Missoula City Council when the Democrats removed the political labels from Council Election, and, especially since the "New Party" (Clinton/Obama Groupies time frame, they have Changed Missoula for the worst for its residents, and created a wonderland for visitors, Bars, Marijuana, Landlords, Hotels, rich natural space property owners, and fewer and fewer owner occupied Family Style houses. And many more out of state and now even local Homeless.

Even propagandizing that “every one wants smaller homes”, and people don’t want to mow lawns, or take care of “their’ Property or what used to be self and neighborhood residents responsibilities.. Having a place of your own, allows you to experience and learn how to take care of your self, and your immediate environment, in addition to helping others and your community directly. You didn’t need a play on the Cities Streets Day, organized by a Government Council. ? Their used to be people created playgrounds all across Missoula.

Now its just ever increasing Massive apartments, massive mass Transportation, outsiders moving in, and the Government encouraging more. With no care about how residents can’t make any decisions about how the community operates, or how they can regain control of our Communities Life. Worse we have in Missoula and increasing Captivity, of ou lives through the control by the Missoula Government. You want Kings, look to the dictators, and funders behind our Missoula City Council, as well as some council members themselves. No cars, Mass Transit only, no freedom to leave when mass transit does not allow you to take your own possessions, because they still want to remove cars, despite new technologies that will make individual transit viable. There is so much history and current actions and Corruption that I could include here. The fact that some of these Council members will likely encourage the next “no Kings day” is the ultimate in hypocrisy.

	<p>Paul Bohan Missoula Home Owner since 2002 Long time Resident with occasional short breaks starting in 1977.</p> <p>Immediate permit halt through mid-September followed by extended timelines as city embeds controversial priorities https://www.westernmt.news/2025/08/27/missoula-halts-development-reviews-toimplement-climate-equity-focused-code/</p>	
<p>Bridges, Lee</p>	<p>Written Monday, Oct 6, 2025:</p> <p>I was initially surprised and alarmed to receive a postcard in the mail at this late a date (Oct 2nd or 3rd) in the city's zoning process, inviting us East Missoula residents to attend an Open House about the changes the City of Missoula soon planned to make in it's zoning definitions, until I was assured by a County Official that those postcards had been intended STRICTIY for City residents of which East Missoula is Not. We are County. Evidently, an error was made by the public mailer of the postcards to City residents and we somehow got them.</p> <p>That being said, this is a good time to point out that I had lived in "Unzoned" East Missoula for 40 years, attending all the previous "zoning public hearings" out here for decades, standing shoulder to shoulder with my community in standing room only meetings against ever being zoned.</p> <p>It was only after careful observation as an East Missoula Sewer Board member for 30 years and an East Missoula Community Council member and Chairwoman, that I realized there may come a day when we are annexed into the City of Missoula. With our Missoula County Growth Plan being amended in it's zoning definitions, it would be wise for our community to take a pro-active stance in determining what we want our zoning to look like, rather than wait until we may someday be annexed and have the City of Missoula slap whatever applicable zoning they have available on us.</p> <p>Therefore, we worked for YEARS with County government in our East Missoula Community to develop and define our Own appropriate zoning never before done locally, called "Live/Make", which well describes our unzoned areas. We had no trouble convincing our Community to accept this new zoning application wholeheartedly, since it was tuned to our character and needs.</p>	<p>6</p>

	<p>That being said, we welcomed our new zoning designation on July 1, 2022, after never being zoned before, We had created a zoning designation our whole community fully supported and could get behind.</p> <p>So imagine my surprise to read a postcard describing how the City zoning was being redone to accommodate the needs of it's citizens and future growth and was expected to be accepted by the end of this month (October) and finalixed in December, knowing the years of work it had takend to build our zoning designation with the County out here in East Missoula. Why, Bonner was so impressed with the Live/Make zoning designation we'd created, that they "stole it" and applied it to areas of Their own zoning district. I can't think of a higher compliment to our hard work. Steal away, Bonner.</p> <p>Thankfully, after reaching out to a County Official, who researched my concerns, I now understand that this zoning discussion was meant solely for City residents and that zoning applications are commonly updated every 5-10 years.</p> <p>I'd like to make note to the City of Missoula for future reference, should it ever decide to annex us. We will expect the Live/Make zoning designation we currently have through Missoula County to be adopted by the City at such time, in order not to devaluate our property values out here by removing our ability to furnish our own livelihoods and businesses to support ourselves. 'That is a well earned Plus to our status out here that we worked hard to achieve through our pro-active work with our County government I'm sure the City of Missoula won't want to devalue our properties should we ever be annexed.</p> <p>For the record, Lee Bridges.</p>	
<p>Carlson, Tom</p>	<p>10/30/25</p> <p>I would like to comment on the Our Missoula Growth Policy Update and Code Reform and how the proposed zoning map for the Lower Rattlesnake and other areas of Missoula affect those of us who already live here.</p> <p>First, specifically for the lower Rattlesnake neighborhood, there are only two main arteries that allow for emergency evacuation (in the case of a potential wildfire, for example) from the entire</p>	<p>5</p>

Rattlesnake neighborhood and there is already constant, steady traffic on those routes at any given time of day. If the Lower Rattlesnake is treated as a more fringe urban core area, allowing more housing density, that makes any emergency evacuation more complicated. Please reconsider increasing housing density in this area.

For all neighborhoods, residential area zoning is protection for the attributes we value in a neighborhood and the investment we make in a home. To retroactively change the density of a neighborhood may be a benefit for those seeking housing but may also be seen as unfair to current owners who chose to invest and live in a particular area because of the existing character. In my opinion, increasing density will forever alter that character in terms of traffic, noise, and other amenities. Please consider the effects of zoning change on those of us who worked decades to be able to afford living in these neighborhoods based on the zoning that was in place at the time we purchased our homes.

In addition, it seems unlikely that affordable housing will be built in the Lower Rattlesnake (or other similar neighborhoods) simply as a result of the proposed zoning changes. Unless specific permanently affordable housing requirements can be imposed, developers will be understandably inclined to build more profitable market-rate and expensive housing units. This will result in more housing and more density in the neighborhood but simply building more housing is unlikely to make Missoula much more affordable. These changes will only result in landlords and developers making more money while we sacrifice the existing character of Missoula neighborhoods. Please find a way to require that new housing be permanently affordable before imposing higher density zoning.

I do support the overall goals of expanding access to housing for a wider range of residents, fostering economic diversity and equity, reducing sprawl and environmental impact, and allowing more efficient use of existing infrastructure while encouraging less reliance on car transportation. And I suspect encouraging opportunities for more residents to live within walking or biking distance of downtown, the university, and outdoor recreation locations can help achieve this goal but is increasing density in existing neighborhoods a tactic that can really achieve the desired outcome? Affordability is also necessary so if the proposed strategy is to be supported, I would appreciate concrete evidence that there is the capacity to increase density in

	<p>the city enough so that building more houses would make Missoula more affordable. Because, if the proposed higher density zoning changes don't address the problem, all we will have done is to forever change the character of existing neighborhoods and once that's gone, it's gone forever. Please provide evidence that the higher density strategy is worth it and will actually meaningfully address the affordable housing crisis. I also think that the rationale for increasing the density of Missoula neighborhoods to stop urban sprawl in Missoula County is too little, too late. There are already many new developments out Mullan Road and near the Wye with plans for more to come. While I acknowledge that building outside the city on what once was agricultural land is not ideal and will certainly increase the need for sewer, water, and transportation infrastructure it is far more feasible to develop new, well planned, mixed use neighborhoods with respect to economic and environmental goals then to attempt to squeeze more people into existing neighborhoods where high density is out of character. Please pause this planning effort and instead work with Missoula County to produce a comprehensive city-county plan that includes all development and zoning in the Missoula valley so that both existing neighborhoods and new potential neighborhoods can be considered and thoughtfully designed to accommodate future growth.</p> <p>Finally, while I support walking, biking, and using public transportation (and do so whenever possible), it is difficult these days to do everything without a car. So, while I agree with the goal of being less car dependent overall, those who own cars, even if just for occasional use, still need a place to park them when not in use. Eliminating parking requirements in neighborhoods subject to new higher density zoning is not helpful for existing and future residents and is only a benefit to developers. Please reconsider this change and insure that adequate parking is available for all new developments. Thank you for your consideration of these comments</p>	
Carpenter, Lisa	<p>10/28/25</p> <p>Dear Gwen and Daniel, Thank you for your receptiveness to making the code reform process more transparent and thank you for representing our ward!</p> <p>I'm writing as a Ward 3 resident to request an amendment to the proposed zoning changes affecting my parcel and others along the Mt. Sentinel interface, south of University Drive.</p>	1

These parcels begin on flat, buildable land and slope upward into open space. Under the current Place Type Map, a hand-drawn boundary intersects them, designating dual place types: high-density residential at the base and steep hillside above.

While the parcels contain environmentally sensitive acreage, the parcels can easily support infill housing as well, on their buildable portions (some parcels already have units present). In the draft zoning map, however, these parcels—mine included—have been entirely zoned as Open Space, effectively eliminating the buildable area with new 40-foot setbacks (the setback pushes the building envelope up the hill into the steep land) and a cap of 1 single family home or duplex. This outcome is at direct odds with our stated core values of increasing housing and reducing impact to environmentally sensitive lands.

This zoning misalignment seems to result from a literal interpretation of the Place Type boundary, despite the City's own disclaimer that these lines are illustrative and should not be applied without parcel-level context. In fact, the boundary currently cuts through existing homes, driveways, and public roads—clear evidence that it was never intended to serve as a precise regulatory line.

Even more concerning, one of these parcels currently houses four units and could reasonably support up to ten—all without disturbing the hillside. Under the new zoning, these units will likely reach the end of their life and not be replaced.

Additionally, reclassifying these parcels as Open Space is inconsistent with the treatment of similar parcels elsewhere in the city. On Mt. Jumbo and further south on Mt. Sentinel, similarly configured lots—narrow strips of buildable land transitioning into hillside—remain zoned residential. This inequity undermines confidence in the zoning process.

I respectfully request your support for an amendment to the draft that aligns the zoning with the actual infill capacity of these parcels and treats them consistently with comparable properties.

Zoning is not just a technical exercise—it's a values decision. When a parcel already housing four families is downzoned to unbuildable Open Space, it not only eliminates critical housing potential—it also risks undermining public trust in the planning process.

Thank you for your time and consideration. I look forward to discussing this further and welcome your response. I am happy to meet you to walk the affected properties if you are interested. Please be in touch. Best, Lisa Carpenter

I mean Campus Drive, sorry for the confusion! This is the area I'm referring to:



Duguid,
Matt

Ben,

Three final comment from myself:

- 1) Noise from mechanical equipment - heat pumps and window units - will be an inevitable problem and source of lawsuits when a dense building is built right next to a house.

2 & 5

If I built a 12 unit building in my neighborhood and used mini-splits, running year-round the noise to neighbors will be a nuisance and definitely a complaint, if not lawsuit.

Aside from the City ordinances around noise, zoning may want to have a provision / requirement ~ whatever the legal terms are - to have screening, acoustic treatments and analysis, or landscaping etc. to mitigate noise as part of an approved development package.

2) Aesthetics. This up-zoning benefits a very specific type of developer who has low regard for quality design. I can guarantee what gets built will be mostly dumb boxes with white vinyl windows. Ugly garbage that will be equivalent to the scourge of 70's rancher houses all over the City. The short term 'need for housing' may be met, but at a long term consequence. True community value comes from community building and architecture that makes places enjoyable and pleasing. Use Halloween as the perfect litmus test for which neighborhoods offer the best quality of life. People drive in from the burbs to trick-or treat in the U district and Slant Streets.

3) There are blighted and underutilized (large swaths of town) that could, if properly planned and developed provide 1000's of units in the core of the city exactly where they are needed. A generalized up-zoning of the entire city will result in a damaging pattern of scattershot infill as a sacrificial lamb to the cause.

4) In many cases it appears that the abandonment of ADU regulations as they are will result in LESS ability to build 2nd units behind large houses like U-District. The FAR ratios with 2-units are easily tripped over - so, now on one hand you can tear down a house and build an apartment building, on the other the ability to build an ADU and stay in your home is out the window in some cases. A strange side effect that should be considered 'unfair'. I may be misinterpreting the FAR game here however.

5) Allow driveways off the front streets may help with inevitable parking problems. There could be an if/then arrangement where IF

	<p>you provide parking on the alley you <u>are also allowed</u> to put in a driveway off the street. This could incentivize providing parking rather than abandoning it since it's not required at all anymore.</p> <p>Thanks,</p> <p>Matt</p>	
<p>Dunne Byington, Nan</p>	<p>Howdy folks. Thank you so much for your public service. I want to share my thoughts with you on the 2045 Missoula Land Use Plan in this way, rather than through https://www.engagemissoula.com/city-ofmissoula-standards-and-specifications-manual-update. In my opinion, you are not doing your best to make hearing from everyone that might want to comment easy enough to get an actually representative sampling.</p> <p>I am 70 years old and pretty adept with internet-based interaction. Nevertheless, the format offered for public comment is so complex as to be off-putting. You can say you offered opportunity for input but you are minimizing the input you will need to process by making the procedure inaccessible for people who nevertheless matter as much as anyone else to be heard from. That's a failure on your part.</p> <p>My comments are no doubt familiar to you. I live in Franklin to Fort, one of the most neglected and blatantly exploited neighborhoods in Missoula. We have been living through a crude, cold era when developers get to dump cheaply made industrial boxes into established neighborhoods, massively multiplying the number of people and vehicles, destroying the cohesion and character of our microcommunity. Generally speaking, I do not trust that the local leadership to prioritize our actual needs and preferences. Rather profits for developers are THE priority, because the money-makers are where power is given, regardless of the outcome to the community.</p> <p>I understand we cannot stop the global circumstances that underlie the loss of the Missoula we grew around us with the choices we made. It was inevitable that the beauty we built would catch the eye of the pathologically over-funded, and Missoula would be transformed into the kind of bougie gilt environment that the rich are comfortable in. I also understand that in fact, despite how extra-proud we are of our public grooviness, elders are not honored, not considered valuable, are in fact considered a useless drain on resources, such that our opinions and our needs are dismissed. Lotta talk, but it's behavior that matters. So, friends, building</p>	<p>5</p>

	<p>standards that encourage looming, 4-story in-fill projects that increase the tax bill for people on fixed incomes not ready or willing to leave their homes and conveniently disappear into a facility were we can be politely forgotten till we die, is not my idea of a viable future community. Elders don't climb stairs forever. Deal with these facts like intelligent, kind people with the common sense to remember that most people WILL get old, and our communities should reflect that basic human truth.</p> <p>There are a lot of people in local leadership positions who are in their potent mid-life effectiveness stage, whose self-image seems to have big blind spots when it comes to their actual knowledge of and commitment to inclusive, preservationist community values. Appropriate humility is in short supply; personal greed is strikingly evident. STOP SELLING OFF FOOD-PRODUCING LAND. Stop cramming residential neighborhoods with cheek-by-jowl, invasively looming in-fill crap. REQUIRE off street parking solutions for EVERY project. REQUIRE realistically adequate parking with space for at least two vehicles per unit. REQUIRE preservation of landscape-trees, understory, waterways.</p> <p>I wish I could relax into the idea all you good hearted, high minded public servants will be able to do the best things for all concerned when planning for our mutual futures. I cannot, because I have seen, can see today, the power of money, and the frailty of human resolve. I understand, now that I am an elder, that it is rare-to-never that younger people can actually hear and act on the experiential wisdom of other people. So we may be doomed to become Aspen, become Bozeman, become the Las Vegas of the river-sports world. Do your best. Thanks for reading.</p> <p>Sincerely, sadly,</p> <p>Nan Dunne Byington Tax-paying Missoulian since 1976</p>	
Gerhard, Knudsen	<p>In adopting the "Missoula 2045 Land Use Plan," the Missoula City Council emphasized that, among other priorities, we must "... support protection and improvement of natural resources" if we are to achieve "... a healthy community and environment." This commitment should remain an overarching goal as the city moves forward with its "Code Reform/Unified Development Code" project.</p> <p>As land development continues throughout our community, it is essential that the updated Unified Development Code (UDC) include clear and enforceable measures to identify, protect, and</p>	2 and 3

	<p>sustain valued natural habitats - particularly riparian areas and other sensitive environments. To that end, we offer the following recommendations for incorporation into the UDC:</p> <ol style="list-style-type: none"> 1. Development limits in the UDC that are intended to protect valued wildlife habitat must apply across all zoning districts. 2. Missoula County's recently adopted zoning regulations include strong riparian area protection standards that provide an excellent model. The city's Unified Development Code should incorporate comparable safeguards to ensure consistent and effective protection of riparian resources. 3. Land development adjoining riparian areas must be set back far enough to meaningfully reduce the impacts of human use on these sensitive resources. To that end, minimum riparian resource setbacks—or buffer areas—similar to those in the county's zoning regulations should be designated for rivers, streams, and wetlands. Appropriate buffer widths should be determined in consultation with qualified biologists or the Montana Department of Fish, Wildlife and Parks. <p>Thank you for the opportunity to offer these comments during the process of updating Missoula's Unified Development Code</p>	
<p>Glassy, Janet</p>	<p>Hi...</p> <p>I have lived in the Lower Rattlesnake for the past 35 years right across the street from Prescott school. I am very concerned about the proposed zoning plans for this historical neighborhood. I am also very concerned about the increased traffic in this area if you build these high multiple dwelling complexes that are in the plans. Seriously, due to the high volume of traffic coming out of the Rattlesnake, it is already very difficult to turn left onto VanBuren.</p> <p>I think what has been done on the North/West side of Missoula is too much. The high apartments next to single family homes is so unfortunate for the homeowners next door. They also make the neighborhood/city look choppy and unorganized.</p> <p>I also cannot express enough the value of the Prescott schoolyard. It is a beloved treasure to this neighborhood, and to see 18 single family homes or multi level apartment complexes there would be a travesty. Please listen to us, and hear us. Please preserve the sledding hill and open space. Once it starts, it will not stop. Then what? We can't go back.</p> <p>Sincerely, Janet Jacobson-Glassy</p>	<p>5</p>

<p>Gray, David (1)</p>	<p>Eran and All,</p> <p>I have attached my comments, corrections and suggestions to the zoning framework. This represents a significant effort to provide this in depth review of the framework.</p> <p>Overall I think the zoning proposal has some positive changes. It is when you get to the details that some equity and affordable housing issues show up. I hope you look at these from the point of view of first time home buyers, children hoping for a better future and from our seniors trying to move out of the large home they raised their children, into where they want to retire with some savings they may be able to put into their bank account.</p> <p>I have run numbers on many residential development options and am running into 6 unit and smaller residential development projects not working as they have no return on investment except if they are luxury developments. I do not believe that is what the City Council wanted for a housing solution nor have I heard the public say they want only luxury residential development leaving out 85% of the local residents from owning a home.</p> <p>The FAR is a real issue limiting any missing middle housing solutions due to reducing the area of dwelling units to get more floor area, which then limits the number of bedrooms, and amenities a development can have on an infill project. If large undeveloped lots were the norm I am sure the development community can make it work. If you want a denser city core you need to work with lots that become available and are already developed in some manner. The overhead because of the existing development is taking away the ability to create more affordable and equitable infill under the proposed new rules.</p> <p>I do appreciate staff efforts so far and this is a good first draft. I hope you are willing to make substantial changes to allow for equitable and affordable development for future generations prior to adoption. Our city is counting on you being able to let go of the past and aim for a more affordable future for our city.</p> <p>Sincerely, David V Gray</p> <p>NOTE: See attached document with full set of comments as redlined edits to zoning framework documents.</p>	<p>1</p>

<p>Gray, David (2)</p>	<p>Ben,</p> <p>I am not going to kid you but I cannot for the life of me see how zoning came up with CD-1 at the Fort when every council member said residential and commercial should be allowed on private land at the Fort when the Long Range Plan was adopted by council. Two motions made by Councilman Cambel with 100% of council agreeing with the motions. Every council member wants the Old Post Hospital saved yet the zoning department is doing everything in its power to make that impossible.</p> <p>The news articles are saying the forest service offices are going to be closed in Missoula. Does the city want those buildings torn down next as they will not be allowed to have any viable uses to pay to even maintain them? The Army left the old post hospital abandoned for over 20 years to rot. They own the Forest Service Property and I would not be surprised at all if they let those buildings crumble as well. The city staff need to get on board with allowing that district to have relevance and income or the 35 acres of private land and buildings on them are all going to be lost to time. Please go out there and look at all of the historic buildings owned by the Military, if it isn't new it's falling into disrepair and abandonment. (The Military owns property on the East side of officers row and West side or the Museum).</p> <p>The Fort could be a great asset to Missoula and not the decaying homeless camp it is currently. To be vibrant it needs life day and at night. That means businesses that draw people to the fort all of the time, not just random events. It needs life at night to keep the place occupied to stop the vandalism. Other military forts have been saved and become great neighborhoods in cities like San Francisco. They have housing, shops, restaurants, and gathering space. It is what makes them vibrant. All private land at the Fort should be changed to CD-2 plus additional commercial uses on private land to make them vibrant. If you want to leave the Museum as a CD-1 fine. Northern Rockies Heritage Center and I believe the Parks Department all allow alcohol to be served by businesses. Catering or owner provided at the NRHC and by rental permit through the parks. The Fort needs to be a lot less NIMBY and more YIMBY or it will be going the way of the Merc.</p>	<p>5</p>
<p>Gray, David (3)</p>	<p>Dear Mayor and City Council Members,</p> <p>I am writing to express concern about proposed changes to the Historic Preservation sections of the draft Urban Development Code (UDC)—specifically regarding the purpose language, staff and</p>	<p>1 and 5</p>

board authority, and revised definitions. These changes may unintentionally restrict private property rights of homeowners and business owners without a broader public discussion about their implications.

I want to emphasize that I am strongly pro-preservation. My professional work focuses on restoring and revitalizing historic buildings across Montana so they remain viable for future generations and their histories are not lost. However, I have also seen how well-intentioned preservation policies can discourage investment or make preservation financially unfeasible for property owners.

From my experience assisting the owner of the Old Post Hospital, I have witnessed how the current code's unclear requirements, inconsistent intent, and lengthy process can frustrate those trying to do the right thing. Updating the code is necessary, but the current UDC draft appears to expand regulatory scope in ways that deserve more public review.

1. Expanded Purpose Language

The draft adds a new purpose statement to “promote adaptive reuse of existing structures to conserve valuable material and energy resources.” While this goal is important, the phrase “conserve valuable materials and energy resources” is vague and could be interpreted to require costly deconstruction or salvage practices, creating unintended burdens for property owners.

2. Broader Definition of “Historic Resource”

Under Title 20, only individually listed National Register properties are subject to higher historic standards. Properties within historic districts can repair or modify their buildings without an Historic Preservation Permit (HPP), unless they choose to seek funding incentives.

The UDC, however, redefines “Historic Resource” as any site listed in the National Register, Missoula Inventory of Historic Resources, or included in a Historic Resource Overlay. This language expands authority to Historic Districts as if they were individually listed. The new overlay concept, which does not exist in Title 20, could extend regulatory control to properties or areas not voluntarily designated, significantly broadening the City’s authority over private property.

3. Potential Impacts on Housing and Equity

	<p>Historic Resource Districts and Overlays, as implemented in other U.S. communities, have sometimes contributed to gentrification and displacement. This approach may conflict with Missoula’s goals for housing affordability and inclusivity outlined in the Long-Range Growth Policy.</p> <p>Recommendations</p> <p>I urge the City to:</p> <ul style="list-style-type: none"> • Hold a dedicated public discussion focused on the Historic Preservation section before adoption. • Clarify and narrow the purpose and definitions to reflect community intent. • Provide clear guidance to ensure adaptive reuse and preservation goals are incentive-based and practical, not punitive. <p>Preservation works best when it supports and partners with property owners. I support improving the clarity of the Historic Preservation code, but the proposed changes appear to expand regulation beyond the community’s prior understanding. A broader, transparent discussion will help ensure Missoula’s preservation goals align with both historic integrity and housing opportunity.</p> <p>Thank you for your consideration.</p> <p>David V. Gray Principal Architect DVG Architecture and Planning P.C.</p>	
Hale, Dave	<p>We have owned our home in the Rattlesnake for many years. We are asking you to NOT destroy the unique character of our neighborhood by approving high density zoning.</p> <p>Thank you, Lee Ann Hale Dave Hale</p>	2
Heil, Nancy	<p>November 6, 2025</p> <p>To: City of Missoula Planning Staff Cc: Eric Melson, Ward 1 Re: Draft Zoning Code</p>	2

I appreciate all the work that has gone into the land use plan and the draft zoning code. It is a big undertaking.

I am a 30-year Rattlesnake resident with professional experience in planning and watershed protection. I care deeply about our community and the landscape we inhabit. While I understand and support the policy to address housing availability and affordability, I think that the code misses the mark in some areas.

In addition to some general comments, I have comments for specific areas:

- Change the proposed zoning for the Middle Rattlesnake from UR-3 to UR-2 or lower.
- Change the proposed zoning along both sides of Missoula Avenue to UR-2 or lower. (Retain UR-1 at the north end.)
- Change the proposed zoning on all of Charis Lane from UR-3 to UR-2 or lower.

The rationale for these comments is detailed below.

General Comments

Overall, I have found the proposed regulations hard to follow and understand. The new zoning approach is a big change from previous codes that included minimum lot sizes or maximum densities. It is difficult to visualize how much development might be allowed in any one location or for an area overall compared to what is allowed now. I would have appreciated more information about this approach before the whole code was released.

The code defines the number of buildings allowed on a lot regardless of lot size. There is no overall maximum density for a particular district or area. My understanding is that the proposed FAR sets a maximum coverage on a lot based on the number of units and incentivizes adding more dwelling units to a lot. The more units you build, the more lot area you can cover as long as you meet the minimum lot width and the setbacks. For instance, in a UR-3 zone, if I put a single dwelling unit on my property, I can have a FAR of up to 0.5, but if I put a 12-unit apartment building on my property, I can have a Floor Area Ratio of up to 1.0.

The introduction says that one purpose is to "regulate intensity" by controlling gross FAR relative to the parcel. I'm not seeing this. There are houses in some neighborhoods where a single house

covers most of a lot. The FAR standard would address that. However, if a 12-unit apartment building could cover most of the same lot, I don't see how that is any less intense.

There are multiple exceptions to the types of uses that are included in the FAR calculation. I am concerned about the amount of impervious cover that would be allowed. This can negatively impact stormwater management and water quality.

While staff's FAQs say that the code intends to be context sensitive, that does not play out on the ground in all locations. The mapping needs to be better ground-truthed. Once the code is in place, many development reviews will be handled mostly administratively. Since there will be little opportunity for public comment, it's important to get things as close to right as possible in a more fine-grained way.

Middle Rattlesnake Comments

Comment 1: Change the proposed zoning for the Middle Rattlesnake from UR-3 to UR-2 or lower.

I do not support the proposed high density residential zoning proposed for most of the Middle Rattlesnake for reasons related to infrastructure, stormwater management, water quality, wildlife, public health and safety, wildfire egress, avalanche danger, historic character, and neighborhood character. The proposed zoning appears to maximize housing density as the highest value without adequately balancing other values. Changing this to a lower intensity zone would provide a better and less abrupt transition to the LU-R2 zone north of Lolo Street.

The draft Land Use Plan mapped the Middle Rattlesnake with an Urban Residential Low land type. The land type for this area was changed to Urban Residential High during the final City Council deliberations. I was not aware that this was being considered or I would have commented at the time. I first learned of the Urban Residential High land type for the area when the draft zoning code came out with the proposed high density residential zoning districts. I heard from staff at the November 5 Open House that the proposed zoning cannot be changed to lower than UR-2 without an amendment to the Land Use Plan's underlying land type. If that type of amendment cannot be considered now, I recommend that future updates to the Our Missoula Land Use Plan change the underlying land type for the Middle Rattlesnake.

Comment 2: Change the proposed zoning along both sides of Missoula Avenue to UR-2 or lower. (Retain UR-1 at the north end.)

I am going to focus some specific comments on the portion of the Rattlesnake Creek corridor along Missoula Avenue. The proposed zoning along Missoula Avenue is fragmented and does not take into account topographic considerations, the integrity of the creek corridor, or existing constraints.

- The southern portion along both sides of Missoula Avenue is proposed UR-3 up to Herbert Street.
- A small area on the west side of Missoula Avenue from Richard Street to Charis Lane is proposed UR-2.
- Starting at Herbert Street the west side of Missoula Avenue is Open Space along Bugbee Nature Preserve. The east side is UR-2.
- From the north end of Bugbee Nature Preserve to Lolo Street the designation is UR-1.
- The designation across Lolo Street is Limited Urban Residential 1.
- The designation on the west of the creek on Duncan Drive, for instance along Alvina Court, is Limited Urban Residential 1.

Rattlesnake Creek is a prime natural resource of the Missoula Valley. The creek used to supply all of the City's water. The creek corridor provides excellent habitat for a range of wildlife including the endangered bull trout. The areas along the creek provide habitat, cover, nesting areas, and movement corridors. Bears frequently move along the creek and through the Missoula Avenue neighborhood. The cover of Bear Smart Missoula's hazard assessment shows a bear walking down Missoula Avenue.

Bugbee Nature Preserve is located along Missoula Avenue extending to the creek. It was set aside as a natural area not a recreational park. The cottonwood and ponderosa pine comprise key riparian habitat. Bugbee is a prime birding hotspot and an important refuge for numerous wildlife.

Excessive residential development would impinge on all of these creek values. Potential impacts are not restricted to the areas immediately adjacent to the creek. Reliance on floodplain or riparian standards does not adequately protect the larger Rattlesnake corridor from impacts due to increased residential uses. With

changing climate, protecting the integrity of riparian corridors is ever more important.

Missoula Avenue is a designated “greenway” that runs from Van Buren to Lolo Street and is parallel to Rattlesnake Creek. Missoula Avenue drops down to creek level north of Charis Lane where Bugbee Nature Preserve begins. It is one way street (running south to north) with one driving lane and one extra wide bicycle/pedestrian lane. There is no on-street parking. Due to excessive speeds, the City recently installed traffic speed tables. The street cannot support the additional traffic or parking that would be generated by a lot of additional housing.

The zoning districts should be consistent and of lower intensity along Missoula Avenue, especially from Richard Street to Lolo Street. The zoning should also be consistent with that on the west side of the creek. Both sides of the creek corridor need the same level of protection in order to be effective.

UR-2 is the lowest zoning district that could correspond with the High Density Residential land type. As noted above, I recommend changing the land type to Low Density Residential which would allow a UR-1 zoning district.

Comment 3: Change the proposed zoning on all of Charis Lane from UR-3 to UR-2 or lower.

Charis Lane drops down from Missoula Avenue to creek level. There is one large lot with several rentals and then a cul-de-sac with individual lots. Charis Lane is a narrow private road with no on-street parking. The street has surface and stormwater drainage issues.

The northern part of Charis Lane is proposed UR-2, probably because part of it is in the newly re-mapped floodplain. The rest of Charis Lane is proposed UR-3, except for one lot on the cul-de-sac which is spot zoned UR-2. That lot touches the floodplain. The large lot with the rentals is directly adjacent to Bugbee Nature Preserve. The common area for the large lot backs up to the individual cul-de-sac lots and includes mature riparian tree canopy.

The entire cul-de-sac is similar in character and constraints. To be context sensitive, the same zoning should apply to the whole street. Charis Lane cannot support the increased density and intensity of use that the UR-3 zone would allow.

	<p>The proposed zoning would allow 6 times more density than is currently allowed on Charis Lane. The zoning on Charis Lane is currently R-8, which allows one dwelling unit on a minimum 8,000 square foot lot size. That is the equivalent of 5.4 dwelling units per acre. With state law now allowing duplexes by right, that changes to two dwelling units on an 8,000 square foot lot, an equivalent of 10.8 dwelling units per acre. The UR-3 district would allow up to 12 dwelling units from an apartment complex, or approximately 65 dwelling units per acre.</p> <p>Again, UR-2 is the lowest zoning district that could correspond with the High Density Residential land use type. I recommend changing the land use type to Low Density Residential which would allow a UR-1 zoning district.</p> <p>Thank you for the opportunity to comment. I hope that you will consider these changes as you move forward to public hearing.</p> <p>Best, Nancy Heil AICP</p>	
<p>Hutchins, Michelle and Eric</p>	<p>11/3/25</p> <p>We were just made aware of the proposed changes to zoning and development standards and are truly shocked. Our main concerns are related to parking requirements, but also minimum setbacks and maximum allowed heights. I understand that Missoula has a housing problem and that denser development needs to happen. But the proposed plan would create havoc and social unrest.</p> <p>We live in the Lower Rattlesnake near Greenough Park on Jackson Street, where proposed zoning is U-R3. It is a quiet and friendly neighborhood, but we already have a parking problem. If we are interpreting this proposal correctly, someone could build a fourstory building with 12 units and no requirements for parking!? That would be insane and pit</p> <p>neighbor against neighbor, as people fight for parking. The Lower Rattlesnake is not New York City for heaven's sake!</p> <p>We are also troubled by the fact that the increased maximum height and decreased setbacks allowed would fundamentally change the character of this neighborhood of small singlefamily residences with some duplexes.</p>	<p>5</p>

	<p>We believe the proposed changes go too far and will not be acceptable to a majority of people living in this neighborhood. Please step back and rethink these proposed changes.</p> <p>Thank you.</p> <p>Michelle and Eric Hutchin</p>	
<p>Kalantar, Donna</p>	<p>10/31/25</p> <p>Hello Ben, How does Missoula stop the overgrowth in the city and stay within the boundaries of the already set city limits? How do we stop the monstrosity from being built downtown? How do we the people keep our city the way we want it and not some big metropolis like other states have within the nation? How do we retain Missoula as it was when we have greedy people in office who just want to grow the city for their benefit while destroying memories and places of those who have lived here our whole lives? I appreciate your answering me. Look forward to it. Have a great day thank you. Sincerely, Donna Kalantar</p>	<p>5</p>
<p>Knoll, Patrick</p>	<p>Hi Eric,</p> <p>Thanks for the quick reply. I am a design and construction professional with over 25 years of experience working on large and complex construction project all over the state and beyond. I am very familiar with building codes and regulations, but not so much with zoning. I think it is fair to assume the most folks (myself included) may not fully appreciate the details of FAR or other aspects of the currently proposed changes that may limit development in their neighborhood. However, I'm pretty sure they will get that this plan appears to eliminate a true R1 designation anywhere in the city and allows four units to be built on any lot, unless there are HOA covenants or other restrictions. I doubt most reasonable people think that the Lower Rattlesnake will be transformed into high rise apartments overnight, but it seems reasonable to be concerned about what the proposed changes will allow. I'd guess that would a concern across all of the established neighborhoods. Our last house was in a weird spot (zoned for mixed use) at the edge of Rose Park that has been really built up with townhomes in the decade since we moved. It seems to work over there, but maybe not as much for some other areas like the U District.</p> <p>I think I understand the goal of increased urban density, but am still concerned about crowding and neighborhood character. I'm also not</p>	<p>1 and 5</p>

	<p>sure about the Lower Rattlesnake being designated as "urban" considering how it lays out with the creek and limited road access. As a design professional, I would like to give the professional staff that have worked on this proposal the benefit of the doubt. However, I think this proposal overshoots the mark on the allowed uses of R1 (or the practical elimination of R1). I'm going to work hard to generate resistance to this aspect of the plan and hopefully have it sent back for reconsideration. I think the more people that learn about this aspect of the plan, the more resistance there will be.</p> <p>I think it is important to give careful consideration to preserving what makes our neighborhoods great in addition to how future growth looks. It will be interesting to find out how my neighbors and friends feel about the proposed zoning changes.</p> <p>Thank you for your service to the community.</p> <p>Patrick Knoll</p>	
<p>Lesica, Peter</p>	<p>10/31/25</p> <p>Hi Ben & Emily,</p> <p>I hope you remember me; I am on the Lower Rattlesnake Neighborhood Council Leadership Team and have been involved with the Land Use Plan since public involvement started. I understand that Missoula needs housing, especially low- to mid-income housing. However, there are problems with having significant increases in the population density of the Lower Rattlesnake. The Rattlesnake is a long but very narrow valley with a lot of flammable forest to the north. If there was a fire, it would be difficult to get everyone in the valley out in time. I don't think the City wants to be responsible for this potential problem. Apparently the Office of Emergency Management had similar concerns because they held a meeting for the Rattlesnake Valley in 2023 on just this topic. The Upper Rattlesnake has a lower density for this reason, but population growth in the Lower Rattlesnake should be kept in line as well. Numerous places in the Land Use Plan suggest that growth requires adequate infrastructure. We don't have that in the Rattlesnake; there is only one long way out or in. I urge you to consider making all of the Lower Rattlesnake U-R1 or U-R2 and reduce the allowed size of apartment buildings. I'm sure that you know more about how to slow the growth of the neighborhood way better than I do, so I leave it up to you.</p> <p>Thank you for considering, Peter Lesica</p>	<p>5</p>

<p>Lesica, Peter (2)</p>	<p>Hi Ben, I know that I already submitted comments on the proposed zoning for the Lower Rattlesnake, but I got an email from you yesterday, so I'll just repeat myself. I would like to see the Lower Rattlesnake be UR2 with perhaps the southwest section UR3. I don't think that four-story buildings are appropriate for our neighborhood. I bet you'll be glad when this project is over. I'll probably see you next Wednesday. Regards, Peter Lesica Lower Rattlesnake Neighborhood Council Leadership Team</p>	<p>5</p>
<p>McFarlane, Lisa</p>	<p>Hi Mike,</p> <p>This is Lisa McFarlane. I really appreciate your response on "Nextdoor" to my post about zoning of city parks and open spaces. Thank you in advance for forwarding my concerns to the City employees working on the project regarding labeling of many City parks on the Interactive Proposed Zoning Map. I submitted this "Feedback" on the Engage Missoula website (https://www.engagemissoula.com/zoningframework):</p> <p>"I understand the Proposed Zoning Map is scheduled for adoption, and then will become a regulatory document, in December. I believe Missoula city parks should be zoned Open Space, and not Residential. At the Zoning Open House on 10/9/2025 it appeared the city sincerely wants input from City residents and property owners.</p> <p>These are examples of parks and their proposed zoning which I disagree (from the Interactive Proposed Zoning Map on 10/12/2025): Bonner Park - Urban Residential 3 (Zone U-R3) [in University Neighborhood] Pineview Park – Limited Urban Residential 1 (Zone LU-R1) [in Upper Rattlesnake Neighborhood] Rose Park – Urban Residential 4 (Zone U-R4) [in Rose Park Neighborhood] Whitaker Park – Limited Urban Residential (Zone LU-R1) [in Farviews/Pattee Canyon Neighborhood].</p> <p>While there may be rules which would make development of city park parcels difficult, I recommend the zoning on the regulatory document is in alignment with the "Our Missoula 2045 Land Use Plan", that is parks are zoned as Open Space.</p> <p>While I could write a short book with my opinion on why city parks should be zoned Open Space, I believe it is understood why we need to keep our City parks and protect them. I want to see the Proposed Zoning Map correctly before submitting to the city council for review. And if this is not possible, then before submitted for approval in December.</p>	<p>1</p>

	<p>Thank you!</p> <p>Sincerely, Lisa McFarlane</p>	
<p>Morgan, Mike</p>	<p>Hi Ben,</p> <p>I'm contacting you following our Friday CPDI & Dev meeting regarding zoning reform and how some current M1R districts are being negatively affected with a U-R3 zoning designation represented on the zoning reform map.</p> <p>You agreed that assigning a U-R district to current M1R districts would cause downzoning, especially if assigned a U-R2 or U-R3 due to the 6 plex and 12 plex limitations. You mentioned that the city needs our help with this issue.</p> <p>All current M1R districts need to be assigned a MU zone. U-R zones are not appropriate for M1R locations and would introduce hardships. Or, at the very least, specific M1R locations adjacent to higher traffic areas and railroad tracks/pedestrian trails must be assigned UM zoning. Below is supporting information:</p> <ol style="list-style-type: none"> 1. I see almost all of the M1R districts throughout the city are being assigned a U-MU or I-MU zoning. These are the appropriate zoning designations. All M1R districts should be assigned these zones. Assigning U-R districts would cause restrictions beyond current M1R zoning and must be avoided. 2. I see only two places where M1R districts are assigned U-R3 zones. These locations are: a. S 1st St W between the Bitterroot Trail and Oak St b. Lots adjacent to the North side of the tracks between Worden Ave and Waverly 3. Where single family residences exist within M1R locations, they sit on small lots and market values will maintain that control. The University district offers good example; although zoned B-1 Business, home values maintain single family houses in these neighborhoods where appropriate. Therefore, no need to concern about maximum unit counts per building. 4. Development is already planned within certain M1R zones, but to downzone M1R to U-R3 will kill those plans and cause irrecoverable hardships. I will give you a perfect model of example for this case. See below: <ol style="list-style-type: none"> a. 903-915 S 1st St W. Currently zoned M1R-2. (See attached vicinity map). This is Bissinger Place located on Lots 1-4 adjacent to 	<p>1</p>

the Bitterroot Trail, a mixed-use development on a 25,000 sf parcel that was previously approved with a ZCP (2023- MSS-ZCP-00010) as well as a Development Agreement already signed with MRA. Phase 1 is currently submitted for building permit application. This project includes a historic brick warehouse being repurposed for commercial uses and multi-family housing. It offers a prime alternative transportation location including a 10 minute walk to downtown exclusively along dedicated pedestrian trails. The previously approved ZCP was for a larger more intensive project, but market has dictated a reduction from 4 stories to 3 stories and elimination of additional stories above the historic warehouse. The overall building footprints remain consistent with the ZCP.

b. In good faith, the Owners donated a portion of land to the city to allow a direct pedestrian connection from S 2nd St W to the Bitterroot Trail. This was in cooperation with Parks and MRA as part of the MRA Development Agreement. Zoning reform needs to support these efforts and assign a proper zoning designation and not produce hardships caused by a UR-3 zone.

c. Context: Adjacent to the South are properties all within this M1R-2 zoning district and they are changing to U-MU1. Adjacent to the North along the entirety of this S 1st St block is a school and commercial business. Adjacent to the East is International School with zoning changing from C1-4 to U-MU2. Adjacent to the West is a single family house with detached garage and again zoned M1R-2. All lots in this block of S 1st St W between the Bitterroot Trail and Oak St are within the current M1R-2 zoning district, they are surrounded by commercial uses, and U-MU is an appropriate zoning designation.

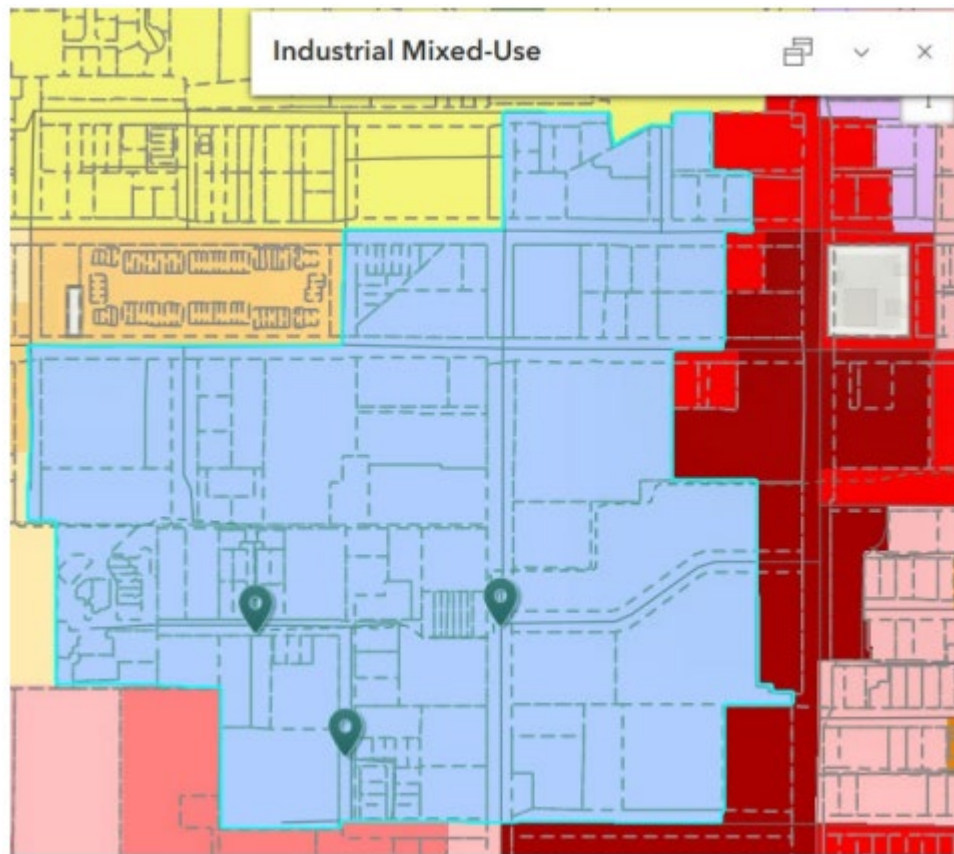
d. Bitterroot Trail Adjacency: All properties facing the Bitterroot Trail located between the railroad tracks and Mount Ave are zoned M1R or B1. With exception to the Bissinger Place parcel, they are all being assigned to U-MU zones. The Bissinger Place parcel must also receive a U-MU zone and cannot be singled out.

e. Vesting currently planned projects under current zoning is not the appropriate solution.

5. I see no issues caused with assigning MU districts at M1R locations. If you see any issues, please let me know.

Feel free to share this email with other staff and I am available for further discussion or questions. This issue is of critical importance. Please keep me informed with your findings.

	Thank you, Mike Morgan	
Morgan, Mike (2)	<p>Hello everyone,</p> <p>A zoning designation correction is needed at Expo Parkway please. See graphic below for location.</p> <p>This location needing correction is within the Grant Creek Village development.</p> <p>Current zoning is RM1-45 but the proposed zoning map delegates a UR-2 zone to this location. This needs corrected and changed to a UR-4 zone. UR-2 zoning would cause serious problems for this development due to height limits and 6-plex max building sizes.</p> <p>A development agreement is in-place for Grant Creek Village and all phases of development have been approved, including a zoning compliance permit. But UR-2 zoning would cause serious conflict.</p> <p>Please let us know if we can expect this correction to be made. We are available if you have any questions or comments.</p> <p>Thank you</p>	2
Pease, Kyle	<p>Hi Emily,</p> <p>The residential neighborhood I live in is currently being proposed by the city to be rezoned as industrial and I wanted to bring this matter to your attention.</p> <p>This is a densely populated neighborhood of majority lower income north of 3rd, and west of Russell. (image below)</p>	1 and 2



There's probably 2000 people living in this district -at a guess (Corso, Wolf Glen apartments, Trail Street apartments, Garden District LIHTC, Catlin Mobile court, as well as dozens of other apartment complexes and townhomes, with some single family dwellings mixed throughout).

This also includes the land Sussex school is on and some fancier new builds next to it. I'm concerned with the externalities the new industrial zoning could have on the people living in our area, including many young kids and struggling families.

While currently zoned as RM2/2.7 residential, the commercial/industrial properties in the area include a topsoil company which causes waves of dust and stink to blow across our housing each time they get a new load in, as well as some rundown warehouses, and a granite slab shop with massive unsecured slabs tipped up in an open gravel lot right next to the trail, which is very risky for kids playing around there.

	<p>A city staffer explained to me yesterday at the zoning open house that the M1-2 areas were primarily being rezoned to I-MU, however we are R2/2.7 which is an exception to this.</p> <p>We've been hoping to work with the city on several projects to improve the residential life in our area including calming the traffic along Catlin, as this is a busy pedestrian corridor along the Milwaukee trail, and a park in our area since lafray park being the nearest is 24 minutes walk.</p> <p>With this area being rezoned as industrial, it makes these projects feel more out of reach and that the city isn't supporting its residents here.</p> <p>Thank you for your time and consideration,</p>	
<p>Sheehy-Cates, Rosalie</p>	<p>10/26/25</p> <p>Hello Mike and Gwen</p> <p>My neighbor Heather McAdams and I are diving into the new form based codes today. Mike, I hope you'll let us borrow you as a City Council contact!</p> <p>Our houses move into UR3, which allows quite a lot of density. It would allow 8-unit rowhomes and 12- unit apartment buildings of 40 feet height, next to our current 25-foot high houses of 1 - 1.5 stories.</p> <p>I am open to row homes and even apartment buildings, and see them already interspersed in my neighborhood. My concern is that these "max" allowed uses drive the next set of land sales toward a new "norm" driven by the economic potential now added to our house lots.</p> <p>(Of course, an issue is street parking. We already see this issue at the old Roxy Theatre site which is now about 6 very cool condos mixed with Lambros offices. The condo residents have crowded parking spots streets in the surrounding blocks. But this email is about economics.)</p> <p>For sure, I don't understand everything. But it would be nice for the City's communication documents to offer a rendering of how streets would look at the max density allowed. For instance, what does my block look like with four rowhome buildings 10 years from now? It's a valid question: we have small, old-ish homes, and the new code drives the economics of razing small houses and putting up multi-unit home types. Such rowhomes and apartments will be developed</p>	<p>5</p>

	<p>by real estate development companies, in general, not individual Missoulians. Capital wins, regular homeowners have little choice but to sell out, and the neighborhood "form" illustrated in the renderings actually disappears.</p> <p>I will add that the new rowhomes and apartments will be aimed at buyers who are wealthier people, many of them piedetere owners. I would be very surprised if you see a bunch of new worker-oriented homes become available. Again, the new code drives the economics toward the wealthier market. Let's not throw up our hands to "the market" when we can see this coming under these rules.</p> <p>I just think these are unintended but highly foreseeable consequences of the new rules. Is there no way to encourage "a few" higher density home types, more interspersed in our neighborhoods, rather than allowing these new forms without limit? I feel like we risk throwing the baby out with the bath as this is currently imagined.</p> <p>I also fully admit these impressions are based on 60 minutes with the new rules while each of you has hours. I'm more than willing to learn more and engage in a helpful way. T</p> <p>hanks Mike and Gwen, you are wonderful and I appreciate your leadership. Peace Rosalie Rosalie Sheehy Cates 406/370- 5590</p>	
<p>Stuver, Michael</p>	<p>Hello Mike, Gwen, and Dan,</p> <p>I am a home owner at 725 Beverly Avenue (near the corner of Beverly and Mansfield) (Ward 3).</p> <p>I am writing to share my concerns regarding the proposed rezone of the Mt Sentinel area, between Beverly and Woodworth, parallel to Madeline. I have placed my comments on the proposed zoning map; however, I am emailing to better highlight my issues with the proposed rezone from OP-2 to U-R3. This seems contrary to the nature of City of Missoula and Missoula County focus on environment conservation and maintaining a historical heritage with the community.</p> <p>This will open this up to all of the ills of big real estate development, with large scale housing developments or unaffordable housing for people who may or may not be part of the community.</p> <p>Regardless of state of the assessments, there is clearly an environmental impact. There is risk of water diversion, erosion, and slides with impact not only to the new housing but homeowners</p>	<p>1</p>

	<p>below the mountain. The impact to the Mt Sentinel flora and fauna is significant. There are deer pathways through this area. There are foxes that live in this area.</p> <p>Mt Sentinel is a well used and well loved area in our community, as well as visitors to the area. Rezoning this really ties into the large public lands and access debate in Montana. I think most of us would rather continue to share the mountain, rather than have parcels becoming privatized as accessible to only the privileged.</p> <p>There is clearly room for expansion in the valley without less environmental impact or risk to existing home owners.</p> <p>I am disappointed that it appears to be happening to enable the UM to make a land sale profit, instead of focusing on community impacts.</p> <p>This could be a slippery slope; with start of large-scale houses built up the ridge.</p> <p>I choose to live in Missoula because things like this don't occur. I do not want our community to become a Big Sky or a Bozeman.</p> <p>Please carry my concerns forward as this proposed rezone is evaluated. We live in a beautiful place - Lets preserve it.</p>	
<p>Taaffe, Renee</p>	<p>I live in the lower Rattlesnake which, as I understand it, is designated as a high residential area. While there is certainly room for more growth in this neighborhood certain elements need to be considered: limited access out of the narrow valley, limited parking, and impact on the natural environment (Greenough Park and Mt. Jumbo). Of primary concern is the limited access of ways to exit the valley. Right now there are only two roads, Van Buren, which already get backed up for several blocks beyond the interstate when there is rush hour or special event occurring at the University, and Rattlesnake Drive, which is often backed due to trains. Until this can be addressed it is not safe to have unlimited building of residential units in the area. What if a fire occurs anywhere in the Rattlesnake valley? People have no way of quickly exiting. Parking will be another issue as already, with rental units for students and multiple families, many streets already have limited parking areas. Apartment building and multiple family units should have parking areas included in their planning, whether that entails having parking below the unit or build around it as street parking is limited. In terms of the natural environment, Greenough Park is already being hammered by the number of visitors who create their own trails, widen existing trails, leave trash and bathroom waste in the shrubs (as here are no permanent bathrooms.) and constantly reroute the</p>	<p>5</p>

	<p>natural flow of the creek to create pools etc. All of the above need to be considered in opening up this area to more residential use. Thanks.</p>	
<p>Tonnesen, Kathy</p>	<ol style="list-style-type: none"> 1) I am opposed to any zoning changes that increase the density of housing in the Lower Rattlesnake neighborhood. I am most familiar with the west side of the neighborhood, since I have lived there for 23 years in an historic neighborhood next to Greenough Park and Rattlesnake Creek. As far as I know the historic nature of some of this smaller “sub-neighborhoods” is not being considered in the “code reform”. Height restrictions are necessary to preserve the historic “setting” of these neighborhoods. 2) There is some belief that folks in the Rattlesnake want more commercial opportunities. We don’t need this type of development. We already have the Market and Patio at Rattlesnake and the Ten Spoon Winery. Any additional development would increase the traffic load in an already saturated area. 3) Our west side of the Lower Rattlesnake is already facing two major, high-end developments which are not going to include any of the “missing middle” housing: Greenough Heights Development and the 45 high-end apartment at Rattlesnake Hills Estates PUD (AKA Cherry Gulch subdivision). The neighbors have commented at length on the problems with these permitted developments: Disruption of wildlife migration, vehicle-wildlife collisions, stream erosion, lack of bike/pedestrian lanes on Greenough Drive, lack of Mountain Lion service, lack of emergency egress routes, increased road noise and congestion. There is certainly no room along this corridor for denser housing. 4) Greenough Drive/Duncan Drive suffers from a lack of transportation infrastructure. It has limited bike or pedestrian lanes (and virtually no sidewalks) and is seriously dangerous for all users. For routine transportation needs for all these new residents, there is no plan for Mountain Lion bus line to run up Greenough Drive. Another safety consideration is how the people on the west side of the Rattlesnake Valley are going to be evacuated in the event of a train mishap or wildfire. This was extensively discussed during an Office of Emergency Management meeting at the Rattlesnake School in 2024. The Rattlesnake Transportation Committee has developed an inventory of needed improvements and these should be executed before more housing is added to the Rattlesnake Valley. 	<p>1 and 5</p>

	<p>5) Zoning changes to increase housing density in the lower Rattlesnake should be predicated on changes in road/bike/pedestrian infrastructure (such as the construction of roundabouts). There have been repeated calls for safer streets for both humans and wildlife using innovative infrastructure development. But there is no money for that, and we can't ask the developers to provide these needed changes. And there is limited opportunity for better access routes due to topography (steep slopes), the disruptive presence of the railroad corridor and existing rights-of-way.</p> <p>6) The Rattlesnake Creek watershed is a true resource for both the neighborhood and the city. Disturbance from increased development will result in spread of invasive weeds and also changes in water quality and aquatic biota due to erosion and runoff into Rattlesnake Creek, where wildlife agencies are trying to restore bull trout habitat.</p>	
<p>Tweedy, Curt</p>	<p>10/29/25</p> <p>Dear Missoula City Representatives,</p> <p>I am writing as a resident of Missoula who is deeply concerned about the proposed push for additional high-density housing developments. While the goal of increasing affordability is important and shared by many of us, there is little evidence that the kind of high-density construction seen in Missoula has actually reduced housing costs. What we have seen, instead, is increased congestion, strained infrastructure, and changes that undermine the character and livability of existing neighborhoods.</p> <p>We've watched nearby cities such as Bozeman and other comparable communities pursue similar growth strategies. In many cases, these projects primarily benefited (out of state) developers rather than residents, while affordability continued to decline. I worry that Missoula is on the same trajectory—where “density” becomes a talking point rather than a solution.</p> <p>Increased traffic and parking congestion also make our city less safe and less accessible, particularly for pedestrians, cyclists, and emergency responders. These are real, tangible safety issues that affect daily life for people who already live here.</p> <p>I also urge our city leaders to reflect on a broader question: must cities always grow at all costs? Growth is not an end in itself. A healthy city should prioritize quality of life, sustainability, and safety for current residents just as much as it plans for newcomers. This</p>	<p>5</p>

	<p>has not been my experience and I continue to hear that reflected by my neighbors and greater community as well.</p> <p>Finally, I ask why our representatives are not pursuing other proven strategies to address housing affordability—such as stronger regulation of short-term rentals and Airbnbs—before approving blanket up-zoning policies that maximize density in every neighborhood. Who, exactly, is asking for this vision of Missoula’s future? It seems to serve private development interests far more than the community at large!</p> <p>I hope our city can take a more balanced, evidence-based approach that protects the integrity of our neighborhoods while addressing real housing needs in an equitable way.</p> <p>Sincerely, Curt Tweedy Missoula Resident</p>	
<p>Werner, Katharina</p>	<p>Dear Missoula City Representatives & Member of the City Planning/ Development Department,</p> <p>I am writing as a long-time resident of Missoula who is deeply concerned about the proposed push for additional high-density housing developments. While the goal of increasing affordability is important and shared by many of us, there is little evidence that the kind of high-density construction seen in Missoula has actually reduced housing costs. What we have seen, instead, is increased congestion, strained infrastructure, and changes that undermine the character and livability of existing neighborhoods.</p> <p>At the same time, many local residents are watching people profit from multiple short-term rentals and Airbnbs, which directly impacts the availability of affordable long-term housing. It is troubling that these speculative and investment-driven practices continue unchecked while proposed zoning changes would make it easier for corporate builders and outside investors to reshape our neighborhoods. These changes do not benefit lower- or middle-income residents - they benefit developers. Despite claims of “increased housing availability,” the cost of living has not gone down.</p> <p>We have seen this pattern play out in Bozeman, Boulder, and similar communities: aggressive growth strategies that promise affordability but instead invite higher costs and displacement. Missoula seems to be heading down that same path, where “density” becomes a slogan rather than a solution. This approach feels forced upon long-term residents, with little regard for more effective, community-centered alternatives.</p>	<p>5</p>

	<p>It is hard not to wonder about the motivations behind this push. Why grow for growth's sake? Why privilege expansion over livability, speculation over stewardship, and profit over people? To many of us, this feels less like thoughtful planning and more like a decision driven by greed and pressure from outside interests.</p> <p>I strongly oppose these proposed changes. They do not reflect my values or those of the vast majority of my neighbors. This is not a plan for the people who already call Missoula home - it's a plan for people who want to live here, often at the expense of those who already do.</p> <p>Finally, I urge our city leaders to consider other proven, equitable strategies to address affordability before approving blanket up-zoning policies: stronger regulation of short-term rentals, community land trusts, and incentives for local ownership and workforce housing, among others.</p> <p>Missoula deserves a more balanced, evidence-based approach that protects the integrity of our neighborhoods while truly addressing our housing challenges in a fair and sustainable way. Sincerely,</p> <p>Katharina Werner Missoula Resident</p>	
<p>White, Stefan</p>	<p>Hello</p> <p>The lower Rattlesnake is an unsafe, unsightly dump due to lack of connecting sidewalks, improper street paving and over grown Douglas Fir trees...</p> <p>I am a 30 yr plus resident fo Montana and I own houses in both Missoula County and Flathead County.</p> <p>I support the high density lost income housing proposed in the new zoning codes for the lower rattlesnake...</p> <p>I know the plan was to build more high density housing so the democratic socialists could fill them with immigrants, all while filling their bank accounts with payments from special interest non-profits and NGO's.</p> <p>BUT...the funding is slowly going away as more fraud waste and abuse is uncovered and with it so will the causes.</p>	<p>5</p>

	<p>I still say build more high density low income housing in the lower rattlesnake...WHY?</p> <p>There will be a need for loggers and miners to live somewhere and park their diesel trucks when the Rattlesnake Recreation Area is opened again to Mining, logging, road building and drilling.</p> <p>I will be moving my house from 1133 Jackson street to my property in Flathead County in 3 years and building a 4 story 8 plex on th elot here to help with housing...Drill baby drill...</p> <p>Stefan White</p>	
<p>Williams, Jerry & Greta</p>	<p>10/21/25</p> <p>Hi Eran, We are writing to express our opposition to the re-zoning that the city of Missoula is proposing for the lower Rattlesnake.</p> <p>We do not believe that the city has given adequate consideration to the lasting adverse consequences of the proposal. This is an irreversible decision, once made. Traffic and parking are already issues in the area. Adding to this makes it worse; not better for the residents. The Rattlesnake Valley has two ways in and out, but the Greenough Avenue route is backed-up at the train crossing several times a day. Years ago, waits were not long, but over the past decade or more coal trains coming and going often exceed well over 100-cars, making the wait long. In an emergency, we don't believe city planners should expect this route to be a safe alternative.</p> <p>Many of the residents of the lower Rattlesnake do not have garages and rely on street parking. Adding four-story apartments to the already-strained parking does not make good sense. Some people rely on bicycles for transportation, but during the winter months, they are few in number...most people rely on cars. It is also unclear what effect more cars will have on runoff into Rattlesnake Creek.</p> <p>The lower Rattlesnake is a unique neighborhood in the Missoula area. It would be a terrible shame to have it lose its character. While we understand the need to make more housing available, we also appreciate the need to maintain the reason many of us live here. When Missoula began building more multi-story commercial buildings, many of us realized we were losing views of the mountains that surround and define Missoula. For all of the investments the Missoula community has made in preserving open</p>	<p>5</p>

	<p>space, it would be shameful to put up buildings that obstructed our ability to appreciate those spaces, especially in the narrow Rattlesnake valley.</p> <p>We wish to go on record opposing the re-zoning proposal for multi-story apartment buildings in the lower Rattlesnake.</p> <p>Thank you for the opportunity to respond and share our concerns.</p> <p>Sincerely, Jerry and Greta Williams</p>	
<p>Yeomans, Robert</p>	<p>11/3/25</p> <p>Public Comment: Opposition to U-R3 Zoning District for Aspire Subdivision Property</p> <p>Dear Missoula City Council and Planning Staff,</p> <p>As a concerned East Missoula community member, I write in strong opposition to the City’s designation of U-R3 (Urban Residential 3) for the parcel that will house the Aspire Subdivision in East Missoula. The proposed U-R3 zoning is not only inappropriate and disconnected from its context, but it appears to be strategically designed to shield the City’s prior illegal zoning actions from judicial review. The folks who have been granted a preliminary Platt are under indictment in California for bribing town officials (caught on recordings and camera). The fact that the U-R3 is</p> <p>being even suggested for this site brings to question: is there something rotten in Missoula? Does the R-U3 zoning seem a natural fit for a small parcel separated form Missoula by the town of East Missoula?</p> <p>The proposed Aspire Subdivision zoning is an island triangle of high urban density, surrounded on two sides by low-density county neighborhoods and bordered on the third side by the Clark Fork River. This is not an area of the city core. It is not well-served by transit, sidewalks, or multimodal connections. There are no alleys, no grid blocks, and there is no “service-rich” urban fabric in sight. Highway 200 would be in need of a significant upgrade. The U-R3 designation—the second-highest residential density in the City’s new framework—has been placed far from the City core where it belongs. It is currently outside the city limits. Although a preliminary plat has been approved with the intent of bringing it into the city, it remains unattached to the city with East Missoula acting as a</p>	<p>5</p>

barrier to direct connection to the city. This is not an area of the city core. It is not well-served by transit, sidewalks, or multimodal connections. There are no alleys, no grid blocks, and there is no “service-rich” urban fabric in sight. Highway 200 would need a significant upgrade.

According to the City’s new zoning code, U-R3 districts are intended to:

- Support compact, walkable, and transit-connected neighborhoods
- Foster context-sensitive infill and redevelopment
- Exist in areas of high service accessibility and infrastructure capacity

None of this applies here.

The Aspire Subdivision property is:

- Isolated on the edge of the City, far from the urban core
- Bordered by county residential lots with minimal infrastructure
- Dependent on substandard county roads like Sommers Street
- Lacking public transportation, sidewalk networks, or transit-supportive density

Thank you for your time, consideration and care for the city of Missoula

Robert Yeomans

Public Comment: Opposition to UR-3 Zoning District for Aspire Subdivision Property

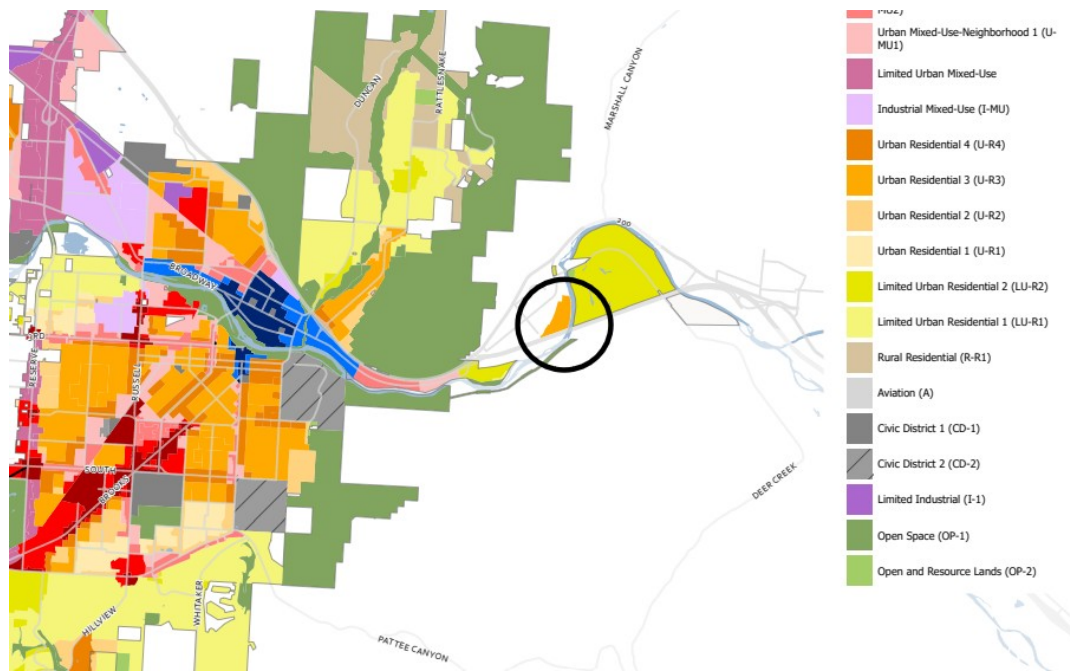
Dear Missoula City Council and Planning Staff,

As a concerned East Missoula community member, I write in strong opposition to the City’s designation of UR-3 (Urban Residential 3) for the parcel that will house the Aspire Subdivision in East Missoula. The proposed U-R3 zoning is not only inappropriate and disconnected from its context, but it appears to be strategically designed to shield the City’s prior illegal zoning actions from judicial review.

1. A Visual Contradiction of Planning Principles

Looking at the City’s own zoning map—particularly the circled dark orange UR-3 district separated from the City core by Mount Jumbo and the Hellgate Clark Fork River corridor—one thing becomes abundantly clear:

The proposed Aspire Subdivision zoning is an island of high urban density, surrounded on three sides by low-density county neighborhoods and bordered on the fourth side by the Clark Fork River.



This is not an area of the city core. It is not well-served by transit, sidewalks, or multimodal connections. There are no alleys, no grid blocks, and there is no “service-rich” urban fabric in sight.

And yet, this UR-3 designation—the second-highest residential density in the City’s new framework—has been placed here like a misplaced puzzle piece, far from where it belongs. The bright yellow and light tan zones surrounding it (LU-R1 and LU-R2) reflect lower-density growth planning. To leapfrog Mount Jumbo and lower density zoning reflects poor planning and political maneuvering.

2. Designed to Shield an Illegal Zoning Decision from Review

The City designated the property with the UR-3 zoning district to retroactively legitimize the previously illegal RT5.4/NC-A zoning district approved by the City enabling approval of the preliminary plat for the Aspire Subdivision. That decision is currently under legal challenge, and this zoning reclassification is nothing more than a legal sleight of hand hoping to moot that appeal. Inappropriately upzoning the property to U-R3 thus violates the public's constitutional right to know and participate. The City's attempt to rezone the parcel in this manner is a transparent end-run around accountability, and a dangerous precedent for every resident who believes in fair, open governance.

3. Violates the City's Own Urban Residential Intent

According to the City's new zoning code, UR-3 districts are intended to:

- Support compact, walkable, and transit-connected neighborhoods
- Foster context-sensitive infill and redevelopment
- Exist in areas of high service accessibility and infrastructure capacity

None of this applies here. The Aspire Subdivision property is:

- Isolated on the edge of the City, far from the urban core
- Bordered by county residential lots with minimal infrastructure
- Dependent on substandard county roads like Sommers Street
- Lacking public transportation, sidewalk networks, or transit-supportive density

The City's own map shows it. The community has said it repeatedly. This area does not support high urban residential intensity—and the City's insistence otherwise undermines the entire zoning framework.

4. Violates § 76-2-304, MCA: Health, Safety, and Welfare

The UR-3 zoning district fails to meet the mandatory criteria of § 76-2-304, MCA. Among the many legal failures:

- It was not designed to secure safety from fire or other dangers
- It was not designed to promote public health or the general welfare
- It ignores transportation constraints, emergency service access, and evacuation needs

With 2,226 daily vehicle trips expected from development of the Aspire Subdivision and 90% funneled onto Sommers Street, this is a blueprint for congestion, not community. The road is substandard, the infrastructure inadequate, and the impact on emergency services and resident safety is unacceptable and inappropriate.

5. The City's Failure to Protect the Clark Fork with Riparian Setbacks upon Annexation

Finally, I am deeply disappointed that the City has failed to adopt any riparian setbacks for residential properties abutting the Clark Fork River—including this one—and unfortunately fear that this oversight may be by design.

The Aspire Subdivision developer used annexation and the City's site-specific riparian zoning to sidestep any meaningful riparian protections that would have applied under County jurisdiction. That was a loophole—and instead of closing it, the City is now reinforcing it through this zoning decision.

The City of Missoula should and claims to be a leader in river protection. The City has the opportunity and the obligation to correct course. Respectfully, do not let this zoning map become a visual record of the City's illegitimate past zoning decisions with regard to this property.

Please reconsider the UR-3 zoning district designation for the Aspire Subdivision property.

Sincerely,