



December 12, 2025

CPDI Staff & City Council Members  
City of Missoula  
435 Ryman St.  
Missoula, MT 59802

RE: Our Missoula & Unified Development Code

The Our Missoula Growth Policy and Unified Development Code has been a major undertaking for our community. City CPDI staff should be commended and celebrated for the dedicated efforts they put forth on this project over the course of the last three years.

Our leadership has participated in numerous workshops, presentations, open houses, and community surveys. Missoula's zoning code has been complicated, and your work to simplify the code and streamline permitting processes is valuable and appreciated.

Downtown Missoula is fueled by hundreds of businesses, thousands of employees, and lots of residents, many who are struggling with the cost of living in our community. The mission to encourage more housing types in all neighborhoods should have a positive impact on addressing the lack of supply and inflated housing costs.

Another benefit Missoulians will see with the code update is allowing for mixed use buildings and commercial occupancy in residential neighborhoods. This could be a game-changer in helping our residents reconnect with their neighbors in meaningful ways. Small businesses in residential neighborhoods will reduce vehicle travel and congestion, and create more opportunities for local businesses. Thank you!

The revised standards for public right of spaces will also be helpful.

We believe the growth policy and zoning code updates accomplish several goals of the Downtown Master Plan:

- Support adaptive reuse of existing buildings
- Develop sidewalk design guidelines that include street trees and seating
- Improve the city's street tree planting guidelines
- Require new development and renovations to add trees and comply with proper planting techniques so trees can reach their full potential
- Update bike parking requirements and standards for new development and redevelopment

- Improve land development and opportunities for technological offices and makerspaces
- Improve the demolition-by-neglect ordinances to better require property owners to care for blighted structures

We understand and acknowledge that the UDC may need to be adjusted over time as our community begins implementation in 2026. We cannot always predict the unintended consequences of our decisions, and we appreciate the City's willingness to consider potential modifications in the future.

Again, we commend the City of Missoula for taking on such a large and robust process, and we look forward to seeing the permitting processes be more efficient in the future. We appreciate the depth and breadth of work that has been done and look forward to celebrating the completion of this project with our colleagues at City Hall.

On behalf of the Downtown Missoula Partnership, we say thank you and congratulations!

Sincerely,

A handwritten signature in black ink that reads "Linda K. McCarthy". The signature is written in a cursive, flowing style.

Linda K. McCarthy  
Executive Director