

From: [James Bates](#)
To: [Emily Gluckin \(she/her\)](#)
Subject: Submit for public comment to city council
Date: Monday, January 12, 2026 11:33:46 AM

You don't often get email from batesja@tigermail.auburn.edu. [Learn why this is important](#)

To Missoula City Council for public comment

While only recently finding out about the UDC. I was looking at the proposed map and would like to submit my comments. Specifically, there is a triangle property behind Larchmont golf course. This is labeled at Parks and Open space this area is not a park. It never has been in good condition or taken care of. The only use we've had for it was during the storm to store fallen debris.

It is also in the Fort Missoula overlay, which I believe would prevent this property from future growth. Which brings me to my concerns about the proposed Fort Missoula Historic Resource Overlay. The proposed UDC eliminates existing overlays throughout Missoula, including ones created to preserve neighborhood character downtown and near the University. From what I see, Fort Missoula is the only district-wide overlay. The other three apply to single parcels. Fort Missoula's overlay covers over 30 building and parcels with no buildings on it. But government land is exempt, leaving just four private landowners bearing all the restrictions. This overlay will limit future growth for our public and private lands.

For these reasons I ask you to limit the Fort Missoula Historic overlay to voluntary participants or individually listed historic buildings. And change CD-1 to CD-2 citywide.

James Bates

Get [Outlook for iOS](#)