

Compilation of Comments. February 13, 2019.

The following are comments received by the CAPS office regarding the proposed Land Use Element (LUE) and the proposed revisions to the Land Use Map. Comments are sorted by category. Written comments are provided in full text while staff notes (*italicized*) are provided for oral comments from the January 15th planning board hearing. Additional resources provided in comments are attached as appendices.

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Affirmations

(1) Dick Ainsworth, 1/15/19

As a member of the East Missoula Community Council I have been involved in the development of the revised Growth Policy/Land Use Plan for the East Missoula area since its inception.

Andrew Hagemeyer is Missoula County's liaison to our Community Council and over the past year has led many discussions. and several public meetings on proposed changes to the land use plan in our community.

I would like to make specific comments regarding the new *"Live/Make Neighborhood"* designation included on the plan for portions of East Missoula. This suggested use was given birth in East Missoula, where a significant portion of the community is un-zoned, and which has attracted many residents with small businesses and cottage industries (welding shops, wood working shops, small manufacturers, auto repair shops, etc.) that want to be able to live on the same property as their small business is located. This provides a great opportunity for new businesses to get started with a limited investment.

This type of *"Live/Make"* relationship is not permitted in most existing zoning designations in Missoula County, however the un-zoned portions of East Missoula has attracted many of them over the years. These businesses are a vital part of our community and we do not want to zone them out of business. And, we would like to have this new designation continue to attract more of these types of people/businesses to our community in the future.

I strongly support all of the land uses proposed for the East Missoula area on this plan.

I note that a portion of the West Riverside neighborhood has also been proposed for the *"Live/Make"* designation, which I also support.

Thank you for your consideration.

(2) Lee Bridges, *Oral Comment at MCPB Hearing, 1/15/19*

1. *Live/Make Designation is perfect for East Missoula.*
2. *Zoning prior to annexation is good to preserve community identity*

(3) East Missoula Community Council, 1/15/19

The East Missoula Community Council (EMCC) would like to express our full support for the proposed land uses represented on the Planning Board Hearing Draft of the Missoula County Growth Policy for our area. Our community has been actively working with the County on this project since it first began.

Large portions of East Missoula are un-zoned and we have stressed to Andrew Hagemeyer, our CAPS liaison, our need to protect and maintain our community's unique character and identity. We appreciate the process that CAPS has involved us in to update our growth plan; we understand this to be an essential part of our zoning process. We also realize that being adjacent to the City of Missoula, we

may likely be annexed one day. We seek to dovetail our zoning designations with a smooth transition into the City, should the time come.

In the past, “zoning” has lit up a firestorm in our community. Those of us who live in the un-zoned portions have vehemently defended that designation. Thanks to this Growth Plan project, we’ve come to realize with the possibility of being annexed in the next 10 years, we would be wise to actively participate in this process. As a result, the County has allowed us to custom tailor proposed land uses (which will hopefully ultimately become zoning) in our un-zoned areas that “fit” our community needs. Specifically, we have a lot of residents in the un-zoned portions of our community who have their own cottage industries and small businesses in their homes, shops, and garages. This Growth Plan Project has allowed us to create a “Live/Make” land use designation that permits the entrepreneurs, artisans, and small, home-business owners to live on the same property their small business is located.

Thanks to the cooperation and coordination of the County on this Growth Plan, this progressive, new approach will be met with far less resistance to the “z-word” in our community going forward. This “Live/Make” designation preserves our property values and our livelihoods. It also meets the goals of the Growth Plan and the vision for our community to thrive.

Thank you for your consideration,

Lee Bridges (EMCC Chair), Dick Ainsworth (EMCC Vice Chair),
Lisa Thomas (EMCC Secretary), Ryan Alter (EMCC Treasurer),
Doug Combs (EMCC Board Member)

(4) Lisa Thomas, *Oral Comment at MCPB Hearing, 1/15/19*

1. *Likes the Neighborhood Center designation in East Missoula.*
2. *Approves of the map, but noted the need for infrastructure in East Missoula, particularly sidewalks on Hwy 200.*

(5) Juanita Vero, *Oral Comment at MCPB Hearing, 1/15/19*

1. *Map stays true to the three pillars laid out in LUE.*
2. *LUE ties in well with climate resiliency guidelines.*

(6) Peter Yould, 1/15/19

To CAPS:

I was at the land-use planning board hearing this evening and I wanted to email a public comment that I wasn’t able to express due to personal time constraints. Overall the proposed land-use designations align with the “Our Missoula” growth policy. The designations support quality, compact, and connected urban development in areas with the necessary existing infrastructure and considers existing context of proposed developments. The Land-use designations for agricultural lands, working lands, and rural residential agriculture agree with the growth policy’s stated goal of mitigating and adapting to climate change through sustainable practices such as community gardens and ecologically sound agriculture practices that reduce water, synthetic fertilizer, and pesticide use to locally produce healthy foods. Thank you for the foresight and thought that went into this project,
Peter Yould

(7) Jim Cusker, Oral Comment at MCPB Hearing, 1/15/19

1. *Generally approves of the map. Notes that agriculture is mentioned as a potential use in 4 designations.*
2. *Had a question about flexibility: A large ranch in Butler Cr was assured that despite a Rural Residential designation, property owners are free to do what they want, including sell to a land trust. Is the LUE truly that flexible? (Staff responded.)*

(8) Theodore Dubuque, Oral Comment at MCPB Hearing, 1/15/19

“Remember, we are a community and we should pass this as a community.”

Questions

(9) Chuck Leonard, 12/28/2018

Whys is so much of the land within the city from Reserve to Higgins south of railroad not designated? All shaded grey.

(10) Andrew Schwartz, 12/29/2018

So you have a map for Iolo area?
Thanks

(11) Andy Hayes, 1/16/2019

While I completely support this amendment to the 2016 Missoula County Growth Policy I would like to see some investigation to a couple of the recurring statements under intensity within several of the land use designations.

Working Lands, Rural Residential and Small Ag, Rural Residential and Residential.

The statement that Density bonuses may be available if developments are clustered. In the report from the Conservation Development Models Working Group report from August of 2016 it found several issues with this process.

Below is an excerpt from that report. Remember this report is 2 and half years old so some of these problems may have been mitigated.

I really support Density Bonuses and workable Cluster Development standards. But I do have concerns about if they actual work and what Sub development regulation may need to be changed to make them work.

Again thank you very much for all the good work on this project.
Andy Hayes

(cont.) Zoning:

Findings:

1. It appears that the Missoula County Zoning Ordinance was written before locally grown food was a priority. Because of that there are many provisions that impede any attempt to preserve small scale agricultural land in the subdivision process.

2. The Density Bonus section can only be used if it is connected to "a public sewer system". With the exception of the Lolo Sewer District, that would mean you would have to annex into the City of Missoula and be ruled by city zoning. That effectively eliminates the density bonus as a viable tool for Ag land preservation.

3. The Cluster Development Standards do not lend themselves to Ag land conservation for a number of reasons and need to be rewritten. We understand that CAPS is planning on doing that in the near future.

Conclusions:

1. At the present time zoning districts C-A2 (1 dwelling per ten acres), C-A3 (1 dwelling per 5 acres), C-RR1 (1 dwelling per acre), C-RR2 (2 dwellings per acre), C-RR3 (4 dwellings per acre), C-R1 (8 dwellings per acre), C-R2 (16 dwelling units per acre) and C-R3 (32 dwelling units per acre) all allow agricultural use only on lots 5 acres or larger and require all agricultural buildings to have a minimum setback of 50 feet. This has to be changed to allow agricultural use on smaller lots and garden sheds to have setbacks more similar to garages.

2. The density bonus section needs to be changed so it can be used in rural areas. There also should be a density bonus provided for preservation of Ag land. Perhaps a higher density bonus for the best (prime if irrigated) Ag land.

3. We look forward to working with CAPS on a rewrite of the Cluster Development Standards. Some of our suggested improvements are: 1) change the Rural Cluster Development Standards that currently require 100% of the net lotted area to be set aside as open space. 100% of net lotted area is more than 50% of the land and makes most potential development not economically feasible 2) specifically say that preservation of Ag land is a valid use for the open space created by a cluster development, and make it possible to sell or rent the open space to someone who will farm it 3) do not force urban style infrastructure on a Rural Cluster Development just because they created smaller lots to preserve Ag land.

(cont.) **Montana Department of Environmental Quality Subdivision Regulations:**

Findings:

1. Rural Development usually requires on-site sewer and water facilities which require review and approval through the MDEQ 76-4 process.

2. Current regulations result in an approximate minimum of 1.5 acres per lot to "fit" the individual sanitary facilities and meet the regulatory setback requirements.

3. MDEQ regulations create a minimum lot size or de facto zoning unless multi-user or public (community) systems can be utilized.

4. The advantage of community system is compromised by maximum effluent per acre rules.

5. Cluster development would require community systems for both water and sewer.

Conservation Development Models Working Group 5 Working Group Summary

(11) Andy Hayes, Oral Comment at MCPB Hearing, 1/15/19

1. *Was involved in ag working groups. Map is great step.*
2. *Concern about density bonus and cluster development. Particularly concerned about sewer requirements for density bonuses.*

Comments Recommending Specific Changes

(12) Bruce Benson, 1/6/2019

I live on and farm the Benson property on 7th Street from Reserve To Eaton Streets. I also farm at 301 North Davis Street. The map has this listed as Neighborhood Residential. What does this mean? Can I continue Farming this property? Will this measure change our current Zoning? I have a hearing impairment. Will assistance be available at any meetings?

Bruce

The proposed land use map is not a regulation. It does not dictate the current use of your property, it does not change your zoning. What it does do is set long range policy for the area, so it could allow you to request different zoning in the future. The description of Neighborhood Residential and the other land use designations is found on the website www.missoulaareamapping.com. Again, it does not prevent you from operating your farm. At the hearing next Tuesday, the speakers use microphones. If that won't address your issue, please let us know in advance.

Andrew Hagemeyer

Thank you for prompt response.

The reason for asking is the property next to Reserve Street is zoned SD 2 which allows restricted Commercial. The Neighborhood Residential destination isn't clear if that would be allowed in the future. I have made a great effort to keep this a productive farm. Impacts from wildlife(deer), and density (traffic, trespass) have threatened the viability of this operation. This proposal causes greater stress on continuing farming here.

Last month I attended a meeting in the city council chamber. I requested assistance in advance because of hearing loss. They were unable to provide anything to allow me to follow the proceedings. I did not understand any of the verbal dialogue. If I am to participate at your meeting I will need assistance.

(12) Bruce Benson, *Oral Comment at MCPB Hearing, 1/15/19*

1. *Current zoning is commercial on ½ of the property.*
2. *Impacts are threatening the farm.*
3. *Inadequate planning for roads and congestion.*

(13) Anne Black and Terry Dokken

Page 6 Coordinate on the Edges and Page 8 Provide Locations for Rural Neighborhoods

My wife and I live in the Ravenwood Subdivision along upper Miller Creek Road and Gharrett Street. The subdivision, as per covenants attached to property titles and enforced by an active Homeowners Association, consists of homes on 1 to 3 acre lots. Covenants prohibit more than one dwelling unit on each parcel, and do not allow subdivision. All of the homes are on city water and utilize septic systems, with the exception of one or two just below Gharrett that were required to tie into city sewer due to high water tables (those pesky artesian springs!). There is no city sewer infrastructure in the subdivision,

nor is any desired. Annexation will be vigorously opposed, as will any additional services (side-walks, street lights, sewer, etc).

We purchased our property in 2013 because of its character, with views and room between neighbors. We have sufficient elbow room so that we do not look directly into other homes, and area wildlife have a bit of room as well. Neighbors we have spoken to share our view. We do not want higher density housing in our subdivision as discussed in "Coordination on the Edges" section of the draft amendment. In fact, a few years ago a member of the subdivision attempted to subdivide their property. The Ravenwood Subdivision Homeowners Association came together and stopped the process. It is unclear in the amendment if the mention of "portions of Miller Creek" as an example of an Edge Area includes the Ravenwood Subdivision or not. If it is currently included, we request that it be removed and made part of the Rural Neighborhood designation discussed on page 8. This is a better fit with the current and future use of this area.

Preservation of a historic subdivision such as Ravenwood in close proximity to an urban area provides many benefits to the community as a whole. Environmentally, it provides homes to numerous wildlife, reduces urban runoff, protects and recharges the aquifer, and reduces global warming. Ascetically, it maintains the viewshed and promotes the mental and physical wellbeing of all in the community.

Page 14 Connectivity

One connectivity project that should be on the County's radar is a non-motorized connection between Upper Miller Creek/ Linda Vista area and the Mansion Heights/Line Ranch areas as part of the Dean Stone trail system development. There appears to already be utility easement (telephone line) in place that could be used to make this connection between the water tower at the top of Hillview and Gharrett. This would connect the upper end of Ravenwood Park. On the lower end of the Park, options should be considered to connect Ravenwood Park to either Orchard Ave or Shelby Dr/Country Club Lane to provide walking/biking connections without having to use the increasingly loud and busy Upper and main Miller Creek Roads. Ecological connectivity should be improved and maintained all the way to the Bitterroot River.

A related issue has to do with placement and maintenance of sidewalks along Upper and Lower Miller Creek roads. ALL sidewalks on these increasingly busy roads should have a permeable (green) buffer between the sidewalk and the roadway. We applaud the *idea* of the recently laid sidewalk along Upper Miller Cr; however the current walkway is far too close to this high speed and busy road. It is uncomfortable to walk along for this reason, and that is when the sidewalks have been cleared of snow. The sidewalk along main Miller Creek to the north of the roundabout is comfortable and visually pleasing.

Page 20 Use of the infrastructure we have in place today

As mentioned in our comments on Page 6 and 8 of the Draft, we would like to see any mention of Upper Miller Creek be more specific and exclude the Ravenwood Subdivision. The Ravenwood Subdivision should be part of the Rural Residential designation, which includes areas where there are "...larger lots and fewer services....".

In keeping with this rural feel, although we applaud sidewalks, we do not want street lights! In particular, those ghastly, night-stealing and property-value undermining lights along Hillview. Not sure whether/how a county land use plan might address that, but those lights are an ecological and human health and wellbeing disaster!

Page 21 Emphasize community character and quality of life

To further build on our comment on page 14 Connectivity, a trail between Mansion Heights and Upper Miller Creek could be part of a larger vision to have a "Rim" trail around the Missoula Valley that would allow non-motorized travelers to circumnavigate the valley primarily by trail.

Page 35 Rural Residential and Page 36 Residential

The associated map should include the Ravenwood Subdivision as part of the Rural Residential land use

designation and not part of the Residential as discussed earlier in comments on Pages 6 and 8. The Rural Residential designation more closely describes the current and future use of this area.

Page following Page 45 Draft map

As mentioned earlier the Ravenwood Subdivision should be shown as Rural Residential not Residential.

(14) Bonnie Buckingham, CFAC, Oral Comment at MCPB Hearing, 1/15/19

1. *Approves of map for its protection of agriculture.*
2. *Would like to see zoning updated to match the planning map.*
3. *Supports density bonuses but believes they can be updated.*
4. *Target Range should be changed from Rural Residential to Rural Residential and Small Agriculture.*

(14) CFAC, 2/4/19

Statement to the Missoula City/County Planning Board January 15, 2019

I am here this evening to voice my gratitude for the many hours that have been put into this document. CAPS staff has been very transparent and available to discuss the elements, gather public and stakeholder input, and meet with folks in their own neighborhoods to get specifics on what the communities want. They have been responsive to the information they have gathered, and I am impressed with the depth of the document as a planning tool. So thank you.

As you know, The Community Food & Agriculture Coalition has spent the past dozen years or so working to keep the conversation on agricultural soils conservation at the fore front of planning in Missoula County. For the first time in this long conversation, we feel that we are making some headway. This Land Use Map Element, with designations specifically recognizing the need to conserve agricultural land, shows the commitment on the part of the County to conserve our best soils and recognize agriculture as the asset we know it to be.

During the recent Open Space Bond and Levy campaign, folks overwhelmingly supported a bond which included funding for the protection of agricultural land. I feel this land use map works to highlight some of the areas most at risk of development and most viable for agriculture in the future. These tools combined will help maintain our agricultural heritage and provide for a stable resilient food supply, when needed.

Along with other planning documents, such as the Climate Ready Communities process just started, Our Missoula – the City’s growth policy, and the Missoula County Growth Policy, the newly passed Open Space Bond and Levy, among others, we as a community are developing tools that will provide mechanisms for the conservation of agricultural lands into the future. This land use map compliments these other policies, and can provide a specific planning strategy for growth. As recommended by the report, there is now a need to put this element into the County Growth Policy, update the zoning map, and create zoning that aligns with the land use designations, and update subdivision regulations accordingly.

Our hope is that you will recommend this element be put into the growth policy for Missoula County, and that we can begin to explore and adopt the mechanisms needed to protect our most vital soils across the Missoula Valley.

There are a few areas that agriculture is very prominent within neighborhoods, and I know there has been some discussions about the need for more specific language regarding ag operations in some of the areas most at risk of development that currently support small local farms. Most specifically, the Target Range and Orchard Homes area west of Reserve. This community has been working diligently to be recognized as an agricultural center for Missoula, with 2 farmers markets weekly during the growing season, and several farm stands and U-Pick operations scattered throughout the neighborhood. While this area is shown as rural residential on the map, it would be more true to their neighborhood plan to instead designate it as rural residential with small agriculture.

Additionally, there is the clause within most of the designations that state that density bonuses, and cluster housing or conservation design tools can be used to increase density while preserving the best resources, including agricultural soils among others. There may need to be additional policy that will support these developments before that can happen. I encourage the County to work quickly to ensure that these policy changes happen, so as to take full advantage of this planning tool, providing much needed housing, while preserving a resource that will serve our community into the future. I look forward to continued work with the City and County to utilize the map along with the other planning documents to ensure that as we grow as a community, and into a larger city, that we do so without compromising the vital asset of the fertile soils.

I strongly encourage your support of this land use map element as a tool for the conservation of agricultural lands, and a sound planning document to be used as we plan for growth in our future.

Thank you.
Bonnie Buckingham
Executive Director

(15) Brian Daigle, *Oral Comment at MCPB Hearing, 1/15/19*

1. *His property north of I-90, west of Reserve has a lot of potential for Mixed Use designation.*
2. *Willing to support a number of designations on his property (approximately 100 acres).*
 - a. *Commercial, he noted that high bandwidth communication is available.*
 - b. *Supports affordable housing plans there.*
 - c. *Can accommodate agriculture- has an irrigation ditch.*
3. *Likes the Live/Make designation.*

(15) Brian Daigle, *Oral Comment in CAPS office, 1/31/19*

Attachment in Appendix A

Would like to see a portion of Neighborhood Residential designation on his property changed to Commercial.

(16) Matt Dreissen, *Oral Comment at MCPB Hearing, 1/15/19*

Matt Driesen (Desmet) – Safety concerns for travel through industrial area to Desmet School – Wants more discussion and joint planning with the city. Would like to see some connectivity of residential from west to east in the industrial area west of DeSmet.

(17) Karen Erickson and Lennard Wilson, 2/4/19

Ladies and Gentlemen: Our family has resided for 28 years on Driftwood Lane and participated during this period in the Ravenwood Home Owners Association. This large hillside geographical area requiring a 2 acre minimums has over time become surrounded by high density homesites. The intent of living in our present locale is a personal choice significantly enhanced by the Ravenwood County Park with wildlife and scenery which is relatively undisturbed by frankly large population density. Missoula city and county are growing, however diversity has been preserved fortunately in many locales. Redefining our preserved covenant protected residential-rural designation would be crucial to our environment and preservation of Missoula's character as a multifaceted living environment. The opportunity for housing in other environs which does not violate the stable and well-defined nature of our citizen's prerogative is a vital policy issue which warrants your fair consideration.

Thank you for your attention, Karen Erickson and Lennard Wilson

(18) Five Valleys Audubon (FVA), 1/19/2019

Five Valleys Audubon fully agrees with the excellent comments submitted by Montana FWP. In addition, we would like to point out that although wildlife is mentioned as an important value in defining desired future conditions for the planning area, it is inadequately recognized in several land use descriptions, namely working lands, rural residential, and residential. Wildlife and wildlife habitat should be clearly mentioned as a guiding component for development in those land use descriptions. Merely describing wildlife being generally important in defining desired future conditions does not reflect where it can and should be an important consideration.

One relatively small but crucially important area of wildlife habitat that occurs in Grass Valley is not recognized by the draft map and plan: the clay hills south and west of the airport. This grassland dissected by brushy draws is unique in the Greater Missoula Valley and supports a diversity of birds and other wildlife including a number of unusual raptor species and migrant songbirds. At one time it was considered by the Salish to be a sacred site where abundant Bitterroot plants were harvested. We suggest that the area should be classified as working lands or open space. If current zoning precludes that, we would support updating the zoning classification to reflect the importance of the area to wildlife, and for providing unique habitats and cultural resources.

(19) Andrew Lowney, 1/5/2019

[To Dave Strohmaier]

It appears that the city and county are looking to zone even more land around Desmet as industrial and not residential even after the public meeting in which Desmet very well demonstrated that it was a terrible idea to annex the area that was in discussion in as all industrial. Unfortunately, the city did so any way.

I am wondering if city council and county commissioners are even listening during these public meetings or the multiple communication and pleas that Desmet board members and the principal have made to add residential near the school. Having all industrial around a school is not good for the kids or a school as a whole.

There is report after report that we continually need more residential. Much of the land that has been zoned as industrial hasn't sold, and it is going to have a tougher time selling now that it will be in city

limits and the taxes will go way up. Just recently the county sold two lots in the development park for storage units, that doesn't help solve the housing crisis, nor does it bring in any permanent jobs. It also sold for over a dollar less per square foot than asking price because that was the highest offer it had in years.

What does Desmet have to do to have it's voice heard and for the city and county to stop ignoring pleas to add residential around the school. The city and county would never do anything like this to some of the wealthier schools such as Rattlesnake or the new Cold Springs. Are the city and county looking at zoning everything around those schools as industrial and only allowing any new development to be industrial, or is this only happening to Desmet?

Dear Andrew,

I'm looping in the other commissioners and our planning staff so that your comments will be part of the official public record on the land use mapping project. I can't speak for the city and how any recently annexed land is or will be zoned within the city limits. In terms of the updated land use map outside the city limits, we have not made any decision yet and will only do so once the Planning Board makes a recommendation to the county commissioners. While I fully understand Desmet's position (which, as you've noted, has been articulated to us on multiple occasions), our deliberations will also be taking into account other competing interests and values that may or may not align with Desmet's goals for land use immediately surrounding the school. Also, all parties should understand that even if the entire area surrounding Desmet was hypothetically identified on the land use map as or subsequently zoned for residential, that by no means ensures that the property owners who own those parcels would want to develop their land as such (unless, of course, Desmet is contemplating on purchasing additional private lands or unless these specific property owners are petitioning the county for a rezoning). I'd encourage you or others to please testify at the upcoming Planning Board public hearing or before Missoula Board of County Commissioners when the item comes before us. Thanks for your comments. For more info on the public hearing schedule or context for the mapping project, please go to this website: <https://www.missoulaareamapping.com/>.

Best,
Dave

Thank you for your response. I appreciate that you always take the time to listen and to provide feedback. We are hoping to have at least one member at the upcoming meeting, and will try to provide feedback at the commissioner meeting as well.

As you stated, the goal is not to force land owners to do what the board wants, but to add options that include residential. With it being zoned for both, the land owner may at first only want to develop industrial, but maybe they try for several years and they don't get what they want, by having the option for residential they can also explore that route, rather than having their land sit undeveloped for the next 20 years.

The concern is it being zoned only for industrial for the next 50 years, without allowing the option for residential as well, which seems like it would be more appealing for a potential buyer or seller to know that they have both options.

(20) Missoula Building Industry Association (MBIA), 1/3/2019
Attachments in Appendix B

Dear Andrew:

Please provide the following comments regarding the proposed County Land Use Map to the Planning Board and County Commissioners on behalf of the Missoula Building Industry Association (MBIA). Note that a numbered copy of the Land Use Map has been included which corresponds with the numbers of the following comments:

General Comment- The County Land Use Map has very important impacts to Missoula's housing situation. The MBIA strongly encourages the Planning Board to amend the plan to include more housing opportunities in the locations that are feasible to develop. It is well documented that Missoula has limited areas for growth. The Land Use Map should encourage growth in locations that have access to water, sewer, roads, and social infrastructure.

Fort Missoula Area- This is a large piece of land that has sewer, water and social infrastructure near the western limits of the City and seems under-utilized designated as working lands. There are existing commercial uses in the fort and there are opportunities for more. We suggest a designation that allows more integration into the housing needs and the commerce of the community. We suggest a mixed use or community commercial designation.

Target Range- There are existing schools, a grid system of roads, hospital facilities and abundant recreational opportunities in this area. The City of Missoula's water and sewer systems extend into this neighborhood. State offices, State Lands and Fish, Wildlife and Parks are located in the area. The goal of the residents seems to be residential, one-acre tracts. This implies a pattern of one acre lots which is a very inefficient use of land with no potential for redivision. Consider a new category that encourages housing while conserving areas of open space for working farms where the private sector can afford this conservation. Development areas should allow for one-acre parcels yet also allow for the development of more compact housing in appropriate areas, with densities up to six units per acre.

Orchard Homes- We recommend the 3-11 designation extend from Reserve out to Clements Road between Third Street and South Avenue. Sewer and water exist or can be feasibly extended throughout this area. This area can support high density residential development.

Buckhouse Bridge Area to Blue MT Road- This area is designated as Working Lands and Agriculture, yet it is located in between high intensity land use designations. The frontage should instead be utilized for commercial use. The floodplain and U of M ownership ensure open space in the northerly back drop. In addition, there is a trail system, Blue Mountain Recreation Area and McClay Flats for recreational opportunities which provide for permanent open space. With the proposed land use designations, the area is a lost opportunity. The remaining private lands should be utilized for commercial uses that are compatible with highway frontages. This would align with the existing land uses in the area and will be consistent with the proposed adjacent land uses shown on the map.

Grant Creek Area Northwest of I-90/Reserve St. Intersection- We believe this is a good long-term option for residential growth. While this residential designation may provide for future residential growth, the hillside slopes should be considered in the cost of development. Because of the cost constraints to develop this area we are not certain this land use designation will ever be achieved.

North of Hellgate Elementary & West of Flynn Lane (aka Dougherty Properties)- The land use designation is appropriate, and we encourage the county to encourage the extension of sewer, water and access to the site.

North of Mullan Road & South of 44 Ranch- This area should be the same designation as the Dougherty Properties which is Community Mixed Use.

North of Mullan Road & West of the Ranch Club toward Deschamps Lane- Sewer is in Mullan Road, and the Ranch Club and Elmar Estates have a water system. This area is designated Rural Residential which will underutilize the area. The proposed designation should match the Residential land use designation which is shown on the south side of Mullan Road in this area.

The area West of Deschamps Lane- We are not opposed to the proposed high density residential, but the area needs investment in sewer, water and social infrastructure.

Highway 93 North of Waldo Road- the current designation is rural residential and small agriculture. We suggest a light industrial designation for both sides of the highway to accommodate the current pattern of development. We also suggest additional residential units be permitted west of HWY 93.

Thank you for providing these comments to the Planning Board and Commissioners.

Sincerely,
Ryan Frey, MBIA President
Paul Forsting, Government Affairs Committee Chairman

(21) Missoula Organization of REALTORS (MOR), 1/15/19
Attachments in Appendix C

On behalf of the more than 700 members of the Missoula Organization of REALTORS® (MOR), we are writing to express our support of the Missoula Area Land Use Map and Element Amendments to the County Growth Policy. We appreciate the significant time and energy the county planning staff has given to this project. We want to thank staff for their efforts to involve all stakeholders in the process, seeking to balance various interests and viewpoints into the plan.

MOR would like the board to note that the proposed land use map provides only 6.5% of the planning area to be designated residential (3 to 11 units per acre) or higher density. Home affordability in the Missoula area is a recognized problem. Significantly limiting the land that can be used for residential development increases the cost of those parcels that can be developed to higher densities. Additionally, designating areas for growth that have limited current infrastructure generates added costs and challenges to creating affordable development.

As a planning document meant to guide development for the next 10 to 20 years, we would ask that the board consider designating the area encompassed by South Avenue to Clements Road to 3rd Street from rural residential to residential (map attached). This area has substantial existing infrastructure; hospital, high school, public transportation, as well as, proximity to existing municipal water and sewer lines. The designation of rural residential unnecessarily limits the options of property owners and county to provide housing close to existing services with considerably less costs to the community. We believe

that providing for the option of increased density close to existing services, transportation and infrastructure is in the community's interest.

We would ask that the board to adopt the plan with an amendment to designate the area encompassed by South Avenue to Clements Road to 3rd Street as residential.

Thank you for your consideration,

Dwight Easton
Public Affairs Director
Missoula Organization of REALTORS®

(21) Missoula Organization of REALTORS, Dwight Easton, *Oral Comment at MCPB Hearing, 1/15/19*

1. *Only 6.5% of the map is designated for high-density development (3-11 units per acre)*
2. *Would like to see a higher density designation for Target Range and Orchard Homes.*

(22) Fred Stewart, Target Range Homeowners Association, 1/4/2019

I'm assuming that the Target Range Neighborhood Plan will take precedence over the land use map and element. In many respects the Neighborhood Plan and land use map and element are consistent. Here are a couple of areas where they differ.

Page 35, Land Use Element: ***Residential density ranges between one unit per acre and two units per acre.***

This is an accurate statement, however because of the need to protect water quality the Neighborhood Plan Comprehensive Plan Land Use Designations (Map 16) should be used to modify the Rural residential Map on Page 35. The Neighborhood Plan map is more site specific in terms of where density is one dwelling per acre and where it is two dwellings per acre.

Page 35, Land Use Element :***Density bonuses may be available if development is clustered*** to protect important natural landscapes and waterways, agricultural lands, wildlife habitat, or if providing public facilities such as public access or trails.

Wording from the Neighborhood Plan, page 60:

“Land use tools, as defined in Section 2.8 of the Target Range Neighborhood Plan (2010), are encouraged to be used to preserve the resources considered “at risk” in the plan. The total number of dwellings allowed by zoning on a parcel does not change with the use of land use tools (***no density bonus or reduction***)”

Land Use Element Page 43, Civic Employment Center. The map doesn't show enough detail for me to tell just where this is located. It looks like the State Forestry land complex to the south of Spurgin Road near Tower. Hard to tell from the map and the narrative description just what is in mind for this area. More details are needed to explain how the future use may differ from existing use.

Land Use Element Page 31 shows Open, Resources and Recreation designation for Target Range School and areas to the west and south of the school. Not sure if the map and designation is accurate. Needs some explanation for this particular area.

Land Use Element Page 34 shows Rural Residential and Small Agriculture along O'Brien Creek. While there are a few open parcels along O'Brien Creek, this designation doesn't really fit the area.

Thanks for the opportunity to comment.

(22) Fred Stewart, Target Range Homeowners Association, Oral Comment at MCPB Hearing, 1/15/19

1. *The Target Range Neighborhood Plan (TRNP), which was approved by Commissioners, should take precedent over LUE.*
2. *LUE does not provide specific enough language regarding densities of 1-2 units per acre.*
3. *Density Bonuses: TRNP uses conservation design to preserve resources, not density bonuses.*

(23, 24) Left blank

(25) Pat Swartz, 1/8/2019

My name is Pat Swartz

I live on George Cates Blvd., within the area the Planning Services department refers to as the "Wye Area".

My comments concern the updated land use map designation for a specific piece of property: Meadows West original Tract 74 – now known as the Denbleyker Subdivision - Lot 2 – 8.65 acres On your map this parcel has been designated "Neighborhood Residential" with a density description of 8 units per acre or greater. . .

This parcel is within Meadows West development COS 1925 regulated by The Meadows West Declaration of Restrictive Covenants Vol. 140 Page 747 restricting land use to 'single family dwellings on not less than 2 acres', affirmed by the Missoula County successful litigation against Cates family members and Ken Staninger , November 24, 1986 - 'Stipulation for Judgement" Book 251 page 790. Following the court case the Covenant Amendments were recorded – Book 238 Page 1040 –with specific description for Tract 74: "Commercial use and development shall be permitted on ten (10) acres in the east half of Tract 74 and on Tracts 7A and 7B, but these tracts shall otherwise be subject to all other restrictive covenants and applicable land use regulation." There has been no vote by a 2/3 majority of Meadows West land owners to change or expire the covenants.

Lot 2 of the Denbleyker subdivision has never been exempted from the Restrictive Covenants now in effect today: single family dwellings on not less than 2 acres.

Your map designates the rest of Meadows West properties as Rural Residential and Small Acreage, which is the appropriate designation and description for Denbleyker Subdivision - Lot 2. The Denbleyker Subdivision zoning district request describes this property as ". . . zone that provides for low density residential development of an open and rural character."

Please correct your map to accurately reflect the land use restrictions for this parcel as described in the "Restrictive Covenants".

As your map is now presented, the Lot 2 land owner, and subsequent owners, may be misled about the allowed use of that land.

It may be 50 years before a 2/3 majority of Meadows West Land Owners would allow 'Neighborhood Density' on that parcel.

This is rural country. Every property in this area is advertised as 'country feel', 'open space', 'bring your horses', 'equestrian paradise', and etc.

You don't need this parcel for 'Neighborhood Density' development. The County Commissioners have already approved the Okeefe Ranch Subdivision for 200 homes and the Gallatin Subdivision for 70 manufactured houses. Both of these subdivisions are within a half mile of George Cates Blvd. on the south side of Waldo Road.

Leave the North side of Waldo Road as it is: rural, open space living with barns, pastures, cattle and horses.

George Cates Blvd. is a private road, paving paid for by the landowners and maintained by the landowners.

I'm counting on you to correct this map before the meeting on Jan. 15. There should be no misconception about the allowed use of this parcel as regulated by the Meadows West Restrictive Covenants.

I appreciate the chance to present this information to you and make the request for the map correction.

Please respond to this email so I will know what preparation, if any, I will need to make before the January 15th meeting.

(25) Pat Swartz, 1/31/2019

To the Planning Board:

Continuing with my initial communication to you prior to the Jan 15, 2019 meeting, regarding the land use designation of 'Neighborhood Residential' for Lot 2, Denbleyker Subdivision, corner of George Cates Blvd. and Waldo Road. My request to you for a change to "Rural Residential and small agriculture", the appropriate designation for Meadows West properties, is predicated on this fact: this tract of land is within the boundaries of Meadows West and is regulated by the existing covenants restricting the land use to single family dwellings on not less than 2 acres. The Missoula Area Land Use Plan, as presented for your approval, is misrepresenting the use of that tract of land for now and in the future. It should not be the position of the Planning Department nor the Planning Board to dismiss the Meadows West established plan and the existing covenants that regulate that plan, nor to dismiss those of us in the present, in favor of the planners' future vision.

Please leave Meadows West in it's entirety as 'Rural Residential and small agriculture'. (Of course, with the exception of the newly zoned commercial 10 acres Lot 1 of Denbleyker Sub Division.)

Thank you for the opportunity to comment.

Pat Nagy Swartz

10215 George Cates Blvd.

Missoula, MT 59808

406-529-3177

(26) Edward and Laura Taylor, Target Range Homeowners Association, 1/9/19

Planning Board and Caps:

I would like to comment about the Missoula Update Land Use Map. I am a member of the Target Range Home Owners Board of Directors and also a member of the working group that helped design the Target Range Neighborhood Plan that was adopted by the County Commissioners.

My wife and I are residents of Target Range Montana and also run a small agriculture business on a ½ acre parcel in the area.

We are very disappointed in the apparent oversight of not designating any of Target Range and Orchard Homes neighborhoods as agricultural land. This could be corrected in the draft plan with some modifications.

We recommend that on page 11 figure 6, “working lands and natural landscapes”, pages 32, 33, and 34, the shaded areas should be enlarged to include existing agricultural parcels in the above stated neighborhoods.

We also would like to point out that on page 30, second paragraph, the language should be changed to “conservation design developments” as per the Neighborhood Plan recommendations not PUD's with “cluster bonus density developments”. As currently stated, the update proposal goes against the Adopted County Growth Policy. On page 35, under “Intensity”, paragraph 3, the sentence stating density bonuses should also be removed as it is counter to the Neighborhood Plan.

Thank you for your consideration of our comments,
Edward & Laura Taylor

(27) Territorial Landworks Inc. (TLI), 1/4/2019
Attachments in Appendix D

Dear Andrew:

This letter has been prepared on behalf of our clients, Mr. Friede and Mr. Zell, in response to the Missoula County Land Use Map that is being proposed to the Planning Board on January 15, 2019. The following comments specifically address the area of Missoula adjacent to Highway 93 that is located between the Buckhouse Bridge and Blue Mountain Road (see attached Exhibit A). The proposed draft Land Use map notes that this area should be designated with an agriculture land use. We are requesting that this area instead be revised to commercial center land use designation as we believe it is the best land use designation for this property. The subject area is adjacent to a proposed commercial center designation along Blue Mountain Road. As there are few opportunities for commercial use shown on the proposed Land Use map, we request that the commercial designation be expanded to match the existing use of these properties located in this area. The properties are adjacent to a busy but functional highway and the close proximity to the highway makes the properties a good fit for commercial uses that require large land areas near busy road corridors.

The proposed agriculture designation is a lost opportunity for these properties and the community. Agriculture does not match the existing citizen enacted zoning for the area. It is also not consistent with the existing commercial uses in the area, the proposed commercial uses to the west, and the proposed high-density community mixed use to the east. Below we have provided detailed information to support our request for commercial land use as the best use of the land in this area.

Existing Land Uses and Zoning

A. Existing zoning- there is existing zoning within this area that would not be supported with the proposed land use designation (see attached Exhibit B). Citizen enacted Zoning District (ZD) No. 43

includes a portion of this area that is zoned with commercial and agricultural subdistricts. ZD No. 39 covers a large portion of this area and includes provisions for residential development, including Residential Planned Unit Development (PUD). The proposed agriculture land use designation would prevent the area property owners from pursuing zoning changes to best utilize their properties. Therefore, the land would remain zoned as is and likely be developed under an older ZD.

B. Existing land use in unzoned areas- there are several existing commercial uses located in this area on properties that are unzoned. The proposed land use map designates this unzoned area with an agriculture land use. Since the growth policy would derive any future zoning for these properties, the agriculture land use designation would likely lead to these properties remaining unzoned and therefore, the community would not benefit from an organized development pattern associated with a future commercial zoning.

C. Residential 1 dwelling unit per 1 acre- the area currently zoned with citizen enacted ZD No. 39 could be developed in the future with multiple single family residential homes or PUDs. This zoning allowing for one dwelling unit per one acre, would allow for a maximum of 80 or a conservative minimum of approximately 20 residential dwelling units to be developed on the properties with this zoning and based on other regulatory restrictions. The proposed agriculture land use designation would not match this existing zoning that has been enacted by the citizens of this area. We strongly believe that commercial use would be more suitable than residential homes for this location along Highway 93. If the Growth Policy map is approved as proposed, then the land owner will not be inclined to ask for a re-zone of the property.

Absence of Floodplain

Exhibit C shows the existing floodplain information for this area. We have reason to believe the properties between Buckhouse Bridge and Blue Mountain Road are above the floodplain elevation. We have previously surveyed the western Zone X area and found that it is in fact above the floodplain. We are acquiring information to show the exact location of the floodplain for the area on the east end of the Shaded X. We understand that the Land Use Map has been compiled using historical GIS mapping overlays and thus this area is assumed to be in the floodplain. However, we are conducting research that leads us to believe that there is an absence of floodplain in this area. Further, floodplains are subject to change, so they should not be utilized as a basis for land use designation. There are other regulations associated with floodplains that should be used to regulate growth in these areas.

Sanitation

We have located records that are available at the county for groundwater monitoring that has been conducted on each of the parcels in this area. Based on this monitoring, there are suitable areas on the properties for standard septic systems. As such, the sanitation for these properties will not restrict the opportunity to develop. Groundwater depths on all the parcels in the area shown either have existing septic permits or groundwater monitoring that shows the depth is greater than 60" and in many cases were dry to 96" making them suitable for standard absorption systems.

Limited Commercial Resources and Tax Base

The proposed draft Land Use map presents very few opportunities for commercial use. This area of frontage along Highway 93 provides an opportunity for commercial use to be expanded. With the loss of the Development Park as a tax base, the County should be looking for alternative opportunities to make up the difference.

Thank you for the opportunity to comment and for providing these comments to the Planning Board.

(27) Territorial Landworks Inc. (TLI), Jason Rice, Oral Comment at MCPB Hearing, 1/15/19

Change designation from Agriculture to Commercial beyond the floodplain boundary on highway 93 S by Blue Mountain Road. Area along 93 S, portions are outside the floodplain –Wants designations to align with property boundaries rather than floodplain.

(28) Wilhelm (Willy) Welzenbach, 1/25/19

Attachments in Appendix E

Dear CAPS,

I live near Hawthorne Elementary School, and I my comment on the draft Land Use Map is that there should not be a small area immediately north of the School that is designated Rural Residential. This small area contains more than two dozen multi-unit residences (Juneau Drive and the north end of Preston Street), and has recently-approved high-density City subdivisions to the west and southwest. The other adjacent mapped areas are proposed for Residential (not Rural Residential), are already in the City, or are City open space that ideally should be in close proximity and accessible to many people. Residential should be the designation for the area surrounding Preston Street.

In addition to already containing many multi-family units and being surrounded mostly by Residential mapped areas, the Preston Street/3rd Street vicinity is situated to be a center of additional residential development. South 3rd Street West is the major street connecting Orchard Homes to the rest of Missoula's residential neighborhoods, there is City Sewer and Water under the street, and stores and bakeries nearby to the east. Good transportation, good wastewater/sewer infrastructure, access to stores and the school give this area excellent potential for denser Residential development.

I have appreciated the positive transitions that have occurred in this area surrounding my house over the last decade, with more young families moving in for Halloween trick-or-treating, Christmas caroling, and fun on the Hawthorne School playground with my kids. Maps are below showing the area I'm commenting on, first in the draft Land Use Map and then an aerial photo showing existing high density in many locations in and near the Preston Street/3rd Street intersection. Please consider this comment and make the Preston Street area Residential in the final map.

Sincerely,

Wilhelm (Willy) Welzenbach

2926 South 3rd Street West

(29) WGM Group, 1/15/19

Attachments in Appendix F

Request: Our client, Grant Creek Crossing, is purchasing the above-referenced property from the Phillips Family. The current Missoula County proposed land use designation for the property is *Neighborhood Center*. We request that you consider amending that recommendation to *Community Mixed-Use*.

Land Use History: The property was originally part of the Phillips Ranch which extended further to the east and north. The construction of I-90 and the expansion of Reserve Street took toll on ranch size. Ultimately the family sold the property between Grant Creek and Reserve Street, it was subdivided by subsequent owners and is now occupied by hospitality businesses and restaurants. The property west of Grant Creek was at one time a high terrace with the same elevation as Westview Village to the east. In the last decades the site has been used as a gravel extraction and processing operation. Gravel extraction and processing has ceased on the site. For the past ten years the site has been vacant. The

site is reclaimed and leveled. The property sits above the floodplain of Grant Creek and twenty feet below Westview Village.

Missoula County Current Land Use Plan: The *current Missoula County Growth Policy land use designation is Light Industrial* which matches the previous use as a gravel extraction and processing operation. The floodplain portion of the property is designated as Open and Resource.

City of Missoula Current Growth Policy: The city growth policy designates the property as Community Mixed Use. In addition, two years ago the city adopted the North Reserve Scott Street Master Plan. This plan calls for corridor retail and transitional commercial east of Reserve Street. Most importantly is the transportation component of this plan that calls for major street connectivity between the businesses west and east of Reserve Street. Potential traffic signals or roundabouts are called for at Schram Street and at a point near the driveway that serves Freddy's.

Current Zoning County and City: For the portion of the property in the county, the westerly portion of the property is zoned C-RR3 Residential, and C-C2 Commercial on the easterly portion. To the east and south the city zoning is C2-4.

Adjoining Land Uses: The land uses to the north are gravel extraction and processing, as well as I-90. To the east are hotels, restaurants, and a gas station. To the south is vacant land. To the west and +20 feet above the site is residential use, Westview Village. Westview Village is surrounded by land use designations in the city and county that are industrial, commercial, or allow for mixed-use.

Justification for the Request: The proposed uses for the site are not single uses but are mixed uses of scale to meet regional demand than that of a neighborhood center. The multi-modal transportation connects to a much broader area than that which a neighborhood center would serve.

Proposed Land Uses: In the decade since the property has been vacant several uses have been proposed for the site, parkland and trail along Grant Creek floodplain, high density residential west of and along the creek, hospitality along the I-90 frontage, flexible mixed-use, retail, office, technical enterprises, and light industry.

- The potential *park and trail* for the floodplain along Grant Creek is regional in character. It would allow connection to the existing Grant Creek trail system and the proposed east/west trail connection along the south side of I-90. These are not neighborhood trails but are regional in character and would be used by the larger community and visitors to the community.
- The *high density residential* use would help meet the housing needs for the greater community as well as provide housing for the workers in the Missoula County Industrial Park to the west and the existing and planned industries to the east.
- *Hospitality* uses proposed along the I-90 frontage serve a regional area for visitors coming to the community
- *Flexible Mixed Use* would include office and retail with housing above to provide commercial, office, and housing to serve the north side of the city of Missoula, residents, workforce, and visitors.
- *Office and Retail* would include stand-alone office and retail. We have already seen the Consumer Direct Building that serves a broad regional market locate just across Reserve Street

to the east. Retail such as grocery and other mid-size retail could be accommodated on the site that serve a local and regional market.

- *Technical/Light Industrial Uses* to provide for this growing economically diverse sector of the community. The locational factors include, a park along Grant Creek with connectivity to existing and planned trail systems that connect work to home and recreation. Proximity to I-90 that lends quick connectivity to the airport, Missoula College, MonTech, the University of Montana via the interchanges and the businesses and industries at the Missoula County Development Park and other industries planned for east of Reserve Street.
- *Proximity of City Services:* In the long run, the types of uses that can be accommodated on the site will need city services, sewer, water, police, and fire. The recently adopted growth policies *Our Missoula* (2015) and the *North Reserve Street/Scott Street Master Plan* have land use designations for the site and environs that are congruent with the *Community Mixed-Use* designation.

In conclusion, the use of the property for decades has been more intense than a neighborhood center. The land use designations in the recent growth policies for the City of Missoula are more congruent with a *Community Mixed-Use* designation for the site.

Sincerely,
WGM Group, Inc.
Nick Kaufman

(29) WGM Group (Nick Kaufman), *Oral Comment at MCPB Hearing, 1/15/19*

Would like area west of Reserve near Ruby's to be changed from Neighborhood Center to Community Mixed Use

(30) Jodi Bishop
11920 O'Keefe Creek Blvd
2/9/19

Please do not re designate the tract of land on the east corner of George Cates Blvd and Waldo Williams Rd to "Neighborhood Residential". This could allow too many homes to be built on this site.

Meadows West covenants state that only single family homes on not less than 2 acres can be built in this area.

Allowing too many homes in this area will also be a stress on the aquifer. I personally have 2 wells and a cistern just to get enough water for my home.

Traffic is also an issue, already it is difficult to get on and off Waldo from Hwy 93.

Thank you,
Jodi Bishop

(31) Julianna Engh Peters
2/4/2019

To members of the planning board,

My name is Julianna Engh Peters, and I live and farm at Ren Hen Farm on our home and 10 acres in the Target Range Neighborhood. First and foremost, I want to thank Andrew, the CAPS staff, and the Land Use Technical Committee, and all the residents for their time and effort to bring this planning map into reality. I am overwhelmingly in support of this document and feel strongly that a balance has been struck between planning for future residents of the valley, and protecting some of the resources that make it a wonderful place to live, work, and recreate. Agriculture is one of the resources that we value greatly, and one that we feel has been given consideration to. Many in our neighborhood have advocated for preserving existing farms in the valley, many who come and pick berries and enjoy the bounties of the seasons at our farm express concern for farmland disappearing. There are so many people in this valley who are doing difficult and dignified work on parcels big and small raising food and livestock. Some are growing intensively on less than an acre enough food to feed many families besides their own. Others farm larger tracts in the valley and are open to the public, providing a valuable open space to enjoy. We have advocated for preserving the wonderful soils, and those who work those soils with a goal of growing food for our community. We feel listened to, we feel valued, and for that we say thank you.

I would submit to the planning board that the land use map be modified in the Target Range area to reflect the Neighborhood Plan, particularly in the areas of zoning densities. We farm 5 acre parcels and are surrounded by other 5 acre tracts where agricultural is the dominant theme. We feel that the Rural Residential designation could be replaced by Rural Residential and Agriculture, and hope that you will take a more nuanced view of our neighborhood. Thank you.

(32) Dick Richardson, 2/5/19

Dear Andrew:

I am one of the owners of Lot D-1 tract D of the Packwest Addition- comprising 38 acres currently zoned agriculture, with an exemption for a veterinary hospital. It is our opinion that a zoning change from agriculture to commercial would be the best utilization of the land, and fit in with the current uses and surrounding properties. The recent flood plain changes appear to protect most of the land from development and will protect the river corridor and adjacent wildlife habitat without zoning. The agricultural designation of this land is inappropriate. I was the last person to farm this property in 1990. Even then the soil types, water requirements, and energy inputs made it economically impossible to sustain any grazing and/or hay production, let alone any other agricultural pursuits. The soil types and summer soil temperatures inhibit the growth of productive forages and result in short term forage production, as well as early demise of the planted species. We have continually sprayed and replanted since purchasing this property, added organic matter and fertilizer and still have a noxious weed (leafy spurge, etc.) problem. The amount of annual production of grass or available forage is less than one half ton per acre, which makes harvesting or grazing economically unsustainable. Furthermore, if the forage was sold or relocated it would contribute to noxious weed spread and the forage would include potentially toxic weeds, like hem bane. The traffic and wildlife concentrations inhibit grazing- as maintaining fencing is difficult and if livestock escape, they would pose a significant danger to the traffic and themselves. The adjacent property, Yuhas Ranch, had some agricultural usage in the late 80's with exactly the same experience I had. The reason there is no agriculture usage of the land in the last 30 years is because it has no agriculture use, and is therefore inappropriate to designate the land as such.

Agriculture zoning this land is essentially a taking of any beneficial usage of this land and essentially designates it as unusable to the owners. If the public wants it undeveloped, they should buy it and add it to the public domain or come up with an economically sustainable solution to serve everyone's needs, including the land owners. Designation as an agriculture zone is inappropriate, contra productive, unreasonable and unjustified.

Thank you for your consideration.
Dick Richardson

General Comments

(33) Bill Dahlgren, 1/24/19

Please do not discount the Target Range Home Owners land use plan for that area. "Rural by Design".

(33) Bill Dahlgren, 2/1/19

Please do not ignore, but give great deference to the Target Range Neighborhood Plan. Much work and thought as well as community input has gone into that Plan. Please recognize the importance of Big Sky Park to the neighborhood and the greater Missoula Community.

Bill Dahlgren

Target Range Neighbor

President, Big Sky Park Stewardship Committee

(34) Ron Erickson, 1/14/19

The Planning staff and all of the people who worked with them on this document are to be commended for an excellent document. I read it with some apprehension after serving on the Planning Board in 2015 when the initial draft of the current Growth Policy was presented and found to be inadequate. This is a forward looking document that should serve the county well for many years.

In particular I was pleased with the "one community approach", with the document's recognition of the importance of agricultural lands (page 30), with its understanding of the need for zoning, with its advocacy of cluster development where appropriate, and with the new land use designation "Live/Make Neighborhood".

I do believe that there are a few ways to improve the document.

Finding sources to fund agricultural easements ought to be mentioned. Soils are an irreplaceable resource. The latest open space bond could be used as one way to assure that some portion of these soils is saved.

Somewhere in the back of my memory bank I seem to recall that part of the area to the east of the airport is a "no build " area. If that is so, show it on a map and if it is so, that area ought to be considered for community gardens.

There ought to be a map that shows current county zoning and current private easements. Many of the easements assure that development will not occur in areas prone to fire.

I am disappointed in the treatment on page 9 on protecting public health and safety. Fires and floods have always been with us in Missoula. What is new and imminent is climate change. The next twenty years will see greatly increased risks and the document must emphasize this. We must not rely on 100

year flood plane data when early runoff in some years will cause 500 year or even 1000 year floods. One mechanism to discourage development in risk areas is to develop impact fees. The obvious rationale for such fees is that there is a real cost to the county to respond to fires and floods.

(35) Gary Matson, 12/21/2018

Hi, Andrew

I have some thoughts to pass along. I don't think all are appropriate for public comment but do have importance in considering Bonner Milltown land use.

- Bonner/Milltown is a "before and after" place. "Before" The Anaconda Company sold its Bonner Mill the area was stable with a few distinct neighborhoods: Pine Grove, West Riverside, Milltown, Bonner, and Piltzville. There was an abundance of open space. When the sale to Champion occurred in about 1972, everything changed. Anticipating a large influx of workers to Champion's "largest in North America" plywood plant, developers built large mobile home parks in West Riverside. The first two were Greenland Park and Harvey's. Two others followed shortly, Circle J and Big Pine. Town Pump moved into Champion's former headquarters; the bank was started. Now ("after") West Riverside is the most densely populated area in the State and developable open space is a fraction of what it was "before." Town Pump put our local grocery store and gas station out of business.
- There are three major presences in the community that have no interest in it whatever: Town Pump (the Keannelly family), Harris Thermal, and the various storage unit owners. Without zoning, parties with an interest only in exploiting financial opportunities, like those just cited, will develop here. I strongly support the County's being proactive in proposing land use zones. If this is left up to individual landowners or to community residents the result will be random developments that do not contribute in any way to a meaningful community identity.
- I strongly support the County's playing a more proactive role in infrastructure, beginning with wastewater treatment. The HDR study was ably done in an engineering sense but poorly carried forward in enabling residents to make a meaningful choice among the options identified in the study. I think almost every responsible resident realizes we need sewer but at the same time we also recognize the cost identified in the HDR study was unaffordable. The study deliberately left out financial assistance from grants or other sources but in so doing entirely ruled out wastewater treatment. There should have been an effort to determine not only what was technically possible but more importantly what was affordable through likely sources of grant assistance. The County could use the technical results of the HDR study to identify the most efficient and least cost sewer treatment alternative and suggest a proposal to residents.
- Judy and I both think that Live/Make is appropriate for all of West Riverside. A historic, homebased small manufacturer, Ruana Knives, is outside the Live/Make designation. It's located near Third Street and Riverside Drive. This neighborhood has historically seen several different homebased industries.

Just my 2 cents worth, Andrew.

Have a wonderful holiday season!

(35) Gary Matson, Oral Comment at MCPB Hearing, 1/15/19

1. *Supports land use map, particularly Live/Make designations for East Missoula and West Riverside.*

2. *Cannot tell the difference between Open, Resource and Recreation and Industrial designations on the land use map, needs color change.*
3. *Supports proactive approach to zoning and infrastructure.*

(36) Judy Matson, Oral Comment at MCPB Hearing, 1/15/19

Would like to see the live/make designation extended to the entirety of West Riverside.

(37) Lorna Richardson, 12/28/2018

Hi, I attended the TRHOA and find it an insult when the land owners are NOT contacted but non- paid volunteers are determining how our land is used-. They do not pay our taxes just use private land as open space is disrespectful- Time the city and county ask landowners who have preserved their land what they'd like

(38) Steve Siebert, 1/15/19

I commend the Planning Department for developing the “Missoula Area Land Use Element” and initiating much-needed revisions and updates to the city/county planning process. I strongly support the statement of values, particularly: preserving working lands, encouraging the development of affordable housing, maintaining unique neighborhoods, and developing multi-modal transportation (I particularly support bike paths that are separate from motorized traffic). I also support the “one community” approach; in my opinion there is no other way to address growth and development in Missoula City and County.

In the context of maintaining working lands, I urge you to investigate and, where feasible, incorporate, active, small-scale forest management in areas of high fire risk that are within 1/2 mile of residences. In addition I urge you to explore creative means to utilize small diameter wood (e.g., small, advanced wood biomass energy systems such as are common in communities throughout the European Alps). This could reduce wildfire risks while simultaneously providing socio-economic (e.g., employment and income) and ecological (e.g., increased species, stand and habitat diversity) benefits to our community.

Thank you,

Stephen F. Siebert
6310 Woods Rd.
Missoula, MT 59802

(39) David V. Gray, 2/8/2019

To Whom it May Concern,

I would like to ensure Multifamily residential be added to all areas on major roads surrounding the Missoula City Limits. The city is running out of any affordable land that allows Multifamily development. I have been looking at properties with clients in the county in close proximity to the City Limits and we have run into roadblocks on every parcel.

The city is taking too hard of a line in my opinion for Industrial zoning coming into the city from the county. The county also has very low density zoning adjacent to the city. If the county has commercial or unzoned land by the city it should be mapped in such a way that the city would classify it as C or RM-1 zoning and not "I" Industrial. Low density zoning needs to really be increased to high density zoning along all commercial roadways.

This is in an attempt to address future housing affordability of the Urban area around Missoula and developing communities.

Thank you,
David V. Gray LEED Green Associate
Principal Architect and Owner
DVG Architecture and Planning P.C.

(40) Jonathan Haber
2/8/19

CAPS
200 West Broadway
Missoula, MT 59802

RE: Missoula County Land Use Element

There is no question that the current rate of growth in Missoula warrants reconsideration of a 1970s land use map, and a new vision for where we want Missoula to grow. I am happy to see that Missoula County has also recognized the importance of coordinating growth policies between the County and the City of Missoula, by focusing on that portion of the County that is likely to be most affected by urban growth in the foreseeable future.

I am a planner by profession (and a former member of the Planning Board). I attended the January hearing, and I believe I provided earlier comments on a preliminary map.

My primary interest in this project is in using land use planning as a means of accomplishing conservation goals. I fully agree with the stated goal of the 2016 Growth Policy: "This growth policy is intended to provide the direction necessary to conserve the natural landscapes and open spaces that are so important to Missoula County." The pending County Land Use Element seems largely designed to implement that goal. However, I am going to point out a significant oversight in the Land Use Element, and to some extent the existing Growth Policy, regarding climate change, the most serious conservation challenge we have.

Goal #4 in the Growth Policy is "Reduce Missoula County's contribution to climate change while promoting resiliency and adapting to its impact on the natural environment and communities." A footnote to this goal states:

"Objectives and actions related to climate change prevention and adaptation located elsewhere in this chapter include: providing efficient and functional communities that encourage compact development patterns; encouraging multi-modal transportation, supporting local agricultural

markets and local businesses to minimize vehicle miles traveled; protecting life and property from floods and wildfires, and water quality protection measures.”

It’s clear to me that a key value here is minimizing vehicle miles traveled; when we reduce the number of houses that can be built close to everything they are going to be built farther away, requiring more driving. Unfortunately, the only action item that attempts to address this is:

“4.1.5 Ensure land use plans and regulations accommodate homebased businesses where appropriate to reduce vehicle miles traveled.”

The note also indicates that local agricultural markets and businesses minimize vehicles traveled. In fact, best way to reduce miles traveled is to “design compact development patterns.” I’m fairly certain that any analysis would show that where people live has a greater influence on how much driving occurs than where a business locates. To emphasize this point, please add an action item to the Growth Policy that states: “Ensure land use plans and regulations promote the development of compact development patterns.” This should be defined to encompass the relationship of neighborhoods to commercial destinations and the density of the neighborhoods themselves.

The proposed County Land Use Element fails to mention climate change. Nevertheless, the document has identified an “imperative” that closely aligns with reducing Missoula’s contribution to climate change. I strongly agree with this statement regarding “community values:” “Compact development patterns and a logical expansion of urban services are the best strategies for balancing the community’s values” (p. 18). Development patterns that minimize Missoula’s footprint would reduce driving distances, and also facilitate walkability and mass transit infrastructure that would reduce miles driven.

However, the document also includes actions that would work against the climate change goal. Specifically, the “goals” for the “Rural Residential” land use designation (p. 35) are incompatible with the “compact development” imperative. One goal is “low density housing without public water or sewer.” The other goal is “Preserve rural and semi-rural characteristics, such as larger lots, small-scale agricultural uses and natural landscapes and waterways.

“Low density housing” and “larger lots” would result in the opposite of a compact community. Agriculture, natural landscapes and waterways should be included in another appropriate land use designation. In addition, the Land Use Element recognizes that the “Rural Residential” designation would produce “auto-centric travel,” the antithesis of minimizing vehicle miles. While Missoula County’s role may include providing “places for rural lifestyles close to town” in some parts of the County (p. 8), that is not appropriate for this particular part of the County where we are planning for urban growth.

In a Missoulia article, lead planner Andrew Hagemeyer was quoted:

“We want to limit the expansion of low-density residential, those half-acre plots that are functioning on septic and wells. We already have so much of it on the landscape and it’s not a very efficient land use,” he explained. “There’s plenty of opportunity already on the landscape, so we don’t need to expand it.”

The same rationale argues that we need to reduce it in areas where growth should occur. (I think we can assume that it would continue to expand in the portions of the County not covered by this Land Use

Element). The purpose of this update to the Growth Policy is to plan for “the desired future state of land use in the community,” and its land use designations, “do not describe the current conditions of the area” (p. 1). In particular, a new map should not simply perpetuate existing uses or “character” that are incompatible with the broader vision of the Growth Policy.

One of the “guiding principles” of the 2016 Growth policy is, “Local government decision-making should consider the impacts of and adaptation to climate change in policy and regulatory decisions.” You need to do that here. I do not have personal knowledge of all of the areas proposed for “Rural Residential” land use, but I do think that if the County took a closer look at these areas while considering automobile use, it would find that greater development density would be appropriate and desirable in at least some of the areas proposed for the Rural Residential designation.

I am therefore recommending that you reconsider this land use designation and the areas for which it was proposed. You could redefine “Rural Residential” in a way that excludes these inconsistent goals, perhaps limiting a low-density designation to places that have physical constraints or long-term economic constraints on infrastructure. (I also suggest a different color scheme for the map if this designation continues to exist; the two shades of yellow are difficult to distinguish.) Alternatively, you could eliminate the “Rural Residential” designation from this area, and reclassify the affected lands into a more appropriate designation; most likely “Residential” or perhaps “Rural Residential and Small Agriculture.” Figure 13 in the Planning Area Profile identifies areas with “current agricultural activity” within the “Rural Residential” land use designation. An agricultural designation may be appropriate where that is clearly the dominant use.

I understand current residents like things the way they are, but in the face of what we now know about climate change, we are all going to need to make sacrifices. It would be very disappointing if a community like Missoula, with many stated goals to reduce its impact on the climate, were unwilling to take obvious concrete steps to do so.

I’m sure I don’t need to point out the way the planning laws work in Montana, but neighborhood plans must be consistent with the growth policies, not the other way around (MCA 76-1-601(4)(a)). It is the role of government to understand the bigger picture and develop plans that promote the welfare of all of us. Zoning must also be consistent with the Growth Policy (MCA 76-2-203(1)(a)), so the Growth Policy is where these kinds of choices must be made, not later. While I support the authorization of cluster developments to retain communal open space, that is a tool for implementing overall density determinations – not a substitute for them.

Here are some additional considerations. Actions to mitigate climate change actually benefit agriculture in arid lands by contributing to stream flow used for irrigation. Beyond climate change, there are additional conservation benefits of planning for compact communities, such as reducing pressure to develop outlying and/or sensitive areas that have been identified as more valuable for wildlife habitat. It also leads to managing water and wastewater systems, so I support this imperative as well: “Proactively plan for extending infrastructure into underserved areas that can support additional growth” (p. 20). I would frame the question of whether areas can “support” additional growth as whether they lack environmental or physical limitations. I agree with the concept of using infrastructure planning to “proactively guide where and how growth occurs” (p. 24). Higher residential density also promotes more affordable housing (Growth Policy, Goal #10).

I have one minor concern about Figure 6, the “conceptual presentation of areas of working lands and natural landscapes.” It fails to include riparian areas. However, they were mapped as “hazards” and apparently are included in the “Open, Resource and Recreation” designation. Please be sure that areas with riparian conservation values were not excluded because they were not considered a “hazard.”

Thank you for considering these points prior to making final recommendations to the Planning Board and Board of County Commissioners. I would be happy to answer questions if clarification is needed.

Jonathan Haber
4501 Timberlane St.
Missoula, MT 59802

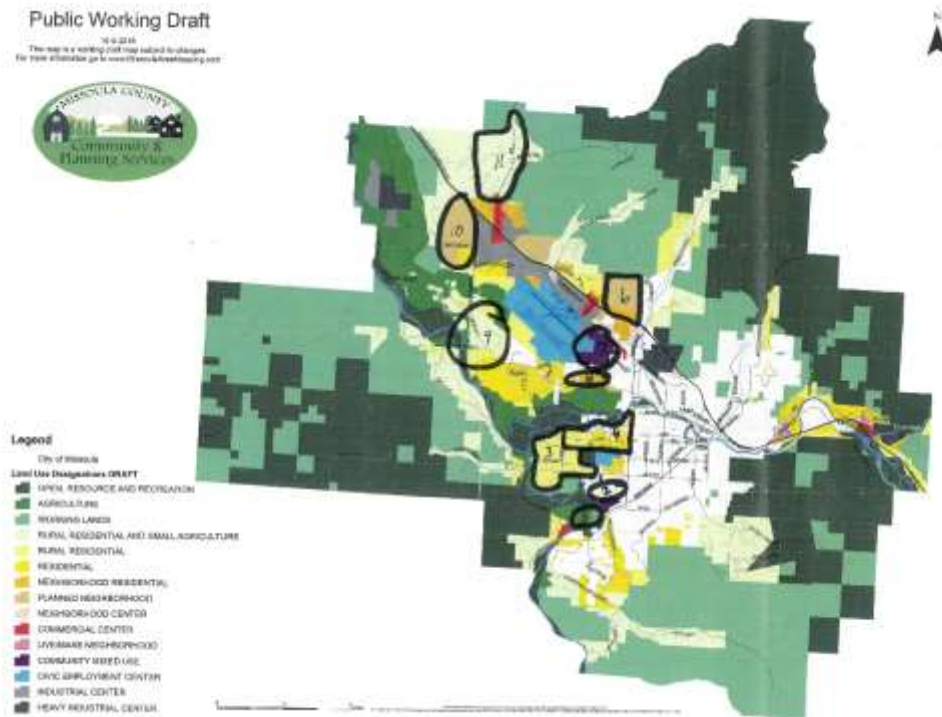
Fish, Wildlife and Parks

Due to length and formatting, the FWP comment is **attached separately**. A summary can still be found in the summary document.

Fish, Wildlife, and Parks, Torrey Ritter, *Oral Comment at MCPB Hearing, 1/15/19*

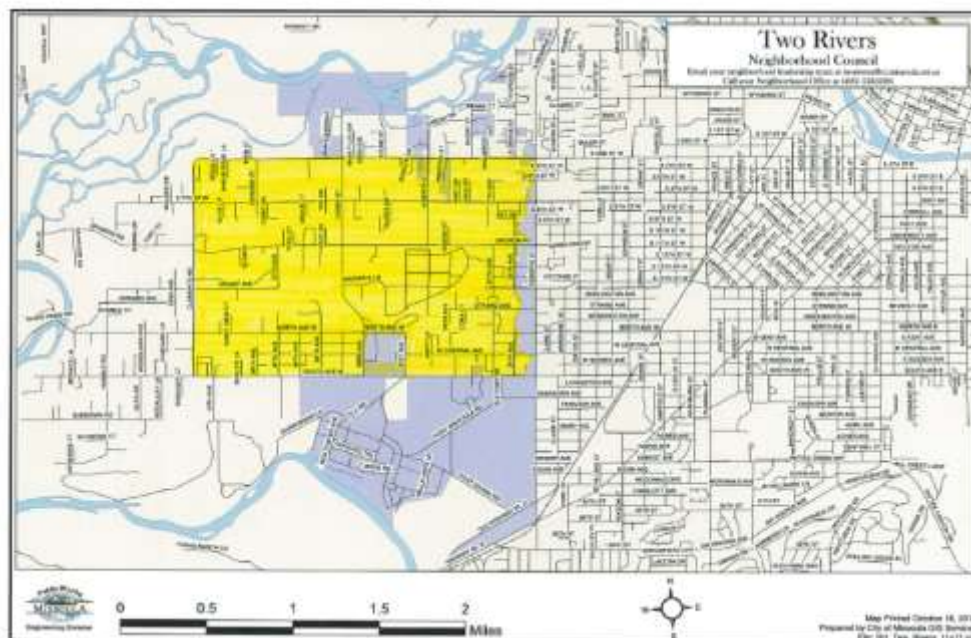
1. *Preserve riparian, stream, and wetland environments for biodiversity and birds.*
2. *Preserve grasslands for elk, mule deer, and other upland game.*
3. *Preserve connectivity of wildlife corridors.*

B) Missoula Building Industry Association (MBIA)



C) Missoula Organization of REALTORS (MOR)

MOR Exhibit - Proposed Residential Designation Amendment



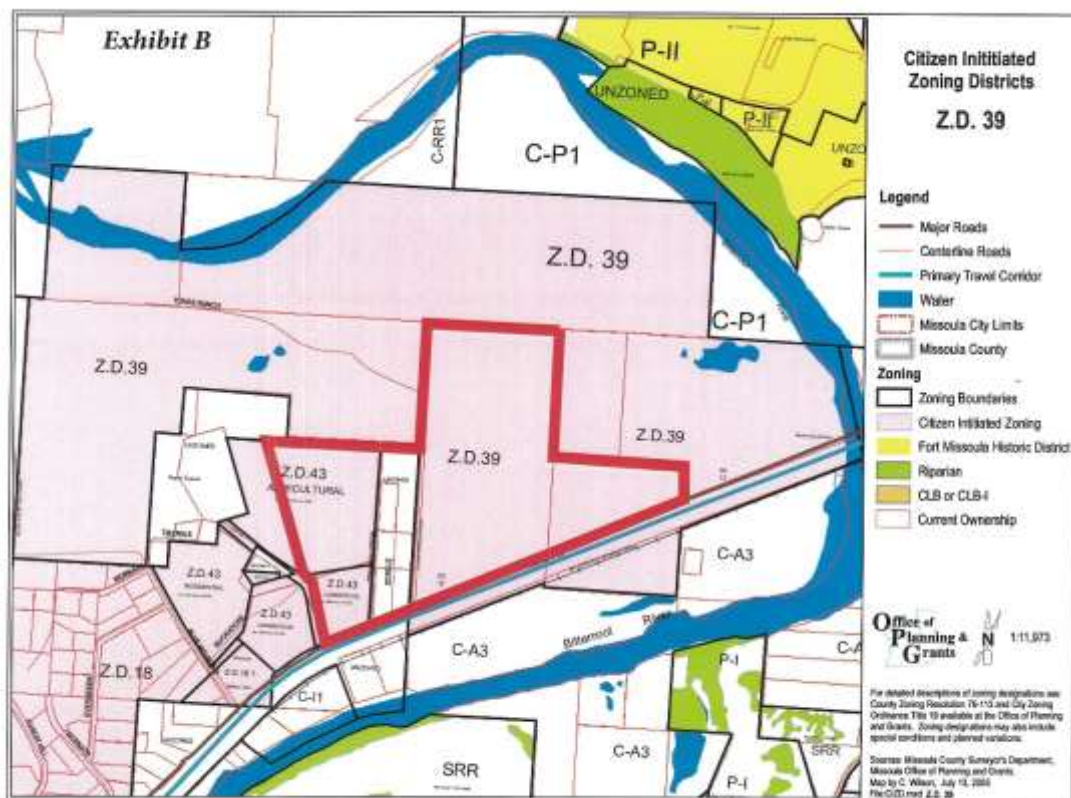
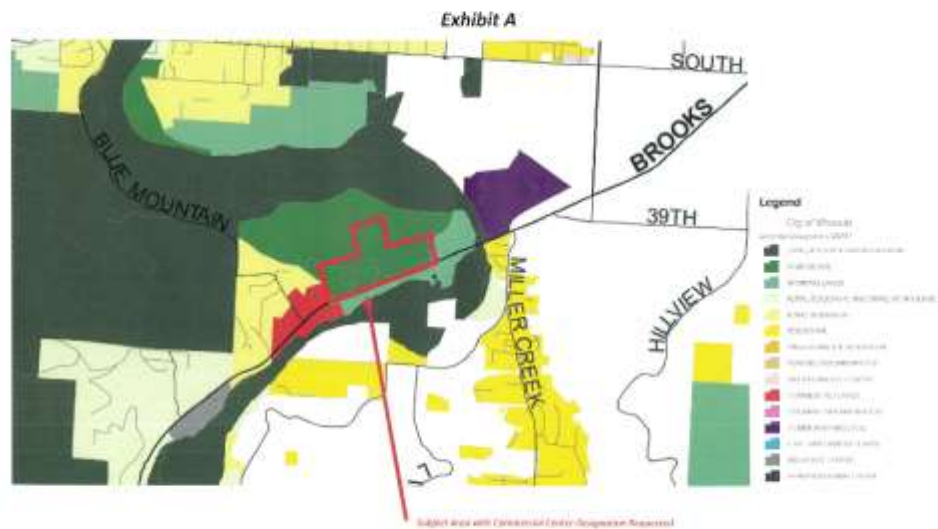
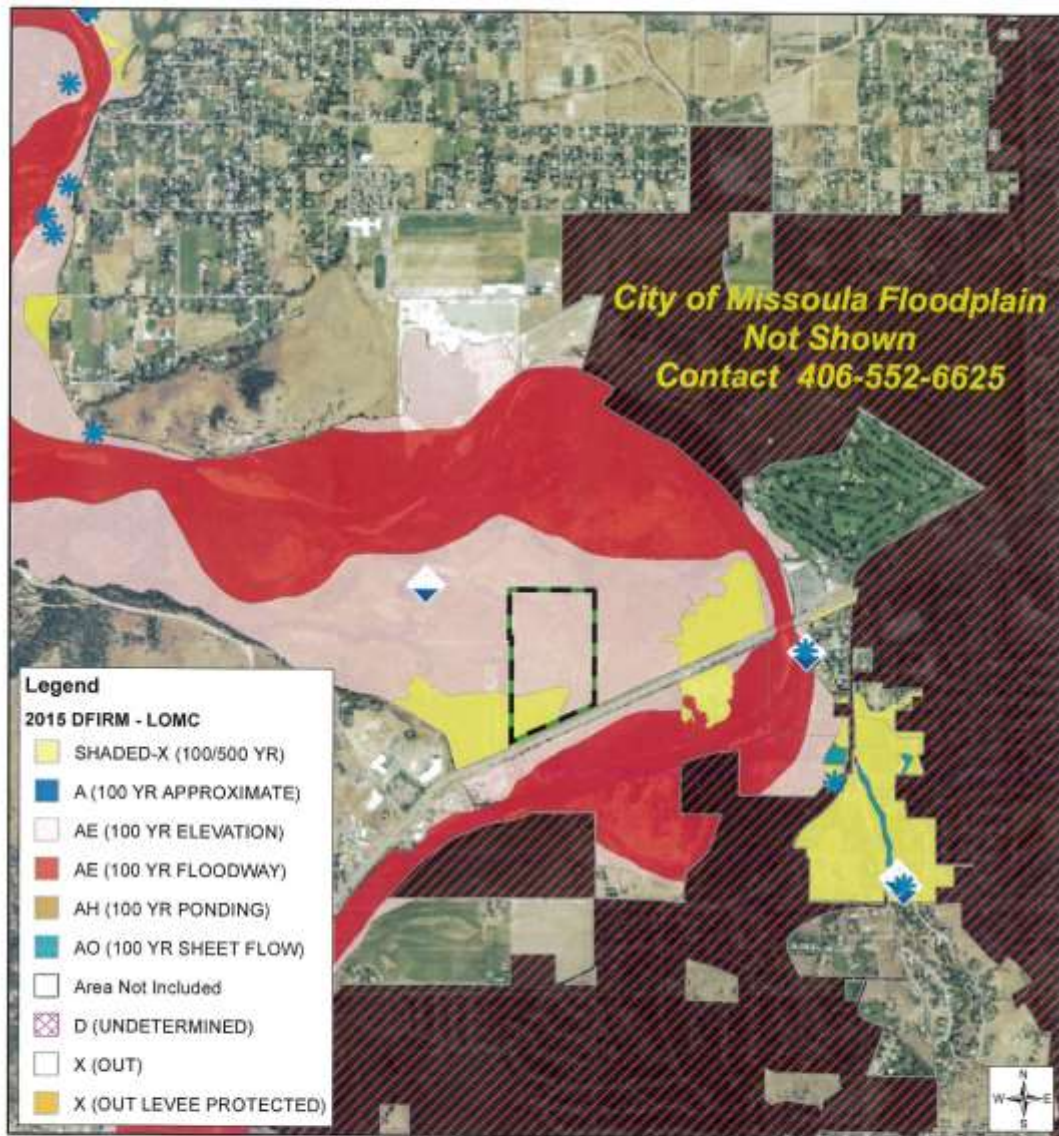


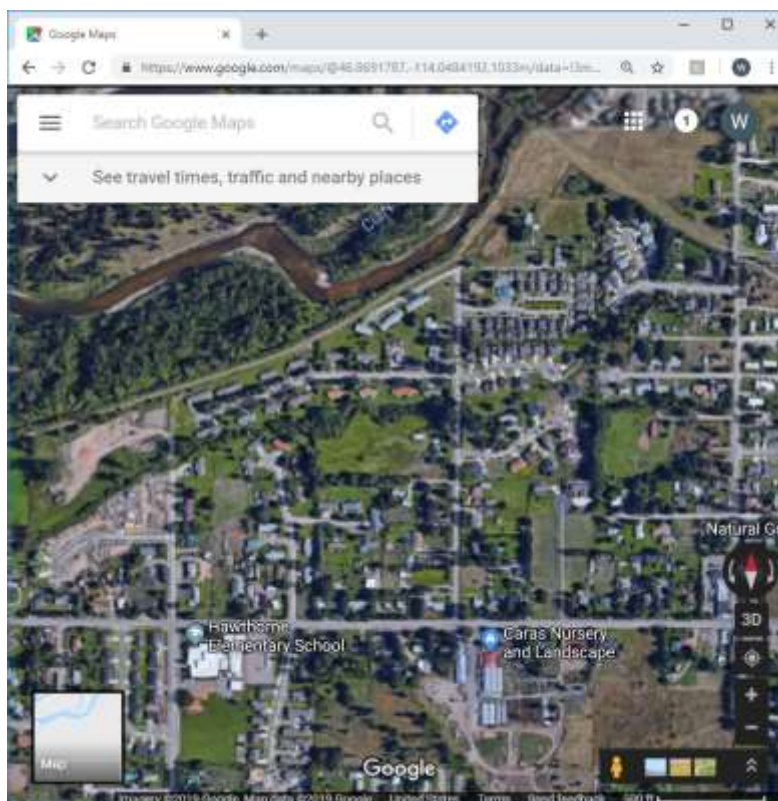
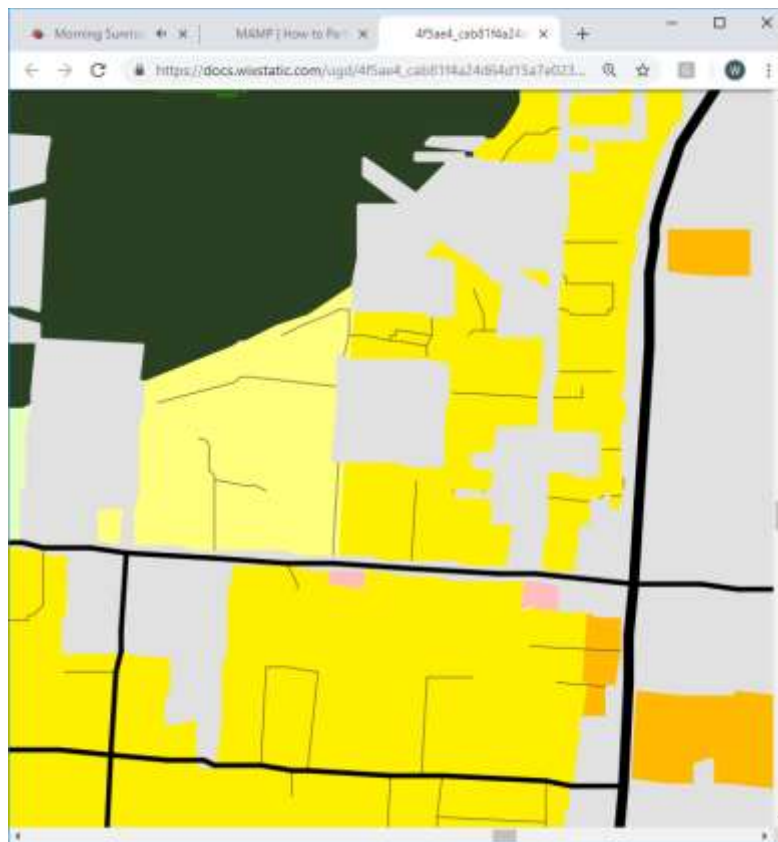
Exhibit C: Missoula County Floodplain



Missoula County
Community and Planning Services
323 WALDER ST
Missoula, MT 59802
406-258-4841
<http://gis.missoulacounty.us/caps/floodplain>
Printed: 1/3/2019

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E) Welzenbach



F) WGM Group

County Current Land Use Map

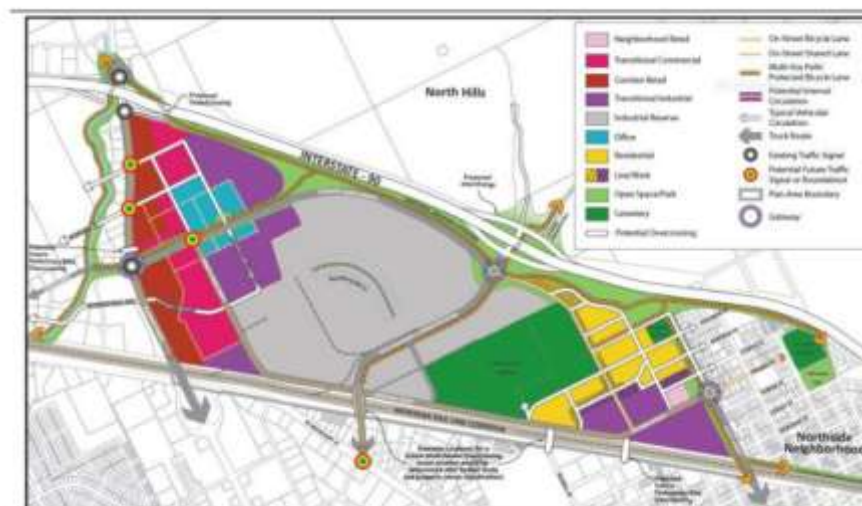


Exhibits

City Current Land Use Map and Legend



North Reserve Street/Scott Street Master Plan



Existing Zoning



Vicinity Map

