



ROUND 2 PUBLIC OUTREACH

WORKSHOP SUMMARIES AND RECOMMENDATIONS

JULY 2018

INTRODUCTION

This report has been prepared for Missoula County Community and Planning Services (CAPS) and provides a summary of the process and outcomes of the second round of public outreach conducted for the Missoula Area Mapping Project. The following pages provide a brief background on the workshop format and intended outcomes; a summary of the feedback received from workshop attendees on the summary maps prepared following the first round of public outreach and the draft land use map prepared by CAPS staff. The report concludes with a summary of key takeaways from the second round of outreach and recommendations on next steps as the County begins to finalize the future land use map and land use designations for the planning area.

Table of Contents

Workshop Overview.....	3
Summary of Public Feedback.....	5
East Missoula Workshop.....	5
Downtown Workshop.....	7
Bonner/West Riverside Workshop.....	8
Target Range Workshop.....	12
Planning Area Summary.....	16
Land Use Concept Map.....	20
Key Takeaways and Recommendations.....	22

WORKSHOP OVERVIEW

The initial round of public outreach for the future land use map update was developed to engage those Missoula County residents who live, work and recreate within the planning area in a conversation about values. A report was produced in May summarizing the input received from the five workshops conducted during this first round of outreach. The report included a series of maps illustrating the public feedback on values and opinions on general land uses needed and desired within the planning area generally as well as in each of the four distinct neighborhoods where public workshops were held. These neighborhoods included Target Range, Hellgate and the Wye area, East Missoula and Bonner/West Riverside. A workshop was also held in Downtown Missoula to capture input from residents throughout the greater planning area.

The second round of public outreach was intended to gain feedback from the public on the summary maps developed from input received during the first round of outreach, to confirm what was heard and assess whether any core values were missed or incorrectly summarized during the first workshop series. This second series of workshops was also structured to collect input on initial high-level land use concepts for the planning area, which were developed using the public feedback from the first round of meetings as well as input from the online survey.

Workshop Format

A total of four workshops were held over the course of two weeks in mid-June. The workshops were held in the same neighborhoods as during the first round of public outreach, with one exception: Due to lower attendance during the first round of meetings, a separate workshop was not held at Hellgate Elementary School. The locations of each workshop were chosen in an effort to stay consistent with first round outreach venues while also attempting to reach the broadest segment of the planning area population.

Workshops dates and locations are described below:

East Missoula Fire Hall, 314 Montana Ave.

June 12th, 2018 7-9 p.m.

City Council Chambers, 140 West Pine Street

June 18th, 12-2 p.m.

Hellgate Lions Club Barn, 1305 Haaglund Drive

June 19th, 6-8 p.m.

Orchard Homes Country Life Club, 2537 South 3rd Street West

June 20th, 6-8 p.m.

Attendance was recorded at each workshop, with participants asked to sign in as they were greeted at the door. In a few instances a workshop attendee chose not to write his or her name down or inadvertently skipped the sign-in table; however, it is estimated around 70 individuals total participated in the second round of public workshops. This is in addition to those who provided feedback via the online survey. As with the first round of outreach, workshop attendance varied based on location; average attendance ranged from 12 to 15 per workshop, with attendance at the Orchard Homes Country Life Club being the highest and East Missoula being the least attended. Overall attendance was slightly down compared to the first round of outreach, which was somewhat expected. Given the warm weather and school being out, public participation can often be challenging during the summer months.

Each workshop was formatted in the same manner with three stations for participants to visit. The first station included a summary map of the corresponding neighborhood in which the workshop was being held, depicting input received during the first round

of public outreach. A comprehensive summary map of the entire planning area was also located at this first station. Participants were asked to review each map and identify elements with which they agreed (or disagreed) strongly. They were also invited to add additional elements or feedback not identified in the initial round of public outreach. This first station was purely focused on public input and representing what had been conveyed by workshop participants through the mapping and values-based exercises conducted in the first round of public outreach.

The second station was informational and showcased planning area considerations such as topography, local infrastructure, school districts, environmental constraints and other characteristics that directly influence and inform land use decisions. This information - described through various maps and text - was taken directly from the *Planning Area Profile* completed by CAPS staff earlier this year. The purpose behind this station was to introduce workshop participants to the realities that planners must consider when looking at the most appropriate land use for an area.

The final station was comprised of a draft map developed by CAPS staff illustrating high-level land use designations for the planning area. The land use designations were based on public input coupled with the specific characteristics and considerations set forth in the Planning Area Profile. Participants were invited to comment freely on the designations, provide suggestions, and interact with CAPS staff on the concepts illustrated by the map.

SUMMARY OF PUBLIC FEEDBACK

EAST MISSOULA WORKSHOP SUMMARY

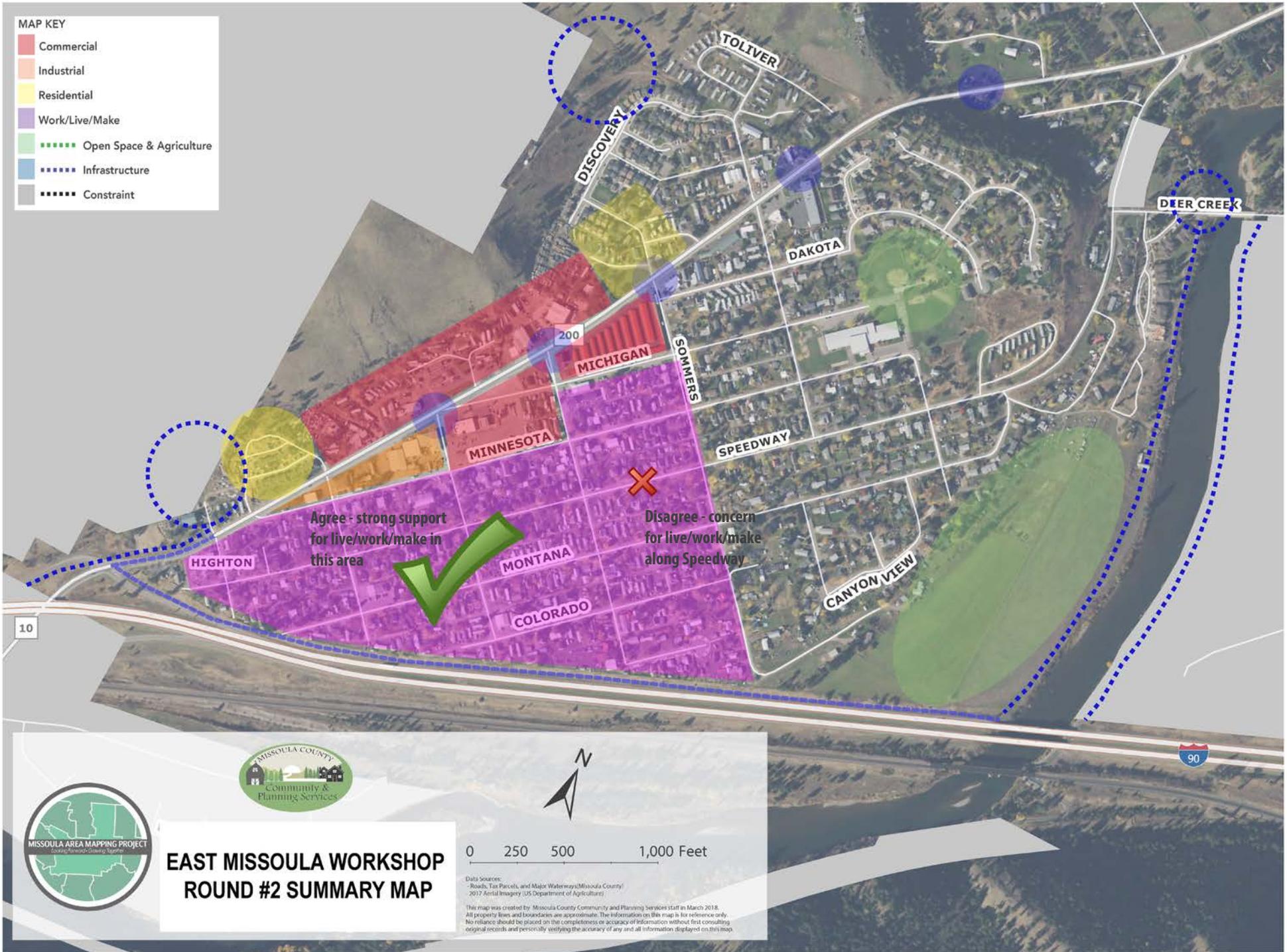
The following summarizes feedback expressed either verbally or through written comment on the initial summary maps for the East Missoula area that were compiled following the first round of public workshops held in March.

- Strong support was expressed for live/work/make concept in the established neighborhoods of East Missoula (between Highway 200 and I-90, near interchange). Residential use was still the preferred primary use.
- One workshop participant did express a desire that land use along Speedway Avenue remain residential only, to eliminate traffic and speeding issues.
- One participant stated they loved everything about the proposed land use designations worked up for East Missoula.
- Conversation surrounding the pros and cons of bitcoin facilities – for example, there is one on North Reserve that has a different construction style, size, and impacts than is presently being experienced in Bonner/West Riverside. The value of bitcoin facilities as economic drivers was discussed; especially the driving of high-paying tech jobs designing, engineering and maintaining these facilities and the equipment within.

The map on the following page illustrates where workshop participants specifically agreed (green check mark) or disagreed (red x) with the initial summary maps, including a few comments made regarding the live/work/make concept with the concern focused on keeping more residential uses along Speedway. East Missoula workshop participants did not offer any changes to the summary map for East Missoula originating from the first round of public

workshops. They also did not provide any comments or changes to the overall planning area summary map.

Key takeaways from this neighborhood workshop were that East Missoula residents seem to overwhelmingly agree with the live/work/make concept and feel this is in line with the character of their community. There is a sense of pride that such a unique designation has been coined for their neighborhood, and excitement that it may be sought after and applied elsewhere in the planning area over time. Based on feedback from the participants in attendance, it seems there is desire to move forward with the land use map and subsequent zoning as soon as possible for the East Missoula area.



MAP KEY

- Commercial
- Industrial
- Residential
- Work/Live/Make
- Open Space & Agriculture
- Infrastructure
- Constraint

Agree - strong support for live/work/make in this area



Disagree - concern for live/work/make along Speedway



EAST MISSOULA WORKSHOP ROUND #2 SUMMARY MAP



Data Sources:
 - Roads, Tax Parcels, and Major Waterways/Missoula County/
 - 2017 Aerial Imagery (US Department of Agriculture)
 This map was created by Missoula County Community and Planning Services staff in March 2018. All property lines and boundaries are approximate. The information on this map is for reference only. No reliance should be placed on the completeness or accuracy of information without first consulting original records and personally verifying the accuracy of any and all information displayed on this map.

DOWNTOWN WORKSHOP SUMMARY

Similar to the first round of public engagement held in downtown Missoula, the focus of this workshop was to capture a broad range of feedback from residents throughout the planning area, as opposed to a particular neighborhood. Participants were asked for their feedback on the planning area summary map, which has been recorded beginning on page 18. If participants expressed particular interest in a neighborhood or area they were invited to comment more specifically on those maps. The following summarizes verbal and written feedback received from Downtown workshop participants on the summary maps for the Target Range, Hellgate Elementary/Wye area, East Missoula and Bonner/West Riverside neighborhoods that were compiled following the first round of public workshops held in March.

- Potential neighborhood-sized commercial nodes should be explored more for the Linda Vista neighborhood; further up Miller Creek Road was an area called out specifically.
- There seemed to be general interest in expanding the application of the live/work/make designation beyond East Missoula – maybe out near the airport.
- Significant landownership constraints are present in the west valley area, where open space and agriculture was identified by Round #1 workshop participants. Specifically these areas include:
 - Along the south side of Mullan Road;
 - Within the waterfowl corridor that is present; and
 - In the neighborhood commercial triangle.
- Private developers presently own a lot of land in this west valley area; this is not necessarily an area with high-value ‘prime agriculture’ soils, even though that is the public perception.

- There needs to be differentiation between the dotted lines and the shaded areas of a similar color on the final maps.
- The area designated for agricultural to the south and east of the airport was noted as one of the few open spaces adjacent to the City that could be developed into housing; it was recommended that the County rethink potential land uses in this area.
- Participants suggested that the undeveloped lots in the industrial park between Expressway and I-90 should be looked at for housing or mixed-use development once the TIF District sunsets.

These neighborhood-specific comments, in addition to general feedback on the planning area summary map, are represented in the Round #2 Workshop Summary Map found on page 19 of this report.

Key takeaways from this workshop were that the County should look closely at land uses in the immediate vicinity of the airport and give consideration to some of the existing characteristics and infrastructure available in these areas to serve future development potential. Additionally, a closer look should be given to the expanse of agricultural classification in the west valley area and along the river corridor, taking into consideration the realities of land ownership and development potential that already exists.

BONNER/WEST RIVERSIDE WORKSHOP SUMMARY

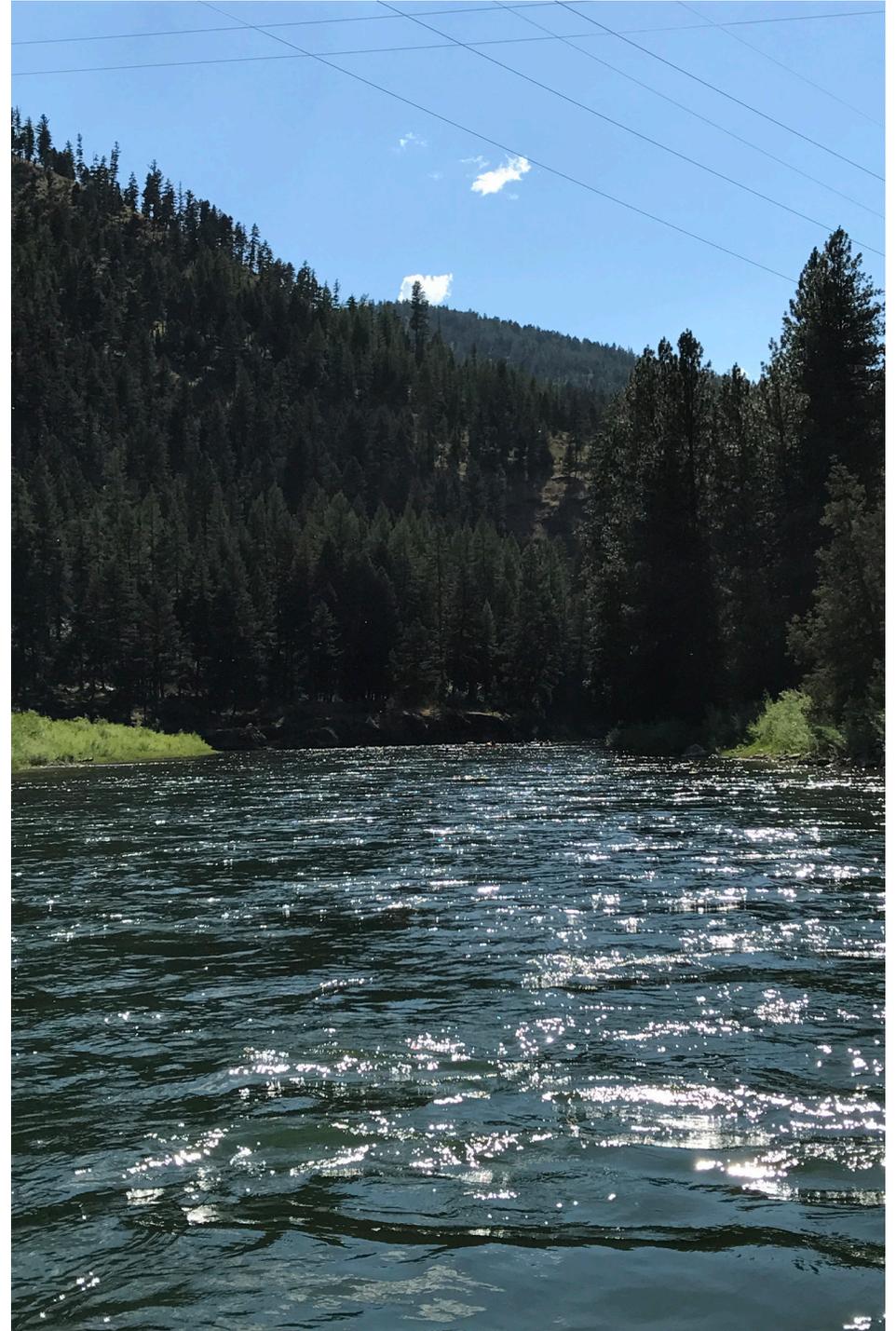
The following summarizes feedback expressed either verbally or through written comment on the initial summary maps for the Bonner/West Riverside area that were compiled following the first round of public workshops held in March.

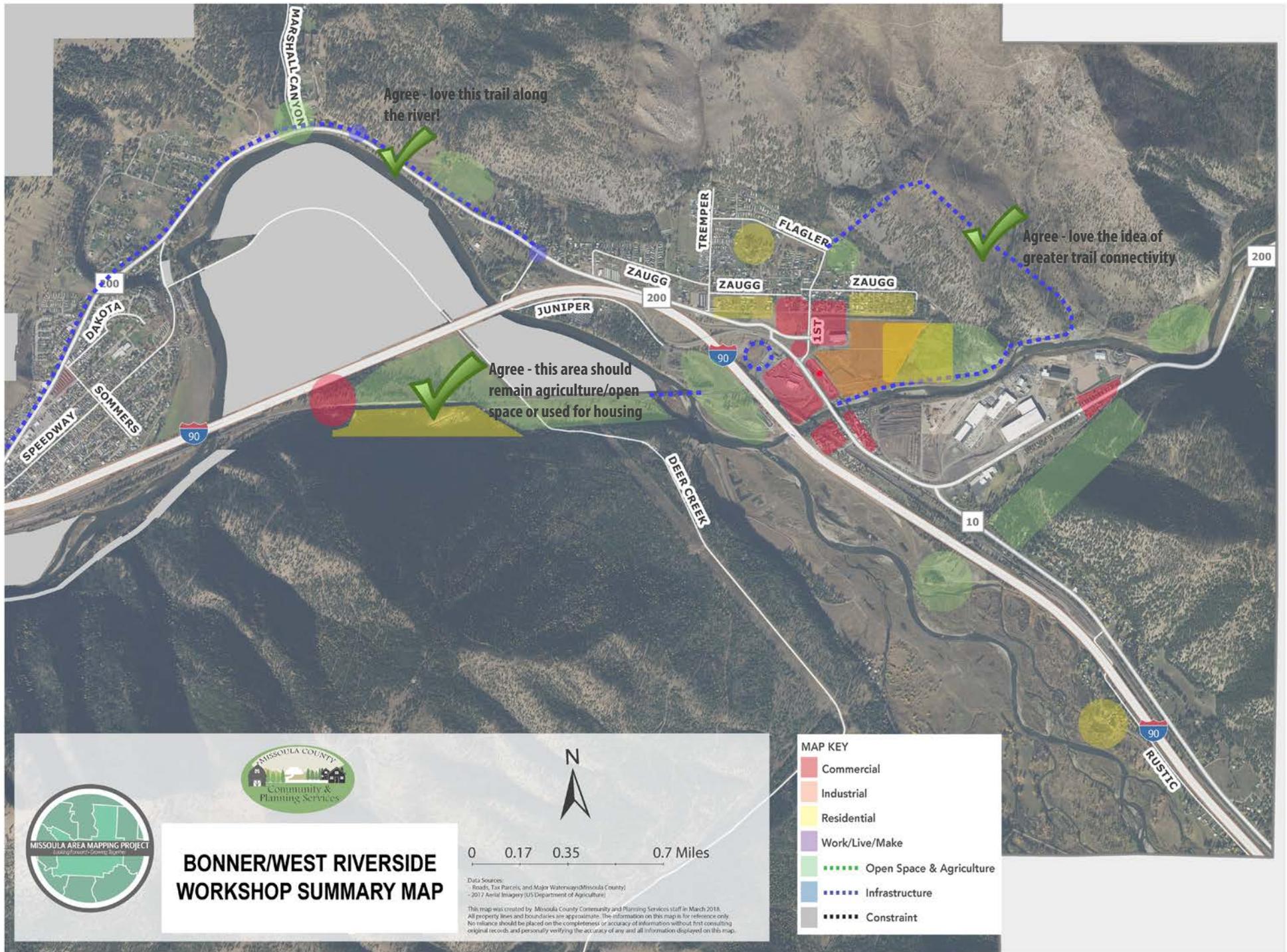
- There is a strong sense that future development needs to pay for itself – sewer service is not desirable if residents have to foot the bill in order to accommodate private development or new commercial uses in Bonner.
- Bicycle and pedestrian connectivity is a recurring issue of concern for residents in the area, especially connectivity between Bonner, East Missoula and the City. The proposed trail along the river between Bonner and East Missoula is especially appreciated in the summary map.
- The classification of open space/agriculture and housing for the area along Deer Creek Road is much preferred over the alternative of storage units. Comments surrounding this issue included:
 - *This area is way too valuable as agricultural land or housing; no to storage units.*
 - *Open space is so much better than storage units.*
 - *Agree! Anything is better here than storage units - some ideas would be a solar farm or affordable family housing.*
 - *We need to protect this land for agriculture use and/or housing. It is not appropriate for storage units.*
- It is recommended the existing trail along the Blackfoot River be connected to the new Milltown State Park.
- There appears to be strong support for more trail connectivity in the mountains north of Bonner - some workshop participants loved the idea of a loop trail in this area, as drawn on the summary map by a fellow participant.
- There is interest in the area north of Zaugg Avenue being designated as live/work/make (with some additional recreation activities), similar to what is happening in East Missoula. There are some nice open lots that would be good for residential, parks or community gardens (and preferably not more storage units according to the feedback).
- The area along Zaugg Avenue is generally supported as residential, as long as the designation allows for shops, manufacturers, creators, etc. at a small scale.
- The area around the existing truck stop and along 1st Street is generally seen as a good spot for commercial. Specifically, comments were:
 - *Additional business would be great - local services, a grocery, healthcare options, etc. We understand these services require sewer and that is ok!*
 - *I like this remaining a business area - it has great potential to be a central community spot, a "third space" of sorts, or a more formal Main Street.*
 - *This could be a great area for shops/basic services (grocery, hardware store, health clinic, coffee shop).*
- The mill site is seen as a good location for a retirement community with assisted living, a medical facility or "Now Care" component, and professional offices; this area should be a planned, diverse development.
- More clarity is needed on whether the green oval east of the mill site is agriculture or recreation; the clarification requested is that this green represents opportunity for recreation and open space, not active agricultural activities.
- As more businesses locate in Bonner/West Riverside, there needs to be an area set aside to accommodate workforce housing.

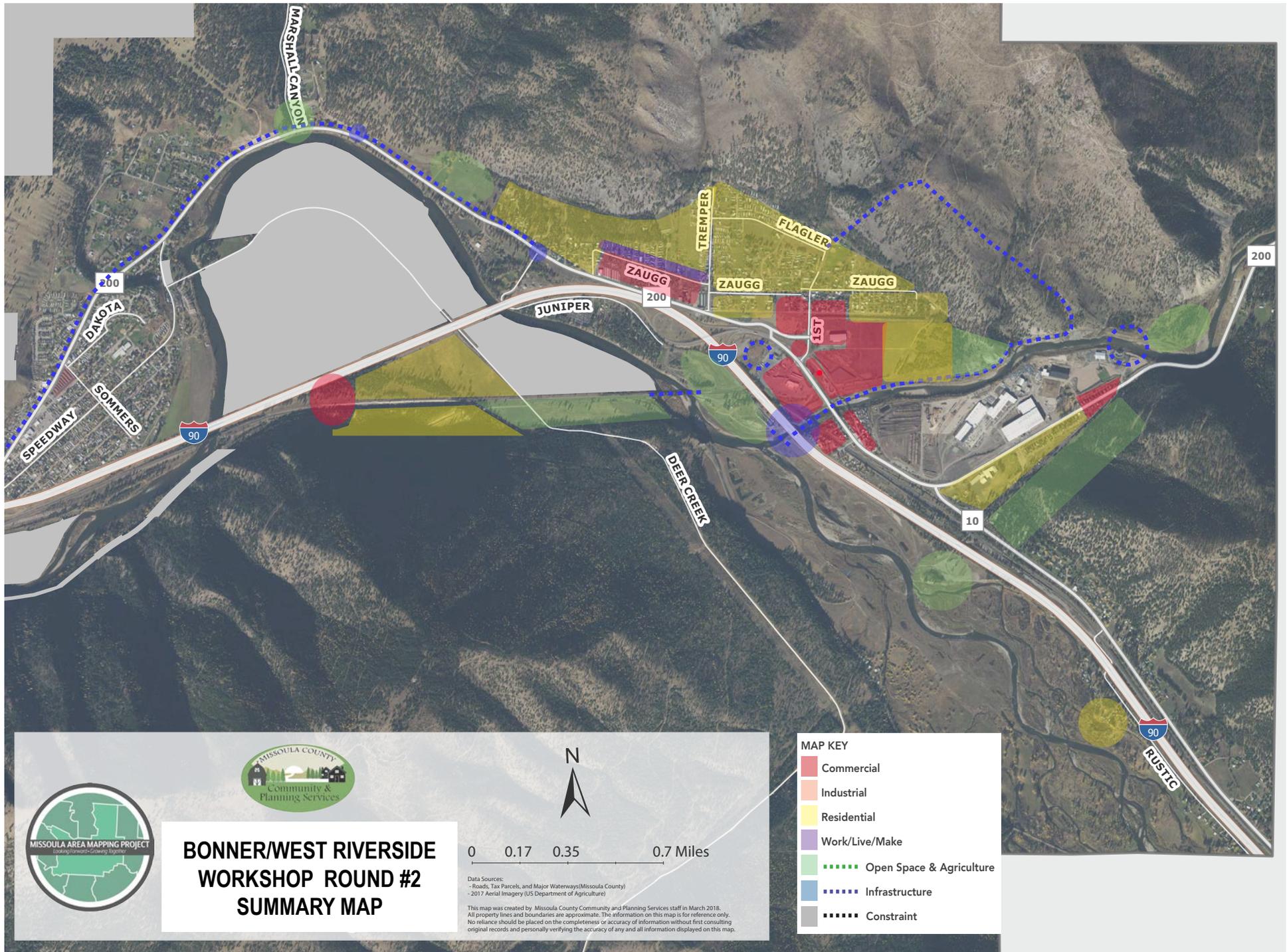
- More connectivity (potentially in the form of a pedestrian bridge) is needed along the stretch of the Blackfoot River north of Bonner.

The map on the following page illustrates what participants agreed (green check mark) or disagreed (red x) with the initial summary map for Bonner/West Riverside. These comments, as well as additional feedback on the size and location of certain land uses, are illustrated in the second map found on page 11 which represents an updated summary of desired land uses in the neighborhood and includes compiled and synthesized feedback from both rounds of public workshops. Comments specific to the planning area as a whole have been summarized and are represented on the maps found on pages 18 and 19 of this report.

Key takeaways from this workshop included the desire for greater connectivity within Bonner/East Riverside as well as between this neighborhood and East Missoula into the City proper. There also seems to be interest in exploring the opportunity for live/work/make in the area to support existing and future mixed-use activities in residential neighborhoods. Creating a more tangible neighborhood center through increased commercial and mixed-use development also has support, especially in the re-purposing of the old mill site.







**BONNER/WEST RIVERSIDE
WORKSHOP ROUND #2
SUMMARY MAP**

0 0.17 0.35 0.7 Miles

Data Sources:
 - Roads, Tax Parcels, and Major Waterways (Missoula County)
 - 2017 Aerial Imagery (US Department of Agriculture)

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MAP KEY

- Commercial
- Industrial
- Residential
- Work/Live/Make
- Open Space & Agriculture
- Infrastructure
- Constraint

TARGET RANGE WORKSHOP SUMMARY

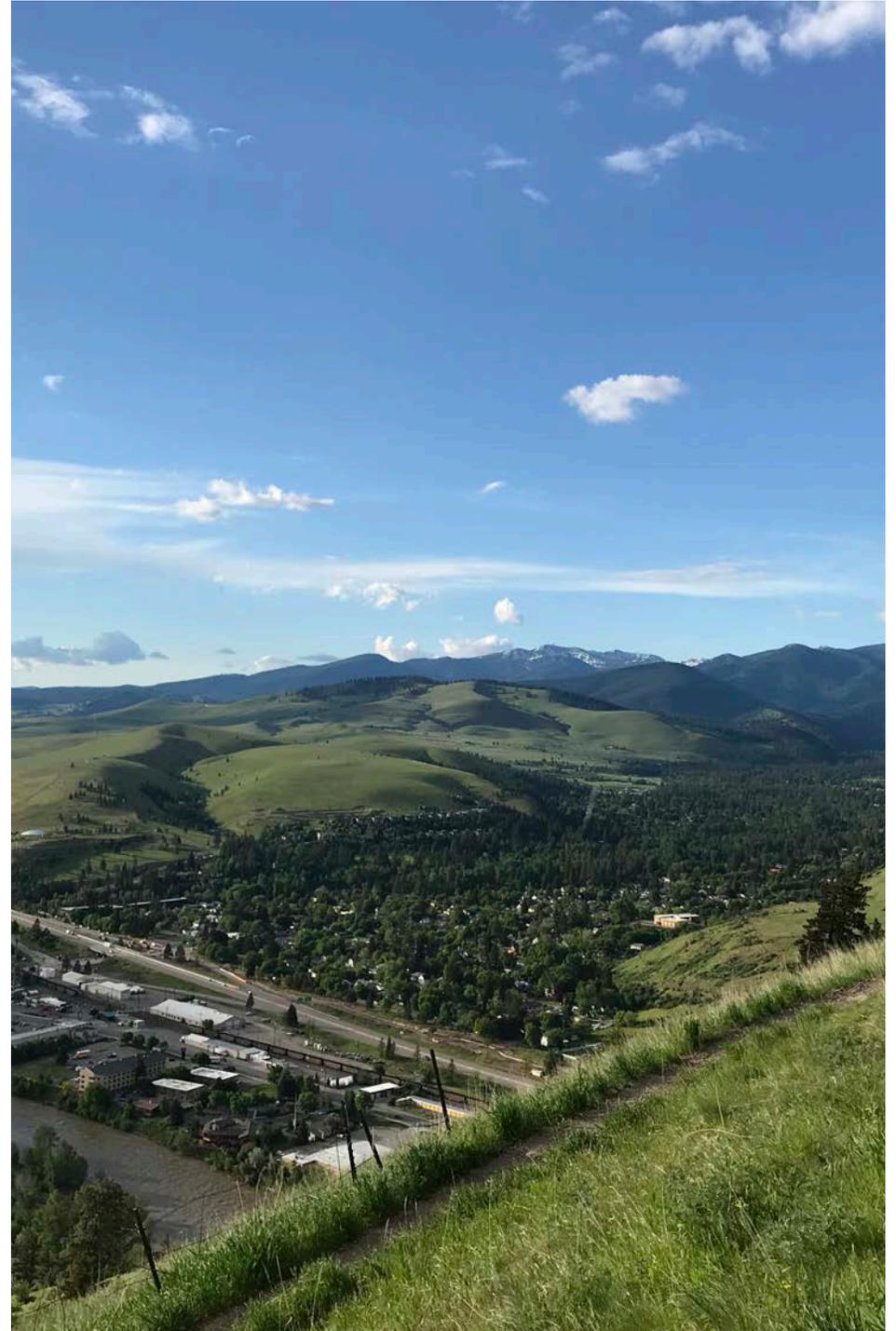
The following summarizes feedback expressed either verbally or through written comment on the initial summary maps for the Target Range area compiled following the first round of public workshops held in March.

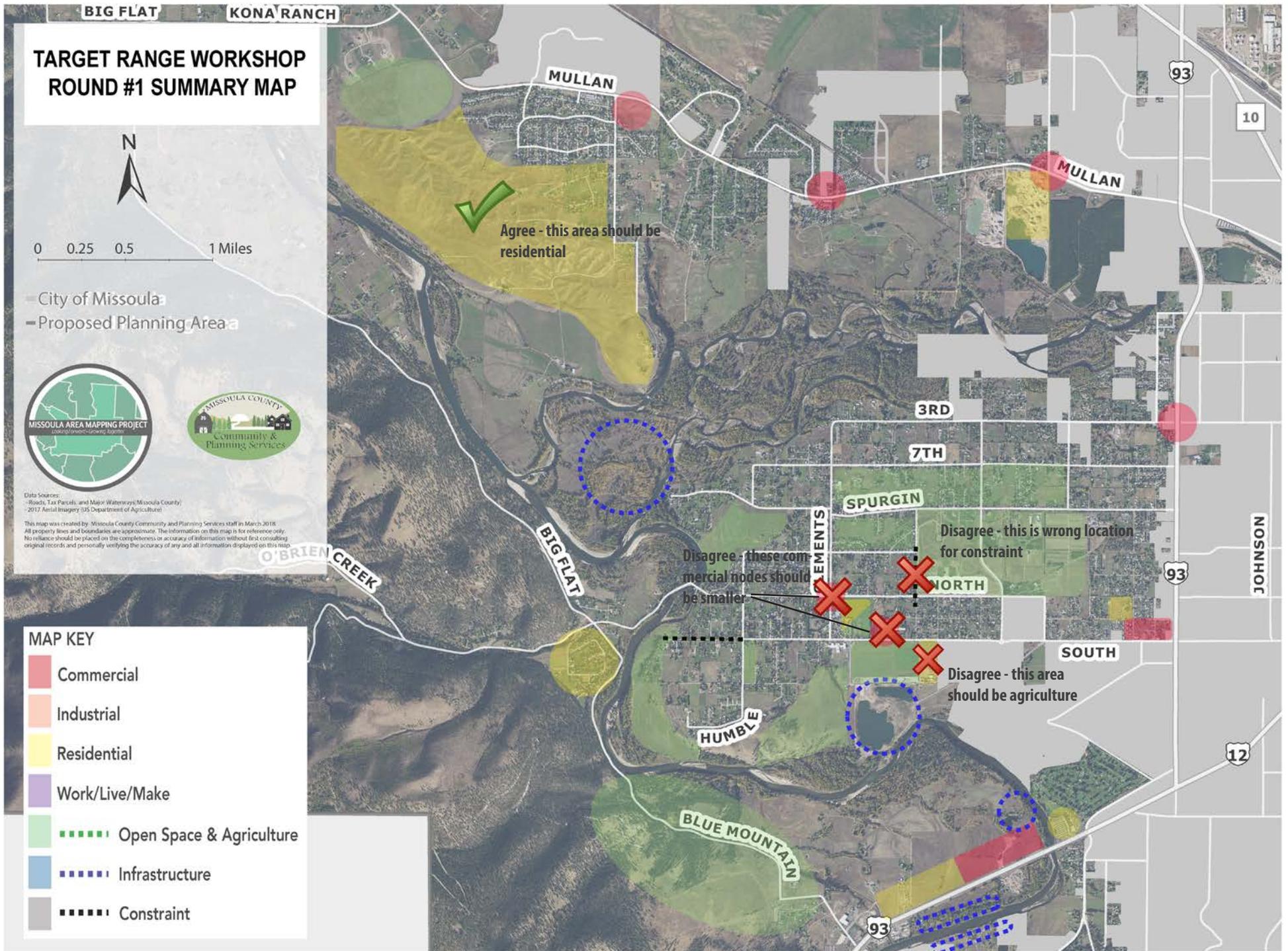
- Participants commented on the *Planning Area Profile* considerations, expressing support for planning future development in coordination with existing and projected school enrollment and the impact land use can have (both positively and negatively) on school districts.
- Two participants commented on the water and wastewater service area map that was part of the *Planning Area Profile*, stating that if the Target Range and Orchard Homes area continues to be designated for lower density development this area should be removed from the Waste Water Service Area shown on the map.
- There was general agreement that land designated for residential use between Mullan Road and the Clark Fork River was appropriate. The soils in this area are mostly clay and not good for agriculture production. A significant amount of land currently under conservation easement and located directly south of the area shown on the summary map (between the Clark Fork and Bitterroot Rivers) was identified during this workshop as desirable for open space/agricultural use.
- Significant amounts of agricultural land (shown by the color green on the maps on the following pages) were added to the Target Range and Orchard Homes neighborhood summary map during this workshop, mostly in addition to the agricultural/open space designations proposed during the first round of public workshops back in March. To some extent this appeared to be the result of new faces and new voices in attendance.
- More than one person commented on the tract of land designated 'residential' on the Round #1 summary map to the east of the Target Range School; most were in agreement this should remain agriculture or open space, as this tract is currently used by the FFA for educational activities.
- The area at the confluence of the Clark Fork and Bitterroot Rivers should remain open for passive recreation (where the large blue 'infrastructure' circle is located).
- Property along Big Flat Road should remain large acre/estate type residential with 5 acre minimum lot sizes.
- The neighborhood commercial node identified on the summary map at the corner of Clements and North is too general and should be reduced to reflect the size of the existing commercial use. The same comment was made regarding the commercial node identified in the summary map along South Avenue.
- It was recommended the Infrastructure Constraint line extending from North Avenue should be reconfigured to accurately represent the existing blockade along North Avenue. The neighborhood is still divided about whether to open North up or not (and whether this is truly a "constraint").
- There is an existing environmental constraint that should be represented – a shelf that forms the 500-year floodplain and is visible to the south of 7th Avenue. Everything north of this topography is subject to flooding, as was seen this year, and should not be categorized for higher densities or future residential development.

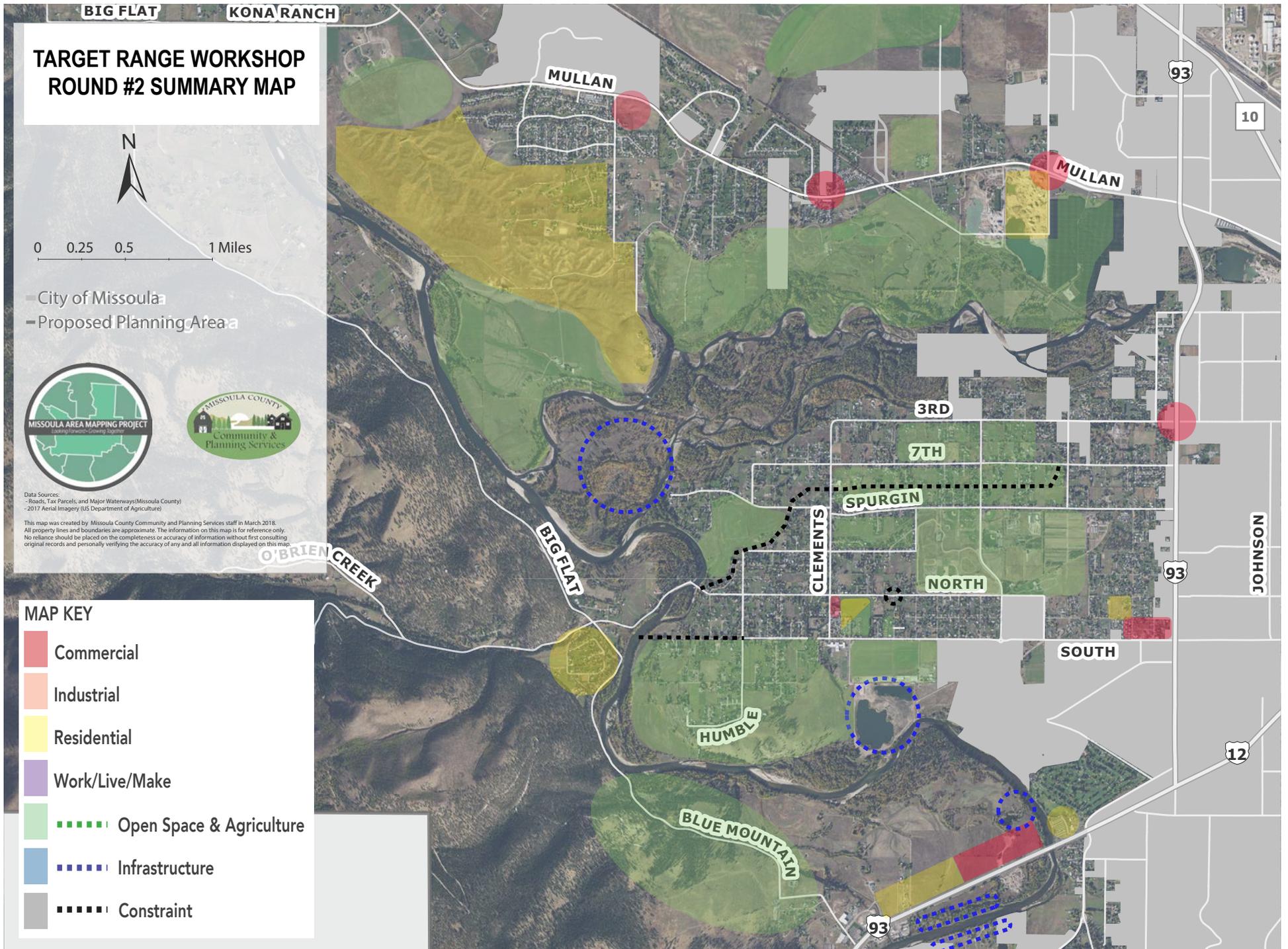
The map on the following pages illustrates what participants agreed (green check mark) or disagreed (red x) with in the initial summary map for Target Range. These comments, as well as additional feedback on the size and location of certain land uses are illustrated in the second map found on page 15 which represents an updated summary of desired land uses in the neighbor-

hood and includes compiled and synthesized feedback from both rounds of public workshops. Comments specific to the planning area as a whole have been summarized and are represented on the maps found on pages 18 and 19 of this report.

Key takeaways from this workshop reiterate the sentiments heard at the initial public workshop held in March; residents of the Target Range and Orchard Homes neighborhoods want to see this area retain its rural residential character. Limited commercial activity was deemed appropriate for the neighborhood, and the need to further restrict development density in areas prone to flooding was specifically called out. There seemed to be openness toward the proposed land use designations for the Target Range and Orchard Homes neighborhoods shown on the land use concept map produced by CAPS staff.







PLANNING AREA SUMMARY

The majority of public comment on the overall planning area came from the Target Range and Bonner/West Riverside workshops. Participants in the Downtown workshop provided limited feedback on the overall planning area, while East Missoula workshop attendees did not comment on the overall planning area summary maps at all. The collective feedback has been represented in the maps on the following pages similar to the neighborhood-specific maps. The summary map from the Round #1 workshops identifies where participants agreed (green check mark) or disagreed (red x) with the initial summary of feedback from the first round of outreach. These comments and the additional feedback below on the size and location of certain land uses are illustrated in the second map found on page 19 which represents an updated summary of desired land uses for the planning area.

Target Range

- Support was expressed for housing and commercial uses in and around the Wye area along Highway 93 North and up Evaro Hill.
- Workshop participants would like to see existing agricultural lands in the Orchard Homes and Target Range neighborhoods remain in agricultural use. Agriculture and open space along River Road between Russel and Reserve Street should also be maintained.
- The area west of Tower Street should be agricultural; it was suggested that lower density agricultural uses with some smaller residential or mixed-use activities may be appropriate for in this area (currently shown as residential on the Round #1 summary map).
- Neighborhoods can have both residential and commercial uses together. They should be walkable and bikable with access to jobs, amenities and services, like neighborhood grocery stores.
- All existing agricultural land should remain agricultural.

Bonner/West Riverside

- There needs to be better connectivity for bikes and pedestrians at the I-90/Reserve Street underpass, connecting the paved trail along Grant Creek to the North-side neighborhoods and urban trail system.
- Some participants did not wish to see additional industrial uses along Highway 200 between East Missoula and Bonner.
- Greater connectivity between the Bonner and West Riverside communities and the new Milltown State Park is needed.

Downtown

- Potential commercial nodes – neighborhood size and scale – should be explored more for the Linda Vista neighborhood; the area further up Miller Creek Road was called out specifically.
- Potential neighborhood-sized commercial nodes should be explored more for the Linda Vista neighborhood; further up Miller Creek Road was an area called out specifically.
- There seemed to be general interest in expanding the application of the live/work/make designation beyond East Missoula – maybe out near the airport.
- Significant landownership constraints are present in the west valley area, where open space and agriculture was identified by Round #1 workshop participants. These areas include:
 - Along the south side of Mullan Road;
 - Within the waterfowl corridor that is present; and
 - In the neighborhood commercial triangle.
- Private developers presently own a lot of land in this west valley area; this is not necessarily an area with high-value ‘prime agriculture’ soils, even though that is the public perception.

- There needs to be differentiation between the dotted lines and the shaded areas of a similar color on the final maps.
- The area designated for agricultural to the south and east of the airport was noted as one of the few open spaces adjacent to the City that could be developed into housing; it was recommended that the County rethink potential land uses in this area.
- Participants suggested that the undeveloped lots in the industrial park between Expressway and I-90 should be looked at for housing or mixed-use development once the TIF District sunsets.

East Missoula

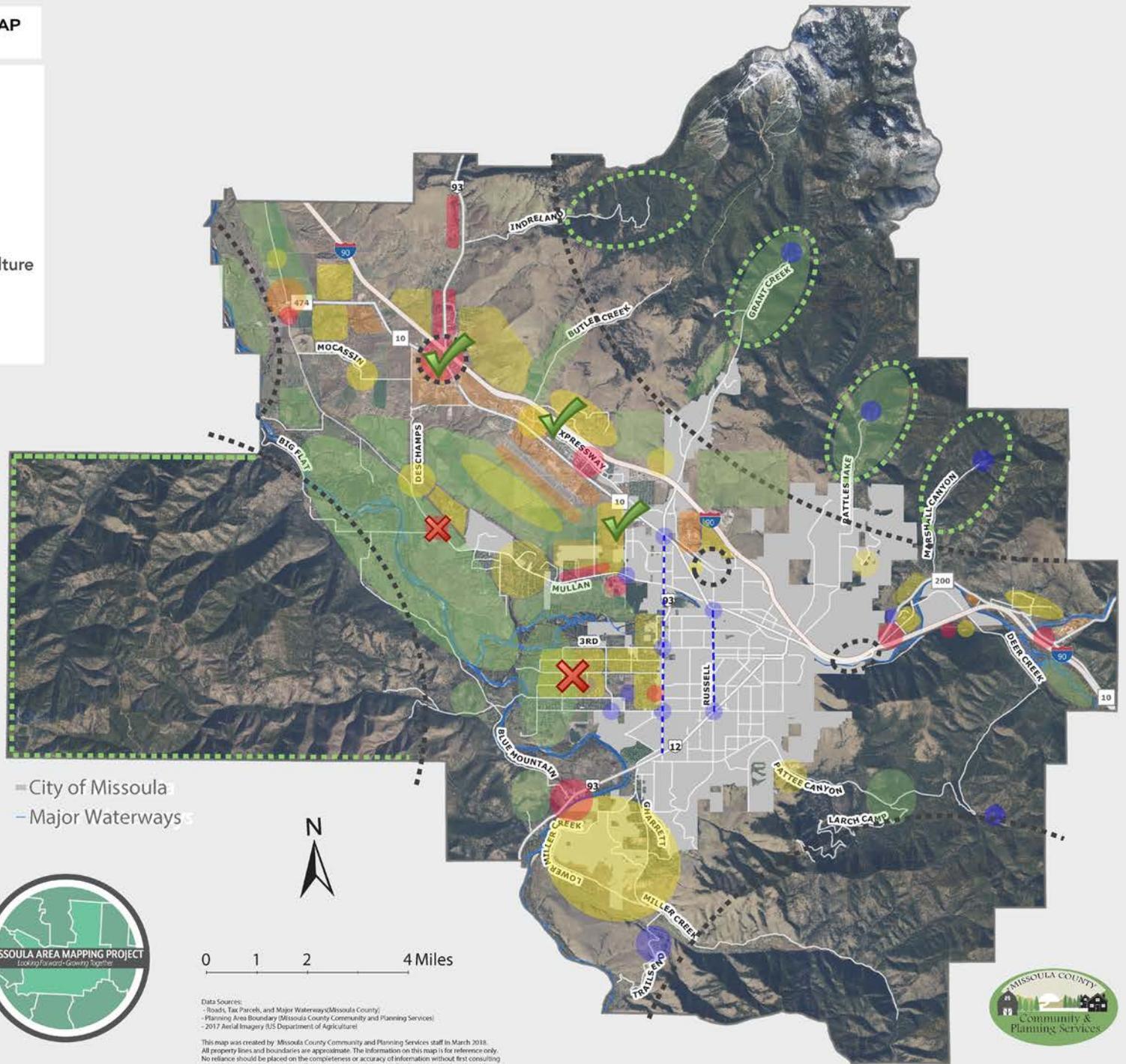
- No comment on the planning area summary map provided.



**PLANNING AREA SUMMARY MAP
ROUND 1 WORKSHOPS**

MAP KEY

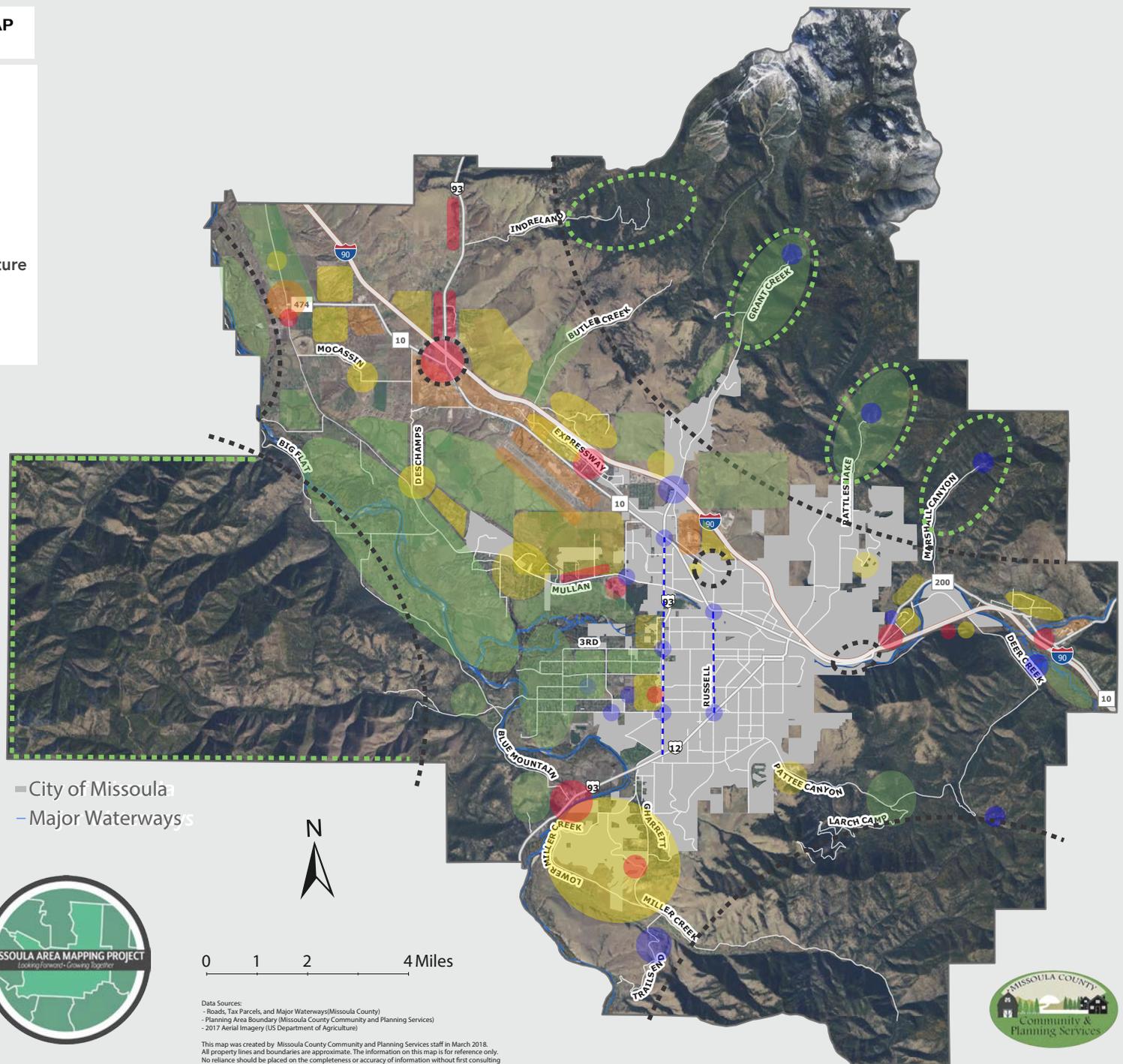
- Commercial
- Industrial
- Residential
- Work/Live/Make
- Open Space & Agriculture
- Infrastructure
- Constraint



**PLANNING AREA SUMMARY MAP
ROUND 2 WORKSHOPS**

MAP KEY

- Commercial
- Industrial
- Residential
- Work/Live/Make
- Open Space & Agriculture
- Infrastructure
- Constraint



■ City of Missoula
 - Major Waterways



0 1 2 4 Miles

Data Sources:
 - Roads, Tax Parcels, and Major Waterways (Missoula County)
 - Planning Area Boundary (Missoula County Community and Planning Services)
 - 2017 Aerial Imagery (US Department of Agriculture)

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LAND USE CONCEPT MAP

The following text summarizes comments made by workshop participants specific to the future land use concept map developed by CAPS staff and introduced during the second round of public outreach. The concept map was developed from public input received during the first round of public outreach, coupled with survey responses and planning considerations introduced in the *Planning Area Profile*. Comments are numbered and correlate to the identical number shown on the map on the following page. Those comments that were more general in nature are summarized below but not assigned a number specific to a geographic location on the map.

1. Low density housing preferred here; land use designation should provide for small family farms in Target Range.
2. Plan for and encourage neighborhood stores not big box grocery store outlets.
3. Limit tract housing - it is soulless and generic. Missoula can be better with more creative architecture.
4. Designate 100 acres of Missoula County Public School Agricultural Center/Farm as agricultural land and not residential.
5. Keep Big Sky Horse Park as is - no additional development density or change of use here!
6. Would like to see commercial up Highway 93 past Waldo Road - there are already a few commercial uses there on the highway.
7. Protect and plan around prime agricultural soils in the Orchard Homes and Target Range neighborhoods.
8. Acknowledge and respect the current agricultural operations in the Orchard Homes and Target Range area.
9. Strong interest in having live/work/make land use designation in West Riverside.

10. Agree with the residential designation here.

11. Agreement with neighborhood commercial here.

General comments on the concept map that are not tied to geography are summarized below:

- Greater walkability to goods and services needed throughout the planning area.
- Mixed use neighborhoods are needed, as well as commercial and agricultural space.
- Dense building for new development combined with open space (clustering) should be investigated.
- It's important to create neighborhoods that have their own shops, restaurants, parks and job-creating commercial to relieve some of the pressure from downtown and "inner" Missoula.
- Think Portland! Mix up the commercial and residential areas. Help people walk/bike to get what they need.
- Can we require larger developments to add commercial?
- Save as much agricultural land as possible so we can be self-sustaining.

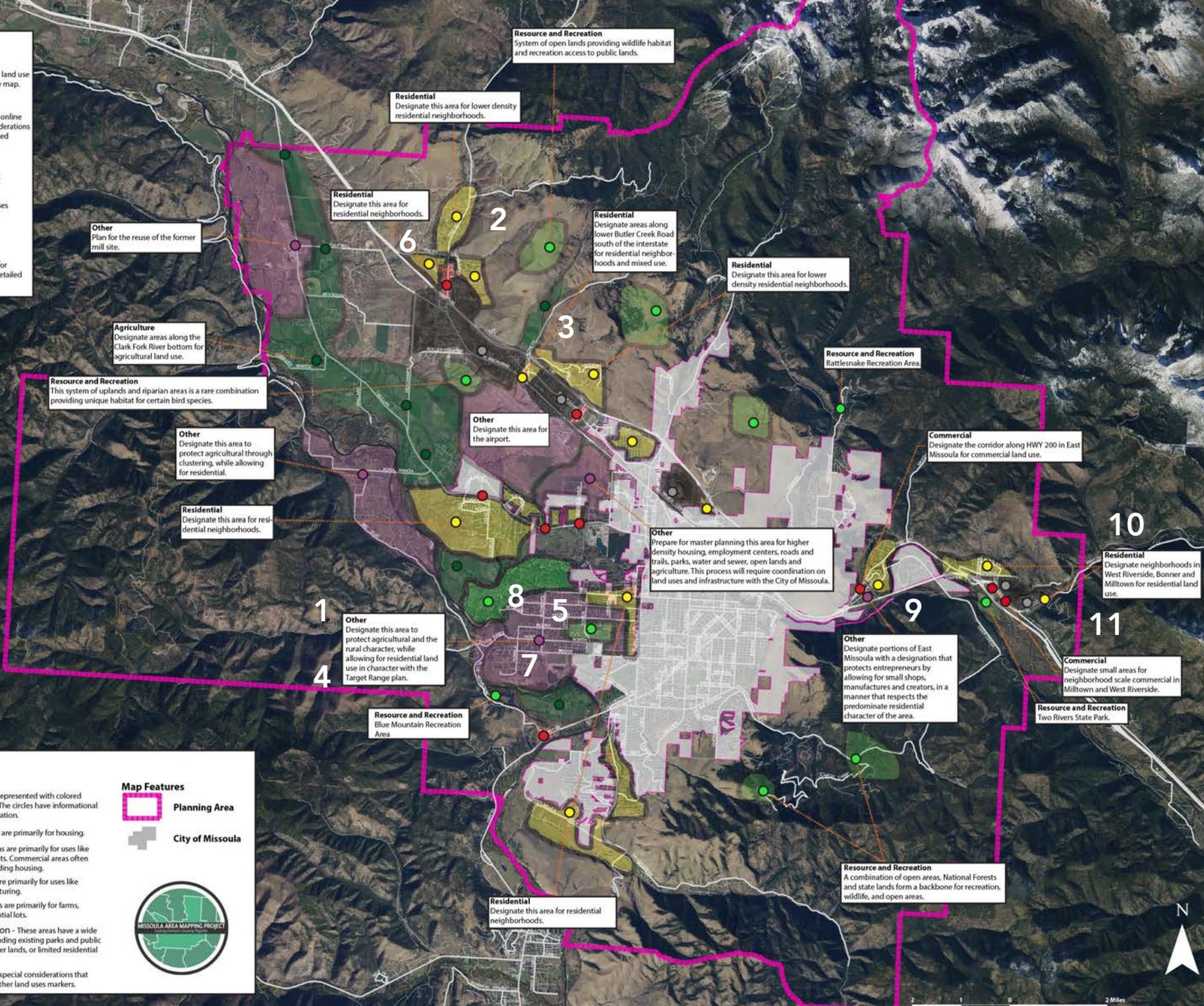
The Concept Map

What is this map?
This map shows potential locations for general land use types. Consider it a starting point for a land use map.

What is this map based on?
The map combines the public comments from online and the public workshops with planning considerations like infrastructure, natural resources and adopted policy.

Tell us what you think.
We want to know if we are heading in the right direction.
•Use sticky notes to place comments.
•Use dots to show us where you think land uses should go.
•Use a marker to write on the map.
•Write a comment on the note card.

What is next?
Your input on this map will be the foundation for drafting a complete land use map with more detailed land use designations.



Legend

General Land Uses
There are six general land uses represented with colored circles and transparent "blobs." The circles have informational boxes that provide more information.

- Residential** - These areas are primarily for housing.
- Commercial** - These areas are primarily for uses like retail, offices and restaurants. Commercial areas often include a mix of uses including housing.
- Industrial** - These areas are primarily for uses like warehousing and manufacturing.
- Agriculture** - These areas are primarily for farms, ranches, and larger residential lots.
- Resource and Recreation** - These areas have a wide variety of possibilities including existing parks and public lands, ranches, farms, timber lands, or limited residential development.
- Other** - These areas have special considerations that aren't represented in the other land uses markers.

Map Features

- Planning Area** (Pink outline)
- City of Missoula** (Grey outline)



KEY TAKEAWAYS & RECOMMENDATIONS

Key Takeaways

While key takeaways from each neighborhood workshop were summarized in the preceding pages, there were some recurring themes from both the first and second round of public outreach worth highlighting as the County moves forward with the future land use map update for the planning area. Key takeaways included:

- Strong support for the concept of live/work/make as a designated land use, primarily in East Missoula but also in Bonner/West Riverside and select locations elsewhere throughout the planning area. Allowing for greater flexibility in neighborhoods that are either transitioning or see themselves as creative centers where residents should be free to live and create at will is an important facet of this potential designation. It is relatively unique to any land use type found in Montana and goes beyond the traditional concept of 'mixed-use'. The fact that it originates from conversations with the East Missoula community emphasizes the level of buy-in this idea has and the consideration it should be given by the County.
- Differing opinions surfaced on what should happen in the area to the immediate south and east of the Missoula airport. It is evident this location poses the greatest opportunity for County growth, be it through expanded commercial and industrial activity or increased housing stock. With its proximity to goods and service, access via existing utilities and adequate transportation, the area poses many options and, likely, no perfect answer. The possibility of applying live/work/make in some capacity is there; certainly a mix of uses could be appropriate. The County should give due weight to all considerations as it chooses a path forward for this area.

- Interest in incorporating housing and a mix of uses in the existing industrial park near Expressway and Airway Avenues exists. With the tax increment finance district on the verge of sunset, there may be opportunities to incorporate a greater mix of uses on parcels that have yet to be developed.
- The Wye area has potential to serve as an activity hub in the future. With residential and commercial development already occurring, proximity to Missoula, Frenchtown and Evaro Hill, public wastewater service and the potential to access public water in the future, as well as its location immediately off I-90, this area is primed for future development
- The preservation of agriculture and prime soils is at the forefront of the future land use discussion. The fact that the County has never established a land use designation specific to 'Agriculture' is problematic, and recent discussions surrounding the preservation of agricultural lands in and around the City of Missoula highlights this gap in the land use fabric of the County.

Recommendations

Based on the feedback received through two rounds of public outreach, and evaluating the similarities and differences found in that feedback, the following are recommendations for the County and CAPS staff to consider as they move forward with the Missoula Area Mapping Project and finalize the future land use map for the planning area.

- In developing land use designations, consider County-wide implications. With the understanding that this future land use mapping exercise will continue beyond the current planning area in question and ultimately create a FLUM for the entire County, the creation of land use designations should be

thoughtful in how they apply to the rest of the County so as not to create a situation where there are too many designations being applied to similar situations.

- Consider moving away from traditional land use designations toward character-based designations to allow for greater flexibility and a clearer depiction of the type, style and development characteristics of land uses throughout the County. These character areas or placetypes should describe not only the use characteristics of a property or area but include guidance on the type of utilities and services present, the transportation and multi-modal network available to serve the district, and recreational components associated with certain levels of development.
- Differentiate agricultural uses through clear and focused land use descriptions. It is obvious that County residents view agricultural activities in vastly different ways, from large-scale farming operations to hobby farms to rural character areas not used for active agriculture at all. Because of this range there needs to be consideration given to the differences between agricultural areas and the expectations for what will be allowed (or not) within them.
- Conduct a neighborhood planning process in the next 3-5 years for the Wye area, to provide clearer guidance on the type of community center this area could become.
- Consider the use of lot size maximums versus minimums, or minimum density requirements in areas that have been designated to support more urban-scale residential, commercial and mixed use development.
- Coordinate with the City as they finish developing their annexation policy, to ensure land use classifications in the areas around the existing City perimeter are not conflicting with future annexation efforts and the character of development desired or anticipated.