

Summary of Public Comment and Staff Evaluation

2/13/19

Affirmations					
#	Comment	Staff Rec	Rationale	Proposed Change	PB Recommendation
1	Ainsworth	No change	Supportive		
2	Bridges*	No change	Supportive		
3	EMCC	No change	Supportive		
4	Thomas*	No change	Supportive, increase pedestrian infrastructure may be addressed through implementation		
5	Vero*	No change	Supportive		
6	Yould	No change	Supportive		
7	Cusker*	No change	Supportive		
8	Dubuque*	No change	Supportive		
	*Indicates at least part of the comment was spoken at a planning board hearing				

Questions					
#	Comment	Staff Rec	Rationale	Proposed Change	PB Recommendation
9	Leonard	No change	Area in question (city) is not part of this project		
10	Schwartz	No change	Area in question (Lolo) is not part of this project		
11	Hayes* Can density bonuses work without annexation?	No change	Clustering and incentives are important tools for protecting resources like agricultural lands, wildlife habitat and public access. The zoning code update is key to implementing clustering and density bonuses successfully. Public systems may be necessary when pursuing a density bonus but would not be required. The systems can be privately owned and operated and do not require annexation into the city. It is intended that a portion of the cost associated with such systems would be offset by additional developable units.		

Comments Recommending Specific Changes					
#	Comment	Staff Rec	Rationale	Proposed Change	PB Recommendation
12.1 - 12.3	Benson Farm* 1. Current zoning allows restricted commercial 2. Can I keep farming? 3. Concern about traffic considerations.	1. Change to map 2. No change 3. Change to text	1. This is something we missed. Neighborhood Center is more compatible with current zoning. Upon further review, there are some adjacent properties zoned commercial that will also need to be changed. 2. The land use map does not require landowners to change the current use of their property. Agriculture can occur in any designation. The mapping project cannot alleviate pressure from existing development in the city. 3. When the transportation plan is updated, they will use the updated land use map to identify road improvements and their modeling. We recommend a change to the implementation action under "Coordination" to discuss how this land use map and other plans like our Transportation Plan interact and inform each other.	12.1 - Change map to Neighborhood Center in areas zoned commercial Comment 12.3 – Add text to page 27. New Implementation Action "Relationship to Other Plans" Text Land uses, demographics, the community's values and ideas on growth and development are always evolving. There isn't one plan that can address all the issues in Missoula County, in fact there are many. Some are specific to a location, called an area plan, some are specific to an issue, called an issue plan. This Land Use Element primarily focuses on land use at a 40,000 foot level; for example it doesn't incorporate all of our transportation considerations, or evaluate the detailed data on our changing environment, there are other plans that will. For example the county is currently drafting its first Climate Resiliency Plan. This plan is collecting the best available data, public input, and developing actions to address climate change in Missoula County. The Missoula Metropolitan Planning Organization, a joint City-County entity that plans for our transportation network, will update our transportation plan in the next few years. These plans that guide decision making in the county are intended to work together and inform one another. As the resiliency plan is adopted, it will have recommendations regarding adaptation strategies that may warrant amendments to the land use map. When the transportation plan is updated, it will use the land use designations in this plan for their modeling, to help identify future transportation improvements. This cycle relationship will need to be ongoing in order to capture the never ending changes in our community. Priority – High Timing - Ongoing	
13.1 - 13.3	Black and Dokken 1. Requests Rural Residential rather than Residential designations 2. Non-motorized connection between Upper Miller Creek and Mansion Heights 3. Against street lights	1. No change 2. No change 3. No change	1. The recommendation land use designation in this area is due to the level of infrastructure (sewer, water, roads) that can currently or feasibly be expanded to support a build out at higher densities. The scope of this update does not reflect covenants, but it also does not revoke covenants. Landowners are free to maintain requirements for less dense development. 2. Non-motorized facilities are encouraged in the Residential designation due to the mix of uses. 3. Beyond the scope of this project.		
14	CFAC, Buckingham* Requests change the title of the Rural Residential designation to something that better acknowledges agriculture.	Change to text	The land use designation names could be changed to better reflect the important role agriculture plays in these areas: It would require changes to two designations: "Rural Residential and Small Agriculture" and "Rural Residential <u>and Small Agriculture</u> "	14 - Change <i>Rural Residential and Small Agriculture to Rural Residential and Agriculture</i> Change <i>Rural Residential to Rural Residential and Small Agriculture</i>	
15	Daigle* Requests change of Neighborhood Residential to small area of commercial along interstate	Change to map	This area is currently unzoned and lacks infrastructure. The current designation is an increase in density and allows for limited scale commercial activity. The limited area of commercial requested provides a buffer between residential uses and the interstate.	15 - Change map according to comment	

16	Dreissen, Desmet School* Would like to see increased transportation safety to the school through the industrial area.	No change	The Industrial Center designation recommends that all roads provide non-motorized facilities, with additional separation as vehicle speed and traffic volume increases.		
17	Erickson and Wilson Change property on Ravenwood Lane from Residential to Rural Residential and Small Agriculture because of private covenants	No change	Covenants are agreements between private landowners and are not affected by the county land use map. The area is surrounded by the city, with roads, water and sewer all nearby.		
18	Five Valleys Audubon Change area west of the airport to Working Lands or Open Space	No change	This area was designated as Residential or Rural Residential to reflect the current zoning. Staff's does not recommend applying land use designations that are less dense than existing zoning unless there are mapped and recognized public health and safety concerns like floodplains or high fire hazards. If the planning board recommends a change, we recommend Agriculture for the valley bottoms where the soils are better and Working Lands for the clay benches.		
19	Lowney Add more residential near Desmet School	No change	This update converts some industrial land to different residential designations. The map also increases the acreage of residential designations north of the highway. The challenge in the DeSmet School district outside city limits is the lack of infrastructure to support residential development. The implementation strategy includes some potential infrastructure projects that would enable residential development in the DeSmet School District boundary.		

<p>20.1 -</p> <p>20.11</p>	<p>MBIA</p> <ol style="list-style-type: none"> 1. Include more areas for housing 2. Change Fort Missoula area to mixed use or community commercial 3. New designation for Target Range with 6 units per acre 4. Expand Residential in Orchard Homes to Clements from Third to South 5. Commercial designation at Buckhouse Bridge 6. Doubts the Planned Neighborhood NW of I-90 and Reserve will be achieved 7. Supports the Community Mixed Use designation east of the airport 8. Wants Community Mixed Use instead of Neighborhood Residential 9. Wants Residential designation north of Mullan and east of Deschamps Lane 10. Supportive but the area needs infrastructure 11. Industrial on both sides of Hwy 93 and more residential west of Hwy 93 	<ol style="list-style-type: none"> 1. No change 2. No change 3. No change 4. Change to map 5. Change to map 6. Change to map 7. No change 8. No change 9. No change 10. No change 11. No change 	<ol style="list-style-type: none"> 1. The broad request is balanced through other requests that give and take residential designations. This update provides for between 18,000 to 35,000 new housing units when population projections show a need for 6,000. Infrastructure is going to be our biggest challenge to meeting housing demands. 2. Based on the map notation, the area in question is not part of the planning area. There is some Working Lands adjacent to Fort Missoula but they have a conservation easement on them. 3. Based on public input, the methodology for the Target Range area is to follow the densities recommended in the Target Range Neighborhood Plan. 4. In the Orchard Homes area, the locations for 3-11 units per acre is based on densities in the Our Missoula Growth Policy (city growth policy), as city services will be the driver of development patterns. A change to Neighborhood Center on South Avenue would match the Our Missoula Growth Policy and expand some potential for high residential density. 5. Portions of the floodplain in this area has been surveyed and have proven to be outside the 100-year floodplain, opening more development options to the landowner. Recommend changes to commercial in the areas outside the 100-year floodplain in the area adjacent to existing commercial uses. 6. This area has terrain that may complicate development. In addition, other comments from MTFWP suggest this is an area of important wildlife value, it could be changed to Working Lands. See FWP Comment 14. 7. Supportive 8. Proposed land use designations in this area reflects discussions with city of Missoula staff. The proposed designation is for high density residential with limited mixed uses that is in character and scale to the surrounding neighborhood. Community Mixed Use would allow for more intense commercial uses. There is a general desire between the county and the city to keep larger scale commercial near Broadway, where there are fewer constraints with the transportation network. 9. Rural Residential and Small Ag reflects the current zoning and is more appropriate given the areas important bird habitat and wetlands. 10. Supportive. Implementation plan calls for more infrastructure. 11. Industrial is not in character with current development patterns. The only road in this area is a major arterial (Hwy 93). Industrial uses are more appropriate in areas with a more complete collector and minor arterial road grid. The area lacks infrastructure to increase residential density. 	<p>20.4 – Change map from Residential to Neighborhood Center to be consistent with City of Missoula Growth Policy</p> <p>20.5 – Change portions of area outside 100-year floodplain by Blue Mountain Road to Commercial</p> <p>20.6 – Change Planned Neighborhood to Working Lands</p>	
<p>21</p>	<p>MOR*</p> <p>Requests the area east of Clements change from Rural Residential to Residential</p>	<p>No change</p>	<p>Based on public input, the methodology for the Target Range area is to follow the densities recommended in the Target Range Neighborhood Plan.</p>		

<p>22.1 - 22.4</p>	<p>Stewart* 1. Which document takes precedence in project review: this update or Target Range Neighborhood Plan? 2. Neighborhood plan uses term Conservation design, does not call for density bonus 3. Requests clarity on the Civic Employment Center 4. Rural Residential and Small agriculture does not fit the O'Brien Creek area</p>	<p>1. No change 2. No change 3. No change 4. No change</p>	<p>1. Both documents will be referred to as projects in the area are brought forward. This update will provide broad guidance and the Target Range Neighborhood Plan providing more site-specific guidance. 2. Density bonuses incentivize the protection of public goods and may be available in the update, but they are not required. 3. This designation is intentionally broad to allow for it to be tailored to the wide range of potential uses (University, hospital, airport, public employer) 4. The proposed land use designations reflect current zoning designations, the area does not have infrastructure necessary to support higher levels of development.</p>		
<p>23</p>					
<p>24</p>					
<p>25</p>	<p>Swartz Requests Rural Residential and Small Ag rather than Neighborhood Residential. Covenants require less density than what is recommended.</p>	<p>Change to map</p>	<p>The recommended land use for this location is based on sewer recently being extended to the parcel, providing an opportunity to support a build out at higher densities. Covenants are agreements between landowners and were not evaluated in this project, but it also does not revoke covenants. Landowners are free to maintain requirements for less dense development. That said, because this property is adjacent to a larger area of Rural Residential and Small Agriculture, a change can be supported.</p>	<p>25. Change Neighborhood Residential to Rural Residential and Small Agriculture on parcel north of Waldo Road.</p>	
<p>26.1 - 26.2</p>	<p>Taylor 1. Requests areas in Target Range and Orchard Homes be designated as Agriculture 2. Requests mentions of "density bonus" be changed to "conservation design developments"</p>	<p>1. Change to text, no change to map 2. No change</p>	<p>1. The Agriculture designation identifies areas within the floodplain and/or prime farmland with irrigation facilities. There is potential to edit designation names in the following way to better reflect the important role agriculture plays in these areas: "Rural Residential and Small Agriculture" and "Rural Residential and Small Agriculture." Otherwise the methodology for Target Range is to follow the densities in the Target Range Neighborhood Plan. 2. Density bonuses incentivize the protection of public goods and may be available in the update, but they are not required.</p>	<p>26.1 – See recommended change on comment 14.</p>	
<p>27</p>	<p>TLI* Requests Commercial Center instead of Agriculture near Blue Mountain Road, north of Hwy 93 S</p>	<p>Change to map</p>	<p>The areas shown to be within the Shaded-X 500-year floodplain may be permitted to develop and should be designated Community Commercial.</p>	<p>27. See comment 20.5</p>	
<p>28</p>	<p>Welzenbach Requests Residential rather than Rural Residential north of Hawthorne Elementary</p>	<p>No change</p>	<p>The proposed land use designation in this area follows the recommendations in the Our Missoula Growth Policy as city services will be the driver of development patterns. Current citizen-initiated zoning allows for two dwellings per acre.</p>		
<p>29</p>	<p>WGM Group* Requests Community Mixed Use rather than Neighborhood Center, near Reserve Street, south of I-90</p>	<p>Change to map</p>	<p>Large parcels, of about 82 acres, under single ownership may benefit from the potential for master planning, mix of uses and high density provided for in the Community Mixed Use designation. There is sufficient infrastructure in place or planned for the area. The original recommendation reflects current zoning as a mix of commercial and mid-level density, while the change would align with the city's growth policy designation of Community Mixed Use.</p>	<p>29. Change Neighborhood Center designation to Community Mixed Use</p>	
<p>30</p>	<p>Bishop Request change from Neighborhood Residential to Rural Residential and Small Agriculture for small area north of Waldo road</p>	<p>Change to map</p>	<p>See comment 25</p>	<p>30. See comment 25</p>	

31	Julianna Engh Peters Change Rural Residential to Rural Residential and Small Agriculture in Target Range. Follow densities in neighborhood plan	No Change	The proposed land use designations are consistent with the densities in the neighborhood plan, the densities in rural residential and small agriculture are not. But see response to comment 14 on how to better highlight small agriculture and follow the densities called for in the neighborhood plan.		
32	Richardson Change Agricultural Designation to Commercial in area near intersection of Blue Mountain Road and Hwy 93 South	Change to map	The areas shown to be within the Shaded-X 500-year floodplain may be permitted to develop and should be designated Community Commercial. See comment 27	32. See comment 20.5	

General Comments					
#	Comment	Staff Rec	Rationale	Proposed Change to Text	PB Recommendation
33	Dahlgren Give reference to target range neighborhood plan	No change	The land use map reflects the Target Range Neighborhood Plan, which was strongly supported during the public outreach process.		
33.1 -34.4	Erickson 1. Identify finding sources for funding agricultural easements as an implementation step 2. Include a map showing the no build areas around the airport 3. Include a map showing zoning and easements 4. Developing impact fees to discourage development in hazard areas due to climate change	1. Change to text 2. No change 3. No change 4. Change to text	1. Funding sources for easements is outside the scope of this plan, it is better suited for the Parks, Recreation, Open Space and Trails (PROST) Plan as that is the county document that guides conservation. But a change is recommended to the coordination implementation section to describe the relationship of this plan to other plans like the PROST plan. 2. The Missoula County Airport Authority now owns the no build areas around the airport and has been annexed into the city limits. Such a map is not warranted for this project since the area in question is not part of this project. 3. These are existing conditions and have been evaluated. The current county zoning and conservation easements were included in the Planning Area Profile and played an important role in determining recommended designations. This is a forward-looking plan, documentation of existing conditions is not appropriate. As zoning and easements change, the zoning and easements maps would shortly make this plan out of date. Information about zoning and easements is available online. 4. There are limitations to the authority counties have in instituting impact fees. This is not within the county's legal authority. But we should improve language on climate change, specifically to how the resiliency plan will provide better directives to the county and may call for changes to the land use map.	31.1 – See proposed change to comment 12.3 and FWP-T1 34.4 – See proposed change to comment 12.3 and FWP-T1	
35.1 - 35.3	Matson, Gary* 1. Supportive of a more proactive zoning and infrastructure planning 2. Expand the Live/Make designation to all of West Riverside 3. Increase the color difference for the ORR and Heavy Industrial designations	1. No change 2. Change to map 3. Change to map	1. Supportive 2. Make change to unzoned properties accessing Tremper and Flagler. We do not recommend this designation for mobile home parks because the proximity of mobile homes in a park is too high for mixing businesses that are more intensive than home occupations. 3. These colors are hard to distinguish, especially in Bonner, where the designations are adjacent. This change will make the map more accessible.	35.2 Change portions of area to Live/Make 35.3 Change color	
36	Matson, Judy* Expand Live/Make to all of West Riverside	Change to map	Make change to unzoned properties accessing Tremper and Flagler. We do not recommend this designation for mobile home parks because the proximity of mobile homes is too high for mixing businesses that are more intensive than home occupations.	36. See comment 35.2	

37	Richardson Improve outreach to landowners	No change	Recommendations for specific ways to improve this communication are always welcome. The public outreach efforts for this project took place over the course of a year in three rounds of outreach, with attempts to reach as many interested parties as possible through email, public notice and advertising in news publications and on social media.		
38	Siebert Incorporate small scale forest management in areas within ½ mile of residences and utilize small diameter wood in creative ways	No change	The scope of this project is too broad to incorporate these suggestions.		
39	Gray Designate areas along major roads and multi-family	No change	Access to roads, water and sewer were considered in identifying locations for multi-family. Multi-family is allowed in the neighborhood residential, planned neighborhood, neighborhood center, commercial center and community mixed use designations.		
40	Haber 40.1 Plan fails to mention climate change 40.2 Rural Residential designation is incompatible with compact development 40.3 Figure 6 fails to mention riparian areas	40.1 Change to text 40.2 No change 40.3 Change to text	Climate change and resiliency should be addressed. See recommended changes. 40.2 One of the key considerations of the land use map is to provide for a diversity and full range of housing types, and for better or worse, the 0.5 to 1 acre lots is a popular housing type. The land use map reduces the amount of area designated for low density residential development in the 0.5 to 1 acre lot size, and calls for higher densities in areas currently targeted for low density when in proximity to infrastructure, such as Orchard Homes, Miller Creek, and north of the airport. The only places where we kept this designation is where we have infrastructure limitations and conflicting wildlife values, such as upper the Rattlesnake and Grant Creek, or in areas with significant amounts of prime agricultural soils, such as Target Range. A few areas west of the airport have this designation because it is currently zoned that way and has significant wildlife values. We feel like we have limited this land use designation to areas where there are no other options. Overall, the land use map calls for a significant shift for development in the Missoula area to be more compact and provide diverse housing choices in the future. 40.3 See response the FWP- T1	40.1 – See proposed change to comment 12.3 and FWP-T1 40.3 – See proposed change to comment 12.3 and FWP-T1	

MTFWP MAP						
#	Map ID	Comment	Staff Rec	Rationale	Proposed Change	PB Recommendation
FWP-M1	Blackfoot River Wildlife Movement Corridor	FID 80: Working Lands Change from Rural Residential to Working Lands	Change to map	Currently unzoned and lacks sewer, outside of city growth policy; current county designation is Residential (1 dwelling per 5-10 acres) from 1998 plan.	Change FID 80 to Working Lands	
FWP-M2	Blackfoot River Wildlife Movement Corridor	FID 98: Open Space Change from Working Lands to Open Space	No Change	This land is privately owned. The Open, Resource and Recreation designation does not allow for development and is intended for publicly owned land or land within the floodway. Applying it to private land would discard existing entitlements. Low density development per Working Lands designation appears appropriate.		
FWP-M3	Blackfoot River Wildlife Movement Corridor	FID 68, 69, 70, 77, 78, 79, 83, and 97 Facilitate permeability for species through river setbacks and wildlife underpasses or overpasses	Text Change	Riparian buffer/streamside setbacks may be addressed in the county zoning update and these tools can be better emphasized in the text. Wildlife underpasses or overpasses are site specific and beyond the scope of this project. The PROST Plan, Climate Resiliency Plan, and floodplain regulations may also address these concerns.	Add text addressing the importance of riparian buffers/streamside protection. (See FWP- T1 and changes to land use designations)	
FWP-M4	La Valle and Butler Creek Wildlife Movement Corridor	FID 53: NO CHANGE Riparian buffer	Text Change	Riparian buffer/streamside setbacks may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	
FWP-M5	La Valle and Butler Creek Wildlife Movement Corridor	FID 377: WORKING LANDS or AGRICULTURE Change from Civic Employment Center to Working Lands or Agriculture or riparian buffer.	Text Change	The city growth policy recommends Light Industrial. The Agriculture designation is intended to identify areas within the floodplain and/or prime farmland with irrigation facilities. The Working Lands designation is intended to identify large naturally functioning landscapes and waterways and/or areas with identified hazards. Currently unzoned and owned by the Forest Service and Missoula County with potential development projects in the works that make Civic Employment Center most appropriate. Riparian buffer/streamside setbacks may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	
FWP-M6	La Valle and Butler Creek Wildlife Movement Corridor	FID 2, 7, 52, and 394: NO CHANGE No build zones or riparian buffers	Text Change	Riparian buffer/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	
FWP-M7	La Valle and Butler Creek Wildlife Movement Corridor	FID 43 Riparian buffer	Text Change	Riparian buffers may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	
FWP-M8	La Valle and Butler Creek Wildlife Movement Corridor	FID 6: AGRICULTURE Change from Rural Residential and Small Agriculture to Agriculture	No Change	The Agriculture designation is intended to identify areas within the floodplain and/or prime farmland with irrigation facilities. The proposed land use designation in this area is based on current zoning. Existing entitlements were maintained in this update. The property is also under a conservation easement.		

FWP-M9	La Valle and Butler Creek Wildlife Movement Corridor	<u>FID 326: NO CHANGE</u> Riparian buffer	Text and Change to maps	Riparian buffers may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations). Pull Planned Neighborhood back from LaValle Creek.	
FWP-M10	La Valle and Butler Creek Wildlife Movement Corridor	<u>FID 268, 267, 263, 269, 284, 259, 262, 282, 283, 265, 261, and 270: NO CHANGE</u> Avoid development in the floodplain	Text Change	Riparian buffer/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	
FWP-M11	La Valle and Butler Creek Wildlife Movement Corridor	<u>FID 281: NO CHANGE</u>	No Change	Supportive		
FWP-M12	La Valle and Butler Creek Wildlife Movement Corridor	<u>FID 274, 275, 276, 272, 258, 277, 281, 286, 287, 288, and 386</u> Refer to specific area recommendations	No Change	See the response to “Wooded draws in the Sand Hills” and “Wetlands east of Deschamps Road”		
FWP-M13	Forest Areas West of the Lower Clark Fork River	FID 122, 125, 126, 127, 129, 130, 131, 132, 133, 134, 150, 152, and 162: NO CHANGE or OPEN SPACE Pursue conservation easements and restrict development to food storage and domestic wildlife containment rules	No Change	Supportive		
FWP-M14	Grant Creek Elk and Deer Winter Range	<u>FID 325: WORKING LANDS or AGRICULTURE</u> Change from Planned Neighborhood to WL or Ag. Critical winter range for elk	Change to map	The Agriculture designation is intended to identify areas within the floodplain and/or prime farmland with irrigation facilities. The Working Lands designation is intended to identify large naturally functioning landscapes and waterways and/or areas with identified hazards. This area is currently unzoned, lacks infrastructure and is outside the city's growth policy. Knowing that due to topography, the proposed Planned Neighborhood Designation may be unrealistic, it could be changed to Working Lands. Agriculture would not be appropriate because of the lack of prime agriculture soils and irrigation facilities.	Change Planned Neighborhood designation to Working Lands.	

FWP-M15	Grant Creek Elk and Deer Winter Range	FID 17, 18, and 19: <u>AGRICULTURE OR OPEN SPACE</u> Change from Rural Residential and Small Ag and Rural Residential to Agriculture or Open, Resource and Recreation	No Change	The Agriculture designation is intended to identify areas within the floodplain and/or prime farmland with irrigation facilities. The Open, Resource and Recreation designation does not allow for development and is intended for publicly owned land or land within the floodway. Applying it to private land would discard existing entitlements. The area is currently zoned is privately owned. Existing entitlements were maintained in this update. Clustering is an available option in the land use designations that can help protect wildlife resources.		
FWP-M16	Grant Creek Elk and Deer Winter Range	FID 13, 15, and 16: <u>AGRICULTURE</u> Change from Rural Residential and Rural Residential and Small Agriculture to Agriculture	No Change	The Agriculture designation is intended to identify areas within the floodplain and/or prime farmland with irrigation facilities. The proposed land use designation reflects current zoning. Existing entitlements were maintained in this update. Low to medium density development in Rural Residential and Rural Residential and Small Agriculture appear appropriate.		
FWP-M17	Grant Creek Elk and Deer Winter Range	FID 5, 20, and 21: <u>OPEN SPACE</u> Change from Working Lands to Open, Resource and Recreation	No Change	A mix of zoned and unzoned lands that are privately owned. The Open Resource and Recreation designation is intended for publicly owned land or land within the floodway. It does not allow development and applying it to private land would not protect existing entitlements, which were maintained in this update. Much of this area is in conservation easements. Working lands is the most appropriate designation for private lands with conservation values.		
FWP-M18	Grant Creek Elk and Deer Winter Range	FID 22: <u>OPEN SPACE</u> Change from Working Lands to Open, Resource and Recreation	No Change	This land is privately owned. The Open, Resource and Recreation designation does not allow for development and is intended for publicly owned land or land within the floodway. Applying it to private land would discard existing entitlements. Working lands is the most appropriate designation for private lands with conservation values.		
FWP-M19	Marshall Creek Movement Corridor and Stream Restoration	FID 72, 74, and 328: <u>WORKING LANDS or RURAL RESIDENTIAL AND SMALL AGRICULTURE</u> Change to Working Lands or Rural Residential and Small Agriculture. Limit development along the creeks or change from Residential and Rural Residential to Working Lands or Rural Residential and Small Agriculture	Change to text and map	A mix of unzoned and zoned land. The area is privately owned and existing entitlements were maintained in this update. Riparian buffer/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text. There is potential to change the unzoned portion to Working Lands in an attempt to maintain the potential movement corridor for wildlife.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations). Change area currently zoned for 1 unit per 5 acres to Rural Residential and Small Agriculture. Change unzoned area of FID 72 to Rural Residential and Small Agriculture.	

FWP-M20	Marshall Creek Movement Corridor and Stream Restoration	<u>FID 329 and 109: WORKING LANDS or RURAL RESIDENTIAL AND SMALL AGRICULTURE</u> Change from Residential and Rural Residential to Working Lands or Rural Residential and Small Agriculture.	No Change	This area is currently zoned. Portions of FID 329 have development entitlements. Existing entitlements were maintained in this update. Riparian buffer/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.		
FWP-M21	Miller Creek, South Hills Grasslands, Winter Range, and Movement Corridors	<u>FID 163 and 203: OPEN SPACE</u> Change from Working Lands to Open, Resource and Recreation	No Change	The proposed land use designation reflects current zoning and ownership patterns. Existing entitlements were maintained in this update. The Open, Resource and Recreation designation does not allow for development and is intended for publicly owned land or land within the floodway. Applying it to private land would discard existing entitlements. Working Lands appears appropriate for the area.		
FWP-M22	Miller Creek, South Hills Grasslands, Winter Range, and Movement Corridors	<u>FID 311: RURAL RESIDENTIAL AND SMALL AGRICULTURE</u> Address streamside setbacks and change Residential to Rural Residential and Small Agriculture	Change to text and map	This area has infrastructure that can support higher densities and some existing entitlements. Portions of the Residential designation can be scaled back along the stream to maintain that corridor without affecting the existing entitlements. Riparian buffer/streamside setbacks/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations). Recommend scaling back parts of the Residential designation and expanding the Rural Residential and Small Agriculture designation to incorporate more protection for movement corridors.	
FWP-M23	Miller Creek, South Hills Grasslands, Winter Range, and Movement Corridors	<u>FID 199, 201, 202, 204, 290, and 316: NO CHANGE</u> Address riparian buffers	Text Change	Riparian buffer/streamside setbacks/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	
FWP-M24	Smurfit-Stone "Superfund Site" and O'Keefe Creek Movement Corridor	<u>FID 192: OPEN SPACE</u> Change from Industrial Center to Open, Resource and Recreation	Change to map	This land is privately owned. Existing entitlements were maintained in this update. The Open, Resource and Recreation designation does not allow for development and is intended for publicly owned land or land within the floodway. Applying it to private land would discard existing entitlements. Light Industry appears appropriate based on current conditions and previous use. There is some potential to change this area to Agriculture.	Potential to change Industrial Center to Agriculture. We are working with the Water Quality District to determine the optimal outcome.	
FWP-M25	Smurfit-Stone "Superfund Site" and O'Keefe Creek Movement Corridor	<u>FID 273: OPEN SPACE</u> Change from Agriculture to Open, Resource and Recreation	No Change	This land is privately owned. Existing entitlements were maintained in this update. The Open Resource and Recreation designation does not allow for development and is intended for publicly owned land or land within the floodway. It does not allow development and applying it to private land would not protect existing entitlements. Agriculture appears appropriate for the area.		

FWP-M26	Smurfit-Stone “Superfund Site” and O’Keefe Creek Movement Corridor	<u>FID 3 and 285: RURAL RESIDENTIAL or RURAL RESIDENTIAL AND SMALL AGRICULTURE</u> Extend Working Lands to cover the creek and change designations from Planned Neighborhood and Neighborhood Residential to Rural Residential or Rural Residential and Small Agriculture	Change to text and map	The Wye was identified by the public as a place where development would be acceptable. Subdivisions have been preliminarily approved for FID 3 and the proximity to the highways and the airport appear appropriate as additional infrastructure is expanded westward. Riparian buffer/streamside setbacks/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text. Planned Neighborhood can be scaled back and Rural Residential and Small Agriculture can be expanded to address the riparian corridor.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations). Scale Planned Neighborhood back and expand Rural Residential and Small Agriculture to address riparian corridor.	
FWP-M27	Wetlands East of Deschamps Road	<u>FID 283 and 287: OPEN SPACE</u> Change from Agriculture to Open, Resource and Recreation to protect rate wetland and riparian habitats.	Text Change	This land is privately owned. The Open Resource and Recreation designation is intended for publicly owned land or land within the floodway. It does not allow development and applying it to private land would not protect existing entitlements. Riparian buffer/streamside setbacks/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	
FWP-M28	Wetlands East of Deschamps Road	<u>FID 43, 272, 276, 280, 386: AGRICULTURE or OPEN SPACE</u> Change from Rural Residential to Agriculture or Open, Resource and Recreation to protect critical stream corridors, wetlands and riparian habitat.	No Change	Currently zoned at a higher density and is privately owned. Existing entitlements were maintained in this update. Riparian buffer/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	
FWP-M29	Wooded Draws in the Sand Hills	<u>FID 168: NO CHANGE</u> Protect grassland and woody draws at the airport.	No Change	The area in question (airport) is in the city limits and not part of this project.		
FWP-M30	Wooded Draws in the Sand Hills	<u>FID 43 and 276: AGRICULTURE or OPEN SPACE</u> Change from Rural Residential to Agriculture or Open, Resource and Recreation	No Change	Currently zoned at a higher density and is privately owned. Existing entitlements were maintained in this update. Riparian buffer/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.		

FWP-M31	Wooded Draws in the Sand Hills	<u>FID 44: RURAL RESIDENTIAL AND SMALL AGRICULTURE</u> Change from Rural Residential to Rural Residential and Small Agriculture	No Change	Currently zoned at a higher density and privately owned. Existing entitlements were maintained in this update. Riparian buffer/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text.		
FWP-M32	Wooded Draws in the Sand Hills	<u>FID 258: AGRICULTURE or OPEN SPACE</u> Change from Residential to Agriculture or Open, Resource and Recreation to protect rare species	Text Change	Currently zoned at a higher density and privately owned. Existing entitlements were maintained in this update. Riparian buffer/no build zones may be addressed in the county zoning update and these tools can be better emphasized in the text. Location adjacent to water and sewer. Landowner requested the designation.	Add text addressing the importance of riparian buffers/streamside protection (see FWP- T1, FWP- T11 and changes to land use designations).	

MTFWP Text						
#	Map ID	Comment	Staff Rec	Rationale	Proposed Change	PB Recommendation
FWP-T1		Pg. 3. Implement setbacks that protect natural resource values	Text Change	Setbacks will address site specific issues that are difficult to address in a general plan. Focus on stream and riparian areas where these tools are customarily used. Use clustering for other resources. These concepts can be accommodated into the text in a manner consistent with other values and ideas.	<p>Recommended change to text of page 11: The role of the county must include the protection of three important habitats found in the Missoula area. First, stream corridors and associated riparian areas that are the most ecologically important and imperiled habitats for fish and wildlife species in western Montana should be protected. Second, important grassland habitats that are relatively rare in western Montana but provide critical resources for game and nongame wildlife communities, many of which are declining in North America should be protected. Third, geographic funnels and terrain features (e.g., riparian corridors, ridgelines, timbered draws, passes) that naturally guide wildlife to certain areas in harsh weather conditions and during seasonal movements and migrations should be accommodated.</p> <p>Recommended change to text of page 16 or 17, New Section: (Heading) Our Environment Our built environment is both affected by and affects our natural environment. Land use patterns need to include an over-arching approach to maintaining the ecological integrity of the area and consider the naturally functioning systems of the Missoula Valley. In addition, as our climate changes, our lifestyles and community will be affected in different ways. These realities need to be considered in how our community evolves over the course of the next 20 years.</p> <p>(SubHeading) Wildlife and Wildlife Habitat Home to elk, deer, moose, bighorn sheep, bears, mountain lions, and an array of bird life, as well as nongame wildlife species and world-class fisheries, the Missoula Valley has a diversity and abundance of fish and wildlife species. The opportunities for fishing, hunting, photography, bird-watching, and general wildlife viewing are some of the most powerful reasons people want to live in this area. Wildlife living on the valley floor, along the rivers and stream riparian areas, and wildlife trying to move through the valley face obstacles as the community grows. Therefore, land considered important for wildlife as well as areas across the valley floor for recreation and wildlife passage need to be considered in land use planning decisions, and to allow harmonious overlap with human development and recreational plans into the future.</p> <p>(SubHeading) Climate Change We are already experiencing the impacts of climate change in Missoula County, and those impacts are projected to intensify over the coming decades and to touch every sector in our county. Changes are likely to include reduced low elevation snowpack, earlier spring snowmelt, more frequent and intense droughts and wildfires, and impacts to agriculture, recreation and human</p>	

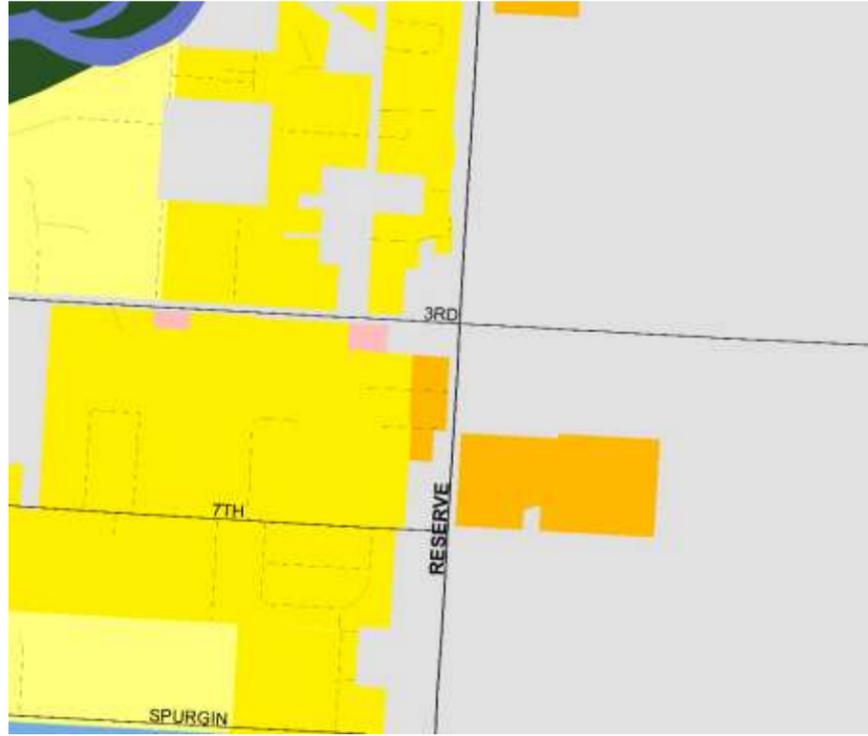
					<p>health. Many of the values and ideas that guide this land use plan, such as multi-modal transportation and walkable neighborhoods, will reduce our community's contribution to climate change by reducing fossil fuel use. Climate change will also exacerbate natural hazards such as wildfire and flooding, as described on page 9. Missoula County, is currently partnering with the City of Missoula and Climate Smart Missoula to develop a Climate Resiliency Plan, which will identify and prioritize vulnerabilities and recommend strategies that may address the vulnerabilities. These strategies may inform future planning efforts and future updates to the land use map.</p> <p>Recommend Change to Text page 21: Delete last sentence of second paragraph. Add new paragraph: Surrounded by rugged peaks from six mountain ranges and two wilderness areas, in a basin dissected by three rivers and multiple streams, Missoula is nestled in the area known as the Five Valleys. Our community is home to an abundance of native, and vulnerable, fauna and fish. As Missoula has evolved into a hub for mountain and river recreation, tourism based on the natural amenities surrounding us is a major economic driver and a reason why our community is known as a desirable place to live for outdoor enthusiasts. As the community grows, actions will be necessary to maintain local and large-scale movement corridors, as well as protect areas for wildlife in an otherwise urbanizing landscape, and will certainly be a worthwhile investment in the future of the Missoula Valley. Because of these unique and fragile resources, the mapping process and the text of the land use descriptions should incorporate buffers and setbacks to protect naturally functioning systems, like wetlands, streams, river corridors, riparian areas (see page 11).</p>	
FWP-T2		Pg. 4. Place trails on edge of riparian areas	No change	Outside the scope of this planning document		
FWP-T3		Pg. 4. Include riparian buffers	Text Change	Same rationale as FWP-T1	See FWP- T1	
FWP-T4		Pg. 4. Develop conservation incentive program	Text Change	The draft already recommends use of clustering and density bonuses, but the language to improve the connection of their use to wildlife habitat and fisheries can be improved.	See FWP- T1	

FWP-T5		Pg. 5. Additional land use designation for private lands that have conservation easements and values	No Change	The proposed PROST plan guides the use of county resources and identifies private lands with conservation values for future action. They have had a lengthy and robust public participation process with the public and an exceptional collaborative approach with the City of Missoula focusing on those efforts. The PROST plan is the appropriate avenue for directing future conservation endeavors. Conservation easements are an agreement between a land owner and typically a non-profit partner, Missoula County is not a party to them. Many easements allow for a range of uses and activities. We treat them as an existing condition, and in most cases the appropriate designation is Working Lands or Agriculture, but that might not always be the case. For example, not all CE have a desired conservation outcome. There are golf courses with conservation easements within the planning area.	See FWP- T1	
FWP-T6		Comment 1): Recommended additions to section on "Greatest Assets"	No Change	These comments are focused on highlighting the value of wildlife in the community, but do not fit into the organization of the plan as suggested. Instead, the key points of the important habitat types and concepts of permeability and connectivity should be incorporated into parts of the plan as appropriate. The text of the plan is very deliberately crafted to reflect the whole breadth of input, not just from one specific interest group or subject matter, and not to highlight one value over another.	See FWP- T1	
FWP-T7		Comment 2): Include paragraph on page 2 or page 21	No Change	See our rationale on FWP- T6	See FWP- T1	
FWP-T8		Comment 3): Include paragraph on page 2 or page 21	No Change	See our rationale on FWP- T6	See FWP- T1	
FWP-T9		Comment 4): Incorporate fish and wildlife species as part of "one community" approach	Text Change	These values were considered, but their importance can be better highlighted elsewhere in the document.	See FWP- T1	
FWP-T10		Comment 5): Human wildlife conflict as a hazard	Text Change	The purpose of the hazards section is to focus on hazards that the county has identified through other planning processes where growth should be avoided. It would be more appropriate to incorporate this concept into the land use designations as suggested in FWP- T14 and T15	See FWP-T14 and T15	
FWP-T11		Comment 6) Connectivity be extended to include connectivity for fish and wildlife. Make changes to "clustering" on page 14	Text Change	It was the intent that it was included with the statement "naturally functioning systems" but wildlife movement and habitat can be emphasized in the connectivity concept. Make change to clustering as recommended.	Page 14 Cluster housing and development to preserve open space, fish and wildlife habitat and movement corridors, wetlands and riparian areas , public access and agricultural lands.	
FWP-T12		Comment 7) a Changes to Open, Resources and Recreation	Text Change	Make changes to the recommended sections. Exact language dependent upon space and formatting considerations, redundancy, consistency and changes made within other parts of the document. Other changes in the documents (See FWP-T1, FWP- T11) add necessary supportive context.	Exact language dependent upon space and formatting considerations.	

FWP-T13		Comment 7)b Agriculture	Text Change	Make change under first character recommendation. Do not make change to second character recommendation as it is redundant and managing “irrigation efficiency improvements” is in not in the control of county government. Do not include Intensity recommendation, as it is covered under Character changes, is redundant and it requires implementation through zoning (in which it will be enforced).	Buildings are sited to preserve prime agricultural soils, sensitive natural features and waterways, fish and wildlife habitat and movement corridors , and hazards such as floodplains.	
FWP-T14		Comment 7)c Working Lands	Text Change	Make changes to the recommended sections. Exact language dependent upon space and formatting considerations, redundancy, consistency and changes made within other parts of the document. Other changes in the documents (See FWP-T1, FWP- T11) add necessary supportive context.	Exact language dependent upon space and formatting considerations.	
FWP-T15		Comment 7)d Rural Residential and Small Agriculture	Text Change	Make changes to the recommended sections.	Exact language dependent upon space and formatting considerations.	
FWP-T16		Comment 7)e Rural Residential	No Change	This is more applicable as a character consideration rather than as a goal of providing for rural residential land use.		
FWP-T17		Comment 7)f Industrial	Text Change	Change text to highlight the importance of setbacks in the Industrial Center designation while acknowledging that some decisions are outside the scope of this plan.	Include language for setbacks from streams, riparian corridors and wetlands in both Industrial and Heavy Industrial.	

Comment 12.1 Recommended Changes

From



To



Comment 15 Recommended Changes

From

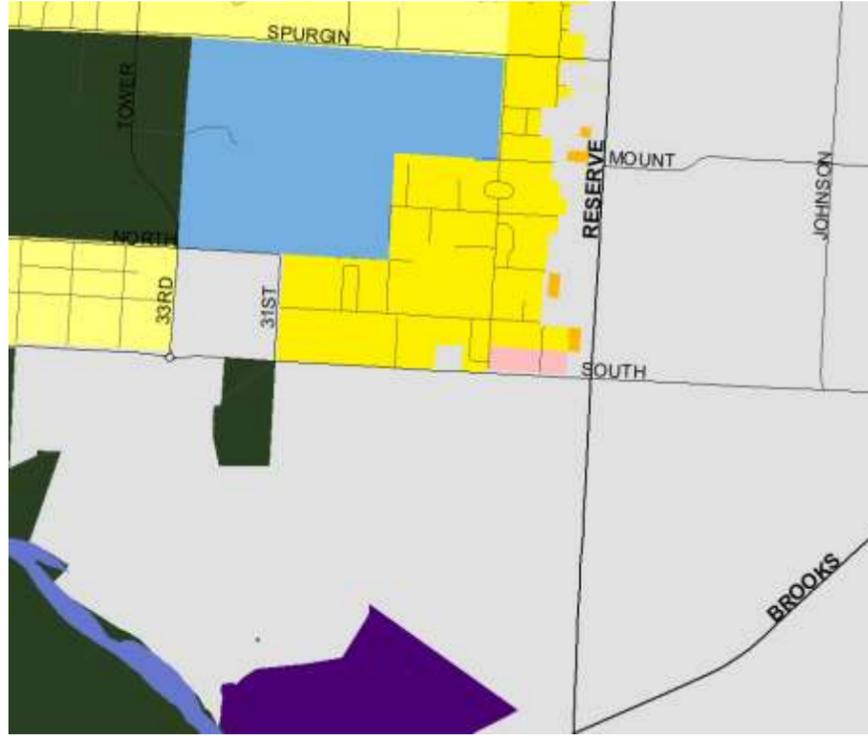


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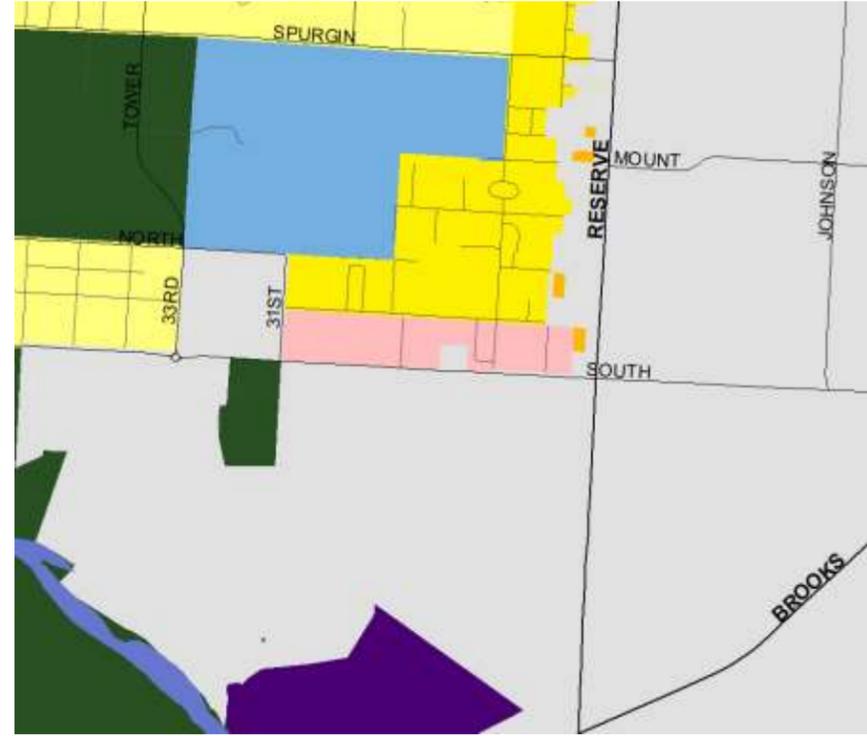


Comment 20.4 Recommended Changes

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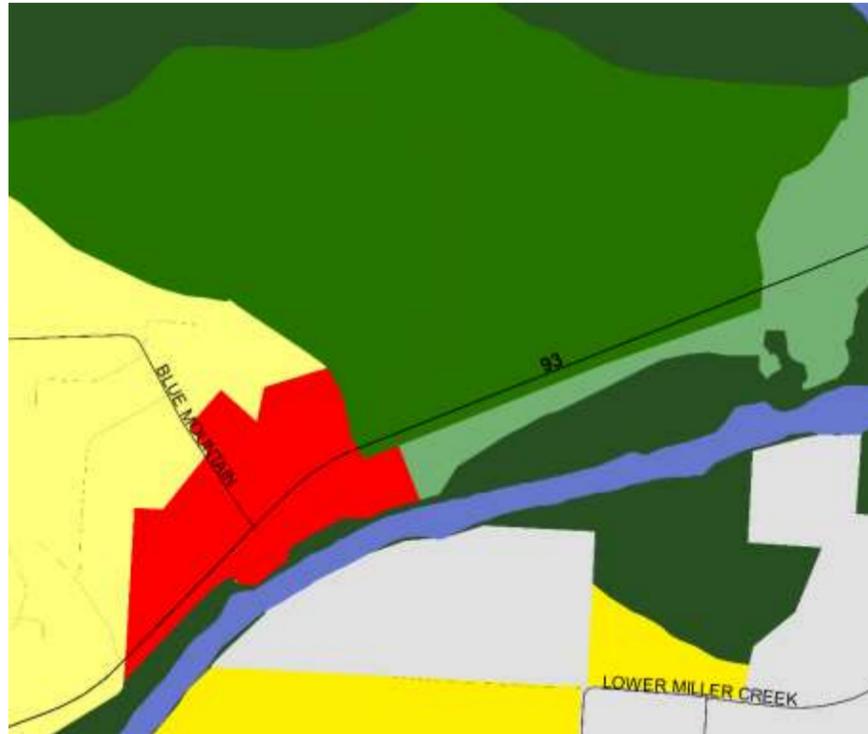


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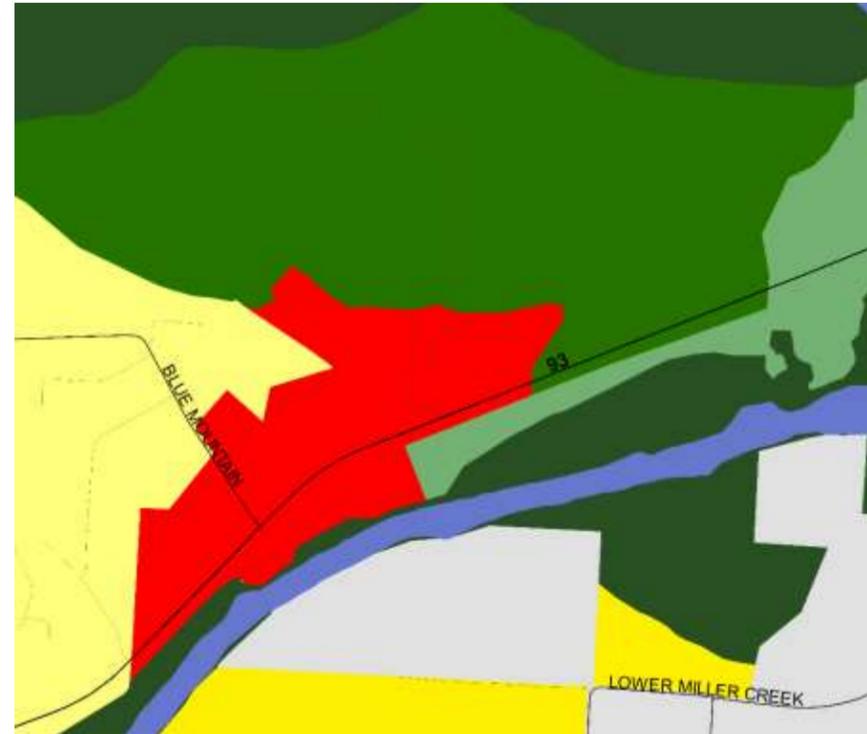


Comment 20.5 Recommended Changes

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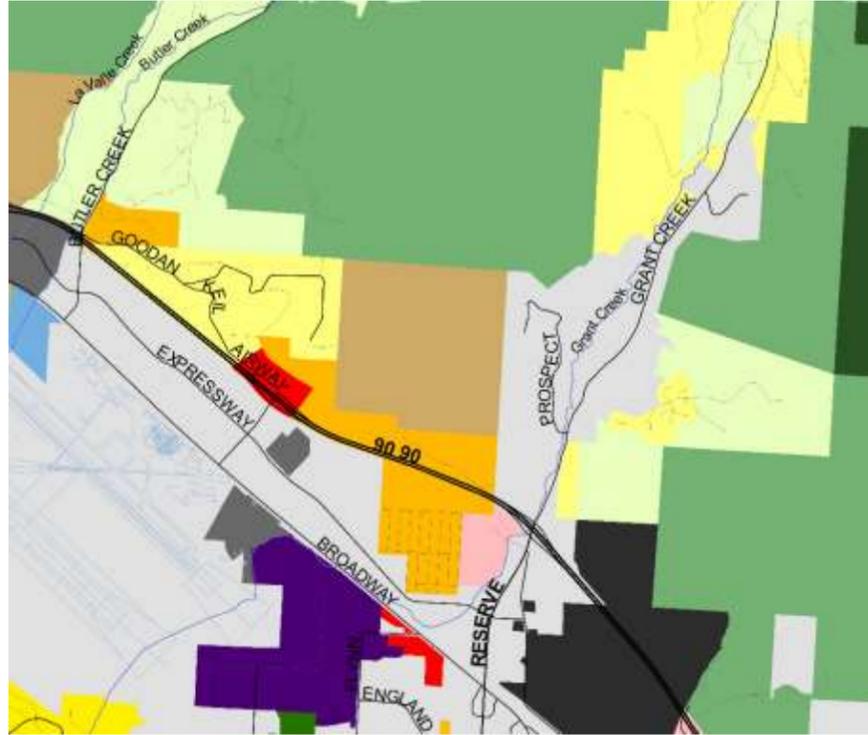


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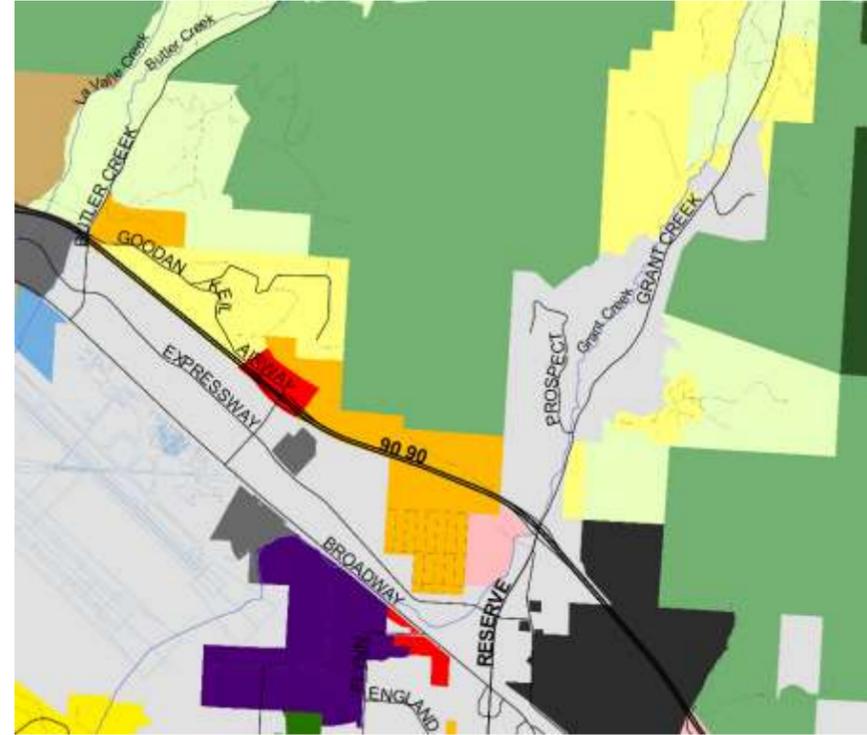


Comment 20.6 Recommended Changes

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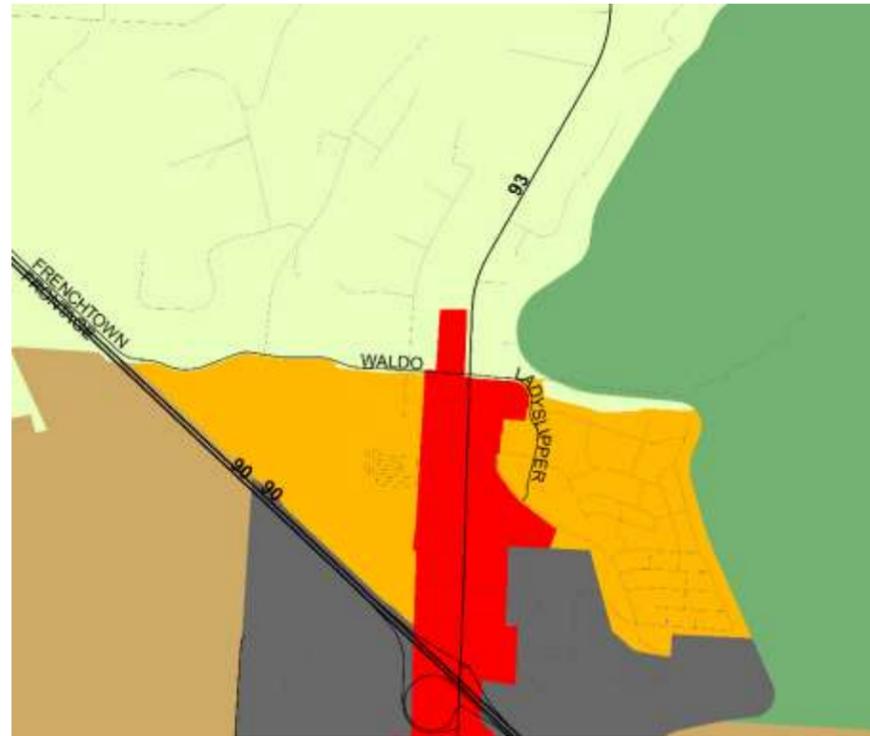
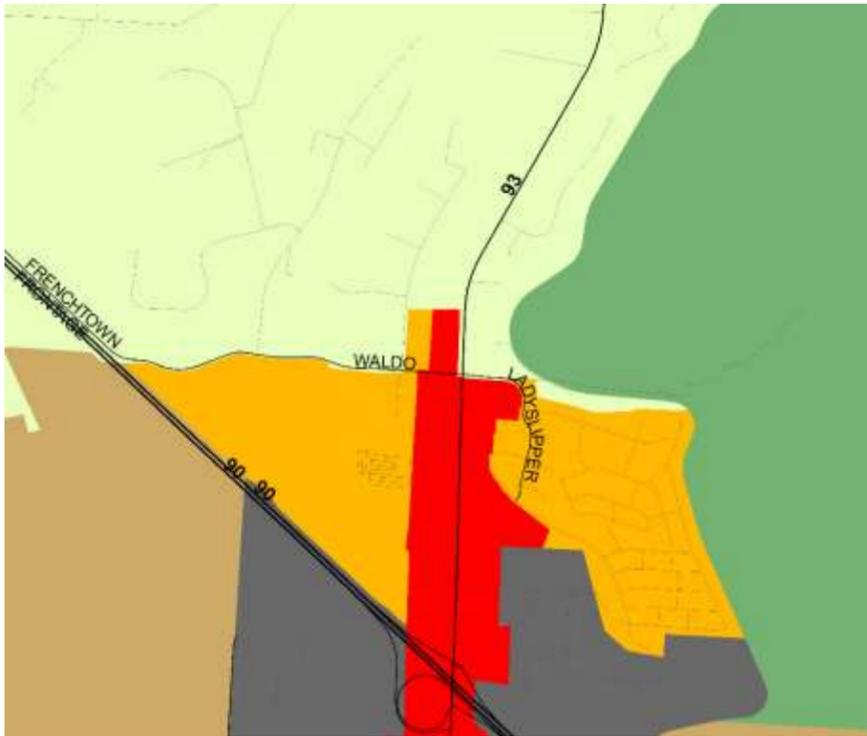
Comment 25 Recommended Changes

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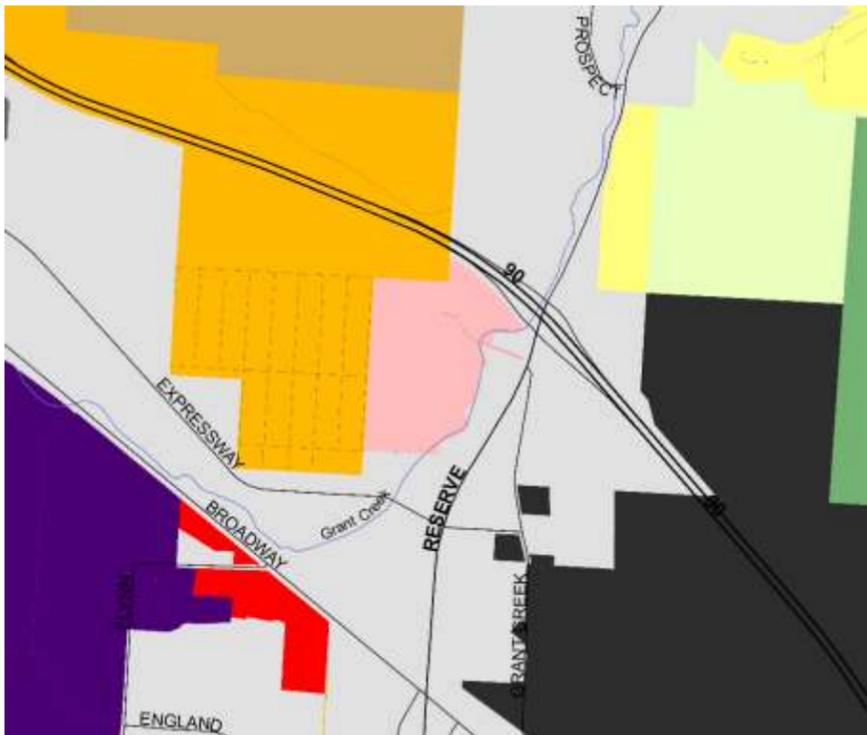
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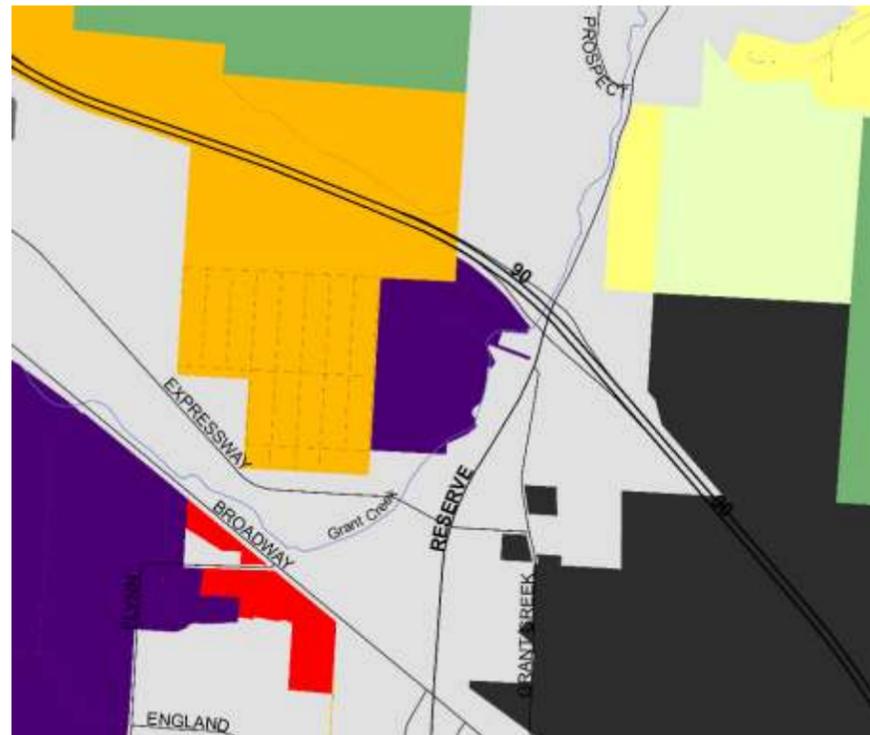


Comment 29 Recommended Changes

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Comment 35.2 Recommended Changes

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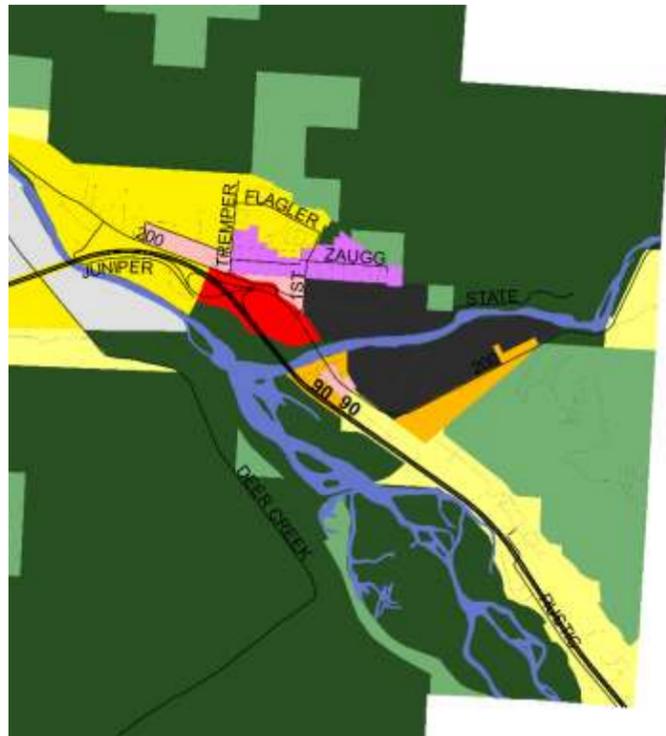


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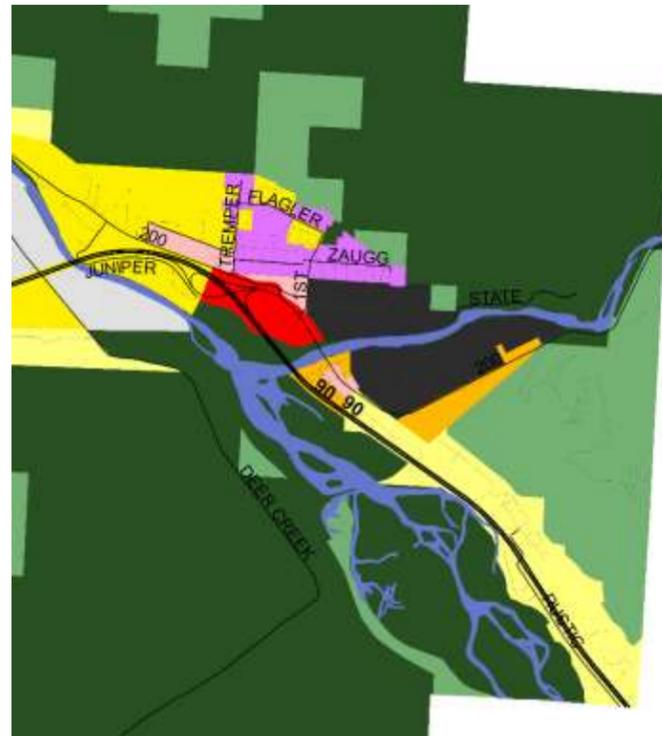


Comment FWP- Blackfoot Movement Corridor Recommended Changes

From



To



Comment FWP- LaValle/Butler Creeks Movement Corridor Recommended Changes

From



To



Comment FWP- Marshall Movement Corridor Recommended Changes

From

To



Comment FWP- Miller Creek Movement Corridor Recommended Changes
From

To

