

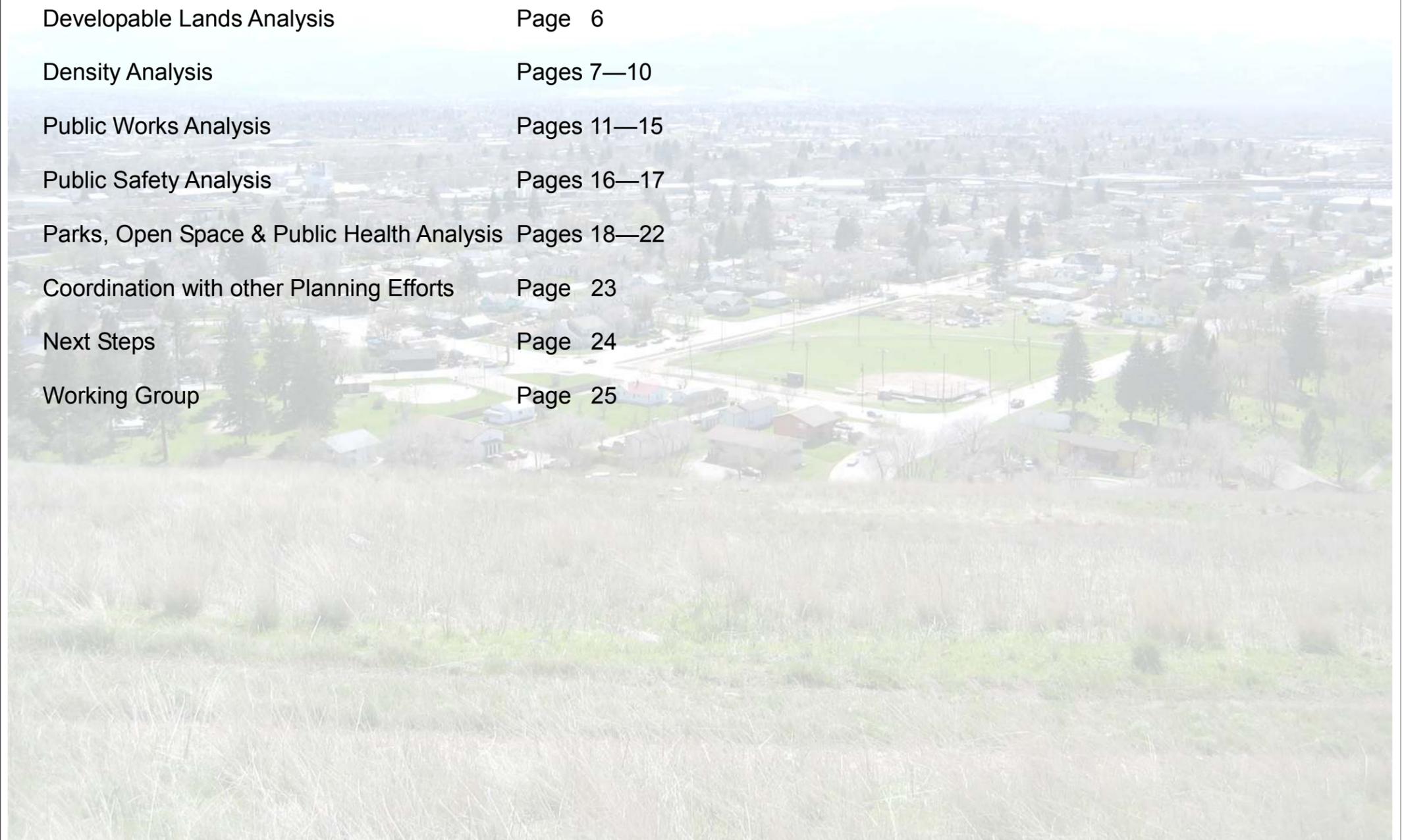
*Urban  
Fringe  
Development  
Area  
Project*



January 16, 2008

**TABLE OF CONTENTS:**

Introduction and Recent Growth	Page 3
Constraints Analysis	Pages 4—5
Developable Lands Analysis	Page 6
Density Analysis	Pages 7—10
Public Works Analysis	Pages 11—15
Public Safety Analysis	Pages 16—17
Parks, Open Space & Public Health Analysis	Pages 18—22
Coordination with other Planning Efforts	Page 23
Next Steps	Page 24
Working Group	Page 25



# Introduction and Recent Growth

## Building Permit Activity

	Building Permit Report (Units)			
	Single Family	Duplex	Multi-Family	Total
<b>FY2001</b>	285	22	260	<b>567</b>
<b>FY2002</b>	365	38	297	<b>700</b>
<b>FY2003</b>	419	130	981	<b>1,530</b>
<b>FY2004</b>	367	32	327	<b>726</b>
<b>FY2005</b>	457	28	166	<b>651</b>
<b>FY2006</b>	374	32	47	<b>453</b>
<b>FY2007</b>	303	28	125	<b>456</b>
<b>Total Units</b>	<b>2,570</b>	<b>310</b>	<b>2,203</b>	<b>5,083</b>

**Average/year 726 Units**

FY Runs from 7/1-6/30

Based on City of Missoula Building Permit Data  
Date: 12/05/2007

20 years of new development x 726 dwelling units/year = **14,520 units**

### **Planning for 15,000 new dwelling units over the next 20 years.**

The Building Permit Activity table above is a record of building permits for new dwelling units inside the City limits. Over the last seven years, an average of 726 new units have been permitted. Multiplied over 20 years, 14,520 new units can be expected.

If development continues as it has, with approximately 1/4 acre lots, accommodating 15,000 new dwelling units equals approximately 8,000 acres (12.5 square miles) (assuming 50% net).

Currently (9/25/07), the City limits includes 17,107 acres with 9,307 unconstrained acres where residential uses are permitted by zoning.

Adding 8,000 acres would add almost 50% to the current City land area.

Status quo development will affect how services are provided.

#### **THEMES:**

Are the current annexation and service provision policies the most effective for managing growth?

What are the true impacts/benefits of residential development within the URSA?

Can we sustain growth that adds significantly to the City's land area with the current level of service provision?

Where does Missoula stop and where do other communities begin?

The purpose of this project is to provide governing bodies with information for addressing growth in the Urban Fringe Area within a regional context.

The goal is to identify where growth is likely to occur within the Urban Fringe Area and develop implementation strategies for addressing growth in accordance with adopted policy within growth areas.

The focus of this phase of the project has been to collect data and discuss issues and solutions with City, County, and other key agencies.

**This project looks at developable areas in a regional context. This does not imply that development of specific parcels should or should not occur. Development depends on individual property owners' wishes and compliance with current regulations.**

The Urban Fringe is described as the area inside the Urban Service Area, with an emphasis on addressing growth in the area between the City limits and the Urban Service Area boundary.

The Urban Service Area (URSA) is the same as the City of Missoula Wastewater Sewer Service Area.

**This is a snapshot of work in progress. Information may change as additional data is collected and feedback occurs.**

# Constraints: Example of Constraint Layers

Maps 1 through 4 are a magnified look at a portion of the URSA illustrating the process OPG used to focus on lands available for residential development. Physical and regulatory constraints were layered on top of one another, so residentially undevelopable lands could be identified. Each map of the sample area identifies a different set of constraints. Land left unshaded is considered unconstrained.

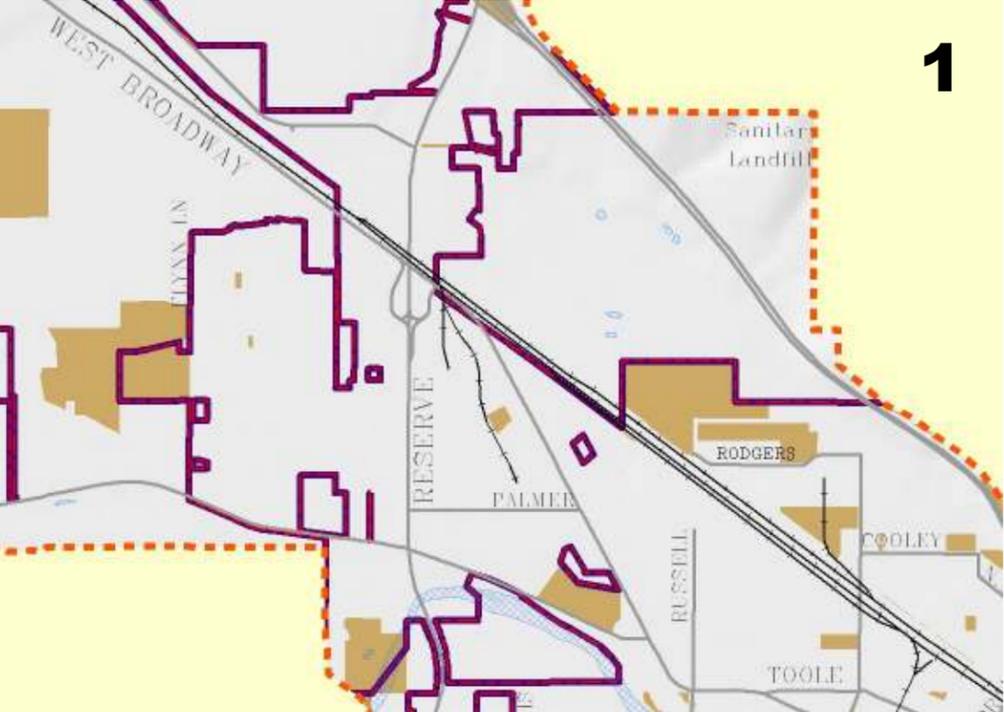
**Map 1**  
**Conservation Easements, City and County Parks, and publicly owned lands** are shaded in brown to show they are constrained from residential development.

**Map 2**  
 In addition to the constraints on Map 1, **residentially restrictive zoning** and areas such as **cemeteries** and runway **protection zones** are shaded in blue.

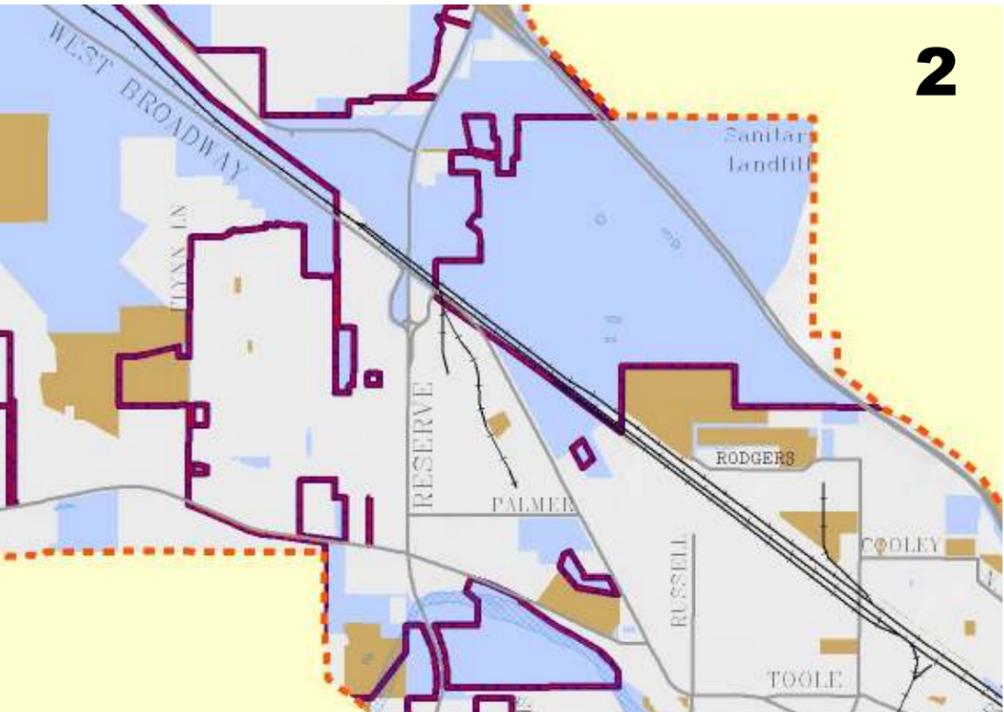
**Map 3**  
 The constraints of Maps 1 and Map 2 are shown with the addition of **100-year regulated FEMA floodplain** and **slopes over 20 percent**. They are shaded in tan.

**Map 4**  
 The composite of all constraints are shown as transparent orange on top of a 2005 aerial photo.

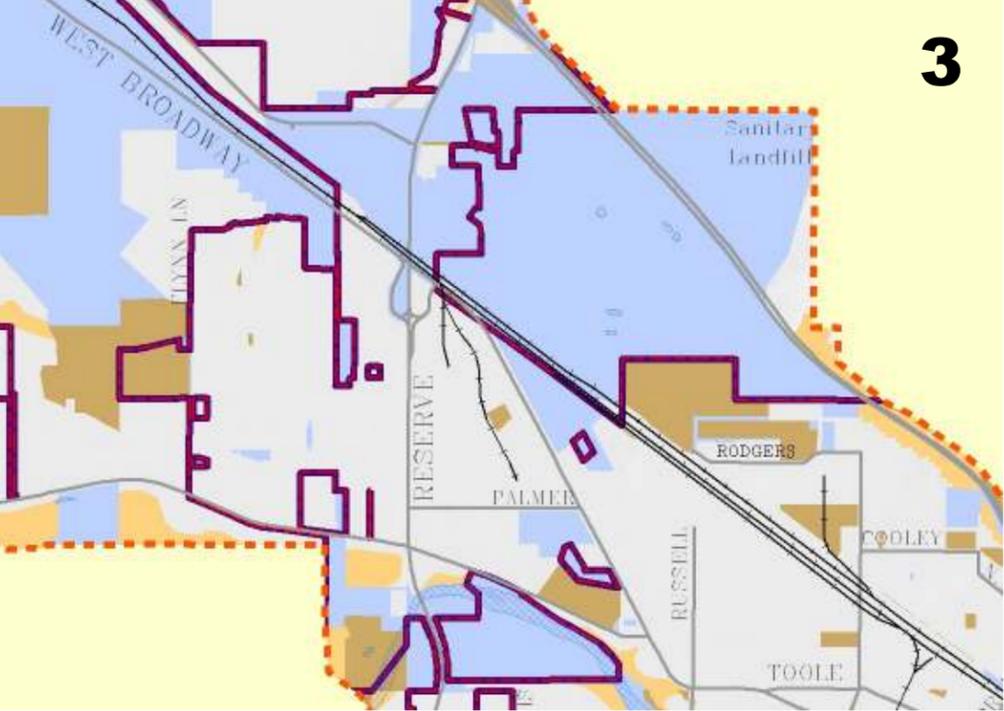
**Map 1.** Parks, Conservation Easements and Public Lands in brown



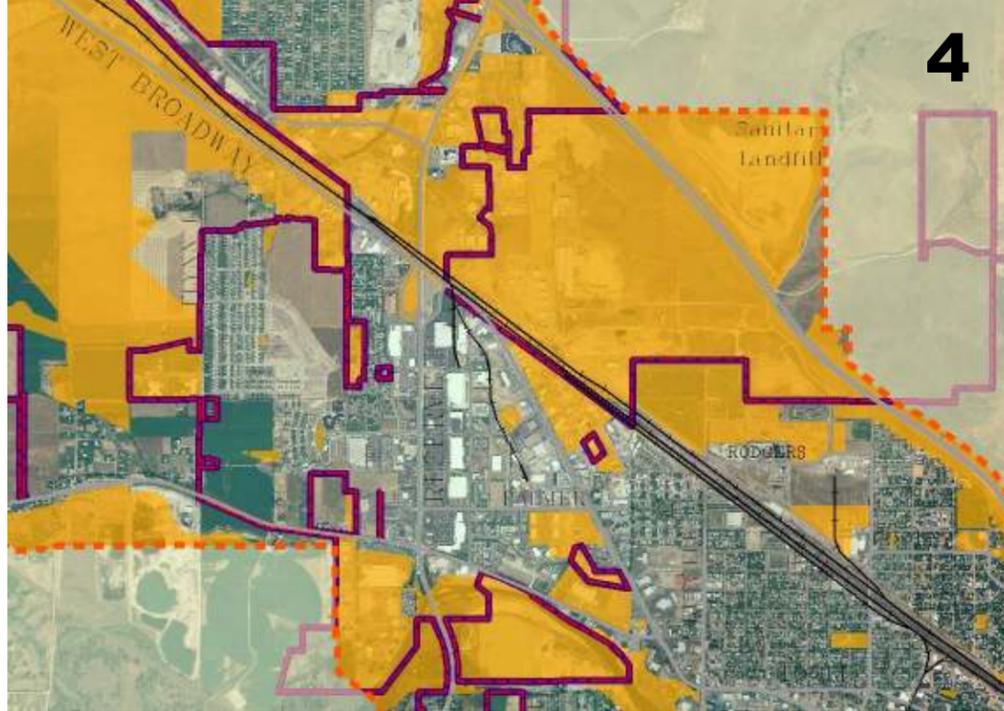
**Map 2.** Residentially Restrictive Zoning, EADA, RPZ, Cemeteries, and Golf Courses in blue



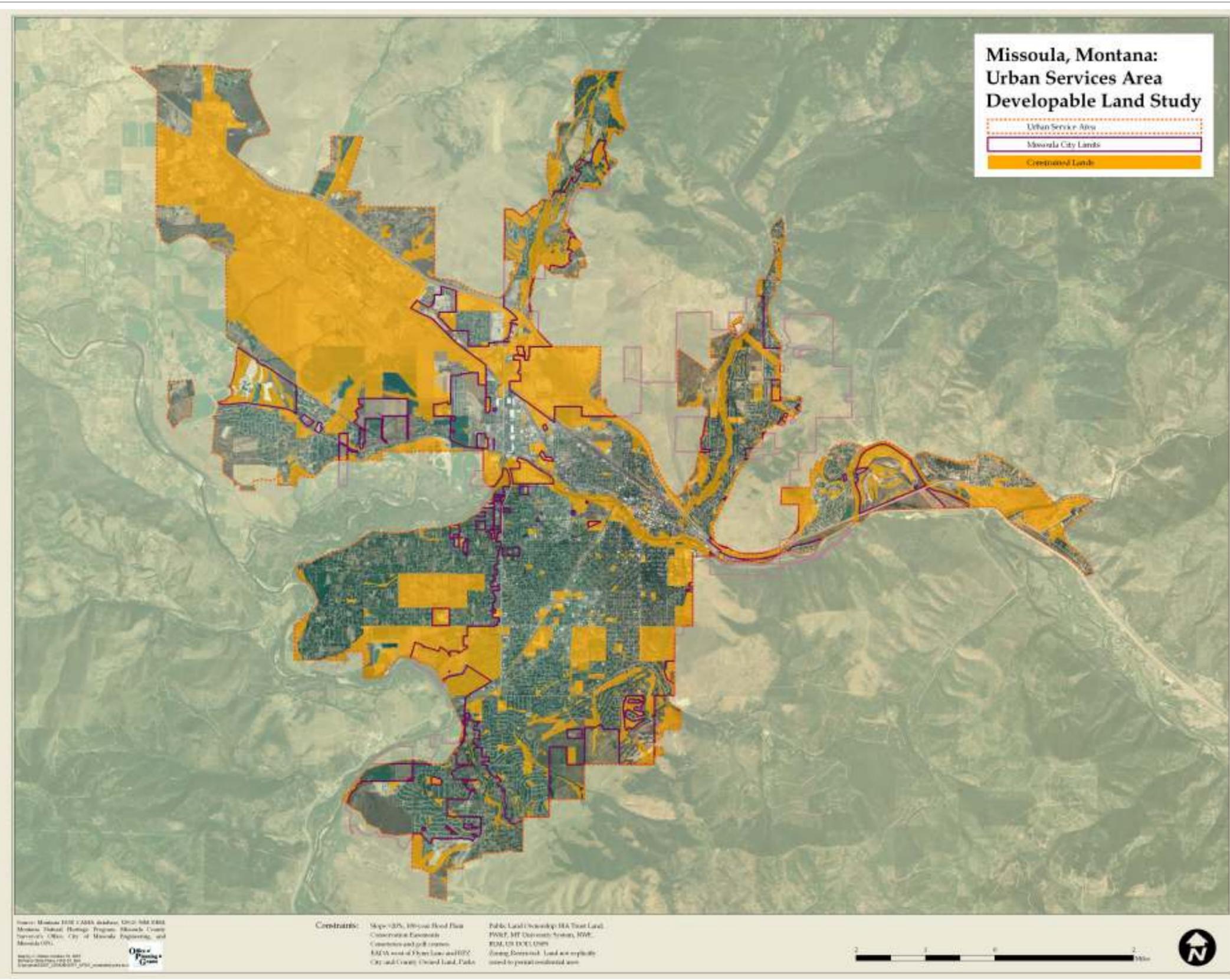
**Map 3.** 100-Year Regulated FEMA Floodplain and Slopes over 20% in tan



**Map 4.** All Constraints Composite in orange



# Constraints: Composite of All Constraints



This map is a composite of all of the constraints on residential development.

The lands constrained from residential development are in a transparent orange and are sitting atop a 2005 aerial photo of Missoula.

The Urban Service Area (URSA) includes 33,080 acres.

Constrained lands inside the URSA account for 13,601 acres, or 40% of the total area.

Constraints from residential development are:

- Public ownership: Bureau of Indian Affairs Trust Land, Montana Fish, Wildlife & Parks (FWP), Montana University System, National Wildlife Federation (NWF), Bureau of Land Management (BLM), US Department of Defense (USDOD), United States Forest Service (USFS), and City and County owned land
- Conservation Easements
- Cemeteries and golf courses
- Parks
- 100 year regulated 1998 FEMA floodplain
- Slopes greater than 20%
- Riparian resource districts
- Airport restricted lands
- Zoning restricted lands: Land not explicitly zoned to permit residential uses\*

\*C-A1, C-C1, C-C2, C-C3, C-I1, C-I2, C-P1, I-I, I-II, OR, P-I, P-II, SC and numerous commercial and industrial Special Districts and PUDs

Commercial and some industrial zoning designations inside the City limits allow residential housing. Outside the City, the County commercial and industrial zones are restrictive of residential uses, except for an on-site manager or caretaker.

This map was created on October 18, 2007.

# Developable Lands Within the URSA

This map displays constrained land in orange and residentially “developable” land by zoning type. Constraints are described on the previous pages.

**“DEVELOPABLE” LAND DEFINED**

“Developable” was defined using the Montana tax assessor’s Computer Assisted Mass Appraisal Database (CAMA). Parcels were considered “developable” if their assessed land value was equal to or greater than the value of the land’s improvements. Additionally, land assessed as agricultural was considered “developable” because of its low assessed value. This dataset reflects information from July 2007.

After constrained lands and Major preliminarily approved subdivisions and recently platted subdivisions with entitled lots (4,557 lots on 1,276 acres) were dropped from the developable parcels, the resulting “developable” land totals 5,218 acres inside the URSA.

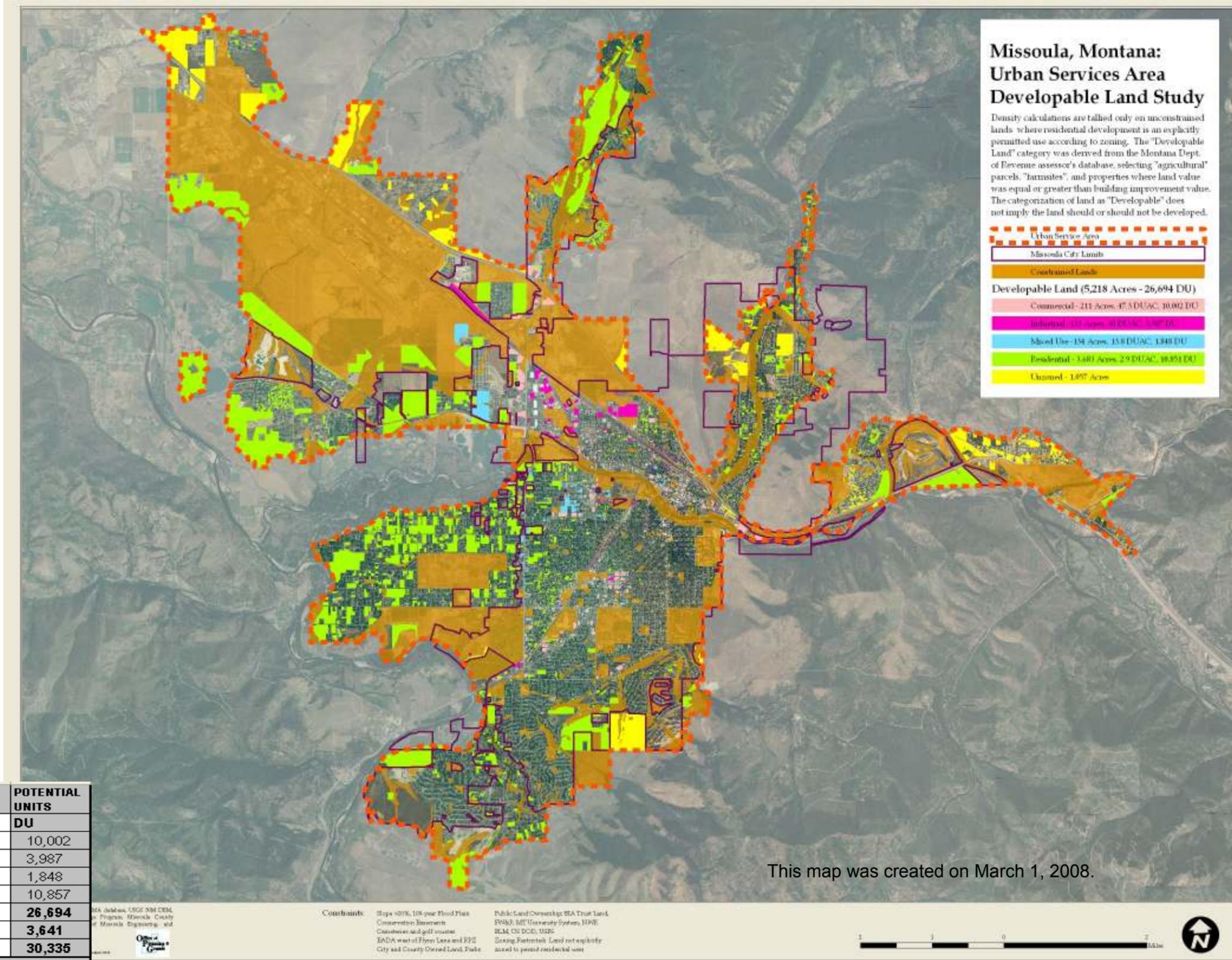
**ANALYSIS**

Four thousand, one hundred and sixty-one (4,161) acres of the 5,218 acres are zoned for up to 26,694 dwelling units. In addition, there are 1,037 acres of unzoned land that could support 3,641 units according to Comp Plan. That is more than twice what is needed for twenty years of growth. However, build-out densities based on potential from current zoning is theoretical and not what actually happens.

The table below shows the comparative densities of “developable” lands by zoning type. The “developable” land layer is a work in progress and will be refined to reflect information gathered through this process.

**Mapping of potential “developable” lands does not imply that the land should or should not be developed.**

DEVELOPABLE LAND BY ZONING TYPE	Acres	ZONED DENSITY DUAC	POTENTIAL UNITS DU
<b>Zoning Type</b>			
Commercial	211.0	47.3	10,002
Industrial	133.0	30.0	3,987
Mixed Use	134.0	13.8	1,848
Residential	3,683.0	3.0	10,857
<b>Zoned total</b>	<b>4,161.0</b>	<b>6.4</b>	<b>26,694</b>
<b>Unzoned (comp plan DUAC)</b>	<b>1,057.0</b>	<b>3.4</b>	<b>3,641</b>
<b>Total</b>	<b>5,218.0</b>	<b>5.8</b>	<b>30,335</b>
<b>Status Quo Build-out (2.0 DUAC)</b>	<b>5,218 Acres</b>		<b>10,436 Units</b>





# Density: 2007 Net Density Compared to Comprehensive Plans

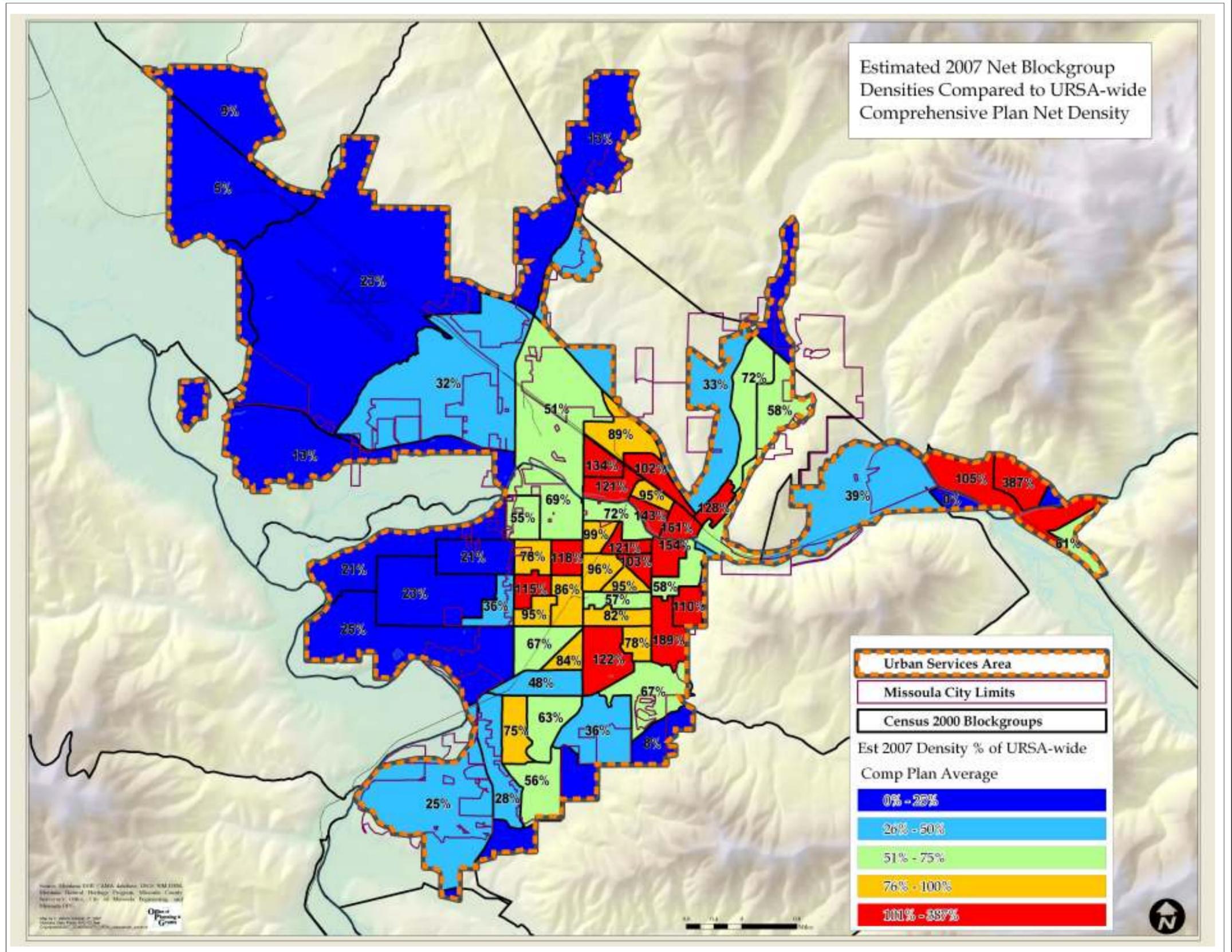
This map is a comparison by block group of the 2007 net density to the average URSA-wide net density by Comprehensive Plans, 4.9 DUAC.

Each block group is represented by a percentage, which is the 2007 block group net density as a percent of the URSA-wide comprehensive plan density. The lowest densities are in blue and highest densities are in red.

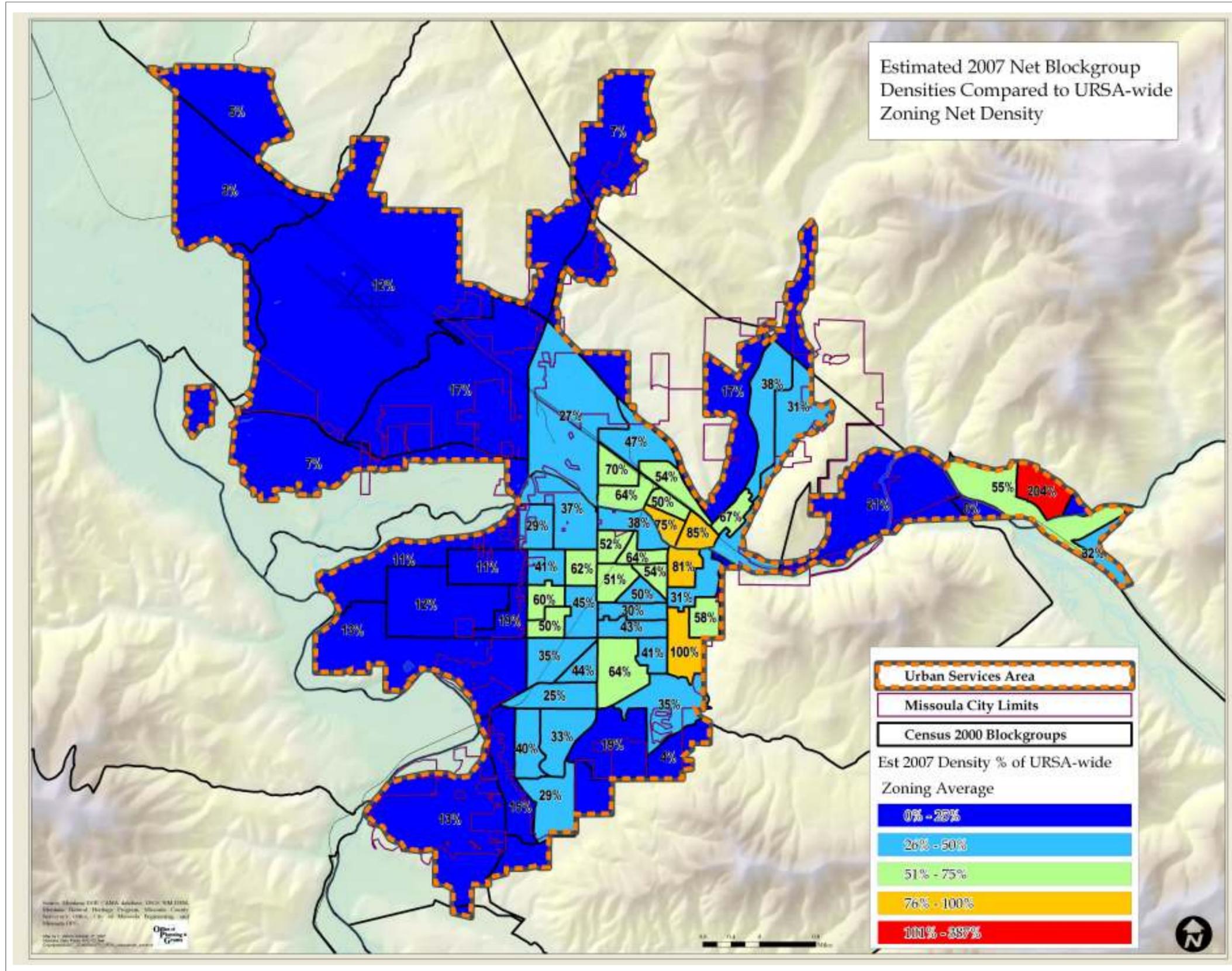
The majority of land inside the URSA is less dense than the overall comprehensive plan average and the difference widens with the distance from the urban area, except for the areas of Milltown, West Riverside, and Bonner.

Sixteen of the block groups are developed at greater than 100% of the average comprehensive plan density.

The 2007 net density average for the entire URSA is 2.0 DUAC as compared to 4.9 DUAC by comprehensive plan.



# Density: 2007 Net Density Compared to Zoning



This map is a comparison by block group of the 2007 net density to the average URSA-wide net density by zoning, 9.3 DUAC.

Each block group is represented by a percentage, which is the 2007 block group net density as a percent of zoned net density.

Only two block groups are developed to 100% or more of the average zoned density.

Most of the fringe areas are 25% or less of the average zoned density.

The 2007 net density average for the URSA is 2.0 DUAC, less than one quarter of the average zoned net density, 9.3 DUAC.

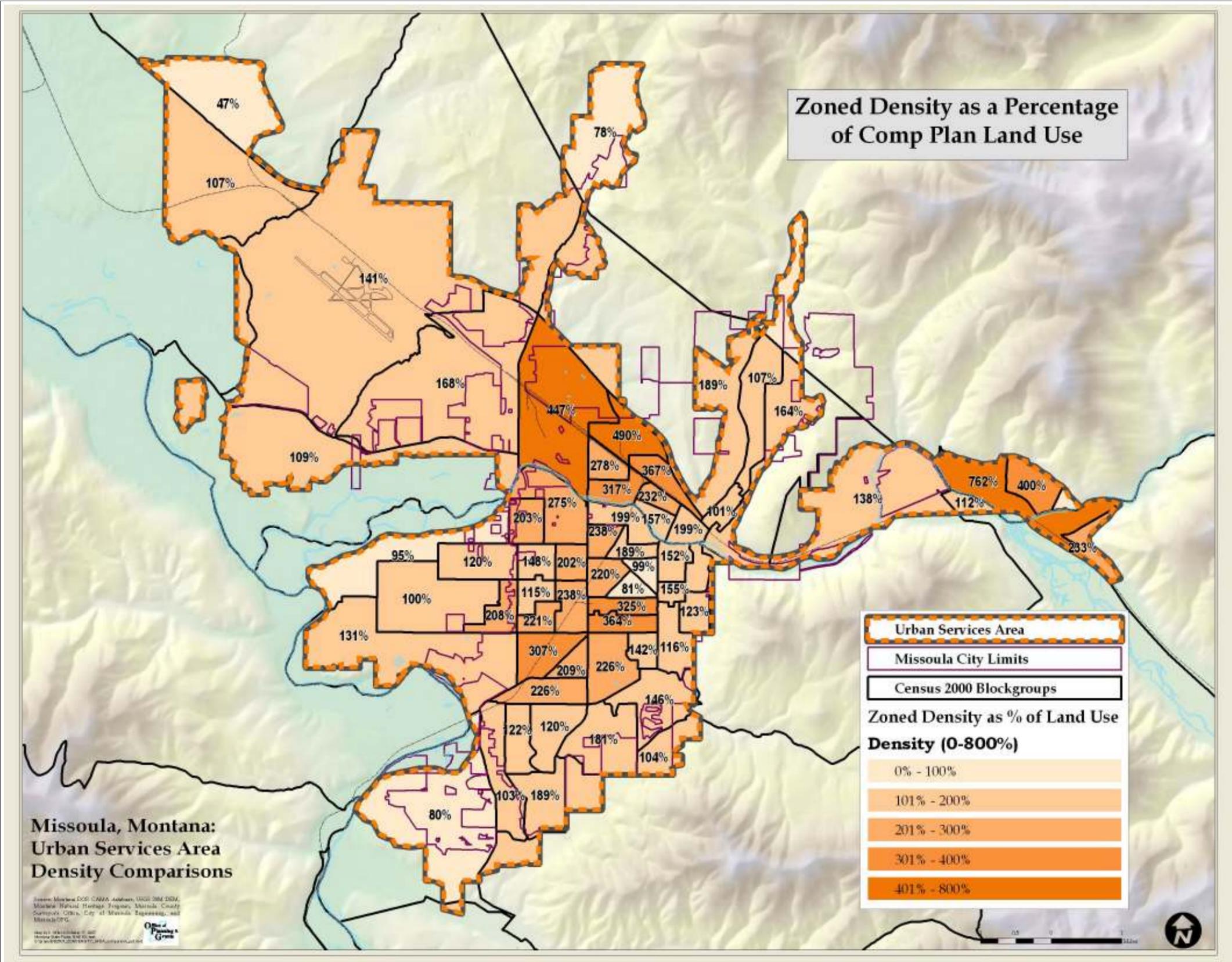
# Density: Zoning vs. Comp Plan

This map illustrates the difference between net average zoning density and net average comprehensive plan density, by Census block group. Zoned density is shown as a percentage of comprehensive plan density and is generally much greater. The darker the orange, the greater the difference.

The net average zoning density (9.3 DUAC) is approximately twice the net average comprehensive plan density (4.9 DUAC).

Only six block groups have net comprehensive plan densities greater than net zoning densities. In the remaining areas, zoning density matches or exceeds land use designation recommendations.

In many places, the zoning and comprehensive plan densities appear out of sync with each other.



# Public Works: Transit and Non-Motorized Network

Displayed are Missoula's network of transit routes and maintained and proposed bike and pedestrian facilities.

The Mountain Line, Inc. transit routes, shown in light green, date from 2005. An update of the routes is in progress.

The bike and pedestrian network was compiled from the 2004 Parks Master Plan and coordination with the Parks and Recreation Department.

Planned non-motorized trails are shown in a small dashed red line. Note the planned trails along the Milwaukee railroad line, Bandman Flats area, and the trail to Lolo. The location of the route to Lolo has yet to be established.

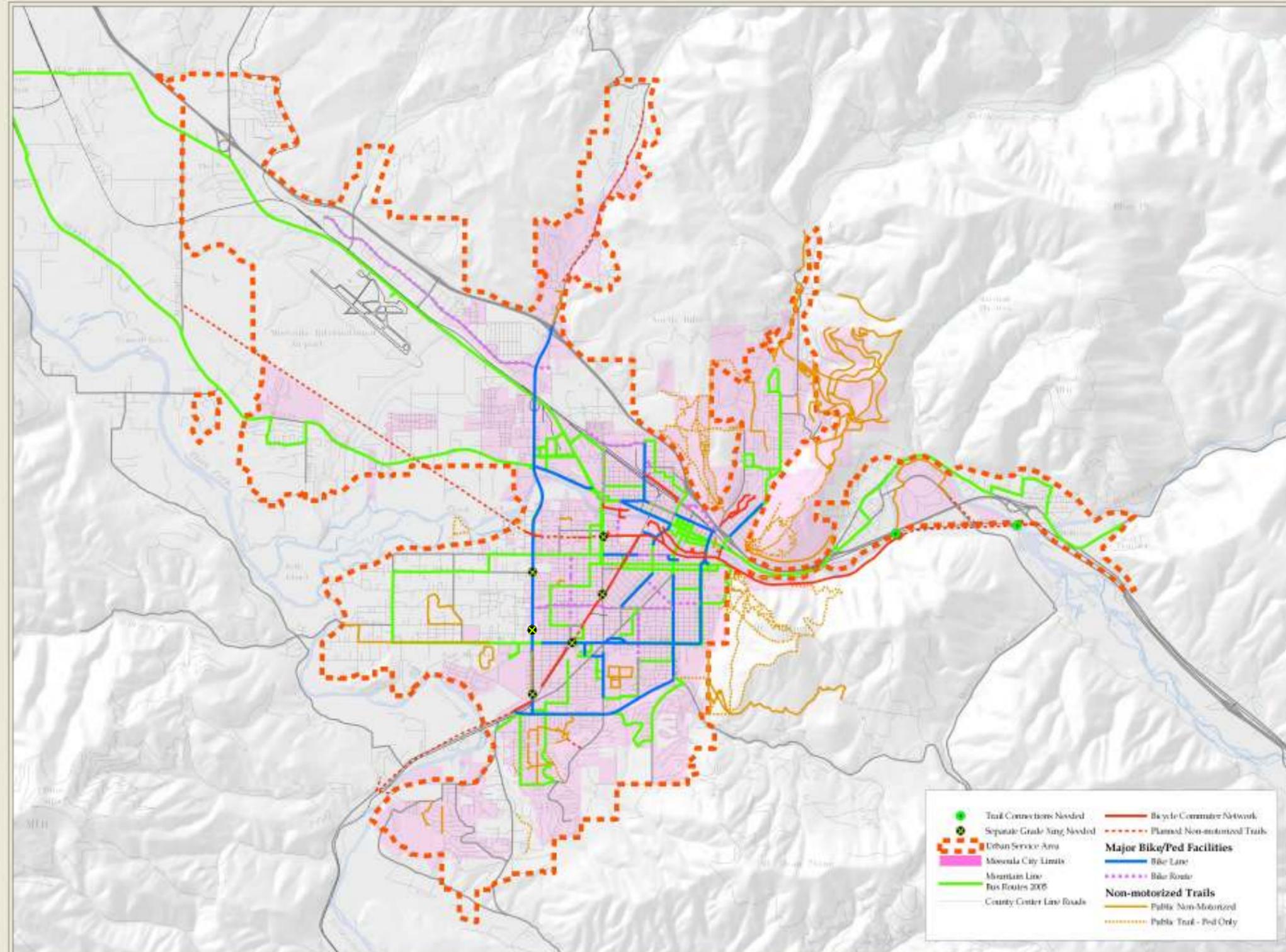
Needed trail connections and separate grade road crossing are shown as well.

**ISSUES:**

Connectivity is an important bike/ped issue and additional linkages are needed to maintain a commuter network.

Funding for bike ped improvements is critical.

Need density to sustain bus routes.



Source: UIC/ K&E P&E, Critical Infrastructure and Western Park Model of B&E, Inc./Missoula, MT; Missoula County Mapping; City of Missoula Mapping; City Public Works, Missoula; City Department; Missoula Road Dept; Department, Transportation Department; UIC/ K&E P&E, Inc./Missoula, MT



Missoula, Montana:  
Urban Fringe Development Area Study



PUBLIC WORKS  
TRANSIT & NON-MOTORIZED



# Public Works: TIP Projects and Projected 2025 Road Deficiencies

Illustrated are projected road deficiencies from the *Missoula 2004 Urban Transportation Plan Update* and 2007-2011 Transportation Improvement Program (TIP) projects.

The red, green and yellow roadways illustrate the projected 2025 capacity deficiencies in the existing plus committed road network (Level of Service D). This map displays locations within the Transportation Plan Region that carry daily traffic volumes at levels approaching or exceeding the acceptable corridor capacities. See the Map legend for more detail. See Page 79 and 80 of the *2004 Transportation Plan* for more information.

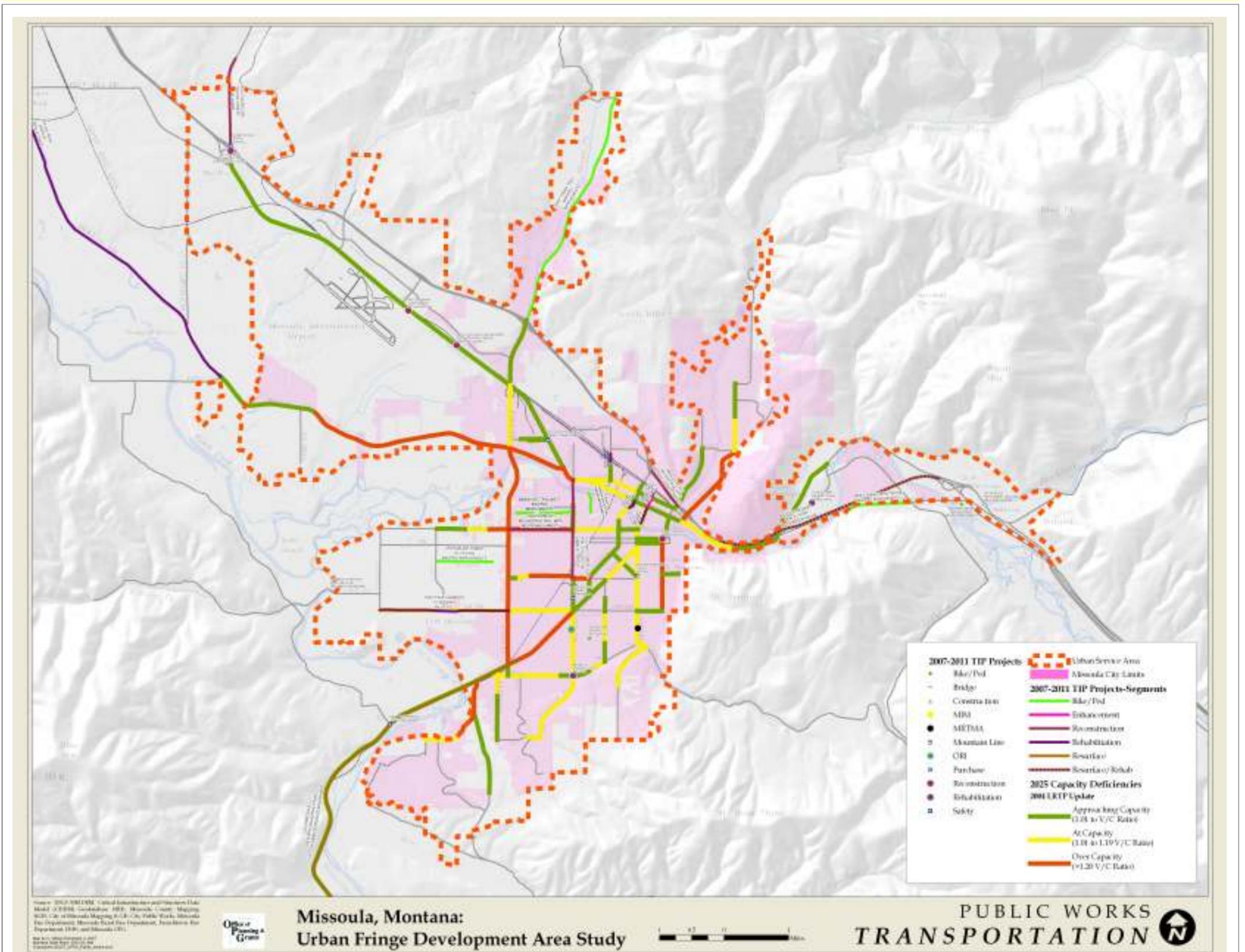
The narrower colored lines and point symbols are locations of committed 2007-2011 TIP projects. Due to space constraints, it is impossible to label the projects. Please see our large format series of UFDA Infrastructure Maps and look at OPG's Transportation Department web page, [http://www.co.missoula.mt.us/transportation/Trans\\_Maps.htm](http://www.co.missoula.mt.us/transportation/Trans_Maps.htm). Sample projects include a new traffic signal at Palmer Street and Broadway, the purchase of street sweepers/flush trucks, and County street and alley paving in East Missoula.

## ISSUES:

- Transportation investment
- Acquisition and development of bicycle commuter network trails
- Road maintenance revenue vs. expenditure
- Vehicle miles traveled vs. population increase

## POTENTIAL SOLUTIONS:

- Complete streets policy
- Compatible development standards between the City and the County
- Take Public Works standards out of subdivision regulations
- Variance policy change



# Public Works: Sewer Mains and Mountain Water, Inc. Lines

City sanitation sewer mains and Mountain Water, Inc. infrastructure data are illustrated in this map.

Water lines, as well as planned large scale Mountain Water projects, are displayed in blue. Fire hydrant locations are not shown for security concerns. However, there is adequate hydrant coverage within the City limits, with two exceptions noted in the map (page 17) for the Missoula Fire Department.

Sewer mains and sewer projects are based on information from the City of Missoula Public Works Department.

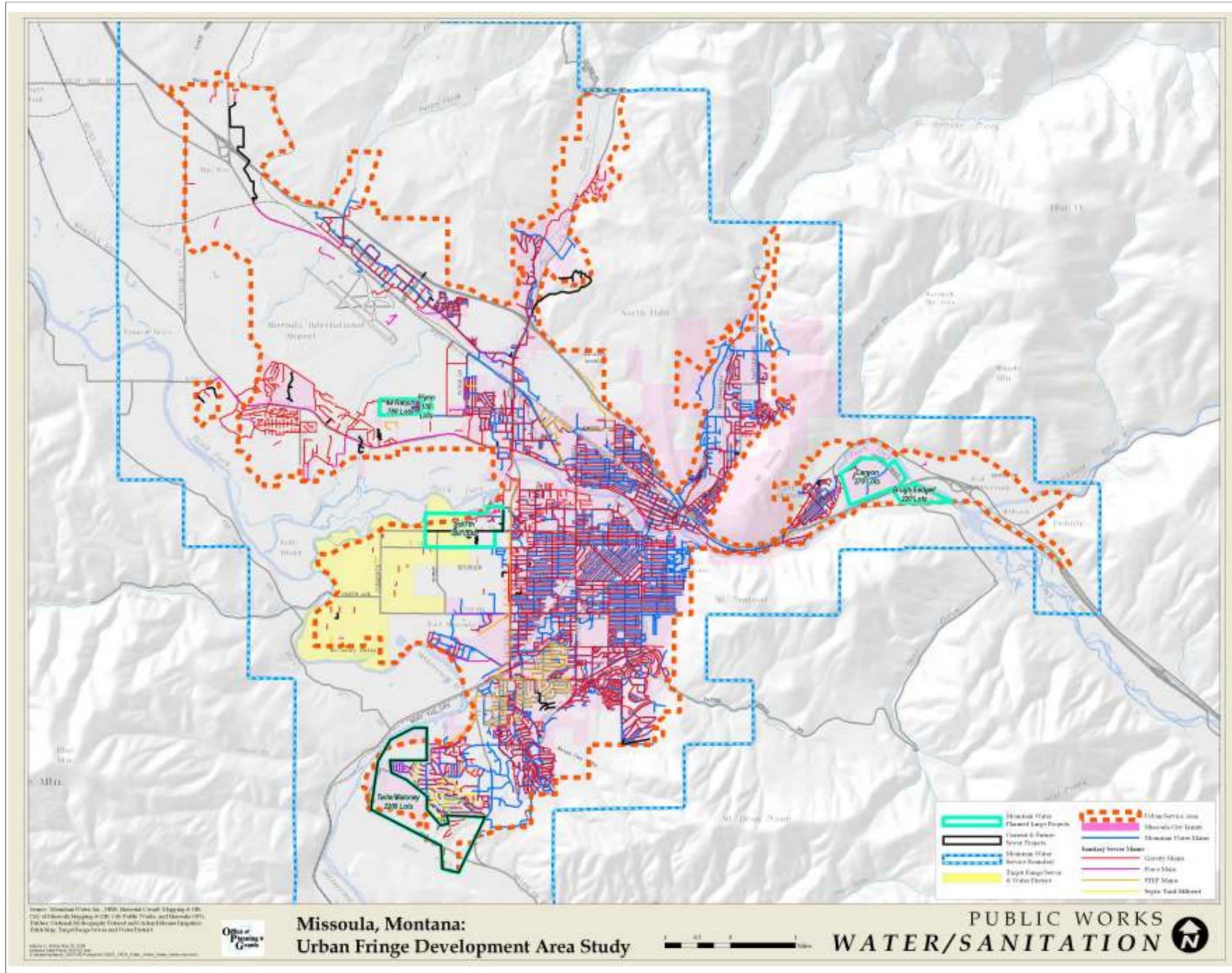
Water mains, service area boundary, and water projects are based on information from Mountain Water, Inc.

## ISSUES:

- Link between sewer service and annexation—need other tools.
- PSC regulation of public water makes it difficult for Mountain Water to plan and set water mains in advance of development.
- Placement of utility infrastructure in the right-of-way.

## POTENTIAL SOLUTIONS:

- Public water RSID/SIDs
- Develop standard templates for utility infrastructure placed within the right-of-way.
- Coordinate waste water service area extension with City and County Public Works, OPG, Health, Emergency Services and Water Company.



# Public Works: Septic and Wells

This map focuses on residential septic systems and public wells. Data are provided by the Missoula City and County Health Department and the Montana Department of Environmental Quality (DEQ) through the Montana Bureau of Mines and Geology.

- Septic Point Data (November 2007)
- 1,582 septic systems in City limits
  - 6,466 septic systems in URSA

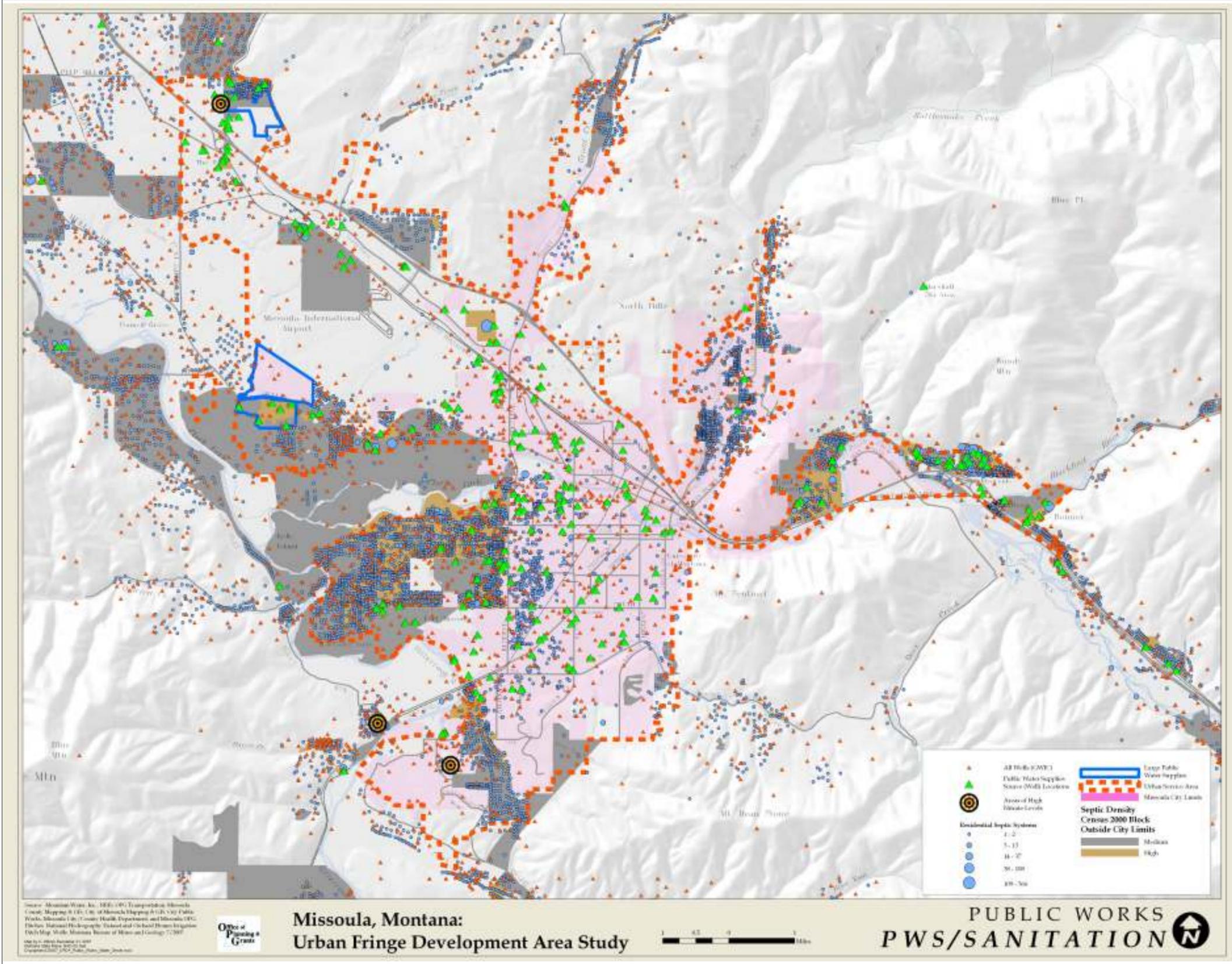
Shaded Septic Density data from DEQ is dated from 2000 and is used here to evaluate change and illustrate septic densities outside the City limits.

- Well Data (November 2007)
- 231 public water supplies in URSA
  - 3,708 wells in URSA (locations on map are not exact)

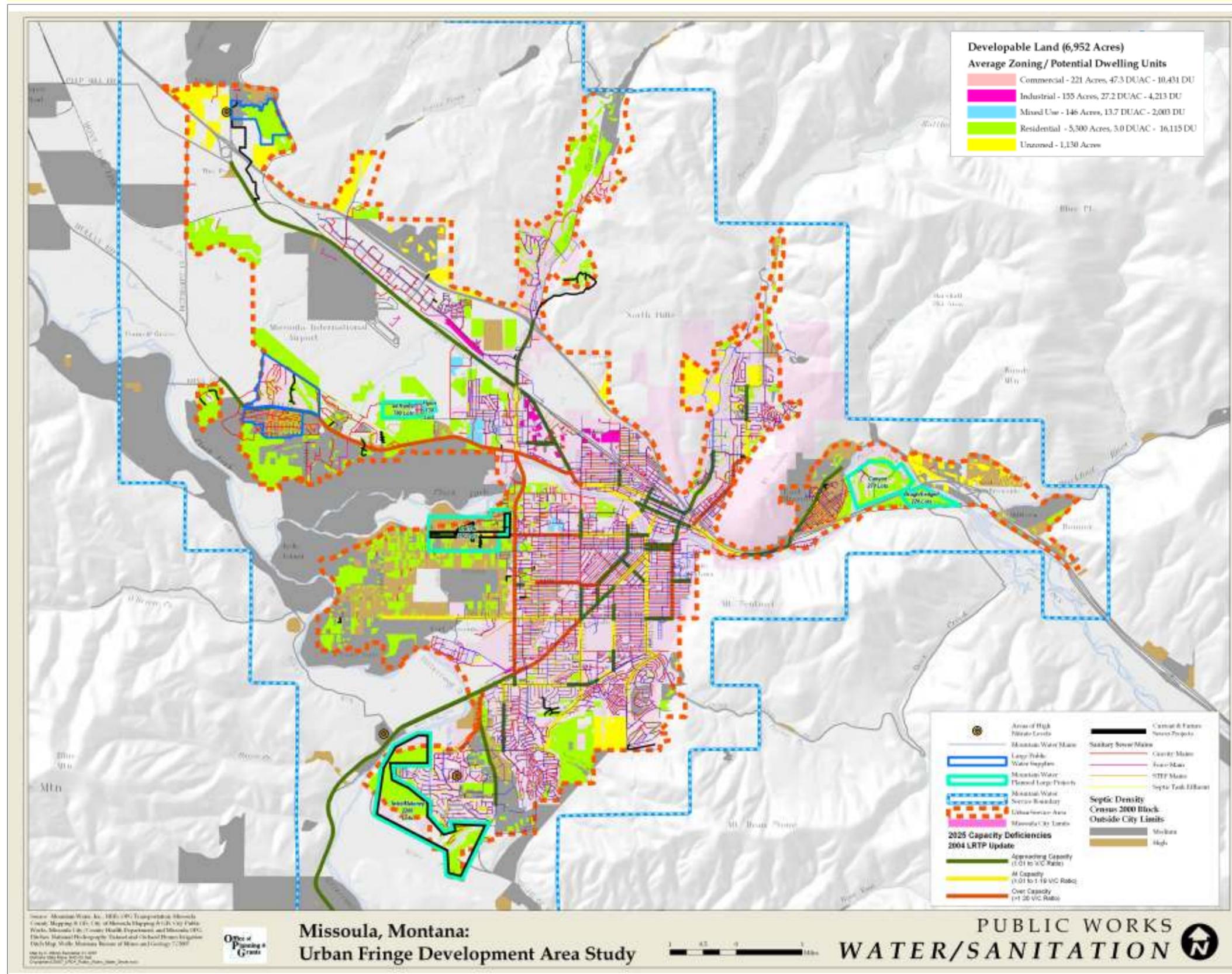
There are three main areas of elevated nitrate levels in the Missoula area: the Wye, Blue Mountain and lower Linda Vista. Monitored wells in these areas aren't necessarily higher than ground water and drinking standard, 10.0 ppm, but nitrates levels are undesirably high.

- ISSUES:**
- Well/Septic relationship
  - Groundwater violations
  - Viability of smaller water systems. State rules unintentionally encourage using smaller systems.

- POTENTIAL SOLUTIONS:**
- Increase public education regarding effects and impacts of well/septic relationship and benefits of sewer.
  - Hold off on development until planning and services are in place to address comprehensive set of issues.
  - Work at the State level to create a level playing field between private (exempt) and public wells.



# Public Works: Infrastructure Composite



Sewer, water, septic density and projected road deficiencies are laid over top of the “developable” lands to draw attention to future infrastructure needs and issues.

## ISSUES:

- Island annexations
- Infrastructure plan relationship with emergency response plans
- Police response time and infrastructure.

## POTENTIAL SOLUTIONS:

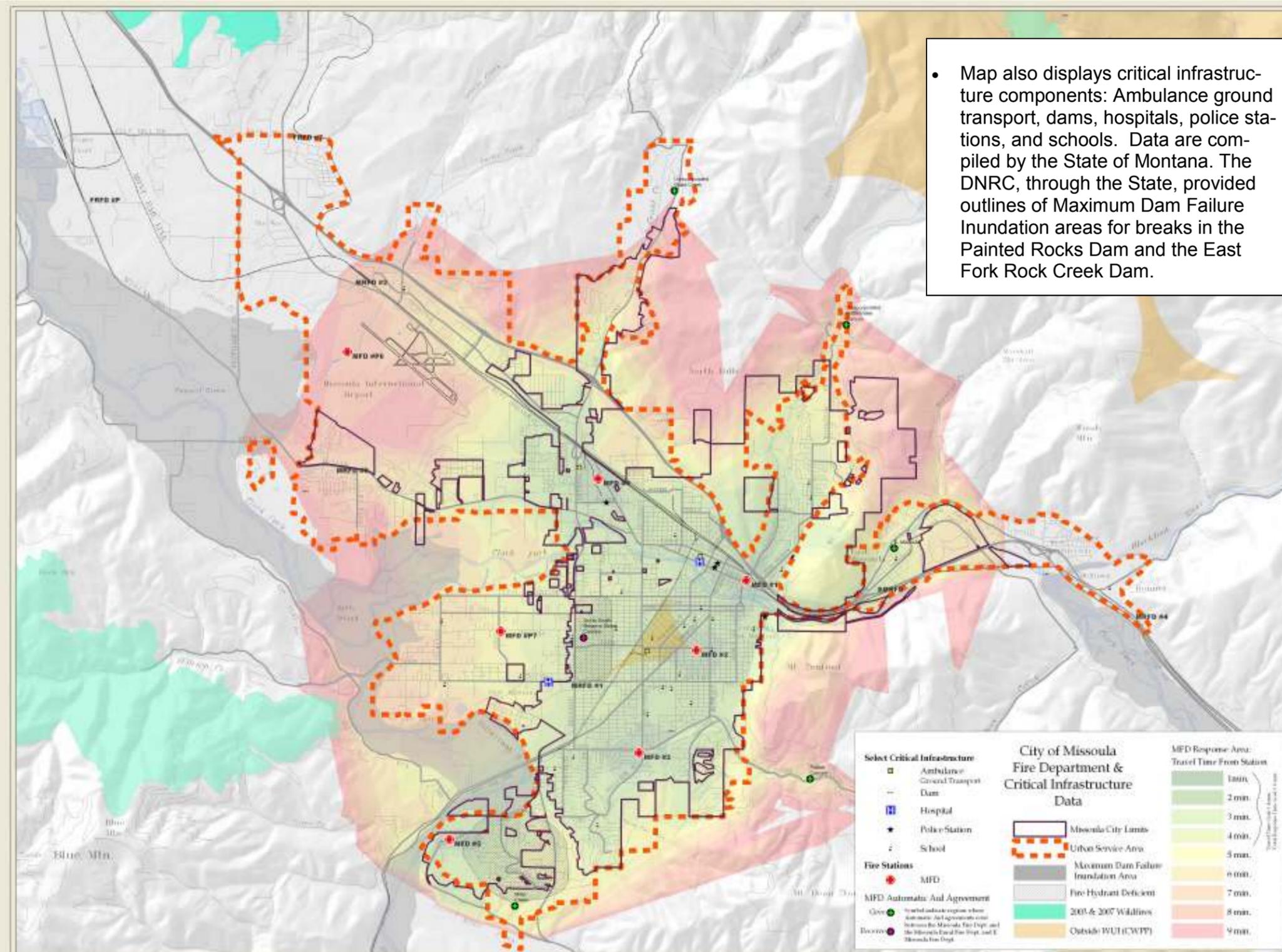
- Create policy/regulatory framework for private sector response
- Link planning with zoning.
- Regional impact fee structure
- Scheduled “guaranteed” annexation plan
- Calibrate vision for future and current situation by allowing for phasing.
- Local option sales tax
- Local option gas tax
- Interagency communication improvements
- Concurrency between infrastructure and development
- Conditional zoning by considering one density without the full extent of infrastructure and another density with infrastructure.
- Index State gas tax

## THEMES:

- Lack of money to pay for projects
- More City/County communication
- Predictable and consistent standards between the City and County



# Public Safety: City of Missoula Fire Department & Critical Infrastructure Data



- Map also displays critical infrastructure components: Ambulance ground transport, dams, hospitals, police stations, and schools. Data are compiled by the State of Montana. The DNRC, through the State, provided outlines of Maximum Dam Failure Inundation areas for breaks in the Painted Rocks Dam and the East Fork Rock Creek Dam.

**Missoula City Fire Department statistics:**  
 There are five existing fire stations with two proposed. The proposed fire stations are within the vicinity of existing Rural and Frenchtown fire stations. Response time measurements reflect target of four minutes for travel and two minutes for dispatch and turnout.

Missoula City Fire Department provides Automatic Aid to Missoula Rural Fire for Miller Creek, Pattee Canyon, Upper Rattlesnake and Grant Creek. It receives Automatic Aid from Missoula Rural Fire for the South Reserve Street Corridor. Two hydrant deficient areas exist in the City.

**Ambulance statistics:**  
 Response time goal of 4 minutes.

- ISSUES:**
- Distance between provider and need
  - Lag time on annexation
  - Lack of through streets
  - Changing boundaries and dispatch
  - Tax base implications of annexation
  - Coordination/planning related to extent/timing of annexation
  - Volunteers in the City
  - Urban vs. Rural Level of Service
  - Urban vs. Rural call types
  - Subsidizing growth

- POTENTIAL SOLUTIONS:**
- County/regional impact fees
  - Service Consolidation
  - Bundling Annexation
  - General property tax structure
  - Service provision agreements
  - Annexation Districts—delayed
  - Density relationship to provision + distance

- THEMES:**
- Agencies would like annexations to be predictable so they can plan accordingly
  - Connectivity and road issues affect response time.
  - Interest in exploring contract for service and delayed annexations.
  - Differential funding of agencies.
  - Tax base is being diluted by more residential development.

Source: 15/12/2008, 15/12/2008, Critical Infrastructure and Services Data Model (CISDM) coordinates: GIS, Missoula County, Shogren, 2008; City of Missoula Mapping & GIS, City Public Works, Missoula Fire Department, Missoula Rural Fire Department, Frenchtown Fire Department, MFD, and Blount County GIS.

Missoula, Montana:  
 Urban Fringe Development Area Study



PUBLIC SAFETY



# Parks, Open Space, and Public Health (POSPH): Soils and Agriculture

## AGRICULTURAL SOILS:

Shown on the map are Soils of Importance according to the Natural Resource Conservation Service (NRCS), divided into three categories. Prime soils are best for agriculture. State-wide and local soils are the next ranking categories.

With the URSA there are:

- 5,918 acres of Prime soils;
- 210 acres of Statewide soils; and
- 15,064 acres of Local soils.

Roughly one quarter (1,548 acres) of Prime soil on parcels over two acres are considered “developable” in the URSA (shown in green).

## AGRICULTURAL ACTIVITY:

Agriculture and farmsite activity is identified on the map based on CAMA data from July 2007 and may also include grazing and timber.

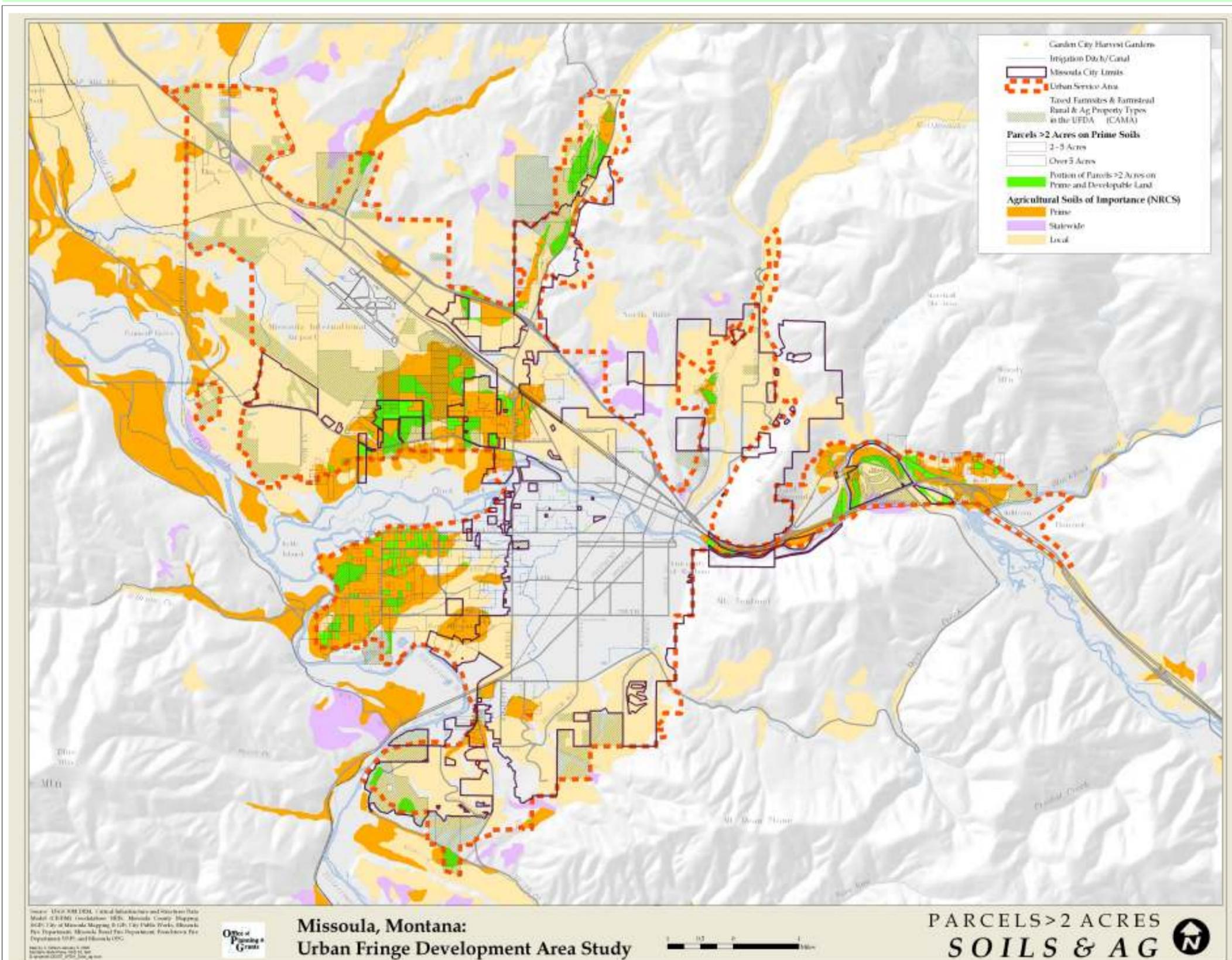
Five thousand, one hundred seventy-eight (5,178) acres are taxed as agricultural or include farmsite activity inside the URSA and 65 percent of those acres are unconstrained.

## ISSUES:

- Ongoing loss of local food source
- No current inventory of working farms
- Important agricultural soils are in areas that are also considered developable.

## POTENTIAL SOLUTIONS:

- Consider more focused planning to address needs for development and local food sources.
- Mitigation—No net loss of agricultural activity
- Transfer of development rights and cluster development tools.
- Look for ways that urban development and agriculture can co-exist.



# POSPH: Parks and Open Spaces

Parks data come from the *2004 Master Parks and Recreation Plan for the Greater Missoula Area*, *Missoula Urban Area Open Space Plan 2006 Update*, and Parks and Recreation staff.

Most of the parks in the works, between 3 and 7 acres, are coming in through the subdivision process. Their locations on the map are place holders, as some of these subdivisions have not yet been platted. The negotiation for a 40-acre City park just east of the Airport in the Grant Creek Open Space Cornerstone is still in the early stages.

Areas with park deficiencies were distilled from the *2004 Master Parks Plan Level of Service Study*. An area is considered park deficient if it doesn't meet the city's goal of 2.5 acres of parkland per 1,000 people. Deficiencies were only calculated in the City limits.

Within the last year many new Conservation Easements were established, including the addition inside the URSA of 160 acres in the South Hills, just a fraction of the total easement.

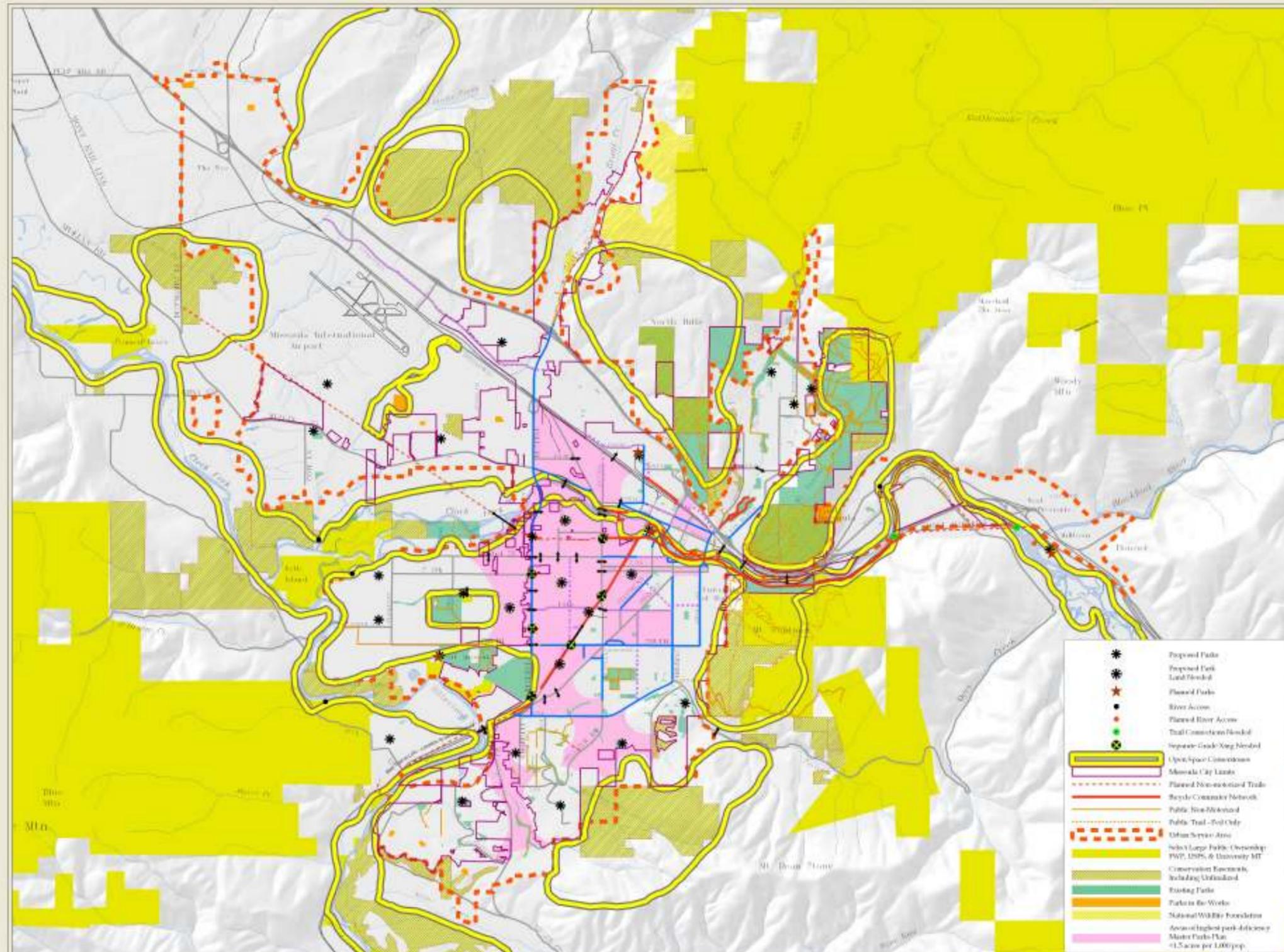
US Forest Service, Montana FWP, and University System lands are shown because of their recreational and open space value to Missoula.

## ISSUES:

- Incomplete street sections lacking non-motorized components, urban forest, and coordination with neighborhood/community destinations.
- Density needed to support the complete street
- No master trail plan
- Bicycle/Commuter trail system planning is more than just recreation and needs funding from other sources.
- Keeping up with service and maintenance of parks
- Funding for parks and trails.
- Acquiring parks in park-deficit areas.

## POTENTIAL SOLUTIONS:

- Parks service district
- Acquiring parks sooner than later.
- Transportation funding for commuter trail system.



Source: GIS: MTDI, MTDI, GeoData Services, Inc., Montana National Wetland Inventory System (DEIR) by DSI Technical Wetland Inventory, Missoula County Mapping & GIS, City of Missoula Mapping & GIS, City Parks, Parks, City of Missoula Parks & Recreation, and Missoula OPG, Montana Natural Heritage Program.

Office of Planning & Green

Missoula, Montana: Urban Fringe Development Area Study

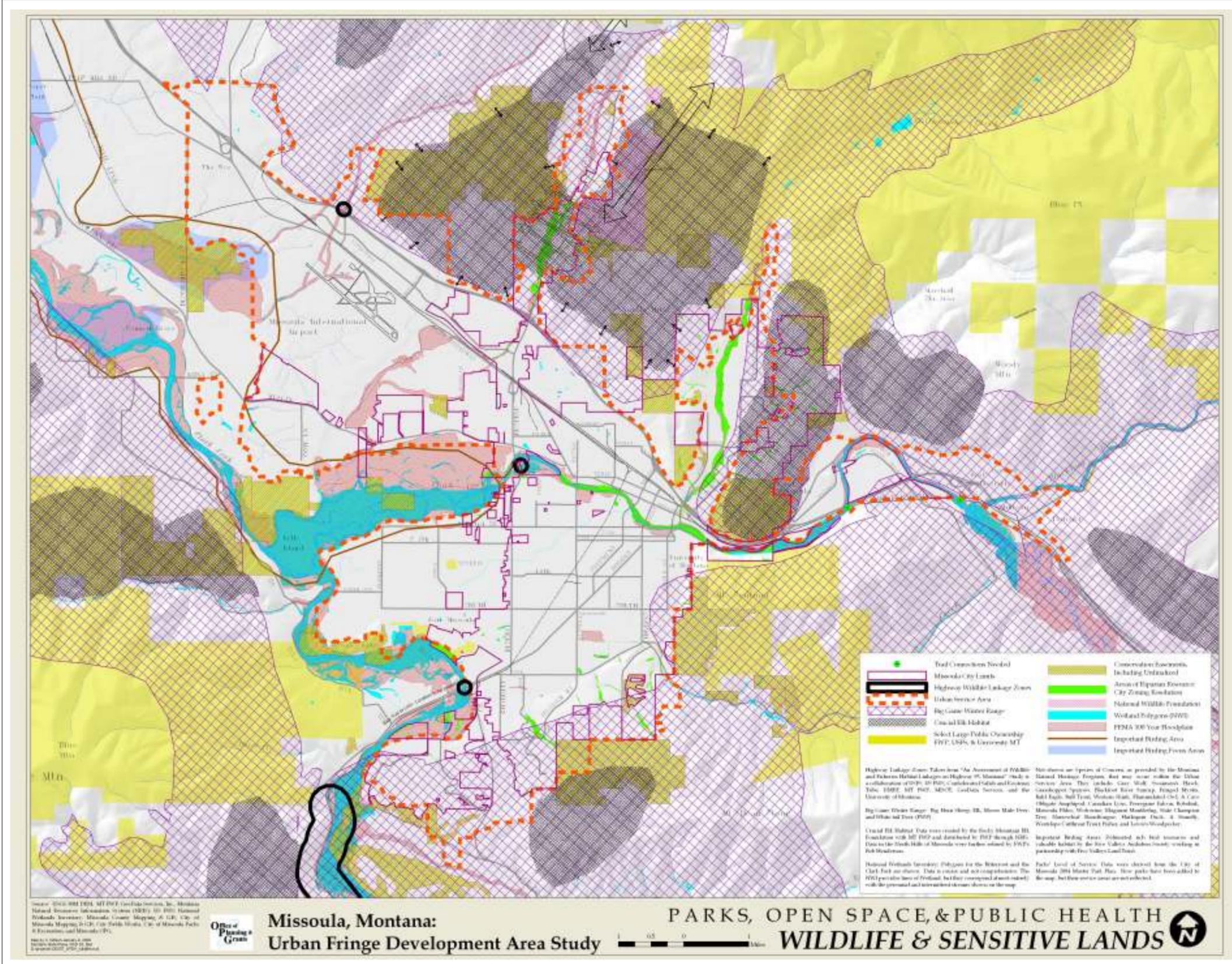
PARKS, OPEN SPACE, & PUBLIC HEALTH  
PARKS & OPEN SPACES

# POSPH: Sensitive Lands, Floodplain, Riparian, Wetland, Wildlife

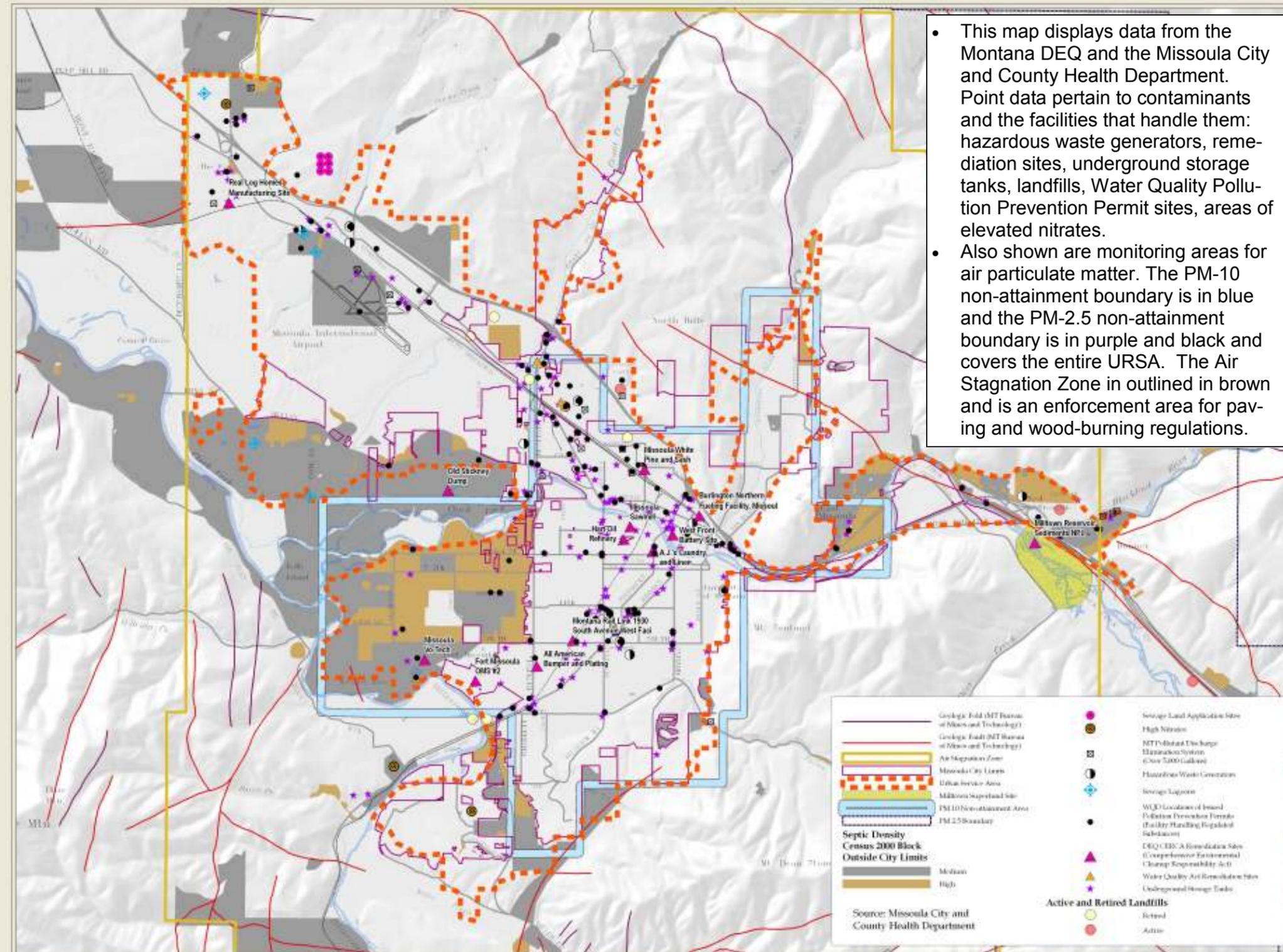
The Missoula urban area is host to a wide range of animals, habitat and sensitive lands. This map illustrates some of the habitat and lands and how they overlap with protected areas.

Sensitive lands and natural resources include the following:

- 100-year regulated floodplain (1998 FEMA) - red hatch
- Big Game winter range (elk, moose, white-tailed deer, mule deer, and big horn sheep. MT FWP) -purple hatch
- Critical Elk Range (MT FWP) -black hatch with arrows indicating migration or night time forays. An expansion of the Critical Elk Range is expected based on research in progress, in particular the critical range and migration arrows of the North Hills elk herd.
- Wildlife Highway Linkage Zones ( based on a study published in "An assessment of Wildlife and Fisheries Habitat Linkages on Highway 93" by MDOT, USFWS, Salish and Kootenai Tribe, RMEF, GeoData Services, and U of M) -bold black line
- Important Birding Focus Areas (Five Valleys Audubon and Five Valleys Land Trust) -light blue
- Wetlands (National Wetlands Inventory) overlapping the floodplain - turquoise hatch
- Riparian Resource District (OPG) -green
- Species of Special Concern data are not displayed due to the nature of the data. These sensitive plant and animal species exist or may roam inside the URSA: Gray Wolf, Swainson's Hawk, Grasshopper Sparrow, Blackfoot River Suncup, Fringed Myotis, Bald Eagle, Bull Trout, Western Skink, Flammulated Owl, Cave Obligate Amphipod, Canadian Lynx, Peregrine Falcon, Bobolink, Missoula Phlox, Wolverine, Magnum Mantleslug, State Champion Tree, Narrowleaf Beard-tongue, Harlequin Duck, Stonefly, Westslope Cutthroat Trout, Fisher, and Lewis's Woopecker. (Montana Natural Heritage Program with the Nature Conservancy)



# POSPH: Public Health



## PUBLIC HEALTH INFRASTRUCTURE IN URBAN SETTINGS INCLUDES:

- Paved roads—To protect and improve air quality; PM10
- Public Water Supplies—To provide monitored drinking water and to provide alternate supply where problems exist.
- Complete streets, trails and parks—To help stem the obesity epidemic.
- Public Sewer with high level treatment—To protect the aquifer as our sole water supply and to reduce impacts on the river.

## VOLUNTARY NUTRIENT REDUCTION PROGRAM (VNRP):

Signed in 1998 giving 10 years to achieve reductions resulting from promised actions. Signatories: DEQ, EPA, Butte/Silverbow, City of Deerlodge, City of Missoula, Missoula County, Missoula Health Board, Smurfit Stone. Missoula City and County commitment to address septic effluent impact on surface water pollution by:

- Offer incentives to connect to public sewer for existing facilities and new subdivisions;
- Connect 50% of the existing 6,780 septic systems (1998 data) in the Missoula urban area to sewer;
- Continue to connect existing septic systems to sewers in the Missoula area at a rate equivalent to the number of new septic systems.

## ISSUES:

- Areas with high nitrate levels
- Fragile sole source aquifer
- Geological structure combined with dynamic of surface and ground water.

## POTENTIAL SOLUTIONS:

- Extend sewer to the high priority areas based on Evaluation of Unsewered Areas Study from 1996.
- Change density recommendation based on problem soils.
- Develop local non-degradation rules based on geologic structure not just soil types.

# POSPH: Composite of Parks, Open Spaces, and Public Health

This map is a composite of some of the major parks, open space, natural resources, and public health layers over top of the “developable” land. Not all layers are shown. Among other things, this map calls attention to where conflicts between big game winter range and new development might occur or developable areas in close proximity to environmental contaminants.

## ISSUES:

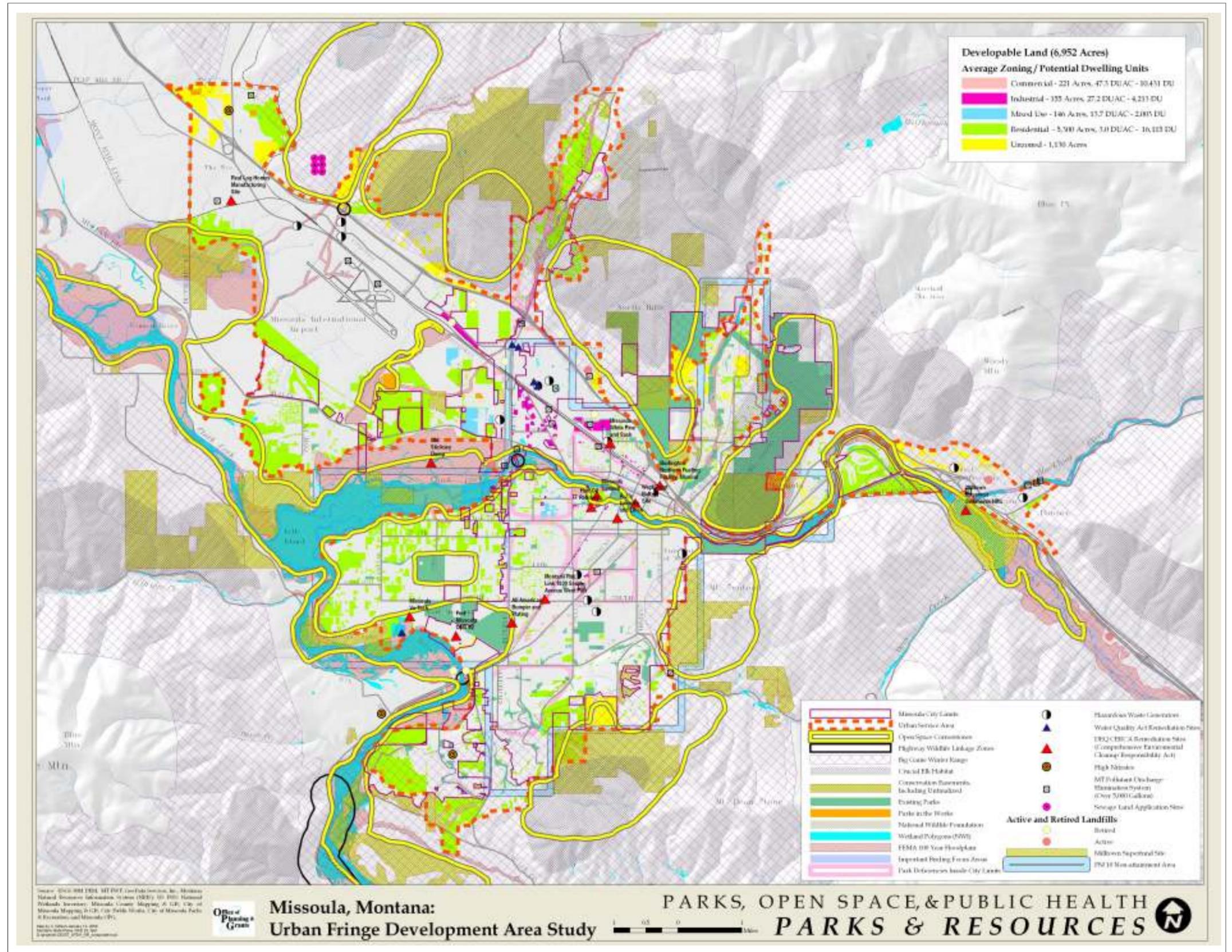
- Chasing the problem
- Regulate development on sensitive lands
- Link to school district planning
- Redevelopment
- Administrative/operations staff and support for infrastructure service costs.
- How to weight or prioritize issues?
- Concurrent infrastructure vs. catch up

## POTENTIAL SOLUTIONS:

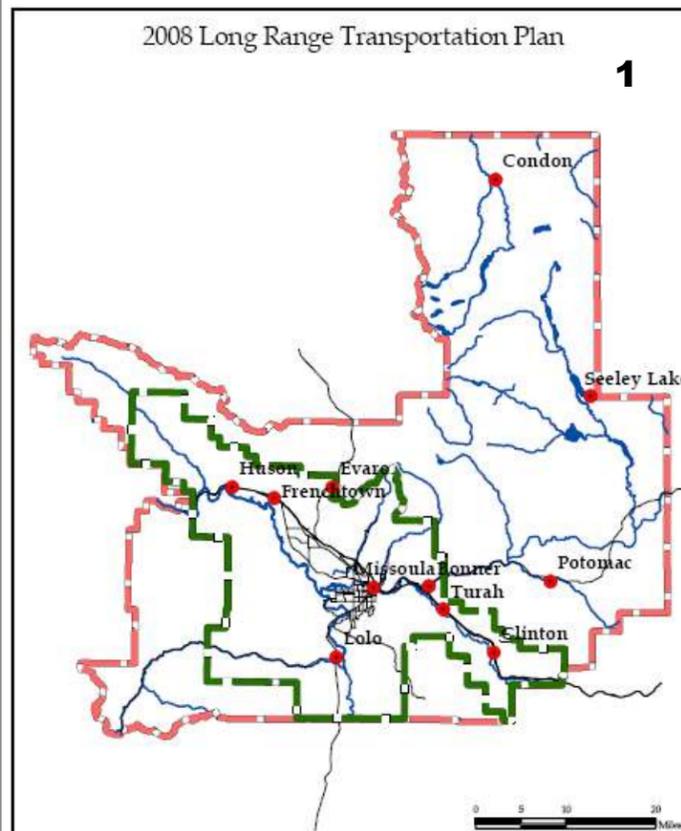
- Incorporate broader cost impacts—not just developer costs but also public costs.
- Funding mechanisms

## THEMES:

- Can't protect everything—competing values
- Need to prioritize and understand trade-offs.
- Cost formulas need to be brought into sync, and be reflective of real costs for providing services.
- Need a way to pre-fund service provisions and a mechanism to recover costs.



# Coordination with Other Planning Efforts



**1**

**Project:** Envision Missoula: Long Range Transportation Plan Update (LRTP)  
**Lead agency:** Missoula Metropolitan Planning Organization (an interlocal agreement between Missoula County, City of Missoula, Montana Department of Transportation and Mountain Line with participation by Ravalli County, University of Montana, Missoula County Board of Health, Missoula Consolidated Planning Board and Missoula Ravalli Transportation Management Association)  
**Geographic extent:** Proposed PM 2.5 air quality non-attainment area (roughly Ravalli County to the Reservation by East of Clinton to West of Nine Mile)  
**Completion:** July 1, 2008  
**Planning Horizon:** 50 years + for land use scenarios, 20 years for transportation investment  
**Product:** Prioritized list of transportation improvements for 20 year planning horizon. A secondary product is a land use "vision scenario" and "growth principles" that may be of use in future growth policy discussions  
**Public Involvement:** TAC/CAC (ongoing), Transportation Policy Coordinating Committee briefings, workshops in November 2007, February 2008  
**Web Page:** <http://www.co.missoula.mt.us/Transportation/lrtpu1.htm>  
**Staff Contact:** Mirtha Becerra (406) 258-4989 [mbecerra@co.missoula.mt.us](mailto:mbecerra@co.missoula.mt.us)

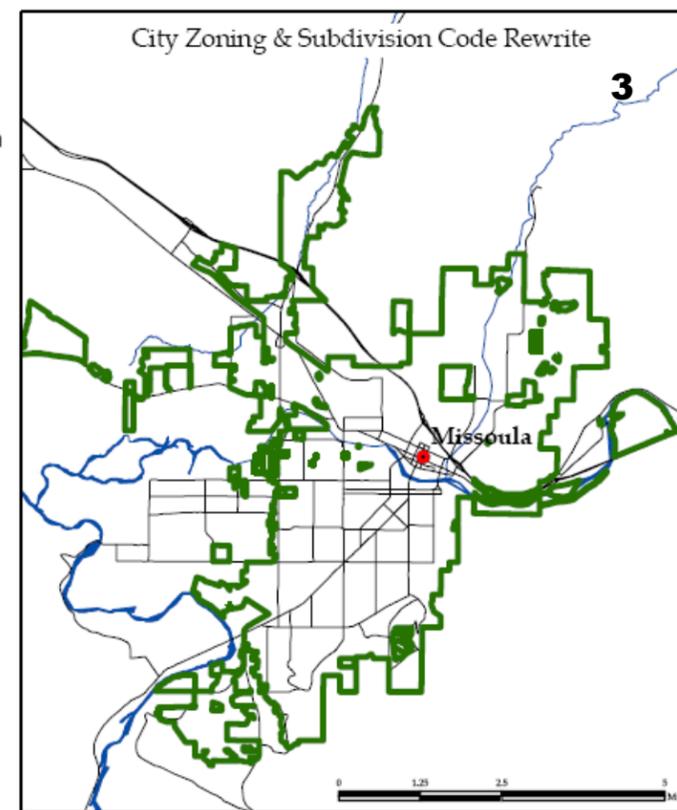


**2**

**Project:** Greater Downtown Master Plan  
**Lead agencies:** Downtown Business Improvement District of Missoula, Missoula Downtown Association, Missoula Parking Commission, Missoula Redevelopment Agency  
**Geographic Extent:** Downtown and adjacent neighborhoods  
**Completion:** 12-24 months  
**Planning Horizon:** 20 years  
**Product:** Master Plan  
**Public Involvement:** Steering Committee, City Council briefing. Work plan still in development  
**Web Page:** In development  
**Staff Contact:** Linda McCarthy (406) 543-4238 [linda@missouladowntown.com](mailto:linda@missouladowntown.com)

**3**

**Project:** City of Missoula Zoning and Subdivision Code Rewrite  
**Lead agency:** City of Missoula  
**Geographic extent:** City limits  
**Completion:** 2 to 3 years  
**Product:** New zoning code and subdivision regulations  
**Public Involvement:** Advisory Group, Listening Sessions, Town Halls, etc.  
**Web Page:** [www.zoningmissoula.com](http://www.zoningmissoula.com)  
**Staff Contact:** Mark Landkammer (406) 258-4651 [mlandkam@co.missoula.mt.us](mailto:mlandkam@co.missoula.mt.us)



## ALSO ON THE RADAR:

- Mayor's Housing Initiative
- Lolo Area Plan Update:  
In response to the Proposed Bitterroot Resort Development
- Economic Development Study for Bonner
- Airport Master Plan Update
- Floodplain Mapping Update
- DNRC mapping of Wildland Urban Interface

***NEXT STEPS:***

- Presentation of data gathered thus far to Joint City Council and Board of County Commissioners on January 16, 2008.
- Pursue comments and direction to go forward.
- Presentation to Planning Board
- Outreach to Neighborhood/Community Councils and interest groups.
- Scenario development considering information gathered and feedback.
- Continued outreach to Neighborhood/Community Councils and interest groups.
- Pursue process of Growth Policy Amendment.

# Working Group

Thanks to the following agencies who participated in data collection and analysis:

- City of Missoula Fire Department
- Missoula Rural Fire Department
- Frenchtown Rural Fire Department
- Missoula County Department of Emergency Services
- Missoula City and County Health Department
- Missoula Police Department
- Missoula County Sheriff's Department
- City of Missoula Parks and Recreation Department
- Missoula County Parks Department
- City of Missoula Public Works
- Missoula County Public Works
- Mountain Water, Inc.
- Missoula Emergency Services (Ambulance)
- Missoula County Community Food and Agriculture Coalition
- Missoula Office of Planning and Grants
- Missoula County Rural Initiatives
- Missoula City and County Attorney's Office
- Missoula City and County Finance Offices

Geospatial data was acquired from many participating agencies as well as the Montana Department of Environmental Quality, Montana Fish, Wildlife and Parks, Montana's on-line Natural Resource Information System (NRIS), Montana Bureau of Mines and Geology, U.S. Census 2000, GeoData Services, Inc., National Wetlands Inventory, Natural Resources Conservation Services

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Document produced by the Missoula Office of Planning and Grants, January 16, 2008. All maps are subject to change and locations are approximate.

