



Our Missoula Growth Policy: 5-Year Review

APPENDIX D: Public Comment Summary

APPENDIX D: Public Comment Summary, DRAFT

The following comments were received as of 10/04/2021 through the [Engage Missoula](#) page dedicated to this project. The comments are organized by the four commenting tools that were provided: Quick Poll, Comments and Input, Inspiration and Innovation, and an Interactive Map of the Future Land Use Map (FLUM).

Comments will continue to be collected on this project through October 21st, with a final presentation to the Land Use and Planning Committee tentatively scheduled for October 27th.

The general level engagement on this project through the Engage Missoula page is the following:

ENGAGED PARTICIPANTS	64
Engaged Actions Performed	Registered

Participated in Quick Polls	63
Posted on Comments and Input	3
Placed Pins on Interactive Map	1
Contributed to Ideas and Innovation	5

INFORMED PARTICIPANTS	118
Informed Actions Performed	Participants

Downloaded a document	48
Visited the Key Dates page	5
Visited Multiple Project Pages	52
Contributed to a tool (engaged)	64

AWARE PARTICIPANTS	196
Aware Actions Performed	Participants

Visited at least one Page	196
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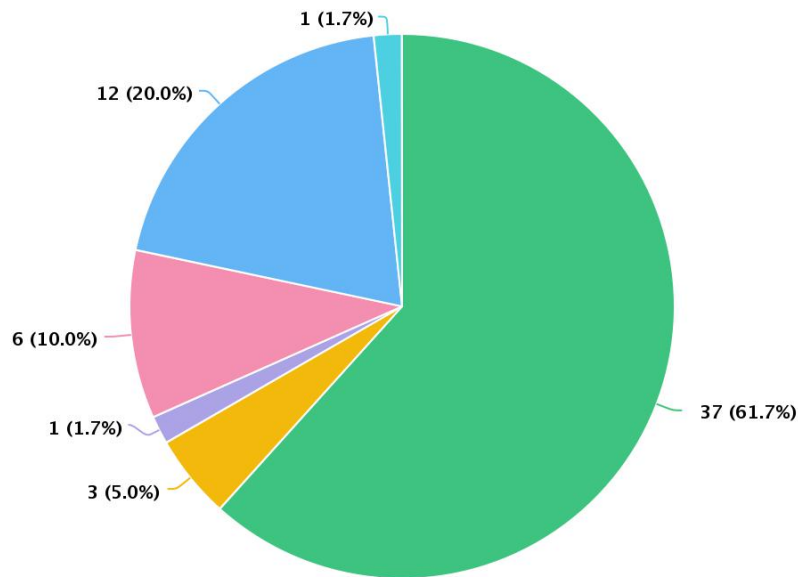


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QUICK POLL:

What is the most pressing issue facing Missoula?



Question options

(Click items to hide)

- Rising Cost of Living, especially Housing
- Impacts related to Climate Change
- Limited Economic Opportunity
- Community change related to growth and development
- All of the above
- Something else not listed (Be sure to tell us what it is in Comment and Input!)



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COMMENTS AND INPUT:

1)

The changes the city is making to update bridges and roads that include greater bike accessibility have been excellent. Higgins bridge stands out as an example. Even though the project is only halfway complete, travel through that corridor by bike or foot is already as good as it was before; the finished product will allow sustainable transportation for years to come. I am a little concerned about how cracked the car bridge deck is already, but hopefully that was an expected part of the project and the contractors can be held accountable if it fails in the near future.

The policies on housing have failed. The density that the townhome designation allowed has created relatively towering structures that shade neighbors homes, and were the beginning of the market for rich, out-of-town residents to begin buying second homes. Many homes that could have been purchased by working class families were torn down instead of fixed up and loved. The requirements to build a sidewalk, install a curb, and pave an alley have made projects extremely expensive for average homeowners in Missoula. People who simply wanted to build a garage were forced to think bigger and build a rental unit associated with the garages they wanted. Due to those increased costs, the rentals they created often enter into the Airbnb/VRBO market instead of the market for working Missoulians. This brings some money into our community, but not in a way that makes Missoula “vibrant” or our economy “bright”. It means that we rely on outside money, which the pandemic has shown us can quickly vanish and then pour in in drastic peaks and valleys that are the definition of unsustainable.

2)

Housing policies need to include constraints against building more housing in WUI areas, especially including new housing in areas with inadequate emergency evacuation options. This goal should be reflected in the land use maps and zoning decisions, as well as in the "Policy" sections of your Appendix A document.

“The WUI is the zone of transition between unoccupied land and human development. It is the line, area or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.” U.S. Fire Administration

Since 2015, the United States has averaged 100 more large wildfires every year than the year before, creating conditions in which wildfires overwhelm response capabilities. U.S. Fire Administration, July 28, 2021

see: <https://www.usfa.fema.gov/blog/ig-070821.html>

Target areas for high-density housing should include River Road and brownfields/vacant lands between I-90 and the North Side, rather than Mullan Road and Grant Creek.



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R T Cox, commenting individually
lower Grant Creek

4)

It's my opinion that the homeless population is the biggest issue in Missoula. It's frustrating to be paying taxes and no longer be able to safely enjoy some of the public parks that I used to. Now, I have to worry about being verbally or physically attacked. Also, I have concern about the needles I find in our parks -- what if a child or beloved pet steps on one? Also, the trash and disrespect of our environment by the homeless people is very frustrating. If they would just respect our spaces, our homes & our community, I would be fine with having them here and be willing to help them like I used to about 10 years ago. At a neighborhood get-together a couple years ago, I was told by a neighbor that I should be fine with people camping out (literally) in my back yard because they have nowhere to go. This mindset is absolutely crazy to me!

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Innovation and Inspiration:

Title	Description
<p>The railroad bridge between the Ballpark and Fresh Market should be obtained by the city as a walking/bike bridge.</p>	<p>In my 15 years in town I don't recall seeing a train use it. Maybe WashCorp can be persuaded to donate it in some way.</p>
<p>Turn the riverfront triangle into affordable housing.</p>	<p>There are a myriad of reasons that private developers keep pulling out of this project. A convention center is another development for out of town visitors and not the residents of Missoula. With the worker shortages that are just beginning, keeping small, downtown businesses staffed will continue to be a challenge and probably get worse as housing prices continue to rise.</p>
<p>Redirect general fund subsidies for Development Services to housing trust funds, back-filling with full-fare fees on market rate development</p>	<p>End fee subsidies for market rate development</p>
<p>more upzoning and mixed-use zoning</p>	<p>As the community poll shows, the rising cost of housing is the most pressing concern to Missoulians. Demand is outstripping supply at all levels of housing price (https://d7f7e2dc-60e1-4a0c-9c52-7d3fa232a32a.filesusr.com/ugd/bd2931_a2ed4191df5d4ede85efc1547c1b5b6f.pdf).</p> <p>Vacancy rates sit at an all-time low. We continue to issue more permits for single family homes (the most expensive and space-wasting new housing option) and fewer for multifamily developments. We are using the valuable land we have available poorly. This equation needs to change. Only upzoning for greater density and removing barriers to building can achieve this. Greater density for increased housing supply will also increase the available supply of Affordable Housing for Missoula residents--a much needed asset for our at-risk Missoulians, as homelessness continues to climb with the lowering vacancy rate (https://www.cceol.com/search/chapter-detail?id=785251).</p> <p>Zoning for dense, mixed-use neighborhoods is also how our community can tackle another major issue: rising carbon emissions related to transportation (https://smartgrowthamerica.org/resources/driving-down-emissions/).</p> <p>I urge city council and the Growth Policy FWG to take this issue as seriously as it needs to be taken, have trust in the data and scholarship on the issue, and make their recommendations accordingly.</p>



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Include these urban planning tools in zoning update	<ol style="list-style-type: none">1. Vertical Mixed Use on corridor boulevards (see link: https://www.articulturedesignfarm.com/copy-of-urban-planning)2. use smart planning tools for new subdivisions (see link: https://www.youtube.com/watch?v=PGHT9eyaf4k)3. Use development incentives and TIF money to encourage the development of micro-housing housing units — Tucson is an example of the City itself buying old warehouses and defunct buildings with TIF money and creating an arts warehouse district. (see link: https://www.tucsonaz.gov/files/pdsd/historic_warehouse_arts_district.pdf)

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Interactive Map of the Future Land Use Map (FLUM)

Comment Category Type	Location	Comment
General, land use designation type	Hastings Avenue, Missoula	Portions of these neighborhoods, especially along the high frequency bus corridors, need to be upzoned for higher density. the infrastructure is already in place - this is where it will cost the least to add people and provide the greatest amount of transportation options, minimizing impacts of infill development.
General, land use designation type	West Broadway, Missoula	Keeping the W Broadway corridor as regional services with large lot sizes seems to minimize the potential of the Opportunity Zone designation. instead, this area should be prioritized for redevelopment at various scales and sizes, and connectivity should be enhanced: push England Blvd through to Broadway, connect Palmer as a public street between Russell and Broadway, bring land uses closer to the street and make Broadway more hospitable to people