



# The Wildroot Subdivision Rezone Application

## City of Missoula

### Development Services

City of Missoula  
435 Ryman Street  
Missoula MT 5980

Updated: August 11, 2023  
Revised: December 5, 2023  
Revised: January 31, 2024  
Revised: May 10, 2024

**Cushing  
Terrell®**



CITY REZONE APPLICATION

A. GENERAL INFORMATION

1. Submit the completed application with all attachments by email to the City Zoning Desk at [ZoningDesk@ci.missoula.mt.us](mailto:ZoningDesk@ci.missoula.mt.us)
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the rezoning fee the rezone proposal will be scheduled for public hearings at Planning Board and City Council.
3. Name of proposed Rezone: **The Hillview Subdivision**
4. Name(s) of Applicant: **Cushing Terrell**  
Mailing Address: **306 Railroad Street W #104, Missoula MT 59802**  
Telephone Number: **406.922.7128**  
Email Address: **nicoleolmstead@cushingterrell.com**
5. Name(s) of Owner of Record: **HILLVIEW ROAD LLC**  
Mailing Address: **205 DETROIT ST STE 203, Denver CO, 80206-4812**  
Telephone Number: **303.601.1997**  
Email Address: **kiely@pandoholdings.com**
6. Name and Company of Representative: **Nicole Olmstead, Cushing Terrell**  
Mailing Address: **06 Railroad Street W #104, Missoula MT 59802**  
Telephone Number: **406.922.7128**  
Email Address: **nicoleolmstead@cushingterrell.com**
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) Yes
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Applicant's Signature

Date

  
Owner's Signature

7/10/23  
Date

Nicole Olmstead  
Representative's Signature

7.11.2023  
Date

## CITY REZONE APPLICATION

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## **B. SUBJECT PROPERTY INFORMATION**

### **General location of subject property and address (if address has been assigned):**

1960 Rimel Road, Missoula, MT 59803

The subject property is located on the south side of Missoula, off Hillview Way and south of 39th Street and east of HWY 93. The property is within Ward 4 and the Moose Can Gully Neighborhood as defined by the City of Missoula.

### **Legal Description - complete and unabbreviated:**

**PARCEL 1:** W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1424

**PARCEL 2:** E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1425

**PARCEL 3:** A TRACT OF LAND LOCATED IN THE W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT A OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1426

**PARCEL 4:** A TRACT OF LAND LOCATED IN THE W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT B OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1427

**PARCEL 5:** E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1428

**PARCEL 6:** A TRACT OF LAND LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT C-G-1 OF CERTIFICATE OF SURVEY NO. 2412.

**PARCEL 7:** A TRACT OF LAND LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT C-G-2 OF CERTIFICATE OF SURVEY NO. 2412. TOGETHER WITH A TRACT OF LAND LOCATED IN THE NW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS PORTION A OF CERTIFICATE OF SURVEY NO. 4322. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1429



## **B. SUBJECT PROPERTY INFORMATION**

**Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above):**

N/A

**Geocode:**

04-2093-06-4-10-01-0000

04-2093-05-3-02-01-0000

04-2093-05-3-02-02-0000

04-2093-05-3-02-03-0000

04-2093-05-3-02-04-0000

04-2093-05-3-02-05-0000

## C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	<b>R8 residential, RT10 Residential (two-unit/townhouse), R40 Residential</b>	<b>Detached houses, vacant</b>
Adjacent (South)	<b>R8 Residential, R5.4 Residential, and RRS 1 Rural Residential, Small Agriculture 1 (County)</b>	<b>Detached houses, Religious Assembly, vacant</b>
Adjacent (East)	<b>R5.4 Residential, RT10 Residential (two-unit/townhouse), R8 Residential</b>	<b>Detached houses, vacant</b>
Adjacent (West)	<b>RM1-35 Residential (multi-dwelling)/Elk Hills PUD, B2-1 Community Business/Elk Hills PUD, OP1 Open Space, Hillview Heights Overlay</b>	<b>Detached houses, 2-unit and 3+-unit townhouses, vacant</b>

## C. ZONING AND GROWTH POLICY INFORMATION

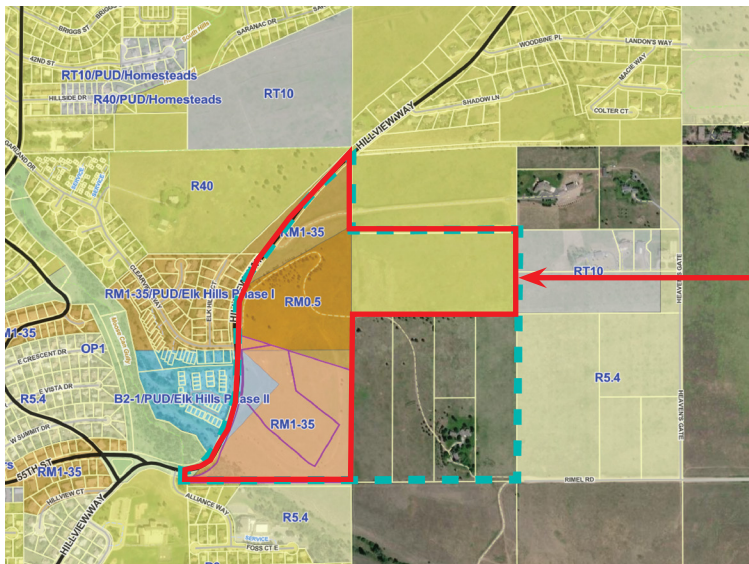
### 2. What is the current zoning of the property (including intensity designator)?

The subject property is comprised of 7 existing parcels. Five parcels are located outside city limits and two of the parcels are located within the City of Missoula. An annexation petition is included in the project application package.

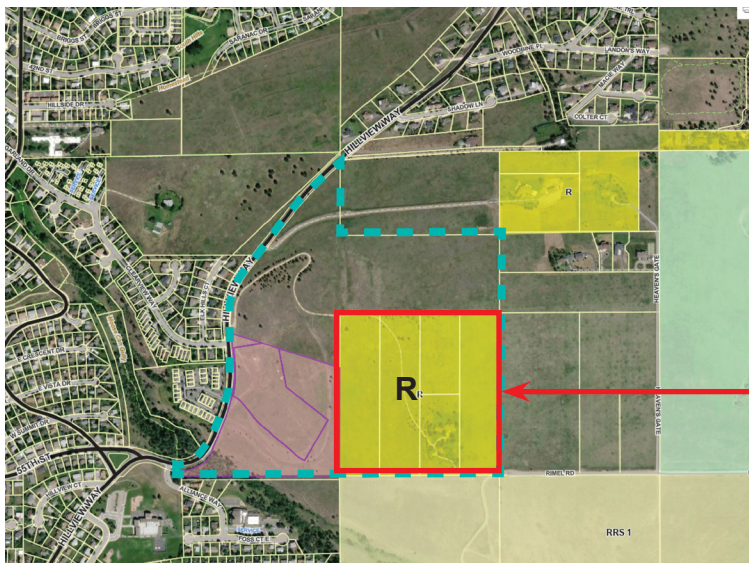
The two parcels located within city limits are zoned R8 Residential, RM1-35 Residential (multi-dwelling), RM0.5 Residential (multi-dwelling), B2-1 Community Business.

The properties located outside city limits are currently zoned under the Missoula County Code as Residential (R).

This site is within the Hillview Heights Overlay, and also partially located within the Node Development Overlay as outlined on the Future Land Use Map (FLUM) shown below.



*City of Missoula parcels, current zoning*



*Missoula County parcels zoning; proposed for annexation*

## C. ZONING AND GROWTH POLICY INFORMATION

### 3. What is the requested zoning for the property (including intensity designator)?

Proposed Zoning: City Parcels

The proposed zoning for the project is RM0.5 Residential (multi-dwelling), RM1-35 Residential (multi-dwelling), and R5.4 Residential and removal of the Hillview Heights overlay.

See Existing Zoning City Parcels and Proposed Zoning City Parcel exhibits below

There is a split zoned condition that exists at the site. Per the Split-Zoned Parcel regulations in Title 20, Section 20.01.100.E.3.a, since (1) the majority of the subject property is located within the RM1-35 Residential (multi-dwelling) zoning district and (2) the RM1-35 Residential (multi-dwelling) is the most restrictive zoning district, any proposed development must comply with the regulations of the RM1-35 Residential (multi-dwelling). The proposed zoning change will eliminate the a Split Zoning condition currently in place on the subject property and provide appropriate zoning designations for future residential development.

The Wildroot Multi-family development has been reviewed and approved by the City of Missoula under multiple Building Permits using RM1-35 Residential (multi-dwelling) zoning.



*Existing Zoning: City Parcels*



*Proposed Zoning: City Parcels*

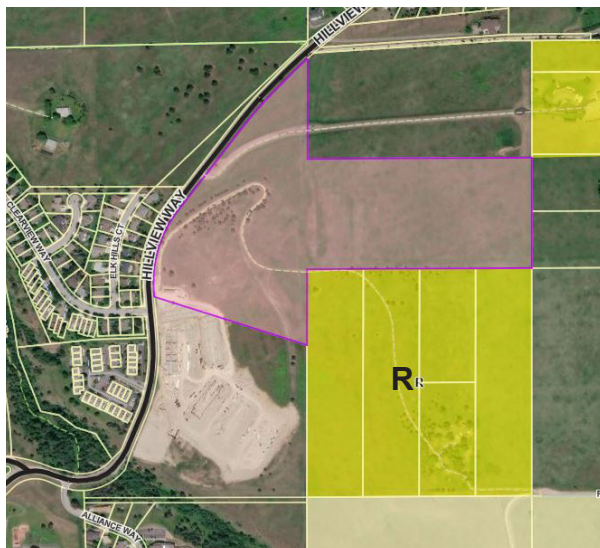


## C. ZONING AND GROWTH POLICY INFORMATION

### 3. What is the requested zoning for the property (including intensity designator)?

Proposed Zoning: County Parcels

Included in the application is a Petition for Annexation for five parcels. Upon the approval of the annexation petition, the proposed zoning for these parcels is R5.4 Residential and RM0.5 Residential (multi-dwelling). See Existing Zoning: County Parcels and Proposed Zoning: County Parcels exhibits below.



*Existing Zoning: County Parcels*



*Proposed Zoning: County Parcels*

#### **4. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property?**

The Our Missoula 2035 City Growth Policy is the applicable comprehensive plan which includes a future land use designation for the property of Residential High Density and Residential Medium Density and is also partially located within the Node Development Overlay.

The Residential High-Density land use designation is identified for areas within the core of the community and where city services and infrastructure are readily available. Structures may be a range of dwelling types from small-lot single dwelling to large scale multi-level multi-dwelling development.

The Residential Medium Density land use designation is intended to fit with many already established residential neighborhoods and acknowledge the single dwelling residential building types as the primary use with the potential for accessory structures.

Node Development Overlays are areas with the potential for limited mixture of uses at crossroads leading into or part of a neighborhood, and have the potential to bring together multi-modal transportation activities to serve as a hub for a particular area.

#### **5. What is the intended use for the property?**

The intended land use for the subject property is for it to remain primarily residential in nature. The 203 residential unit Wildroot Multi-family development is currently under construction on a portion of the property. In addition to the new residential units, the community also has amenities like a fitness center, pool area, lounge spaces and coworking amenities all meant to encourage community gathering. Trails and an Activity Area adjacent to Moose Can Gully provide opportunities for outdoor gathering and enhance the city's existing non-motorized transportation network.

All future development will be consistent with the recommendations from the Our Missoula 2035 City Growth Policy and future development will align with the Residential High Density and Residential Medium Density land use designations and Node Development Overlay.

## D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

### 1. Whether the zoning amendment is consistent with MCA § 76-2-304:

#### a. Whether the zoning is made in accordance with a growth policy;

Our Missoula 2035 City Growth Policy Future Land Use Map recommends a land use designation of Residential High Density (24 to 43 units per acre) and Residential Medium Density (3 to 11 units per acre) for the project area. The three proposed zoning districts are all relatable zoning districts for the corresponding land use designations as depicted in the table below. (See Table Below)

Residential Land Uses	Basic Description	Current Relatable Zoning
Residential Rural	Less than and including 1 du/2 acres	R215, R80, Cluster & Conservation option, OP2
Residential Low Density	Between 1 du/acre and 2 du/acre	R40, R20
Residential Medium Density	Between 3 du/acre and 11 du/acre	RT10, R8, R5.4, RT5.4
Residential Medium – High Density	Between 12 du/acre and 23 du/acre	RT2.7, RM2.7, RMH, R3
Residential High Density	Greater than 24 du/acres	RM1-35, RM1-45, RM1.5, RM0.5

### Node Development Overlay

The current proposal asks to eliminate the B2-1 Community Business zoning district within the node overlay. Per the Split-Zoned Parcel regulations in Title 20, Section 20.01.100.E.3.a, since (1) the majority of the subject property is located within the RM1-35 Residential (multi-dwelling) zoning district and (2) the RM1-35 Residential (multi-dwelling) is the most restrictive zoning district, the proposed development must comply with the regulations of the RM1-35 Residential (multi-dwelling) zoning district.

B2-1 Community Business will be replaced with RM1-35 Residential (multi-dwelling) which aligns with the city's previous determinations and approvals and lends itself to implement the Node Overlay while providing an opportunity for Residential Support Services if/when appropriate. Residential Support Service use classification is defined as:

Commercial uses provided primarily to serve the needs of residents in, multi-dwelling residential buildings or residents within the immediate area. See standards under 20.40.120. The following are considered residential support services:

1. Restaurants, except drive-through facilities;
2. Financial services, except pawnshops, consumer loan agencies and payday loan stores;
3. Food and beverage retail sales;
4. Medical office (other than blood/plasma center);
5. Administrative, professional, or general offices;
6. Personal improvement services; and
7. Retail sales establishments, except adult entertainment.

## **D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE**

Review Criteria. Provide a response to the following review criteria for rezone requests.

### **b. Whether the zoning is designed to secure safety from fire and other dangers;**

The proposed zoning RM0.5 Residential (multi-dwelling), RM1.35 Residential (multi-dwelling), and R5.4 Residential provides the regulatory framework to ensure that future development will be designed and constructed with respect to safety from fire and other dangers. The proposed residential zoning is also appropriate for the proposed site due to its location within the service areas of the City of Missoula Fire (approximately within 3/4 miles of the site) and the City of Missoula Police departments. Residential zoning will also encourage development of a new Missoula neighborhood. Any future increase in residential development that may occur as a result of the proposed zoning will also trigger additional fire and safety requirements and building standards. In addition, the proposed residential zoning will also encourage enhancement to infrastructure and improvements to existing area roadways. These enhancements will extend vehicular road networks, improve emergency vehicle response times and improve access to the city water supply.

### **c. Whether the zoning is designed to promote public health, public safety, and the general welfare;**

The proposed RM0.5 Residential (multi-dwelling), RM1-35 Residential (multi-dwelling), and R5.4 Residential (multi-dwelling) zoning are designed to promote public health, public safety & general welfare. The proposed zoning will promote general welfare by enabling future development to provide denser and more diverse residential opportunities for Missoula residents. Higher density development provides for a greater number of new dwellings than traditional rural subdivisions which will prevent sprawl. The proposed zoning also allows for a diversity in housing types. Single family dwelling, duplexes, townhomes and apartments are all permitted uses listed within the proposed districts and will provide opportunities for new home options to meet different needs. Further, the proposed residential zoning will encourage new residential development within the existing growth boundary. This ensures that water and sewer will serve any new neighborhood minimizing the need for septic systems and individual wells. Finally, the proposed residential zones encourage general welfare as future residential development will provide access to safe and healthy neighborhood amenities while remaining efficient in dovetailing into existing services and community infrastructure in place.



## **D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE**

Review Criteria. Provide a response to the following review criteria for rezone requests.

### **d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;**

The proposed RM0.5 Residential (multi-dwelling), RM1-35 Residential (multi-dwelling), and R5.4 Residential zoning will facilitate the provision of city services as needed for future residential development. The subject property is within the City of Missoula's existing utility service area boundary and includes the annexation of additional parcels noted in the Missoula Annexation policy to largely meet the guidelines for the effective and efficient provision of sewer, water, and other public services. Any future development will comply with city standards to ensure public services are adequately provided. The growth policy recommends Urban Residential zoning, which includes RM0.5 Residential (multi-dwelling), RM1-35 Residential (multi-dwelling), and R5.4 Residential for areas where community infrastructure and services are present and reflect existing land use patterns, therefore the proposed site meets this criterion. In addition, the proposed residential zoning will mitigate impacts on transportation, water, sewage, school, parks, and other public requirements through the City of Missoula subdivision and building permit process. Additionally, the zoning is consistent with the 2016 Missoula County Growth Policy and Land Use Plan for residential use designation and is consistent with the Utility Service Boundaries for water and sanitary sewer.

### **e. Whether the zoning considers the reasonable provision of adequate light and air;**

The proposed zoning will enhance the opportunity to design for future development in a way that provides for adequate light and air for residents. By adhering to design guidelines and regulations that address, at a minimum, appropriate scale, setbacks, parking, and efficient access future development will provide for adequate light and air. Further, beyond the standards defined in the zoning code, future residential development must also consider new construction standards as required by the state of Montana Building energy codes.

## **D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE**

Review Criteria. Provide a response to the following review criteria for rezone requests.

### **f. Whether the zoning considers the effect on motorized and non-motorized transportation systems;**

As required for any proposed development of this acreage within city limits, the effects of motorized and non-motorized transportation systems will be considered for any future development that occurs as a result of residential zoning, including considerations for providing a bus stop within the subdivision for the Mountain Line. The proposed zoning districts lend themselves well to development of these system. All three proposed districts are residential in nature, with opportunity for neighborhood support services in RM1.5 Residential (multi-dwelling) and RM0.5 Residential (multi-dwelling) and eventually will have access to Hillview Way, a collector. All three districts allow similar uses, and the proposed property size provides an opportunity to design a residential street network sufficient to serve new units. Any new development for uses allowed within the proposed districts will require design and improvement necessary to meet any city safety standards and/or increase trip generation.

The subject property is located within the Missoula Urban Transportation District. Mountain Line Route 12 currently runs inbound and outbound on 55th Street and 23rd Avenue and a bus stop exists 0.30 miles away from the subject property along 23rd Avenue.

Existing non-motorized transportation systems in the area include:

- Bike lanes along Hillview Way connecting to the City's bicycle facilities network (Exhibit D)
- Tonkin multi-use trail connection point along Hillview Way
- Pedestrian only natural surface trail loop through High Park (Exhibit E)

## **D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE**

Review Criteria. Provide a response to the following review criteria for rezone requests.

### **g. Whether the zoning considers the promotion of compatible urban growth;**

The proposed zoning follows the recommended residential densities within the Growth Policy aligning the future development on the property with the community's vision for urban growth. The zoning is also compatible with the following planning documents developed by City of Missoula, and Missoula County:

- 2015 Our Missoula 2035 City Growth Policy Growth policy: Property is within City limits and Growth Policy Boundary with proposed zoning is compatible with recommended Urban Residential uses (Exhibit C)
- 2020 Utility Service Area: Property is within existing Utility Service Area (Exhibit F)
- 2019 Public Utility Map: Property is within current Wastewater Service Area (Exhibit G)
- 2017 Activate Missoula 2045 Missoula Long Range Transportation Plan: Property is within the designated Missoula Urbanized area. (Exhibit H)
- 2022 Missoula County Housing Action Plan: The proposed zoning satisfies action 1.1 to "Accelerate planning for and investment in infrastructure that enable residential unit production" (Exhibit I)
- 2019 Annexation Policy: Parcel to be annexed at property are identified within Annexation Area 'A' of the Policy Map indicating areas that largely meet the guidelines of the policy (Exhibit J)
- 2019 Missoula Urban Area Open Space Plan: Property is compatible with Master plan boundary (Exhibit K)
- 2016 Missoula County Growth Policy and Land Use: Property is compatible with County urban services area and proposed zoning is consistent with County residential land use designations. (Exhibit L)

Respect to these documents and growth policy recommendations enables the property's future development to remain in alignment with the community's goals for the urban growth.

## **D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE**

Review Criteria. Provide a response to the following review criteria for rezone requests.

### **h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;**

The proposed zoning district of RM0.5 Residential (multi-dwelling), RM1-35 Residential (multi-dwelling), and R5.4 Residential for the subject property considers a thoughtful progression of the character within the surrounding neighborhoods. As identified in the Growth Policy, the urban residential designation is arranged with compatibility to existing uses. Future development will transition, similar to surrounding neighborhood, density and lot size from the Hillview Way collector to internal local streets. The variety of uses will diversify residential opportunities and incorporate pedestrian-friendly access and connections to amenities along the Hillview Way corridor. The zoning design guidelines also enable the proposed Wildroot neighborhood in particular respond to natural site features with design elements that reclaim otherwise challenging site constraints for public use. The zoning enables higher density and the provision of neighborhood services along the Hillview collector for future development to leverage Right-of-way infrastructure to benefit transportation systems and trail networks. The zoning preserves community-centered uses and design that maintains the neighborhood quality within the district. The zoning complements and extends existing pathways to local schools, church, and parks within the district.

### **i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area.**

The zoning encourages The City of Missoula's goal to encourage appropriate land use. As identified in Our Missoula 2035 Growth Policy, residential land uses are generalized to support a range of development densities where the outcome is overall balanced and in keeping with the character. The proposed RM0.5 Residential (multi-dwelling), RM1-35 Residential (multi-dwelling), and R5.4 Residential zoning for the property enables the variety of uses from medium to high-density residential in addition to reserving flexibility to accommodate, if appropriate, approximately 30% of auxiliary uses that support streets, schools, neighborhood parks, fire stations, other public facilities, small scale neighborhood commercial services. The proposed zoning creates flexibility for future development to pursue uses that meet community needs while satisfying the conservation of community character. The proposed zoning maintains the logical extension of services for urban growth of the city of Missoula in line with land use goals within the growth policy.

### **2. Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition;**

This zoning change is proposed will eliminate the Split Zoning condition currently in place on the subject property and provide appropriate zoning designations for future residential development.



Per the Split-Zoned Parcel regulations in Title 20, Section 20.01.100.E.3.a, since (1) the majority of the subject property is located within the RM1-35 Residential (multi-dwelling) zoning district and (2) the RM1-35 Residential (multi-dwelling) is the most restrictive zoning district, any proposed development must comply with the regulations of the RM1-35 Residential (multi-dwelling).

The Wildroot Multi-family development has been reviewed and approved by the City of Missoula under multiple Building Permits using RM1-35 Residential (multi-dwelling) zoning. The proposed zoning aligns with previous city determinations and resolves a split zoned condition.

## D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

### 3. Whether the proposed zoning amendment is in the best interests of the city as a whole.

Consistent with the Our Missoula 2035 Growth Policy & adopted Utility Service Boundaries, the proposed zoning are residential districts which if approved, encourages residential uses and development in the area. Future residential development of the subject property aligns with the six elements identified in the plan. The proposed zoning supports the policy elements in the following ways:

- **Livability:** The proposed zoning districts furthers the development of a livable communities in the south part of Missoula. Any future residential project will have to design a road network, pedestrian pathways and connections, new park spaces and connect to existing municipal services and infrastructure, all of which contribute to a well-functioning and vibrant community. The proposed residential zoning also contributes to the livability of the area due to its proximity to existing commercial businesses, and public spaces like schools, churches and trailways. Further the proposed zoning also allows for a number of housing types which will encourage the development of a variety of dwelling types and meet the needs of a diverse population.
- **Safety & Wellness:** The proposed residential zoning promotes a health and safety as called for in the community plan. By setting the stage for future residential development, any proposed project must comply with city requirements provide an active transportation network and accessible green/open space both of which are connected to resident wellbeing. The proposed site is appropriate for future residential development and will benefit from connected active mobility options required by current city regulation which will enhance non-motorized opportunities for existing and future residents and contribute to the existing residential development pattern. Further, the subject property is located within boundary of city services and future residential development will be connected to public water and sewer infrastructure. These connections will restrict the use of individual wells and septic systems thus reducing potential impacts to the environment. Further, additional residentially zoned areas in Missoula will increase the number of dwelling units available inside the City and provide needed homes for the local workforce.
- **Economic Health:** The proposed zoning contributes to the economic health of the city. Future residential development will increase the number of dwelling units available in the city and provide needed housing options for the city's workforce. Property proximity to the urban core provides convenient access jobs.

## D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

### 3. Whether the proposed zoning amendment is in the best interests of the city as a whole. *(continued)*

- **Community Design:** The proposed zoning will allow the extension of the city utility services in an efficient manner that supports smart residential land use and aligns with the city annexation policy and directly aligns with Goal H4 in the community. The proposed zoning districts include a variety of permitted housing types and will encourage the highest and best residential uses. Combined with higher density opportunities, a diverse number of permitted housing types may provide housing options for a diverse city population. The proposed residential zoning also contributes to the Community Design due to its proximity to existing residential neighborhoods, commercial businesses, and public spaces like schools, churches and trailways will create a wonderful opportunity for a walkable/bikeable vibrant neighborhood.
- **Environmental Quality:** Zoning promotes the conservation of open space with future development that takes advantage density to minimize environmental impacts. Further, the subject property is located within boundary of city services and future residential development will be connected to public water and sewer infrastructure. These connections will restrict the use of individual wells and septic systems thus reducing potential impacts to the environment

#### **E. ATTACHMENTS**

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined, as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- ☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- ☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☒ **The current plat** of the subject property.



## APPENDIX

### Exhibit A: Existing Zoning Map, City parcels



Hillview Overlay Zone

## Exhibit B: Proposed Zoning Map, City parcels



## APPENDIX

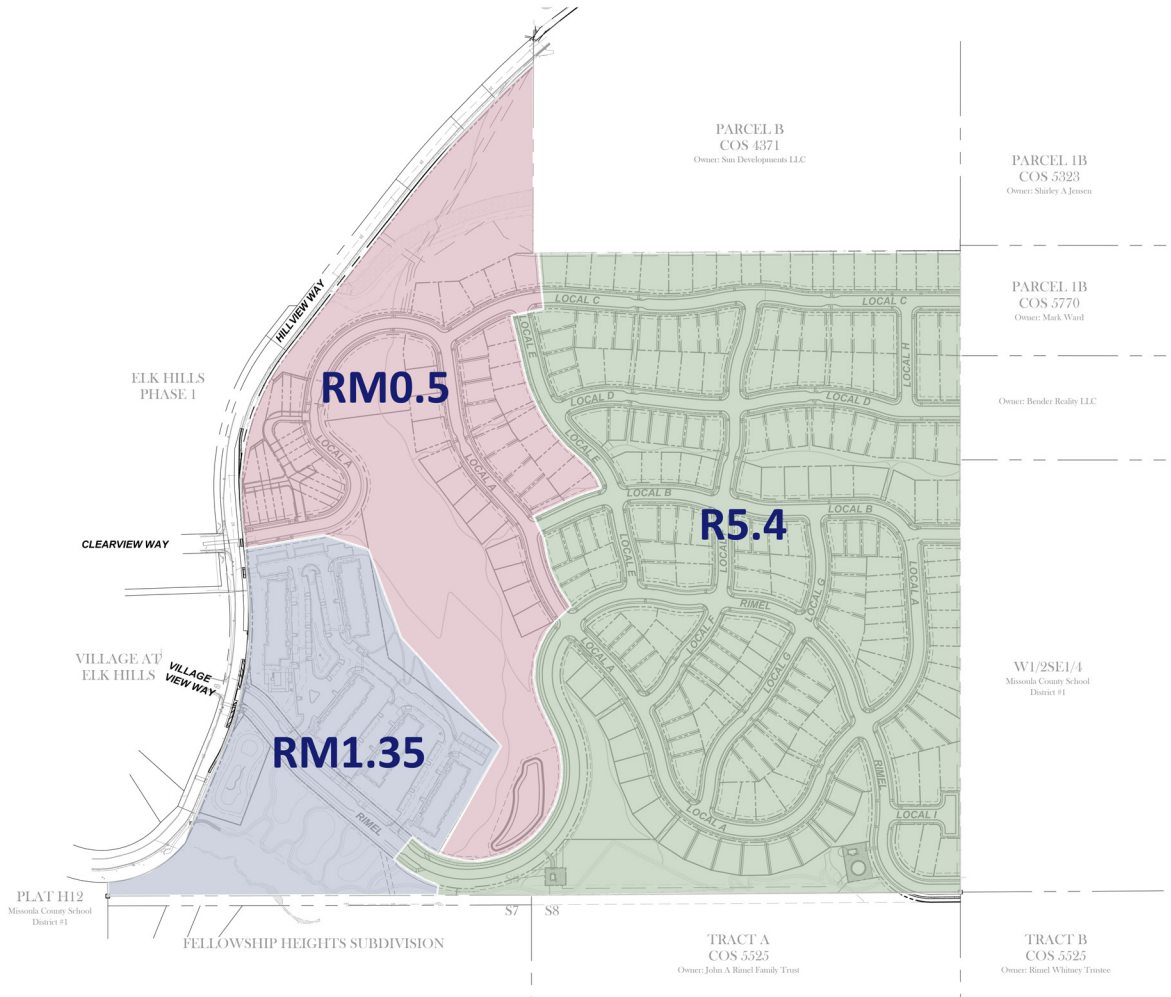
Exhibit B2: Proposed Zoning Map, County parcels to be annexed





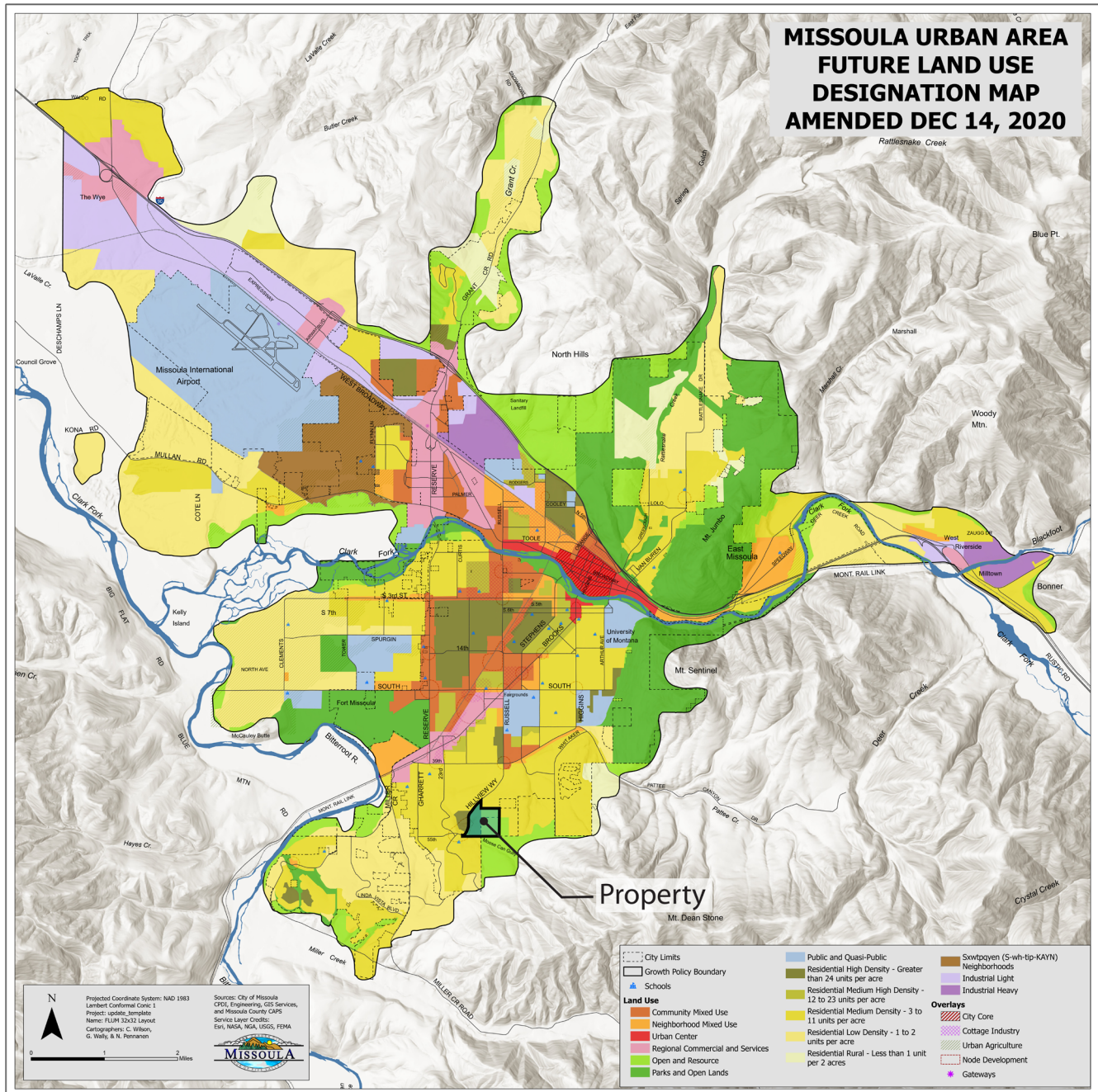
## APPENDIX

### Exhibit B3: Proposed Zoning Map, Subdivision



## APPENDIX

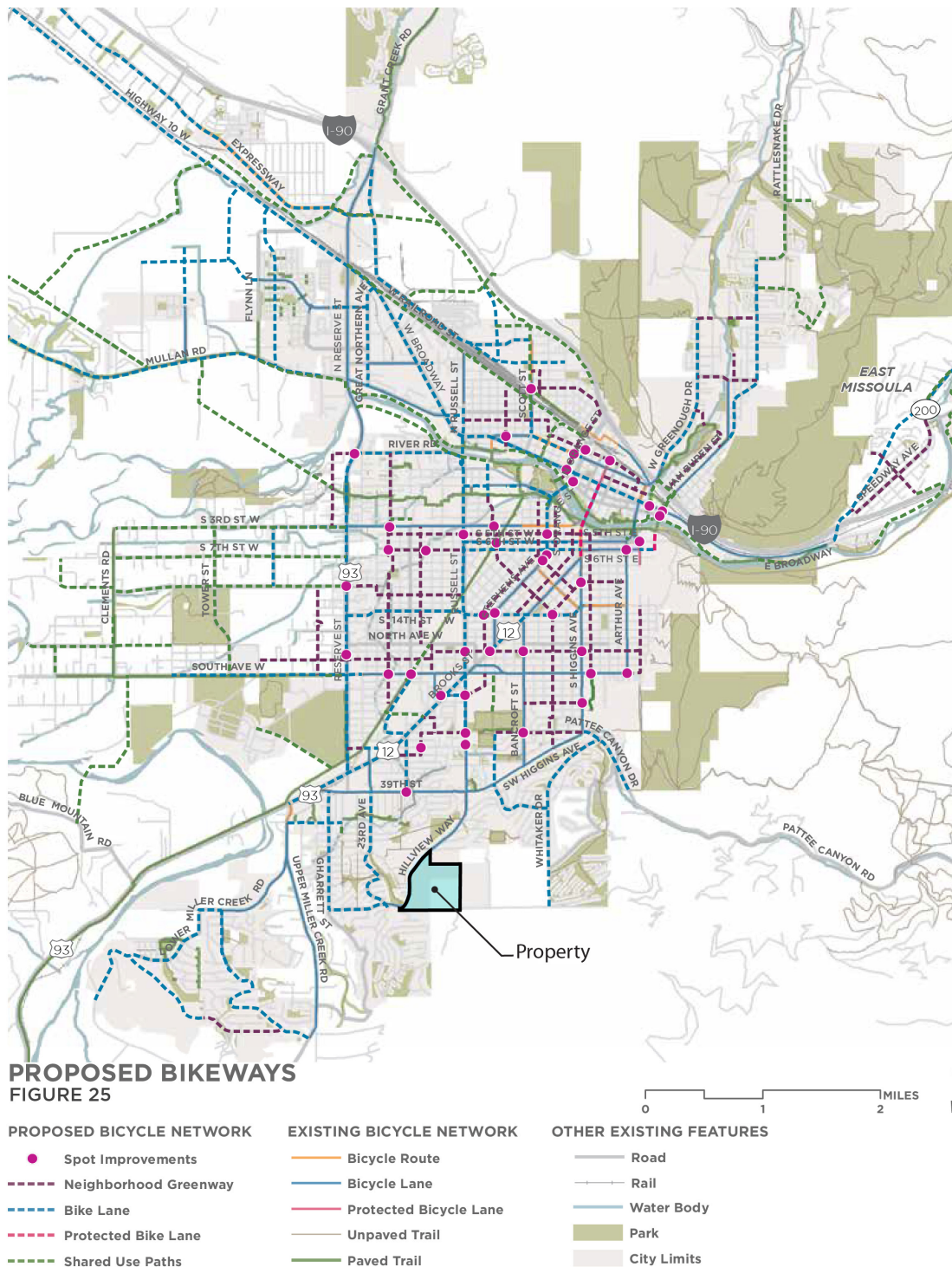
### Exhibit C: FLUM Map





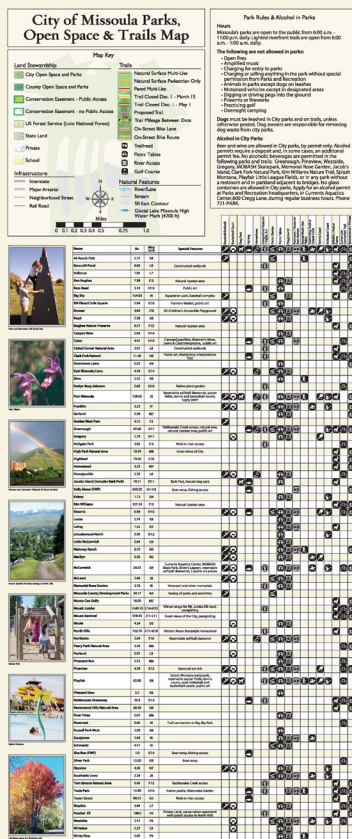
## APPENDIX

### Exhibit D: Existing Trails



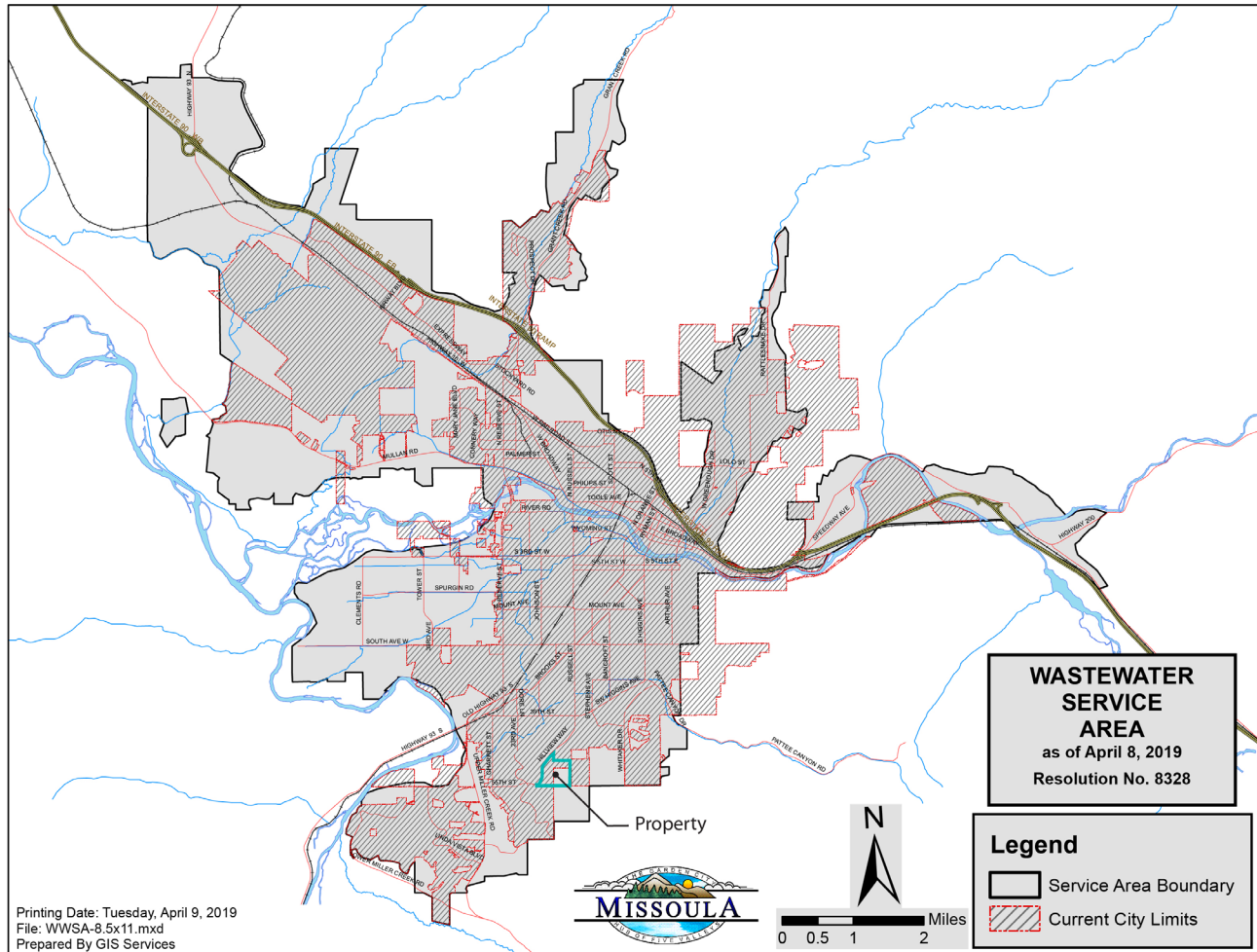


## Exhibit E: Proposed Bike Connections



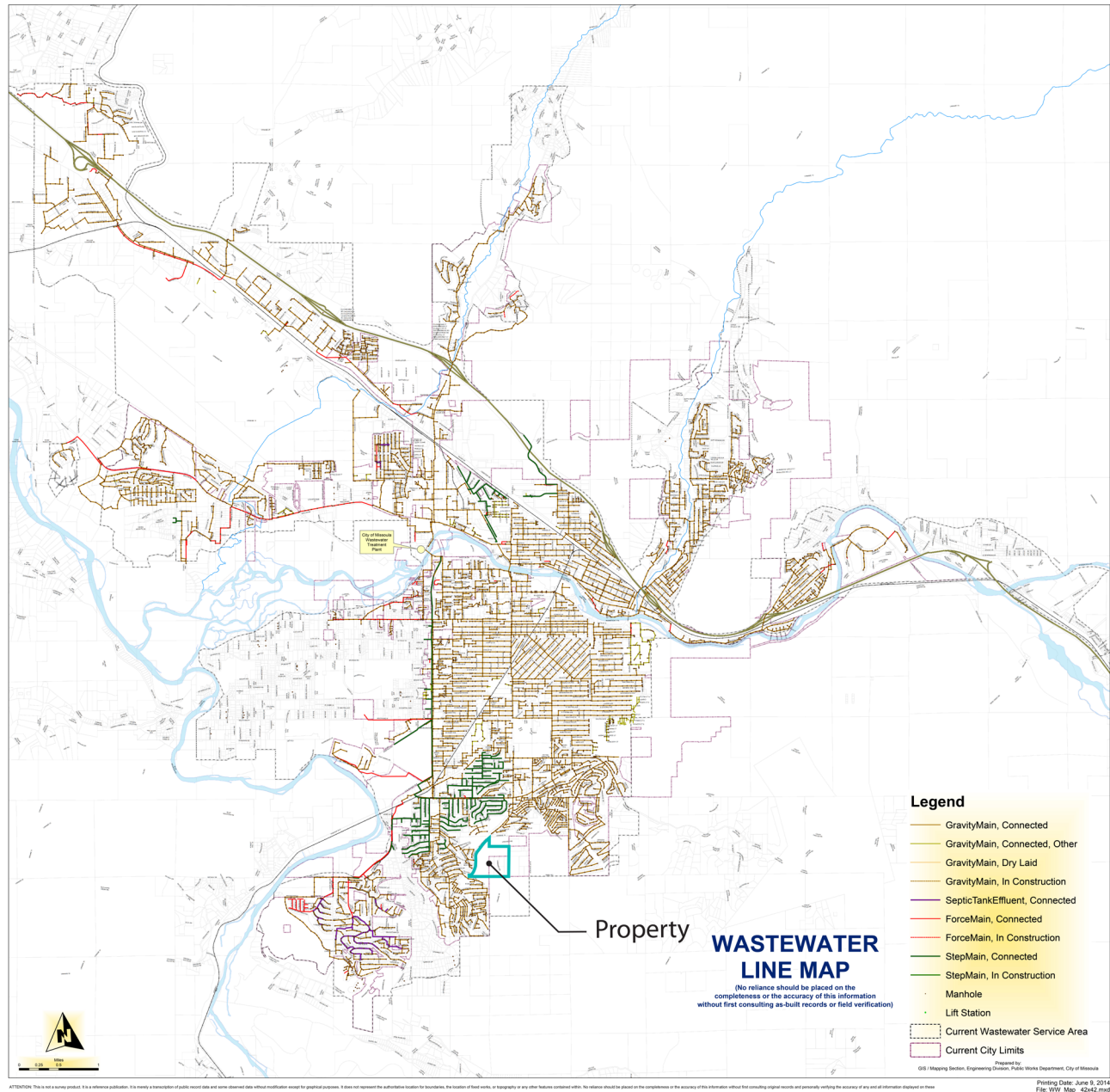
## APPENDIX

### Exhibit F: Service Area Boundary



## APPENDIX

### Exhibit G: Wastewater Line Service Area





## APPENDIX

### Exhibit H: Long Range Transportation Plan

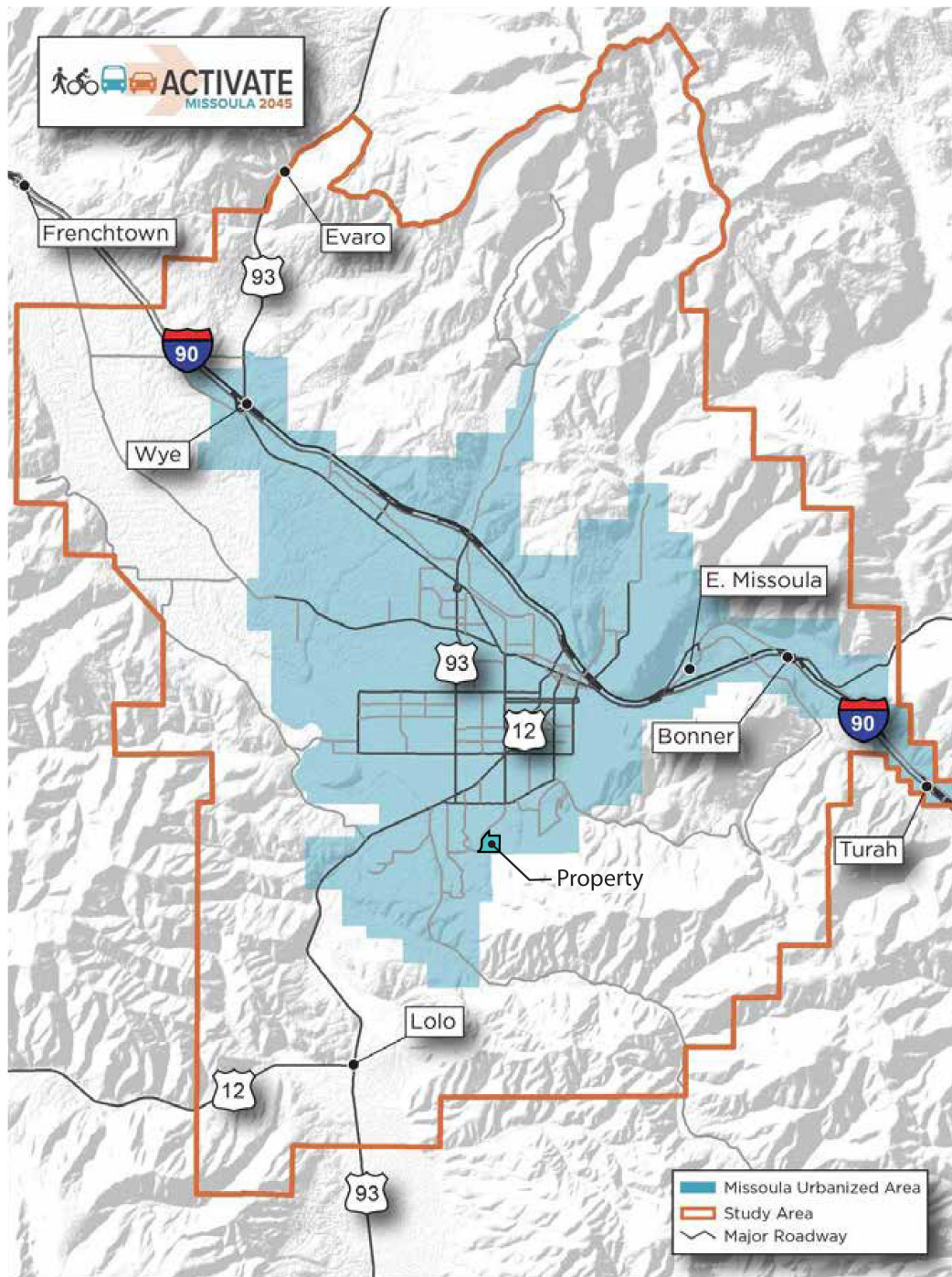


Figure 1. Missoula Metropolitan Planning Area boundary

## APPENDIX

### Exhibit I: Housing Action Plan

#### EXECUTIVE SUMMARY

##### **ACTION SPOTLIGHT: ADD HOUSING SUPPLY**

#### ENABLE UNIT PRODUCTION BY PROVIDING INFRASTRUCTURE.

*Action 1.1: Accelerate planning for and investment in infrastructure (sewer, water, roads, broadband, and transit) that can enable residential unit production in the Missoula urban area surrounding the city limits and in Lolo and Seeley Lake.*

Infrastructure availability (especially sewer and water) is critical to enable the construction of a range of needed housing types, including affordable housing. This action focuses resources on areas where the county would like to see growth and aligns a range of county goals (including housing, land use planning, and the environment) with plans for infrastructure provision. For the area surrounding the City of Missoula (such as Bonner-Milltown-West Riverside, East Missoula, and the Wye), the county will establish a coordinated planning process for expansion of services to the Missoula Urban area for sewer, water, roads, and transit, as well as explore funding sources.

#### INCREASE COUNTY FUNDING CAPACITY FOR DEDICATED AFFORDABLE UNITS.

*Action 1.2: Explore creation of a City-County Housing Trust Fund for affordable housing development.*

It will not be possible to build the needed low-income units without additional funding sources. This action explores the possibility of expanding the City's existing Housing Trust Fund to reach countywide, to bring together public, private, and philanthropic funding sources to aggressively invest in the production of units dedicated to the needs of lower-income residents. The county will work closely with the city and the existing Affordable Housing Trust Fund Resident Oversight Committee to explore potential for partnership and to develop a structure for a joint city-county fund.

## Goal 2

### SUPPORT PROGRAMS AND FUNDING TO HELP COUNTY RESIDENTS AFFORD HOUSING

The county already supports a range of programs through funding community-based organizations that provide a wide array of housing programs. These include weatherization and housing rehabilitation, rental assistance, homelessness prevention, down payment assistance, and homeownership and financial education classes. To meet the needs of the community, these programs will need to be evaluated and expanded.

In the next three years, the county will advance eight actions aimed at better meeting housing need through county-funded programs. The county will develop programs that:

1

Move more people into homeownership

2

Identify existing units that rent or sell at price points that are affordable to lower-income households (including mobile homes), and seek to maintain them as affordable

3

Support lower-income households in making their homes safer and more livable

4

Find new funding sources for programs and unit construction

5

Expand services to low-income renters, who are most impacted by rising housing costs

6

Ensure that publicly-supported affordable units remain available to low-income residents over time

7

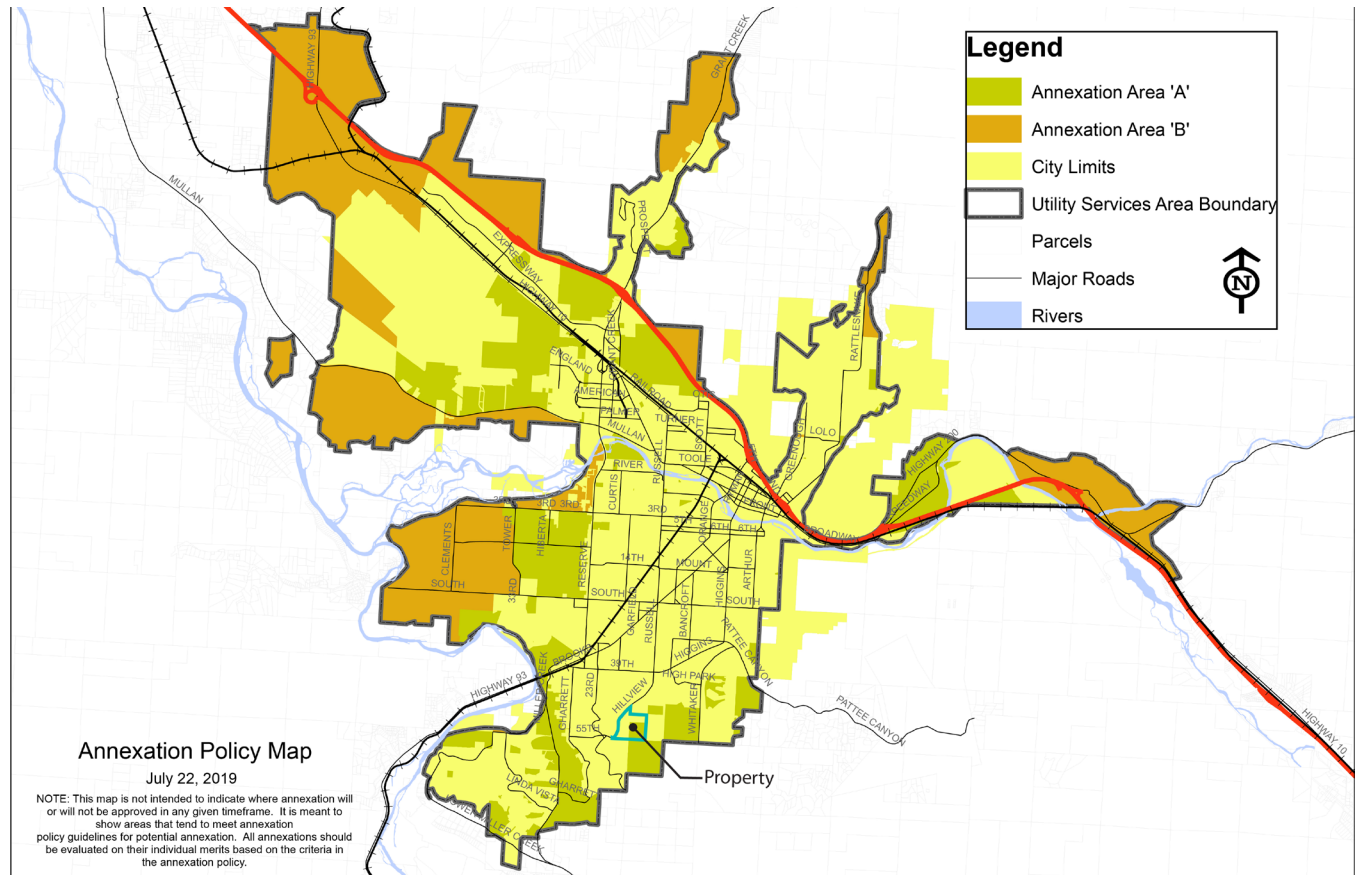
Understand the impacts of short-term rentals and second homes on the housing market

8

Clarify how the county helps people experiencing homelessness

## APPENDIX

### Exhibit J: Annexation Policy Map





## APPENDIX

### Exhibit K: Missoula Open Space Urban Area Plan

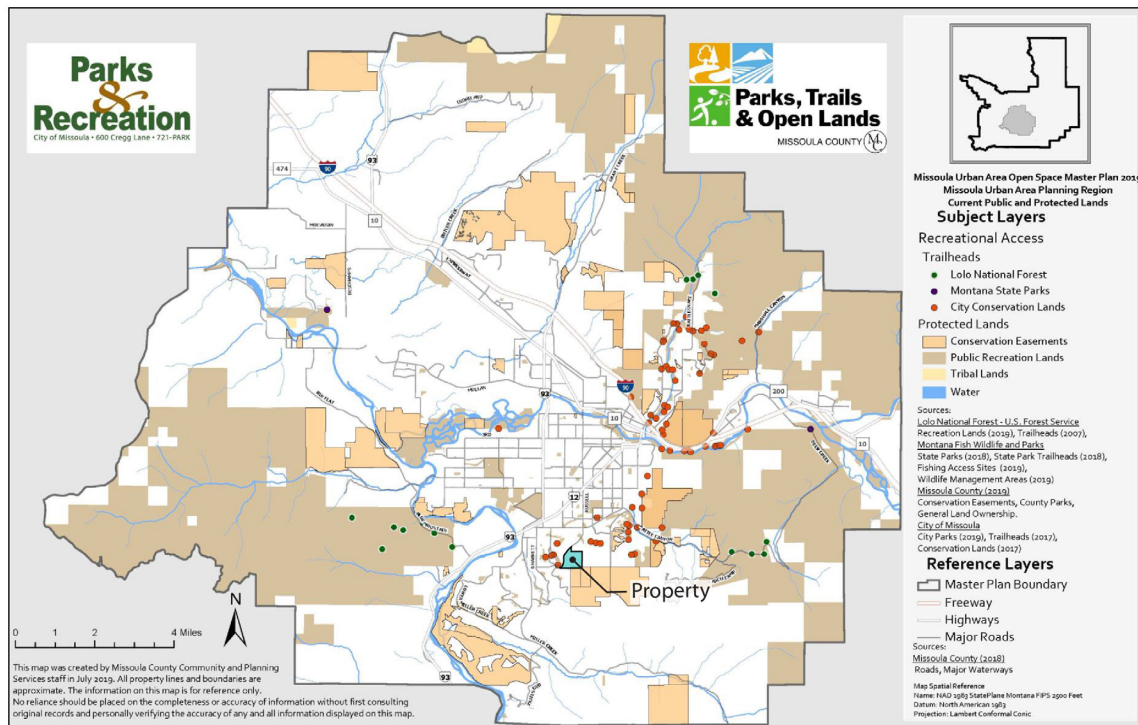


Figure 1. Map of Missoula Urban Area: Current Public and Protected Lands and Recreational Access

## APPENDIX

### Exhibit L: Missoula Area Land Use Map

