

N. California & River Rd Rezone

Rezone Application



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
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: **Rezone of 1201 & 1203 River Rd & 401 N. California Street**
4. Name(s) of Applicant: **Zavarelli Enterprises LLC**
Mailing Address: **411 N California St Missoula MT 59801**
Telephone Number: **N/A**
Email Address: **Zavarelli9@aol.com**
5. Name(s) of Owner of Record: **Zavarelli Enterprises LLC, Richard Zavarelli, Kammy Zavarelli**
Mailing Address: **411 N California St Missoula MT 59801**
Telephone Number: **Agent**
Email Address: **zavarelli9@aol.com**
6. Name and Company of Representative: **IMEG Corp. C/O Michael Maine**
Mailing Address: **1817 South Ave W, Suite A Missoula MT 59801**
Telephone Number: **(406) 532-0270**
Email Address: **Michael.A.Maine@lmeqcorp.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.

Richard Zavarelli 10/23/2024
Applicant's Signature **Richard Zavarelli - Member of Zavarelli Enterprises, LLC** Date

Richard Zavarelli 10/23/2024
Owner's Signature **Richard Zavarelli** **Kammy Zavarelli** Date

Richard Zavarelli Kammy Zavarelli 10/23/2024
Owner's Signature **Richard Zavarelli - Member of Zavarelli Enterprises, LLC** Date

[Signature] 10-22-2024
Representative's Signature Date

B. SUBJECT PROPERTY INFORMATION

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

Legal Description - complete and unabbreviated:

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

Geocode: **Please See Attached Legal Descriptions**

C. ZONING AND GROWTH POLICY INFORMATION

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

	Zoning	Current Land Use
Adjacent (North)	Unzoned	Parks and Conservation Lands
Adjacent (South)	B2-2 (Community Business) & R20 (Residential 20)	Urban Mixed-Use Low (UML)
Adjacent (East)	County: NR (Neighborhood Residential) City: M2-4 (Heavy Industrial) & R80 (Residential 80)	County: Neighborhood Residential City: Parks & Conservation Lands, Urban Mixed-Use Low
Adjacent (West)	R80 (Residential 80) & C2-4 (Community Commercial) Southside Riverfront Neighborhood Character Overlay	Urban Mixed-Use Low

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

The properties addressed as 1201 River Rd and 401 N California St are zoned R80 (Residential). The Portion of the property addressed generally as 1203 River Rd is split zoned with B2-2 (Community Business) located roughly on the Eastern portion of the property (addresses in this area are 407 and 411 N California St), The area associated with the existing B2-2 Zoning also contains Southside Riverfront Neighborhood Overlay, RT10 (Residential two-unit/townhouse) making up the bulk of the property.

Property #1 (401 & 403 California St): R80 Residential

Property #2 (1203 & 1203 1/2 River Rd and 407 & 411 California St): RT10 and B2-2 with Southside Riverfront Neighborhood Overlay. Please note that this property is "Split Zoned" and subject to Title 20, section 20.01.100.E.3.a.

Property #3 (1201 River Rd): R80 Residential

Please see the attached Zoning Map outlining the properties and their existing Zoning Designations.

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

Proposed Zoning: B2-3, (Community Business).

The Urban Mixed-Use Low designation (“UML” herein) states that the comparable city zoning designations are B1, B2, B3, C1, and M1R with Neighborhood Center being the comparable County zoning.

Please see the City Zoning and the Requested City Zoning exhibits attached with this application.

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

The Our Missoula 2045 Land Use Plan (“LUP” herein) is the applicable comprehensive plan which includes future land use designation for the property of UML. The UML is identified for areas with an urban residential feel, interspersed with a mix of commercial and cottage industrial uses. These areas are evolving into more substantial mixed-use neighborhoods with a strong sense of community. They offer a diversity in housing type, alongside moderate intensity commercial services. Buildings range from house-sized to partial block structures with small to medium-sized commercial and multi-dwelling buildings. Walkability is a core value for these areas as well as prioritizing planning for pedestrian connectivity with green infrastructure. Parking is a need but not a priority and proximity to services is another core value. One of the LUP’s key findings is that the “Focus Inward” strategy enhances the benefits of multi-modal transportation options and is integral in realizing the community form goals for the more urban place types. The property is also included with the "Wyoming Street Neighborhood" as outlined in the applicable Missoula Downtown Master Plan for the area. A portion of the property is zoned within the NC-SR, Southside Riverfront Neighborhood Character overlay district, but because that plan sunsetted with the approval of the new LUP, it is anticipated that this zoning overlay will also be sunsetted once the new Unified Development Code is implemented in summer of 2025. Title 20 lists the intention of this overlay district is to accommodate the commercial and residential needs of the southside riverfront commercial neighborhoods by permitting a mixture of residential and neighborhood serving commercial uses.

5. What is the intended use for the property?

The subject property provides a unique opportunity in terms of development potential in that there are very few locations of this size that could be classified as "infill" development remaining within the City of Missoula. Therefore, it is paramount that the use options available to this property maximize the potential of the site and the overarching goals as outlined in the Downtown Master Plan and LUP. The intended use for the subject property is to provide a "Mixed Use" development that aligns with the larger policy goals and also fits within the adjacent neighborhood character. The vision is to build upon what is happening “next door” in the Old Sawmill District, with the two areas becoming seamless neighborhoods. This can only occur if non-motorized connectivity is prioritized, and a mix of uses are enabled within the base zoning designation for the subject property. The LUP designation and comparable zoning designations align with the neighborhood vision and master planning goals for this area. Therefore, the zoning designation of B2-3 is being requested as it provides for the best development potential for the property while still adhering to the applicable plans and fitting within the overarching neighborhood character. A comparison of the

differences between B2-2 and B2-3 has been provided in this application along with the renderings which are attached herein. This comparison should help throughout the public process as the requested zoning is discussed. Please see the comparison bullet points outlined below:

- The ability to have over 50-foot building heights enables the property to be built “up” instead of “out” creating the potential for continuous open space along River Road. The importance of being enabled to build “up” rather than “out” cannot be overstated here as one of the core tenants of the Downtown Master Plan for this area is the creation of the River Road greenway. The intended development would have a “step down” in scale along River Road without sacrificing housing units or mixed-use potential.
- A zoning designation of B2-3 will allow the landowner to shift building footprints along River Rd, to the south, roughly 56’-89’ at the proposed building locations. This would allow for over .5 acres of additional open space when compared to B2-2 and enable mixed-use building types.
- B2-3 would enable approximately 235 dwelling units, along with the added open space, compared to approximately 196 units in B2-2.
- B2-3 enables over 8,000 square feet of commercial space compared to no commercial space with B2-2.
- Overall, B2-3 supports the intent of the LUP and Downtown Master Plan for mixed-use neighborhood commercial/residential development. B2-2 would cause sacrifice in either less dwellings to accommodate commercial or no commercial to accommodate equal housing counts.

As outlined in the bullets above and in the comparative renderings included herein, a B2-3 zoning designation would encourage a more viable mixed-use development that can allow the intent of the Downtown Master Plan to be met while maximizing housing and enabling commercial to mix in as well. B2-2 could allow a reasonable multi-family project for this city in 2024, but B2-3 is essential for meeting present day full commercial and residential demand and LUP intent, and even more so in the very near future as the City continues to grow. The plans for this area call for increased non-motorized connectivity with public spaces and a River Road boardwalk/greenway filled with diverse and lively uses. To accomplish these goals, B2-3 is the most fitting zoning designation.

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;

Yes, this rezone is in accordance with the LUP as B2 is a comparable zoning district listed for UML within the LUP. The rezone request to B2-3 complies with the LUP since it meets other criteria such as providing a mixed-use corridor at a small-block scale. Additionally, it can accommodate the commercial and residential needs of the surrounding neighborhoods by permitting a mixture of residential and neighborhood-serving commercial uses. This district allows existing uses to remain while encouraging a mix of residential and commercial uses. The Wyoming Street Neighborhood is the least developed part of Downtown Missoula but still contains a diverse mix of uses and

housing types, from single-family homes and a garden center to large apartment buildings and automotive services. The density of development in this area is expected to be higher than currently seen in most commercial areas in Missoula and should include multistory buildings. Placed in proximity to major streets and intersections, an equal emphasis on vehicle, pedestrian, bicycle and transit circulation shall be provided. Historically disconnected from the rest of the city, with the development of the adjacent Old Sawmill District and easy access to the Ron's River and Milwaukee Trails the area now has convenient connections to the whole of downtown.

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

Yes, The zoning is designated to secure safety from fire and other dangers because future development will be subject to all applicable local, state and federal regulations ensuring the protection of public health, safety, and welfare. Additionally, emergency services are available to the site. Law enforcement personnel and facilities are available to address potential problems of noise, property damage or personal injury. Fire protection is also available to the site. Upon Completion of the MRA California Street Improvements, which is scheduled for 2026, a fire hydrant will be located near the site at the intersection of California & Idaho St. In close proximity to the subject properties. The subject property does not contain steep slopes. Although the property is currently located within the Special Flood Hazard Area (SFHAs) subject to inundation by the 1% annual chance flood. The primary structures on the subject property will be raised above the BFE. The property is served by Emergency Services, hospitals, city policy and City Fire. The property is not located within a Wildland Residential Interface. Each structure will undergo a formal review regarding fire and emergency services at the time of building permit. City fire will have the opportunity to review plans and provide comment.

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

Yes, the rezoning will promote public health, public safety, and the general welfare by providing for additional residential and commercial uses in an area with access to public sewer, water, emergency services, streets, schools and other urban services. The property is served by Emergency Services, Hospitals, City Police and City Fire. This infill housing project offers opportunity to access provided public transit, bicycle trail networks and walkability to reduce reliance on automobiles and results in lower transportation costs, improved health, and better air quality. This subdivision supports the Focus Inward development strategy by encouraging residential development around existing transportation nodes and corridors. The zoning is designed to promote public health, public safety and general welfare by promoting infill development in a location where existing residential uses, transportation, water and sewer, and utility infrastructure already exists. The property is also located near emergency services that provide quick response times as well as quick access and transportation to the hospitals in Missoula. This convenient access promotes public health and public safety for future members of the community.

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

Yes, the zoning is designated to facilitate the adequate provision of transportation because the property abuts public streets, with non-motorized transportation improvements to be built along the property frontages. The property can be served by municipal sewer and water and has easy access to Silver Park, located only a few hundred yards to the east. The subdivision is within the following school districts; Paxon Elementary, Washington Middle School, Hellgate Highschool, it is also within commuting distance from the University of Montana and Missoula Community College, in the B2-3 site plan included herein, the potential 199 unit development would result in approximately 80 school aged students. This is using a .4 child per household calculation for the average.

There is a mountain Line Bus stop roughly ¼ mile to the west along Russell Road (Route 2). The Wyoming Street neighborhood plans for a greenway along River Rd which will help facilitate on site and off-site pedestrian traffic. The Prince St Right of Way extends north, adjacent to the Southwestern Corner of the 401 N California Property (Property #3).

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

Yes, this rezoning will not adversely impact the provision of adequate light and air because all future development will be required to meet internal and external building code and zoning requirements for building heights, ventilation, and other elements. The property is located in an urban area considered part of the Missoula Downtown Masterplan, which provides many commercial services and conveniences that promote the general welfare of members in the community. Open space, and park amenities are anticipated to be incorporated into the project design.

- f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems;

Yes, The rezoning considers the effect on motorized and nonmotorized transportation systems because the property is within the Missoula Urban Transportation District, is served by public transit, is located on a street where active transportation infrastructure is planned and is located approximately 700 feet from the junction of the Kim Williams Trail and California Street bridge, which can be used to travel to other parts of the City. Generally, infill housing projects that are located near employment and retail centers provide public transit, bicycle trail networks and walkability to reduce reliance on automobiles. The proposed development is south of Kim Williams Trail, North of the Milwaukee Trail and Adjacent to the California St foot bridge, all are existing shared use paths, constructed of asphalt. These trails will provide future residences of the Wyoming Street Neighborhood increased pedestrian and bicycle access.

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

Yes, the rezoning promotes compatible urban growth because it helps to implement the community form guidelines of the LUP and provides for increased residential density in an established and planned UML area. Not only are these properties outlined for UML, but if rezoned to B2-3 would aid in realizing the master planned growth for this area.

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

Yes, the rezoning considers the location and character of the property, which has easy access to urban infrastructure and services in Missoula. The rezone is in accordance with the character of the district. Adjacent to the east is the Old Saw Mill District which includes community mixed use land uses. There have also been 2 recent rezones within the Riverside neighborhood one directly adjacent to the south along Idaho St and one a few more blocks south along Montana Street, both of these projects received a B2-2 zoning designation.

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

Yes, this rezoning encourages the most appropriate use of the land because it would allow for development as envisioned in the LUP and Downtown Masterplan, the two guiding planning documents for this location. The rezone area will encourage development and will promote community growth while utilizing the multiple existing services already provided in the area. The surroundings streets and sidewalk networks will be utilized, and the proposed use will continue to provide residential and commercial elements that will enhance life and wellbeing within the neighboring community. The proximity of existing mixed-use areas and services to this proposed rezone also encourages the UML as the most appropriate use for this land. This rezone will provide an example for neighboring properties who also want to explore their options for developing their own properties.

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

Yes, The zoning amendment is a map amendment and not a text amendment so there is no change to the Title 20 zoning ordinance that would correct an error or inconsistency. The rezoning will provide opportunity for an incremental increase in housing, which is in great demand in Missoula and considered a changing condition. Current zoning is inconstant with development plans and inconsistent with the applicable LUP and Master Plans.

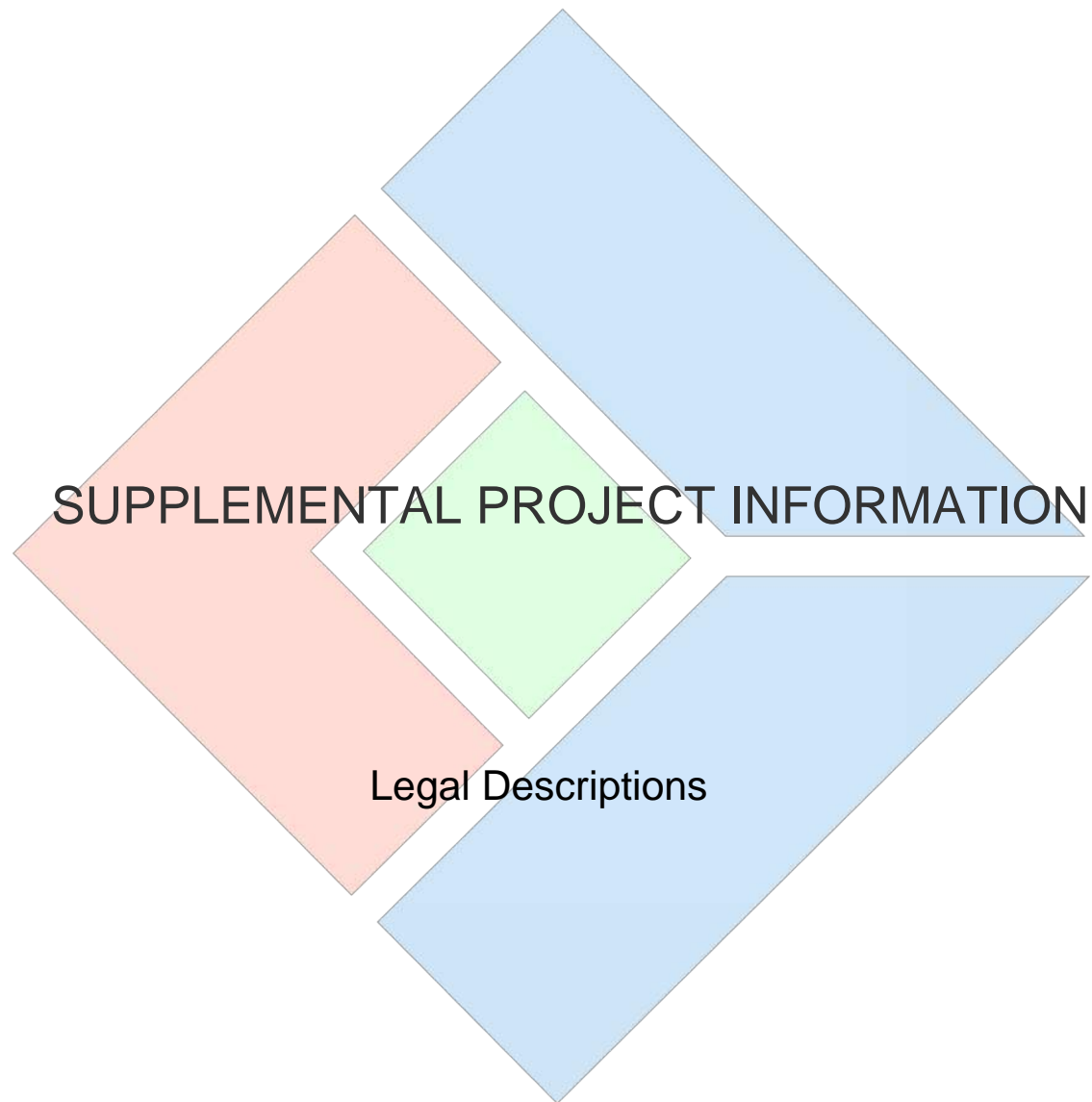
- 3.** Whether the proposed zoning amendment is in the best interests of the city as a whole.

Yes, the rezoning is in the best interest of the city as a whole because the rezoning implements the recommendations of the 2045 Land use Plan for areas designated UML, while scaling to be more compatible with the existing development, and providing much-needed single and multi-family housing and commercial use.

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





Number Corresponding to Map: 1

Street Address: **1201 River Rd, Missoula MT 59801**

Legal Description – Complete and Unabbreviated: **A tract of land to be known as Tract B, being a portion of Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2; a platted subdivision of Missoula County, Montana, and More Particularly described as follows; Commencing at the Northeast corner of Lot 19 Cobban & Dinsmore's Orchard Homes No. 2; thence N81°22'12"W., along the North boundary of Lot 1, said subdivision 115.47 feet to the true point of beginning; thence S07°37'48"W., 138.00 feet; thence N84°09'12"W., 15505 feet; thence N04°27'48"E., 145.90 feet to an intersection with the North boundary of Lot 18, said subdivision; thence 81°22'12"E., along the North boundary of Lots 18 and 19, said subdivision 163.00 feet to the true point of beginning. Contains 0.518 acres, more or less.**

Recording Reference: **Doc No.202401542; Book 1097; Page 611**

Subdivision Name: **Cobban & Dinsmore's Orchard Homes No. 2**

Tract/Lot #: **Portion of Lot 18 & 19** Block No: **N/A**

Certificate of Survey No: **N/A**

Geocode: **04-2200-21-2-11-04-0000**

Tax ID: **201012270**

Number Corresponding to Map: 2

Street Address: **1203 & 1203 ½ River Rd, Missoula MT 59801 & 407 & 411 N California St, Missoula MT 59801**

Legal Description – Complete and Unabbreviated: **Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2, a platted subdivision in Missoula County, Montana, according to the official recorded plat thereof, LESS AND EXCEPTING THEREFROM the following 2 tracts of land:**

A tract of land to be known as Tract A, being a portion of Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2, a platted subdivision of Missoula County, Montana, and more particularly described as follows: Beginning at the Southeast corner of Lot 19, Cobban & Dinsmore's Orchard Homes NO.2, which is the true point of beginning; thence West along the South boundary of said subdivision, 191.60 feet; thence North 43.00 feet; thence East 191.60 feet; thence South 43.00 Feet to the true point of beginning.

AND

A tract of land to be known as Tract B, being a portion of Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2; a platted subdivision of Missoula County, Montana, and More Particularly described as follows; Commencing at the Northeast corner of Lot 19 Cobban



& Dinsmore's Orchard Homes No. 2; thence N81°22'12"W., along the North boundary of Lot 1, said subdivision 115.47 feet to the true point of beginning; thence S07°37'48"W., 138.00 feet; thence N84°09'12"W., 15505 feet; thence N04°27'48"E., 145.90 feet to an intersection with the North boundary of Lot 18, said subdivision; thence 81°22'12"E., along the North boundary of Lots 18 and 19, said subdivision 163.00 feet to the true point of beginning.

Recording Reference: Book 858 of Micro Records at Page 1396

Subdivision Name: Cobban & Dinsmore's Orchard Homes No. 2

Tract/Lot #: Portion of Lot 18 & 19 Block No: N/A

Certificate of Survey No: N/A

Geocode: 04-2200-21-2-11-03-0000

Tax ID: 2500801

Number Corresponding to Map: 3

Street Address: 401 & 403 N California St, Missoula MT 59801

Legal Description – Complete and Unabbreviated: Lots 13 to 24 inclusive in Block 2 and Lots 13 to 24 inclusive in Block 3 of Eddy Addition, to Missoula County, Montana, according to the official recorded plat thereof. Together with vacated Inez Street which attaches to said blocks by operation of law pursuant to resolution recorded November 6, 1970 in Book 26 at Page 754 Micro Records

AND

A tract of land to be known as Tract A, being a portion of Lot 18 and Lot 19 of Cobban & Dinsmore's Orchard Homes No. 2, a platted subdivision of Missoula County, Montana, and more particularly described as follows: Beginning at the Southeast corner of Lot 19, Cobban & Dinsmore's Orchard Homes NO.2, which is the true point of beginning; thence West along the South boundary of said subdivision, 191.60 feet; thence North 43.00 feet; thence East 191.60 feet; thence South 43.00 Feet to the true point of beginning.

Deed Exhibit No. 2657 "A & B"

Recording Reference in Book 858 at Page 1150 Micro Records

Subdivision Name: Eddy Addition Tract/Lot #: Lots 13-24 Block No: 2 & 3

Certificate of Survey No: N/A

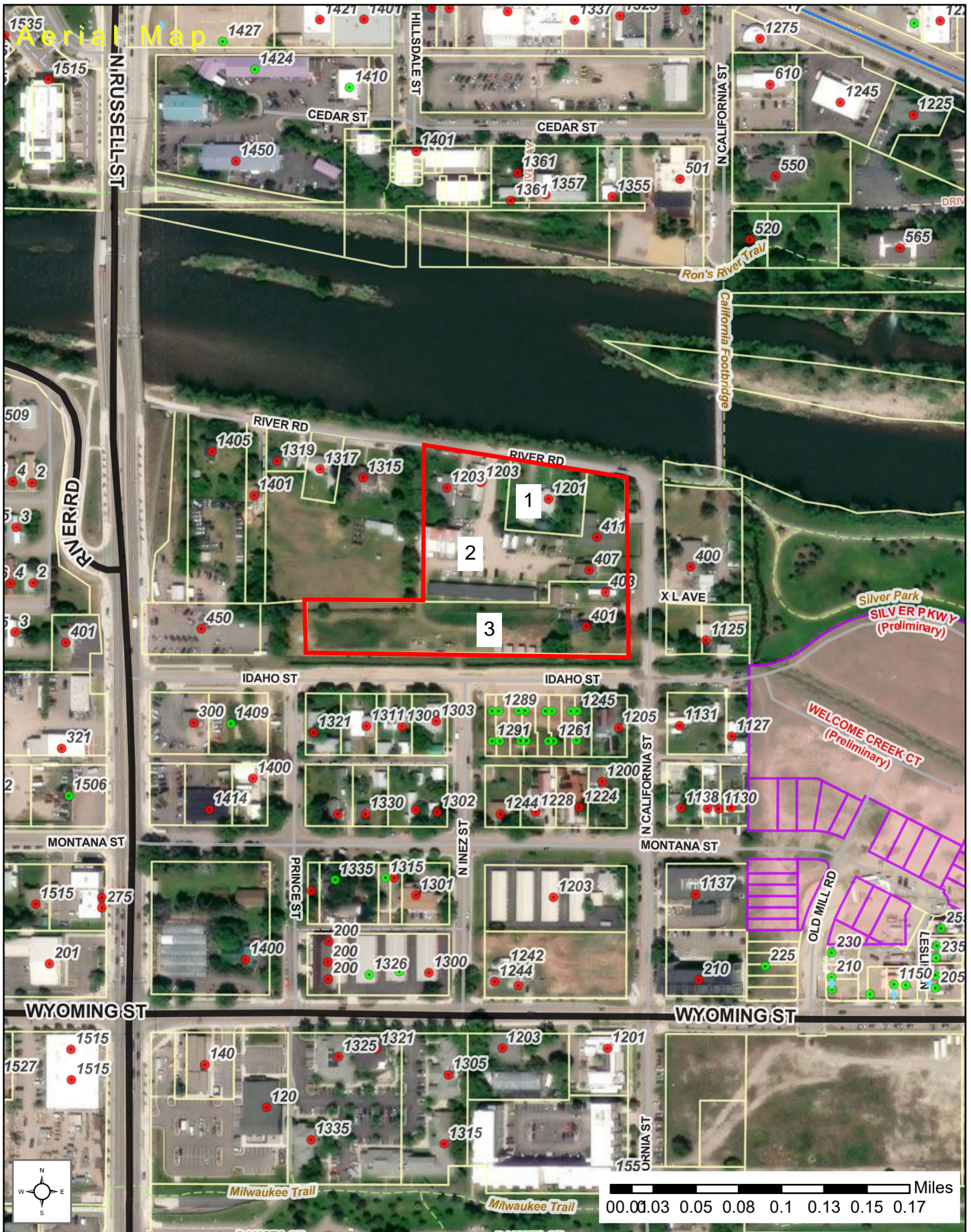
Geocode: 04-2200-21-2-11-02-0000

Tax ID: 1418701



SUPPLEMENTAL PROJECT INFORMATION

Aerial Exhibit
Vicinity Map
Zoning Exhibit(s)
Land Use Map
Floodplain Map
Bus Exhibit
Prior Subdivision History

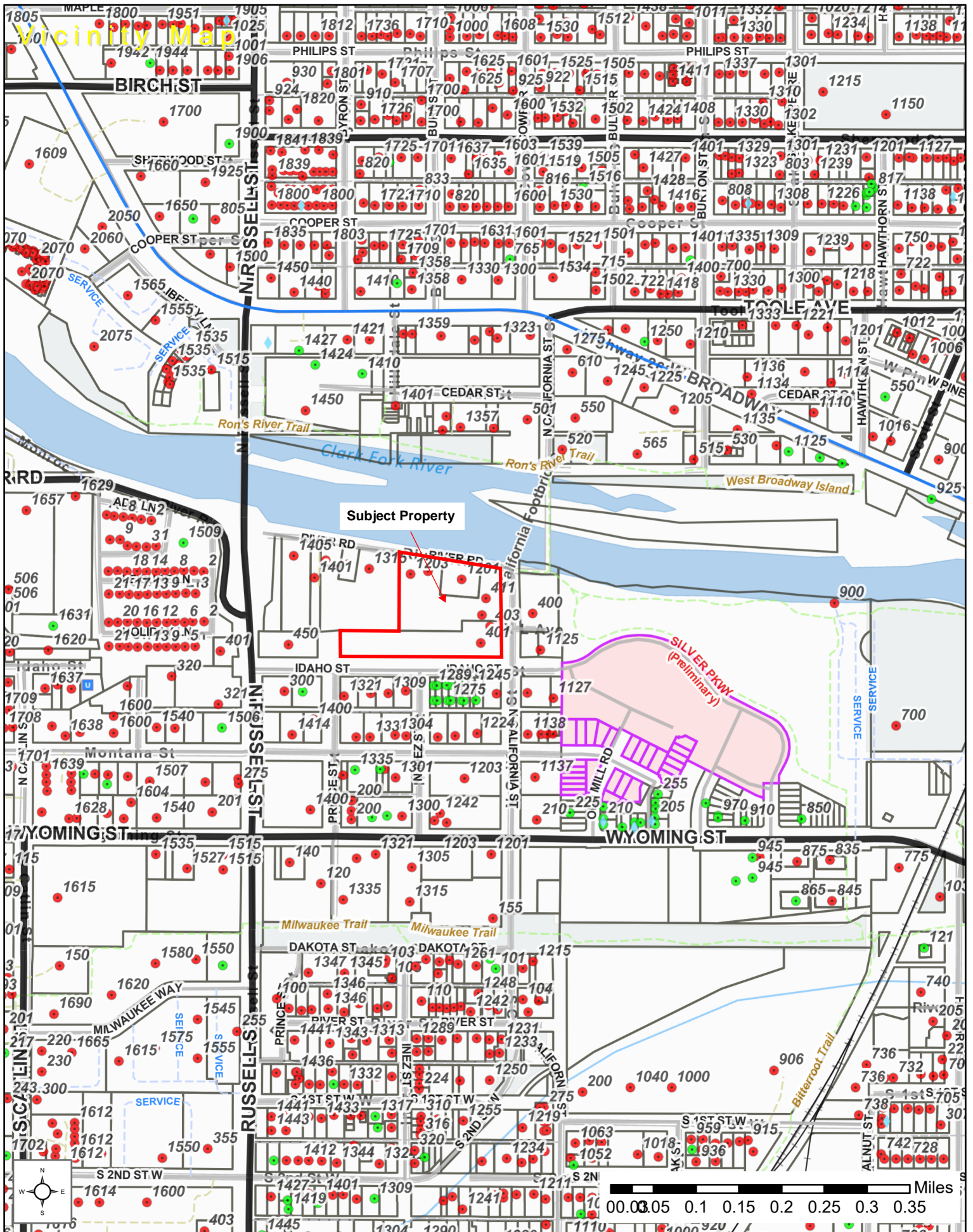


Map Center: X: -114.01549 - Y: 46.87421



Date:
10/10/2024

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.



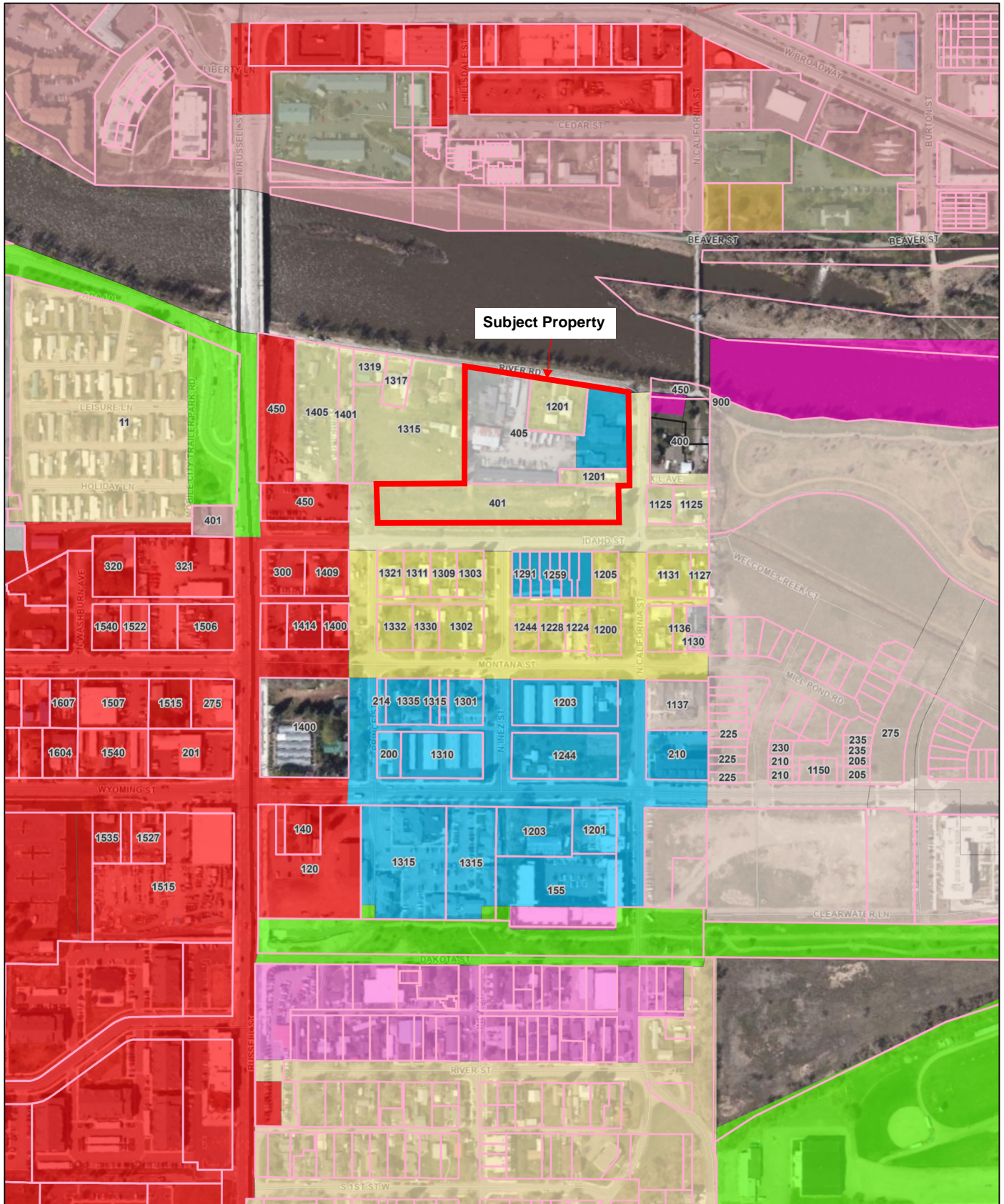
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Date:
10/24/2024

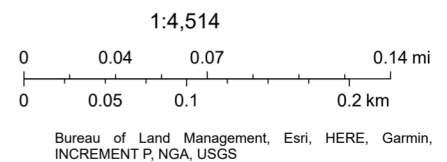
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City of Missoula: City Zoning

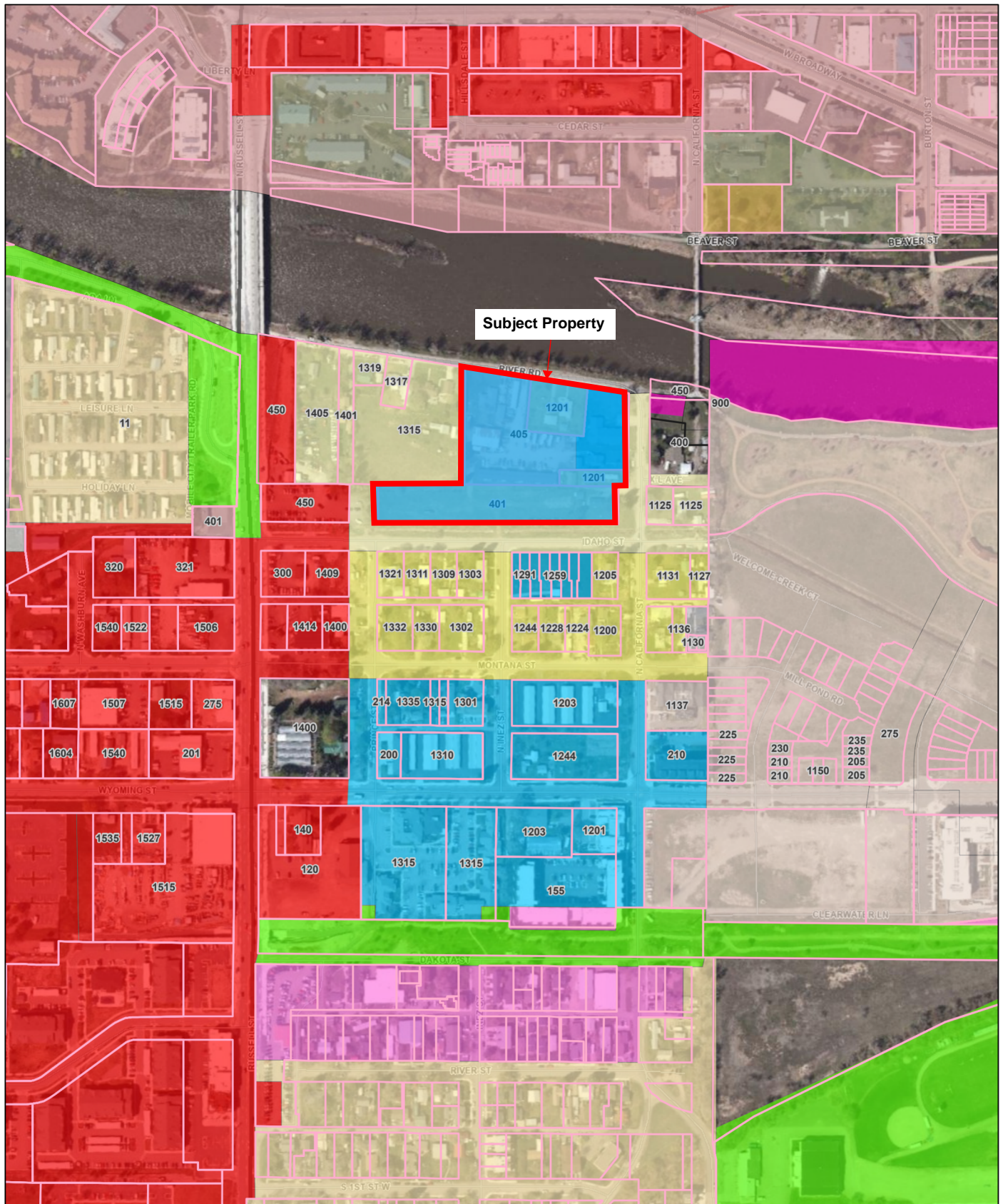


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Parcels	M1R-2	RM1-45	SD/Mill Site - Sub F
City Limits	M2-4	RT10	SD/Mill Site - Sub H
B2-2	OP3	RT2.7	SD/Mill Site - Sub D
C1-4	R20	PUDs	SD/Mill Site - Sub H-2
C2-4	R80	SD/Mill Site - Sub B-C	Unzoned
	RM1-35	SD/Mill Site - Sub E	



City of Missoula: Requested City Zoning



10/10/2024, 11:46:03 AM

Parcels	M1R-2	RM1-45	SD/Mill Site - Sub F
City Limits	M2-4	RT10	SD/Mill Site - Sub H
City Zoning B2-2	OP3	RT2.7	SD/Mill Site - Sub D
C1-4	R20	PUDs	SD/Mill Site - Sub H-2
C2-4	R80	SD/Mill Site - Sub B-C	Unzoned
	RM1-35	SD/Mill Site - Sub E	

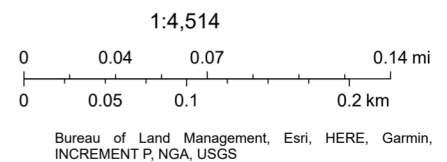
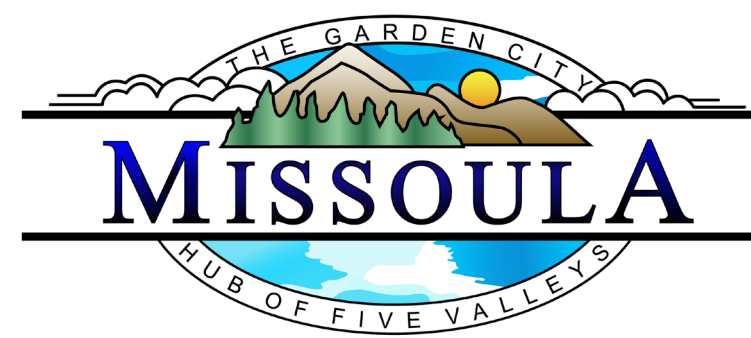
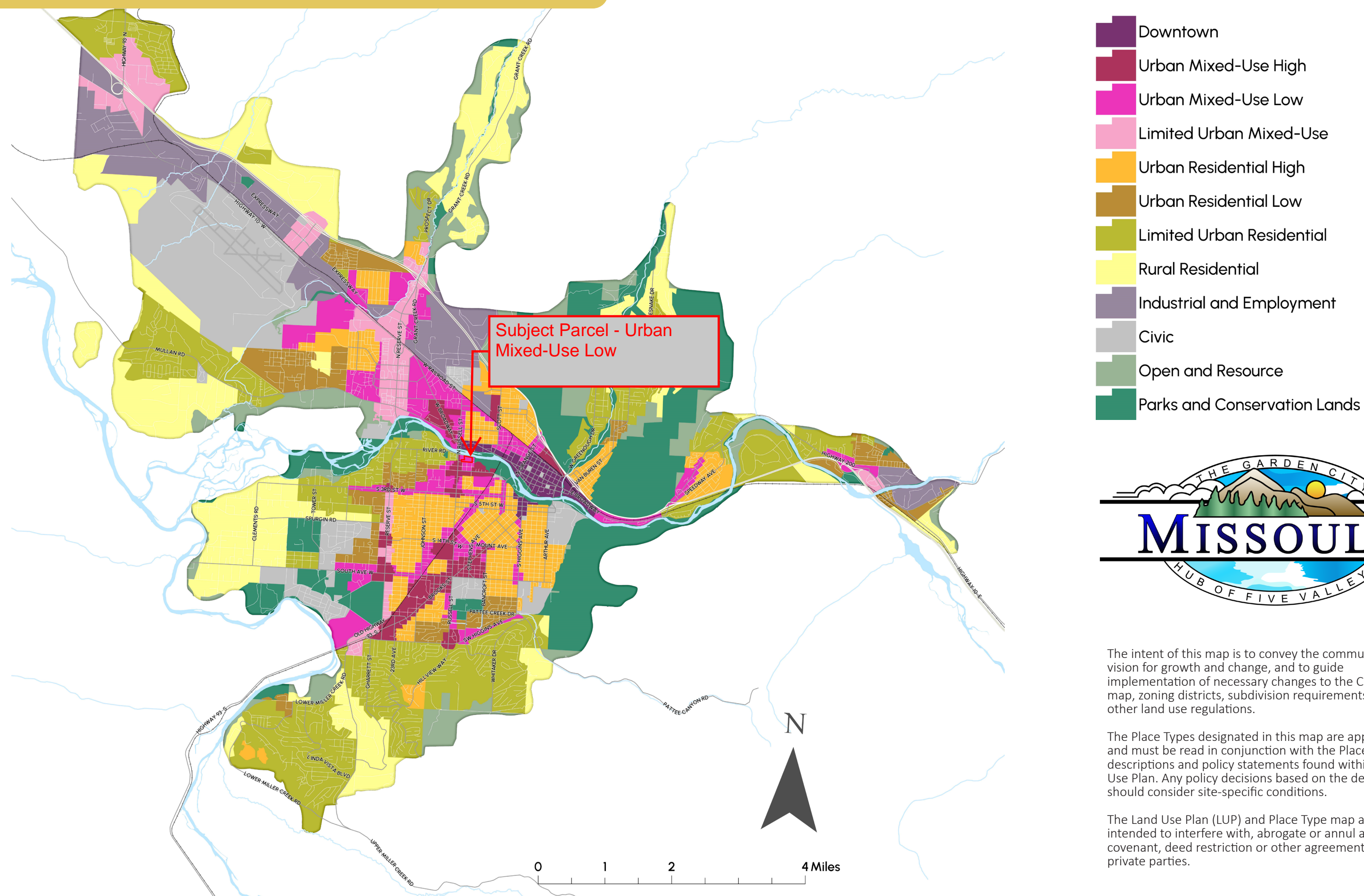


Figure 30. Place Types Map

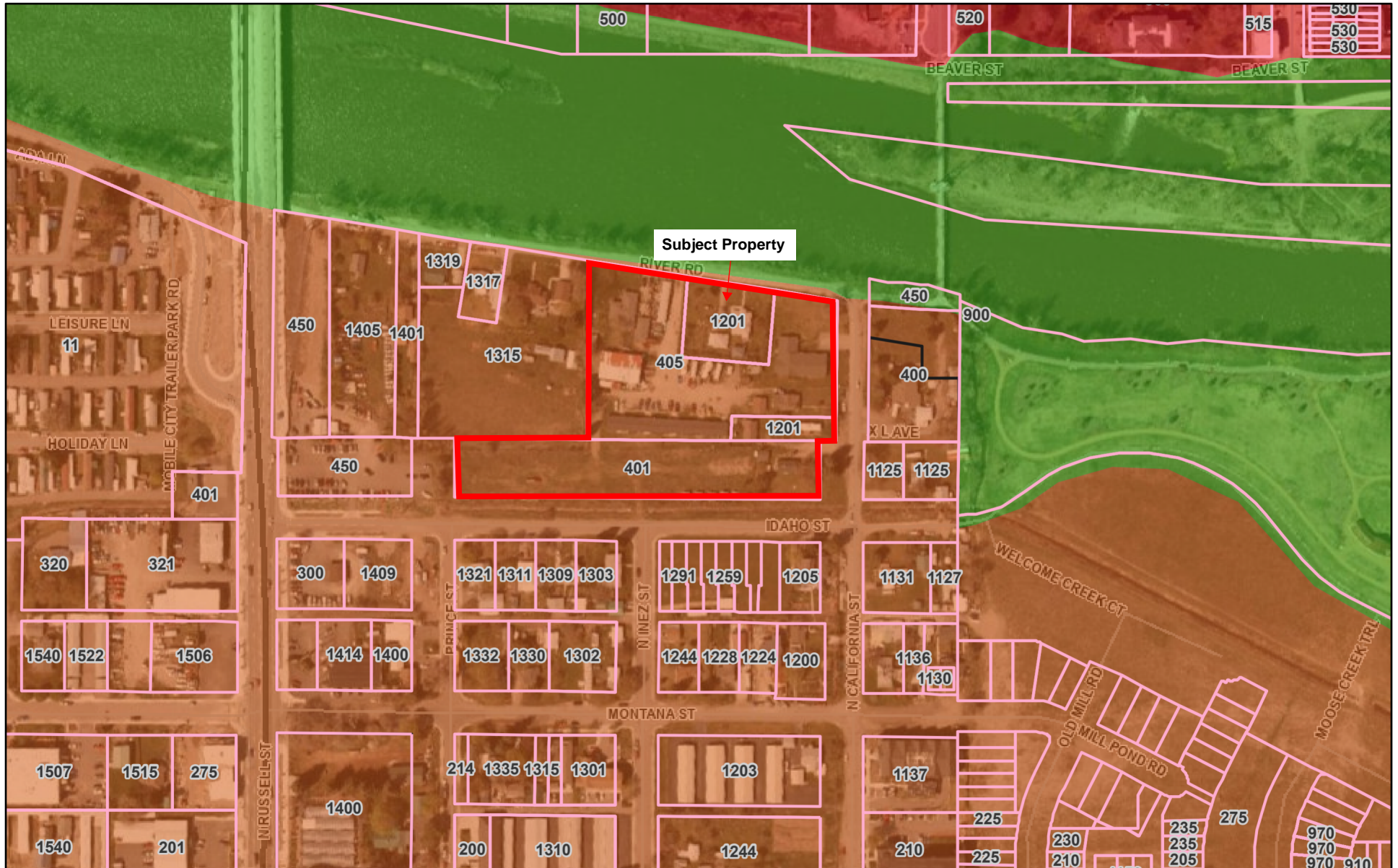


The intent of this map is to convey the community's vision for growth and change, and to guide implementation of necessary changes to the City's zoning map, zoning districts, subdivision requirements, and other land use regulations.

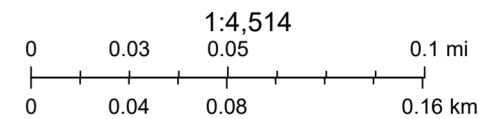
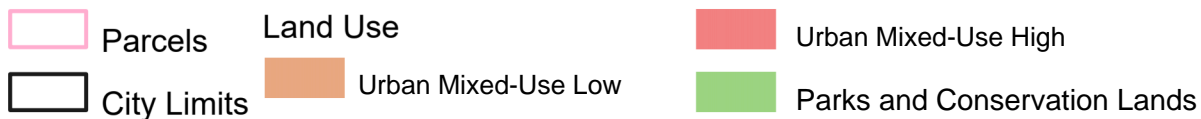
The Place Types designated in this map are approximate and must be read in conjunction with the Place Type descriptions and policy statements found within the Land Use Plan. Any policy decisions based on the designations should consider site-specific conditions.

The Land Use Plan (LUP) and Place Type map are not intended to interfere with, abrogate or annul any covenant, deed restriction or other agreement between private parties.

City of Missoula: Land Use Map

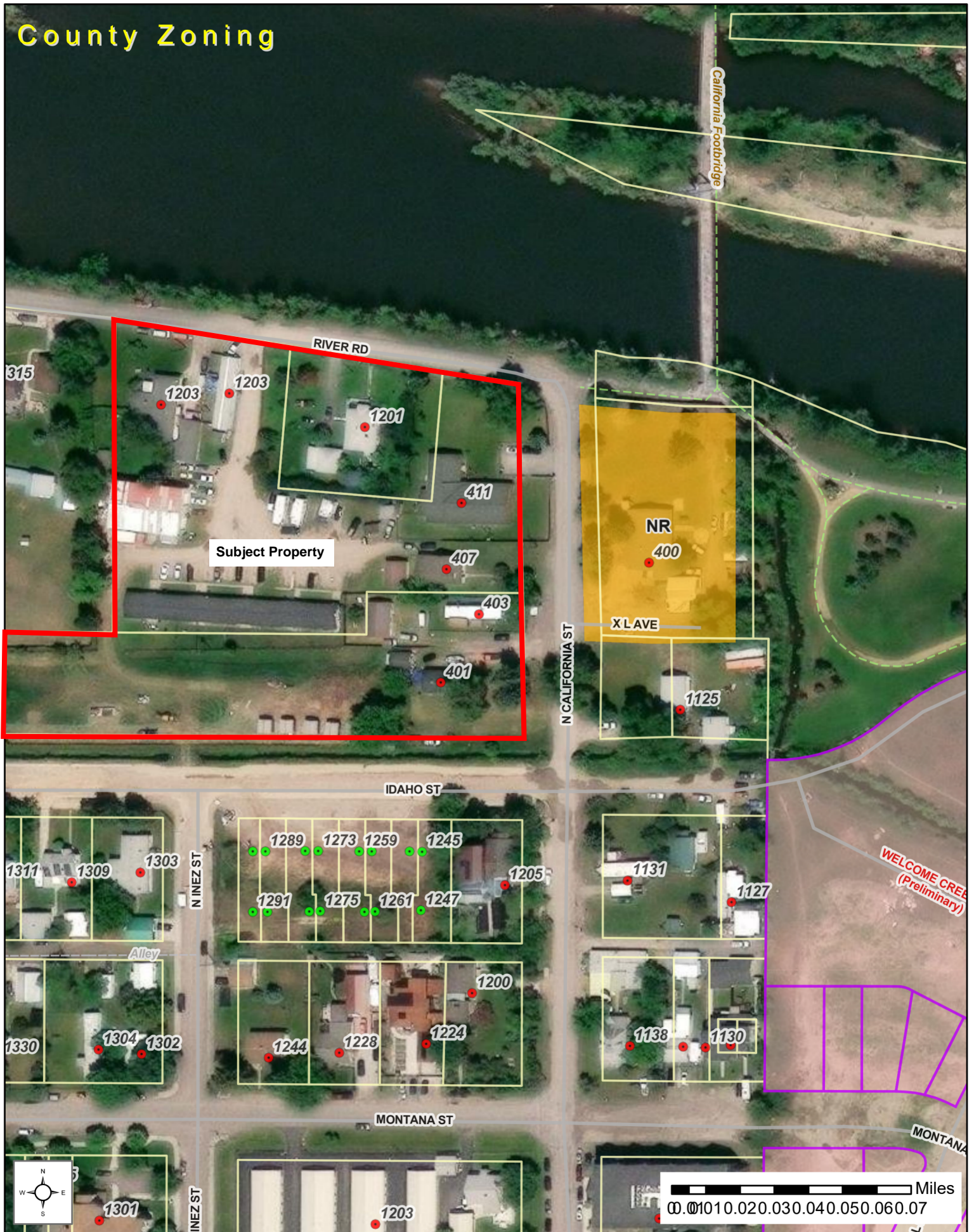


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Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

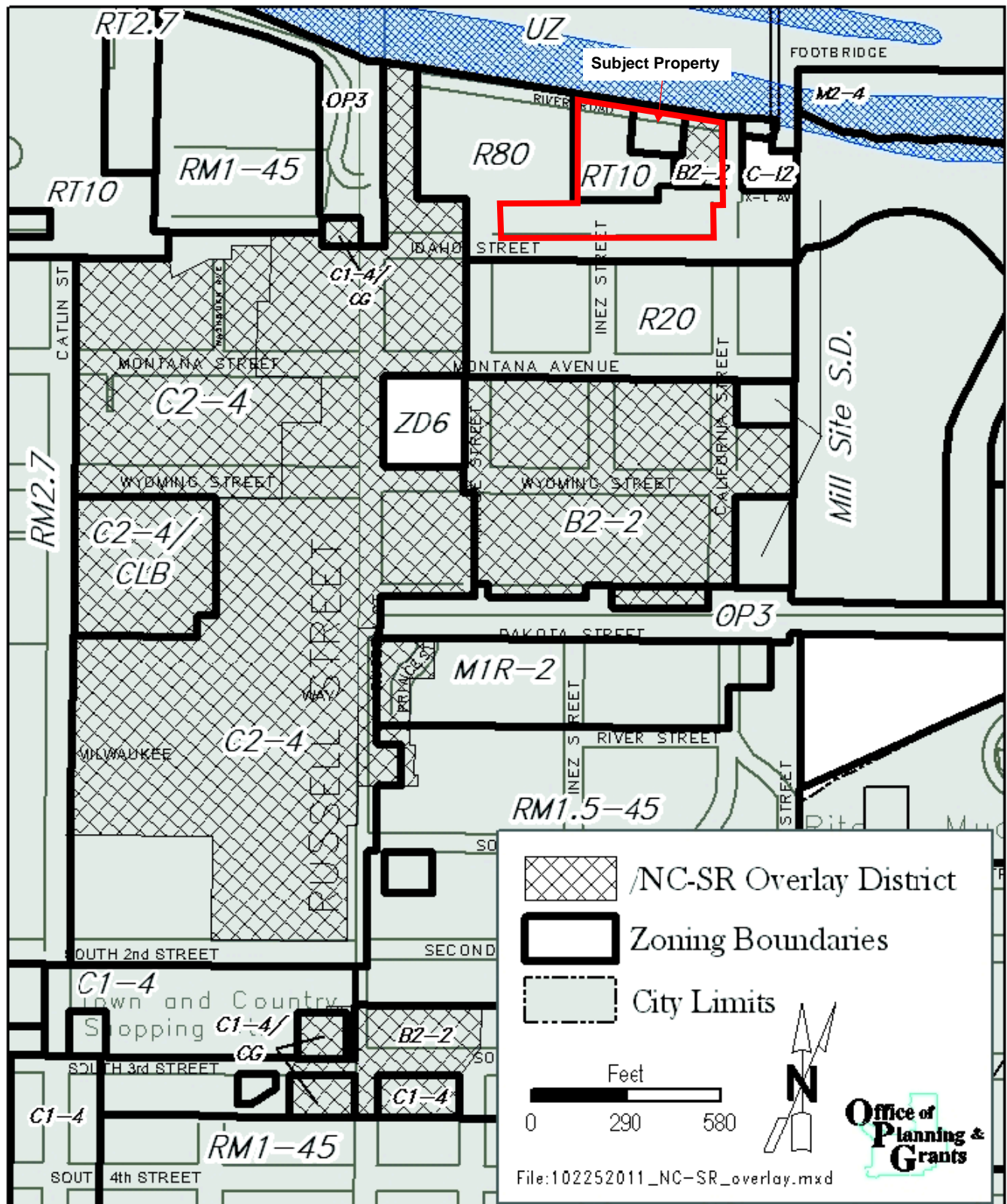
County Zoning



Date:
10/10/2024

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/NC-SR, SOUTHSIDE RIVERFRONT NEIGHBORHOOD CHARACTER OVERLAY DISTRICT



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Flowways** have been determined, users are encouraged to consult the Flood Profiles and Flowway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **flowways** were computed at cross sections and interpolated between cross sections. The flowways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Flowway widths and other pertinent flowway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

Accredited Levee Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided (which may include the 1-percent annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection for areas on this panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/nfi/index.shtml>.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18N. The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NGS-12
National Geodetic Survey
SIOC-1 #6002
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from NAD Orthophotography produced with a one meter ground resolution from photography dated 2011.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfi>.

This map may reflect more detailed or up to date **stream channel configurations** than those shown on the previous FIRM. The floodplains and flowways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved topographic data. The **profile base lines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles, and Flowway Data Tables if applicable, in the FIS report. As a result, the profile base lines may deviate significantly from the new base map channel representation and may appear outside the floodplain.

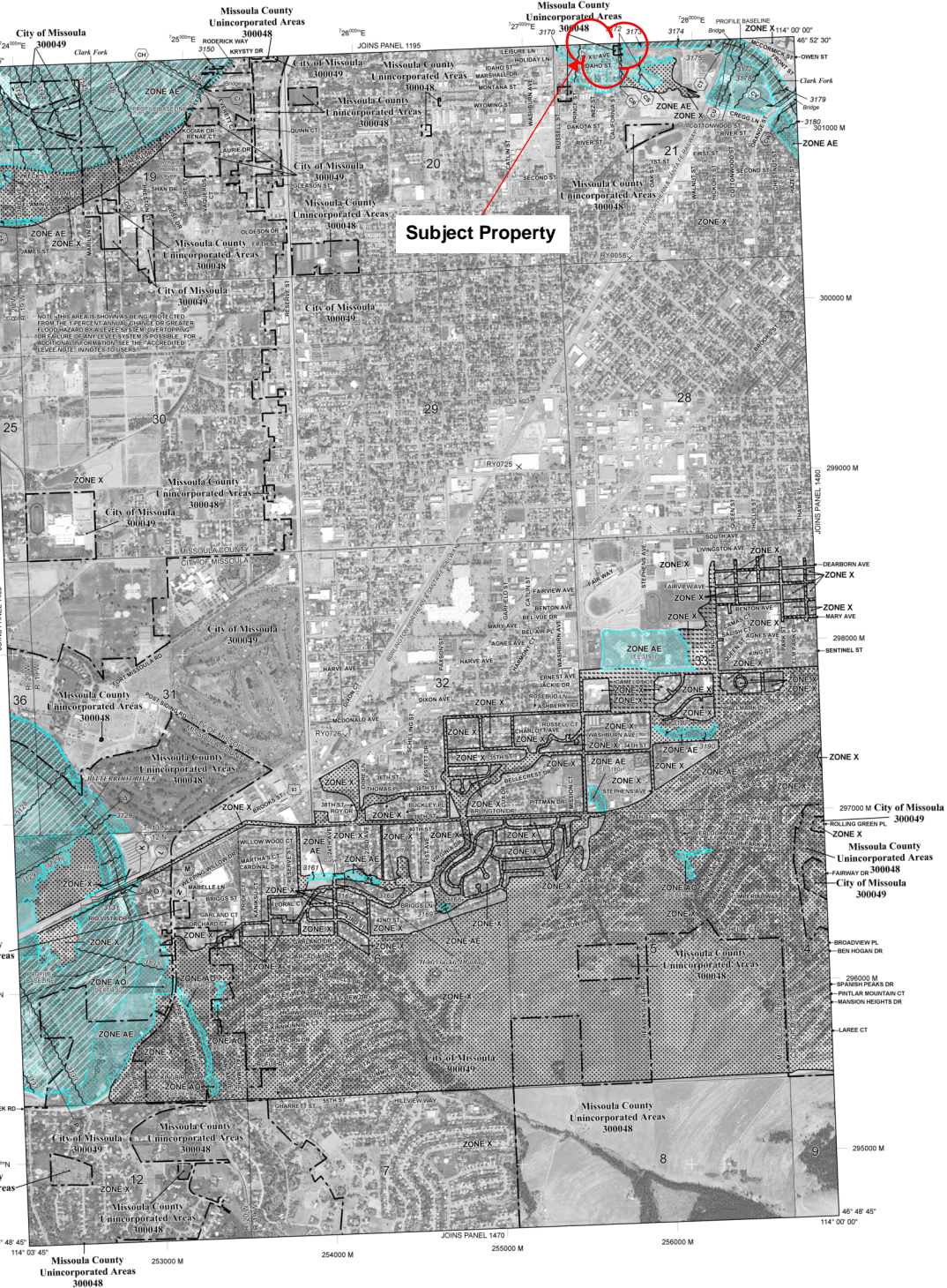
Missoula County Vertical Datum Offset Table			
Flooding Source	Vertical Datum Offset (ft)	Flooding Source	Vertical Datum Offset (ft)
Blattner River	3.5	Lower Grant Creek	3.5
Blackfoot River	3.5	Miller Creek	3.5
Clark Fork	3.6	Pattee Creek	3.5
Cleaver River	3.7	Rattatone Creek	3.6
Grant Creek	3.6	Rock Creek	3.6
Lain Creek	3.6		

Example: To convert Clark Fork elevations to NAVD 88, 3.6 feet were added to the NGVD 29 elevations.

PANEL INDEX



Panel Not Printed



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the **base flood**, is the flood that has a 1% chance of being equalled or exceeded in any given year. The area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AO, AH, AR, AV, and VE. The **Base Flood Elevation** is the water surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined; for areas of adjacent far flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently deteriorated. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
- ZONE AV** Areas to be protected from the 1% annual chance flood by a flood control system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increase in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

Areas determined to be outside the 0.2% annual chance floodplain.

Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.

Base Flood Elevation line and value; elevation in feet

Base Flood Elevation value where uniform within area; elevation in feet

*Referenced to the North American Vertical Datum of 1988

(A) (B) Cross section line

Transect line

45° 02' 00" 02' 02' 12"

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere

4960000 M 1000-meter ticks: Montana State Plane Zone

(FIPS Zone 2500), Lambert Conformal Conic projection

1000-meter Universal Transverse Mercator grid values, zone 18N

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1000-meter Universal Transverse Mercator grid values, zone 18N

4960000 M 1000-meter ticks: Montana State Plane Zone

1000-meter Universal Transverse Mercator grid values, zone 18N



BUSES ARE ACCESSIBLE
AND ADA COMPLIANT



-



TRIP PLANNER

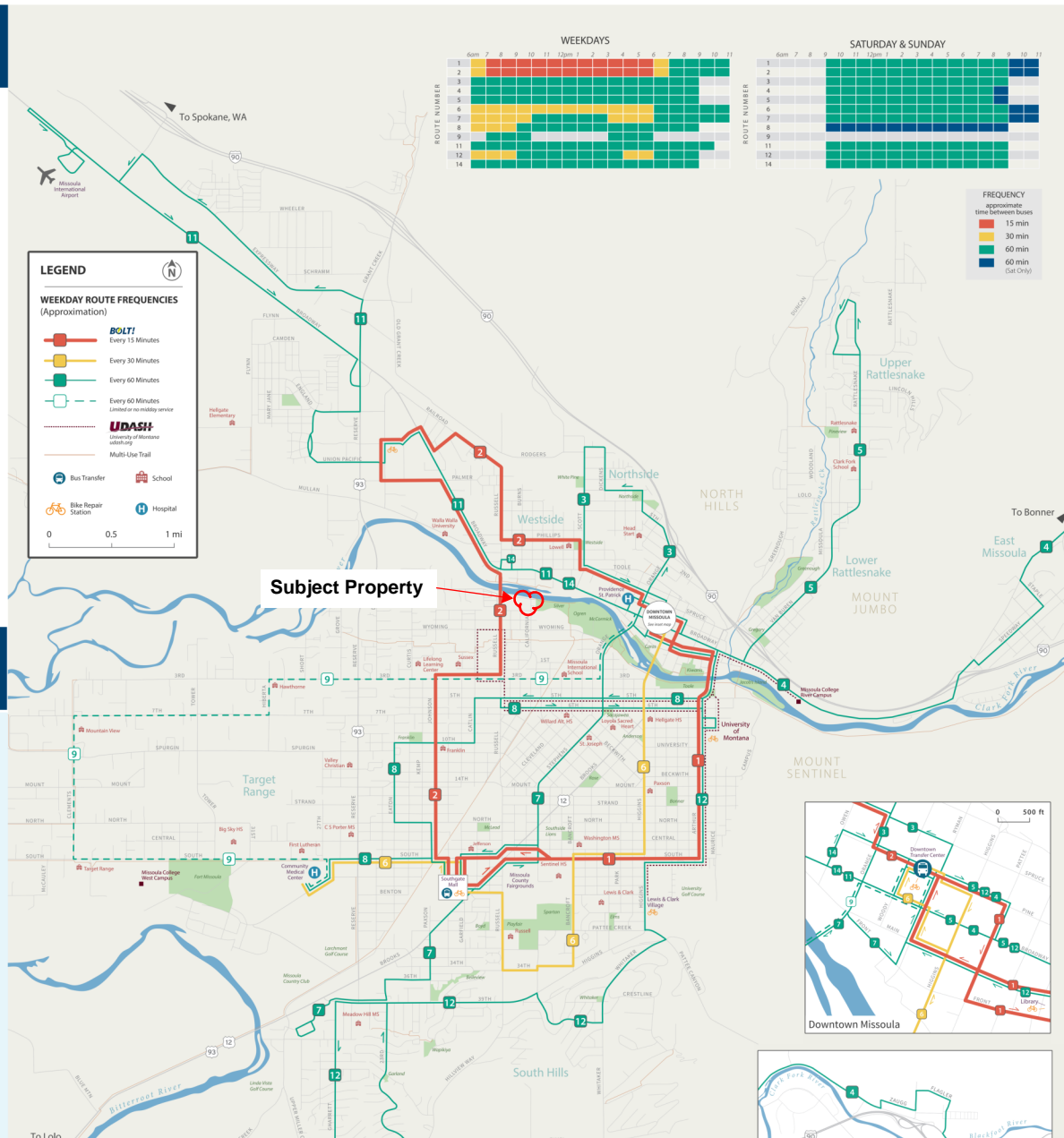


FREE WI-FI ON BOARD



FREE AND OPEN TO THE PUBLIC
Operates fall and spring semesters. udash.org

Mountain 



HOLIDAY CLOSURES

Mountain Line does not provide service on the following holidays: New Year's Day, Independence Day, Thanksgiving Day and Christmas.

MOUNTAIN LINE CODE OF CONDUCT

- The following items are prohibited on the bus:
- Gasoline and other flammable liquids.
 - Firearms, BB guns, air guns, knives.
 - Animals (except service animals and animals confined to a carry-on, lap-size container).
 - Car batteries.
 - Fireworks.

No weapons of any kind are allowed on Mountain Line vehicles or property.

Please read and follow the Code of Conduct posted on all buses and mountainline.com.



Map and contents ©2022 Mountain Line

Route Map & Schedule



(406) 721-3333
Paratransit/TDD (406) 721-2848

MONDAY – FRIDAY SERVICE

1 ROUTE 1 Monday - Friday 15-Minute Service

OUTBOUND FROM DOWNTOWN

Depart Transfer	Arthur & University	South & Lester	Sentinel High School	Southgate Mall
5:45 AM	5:48 AM	5:51 AM	5:55 AM	6:00 AM
6:15	6:19	6:22	6:25	6:30
6:45	6:48	6:51	6:55	7:00
7:15	7:19	7:23	7:25	7:30
From 7:30 AM to 5:45 PM, buses arrive every 15 minutes.				
-30	-34	-38	-40	-45
-45	-47	-51	-55	-60
-60	-64	-68	-70	-75
-75	-79	-83	-85	-90
5:45 PM	5:49 PM	5:53 PM	5:55 PM	6:00 PM
6:15	6:19	6:23	6:25	6:30
6:45	6:49	6:53	6:55	7:00
7:15	7:19	7:23	7:25	7:30
8:45	8:49	8:53	8:55	9:00
9:45	9:49	9:53	9:55	10:00

INBOUND TO DOWNTOWN

Southgate Mall	Missoula County Fairgrounds	South & Lester	Arthur & Keith	Arrive Transfer Center
6:20 AM	6:23 AM	6:29 AM	6:33 AM	6:45 AM
6:50	6:53	6:59	7:03	7:15
7:20	7:23	7:29	7:33	7:45
7:50	7:53	7:59	8:03	8:15
From 8:05 AM to 6:20 PM, buses arrive every 15 minutes.				
-05	-08	-14	-18	-20
-20	-23	-29	-33	-35
-35	-38	-44	-48	-50
-50	-53	-59	-63	-65
6:30 PM	6:33 PM	6:39 PM	6:43 PM	6:45 PM
6:50	6:53	6:59	7:03	7:15
7:20	7:23	7:29	7:33	7:45
8:20	8:23	8:29	8:33	8:45
9:20	9:23	9:29	9:33	9:45
10:20	10:23	10:29	10:33	10:45

2 ROUTE 2 Monday - Friday 15-Minute Service

OUTBOUND FROM DOWNTOWN

Depart Transfer	Spence & Toole	Broadway & Turner	Great Northern & American	3rd & Catlin	Southgate Mall
5:45 AM	5:48 AM	5:52 AM	5:58 AM	6:06 AM	6:20 AM
6:15	6:19	6:22	6:28	6:36	6:50
6:45	6:48	6:52	6:58	7:06	7:20
From 7:15 AM to 5:45 PM, buses arrive every 15 minutes.					
-15	-18	-22	-28	-34	-50
-30	-33	-37	-43	-49	-65
-45	-48	-52	-58	-64	-80
-60	-63	-67	-73	-79	-95
5:45 PM	5:48 PM	5:52 PM	5:58 PM	6:06 PM	6:20 PM
6:15	6:19	6:22	6:28	6:36	6:50
6:45	6:48	6:52	6:58	7:06	7:20
7:45	7:48	7:52	7:58	8:06	8:20
8:45	8:48	8:52	8:58	9:06	9:20
9:45	9:48	9:52	9:58	10:06	10:20

INBOUND TO DOWNTOWN

Southgate Mall	3rd & Catlin	Great Northern & American	Russell & Central	Spence & Toole	Arrive Transfer Center
6:00 AM	6:10 AM	6:25 AM	6:32 AM	6:34 AM	6:45 AM
6:30	6:40	6:55	7:02	7:04	7:15
7:02	7:10	7:25	7:32	7:34	7:45
From 7:30 AM to 6:00 PM, buses arrive every 15 minutes.					
-30	-40	-55	-62	-64	-75
-45	-55	-70	-77	-79	-90
-60	-70	-85	-92	-94	-105
-75	-85	-100	-107	-109	-120
6:02 PM	6:11 PM	6:26 PM	6:33 PM	6:35 PM	6:45 PM
6:32	6:40	6:55	7:02	7:04	7:15
7:02	7:10	7:25	7:32	7:34	7:45
8:02	8:10	8:25	8:32	8:34	8:45
9:02	9:10	9:25	9:32	9:34	9:45
10:02	10:10	10:25	10:32	10:34	10:45

3 ROUTE 3 Monday - Friday

OUTBOUND FROM DOWNTOWN

Depart Transfer	Center	Dickens & Rogers	Arrive Transfer Center
5:30 AM	5:36 AM	5:36 AM	5:45 AM
From 5:30 AM to 3:30 PM, buses arrive every 10 minutes.			
8:30 PM	8:36 PM	8:36 PM	8:45 PM
From 8:30 PM to 5:30 PM, buses arrive every 10 minutes.			

4 ROUTE 4 Monday - Friday

OUTBOUND FROM DOWNTOWN

Depart Transfer	Broadway & Van Buren	Staple & MT HWY 200	1st & Old MT 200	Bonner Post Office
6:45 AM	6:48 AM	6:55 AM	7:00 AM	7:12 AM
From 6:45 AM to 8:45 PM, buses arrive every 10 minutes.				
-45	-48	-55	-60	-72
8:45 PM	8:48 PM	8:55 PM	9:00 PM	9:12 PM

INBOUND TO DOWNTOWN

Bonner Post Office	Staple & MT HWY 200	Broadway & Van Buren	Arrive Transfer Center
6:32 AM	6:35 AM	6:42 AM	6:45 AM
From 6:32 AM to 8:12 PM, buses arrive every 10 minutes.			
-45	-48	-55	-60
8:12 PM	8:15 PM	8:22 PM	8:25 PM

5 ROUTE 5 Monday - Friday

OUTBOUND FROM DOWNTOWN

Depart Transfer	Rattlesnake & Creek Crossing	Staple & MT HWY 200	Arrive Transfer Center
5:45 AM	5:48 AM	5:55 AM	6:00 AM
From 5:45 AM to 8:45 PM, buses arrive every 10 minutes.			
-45	-48	-55	-60
8:45 PM	8:48 PM	8:55 PM	9:00 PM

INBOUND TO DOWNTOWN

Staple & MT HWY 200	Broadway & Van Buren	Arrive Transfer Center
6:32 AM	6:35 AM	6:42 AM
From 6:32 AM to 8:12 PM, buses arrive every 10 minutes.		
-45	-48	-55
8:12 PM	8:15 PM	8:22 PM

6 ROUTE 6 Monday - Friday

OUTBOUND FROM DOWNTOWN

Depart Transfer	Hillgate High School	South & Lester	Opportunity Resources	Southgate Mall	Community Hospital
5:45 AM	5:47 AM	5:51 AM	5:58 AM	6:02 AM	6:13 AM
From 5:45 AM to 5:45 PM, buses arrive every 10 minutes.					
-15	-17	-21	-28	-32	-42
-45	-47	-51	-58	-62	-72
5:45 PM	5:47 PM	5:51 PM	5:58 PM	6:02 PM	6:13 PM
6:45	6:47	6:51	6:58	7:02	7:12
7:45	7:47	7:51	7:58	8:02	8:12
8:45	8:47	8:51	8:58	9:02	9:12
9:45	9:47	9:51	9:58	10:02	10:12

INBOUND TO DOWNTOWN

Community Hospital	South & Lester	Opportunity Resources	South & Lester	Hillgate High School	Arrive Transfer Center
6:12	6:20	6:23	6:30	6:35	6:45
From 6:12 AM to 6:12 PM, buses arrive every 10 minutes.					
-12	-20	-23	-30	-35	-45
-45	-53	-56	-63	-68	-78
6:12 PM	6:20 PM	6:23 PM	6:30 PM	6:35 PM	6:45 PM
7:12	7:20	7:23	7:30	7:35	7:45
8:12	8:20	8:23	8:30	8:35	8:45
9:12	9:20	9:23	9:30	9:35	9:45
10:12	10:20	10:23	10:30	10:35	10:45

7 ROUTE 7 Monday - Friday

OUTBOUND FROM DOWNTOWN

Depart Transfer	Orange & 9th	Southgate Mall	Walmart
5:45 AM	5:48 AM	5:52 AM	6:00 AM
6:15	6:18	6:22	6:30 AM
6:45	6:48	6:52	7:00 AM
7:15	7:18	7:22	7:30 AM
7:45	7:48	7:52	8:00 AM
8:15	8:18	8:22	8:30 AM
8:45	8:48	8:52	9:00 AM
9:15	9:18	9:22	10:00 AM
9:45	9:48	9:52	10:15 AM
10:45	10:48	10:52	11:00 AM
11:45	11:48	11:52	12:00 PM
12:45	12:48	12:52	1:00 PM
1:45	1:48	1:52	2:00 PM
2:45	2:48	2:52	3:00 PM
3:15	3:18	3:22	3:30 PM
3:45	3:48	3:52	4:00 PM
4:15	4:18	4:22	4:30 PM
4:45	4:48	4:52	5:00 PM
5:15	5:18	5:22	5:30 PM
5:45	5:48	5:52	6:00 PM
6:15	6:18	6:22	6:30 PM
6:45	6:48	6:52	7:00 PM
7:15	7:18	7:22	8:00 PM
8:45	8:48	8:52	9:00 PM
9:45	9:48	9:52	10:00 PM

INBOUND TO DOWNTOWN

Walmart	Southgate Mall	Staple & Central	Orange & 9th	Arrive Transfer Center
6:15 AM	6:25 AM	6:28 AM	6:33 AM	6:45 AM
6:45	6:55	6:58	7:03	7:15
7:15	7:25	7:28	7:33	7:45
7:45	7:55	7:58	8:03	8:15
8:15	8:25	8:28	8:33	8:45
8:45	8:55	8:58	9:03	9:15
9:15	9:25	9:28	9:33	9:45
10:15	10:25	10:28	10:33	10:45
11:15	11:25	11:28	11:33	11:45
12:15 PM	12:25 PM	12:28 PM	12:33 PM	12:45 PM
1:15	1:25	1:28	1:33	1:45
2:15	2:25	2:28	2:33	2:45
3:15	3:25	3:28	3:33	3:45
3:45	3:55	3:58	4:03	4:15
4:15	4:25	4:28	4:33	4:45
4:45	4:55	4:58	5:03	5:15
5:15	5:25	5:28	5:33	5:45
5:45	5:55	5:58	6:03	6:15
6:15	6:25	6:28	6:33	6:45
7:15	7:25	7:28	7:33	7:45
8:15	8:25	8:28	8:33	8:45
9:15	9:25	9:28	9:33	9:45
10:15	10:25	10:28	10:33	10:45

8 ROUTE 8 Monday - Friday

OUTBOUND FROM UNIVERSITY OF MONTANA

Depart UM Music Building	5th & Broadway	6th & Broadway	Johnson & Central	Community Hospital
6:24 AM	6:30 AM	6:35 AM	6:42 AM	6:46 AM
6:54	7:00	7:05	7:12	7:16
7:24	7:30	7:35	7:42	7:46
7:54	8:00	8:05	8:12	8:16
8:24	8:30	8:35	8:42	8:46
8:54	9:00	9:05	9:12	9:16
From 10:04 AM to 8:24 PM, buses arrive every 10 minutes.				
-24	-30	-35	-42	-46
8:24 PM	8:30 PM	8:35 PM	8:42 PM	8:46 PM

INBOUND TO UNIVERSITY OF MONTANA

Community Hospital	Southgate Mall	6th & Broadway	5th & Broadway	Arrive UM Music Building
6:54 AM	6:58 AM	6:59 AM	6:55 AM	6:22 AM
7:24	7:28	7:29	7:25	6:52
7:54	7:58	7:59	7:55	7:22
8:24	8:28	8:29	8:25	7:52
8:54	8:58	8:59	8:55	8:22
From 8:50 AM to 7:50 PM, buses arrive every 10 minutes.				
-54	-58	-59	-55	-46
7:50 PM	7:54 PM	7:55 PM	7:51 PM	8:22 PM

9 ROUTE 9 Monday - Friday

OUTBOUND FROM DOWNTOWN

Depart Transfer	3rd & Catlin	3rd & Catlin	The Old Dairy	Community Hospital
6:45 AM	6:48 AM	6:52 AM	6:56 AM	7:05 AM
7:15	7:18	7:22	7:26	7:35 AM
7:45	7:48	7:52	7:56	8:05 AM
8:15	8:18	8:22	8:26	8:35 AM
8:45	8:48	8:52	8:56	9:05 AM
9:15	9:18	9:22	9:26	9:35 AM
9:45	9:48	9:52	9:56	10:05 AM

INBOUND TO DOWNTOWN

Community Hospital	3rd & Catlin	3rd & Catlin	3rd & Catlin	Arrive Transfer Center
7:18 AM	7:21 AM	7:28 AM	7:31 AM	7:46 AM
7:48	7:51	7:58 AM	8:01 AM	8:16 AM
8:18	8:21	8:28	8:31	8:46
8:48	8:51	8:58	9:01	9:16
9:18	9:21	9:28	9:31	9:46
9:48	9:51	9:58	10:01	10:16
10:48	10:51	10:58	11:01	11:16

10 ROUTE 10 Monday - Friday

OUTBOUND FROM DOWNTOWN

Depart Transfer Center	Great Northern & American	Connelly & American	Expressway & Reserve	Smokejumper Center	Airport
5:45 AM	5:55 AM	5:58 AM	6:03 AM	6:10 AM	6:15 AM
From 5:45 AM to 8:45 PM, buses arrive every 60 minutes:					
:45	:55	:58	:03	:10	:15
8:45 PM	8:55 PM	8:58 PM	9:03 PM	9:10 PM	9:15 PM

STATE OF MONTANA
County of Blaine
SURVEYOR'S CERTIFICATE

I, John H. Hulse, do hereby certify that the above plat was prepared and filed by me in accordance with the provisions of the original.

Attest: John H. Hulse
Surveyor

Subscribed and sworn to before me this 25th day of January 1920
at Missoula, Montana
Notary Public for Blaine County, Montana

Alley in
B.R. 34 Vacated
Resolution No. 20
Commencing from E. 1/2 Sec. 35

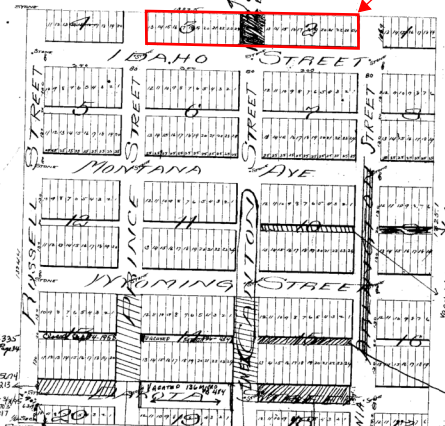


FLAT OF THE
D' ADDITION
TO THE
CITY OF MISSOULA

Scale 200' = 1"

Vacated - Comm. In
F.F. 479
Recorded - 14th Nov. 1916
F. Ind. E. 26 - # 316

Subject Property



FLAT OF THE
EDDY ADDITION

Scale 200' = 1"

STATE OF MONTANA
County of Blaine
SURVEYOR'S CERTIFICATE

I, John H. Hulse, do hereby certify that the above plat was prepared and filed by me in accordance with the provisions of the original.

Attest: John H. Hulse
Surveyor

Subscribed and sworn to before me this 25th day of January 1920
at Missoula, Montana
Notary Public for Blaine County, Montana

Comm. In
F.F. 479
Recorded - 14th Nov. 1916
F. Ind. E. 26 - # 316

Know all men that Joseph Stephens and Frank P. Hulse by an attorney in fact James B. Ryan were in fact all the land involved in and owned by the above plat and being a portion of the North half of the South East quarter of section twenty one, Township 12 North Range 10 West Blaine County Montana. The same was conveyed to the City of Missoula by deed of the said James B. Ryan and Frank P. Hulse and was duly recorded in the office of the County Clerk of Blaine County Montana. That all the streets and alleys shown on said plat are hereby declared public and dedicated to public use.

Witness my hand and seal this 25th day of January 1920
Joseph Stephens
Frank P. Hulse
James B. Ryan
Attorneys in fact.

State of Montana
County of Missoula
Know all men that on this 25th day of January 1920 before the undersigned a Justice of the Peace in and for Missoula County, Montana, personally known to me to be the said Joseph Stephens and Frank P. Hulse by their attorney in fact James B. Ryan were in fact all the land involved in and owned by the above plat and being a portion of the North half of the South East quarter of section twenty one, Township 12 North Range 10 West Blaine County Montana. The same was conveyed to the City of Missoula by deed of the said James B. Ryan and Frank P. Hulse and was duly recorded in the office of the County Clerk of Blaine County Montana. That all the streets and alleys shown on said plat are hereby declared public and dedicated to public use.

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Justice of the Peace

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Witness my hand and seal this 25th day of January 1920
Justice of the Peace

Filed for record January 6th 1920 at 125 o'clock P.M.
J. E. Marion Chairman of Board
D. E. Mott
Denny R. Marshall Commissioners
D. D. Bogart
Co. Recorder

Know all men that Joseph Stephens and Frank P. Hulse by an attorney in fact James B. Ryan were in fact all the land involved in and owned by the above plat and being a portion of the North half of the South East quarter of section twenty one, Township 12 North Range 10 West Blaine County Montana. The same was conveyed to the City of Missoula by deed of the said James B. Ryan and Frank P. Hulse and was duly recorded in the office of the County Clerk of Blaine County Montana. That all the streets and alleys shown on said plat are hereby declared public and dedicated to public use.

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Witness my hand and seal this 25th day of January 1920
Justice of the Peace

Filed for record Jan'y 6th 1920 at 125 o'clock P.M.
J. E. Marion Chairman of Board
D. E. Mott
Denny R. Marshall Commissioners
D. D. Bogart
Co. Recorder

Subdivision No.
67

THIS PLAN IS HEREBY APPROVED, THIS 21 DAY OF JULY A.D. 1902.

John Brown

August Hollenheimer

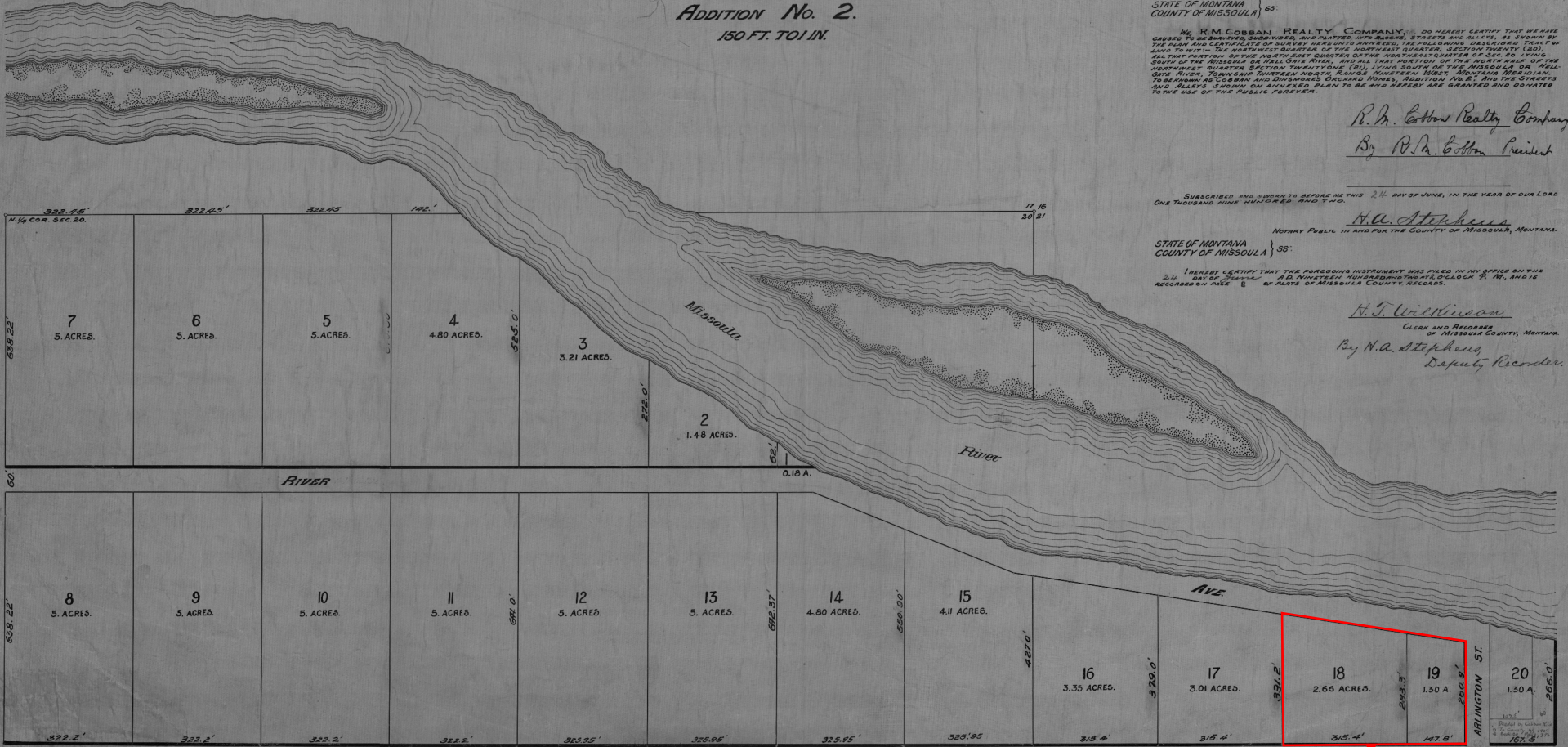
Peter Scheffer

COUNTY COMMISSIONERS
OF MISSOULA COUNTY,
MONTANA.

COBBAN & DINSMORE'S ORCHARD HOMES.

ADDITION No. 2.

150 FT. TO 1 IN.



STATE OF MONTANA }
COUNTY OF MISSOULA } ss:

O.C. FINKELBERG, BEING FIRST CUSTodian, DEPOSED AND SAID: That he is the first
INER UNDER HOUSE SURVEYOR THE SURVEY AND PLAN HEREIN MADE, IN MISSOULA COUNTY,
MONTANA, THAT THE ABOVE PLAN IS A CORRECT REPRESENTATION OF THE LAND AND THAT THE MEASUREMENTS OF THE
LOT, AND THE POSTS FOR REFERENCE POINTS ARE CORRECTLY REPRESENTED ON SAID PLAN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THOUSAND NINE HUNDRED AND TWO.

M.C. Hollenheimer

H.A. Stephens

STATE OF MONTANA }
COUNTY OF MISSOULA } ss:

WE, R.M. COBBAN REALTY COMPANY, DO HEREBY CERTIFY THAT WE HAVE
CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED, WITH BLOCKS, STREETS AND ALLEYS, AS SHOWN BY
THE PLAN AND CERTIFICATE OF SURVEY HEREUNTO ANNEXED, THE FOLLOWING DESCRIBED TRACT OF
LAND TO WIT: The NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION TWENTY (20),
TOWNSHIP 36 NORTH, RANGE 10 WEST, 1ST. MONTANA MERIDIAN, BEING PART OF THE
NORTHWEST QUARTER SECTION TWENTY (20), LIVING QUARTER OF THE NORTHEAST QUARTER,
SECTION TWENTY (20), TOWNSHIP 36 NORTH, RANGE 10 WEST, 1ST. MONTANA MERIDIAN, BEING
THE SAME AS SHOWN ON ANNEXED PLAN TO BE AND HEREBY ARE GRANTED AND DONATED
TO THE USE OF THE PUBLIC FOREVER.

R.A. Cotton Realty Company

By R.A. Cotton President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF JULY, IN THE YEAR OF OUR LORD
ONE THOUSAND NINE HUNDRED AND TWO.

H.A. Stephens

STATE OF MONTANA }
COUNTY OF MISSOULA } ss:

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE ON THE
21 DAY OF JULY, A.D. NINETEEN HUNDRED AND TWO, AT 10 O'CLOCK P. M., AND IS
RECORDED IN BOOK 8 OF PLATS OF MISSOULA COUNTY, RECORDS.

H.A. Stephens

CLERK AND RECORDER
OF MISSOULA COUNTY, MONTANA.

By H.A. Stephens
Deputy Recorder.

67 13-19-20-21

Subject Property

C-60

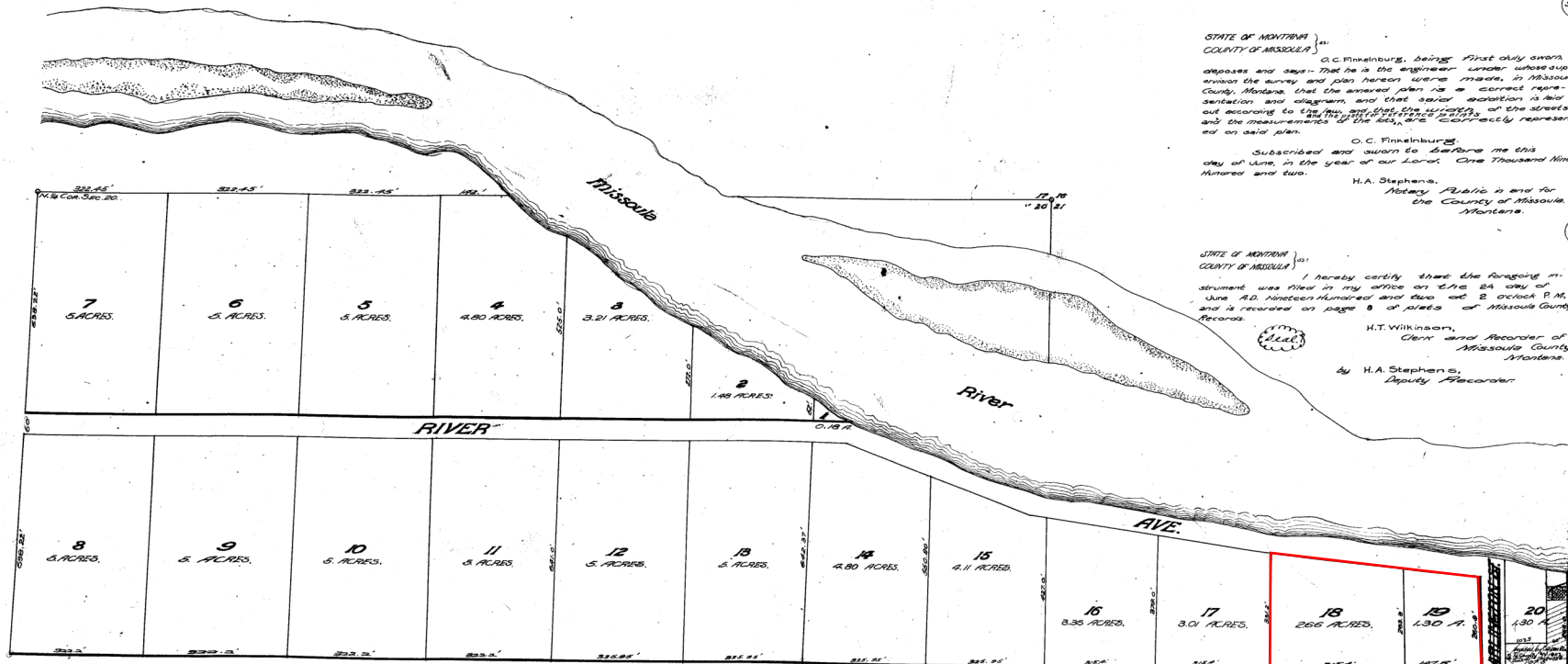
This plat is hereby approved, this 21 day of July A.D. 1925.



John Bonner
August Hollenstainer
Peter Scheffer
County Commissioners of
Missoula County,
Montana.

COBBAN & DINSMORE'S ORCHARD HOMES. ADDITION No. 2.

150 FT. TO 1 IN.



STATE OF MONTANA
COUNTY OF MISSOULA

I, R.M. Cobban Realty Company, do hereby certify that we have caused to be surveyed, subdivided, and plotted into blocks, streets and alleys, as shown by the plan and certificate of survey hereto annexed, the following described tract of land to-wit: The Northwest Quarter of the Northwest Quarter, Section Twenty (20), all that portion of the Northwest Quarter of the Northwest Quarter of Sec. 20 lying south of the Missoula or Hell Gate River and all those portions of the North half of the Northwest Quarter, Section Twenty and (20), lying south of the Missoula or Hell Gate River; Township Thirteen North, Range Nineteen West, Montana Meridian, to be known as "Cobban and Dinsmore's Orchard Homes, Addition No. 2" and the streets and alleys shown on an annexed plan to be and hereby are granted and conveyed to the use of the public forever.

R.M. Cobban Realty Company
By R.M. Cobban, President.

Subscribed and sworn to before me this 24 day of June in the year of our Lord One Thousand Nine Hundred and Two.
H.A. Stephens,
Notary Public in and to the County of Missoula, Montana.

Seal

STATE OF MONTANA
COUNTY OF MISSOULA

O.C. Finkeburg, being first duly sworn, deposes and says: That he is the engineer under whose supervision the survey and plan hereto were made, in Missoula County, Montana, that the annexed plan is a correct representation and diagram, and that said location is laid out according to the true and correct survey of the streets and the measurements of the lots, and he correctly represents on said plan.

O.C. Finkeburg
Subscribed and sworn to before me this day of June, in the year of our Lord, One Thousand Nine Hundred and Two.

H.A. Stephens,
Notary Public in and to the County of Missoula, Montana.

Seal

STATE OF MONTANA
COUNTY OF MISSOULA

I hereby certify that the foregoing instrument was filed in my office on the 24 day of June A.D. Nineteen Hundred and Two, at 8 o'clock P.M., and is recorded on page 8 of plate of Missoula County Records.

H.T. Wilkinson,
Clerk and Recorder of
Missoula County,
Montana.

By H.A. Stephens,
Deputy Recorder.

Seal

Subject Property

CALIFORNIA
Filed for Record
Comm. J. F. - 67

Vacated 5-5-97
City Resolution #5996
Book 504 Page 47
Vacation file # 760

Vacation Resolution No 86-118
Book 553 Page 1694
Jan 12 1987

STATE OF MONTANA
COUNTY OF MISSOULA

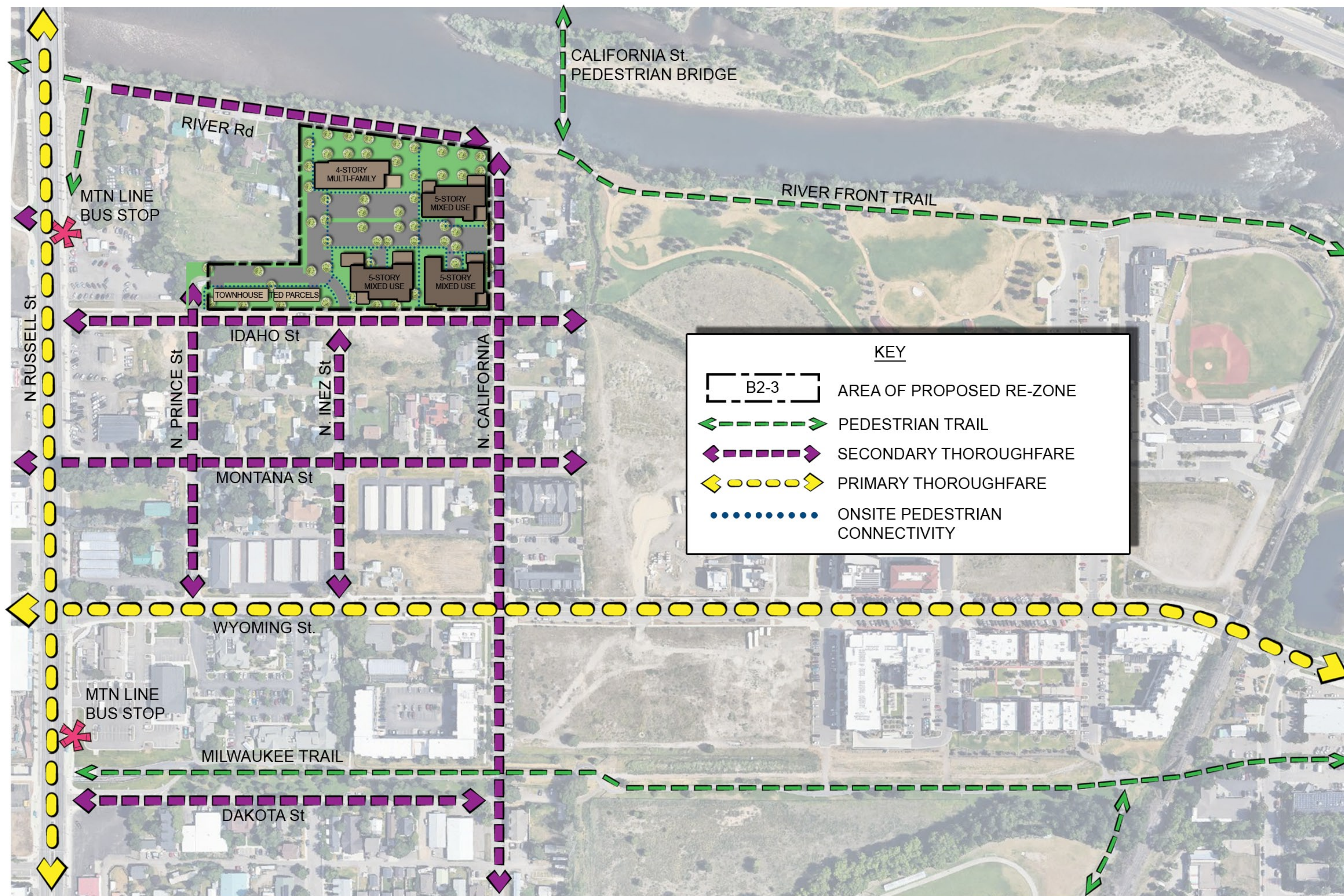
Restrictions on Lot 15
B.A. 4 Pg. 446

NOTARY PUBLIC
My Comm. Expires 12-31-25
JAN 12 1925



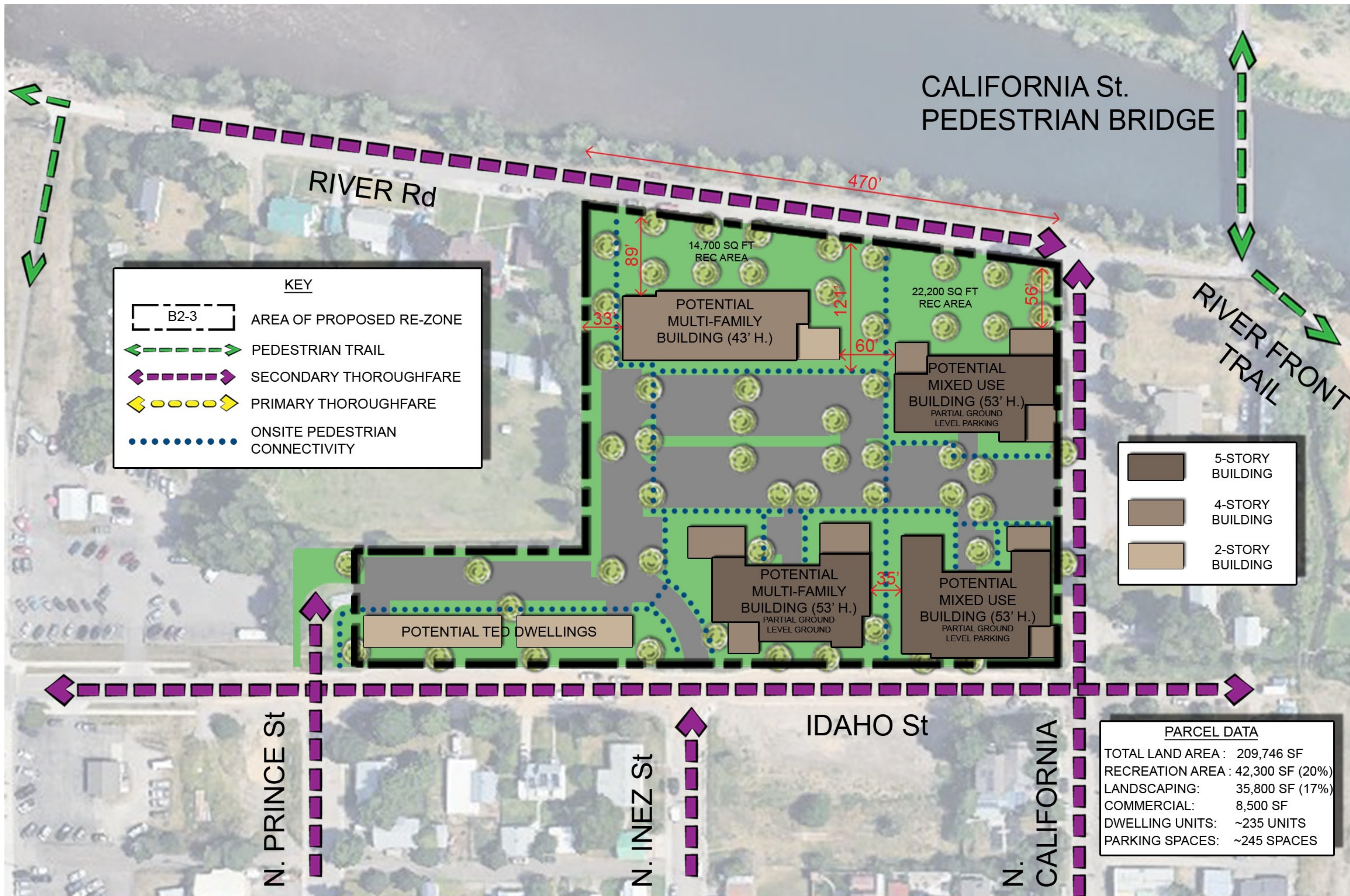
SUPPLEMENTAL PROJECT INFORMATION

Potential Development Layout(s)



REZONE AT
CALIFORNIA & RIVER ROAD
MISSOULA, MONTANA



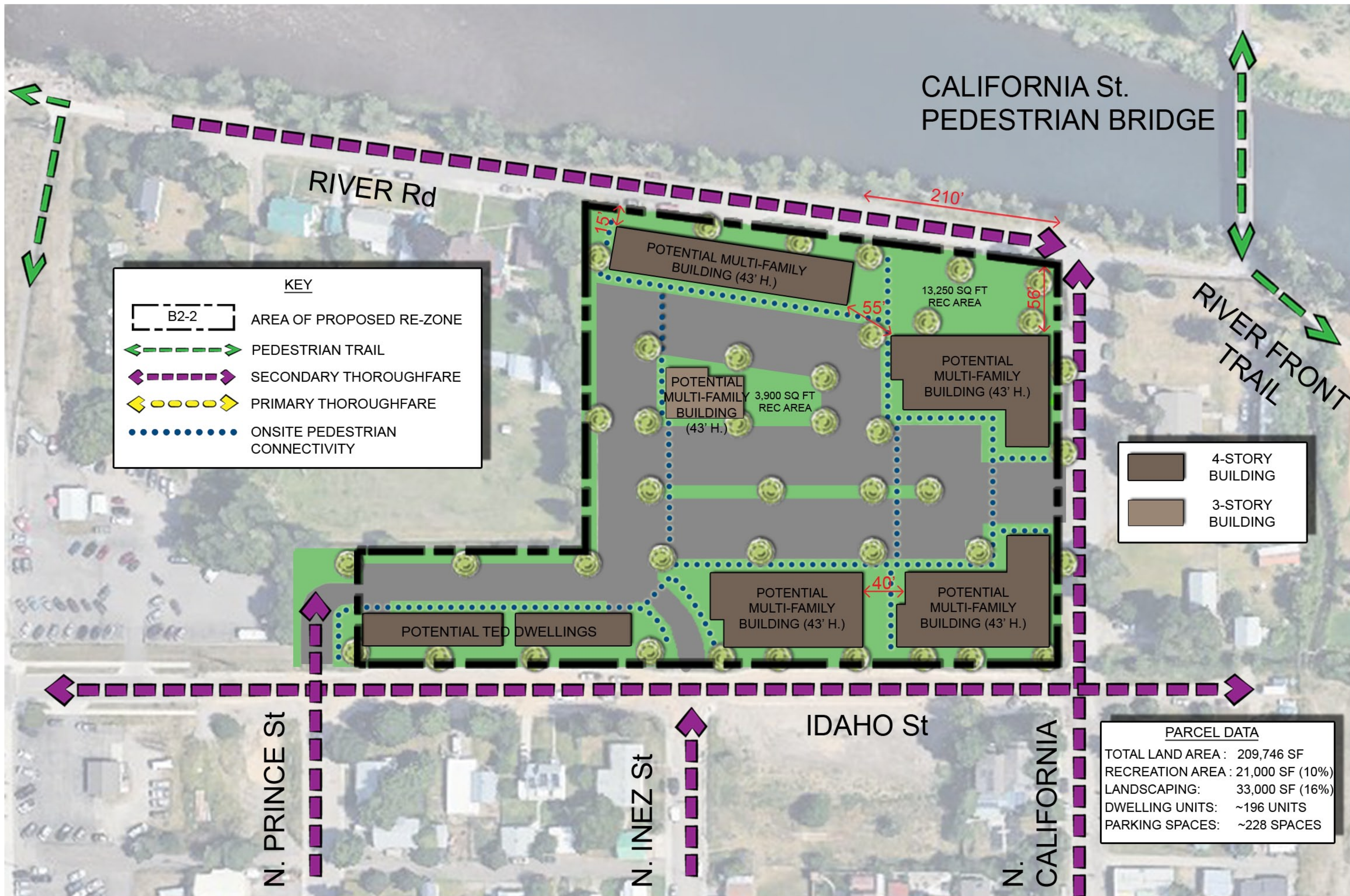


PARCEL DATA	
TOTAL LAND AREA :	209,746 SF
RECREATION AREA :	42,300 SF (20%)
LANDSCAPING:	35,800 SF (17%)
COMMERCIAL:	8,500 SF
DWELLING UNITS:	~235 UNITS
PARKING SPACES:	~245 SPACES



REZONE AT
CALIFORNIA & RIVER ROAD
MISSOULA, MONTANA





1 SITE PLAN
SCALE: 1" = 40'



SUPPLEMENTAL PROJECT INFORMATION

Scoping & Preapplication Notes



Annexation and Zoning Scoping Meeting

Date: March 27, 2024

Owner Name: Zavarelli Enterprises LLC

Applicant / Representative Name and Email Address: Mike A. Maine,
michael.a.maine@imegcorp.com

Staff: Tara Porcari and Cassie Tripard

Subject Property Statistics and Zoning:

Proposal: Request to annex/rezone 400 California Street (B2-3 zoning) and rezone 1203 & 1203 ½ River Rd, 401, 403, 407, and 411 California St to B2-3 zoning. The property at 400 California St is within Area A of the Annexation Map and within the City's Urban Growth Boundary.

Addresses: 400, 401, 403, 407 & 411 California Street and 1203 & 1203 ½ River Rd

Geocodes: 04-2200-21-2-11-03-0000, 04-2200-21-2-11-02-0000 & 04-2200-21-2-12-01-0000

Existing Zoning/Land Use Designation:

Property #1 (400 California St): Partial M2-4/Community Mixed-Use

Property #2 (1203 & 1203 ½ River Rd and 407 & 411 California St): RT10 and B2-2 w/Southside Riverfront NC Overlay/Community Mixed Use

Property #3 (401 & 403 California St): R80/Community Mixed Use

Notes:

- While not a comparable zoning district (C1, C2, M1R) for Community Mixed Use Land Use Designation in the Growth Policy, the rezone request seems to comply with Growth Policy since it meets other criteria (and less intensive uses than C districts – fits better with existing neighborhood and floodplain, while forwarding a “focus inward” approach and providing housing close to jobs and services)
 - City would not require a targeted growth policy amendment for B2 zoning
- The submittal does not show compliance with Wyoming Area recommendations in the Downtown Master Plan (included with Growth Policy). In order to show compliance, the City would need to see certain considerations related to open space/park space/riparian areas on the north side of development and additional connectivity (possibly in the form of an easement, etc. for Inez), and the applicant would need to independently demonstrate how goals of the plan are being met or forwarded.
 - Update: applicant plans to acquire additional lot and send different plan set including a possible ROW vacation of River Rd – once the City receives the redesign, they will bring it back to the Design Review Team (DRT) for another round of comments/notes before reaching back out to the applicant for a second scoping meeting. As of 4/11/24, the City has not received any other plans.
- Annexation would be supported with Engineering conditions (water main extension up California, etc.) Note that there is no water in River Rd and only in Idaho and parcel to annex does not currently have water.
- Floodplain depths are passable for emergency services. Note that allowable height is measured from 2' above base flood elevation in the floodplain.



Annexation and Zoning Scoping Meeting

Date: August 6, 2024

Owner Name: Zavarelli Enterprises LLC

Applicant / Representative Name and Email Address: Joe Dehnert,
joseph.m.dehnert@imegcorp.com

Staff: Tara Porcari and Cassie Tripard

Subject Property Statistics and Zoning:

Proposal: Request to rezone 1203 & 1203 ½ River Rd, 401, 403, 407, and 411 California St to B2-2 zoning.

Addresses: 401, 403, 407 & 411 California Street & 1201, 1203 & 1203 ½ River Rd

Geocodes: 04-2200-21-2-11-02-0000, 04-2200-21-2-11-03-0000 & 04-2200-21-2-11-04-0000

Existing Zoning/Land Use Designation:

Property #1 (401 & 403 California St): R80/Community Mixed Use

Property #2 (1203 & 1203 ½ River Rd and 407 & 411 California St): RT10 and B2-2 w/Southside Riverfront NC Overlay/Community Mixed Use

Property #3 (1201 River Rd): R80/Community Mixed Use

Notes:

- While not a comparable zoning district (C1, C2, M1R) for Community Mixed Use Land Use Designation in the Growth Policy, the rezone request seems to comply with Growth Policy since it meets other criteria (and less intensive uses than C districts – fits better with existing neighborhood and floodplain, while forwarding a “focus inward” approach and providing housing close to jobs and services)
 - City would not require a targeted growth policy amendment for B2 zoning
 - B2-2 would be supported by staff
 - B2-3 could be if design showed greater compliance with the Downtown Master Plan
- Although the request would be supported, the existing site plan submittal does not necessarily show compliance with Wyoming Area recommendations in the Downtown Master Plan (included with Growth Policy). It would be ideal to see more emphasis placed on the following components, and the applicant is encouraged to independently demonstrate to the greatest extent possible how goals of the plan are being met or forwarded in the application packet.
 - Greater dedicated north/south connectivity
 - Ideas discussed at scoping: public access easements north/south to possibly extend Inez/Prince in the future, pedestrian access easements, etc.
 - Increased green space on the north side of the property
 - Staff may also be open to increased height with B2-3 if there was an emphasis placed on trying to enlarge the area closest to the river
- Also note regarding the DT Master Plan that MRA may require certain levels of compliance if you are seeking funding – please contact them early to discuss possible options and requirements
- Floodplain depths are passable for emergency services. Note that allowable height is measured from 2' above base flood elevation in the floodplain. Make sure to include floodplain considerations in the application.



Rezone Pre-Application Meeting

Date: October 2, 2024

Owner Name: Zavarelli Enterprises LLC

Applicant / Representative Attendees: Joe Dehnert, Danny Oberweiser, Mike Maine, Mike Morgan, Rick Zavarelli

Staff: Tara Porcari and Cassie Tripard

Subject Property Statistics and Zoning:

Proposal: Request to rezone 1203 & 1203 ½ River Rd, 401, 403, 407, and 411 California St to B2-3 zoning. May also be interested in annexation of additional parcel across California St.

Addresses: 401, 403, 407 & 411 California Street & 1201, 1203 & 1203 ½ River Rd

Geocodes: 04-2200-21-2-11-02-0000, 04-2200-21-2-11-03-0000 & 04-2200-21-2-11-04-0000

Existing Zoning/Land Use Designation:

Property #1 (401 & 403 California St): R80/Community Mixed Use

Property #2 (1203 & 1203 ½ River Rd and 407 & 411 California St): RT10 and B2-2 w/Southside Riverfront NC Overlay/Community Mixed Use

Property #3 (1201 River Rd): R80/Community Mixed Use

Notes:

- While not a comparable zoning district (C1, C2, M1R) for Community Mixed Use Land Use Designation in the Growth Policy, the rezone request seems to comply with Growth Policy since it meets other criteria (and less intensive uses than C districts – fits better with existing neighborhood and floodplain, while forwarding a “focus inward” approach and providing housing close to jobs and services)
 - City would not require a targeted growth policy amendment for B2 zoning
 - B2-2 would be supported by staff
 - B2-3 could be if design showed greater compliance with the Downtown Master Plan
 - Includes basic comparison of B2-2 and B2-3 regarding green space (emphasizing north side) and parcel coverage. If heights aren’t to be maxed out for the buildings closest to the river, consider noting on plans.
 - If applicant is going to add the north/south connection as shown at Prince, it should ideally be in place before submitting for the rezone application to show greater compliance with downtown master plan
- Staff recommendations:
 - Talk to MRA regarding any possible funding sooner than later – they may require additional compliance with DT master plan so it would be smart to have that conversation ASAP
 - Check into possibility of affordable housing density bonus (Section 20.05.40) and consider addressing the idea of affordable housing in application (even if it’s not being considered because of floodplain, etc.), as Council will most likely ask
 - Make sure to include a thorough discussion of floodplain considerations in the application
 - Since B2 isn’t listed as a “comparable” zoning district in the Growth Policy, make sure to provide sufficient information on how it still meets the criteria for a rezoning based on the Growth Policy (no red flags here, but this argument is always better coming from the applicant first than from staff)