

2025 Amendments to the *Our Missoula 2045 Land Use Plan*

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2025 Amendments

List of **text** amendments

1. Section 2. Land Use Policy Themes, Focus Inward.

Amend Policy Objective #3 to include the Airport Hazard Area as a hazard-prone area.



Policy Objective #3

Page 21

Restrict development in hazard-prone areas, mitigate development on sensitive lands, and focus growth towards safe, urbanized areas with existing infrastructure

Key Issue

Missoula's growth is limited by environmental and safety factors that limit where and how development can occur. natural features like steep hillsides, rivers, riparian areas, floodplains, wildlife habitats, and natural areas providing essential ecosystem functions (see Figure 17, Environmentally Constrained Lands) restrict expansion due to ecological sensitivity and. Developing in these areas can be risky, challenging, or against the community's values of preserving open spaces and sensitive lands for overall quality of life and well-being. In addition, areas immediately southeast of the Missoula Montana Airport's existing runway face restrictions due to safety and noise hazards identified through crash risk analysis and the Missoula Montana Airport (MSO) Master Plan, discouraging residential and high-occupancy land uses. Together, these natural and safety constraints significantly shape the city's future growth potential.

> Without Underline/Strikethrough

Missoula's growth is limited by environmental and safety factors that limit where and how development can occur. Steep hillsides, rivers, riparian areas, floodplains, wildlife habitats, and natural areas restrict expansion due to ecological sensitivity and community's values of preserving open spaces and sensitive lands. In addition, areas near the Missoula International Airport face restrictions due to safety and noise hazards identified through crash risk analysis, discouraging residential and high-occupancy land uses. Together, these natural and safety constraints significantly shape the city's future growth potential.

Current Conditions

~~In Missoula, the challenge of managing development is both a necessity and a careful balancing act. The unique geography and natural environment of Missoula create boundaries that influence how the area can grow. Limiting development in hazard-prone areas is essential for public safety and environmental protection.~~

In Missoula, managing development requires balancing growth with the realities of the landscape and public safety. The community's unique geography, natural environment, and the presence of the Missoula Airport all define where and how development can occur. Limiting construction in hazard-prone areas (such as the Airport Hazard Area, wetlands, steep slopes, floodplains, and wildfire risk areas) is essential to protect both people and the environment.

This includes wetlands ...

Riparian habitats and ...

Approximately 17% of ...

To minimize environmental ...

~~Another effort to mitigate impacts to community safety and development is the mapping of floodplain and floodways. Accurate floodplain mapping is essential for responsible zoning and growth management, as evidenced by the ongoing efforts to update flood insurance studies and floodplain maps.~~

~~The City's regulations aim to protect public health, safety, and property while helping residents understand their flood risk. Planning decisions must rely on the latest data to navigate the complexities of development while prioritizing the protection of local environments and community resources. By directing growth towards safe, urbanized areas with existing infrastructure, Missoula seeks to balance development needs with environmental preservation. This focus not only enhances efficiency and safety but also improves accessibility while reducing the environmental risks associated with new construction. As Missoula navigates its growth trajectory, employing sound land use planning practices is crucial to respect its natural boundaries and maintain a commitment to preserving the quality of life for all residents.~~

Missoula continues to refine its approach to safe and sustainable growth through accurate data, sound planning, and a commitment to public health and environmental stewardship. Ongoing efforts to map and update floodplains and floodways are essential for responsible zoning, flood risk awareness, and protection of people and property.

The Missoula International Airport plays a significant role in shaping nearby land use and development patterns. Noise contour mapping and crash risk analyses identify areas where airport operations create potential safety and compatibility concerns. These identified areas are used to guide planning decisions and reduce conflicts between aviation activities and surrounding land uses. In alignment with the Sx*tpqyen Master Plan, residential development within these areas is intentionally limited to maintain low densities and avoid concentrations of people in locations with heightened noise and safety risks. Land uses that attract large gatherings or public assemblies are discouraged, while open space, agricultural, and other low-intensity uses are preferred to ensure long-term safety, compatibility, and community well-being.

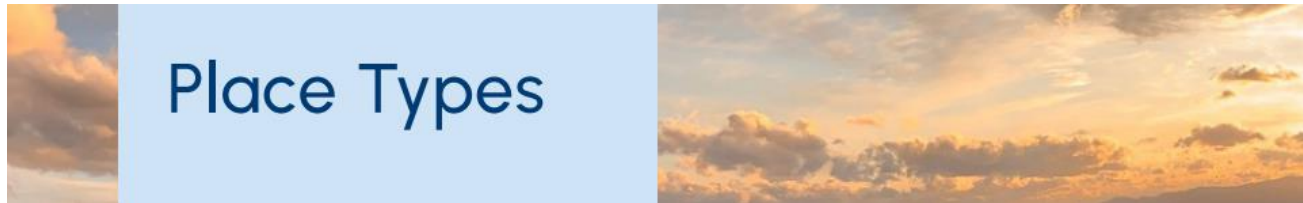
Together, these efforts underscore the importance of directing growth toward safe, urbanized areas with existing infrastructure, places that are buffered from hazards and sensitive lands. By aligning development with accurate hazard mapping, environmental protection, and airport safety guidelines, Missoula aims to balance growth with sustainability, preserve quality of life, and ensure the city's expansion occurs responsibly and safely.

Explanation

Policy language is being updated to address safety and noise hazards near Missoula International Airport, ensuring the Land Use Plan guides the Unified Development Code and aligns development regulations with these identified risks.

2. Section 3. Place Types, Introduction, Key Terms.

Amend definition of Constraints to include the Airport Hazard Area.



Place Type Introduction

Constraints

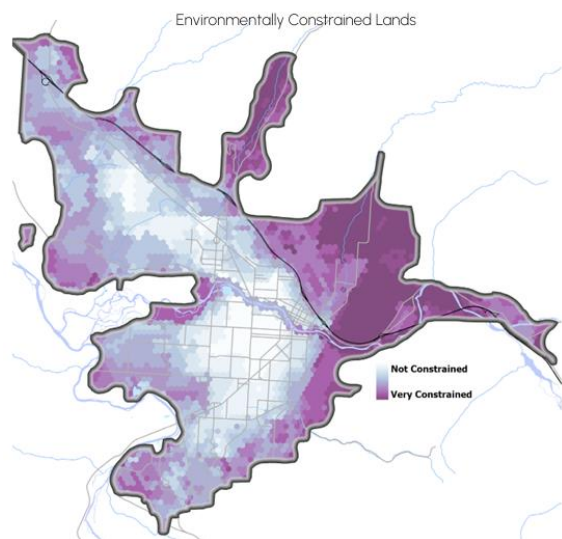
This refers to the presence of environmental hazards, ownership, or limits to infrastructure that exist in an area that may inhibit or outright prohibit residential, commercial, or industrial development. The constraints within an area may also limit the amount of dwelling units or building types that may be developed on a parcel.

Environmental Constraints....

Ownership Constraints....

Airport Constraints exist within the Plan area. These are present within the Airport Hazard Area, as referenced in the Focus Inward Land Use Policy Theme. The boundaries are based on an analysis of crash data and noise contours, where there is an increased concern over safety and noise. Uses that attract gatherings of large groups of people and places of public assembly are not recommended. and residential uses should be limited in such areas.

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Explanation

Policy language is being updated to address safety and noise hazards near Missoula International Airport, ensuring the Land Use Plan guides the Unified Development Code and aligns development regulations with these identified risks.

3. Section 3. Place Types.

Add the Airport Hazard Area as a constraint to the Urban Residential High; Urban Mixed-Use Low; and Civic Place Types and include supporting language to define the constraint.

Urban Residential High

Constraints

Page 69

ENVIRONMENTAL CONSTRAINTS....

ENVIRONMENTAL IMPACTS....

SEWER AND WATER....

OWNERSHIP....

AIRPORT CONSTRAINTS....

- Increased airport hazards: risk of safety and noise.
- Limit: residential density; large groups of people; and places of public assembly.

Urban Mixed-Use Low

Constraints

Page 81

ENVIRONMENTAL CONSTRAINTS....

ENVIRONMENTAL IMPACTS....

SEWER AND WATER....

OWNERSHIP....

AIRPORT CONSTRAINTS....

- Increased airport hazards: risk of safety and noise.
- Limit: residential density; large groups of people; and places of public assembly.

Civic

Constraints

Page 87

ENVIRONMENTAL CONSTRAINTS....

ENVIRONMENTAL IMPACTS....

SEWER AND WATER....

OWNERSHIP....

AIRPORT CONSTRAINTS....

- Increased airport hazards: risk of safety and noise.
- Limit: residential density; large groups of people; and places of public assembly.

Explanation

Policy language is being updated to address safety and noise hazards near Missoula International Airport, ensuring the Land Use Plan guides the Unified Development Code and aligns development regulations with these identified risks. The only Place Types affected by this hazard are the Urban Residential High, Urban Mixed-Use Low, and Civic Place Types.

4. Section 3. Place Types.

Amend all Place Types' Comparable Zoning Districts to relate to Title 22 Zoning Districts (the Unified Development Code and related Zoning Map). This includes the updated Title 22 zoning district Transitional Mixed-Use (T-MU), replacing Industrial Mixed-Use (I-MU)

Urban Residential High		Urban Residential Low	
City Comparable Zoning	Page 69	City Comparable Zoning	Page 71
RM0.5 <u>U-R2</u> RM1 <u>U-R3</u> RMH <u>U-R4</u> RM1.5 B1 B2		RM2.7 <u>U-R1</u> RM2 <u>U-R2</u> RT2.7 R3 RMH	
Limited Urban Residential		Rural Residential	
City Comparable Zoning	Page 73	City Comparable Zoning	Page 75
R5.4 <u>LU-R1</u> RT5.4 <u>LU-R2</u> R8 RMH		RT10 <u>R-R1</u> R20 R40 R80 R215 RMH	
Downtown		Urban Mixed-Use High	
City Comparable Zoning	Page 77	City Comparable Zoning	Page 79
CBD <u>D-T</u> <u>D-C</u>		RMH <u>U-MU3</u> C2 <u>U-MU4</u> C1 <u>I-MU T-MU</u> B3 M1R	
Urban Mixed-Use Low		Limited Urban Mixed-Use	
City Comparable Zoning	Page 81	City Comparable Zoning	Page 83
RMH <u>U-MU1</u> B1 <u>U-MU2</u> B2 <u>I-MU T-MU</u> B3 C1 M1R		RMH <u>LU-MU</u> C2 M1R	
Industrial and Employment		Civic	
City Comparable Zoning	Page 85	City Comparable Zoning	Page 87
M1 <u>I-1</u> M2 <u>I-2</u>		A <u>CD-1</u> <u>CD-2</u>	
Open and Resource		Parks and Conservation Lands	
City Comparable Zoning	Page 89	City Comparable Zoning	Page 91
OP_2		OP_1	

	OP3
--	-----

Explanation

Policy language is being updated to align with the zoning districts identified in the Unified Development Code, replacing outdated Title 20 districts with new Title 22 districts. Furthermore, the name change from Industrial Mixed Use (I-MU) to Transitional Mixed Use (T-MU) clarifies the district's intent to serve as a bridge between existing light industrial areas and emerging urban mixed-use neighborhoods.

5. Section 3. Place Types.

Add the Childcare as a Primary Use in the Industrial and Employment Place Type.

Industrial and Employment

LAND USE

Page 85

Primary Uses

Offices

Manufacturing

Industrial Uses

Commercial Services

Parks

Childcare

Explanation

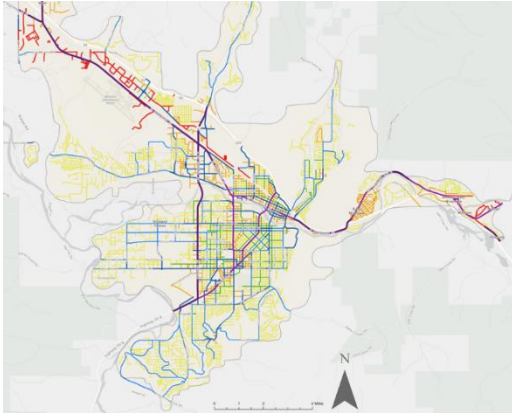
Childcare centers are now recognized as compatible uses in Industrial Place Types to support workers and families with convenient access near employment centers. Community input emphasized the importance of nearby childcare for a modern workforce, prompting updated policy language to explicitly include these facilities.

6. Section 3. Street Types

Amend the description of the Street Types Map to explicitly indicate this map is for illustrative purposes only.

Figure 31. Street Types Map

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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 transportation network ~~and street design standards based on this Plan's Land Use Strategy.~~ This map is a snapshot from the time of Plan adoption. The Street Types designated in this map are approximate and unofficial ~~and must be read in conjunction with the Street Type descriptions found within the Street Types chapter of the Land Use Plan;~~ information on the official Street Types is located in the City of Missoula Standards and Specifications Manual. Any design and construction decisions should be based on the current designations found on the City's official Street Types Map and site-specific conditions. The Land Use Plan (LUP) and Street Type map are not intended to interfere with, abrogate or annul any covenant, deed restriction or other agreement between private parties.

Explanation

Policy language is being updated to reflect the decision to relocate the City of Missoula's official Street Types Map in a location separate from the Land Use Plan. This language change clarifies that the map included in the Plan should not be used for development decisions.



OUR
Missoula
2045 Land Use Plan

2025 Amendments

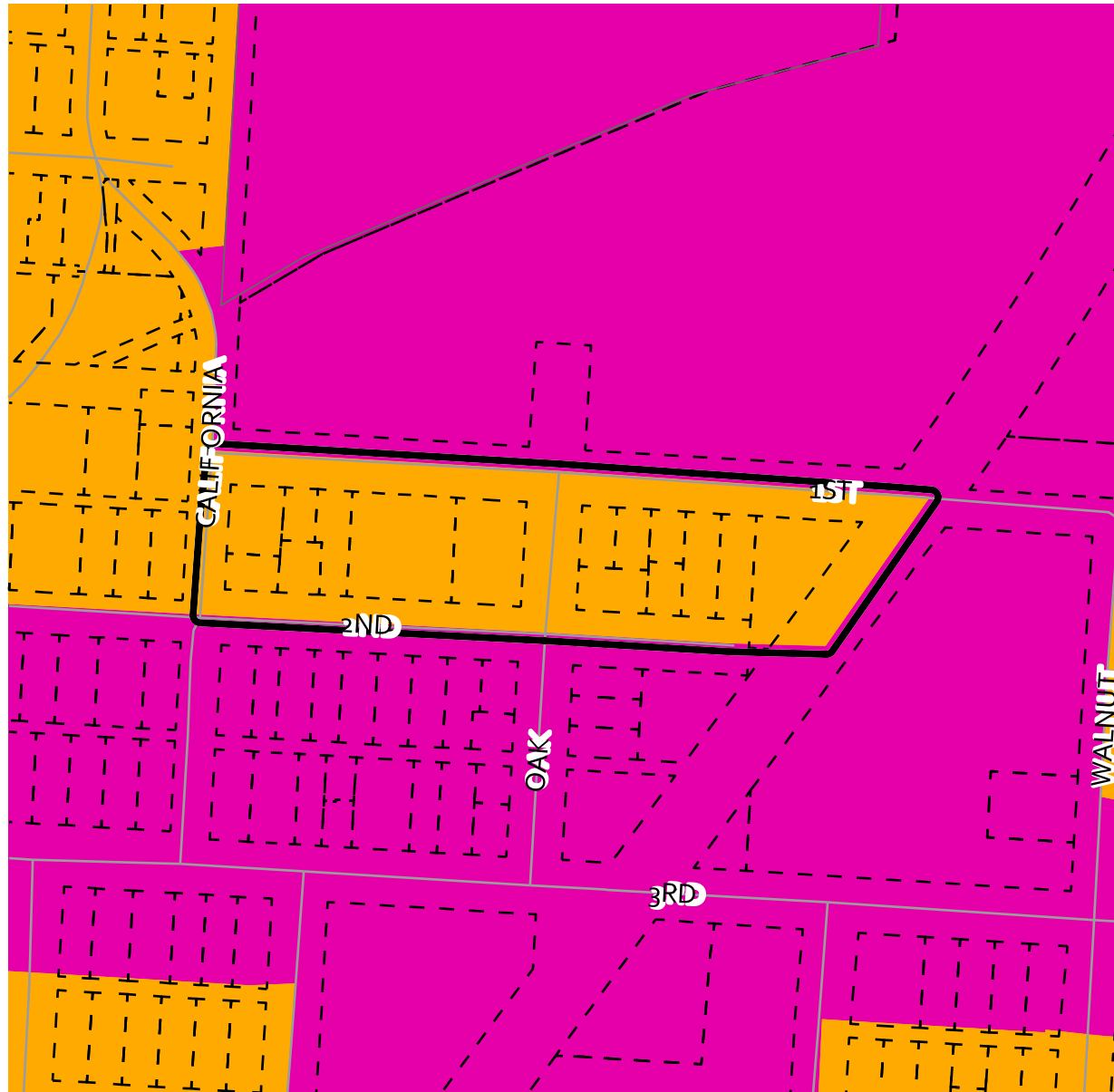
List of **map** amendments

Section 3. Place Types Map.

Amend the Place Type designation for the area north of 2nd Street, east of California Street, south of 1st Street, and west of the Bitterroot Branch Trail in the **Riverfront neighborhood** from Urban Residential High to Urban Mixed-Use Low.

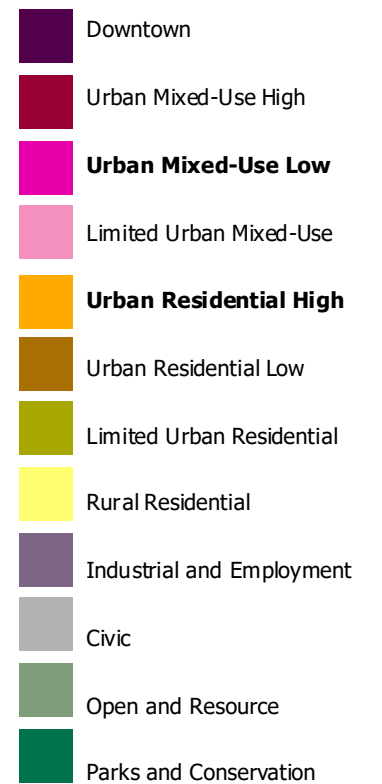
Adopted Place Type

Urban Residential High



Recommended Place Type

Urban Mixed-Use Low

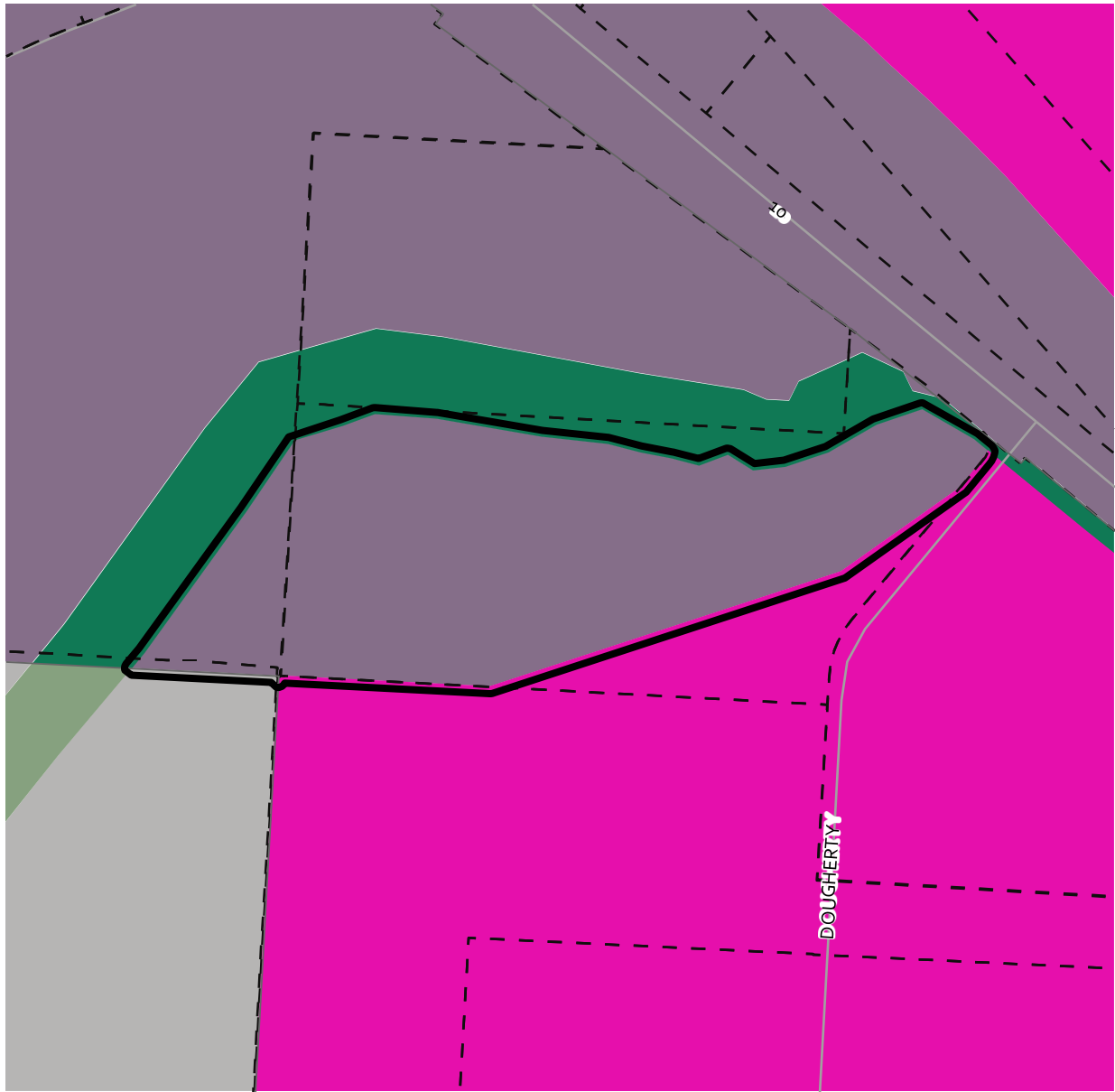


Explanation

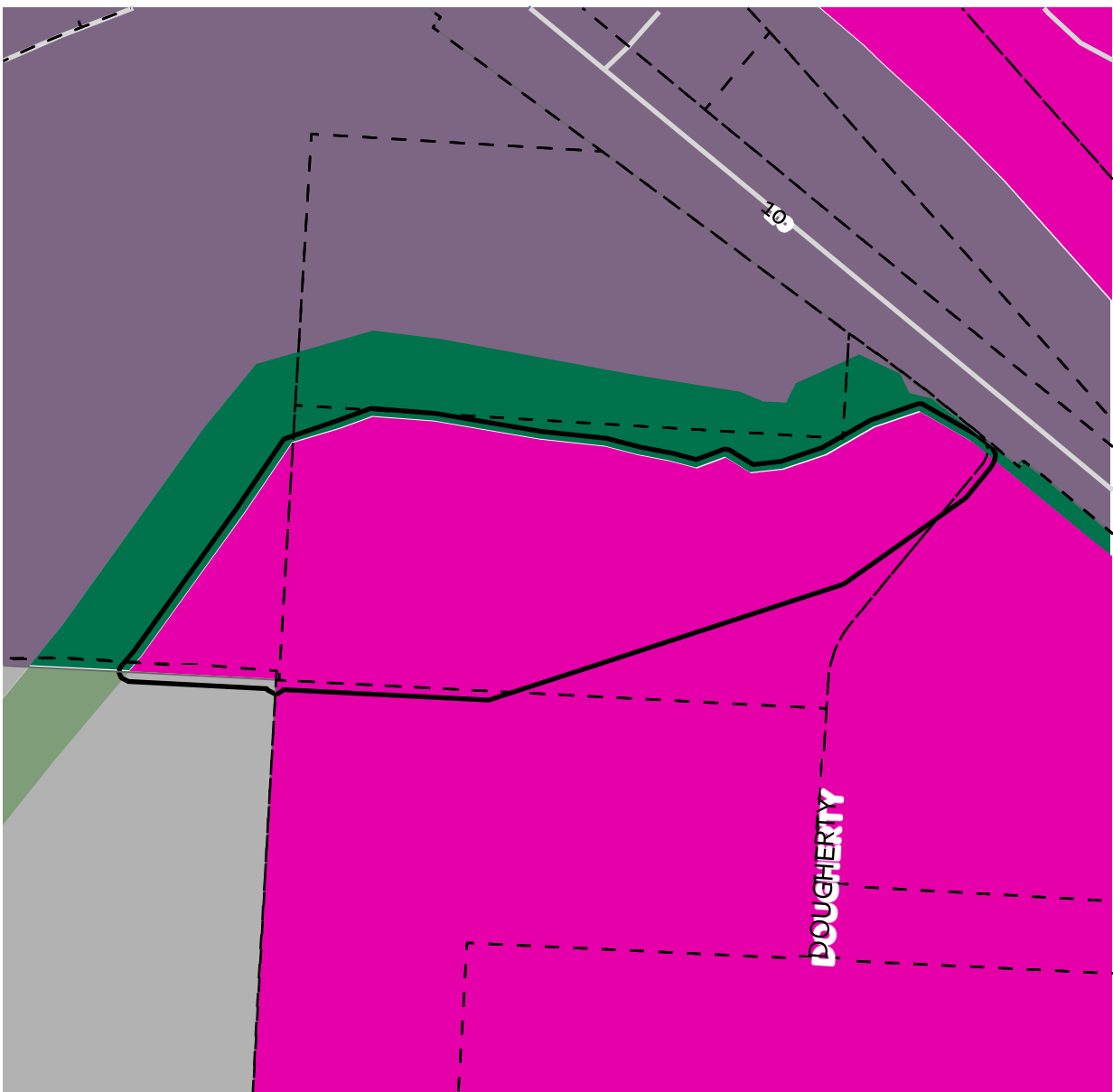
This block is changing from a residential designation to a mixed-use designation. The area already functions as mixed-use and benefits from close access to amenities, open space, and multi-modal transportation. This amendment addresses a previously isolated residential pocket, allowing place types to reflect the higher-intensity uses already present and ensuring that future development will be consistent with existing uses.

Section 3. Place Types Map.
Amend the Place Type designation for the area named "Horseshoe Bend," east of Whipporwill Drive, directly south of Grant Creek, and west of W. Broadway Street, currently **in the County**, from Industrial and Employment to Urban Mixed-Use Low.

Adopted Place Type
Industrial and Employment



Recommended Place Type
Urban Mixed-Use Low



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low**
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment**
- Civic
- Open and Resource
- Parks and Conservation



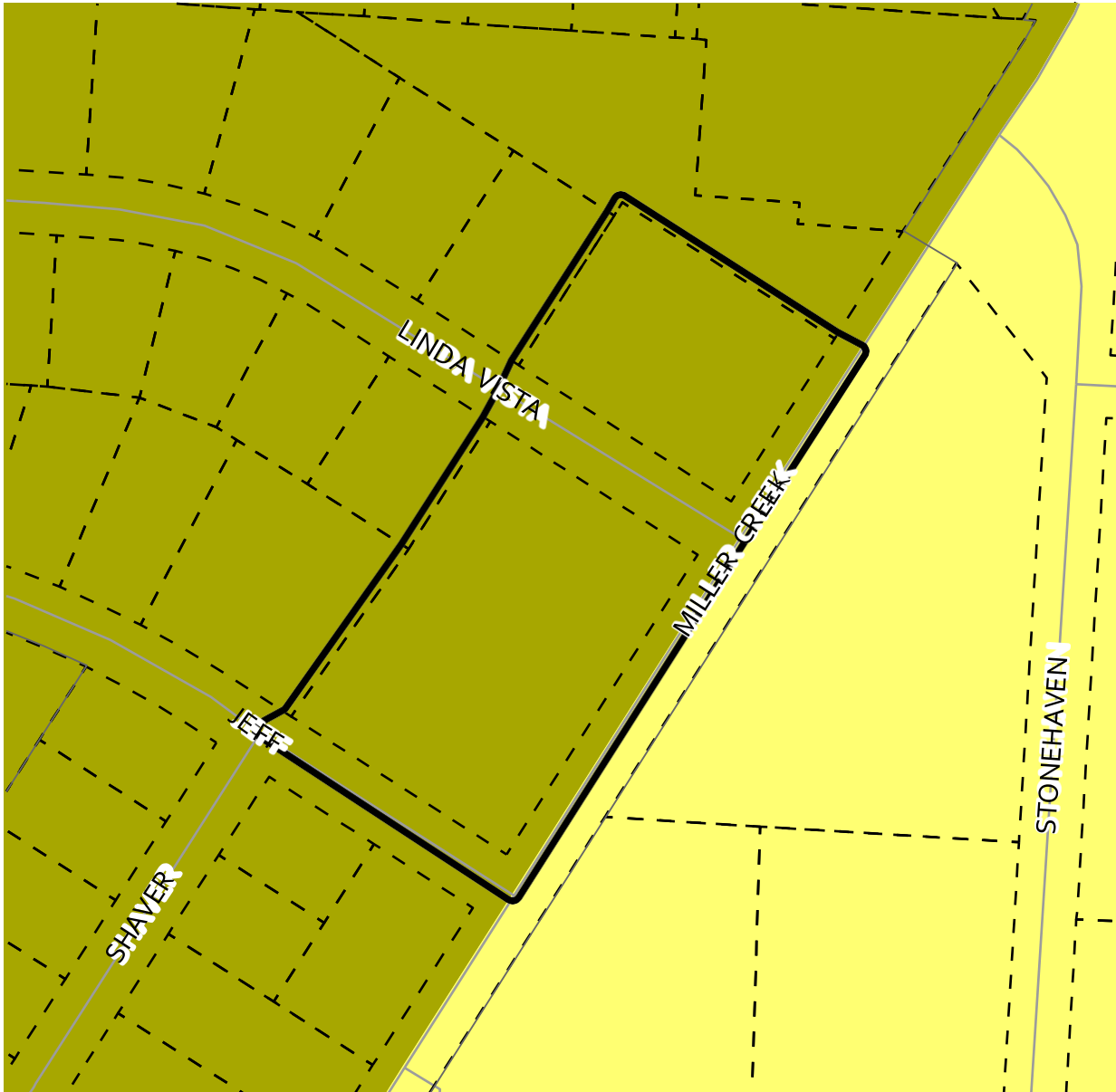
Explanation

The Sx^wtqpyen workplace neighborhood is being updated to support more residential development. Using ARPA funds, the City is realigning the creek to improve its health, reduce the oversized floodplain, and create a new park corridor. This will allow residential and mixed-use development along the park, replacing nearby industrial areas and providing greater public access. The project is underway and expected to finish next year.

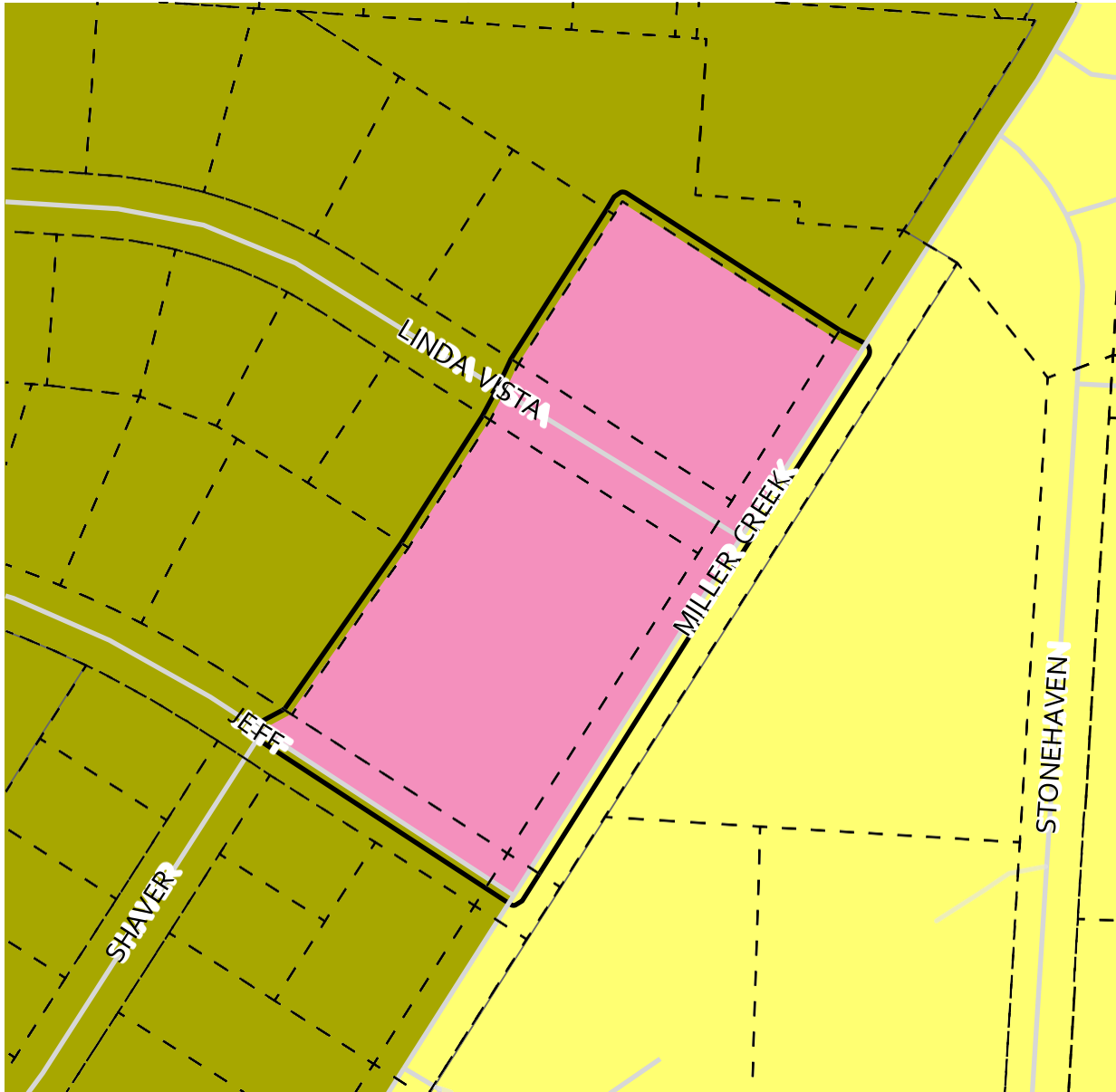
Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the Den Restaurant and Market, on the parcels on either side of Linda Vista Boulevard at the intersection of Linda Vista Boulevard and Miller Creek, in the **Miller Creek neighborhood** from Limited Urban Residential to Limited Urban Mixed-Use.

Adopted Place Type
Limited Urban Residential



Recommended Place Type
Limited Urban Mixed-Use



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use**
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential**
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation

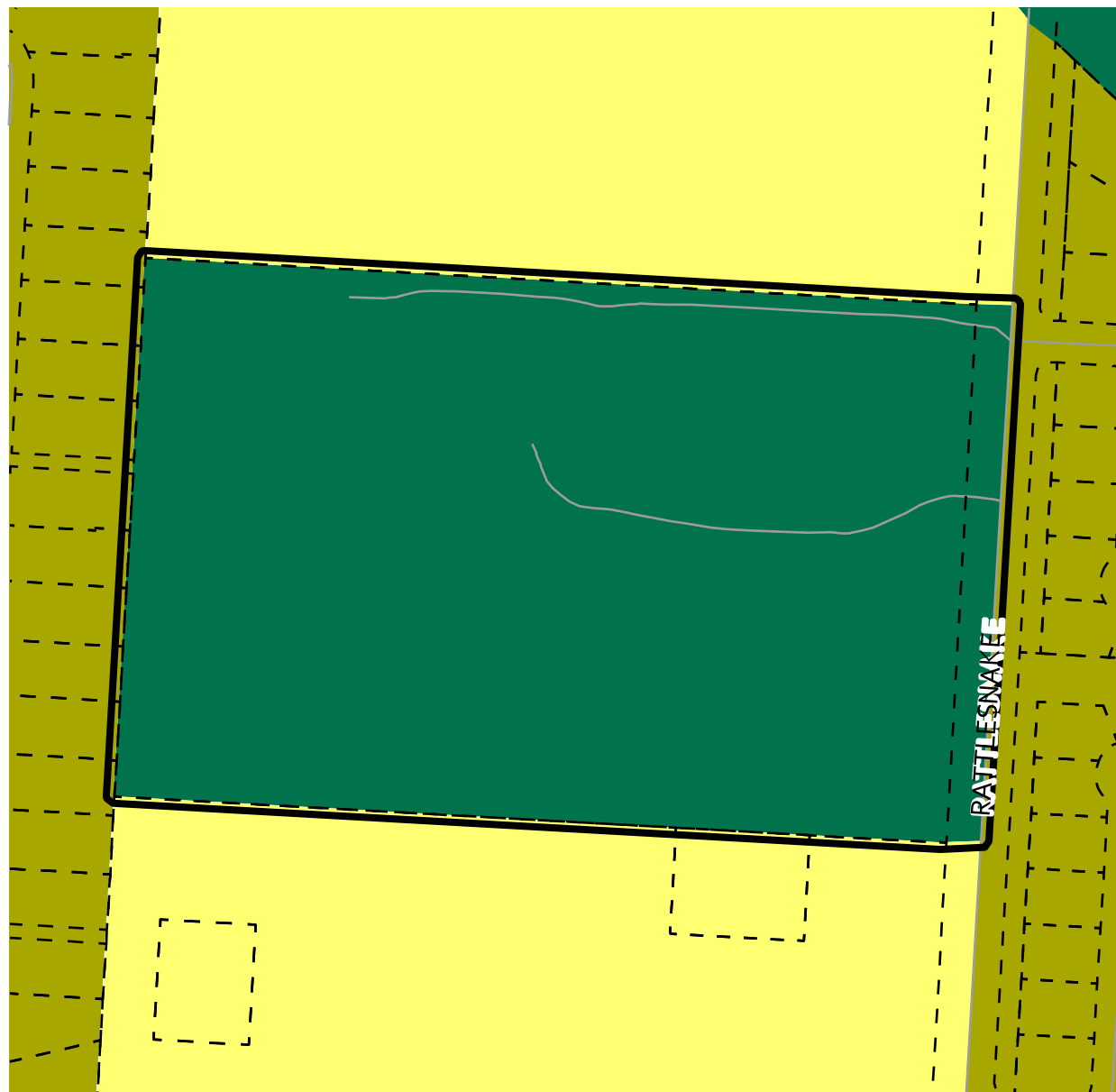


Explanation

These parcels have existing approved development rights in an adopted Planned Unit Development to establish this area as a neighborhood mixed-use node. There is currently a restaurant and market built on the site.

Section 3. Place Types Map.
Amend the Place Type designation for the area currently recognized as Ten Spoon Vinyard and Winery, Geocode 04-2200-11-1-21-05-0000, in the **Upper Rattlesnake neighborhood** from Parks and Conservation to Rural Residential.

Adopted Place Type
Parks and Conservation



Recommended Place Type
Rural Residential



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential**
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation**



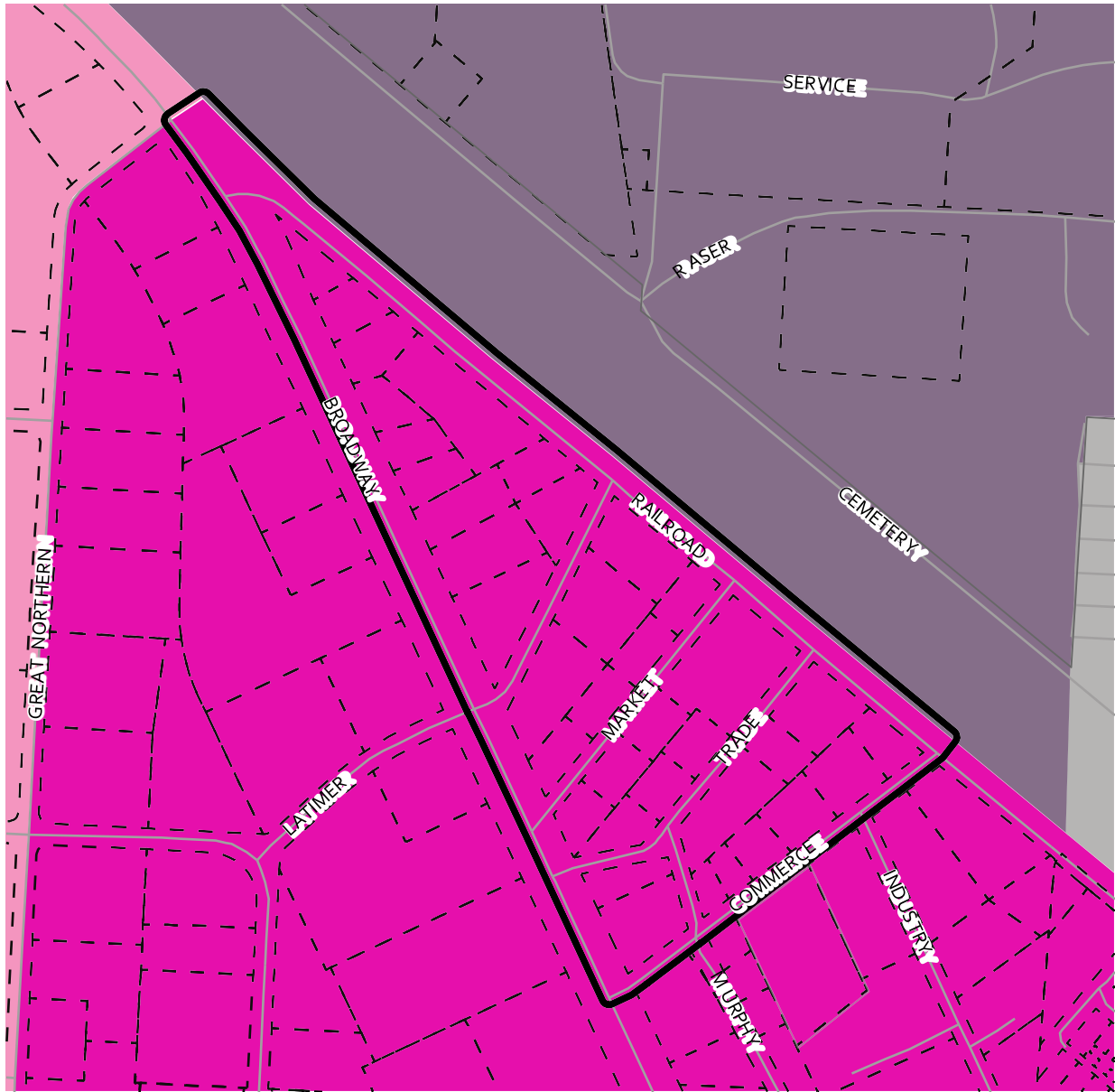
Explanation

This existing private property operates as a winery with a small vineyard. The place type amendment allows for additional uses at this established business, recognizing both agricultural crop use and the value-added winery use. This change supports the concept of “working lands,” aligning with the rural context and existing easements, and ensuring compatibility with the designated Place Type.

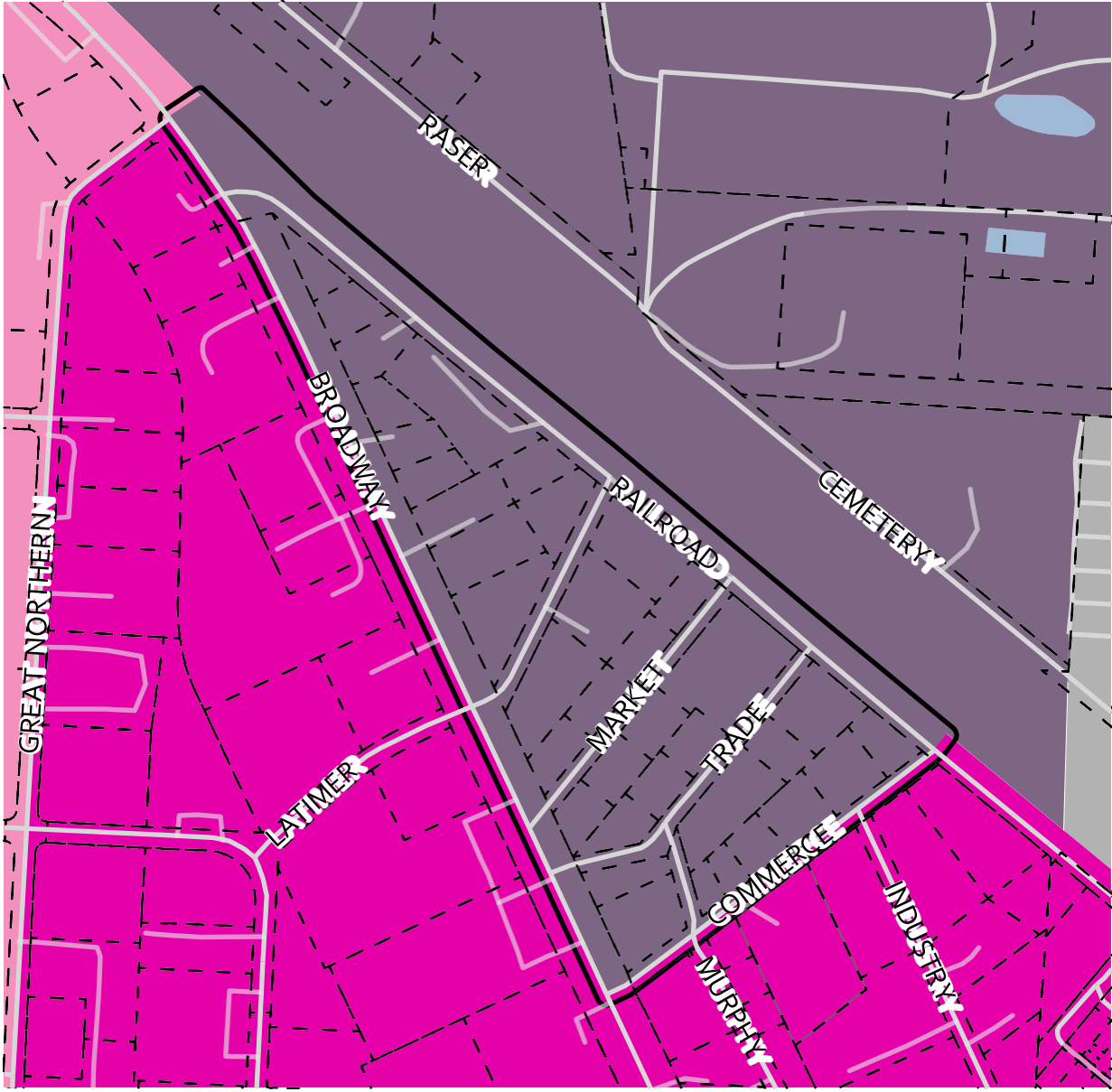
Section 3. Place Types Map.

Amend the Place Type designation for the area bordered by W. Broadway Street, W. Railroad Street, Commerce Street in the **Westside neighborhood** from Urban Mixed-Use Low to Industrial and Employment.

Adopted Place Type
Urban Mixed-Use Low



Recommended Place Type
Industrial and Employment



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low**
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment**
- Civic
- Open and Resource
- Parks and Conservation



Explanation

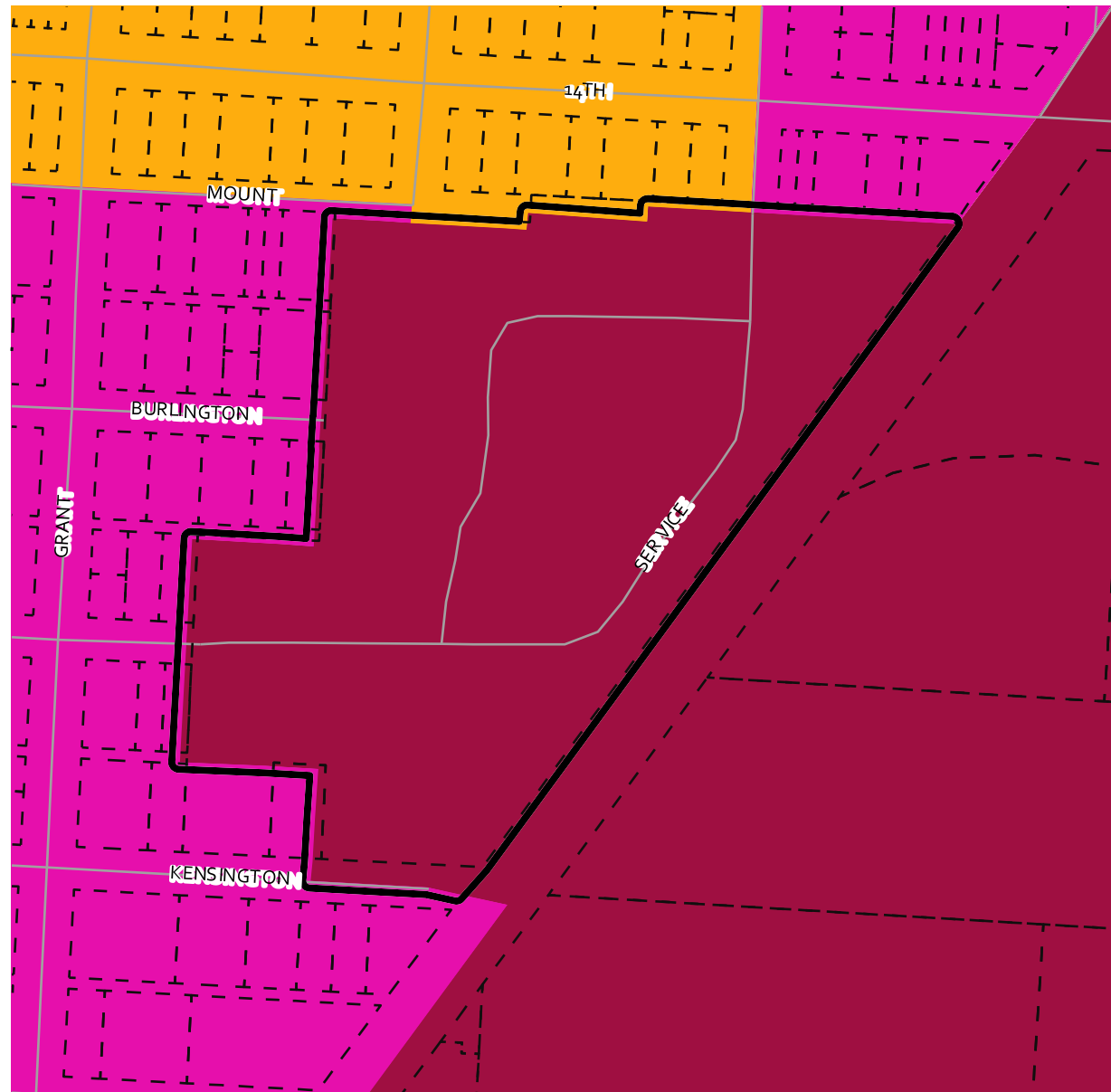
Current conditions in this area are not suitable for Mixed-Use development. The area lacks pedestrian and multi-modal infrastructure, has narrow roadways, and is surrounded by barriers like the railroad and W. Broadway Street, limiting connectivity. Existing industrial uses, heavy truck traffic, and poor site conditions would negatively impact residential quality of life. Maintaining the Industrial designation preserves current uses until future infrastructure and planning efforts make a transition more feasible.

Section 3. Place Types Map.

Amend the Place Type designation for the area north of Kensington Avenue, east of S. Grant Street, south of S. 14th Street, and west of the Bitterroot Branch Trail in the **Franklin to the Fort neighborhood** from Urban Mixed-Use High to Civic.

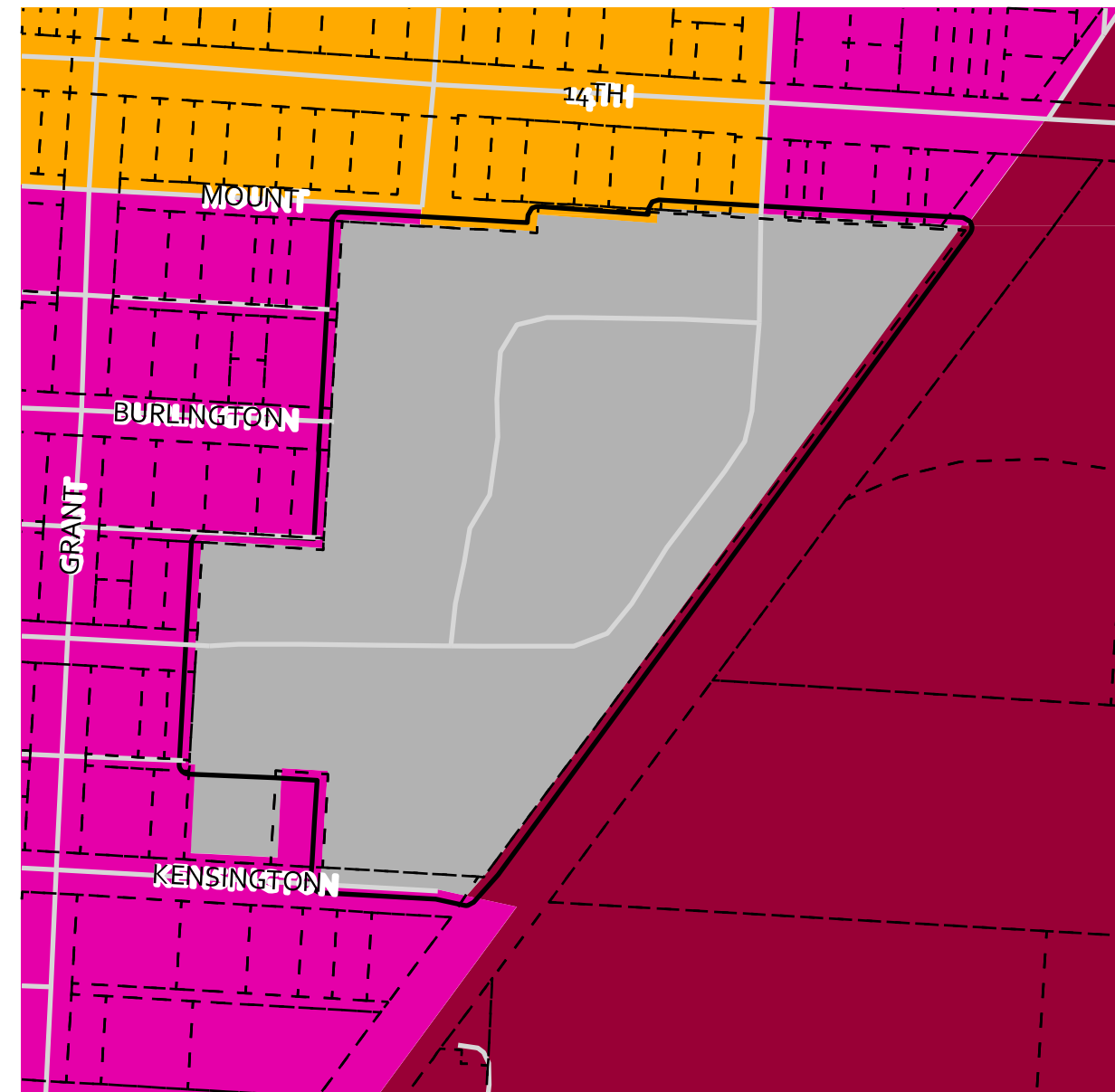
Adopted Place Type

Urban Mixed-Use High



Recommended Place Type

Civic



Explanation

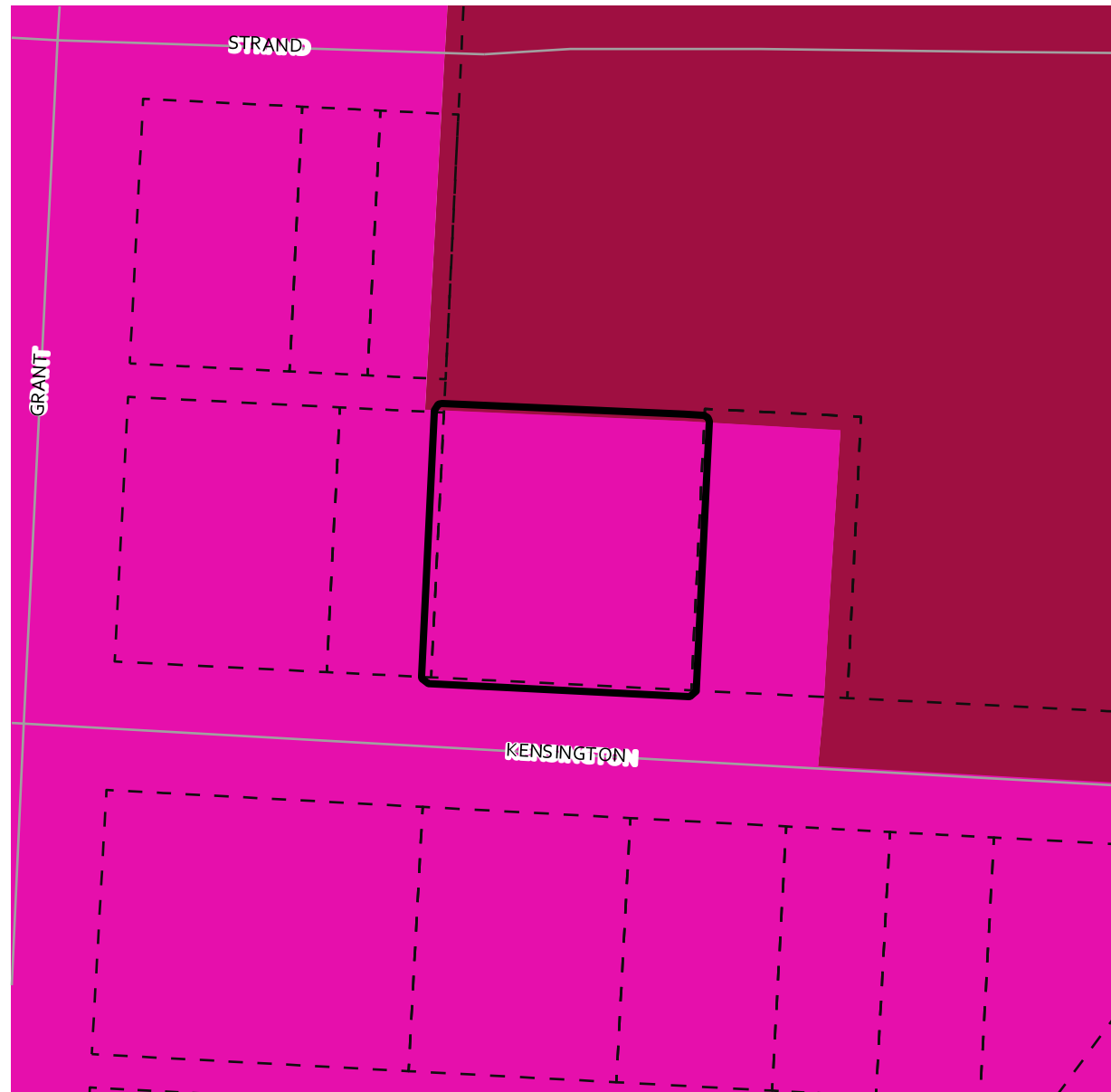
This parcel contains the USFS Northern Region Field Services Office. The Civic Place Type is intended to designate areas that are large regional government administration buildings. Applying this Place Type here intends to preserve the administrative/institutional use and recognizes the future public space potential of this parcel.

Section 3. Place Types Map.

Amend the Place Type designation for the area north of Kensington Avenue, east of S. Grant Street, south of Strand Ave, and west of the Bitterroot Branch Trail in the **Franklin to the Fort neighborhood** from Urban Mixed-Use Low to Civic.

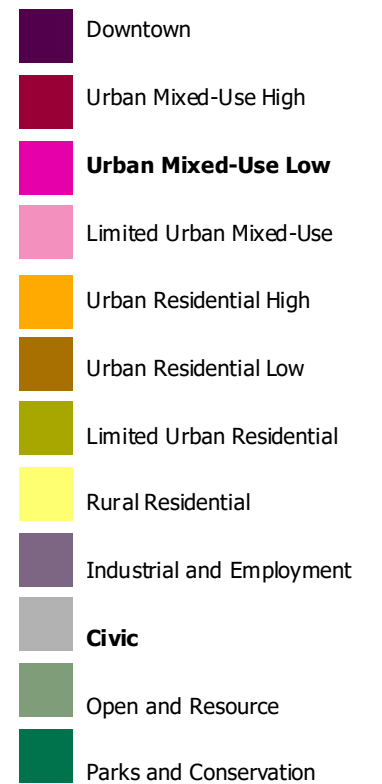
Adopted Place Type

Urban Mixed-Use Low



Recommended Place Type

Civic



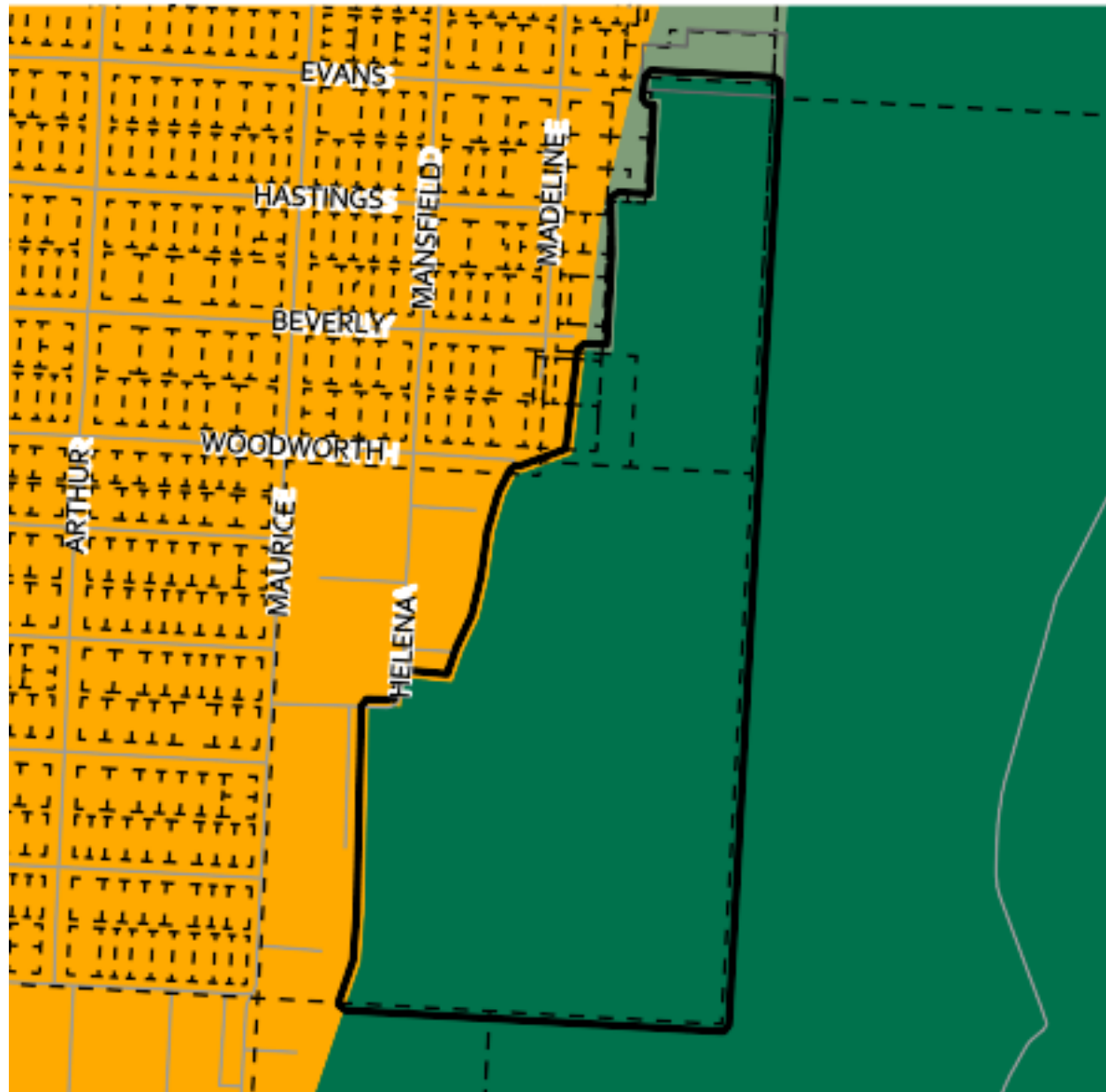
Explanation

This is a vacant parcel adjacent to the USFS Northern Region Field Services Office. The Civic Place Type is intended to designate areas that are large regional government administration buildings. Applying this Place Type here intends to preserve the administrative/institutional use and recognizes the future public space potential of this parcel.

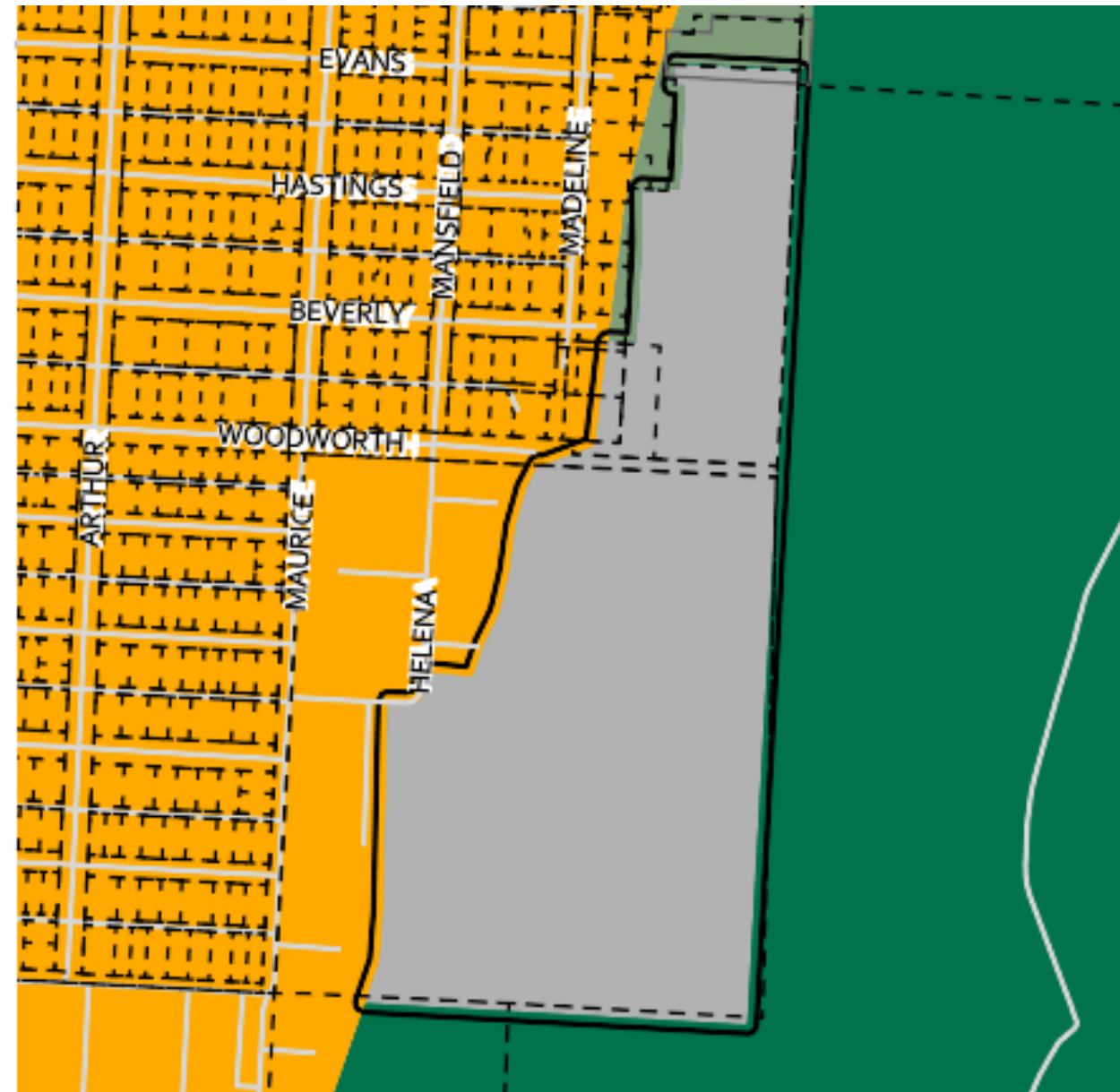
Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as University of Montana student housing and the base of Mount Sentinel, largely comprising Geocodes 04-2200-27-1-03-41-0000 and the eastern portion 04-2200-27-1-03-01-0000, in the **University District neighborhood** from Parks and Conservation to Civic.

Adopted Place Type
Parks and Conservation



Recommended Place Type
Civic



Explanation

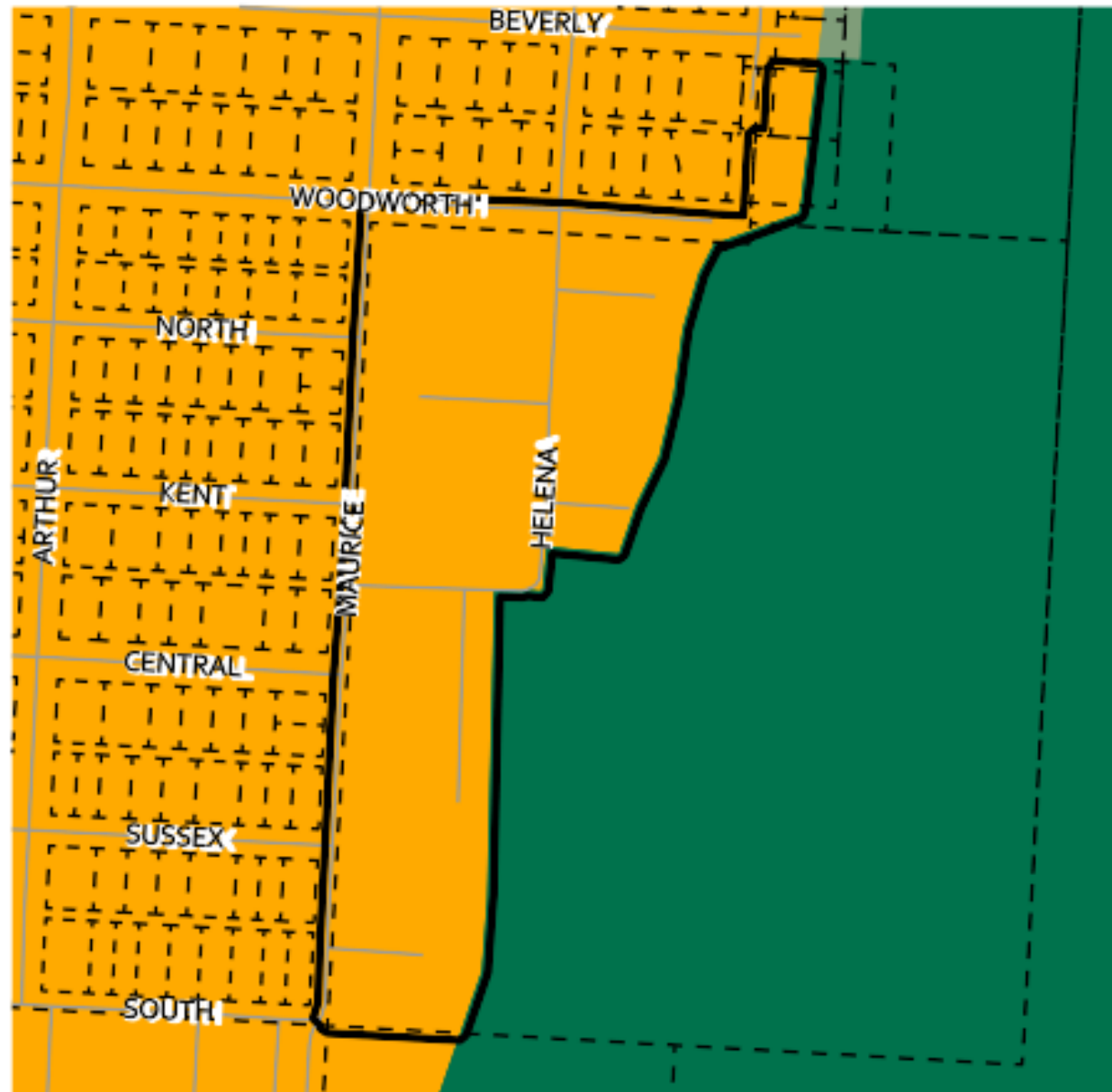
Parcels near campus and owned by the University of Montana are being redesignated as Civic to align with the current institutional use of and intent for the land.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as University of Montana student housing and the base of Mount Sentinel, largely comprising the western portion of Geocode 04-2200-27-1-03-01-0000, in the **University District neighborhood** from Urban Residential High to Civic.

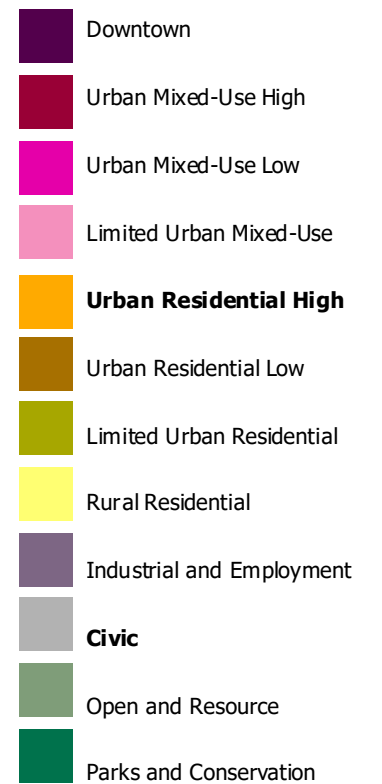
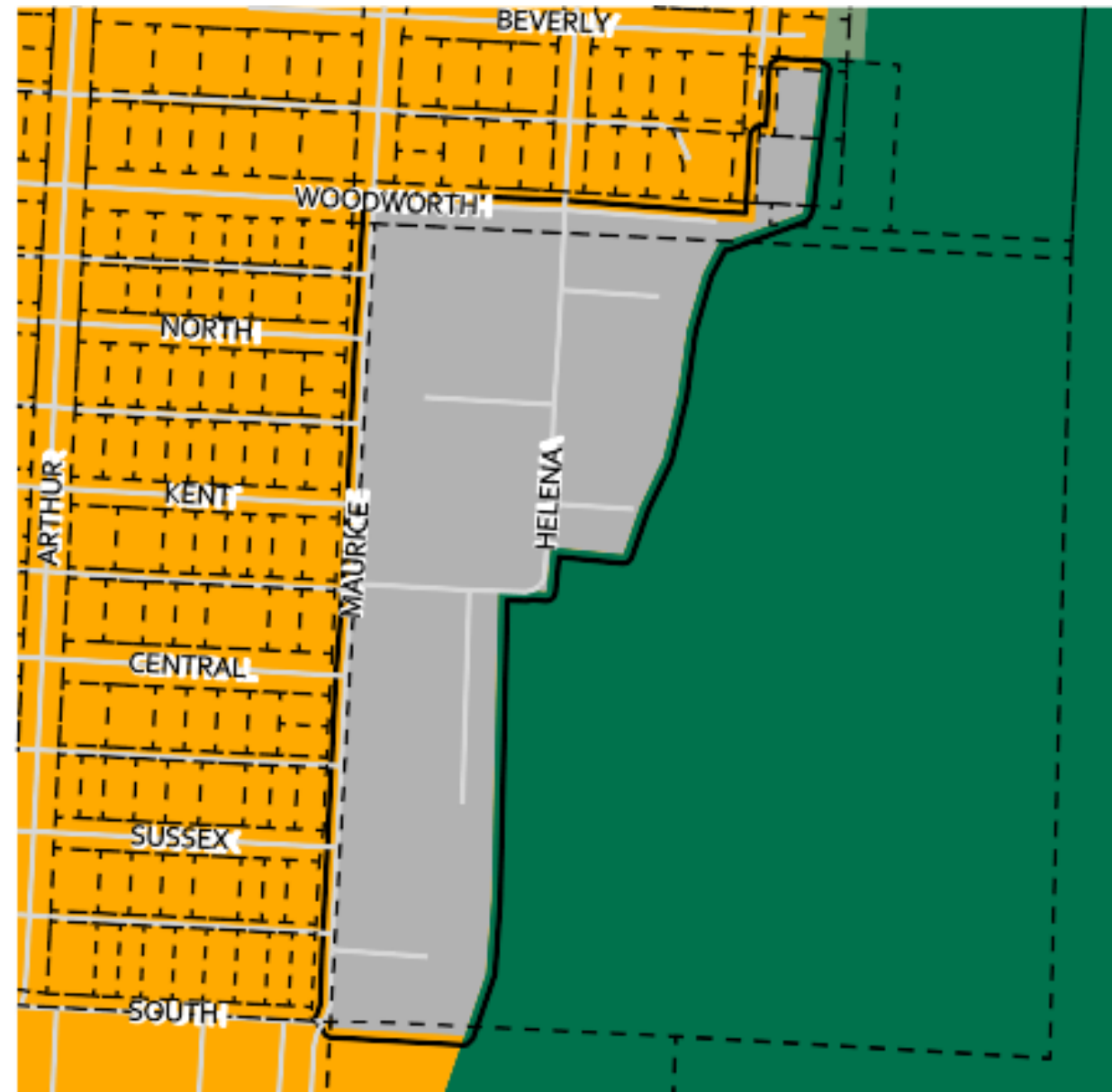
Adopted Place Type

Urban Residential High



Recommended Place Type

Civic



Explanation

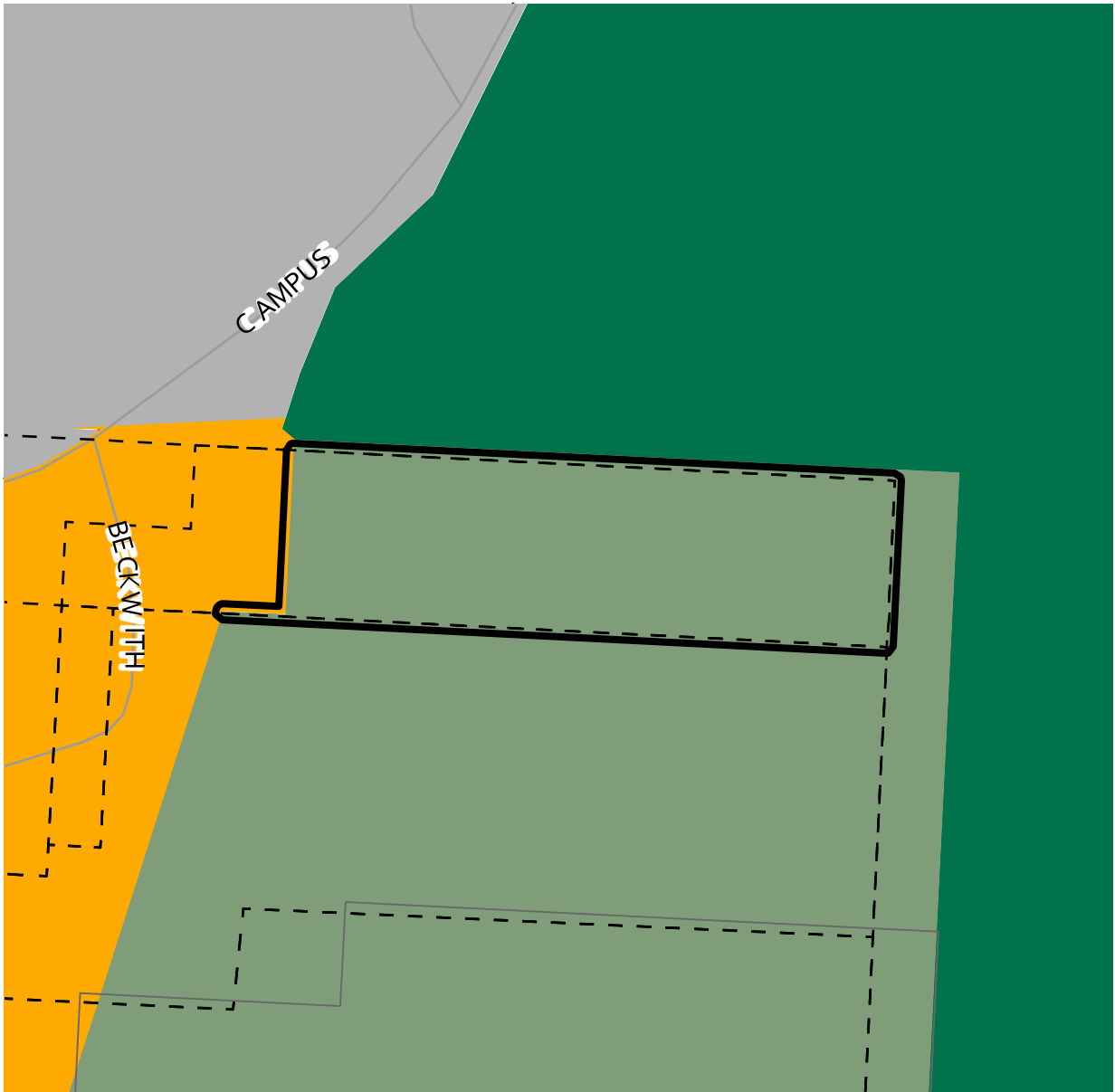
Parcels near campus and owned by the University of Montana are being redesignated as Civic to align with the current institutional use of and intent for the land.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the base of Mount Sentinel, largely comprising the eastern portion of Geocode 04-2200-27-1-03-05-0000, in the **University District neighborhood** from Open and Resource to Civic.

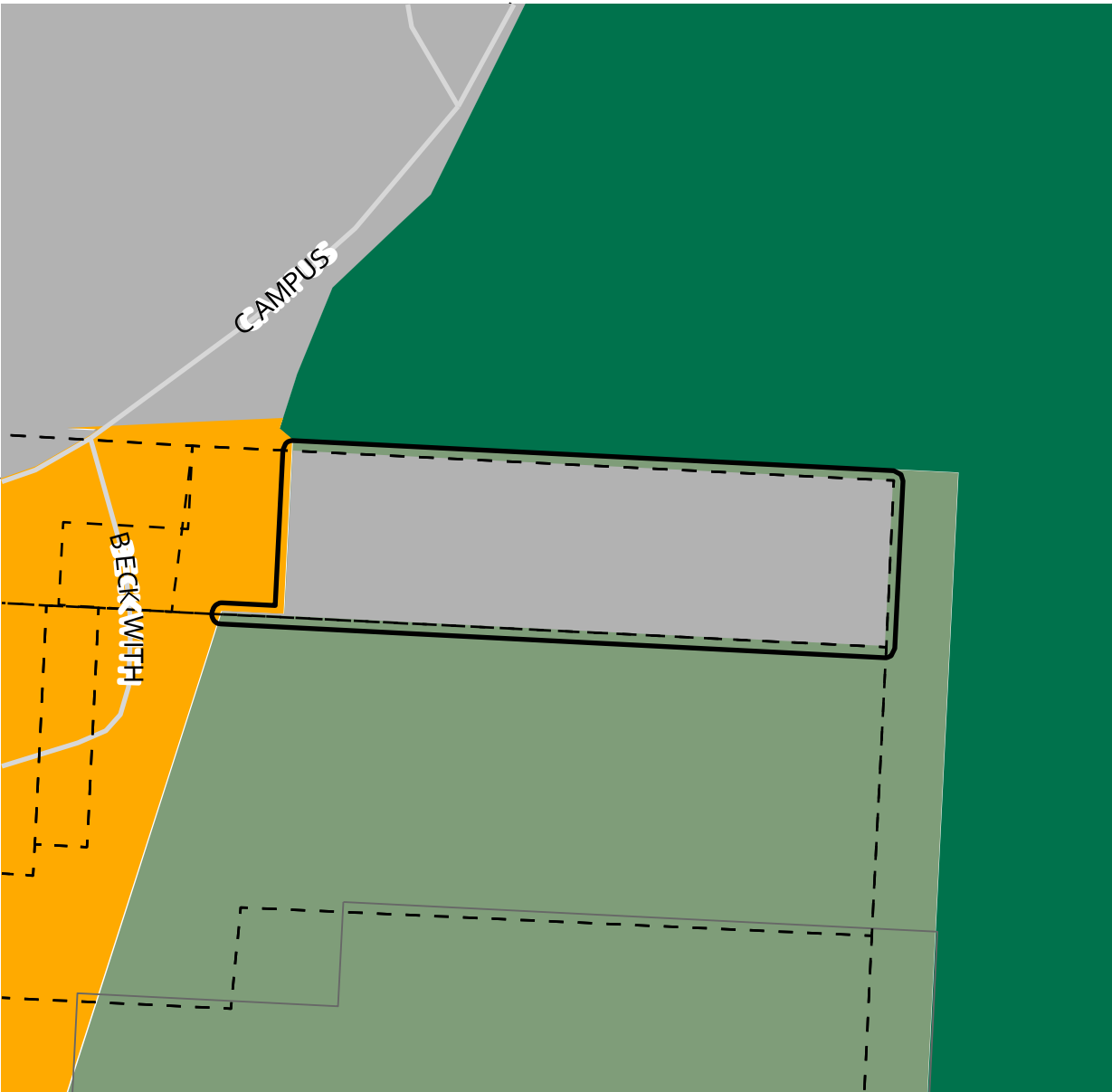
Adopted Place Type

Open and Resource



Recommended Place Type

Civic



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation



Explanation

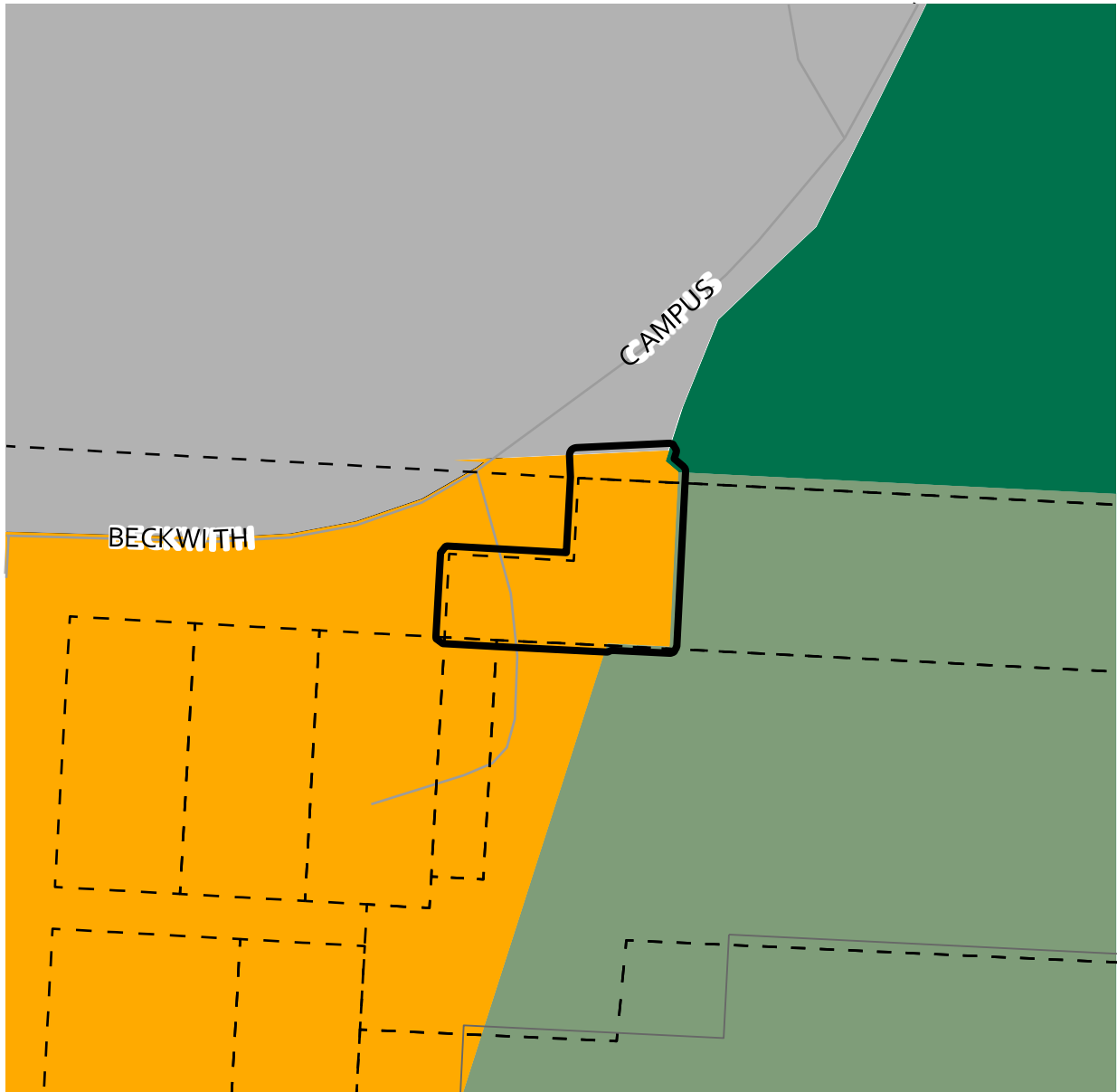
Parcels near campus and owned by the University of Montana are being redesignated as Civic to align with the current institutional use of and intent for the land.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the base of Mount Sentinel, largely comprising the western portion of Geocode 04-2200-27-1-03-05-0000, in the **University District neighborhood** from Urban Residential High to Civic.

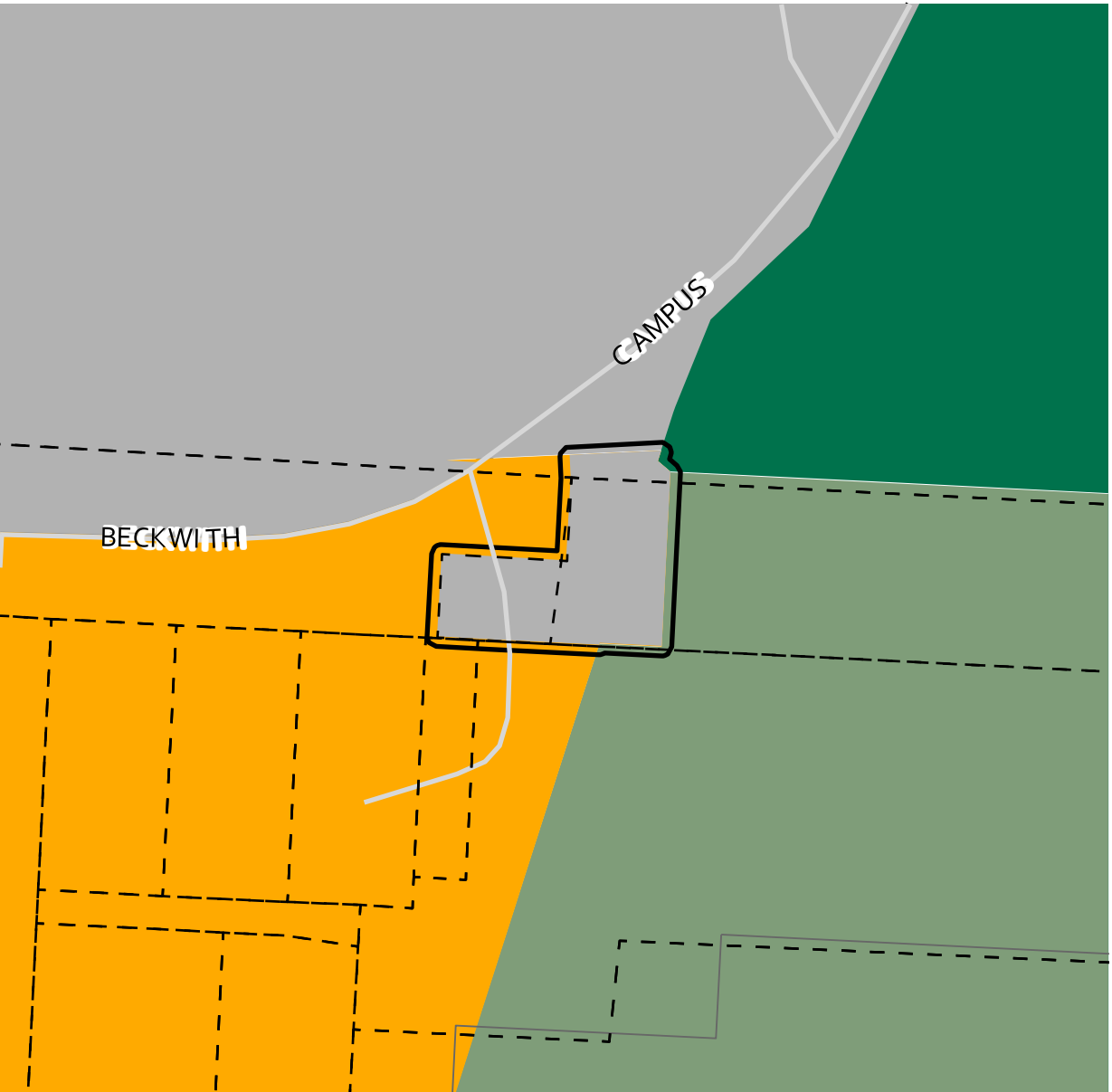
Adopted Place Type

Urban Residential High



Recommended Place Type

Civic



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High**
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic**
- Open and Resource
- Parks and Conservation



Explanation

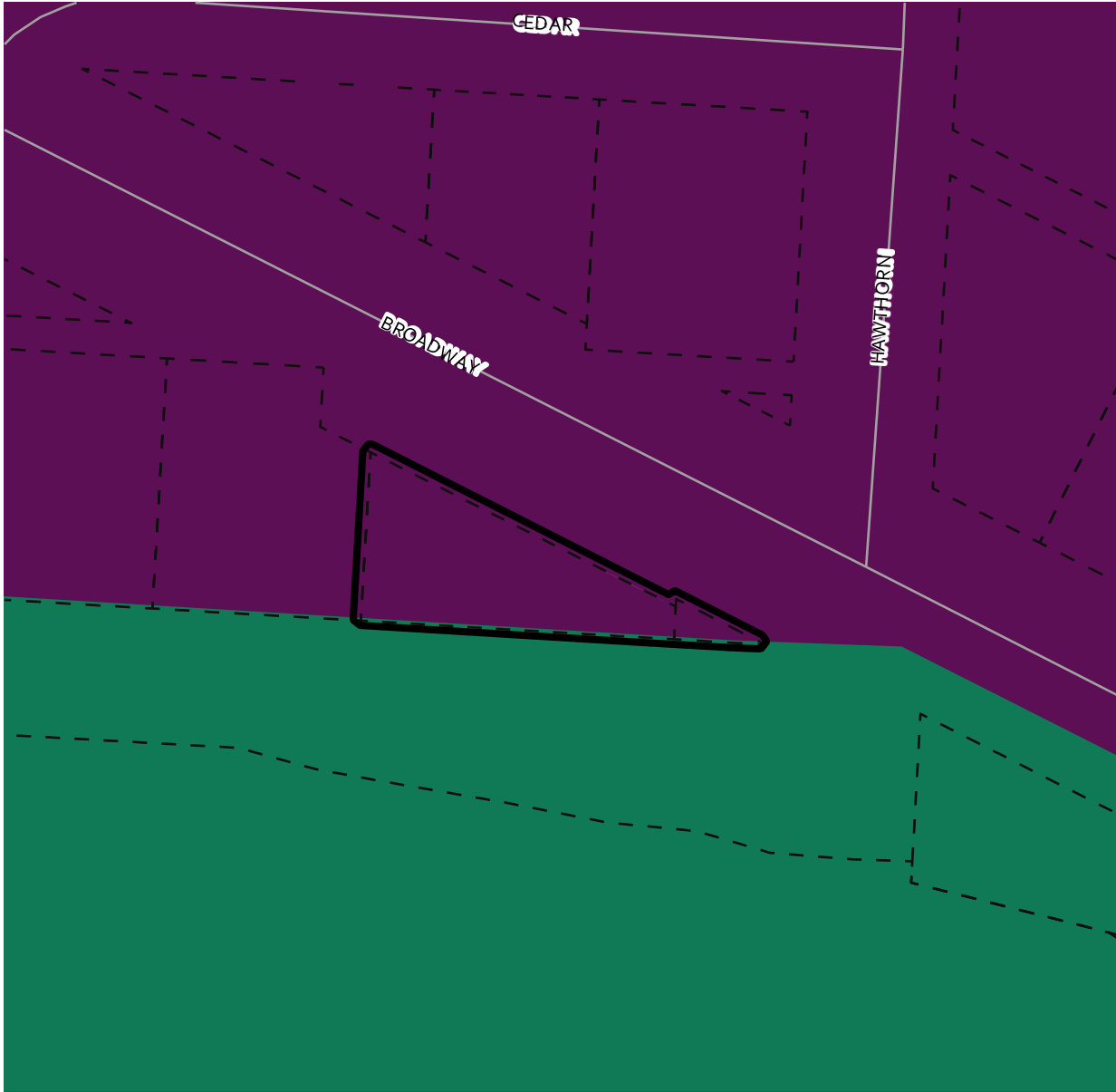
Parcels near campus and owned by the University of Montana are being redesignated as Civic to align with the current institutional use of and intent for the land.

Section 3. Place Types Map.

Amend the Place Type designation for the area just southwest of the intersection of W. Broadway Street and Hawthorn Street in the **Westside neighborhood** from Downtown to Parks and Conservation.

Adopted Place Type

Downtown



Recommended Place Type

Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation



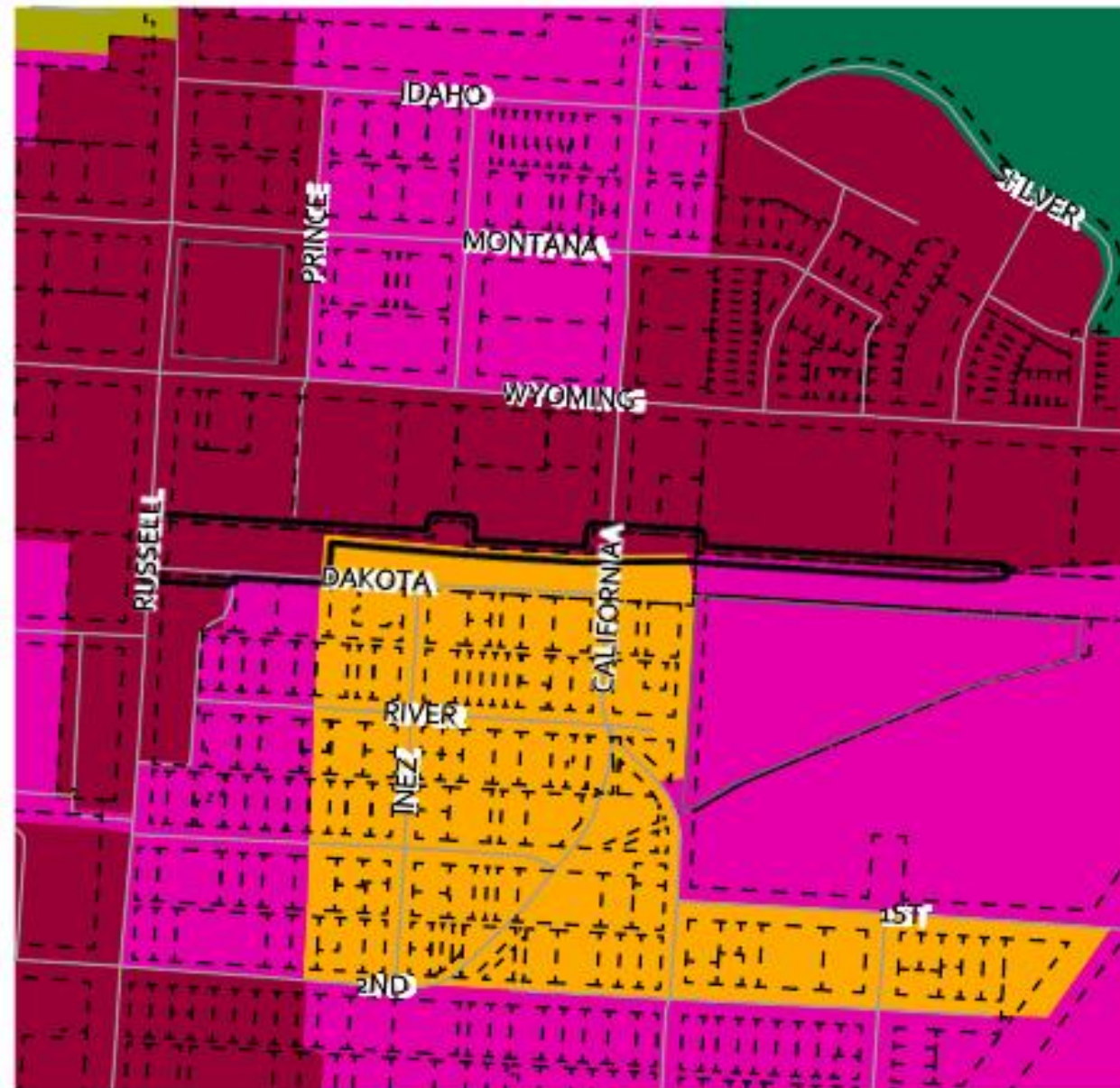
Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

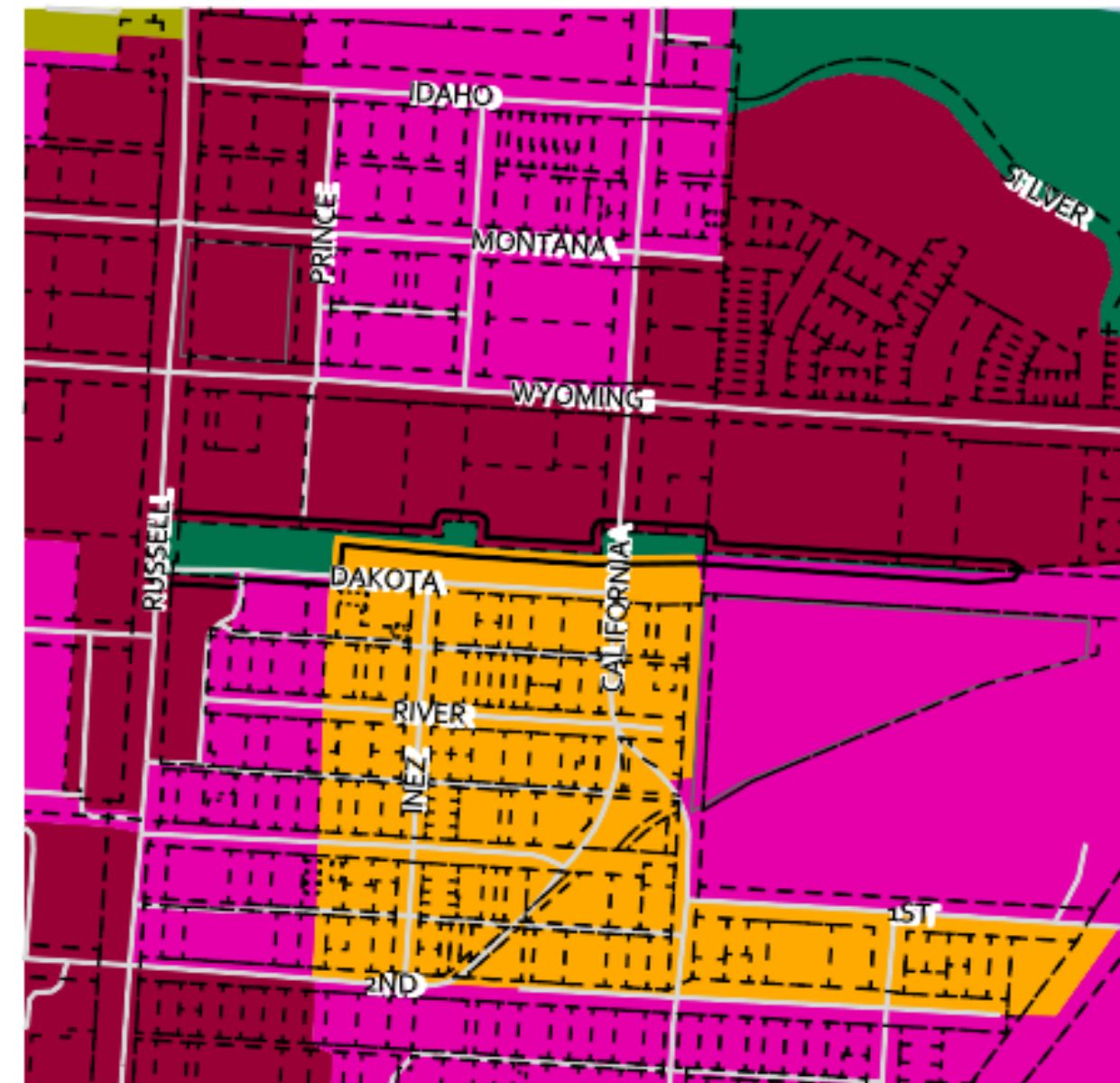
Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the Milwaukee Trail, largely comprising Geocodes 04-2200-21-3-48-01-0000 and the western portion of 04-2200-21-3-48-02-0000, in the **Riverfront neighborhood** from Urban Mixed-Use High to Parks and Conservation.

Adopted Place Type
Urban Mixed-Use High



Recommended Place Type
Parks and Conservation



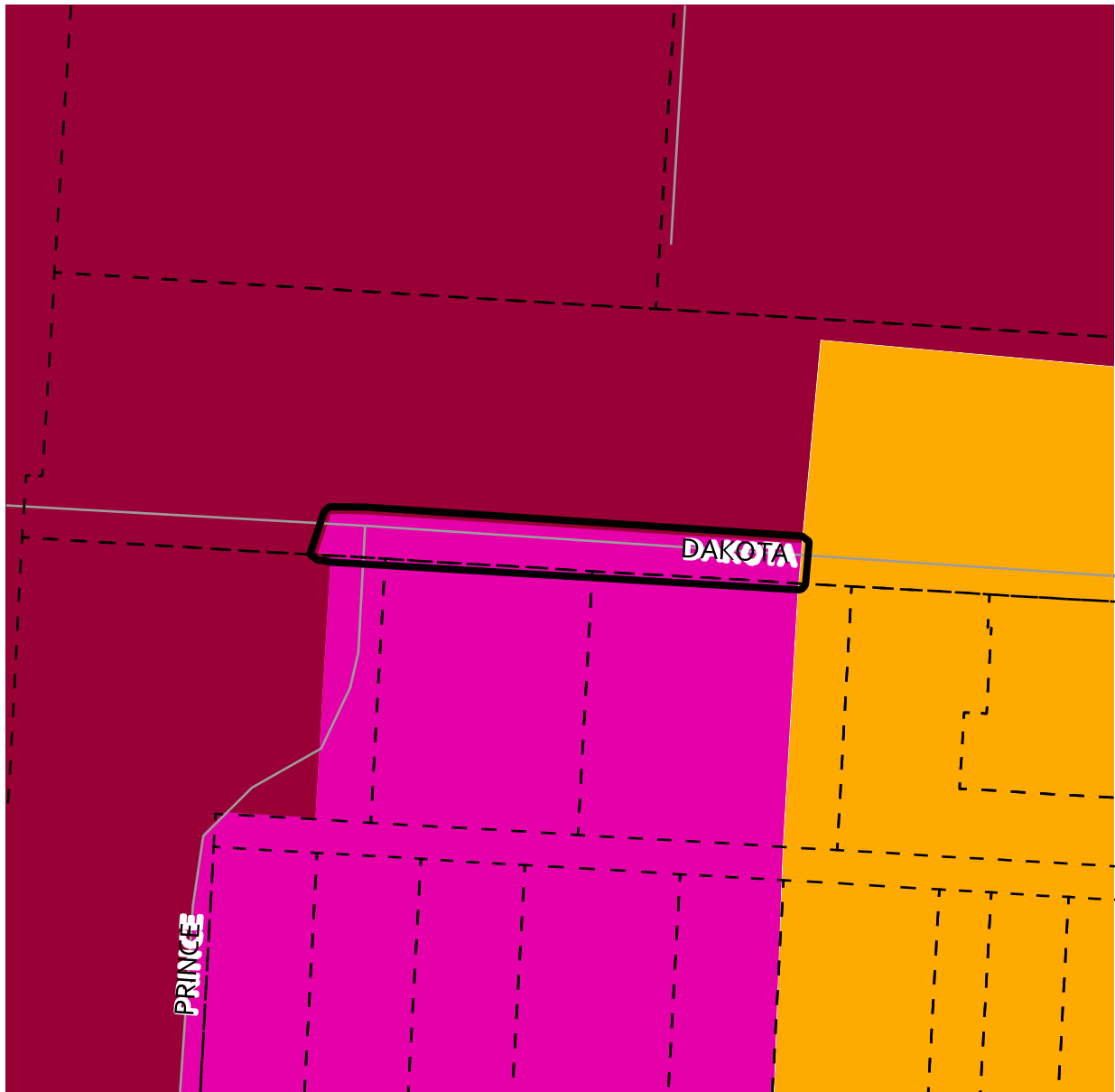
Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

14 Place Types

Section 3. Place Types Map.
Amend the Place Type designation for the area currently recognized as the Milwaukee Trail, comprising a southwestern portion of Geocode 04-2200-21-3-48-01-0000, in the **Riverfront neighborhood** from Urban Mixed-Use Low to Parks and Conservation.

Adopted Place Type
Urban Mixed-Use Low



Recommended Place Type
Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low**
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation**



Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

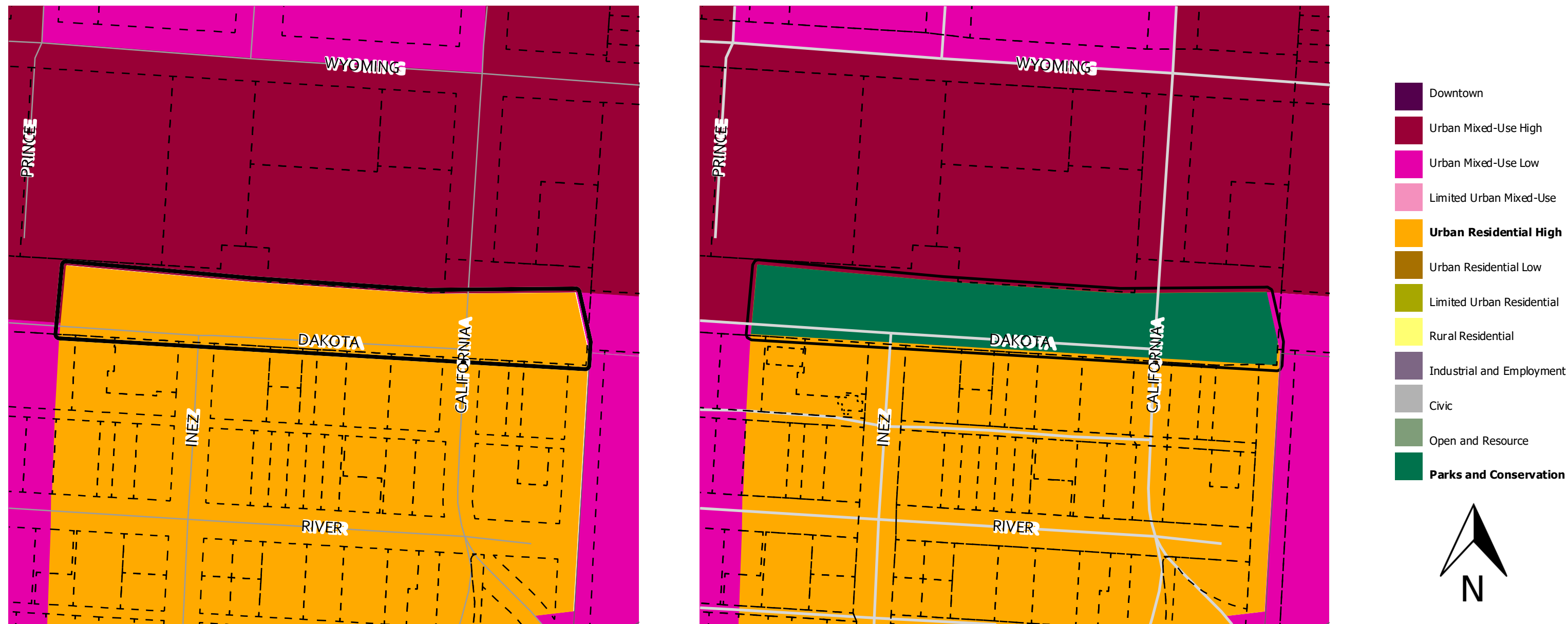
Amend the Place Type designation for the area currently recognized as the Milwaukee Trail, comprising a southeastern portion of Geocode 04-2200-21-3-48-01-0000, in the **Riverfront neighborhood** from Urban Residential High to Parks and Conservation.

Adopted Place Type

Urban Residential High

Recommended Place Type

Parks and Conservation



Explanation

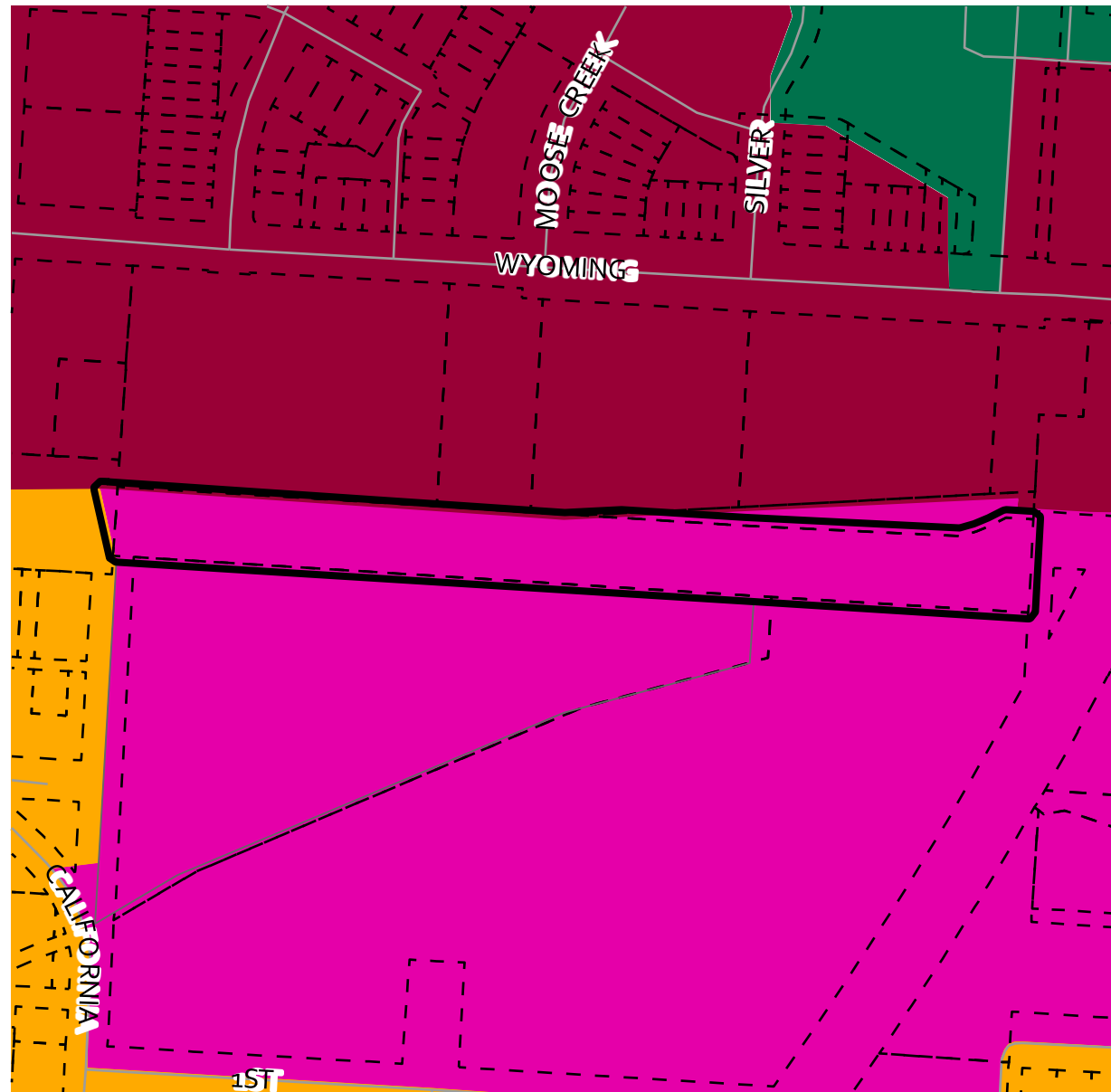
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the Milwaukee Trail, largely comprising Geocode 04-2200-21-3-48-02-0000, in the **Riverfront neighborhood** from Urban Mixed-Use Low to Parks and Conservation.

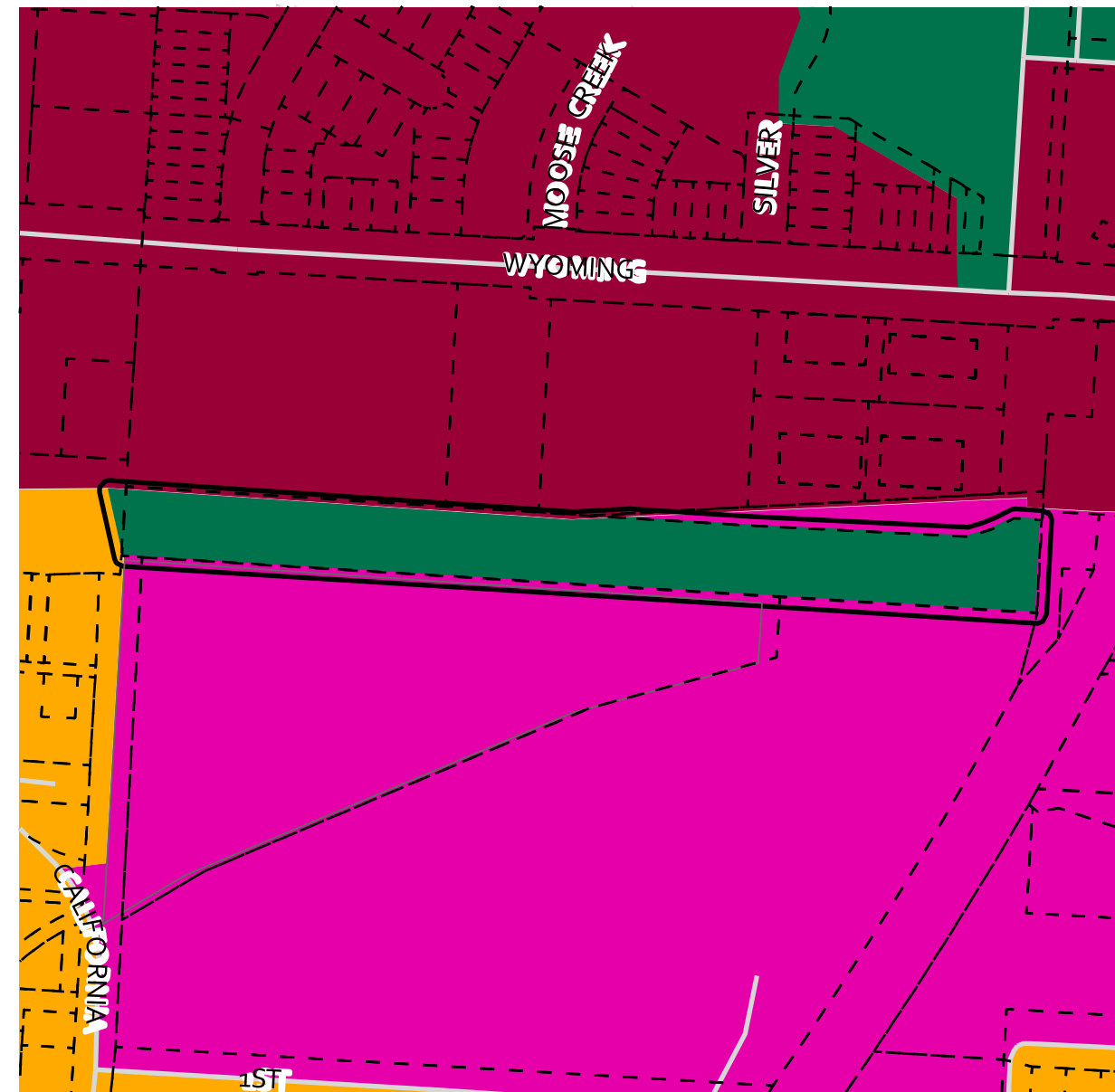
Adopted Place Type

Urban Mixed-Use Low



Recommended Place Type

Parks and Conservation



Explanation

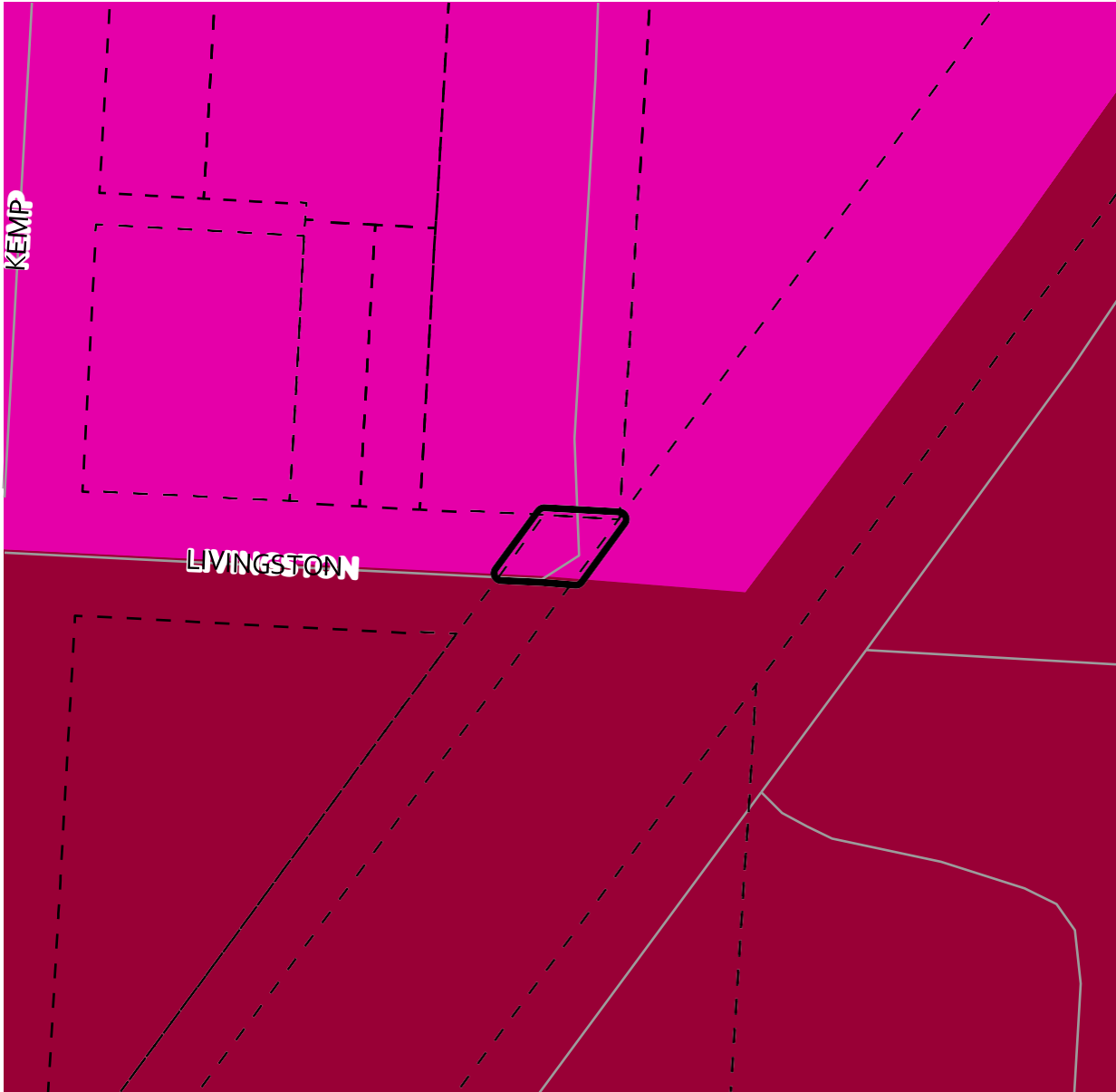
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the Bitterroot Branch Trail, comprising the northernmost portion of Geocode 04-2200-32-2-01-83-0000, in the **Franklin to the Fort neighborhood** from Urban Mixed-Use Low to Parks and Conservation.

Adopted Place Type

Urban Mixed-Use Low



Recommended Place Type

Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low**
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation**



Explanation

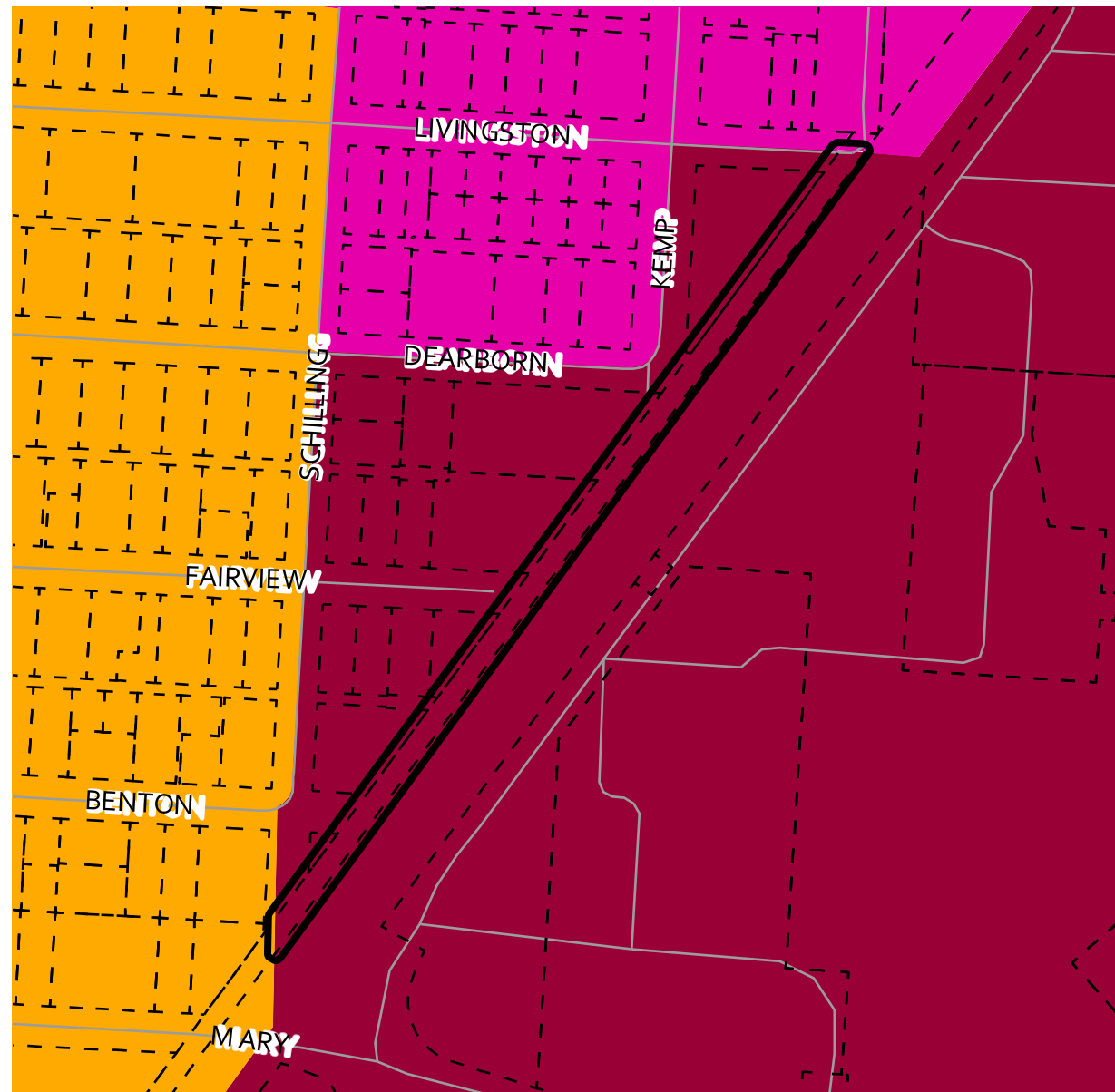
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the Bitterroot Branch Trail, comprising the portion of Geocode 04-2200-32-2-01-83-0000 between Livingston Street and Schilling Street, in the **Franklin to the Fort neighborhood** from Urban Mixed-Use Low to Parks and Conservation.

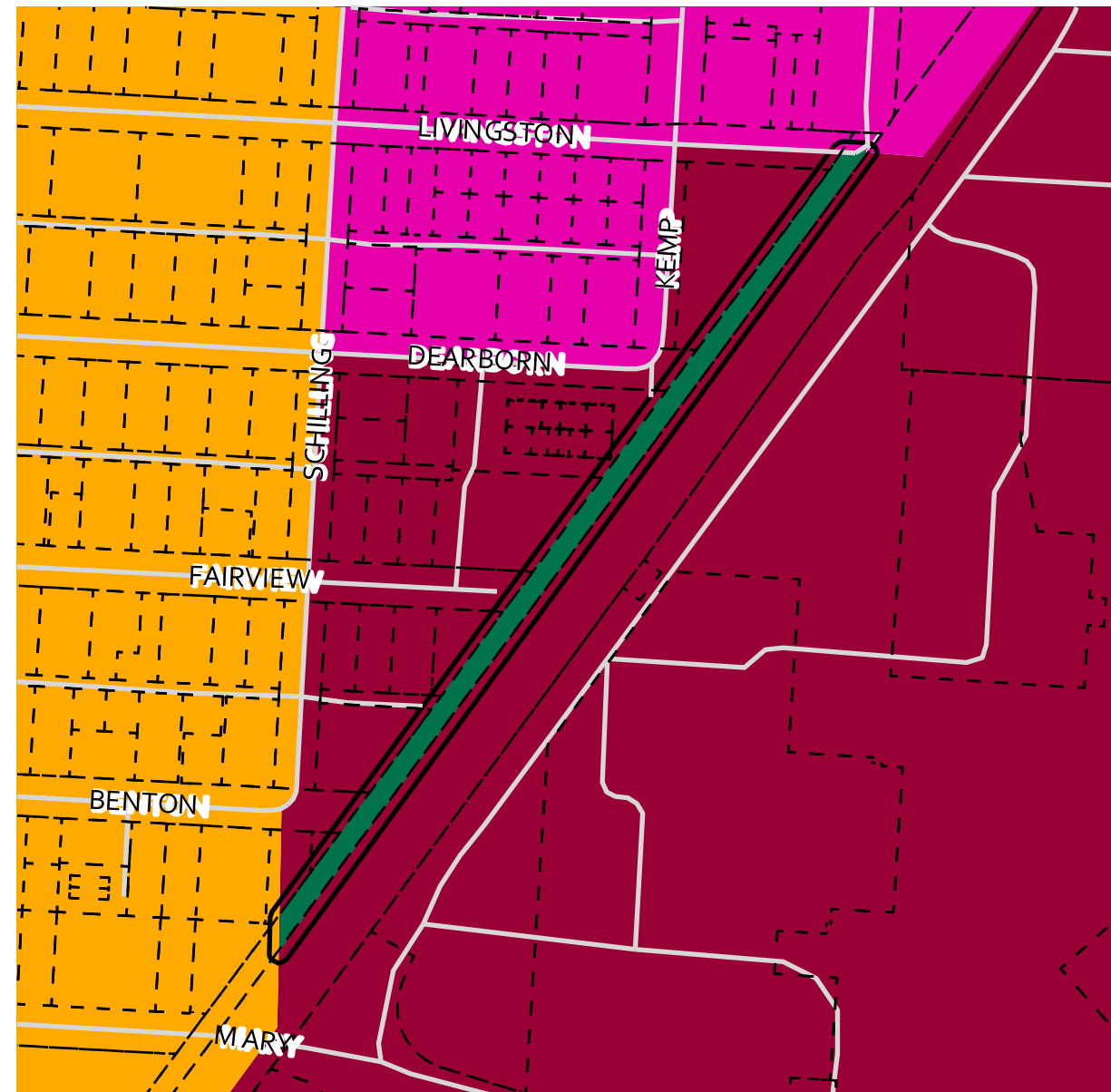
Adopted Place Type

Urban Mixed-Use High



Recommended Place Type

Parks and Conservation



Explanation

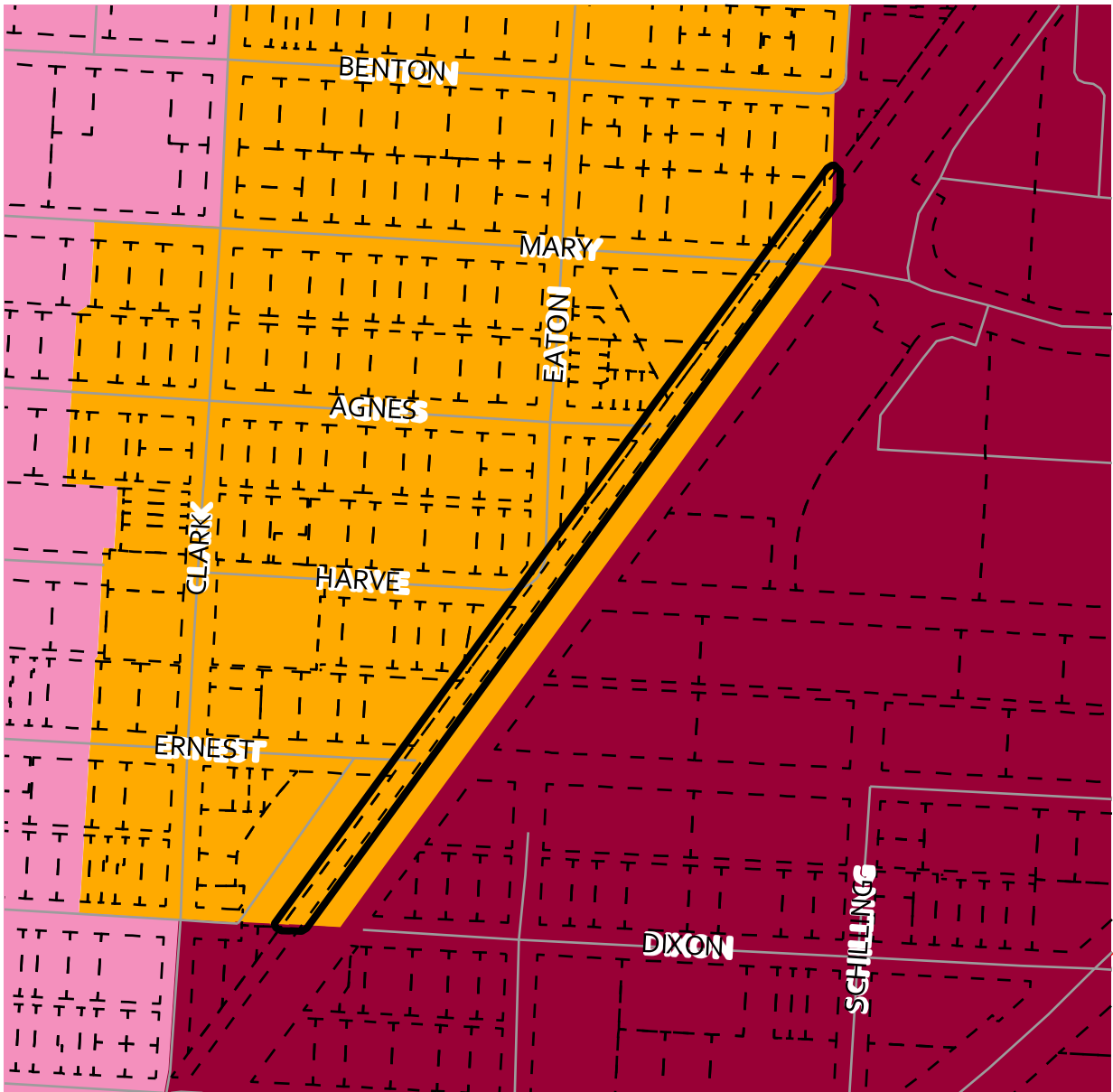
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the Bitterroot Branch Trail, comprising the portion of Geocode 04-2200-32-2-01-83-0000 between Schilling Street and Dixon Avenue, in the **Franklin to the Fort neighborhood** from Urban Residential High to Parks and Conservation.

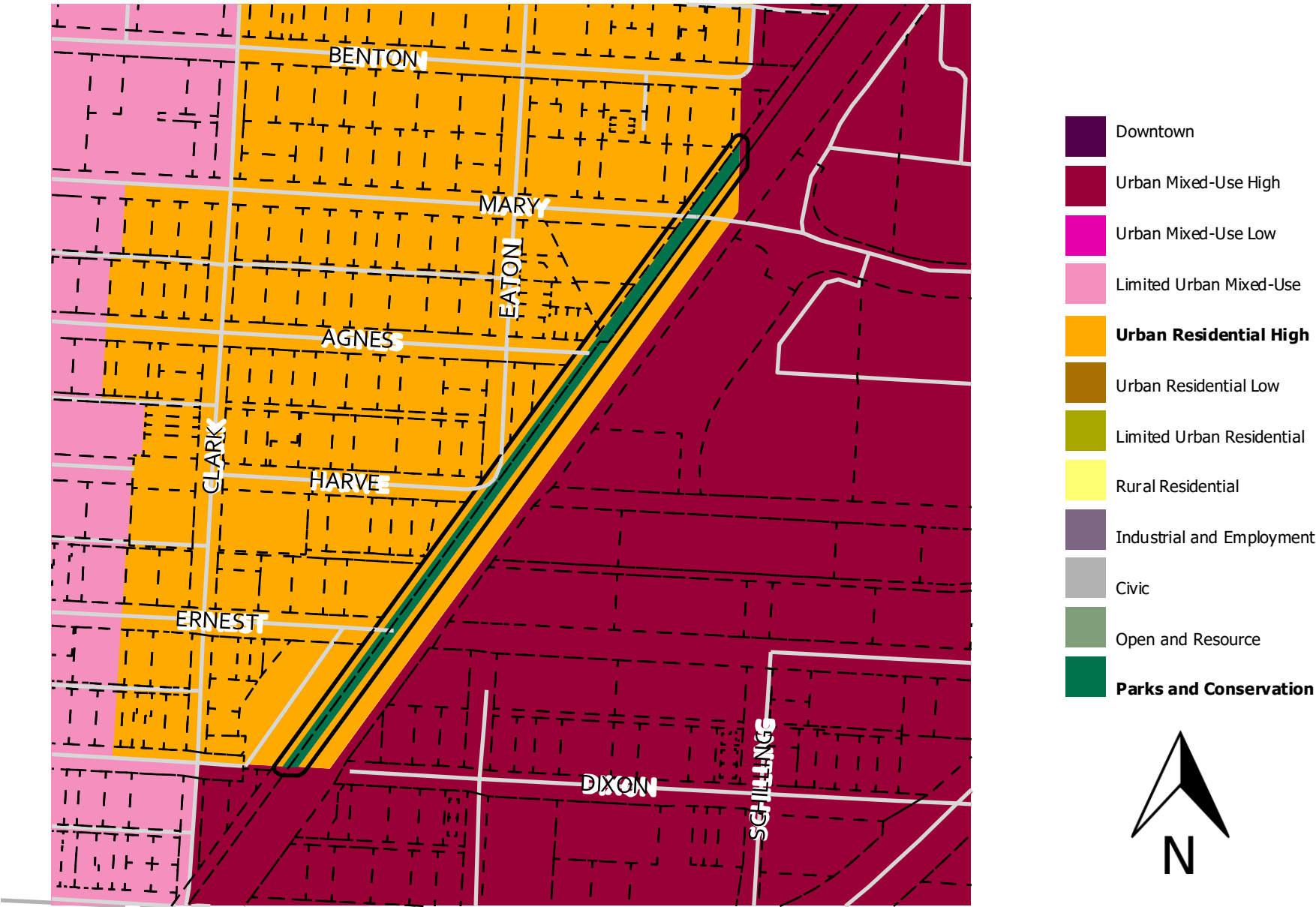
Adopted Place Type

Urban Residential High



Recommended Place Type

Parks and Conservation



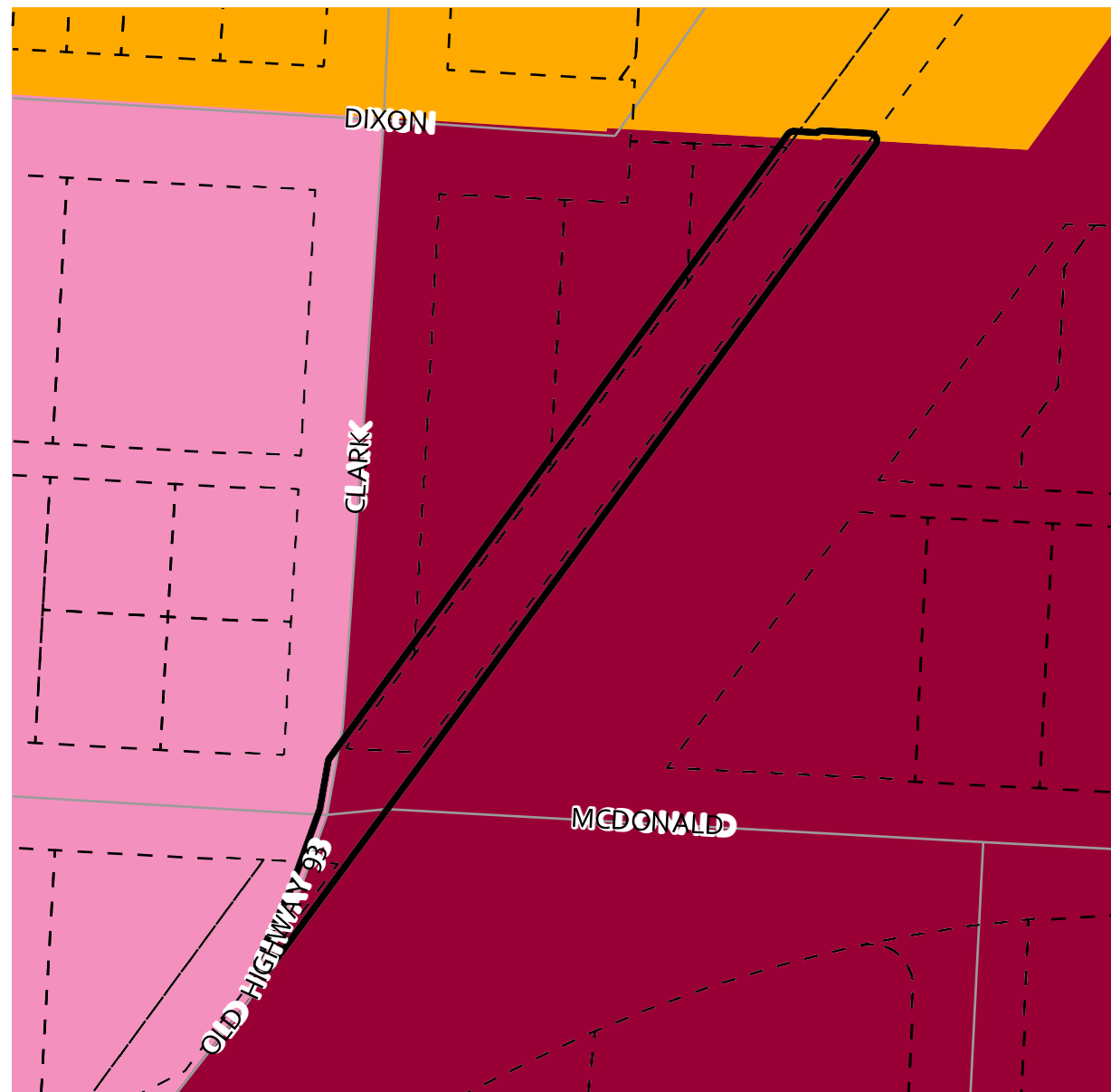
Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

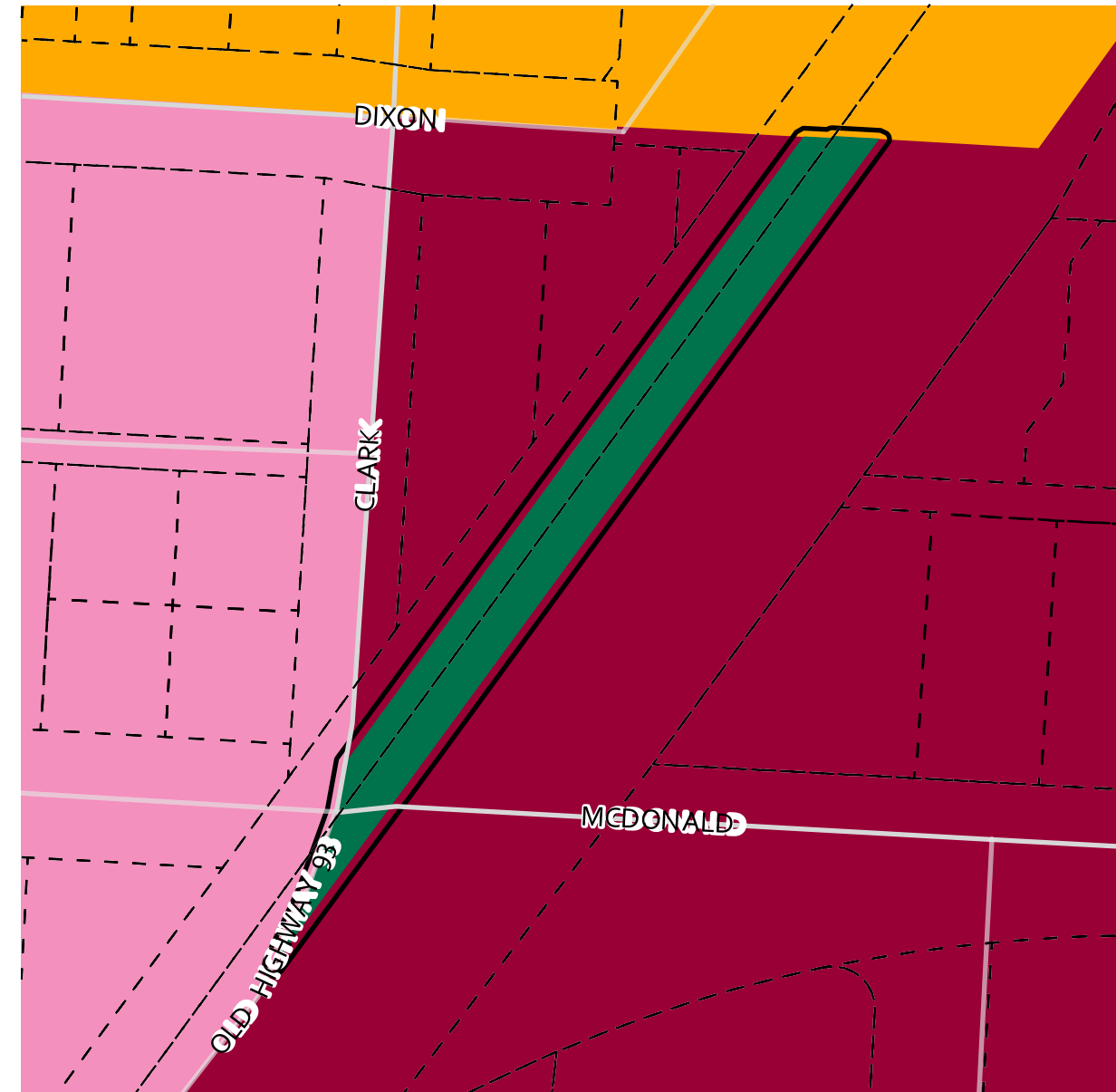
Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the Bitterroot Branch Trail, comprising the portion of Geocode 04-2200-32-2-01-83-0000 between Dixon Avenue and Clark Street, in the **Franklin to the Fort neighborhood** from Urban Mixed-Use High to Parks and Conservation.

Adopted Place Type
Urban Mixed-Use High



Recommended Place Type
Parks and Conservation



- Downtown
- Urban Mixed-Use High**
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation**



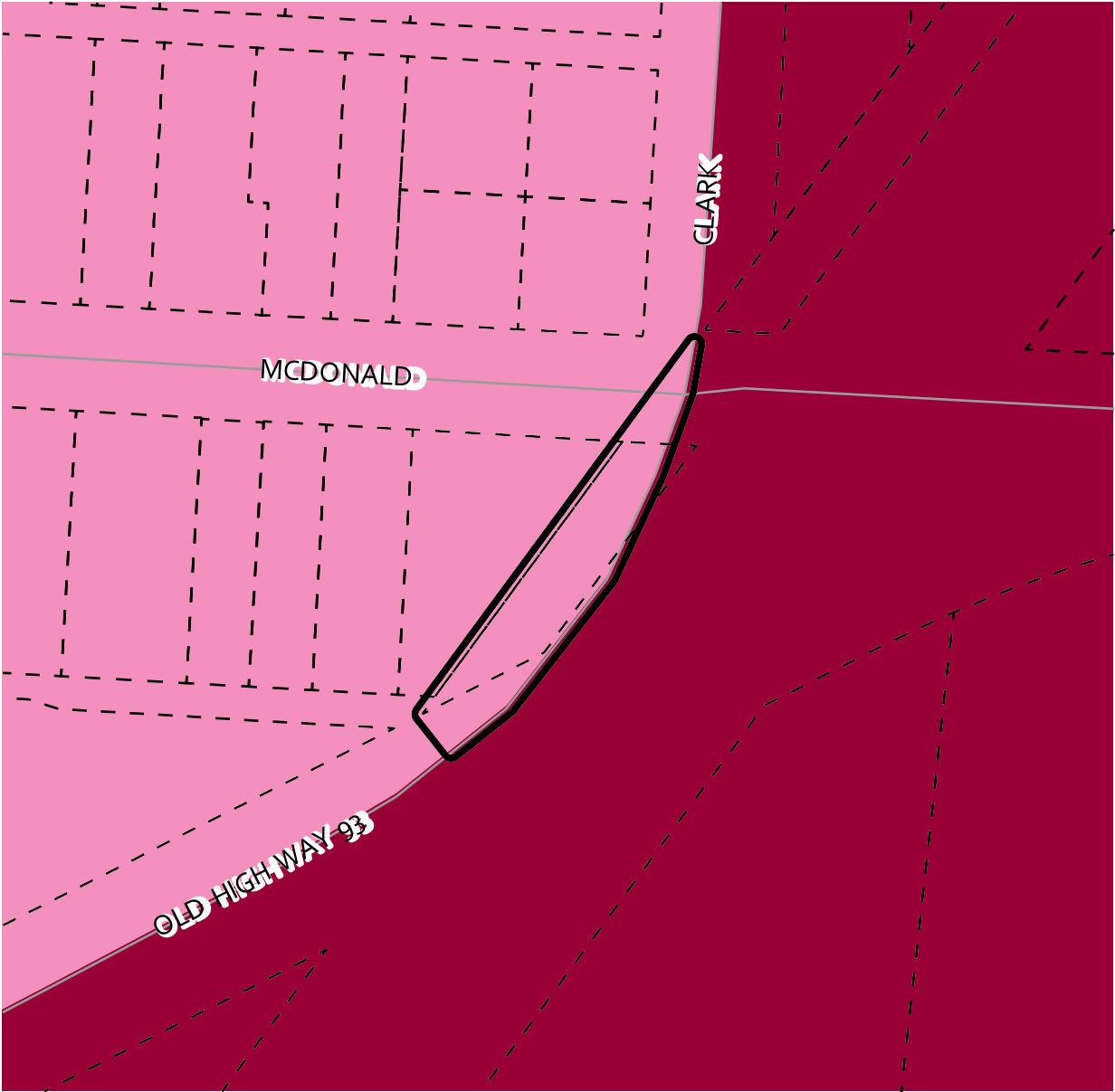
Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as the Bitterroot Branch Trail, comprising the portion of Geocode 04-2200-32-2-01-83-0000 between Clark Street and Old Highway 93 South, in the **Franklin to the Fort neighborhood** from Urban Mixed-Use High to Parks and Conservation.

Adopted Place Type
Limited Urban Mixed-Use



Recommended Place Type
Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation



Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area north of Hellgate Elementary School, east of George Elmer Drive, south of England Boulevard, and west of Flynn Lane in the **Captain John Mullan neighborhood** from Urban Residential High to Parks and Conservation.

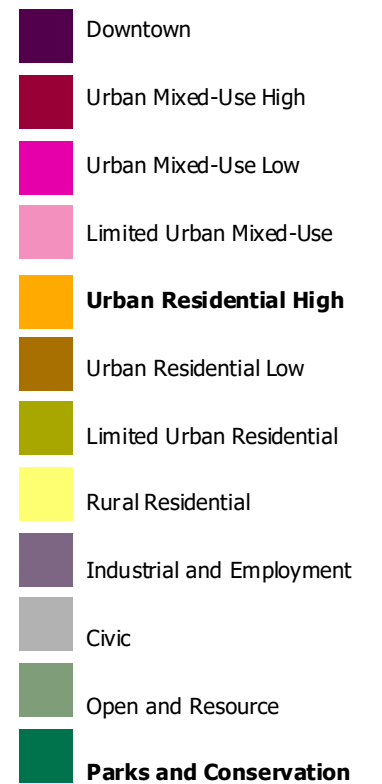
Adopted Place Type

Urban Residential High



Recommended Place Type

Parks and Conservation



Explanation

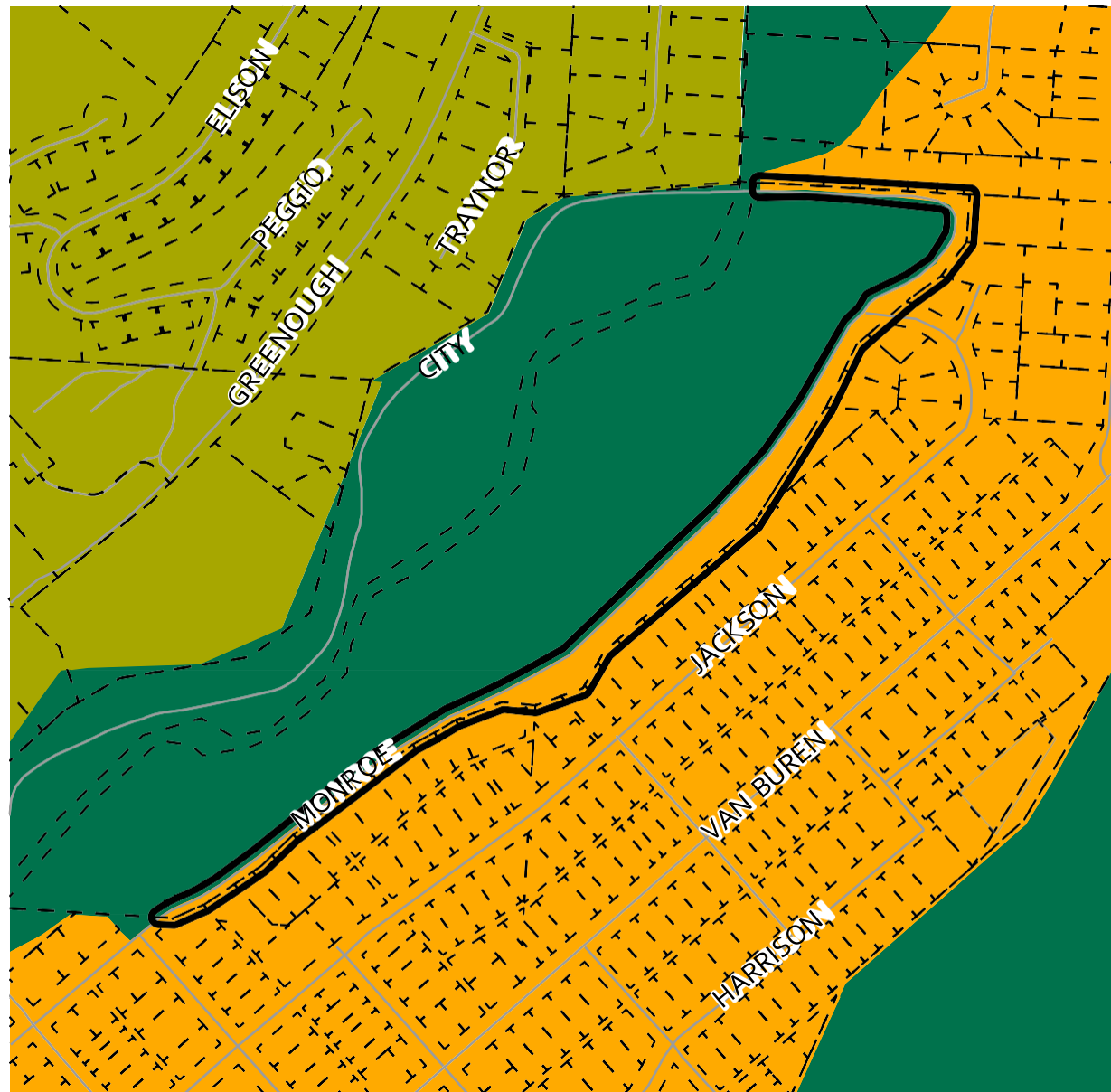
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*. As part of this alignment, West End Homes is designated as the location for a new Regional Park, which has already been approved and is currently in the planning stages.

Section 3. Place Types Map.

Amend the Place Type designation for the area along Monroe Street on the east side of Greenough Park in the **Lower Rattlesnake neighborhood** from Urban Residential High to Parks and Conservation.

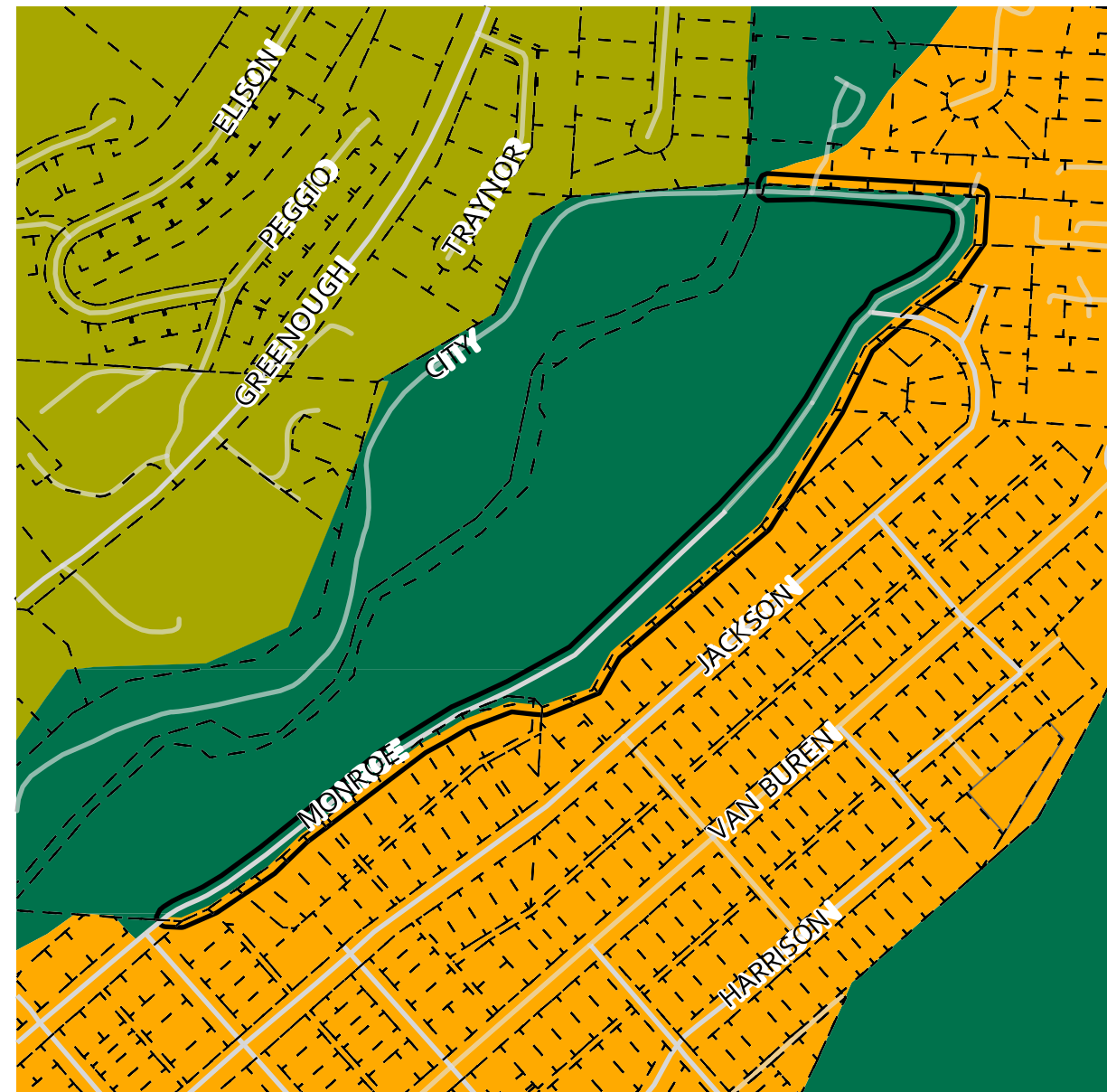
Adopted Place Type

Urban Residential High



Recommended Place Type

Parks and Conservation



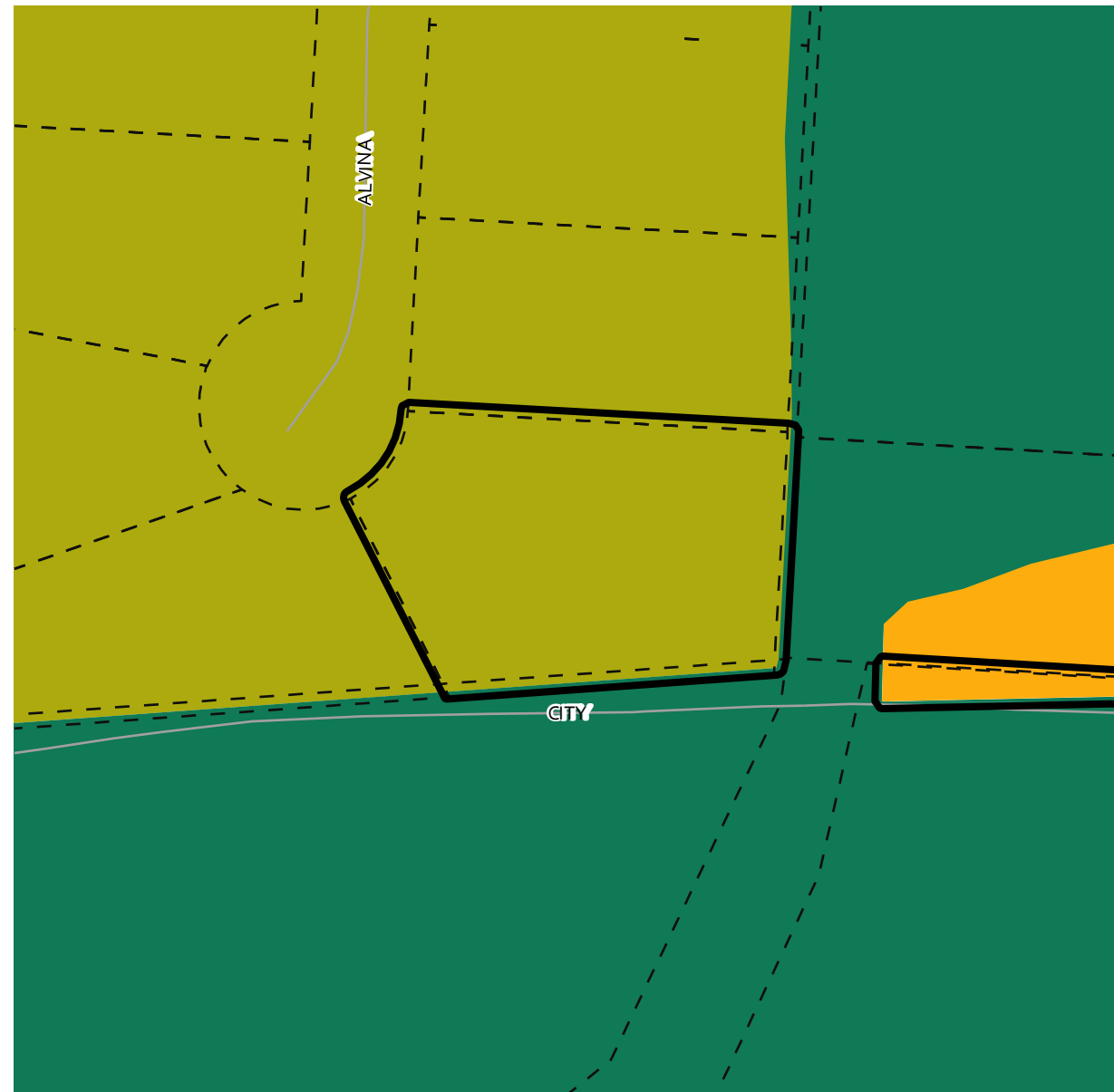
Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as Alvina Park, adjacent to Alvina Drive and the north end of Greenough Park, in the **Lower Rattlesnake neighborhood** from Limited Urban Residential to Parks and Conservation.

Adopted Place Type
Limited Urban Residential



Recommended Place Type
Parks and Conservation



Explanation

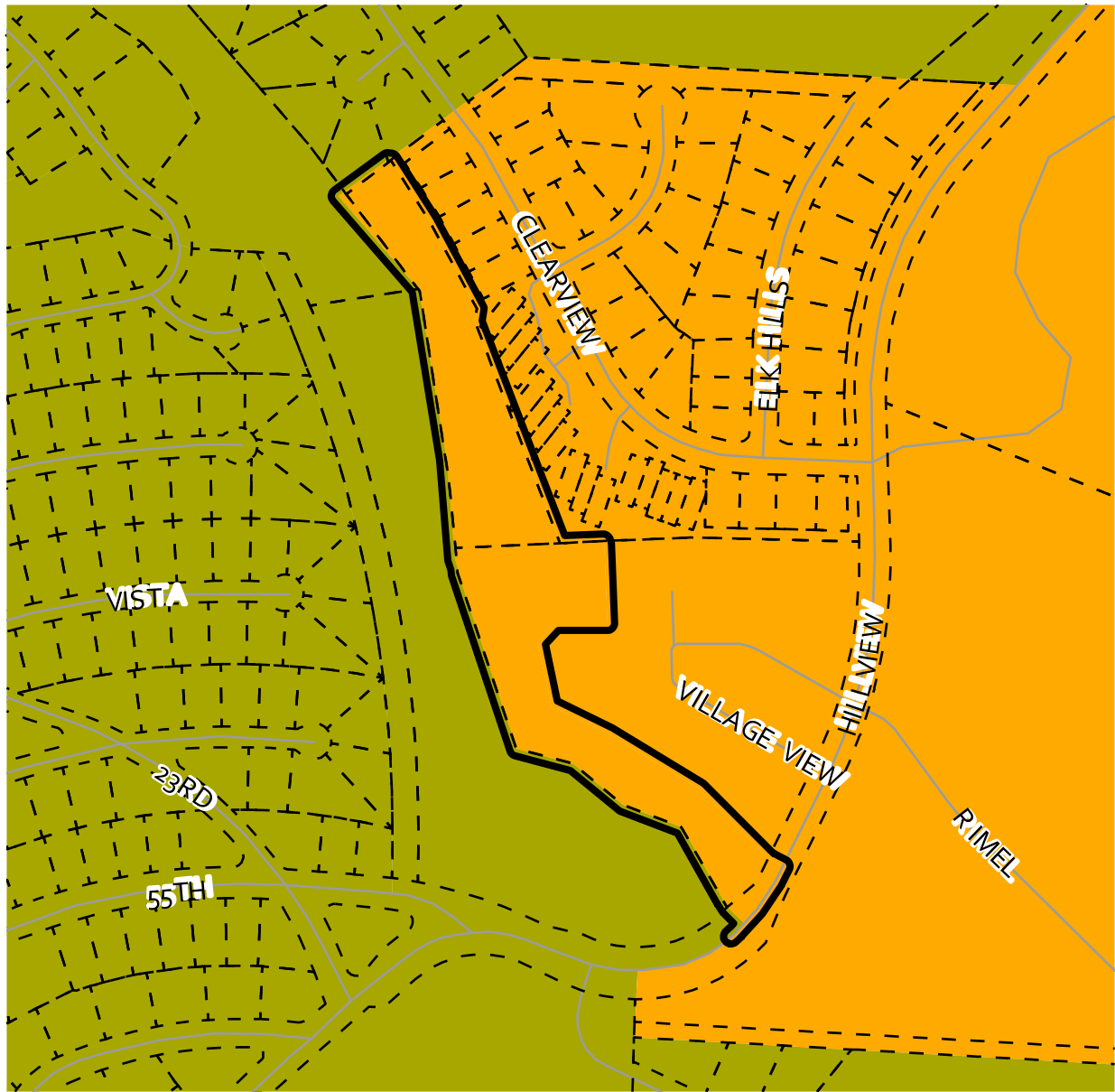
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area north of Hillview Way, east of the Moose Can Gully, south of Garland Park, and west of Clearview Way in the **Moose Can Gully neighborhood** from Urban Residential High to Parks and Conservation.

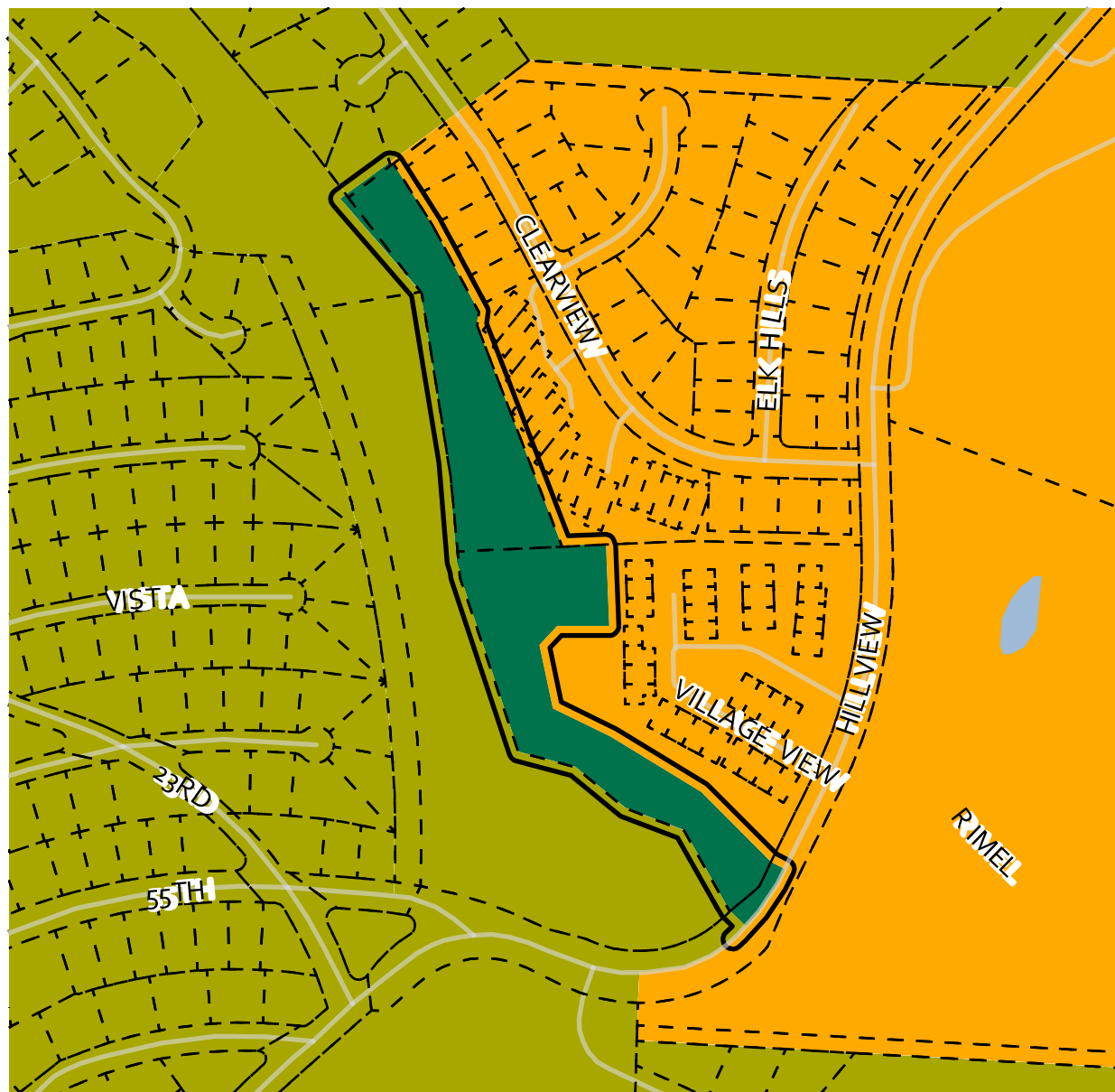
Adopted Place Type

Urban Residential High



Recommended Place Type

Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High**
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation**



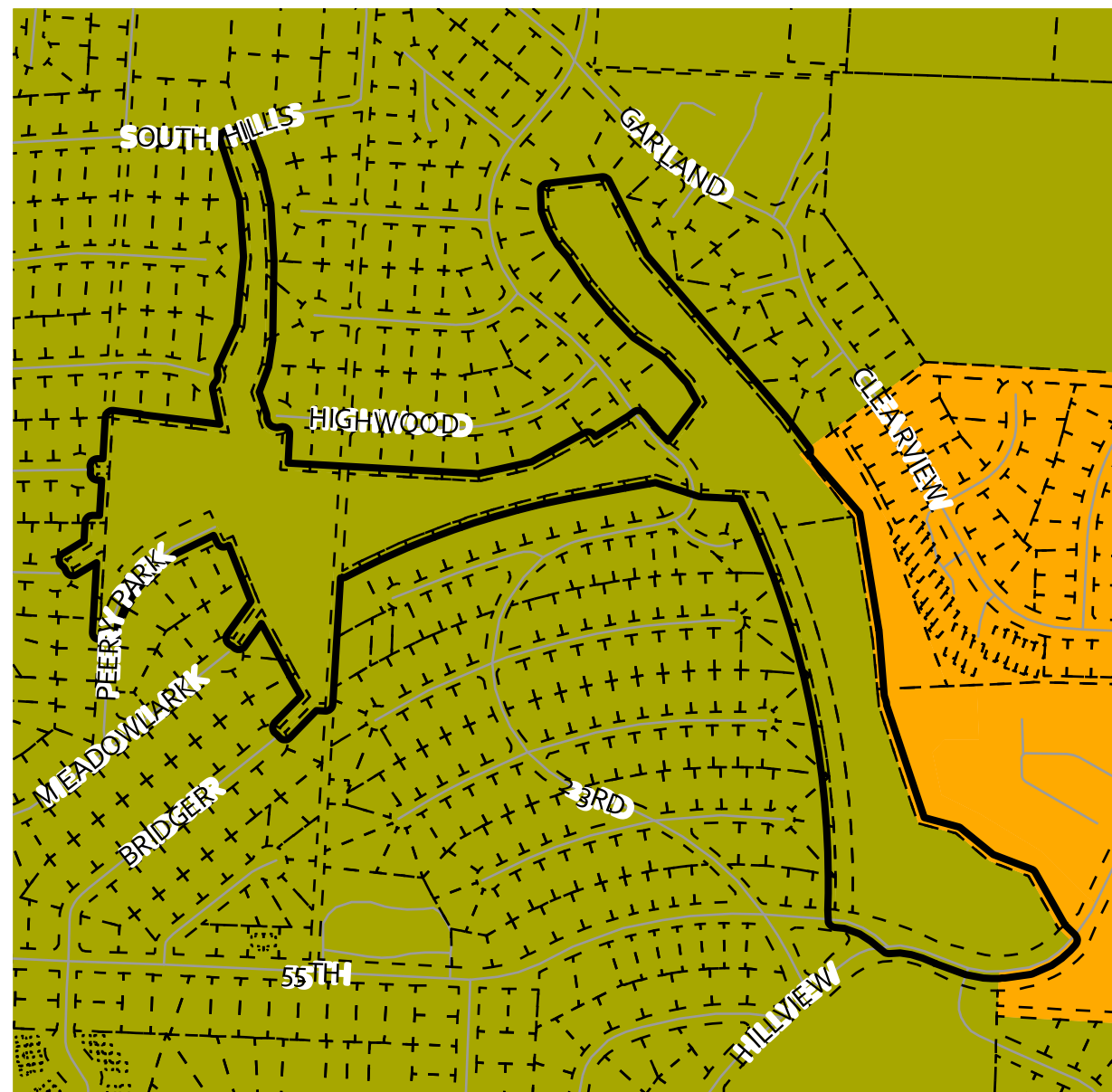
Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

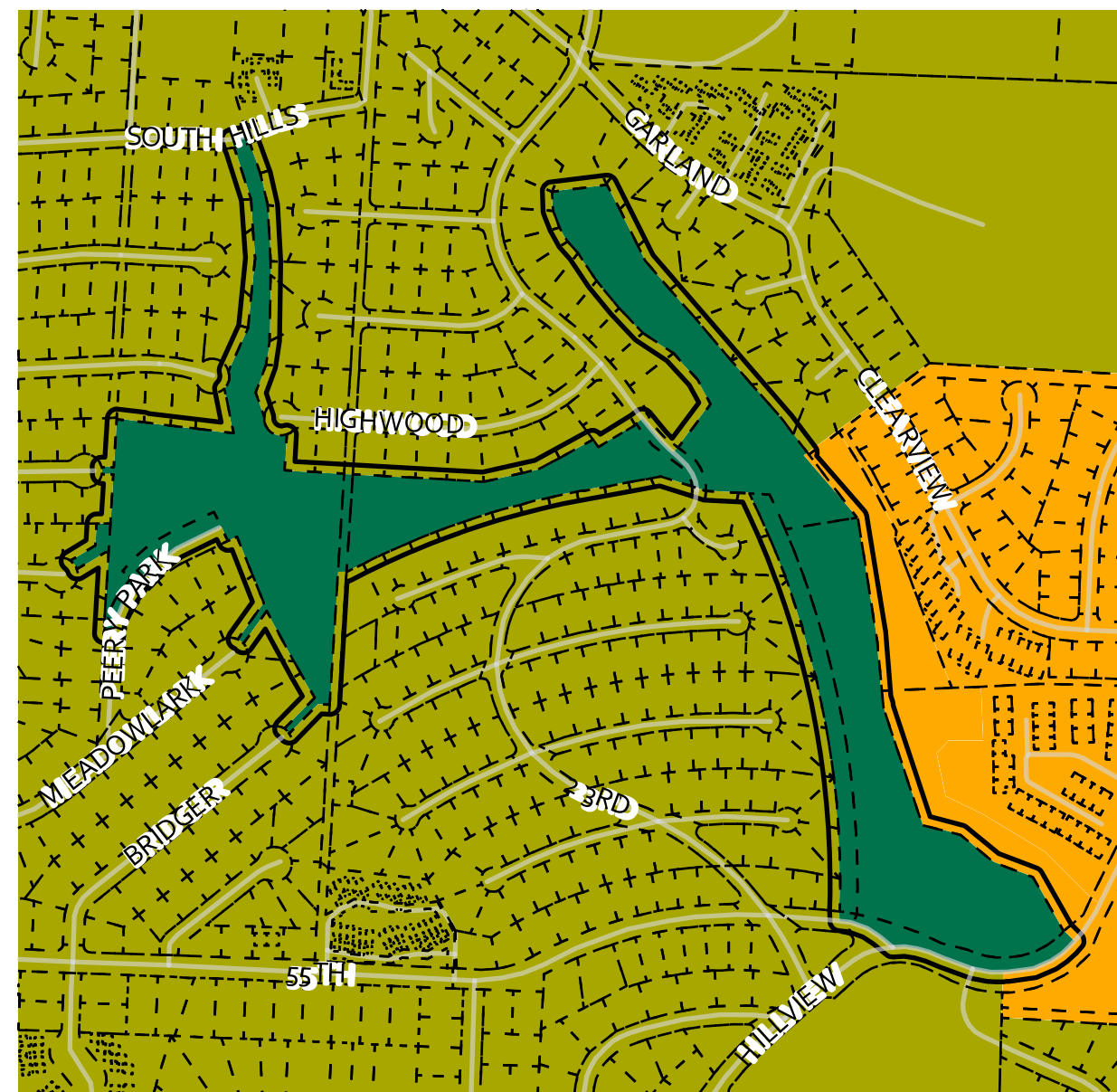
Section 3. Place Types Map.

Amend the Place Type designation for the area north of Hillview Way, east of and including Peery Park, south of South Hills Drive, and west of the Moose Can Gully in the **Moose Can Gully neighborhood** from Limited Urban Residential to Parks and Conservation.

Adopted Place Type
Limited Urban Residential



Recommended Place Type
Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential**
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation**



Explanation

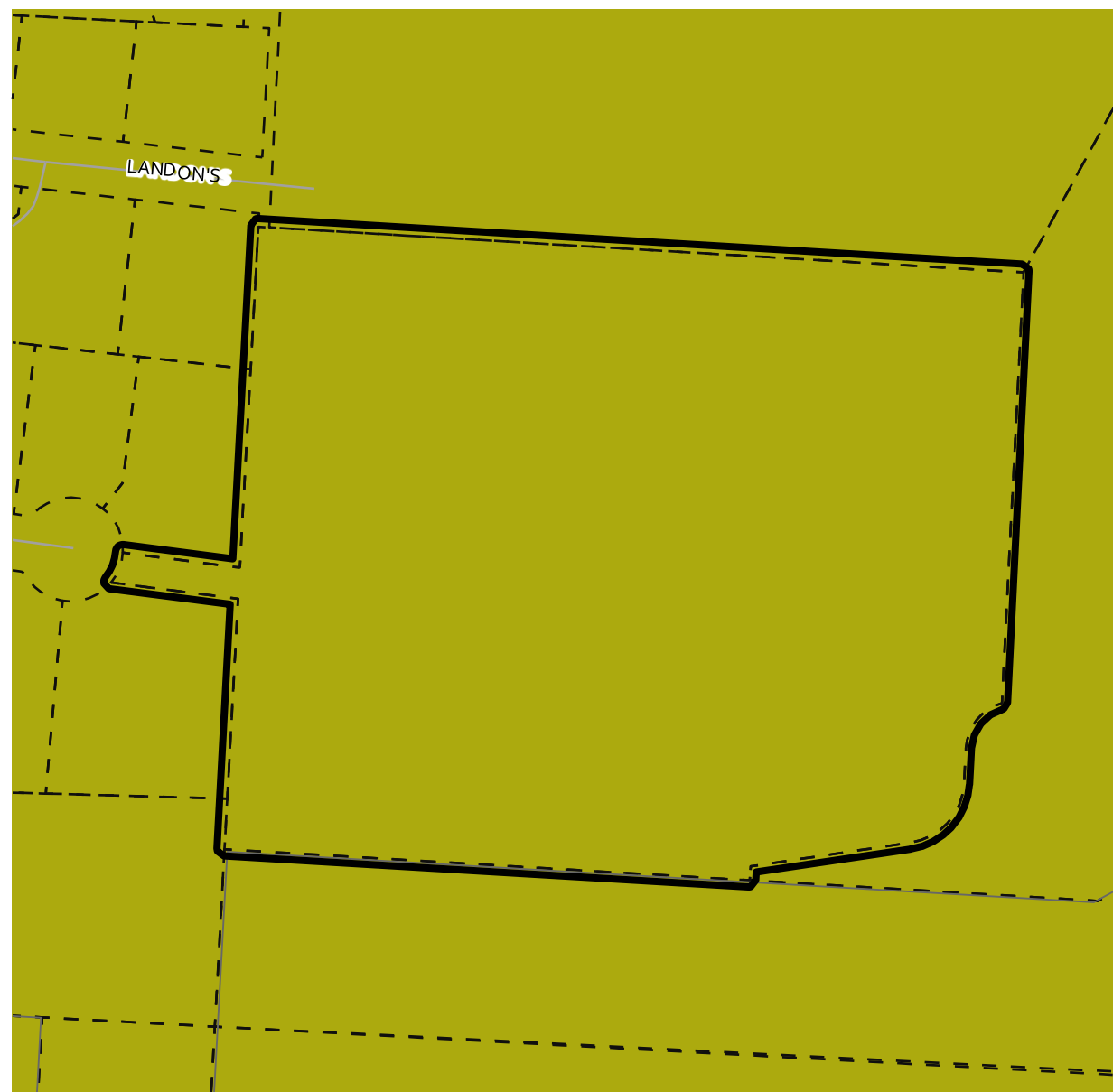
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area currently recognized as High Park, Geocode 04-2093-05-1-23-04-0000, in the **Farviews / Pattee Canyon neighborhood** from Limited Urban Residential to Parks and Conservation.

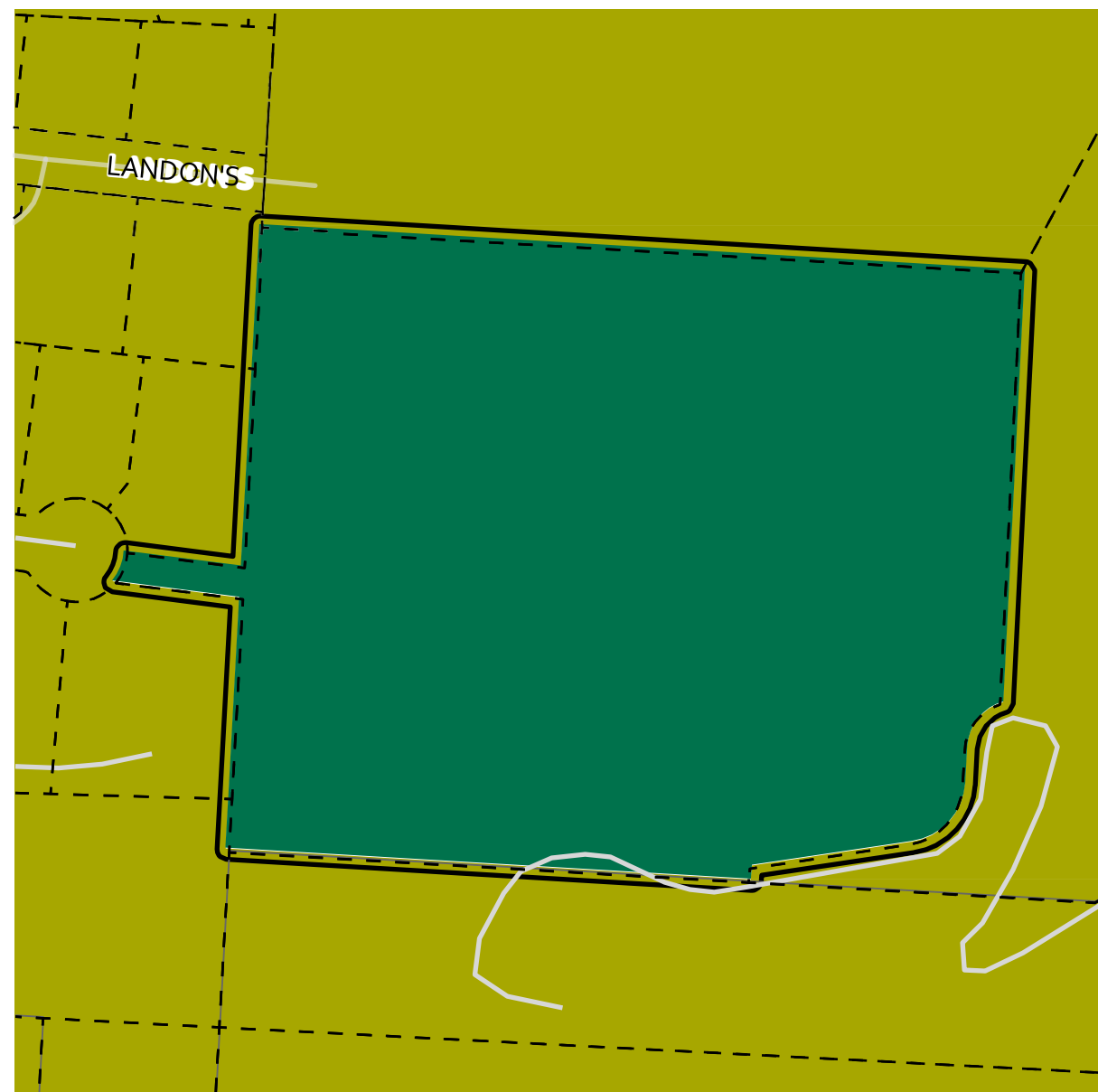
Adopted Place Type

Limited Urban Residential



Recommended Place Type

Parks and Conservation



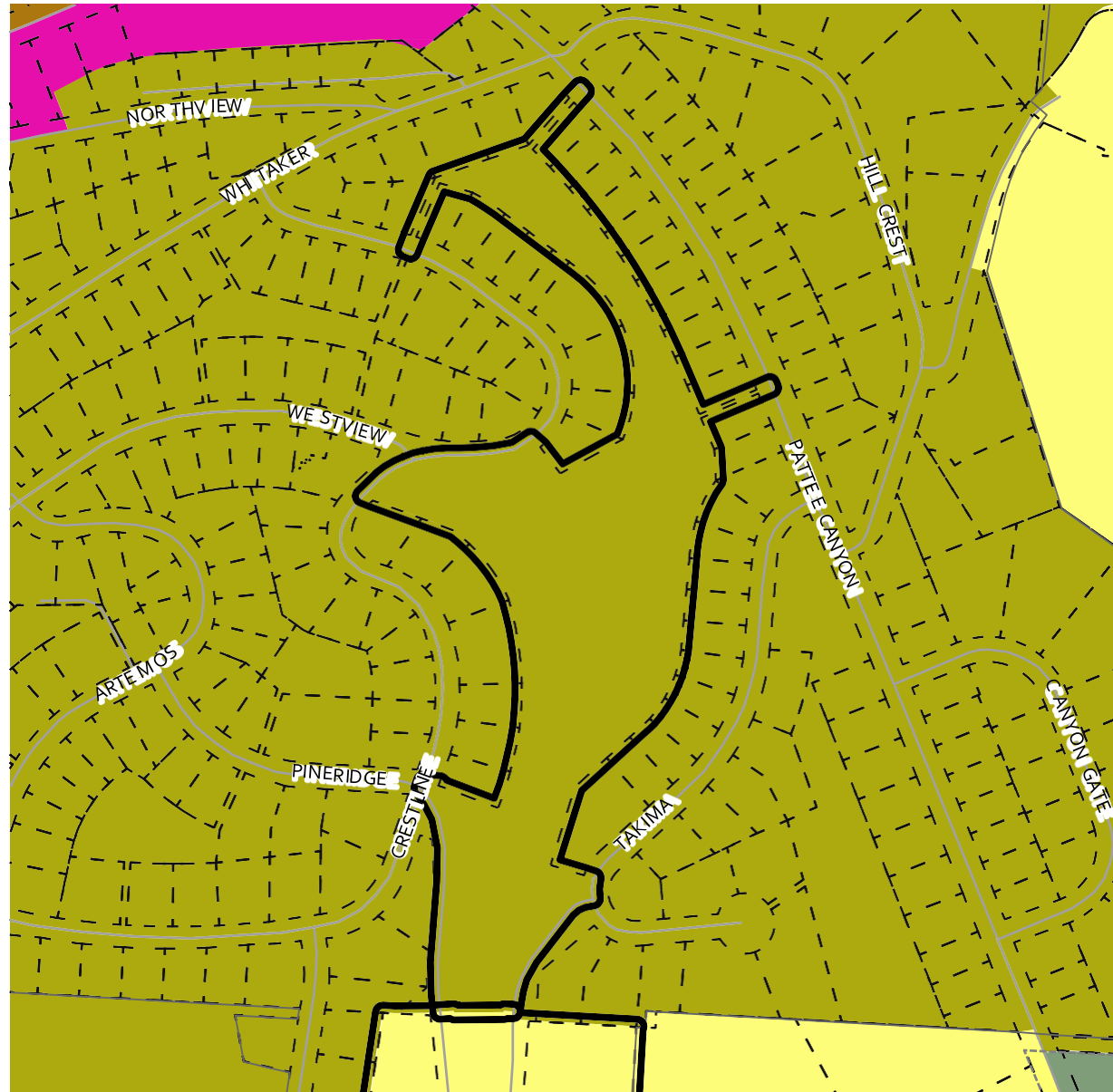
Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

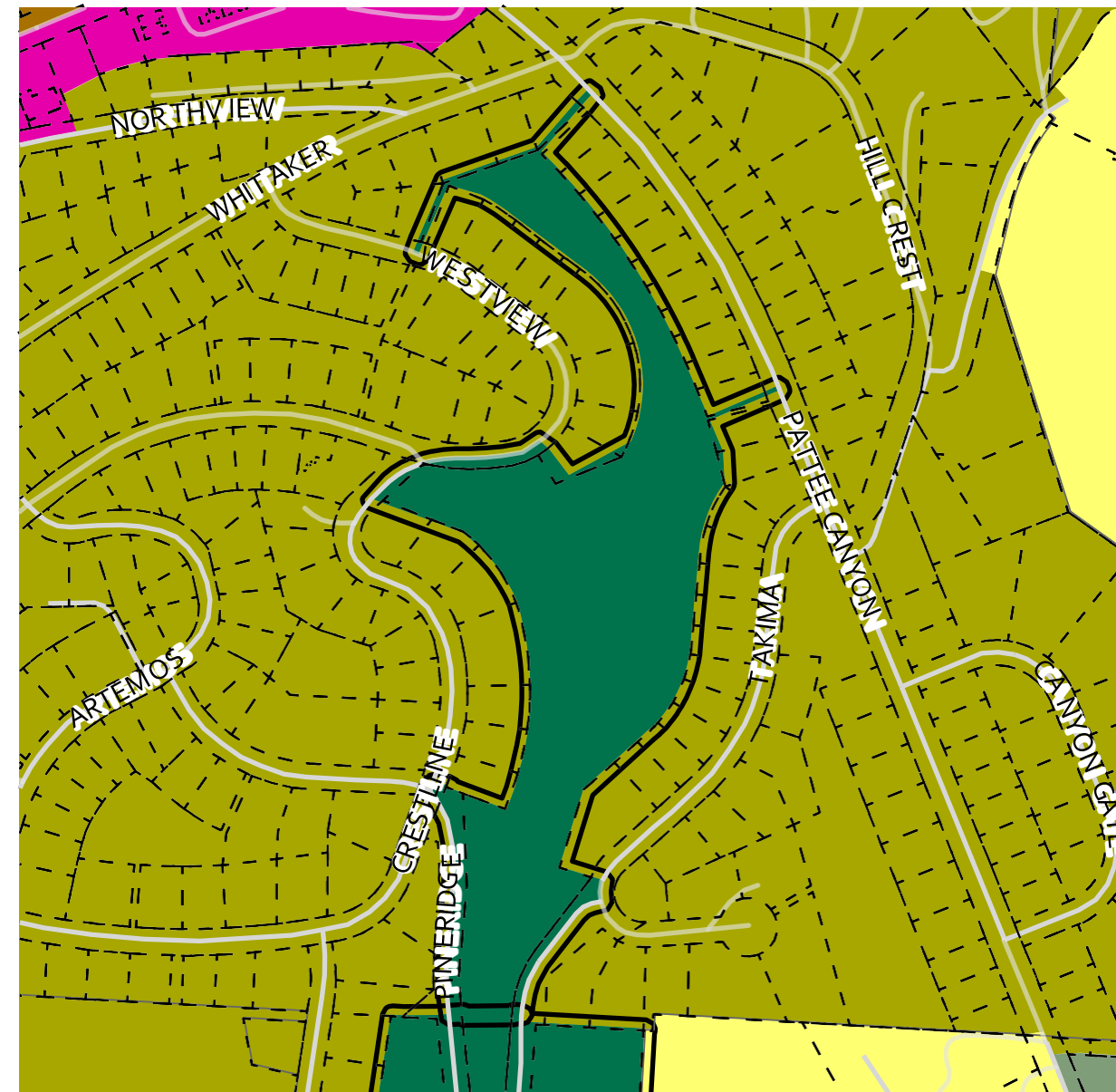
Section 3. Place Types Map.

Amend the Place Type designation for the area north of Pineridge Road, east of E. Crestline Drive, south of the intersection of Whitaker Drive and Pattee Canyon Road, and west of Pattee Canyon Road in the **Farviews / Pattee Canyon neighborhood** from Limited Urban Residential to Parks and Conservation.

Adopted Place Type
Limited Urban Residential



Recommended Place Type
Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential**
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation**



Explanation

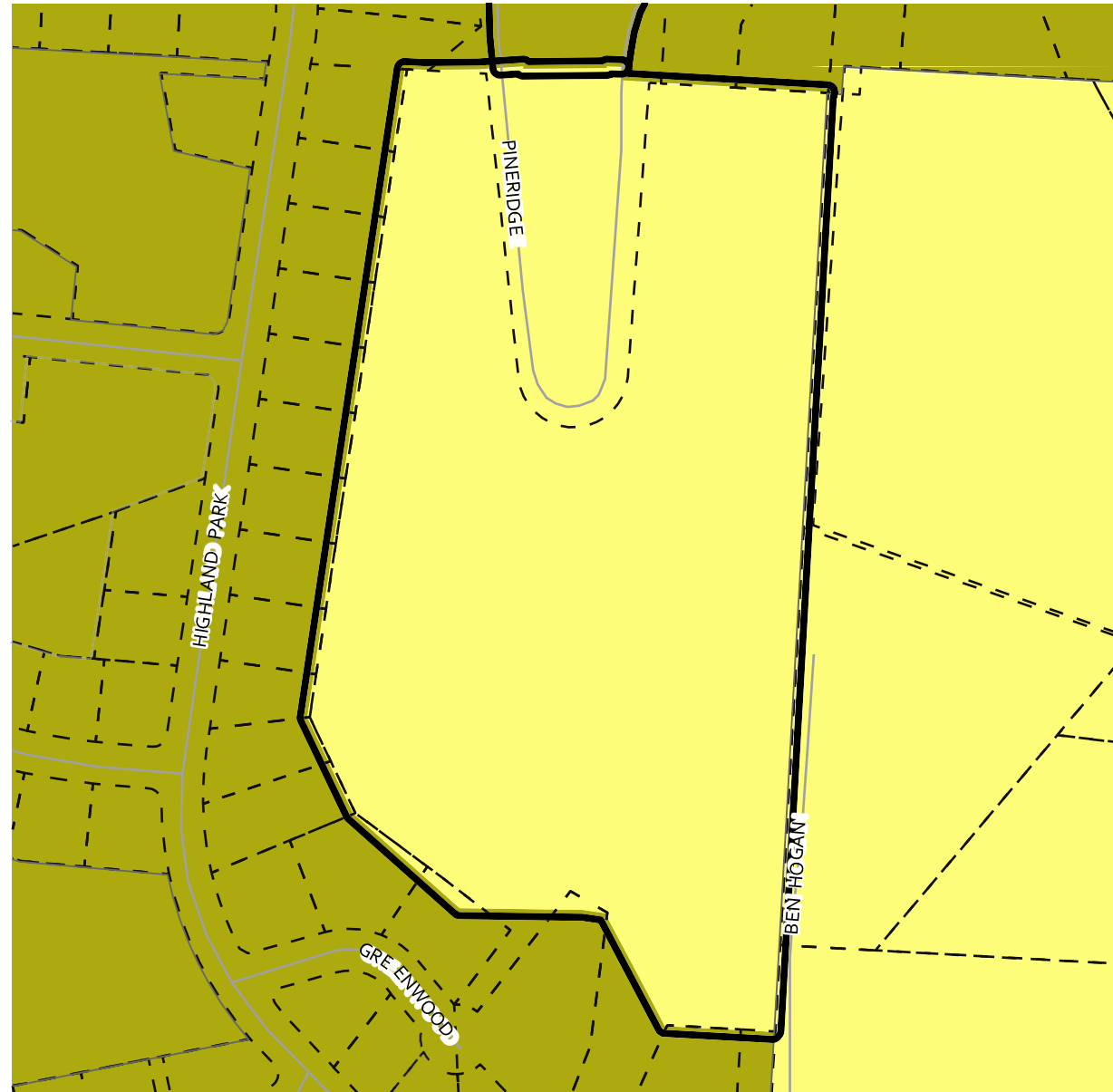
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area east of Highland Park Drive, mostly south of Pineridge Road, and northwest of Ben Hogan Drive in the **Farviews / Pattee Canyon neighborhood** from Rural Residential to Parks and Conservation.

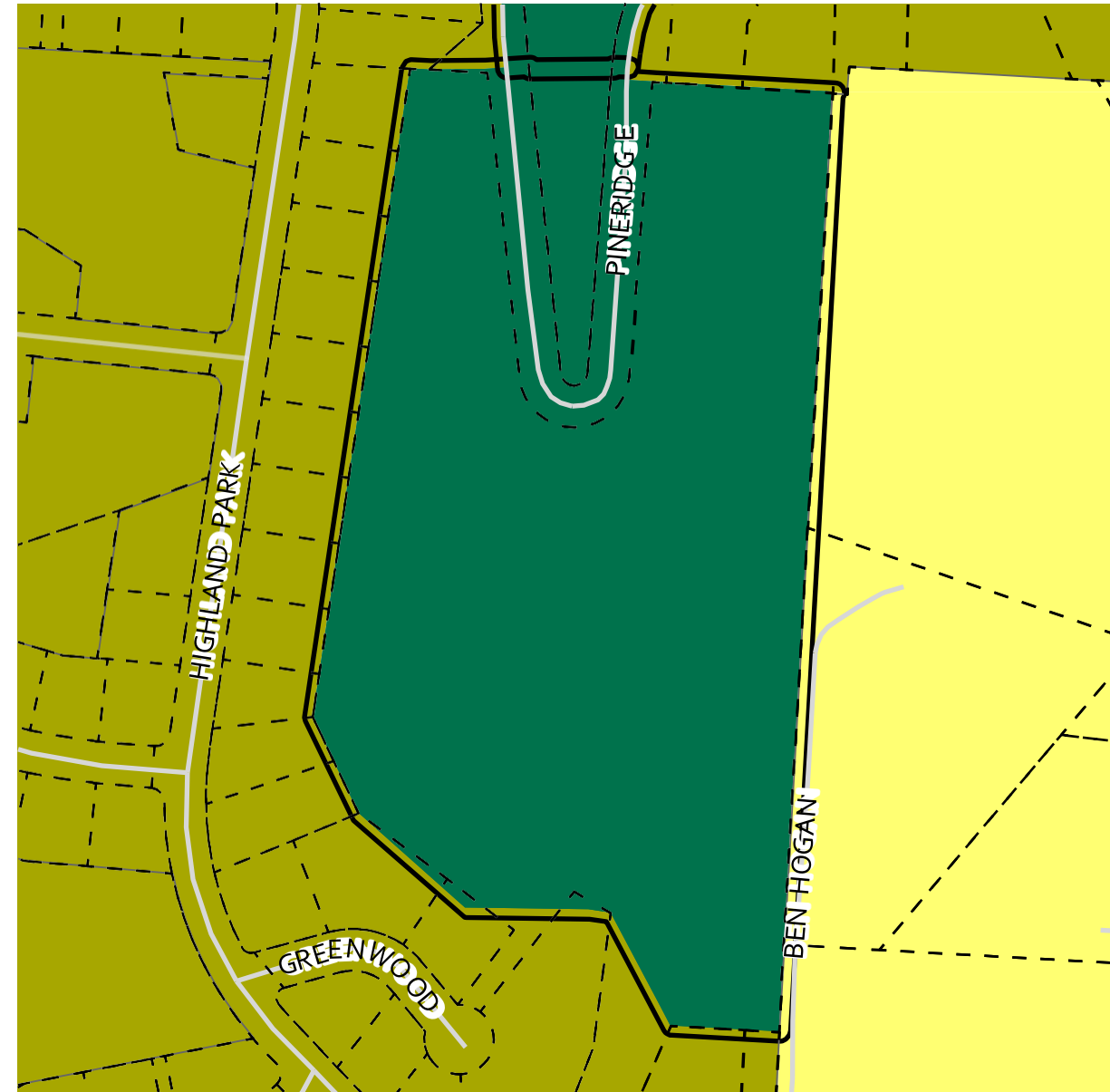
Adopted Place Type

Rural Residential



Recommended Place Type

Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential**
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation**



Explanation

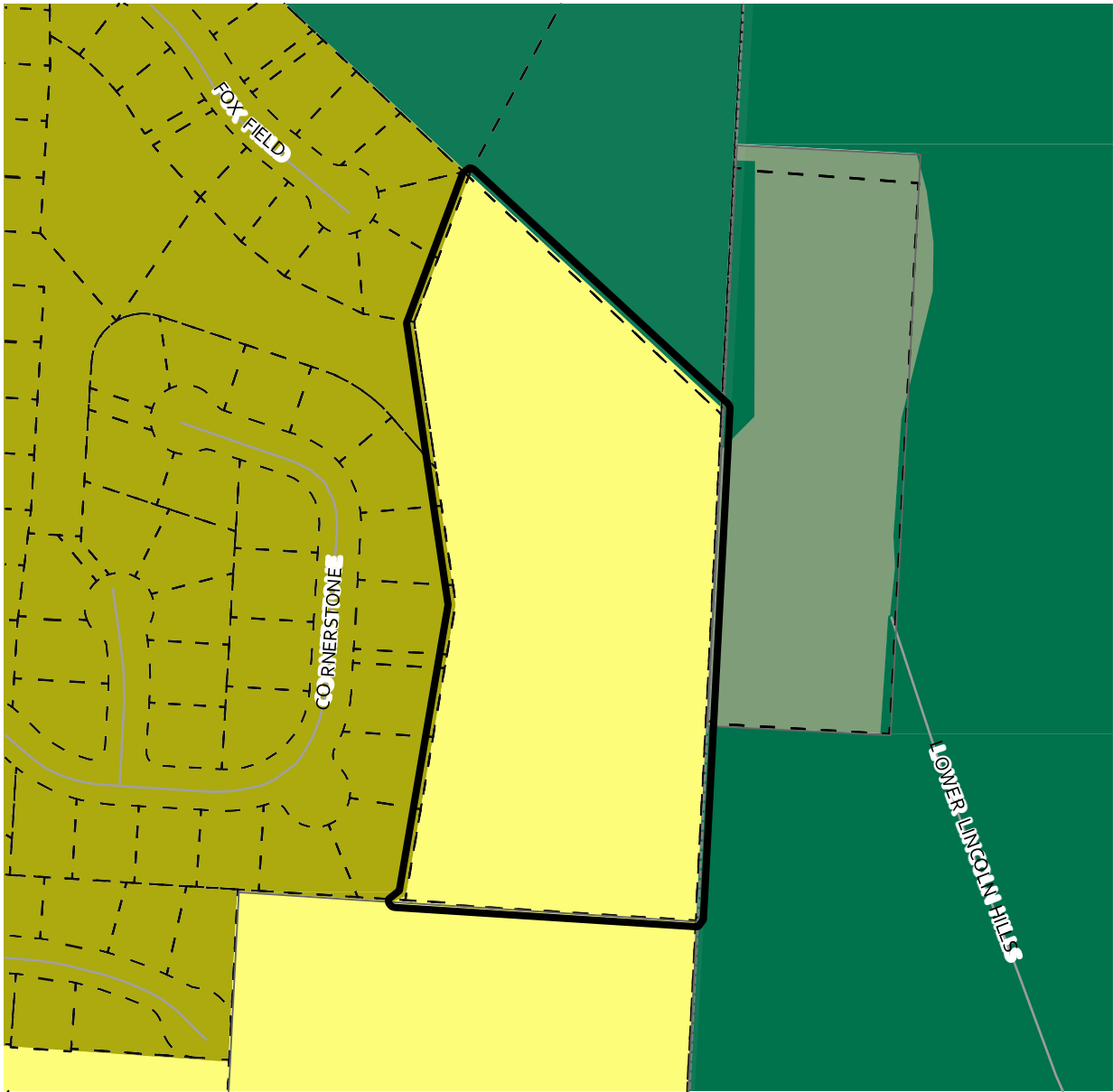
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area including the Quast Ditch, bordered by Lower Lincoln Hills Drive to the south and east and by Cornerstone Drive to the west, in the **Upper Rattlesnake neighborhood** from Rural Residential to Parks and Conservation.

Adopted Place Type

Rural Residential



Recommended Place Type

Parks and Conservation



Explanation

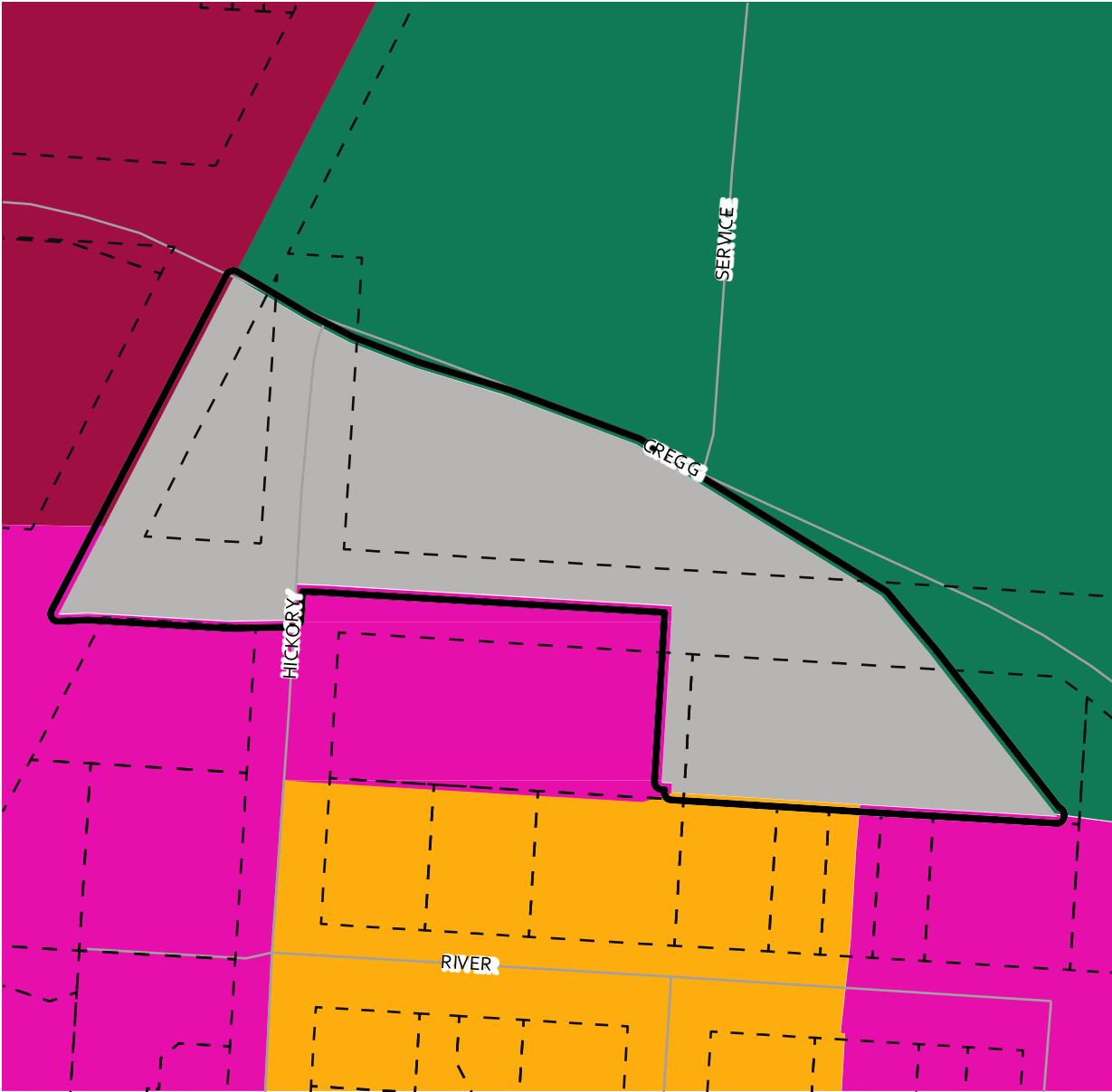
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the areas addressed 100, 103, and 109 Hickory Street, just south of McCormick Park and Cregg Lane, in the **Riverfront neighborhood**, from Civic to Parks and Conservation.

Adopted Place Type

Civic



Recommended Place Type

Parks and Conservation



Explanation

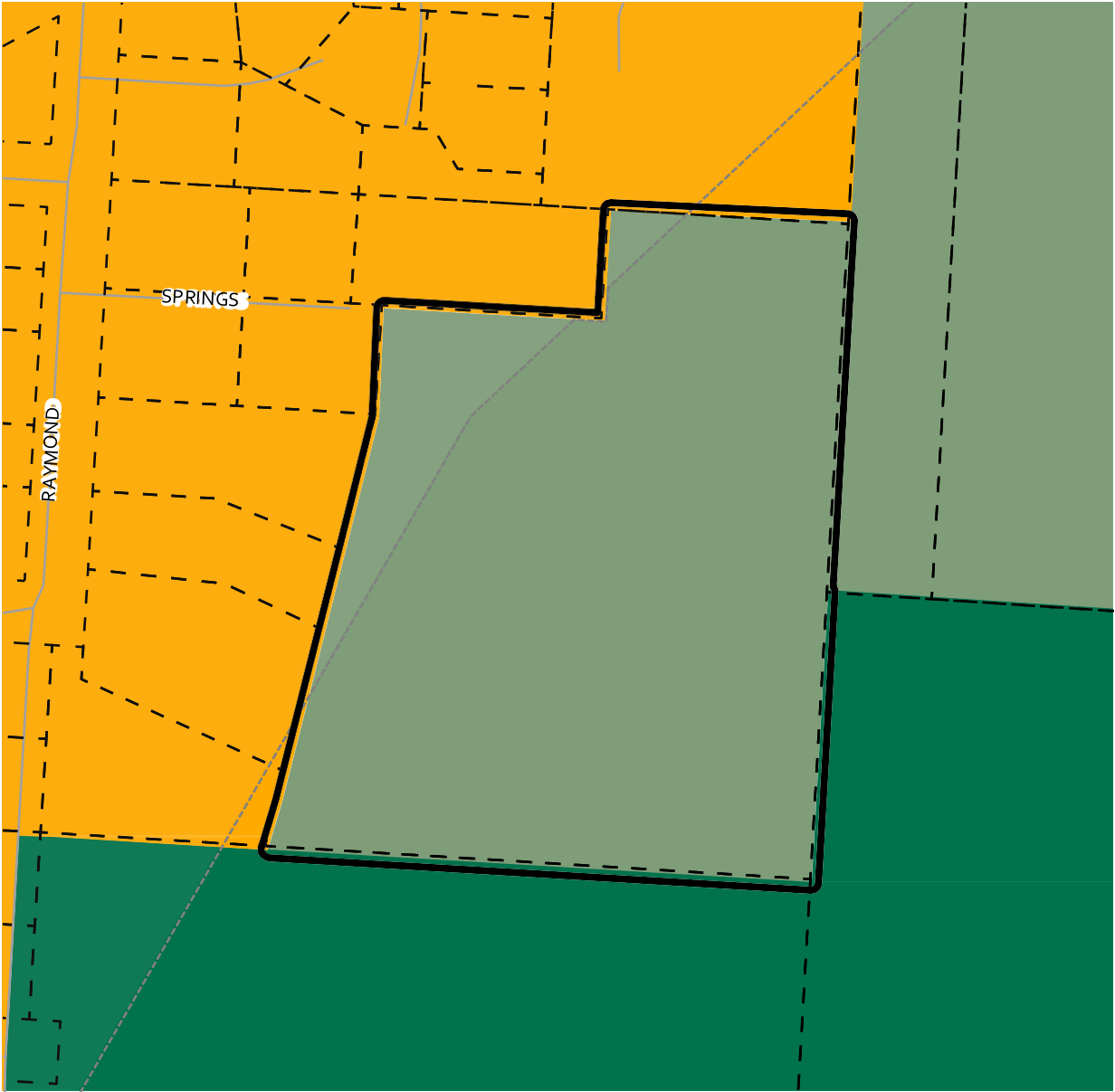
The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.

Section 3. Place Types Map.

Amend the Place Type designation for the area including the base of Mount Jumbo, bordered by Rattlesnake Drive to the west and Basecamp Drive to the north, in the **Lower Rattlesnake neighborhood** from Open and Resource to Parks and Conservation.

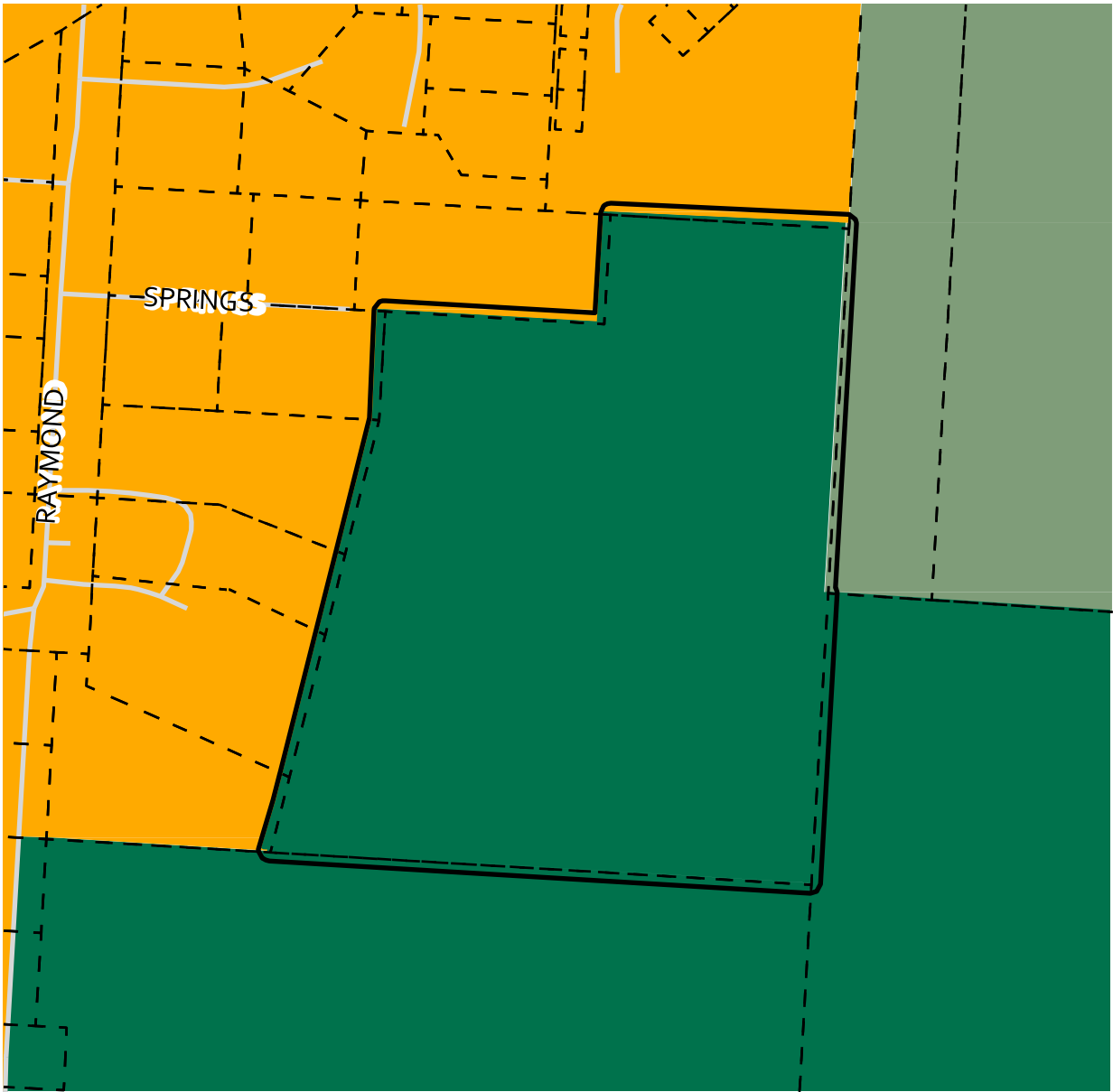
Adopted Place Type

Open and Resource



Recommended Place Type

Parks and Conservation



- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation



Explanation

The *Our Missoula 2045 Land Use Plan* was adopted several months prior to the adoption of the *2025 Parks, Recreation, Open Space, and Trails (PROST) Plan*. Updates are now being made to align the *Land Use Plan* with the *2025 PROST Plan*.