



January 15, 2019

Dear Consolidated Planning Board Members:

On behalf of the more than 700 members of the Missoula Organization of REALTORS® (MOR), we are writing to express our support of the Missoula Area Land Use Map and Element Amendments to the County Growth Policy. We appreciate the significant time and energy the county planning staff has given to this project. We want to thank staff for their efforts to involve all stakeholders in the process, seeking to balance various interests and viewpoints into the plan.

MOR would like the board to note that the proposed land use map provides only 6.5% of the planning area to be designated residential (3 to 11 units per acre) or higher density. Home affordability in the Missoula area is a recognized problem. Significantly limiting the land that can be used for residential development increases the cost of those parcels that can be developed to higher densities. Additionally, designating areas for growth that have limited current infrastructure generates added costs and challenges to creating affordable development.

As a planning document meant to guide development for the next 10 to 20 years, we would ask that the board consider designating the area encompassed by South Avenue to Clements Road to 3rd Street from rural residential to residential (map attached). This area has substantial existing infrastructure; hospital, high school, public transportation, as well as, proximity to existing municipal water and sewer lines. The designation of rural residential unnecessarily limits the options of property owners and county to provide housing close to existing services with considerably less costs to the community. We believe that providing for the option of increased density close to existing services, transportation and infrastructure is in the community's interest.



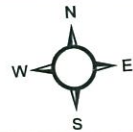
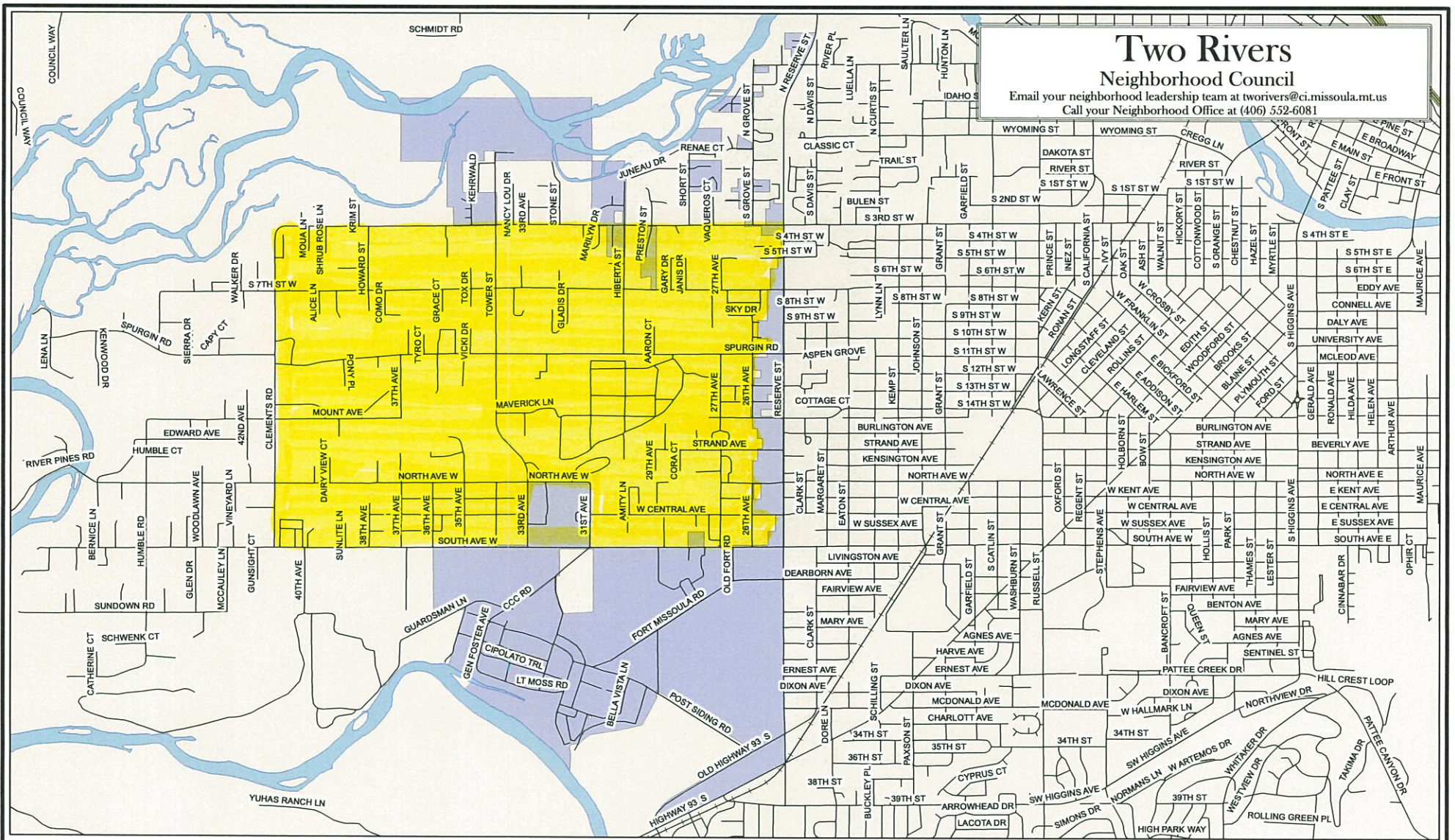
We would ask that the board to adopt the plan with an amendment to designate the area encompassed by South Avenue to Clements Road to 3rd Street as residential.

Thank you for your consideration,

Dwight Easton
Public Affairs Director
Missoula Organization of REALTORS®

Attachment

MOR Exhibit - Proposed Residential Designation Amendment



Map Printed October 18, 2017
Prepared by City of Missoula GIS Services
File: NH_Two_Rivers_11x17.pdf