

Missoula County Growth Policy

Landscapes • Livelihoods • Communities



May 2016
Amended 2026





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County Commission Resolution Number

Date

Growth Policy 2016 Resolutions

Resolution 2016-84 of Intent to Adopt

June 1, 2016

Resolution 2016-98 to Adopt

July 13, 2016

Land Use Element 2019 Resolutions

Resolution 2019-70 of Intent to Adopt

May 23, 2019

Resolution 2019-90 to Adopt

June 6, 2019

Swan Valley Neighborhood Plan Resolutions

Resolution 2026-020 of Intent to Adopt

January 29, 2026

Resolution 2026-062 to Adopt

April 21, 2026



Acknowledgments

Board of County Commissioners

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Stacy Rye

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Thank You Residents of Missoula County

A special thanks to all of the dedicated residents of Missoula County who contributed to this plan on their free time by participating in public meetings, submitting comments and filling out survey forms. Your time, efforts and ideas are very much appreciated and reflected in this plan.



RESOLUTION NUMBER 2016-084

A RESOLUTION OF INTENT TO ADOPT THE MISSOULA COUNTY GROWTH POLICY

WHEREAS, 76-1-604 M.C.A. authorizes the Board of County Commissioners to adopt and revise a growth policy; and,

WHEREAS, the Board of County Commissioners adopted the 2005 Missoula County Growth Policy for Missoula County through the passage of County Resolution 2006-079 that was most recently updated to include a new County profile in 2014 (County Resolution 2014-010); and,

WHEREAS, the 2005 Missoula County Growth Policy requires a review at least once every five years to determine whether revisions to the Growth Policy are necessary; and,

WHEREAS, an analysis of the review criteria determined revisions were warranted based on changes in the circumstances, changes in community goals, degree to which goals and objectives had been met, and knowledge of specific, and identifiable amendments that would improve the growth policy's usefulness, so that it better serves the public; and,

WHEREAS, a process to update the growth policy was initiated in October 2014 that continued through May 2016 that included three full rounds of public outreach and engagement and review of draft goals, objectives, actions and other elements of the growth policy; and,

WHEREAS, based on public and agency input a new draft Missoula County Growth Policy was issued on November 13, 2015, and subsequently amended on February 12, 2016 and May 2016, based on comment received; and

WHEREAS, a notice of public hearing was advertised in the *Missoulian* on November 15 & 22, 2015; February 14 & 21, 2016, and,

WHEREAS, the Missoula Consolidated Planning Board held a public hearing December 1, 2015 and continued it to March 1, 2016; and,

WHEREAS, the Missoula Consolidated Planning Board recommended by a 9-0 vote that the Missoula Board of County Commissioners approve and adopt the February 2016 draft Missoula County Growth Policy, as amended; and,

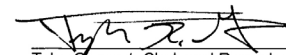
WHEREAS, a notice of public hearing was advertised in the *Missoulian* on March 27 & April 3, 2016; May 22 & 29 and,

WHEREAS, a public hearing was held by the County Commissioners of Missoula County on April 13, 2016 that was continued on June 1, 2016, to consider the proposed update to the Missoula County Growth Policy;

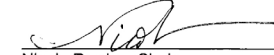
NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Missoula County hereby adopts this Resolution of Intent to repeal the existing Missoula County Growth Policy and adopt the 2016 Missoula County Growth Policy, as amended by the Planning Board and the Board of County Commissioners, and with any necessary editorial and formatting corrections.

PASSED AND ADOPTED THIS 1st DAY OF JUNE, 2016

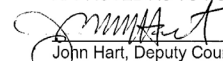
ATTEST:


Tyler Gernant, Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY


Nicola Rowley, Chair

APPROVED AS TO FORM:


John Hart, Deputy County Attorney

Jean Curtiss, Commissioner


Stacy Rye, Commissioner





RESOLUTION NUMBER 2016-~~118~~¹¹⁹

A RESOLUTION TO ADOPT THE MISSOULA COUNTY GROWTH POLICY

WHEREAS, 76-1-604 M.C.A. authorizes the Board of County Commissioners to adopt and revise a growth policy; and,

WHEREAS, the Board of County Commissioners adopted the 2005 Missoula County Growth Policy for Missoula County through the passage of County Resolution 2006-079 that was most recently updated to include a new County profile in 2014 (County Resolution 2014-010); and,

WHEREAS, the 2005 Missoula County Growth Policy requires a review at least once every five years to determine whether revisions to the Growth Policy are necessary; and,

WHEREAS, an analysis of the review criteria determined revisions were warranted based on changes in the circumstances, changes in community goals, degree to which goals and objectives had been met, and knowledge of specific, and identifiable amendments that would improve the growth policy's usefulness, so that it better serves the public; and,

WHEREAS, a process to update the growth policy was initiated in October 2014 and continued through May 2016 that included three full rounds of public outreach and engagement and review of draft goals, objectives, actions and other elements of the growth policy; and,

WHEREAS, based on public and agency input a new draft Missoula County Growth Policy was issued on November 13, 2015, and subsequently amended on February 12, 2016 and May 23, 2016, based on comment received; and

WHEREAS, a notice of public hearing was advertised in the *Missoulian* on November 15 & 22, 2015; February 14 & 21, 2016, and,

WHEREAS, the Missoula Consolidated Planning Board held a public hearing December 1, 2015 and continued it to March 1, 2016; and,

WHEREAS, the Missoula Consolidated Planning Board recommended by a 9-0 vote that the Missoula Board of County Commissioners approve and adopt the February 2016 draft Missoula County Growth Policy, as amended; and,

WHEREAS, a notice of public hearing was advertised in the *Missoulian* on March 27 & April 3, 2016; May 22 & 29 and,

WHEREAS, a public hearing was held by the County Commissioners of Missoula County on April 13, 2016 that was continued on June 1, 2016, to consider the proposed 2016 Missoula County Growth Policy; and,

WHEREAS, the Board of County Commissioners held final deliberations on the 2016 Missoula County Growth Policy at the public hearing on June 1, 2016; and,

WHEREAS, on June 1, 2016, the Board of County Commissioners adopted Resolution 2016-84, a Resolution of Intent to repeal the existing Missoula County Growth Policy and adopt the 2016 Missoula County Growth Policy, as amended by the Missoula Consolidated Planning Board and the Board of County Commissioners, with any necessary editorial and formatting corrections;

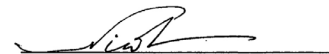
NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Missoula County hereby adopts this Resolution to Adopt the 2016 Missoula County Growth Policy, as amended by the Planning Board and the Board of County Commissioners, with any necessary editorial and formatting corrections. Further, the current growth policy is repealed and replaced by the 2016 Missoula County Growth Policy, as shown in Exhibit-A.

13
PASSED AND ADOPTED THIS ~~12~~¹³th DAY OF JULY, 2016

ATTEST:

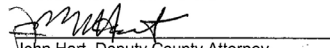

Tyler Gemant, Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY


Nicola Rowley, Chair

Jean Curtiss, Commissioner

APPROVED AS TO FORM:


John Hart, Deputy County Attorney

NOT AVAILABLE FOR SIGNATURE
Stacy Rye, Commissioner





P050220190B

RESOLUTION NO. 2019-070

A RESOLUTION OF INTENT TO ADOPT THE MISSOULA AREA LAND USE ELEMENT AS AN AMENDMENT TO THE MISSOULA COUNTY GROWTH POLICY.

WHEREAS, 76-1-604 M.C.A. authorizes the Board of County Commissioners of Missoula County to adopt and revise a growth policy; and,

WHEREAS, the Board of County Commissioners of Missoula County adopted the 2016 Missoula County Growth Policy through the passage of County Resolution 2016-084; and,

WHEREAS, the 2016 Missoula County Growth Policy identified updating Map 18 of the Missoula County Growth Policy through the land use strategy as a high priority; and,

WHEREAS, an analysis of the criteria for prioritizing the area to be updated resulted in a planning area boundary focused on the urban area outside the city limits due to the area experiencing the most growth pressure in Missoula County, the complex land use patterns, the history of and interest in land use planning; and the region's impact on the housing market; and,

WHEREAS, a process to update the land use map and policy for this area was initiated in June 2017 and continued through October 2018, including three rounds of public outreach and engagement to review draft maps, population projections, community values, realities, implementation strategies; and,

WHEREAS, based on public and agency input, a preliminary draft of the Missoula Area Land Use Element was issued on October 9, 2018, and subsequently amended based on comments received; and,

WHEREAS, a planning board draft of the Missoula Area Land Use Element was issued on December 30, 2018 and a notice of public hearing was advertised in the *Missoulian* on December 30, 2018, January 6, February 3, and February 10, 2019; and,

WHEREAS, the Missoula Consolidated Planning Board held a public hearing January 15, 2019 and continued it twice to February 19, 2019 and March 5, 2019; and,

WHEREAS, the Missoula Consolidated Planning Board resolved by a 7-0 vote to recommend the Board of County Commissioners of Missoula County approve and adopt the January 2019 draft Missoula Area Land Use Element as an amendment to the Missoula County Growth Policy, as amended; and,

WHEREAS, a notice of public hearing was advertised in the *Missoulian* on April 7 and April 14, 2019; and,

WHEREAS, a public hearing was held by the Board of County Commissioners of Missoula County on April 18, 2019 and continued twice to April 25, 2019 and May 2, 2019, to consider the proposed Missoula Area Land Use Element as an amendment to the Missoula County Growth Policy; and,

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Missoula County hereby adopts this Resolution of Intent to adopt the 2019 Missoula Area Land Use Element as an amendment to the Missoula County Growth Policy and Map 18 of the Growth Policy, as amended by the Planning Board and the Board of County Commissioners, and with any necessary editorial and formatting corrections.

PASSED AND ADOPTED THIS 2ND DAY OF MAY 2019

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY

Tyler R. Gemant
Tyler Gemant, Clerk and Recorder
John Hart Chief Deputy Recorder

Nicole Rowley
Nicole Rowley, Chair
Josh Blotnick, Commissioner

APPROVED AS TO FORM:

John Hart
John Hart, Deputy County Attorney

David Strohmaier
David Strohmaier, Commissioner



RESOLUTION NUMBER 2019-090

P060620190B

A RESOLUTION TO ADOPT THE MISSOULA AREA LAND USE ELEMENT AS AN AMENDMENT TO THE MISSOULA COUNTY GROWTH POLICY

WHEREAS, 76-1-604 M.C.A. authorizes the Board of County Commissioners of Missoula County to adopt and revise a growth policy; and,

WHEREAS, the Board of County Commissioners of Missoula County adopted the 2016 Missoula County Growth Policy through the passage of County Resolution 2016-084; and,

WHEREAS, the 2016 Missoula County Growth Policy identified updating Map 18 of the Missoula County Growth Policy through the land use strategy as a high priority; and,

WHEREAS, an analysis of the criteria for prioritizing the area to be updated resulted in a planning area boundary focused on the urban area outside the city limits due to the area experiencing the most growth pressure in Missoula County, the complex land use patterns, the history of and interest in land use planning; and the region's impact on the housing market; and,

WHEREAS, a process to update the land use map and policy for this area was initiated in June 2017, and continued through October 2018, including three rounds of public outreach and engagement to review draft maps, population projections, community values, realities, implementation strategies; and,

WHEREAS, based on public and agency input, a preliminary draft of the Missoula Area Land Use Element was issued on October 9, 2018, and subsequently amended, based on comments received; and,

WHEREAS, a planning board draft of the Missoula Area Land Use Element was issued on December 30, 2018, and a notice of public hearing was advertised in the *Missoulian* on December 30, 2018, January 6, February 3, and February 10, 2019; and,

WHEREAS, the Missoula Consolidated Planning Board held a public hearing January 15, 2019 and continued it twice to February 19, 2019, and March 5, 2019; and,

WHEREAS, the Missoula Consolidated Planning Board resolved by a 7-0 vote to recommend the Board of County Commissioners of Missoula County approve and adopt the January 2019 draft Missoula Area Land Use Element and revised Map 18 of the Missoula County Growth Policy as an amendment to the Missoula County Growth Policy, as amended; and,

WHEREAS, a notice of public hearing was advertised in the *Missoulian* on April 7, and April 14, 2019; and,

WHEREAS, a public hearing was held by the Board of County Commissioners of Missoula County on April 18, 2019, and continued twice to April 25, 2019, and May 2, 2019, to consider the proposed Missoula Area Land Use Element as an amendment to the Missoula County Growth Policy; and,

WHEREAS, the Board of County Commissioners of Missoula County held final deliberations on the 2019 Missoula Area Land Use Element at the public hearing on May 2, 2019; and,

WHEREAS, on May 2, 2019, the Board of County Commissioners of Missoula County adopted the Resolution 2019-070, a Resolution of Intent to adopt the Missoula Area Land Use Element as an amendment to the Missoula County Growth Policy, as amended by the Missoula Consolidated Planning Board and the Board of County Commissioners, with any necessary editorial and formatting corrections;

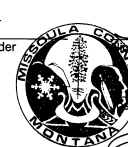
NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Missoula County hereby adopts this Resolution to adopt the 2019 Missoula Area Land Use Element as an amendment to the Missoula County Growth Policy and Map 18 of the Growth Policy, as amended by the Planning Board and the Board of County Commissioners, and with any necessary editorial and formatting corrections.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE 2019

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY

Tyler R. Gemant
Tyler Gemant, Clerk and Recorder



Nicole Rowley
Nicole Rowley, Chair
Josh Blotnick, Commissioner

APPROVED AS TO FORM:

John Hart
John Hart, Deputy County Attorney

David Strohmaier
David Strohmaier, Commissioner

201908374 B: 1013 P: 509 Pages: 1 Fees: \$0.00
06/13/2019 04:07:55 PM Resolution
Tyler R. Gemant, Missoula County Clerk & Recorder
eRecording



202605895 B: 1127 P: 558 Pages: 2 Fees: \$0.00
04/27/2026 09:18:34 AM Resolution
Tyler R. Gemant, Missoula County Clerk & Recorder
eRecording

202605895 Page 2 of 2
04/27/2026 09:18:34 AM

RESOLUTION 2026-062

PASSED AND ADOPTED this 21st day of April 2026.

A RESOLUTION AUTHORIZING COMMISSIONER DAVE STROHMAIER TO SIGN THE RESOLUTION ADOPTING THE
SEELEY-SWAN COMMUNITY PLAN

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY


Josh Slomick, Commissioner


David Strohmaier, Commissioner


Janice Vero, Commissioner

WHEREAS, Section 76-1-604, M.C.A., authorizes the Board of County Commissioners of Missoula County to adopt and revise a growth policy after consideration by the planning board at a public hearing; and

WHEREAS, the Missoula Board of County Commissioners adopted the Missoula County Growth Policy in 2016 through the passage of Resolution 2016-084; and

WHEREAS, Section 76-1-601(4), M.C.A., provides that a growth policy may include one or more neighborhood or community plans; and

WHEREAS, Missoula County staff, community members, and the Seeley-Swan community planning committee undertook an extensive public process to prepare the Seeley-Swan Community Plan, which included staff briefings, public meetings, opportunities for public comment, and discussions before the Board of County Commissioners; and

WHEREAS, Commissioner Dave Strohmaier participated in the public process through staff briefings, review of public comment, and attendance at public meetings at which the Seeley-Swan Community Plan was discussed; and

WHEREAS, Commissioner Dave Strohmaier reviewed the video of the final hearing and all written public comment received prior to the final hearing; and

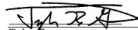
WHEREAS, the Missoula Consolidated Planning Board considered the proposed plan on December 16th, 2025 at a duly noticed public hearing, received public comment, found that the plan conforms to the Missoula County Growth Policy based on the findings of fact and conclusions of law in the staff report and forwarded a recommendation to the Missoula Board of County Commissioners; and

WHEREAS, the Missoula Board of County Commissioners considered the Planning Board's recommendation, staff analysis, and public comment at a public hearing on January 29th, 2026, and on the 12th day of February, 2026, adopted a resolution approving the Seeley-Swan Community Plan as an amendment to the Missoula County Growth Policy; and

WHEREAS, Commissioner Strohmaier was not present on the date the adoption resolution was executed, but had otherwise participated fully in the public process leading to the adoption of the plan.

NOW, THEREFORE, BE IT RESOLVED that the Missoula Board of County Commissioners hereby authorizes Commissioner Dave Strohmaier to sign the resolution adopting the Seeley-Swan Community Plan, notwithstanding his absence at the meeting on the 12th day of February 2026, at which the adoption resolution was approved.

ATTEST:


Tyler R. Gemant
Clerk and Recorder/Treasurer



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Acronym List:

- BCC – Board of County Commissioners
- BREDD – Bitter Root Economic Development District
- CAPS – Community and Planning Services
- CFAC – Community Food and Agriculture Coalition
- CSKT – Confederated Salish and Kootenai Tribes
- Montana DNRC –Department of Natural Resources and Conservation
- FVLT – Five Valleys Land Trust
- GCP – Grants and Community Programs
- MDT – Montana Department of Transportation
- MEP – Missoula Economic Partnership
- MHA – Missoula Housing Authority
- MOR – Missoula Organization of Realtors
- MPO – Metropolitan Planning Organization
- MRTMA – Missoula Ravalli Transportation Management Association
- MT FWP – Montana Fish, Wildlife & Parks
- OEM – Office of Emergency Management
- OLC – Open Lands Committee
- PB – Missoula Consolidated Planning Board
- PHC – Partnership Health Center
- PTOL – Parks, Trails, and Open Lands
- PW – County Public Works
- UM – University of Montana
- USFS – United States Forest Service



Missoula County Growth Policy

*Shaping Our Place,
Charting Our Future*

Welcome to the Missoula County Growth Policy
Listening Session – Evaro School House

Tuesday, October 14, 2014 ~ 6:00 – 8:00 p.m.