

PUBLIC NOTICE

The Missoula Consolidated Planning Board will conduct a public hearing on the following item on Tuesday, January 20, 2026, at 6:00 p.m., in the Sophie Moiese Room of the County Courthouse, 200 West Broadway, Missoula, MT. The meeting will be a hybrid in-person/Teams meeting. If you prefer to join the teams meeting remotely, log in to the Teams meeting at <http://missoula.co/pbmeetings>. To join the meeting by phone, call (406) 272-4824 Conference ID: 210 974 812#.

Missoula County Growth Policy Amendment, Rezoning and Minor Subdivision (Blackfoot Crossing Riverfront)

Missoula County Planning, Development, and Sustainability (PDS) has received a request from Blackfoot Crossing, LLC, to amend the Missoula County Growth Policy and zoning for property currently addressed as 8129 Cowboy Trail containing approximately 107 acres and legally described as COS #6988, Tract 1B, S21, T13 N, R18 W, P.M.M., Missoula County, Montana.

GROWTH POLICY AMENDMENT

The proposal is to amend the Missoula County Growth Policy Land Use Element Map as follows (see accompanying map):

1. Preliminarily approved Blackfoot Crossing Subdivision, Lots 23, 24, 25, 26, and 27 are proposed to be designated Commercial Center; other land use designations that may be considered for adoption for these lots are Neighborhood Commercial and Industrial Center.
2. Proposed Blackfoot Crossing Riverfront Subdivision, Lots 5, 6, 7, and 8 are proposed to be designated as Neighborhood Center.
3. Proposed Blackfoot Crossing Riverfront Subdivision Common Areas, CA2 and CA4, are proposed to be designated as Open, Resource, and Recreation.
4. Proposed Blackfoot Crossing Riverfront Subdivision Common Area CA5 is proposed to be designated as Working Lands.

REZONING

The proposal is to amend the Missoula County zoning map as follows (see accompanying map):

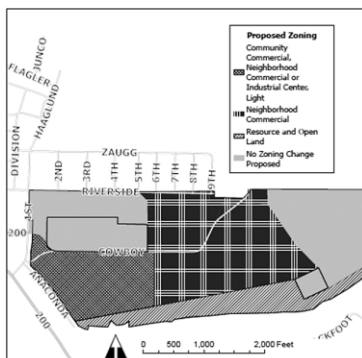
1. Preliminarily approved Blackfoot Crossing Subdivision, Lots 23, 24, 25, 26, and 27 are proposed to be zoned Commercial Center (CC); other zoning districts that may be considered for adoption for these lots are Neighborhood Commercial (NC) and Industrial Center Light (ICL).
2. Proposed Blackfoot Crossing Riverfront Subdivision, Lots 5, 6, 7, and 8 are proposed to be zoned as Neighborhood Center (NC).
3. Proposed Blackfoot Crossing Riverfront Subdivision Common Areas, CA2 and CA4, are proposed to be zoned as Resource and Open Lands (RO).
4. Proposed Blackfoot Crossing Riverfront Subdivision Common Area CA5 is proposed to be zoned as Agriculture Working Lands (AGW 40).

In conjunction with the growth policy and rezoning request, the applicant has proposed a 5-lot minor subdivision *Blackfoot Crossing Riverfront* on a portion of the property proposed for the growth policy amendment and rezoning, described as land preliminarily approved as the Blackfoot Crossing Subdivision, Phases 2 and 3, and not including the area of Blackfoot Crossing Phase 1 (Lots 23 – 27).

The Missoula County Board of Commissioners will hold a public hearing on the growth policy amendment, rezoning, and subdivision on March 5, 2026, at 2:00 p.m. in the Sophie Moiese room of the County Courthouse, 200 West Broadway, Missoula, MT. The meeting will be a hybrid in-person/Teams meeting. If you prefer to join the teams meeting remotely, log in to the Teams meeting at <http://missoula.co/bccmeetings>. To join the meeting by phone, call (406) 272-4824 Conference ID: 467 457 758#.

Details on the request are available by contacting the Planning Office or online at <https://missoulacountyvoice.com/>. The application and exact legal description are available for public inspection at Missoula County Planning, Development, and Sustainability office, 127 E. Main St., Suite 2, Missoula, Montana, and at the Missoula County Clerk and Recorder's office, 200 W. Broadway, Missoula, MT.

If anyone attending these meetings needs special assistance, please provide advance notice by calling 406-258-4657. For additional information regarding the growth policy and rezoning request, you may contact Kathleen Arthur at 406-258-4657 or email at karthur@missoulacounty.us, and for additional information regarding the minor subdivision, you may contact Jennie Dixon at (406) 259-4946 or email at jdixon@missoulacounty.us. To comment on the proposal, visit <https://missoulacountyvoice.com/> and search by project name Blackfoot Crossing Riverfront.



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