

MISSOULA COUNTY BOARD OF ADJUSTMENT AGENDA

Wednesday, June 18, 2025
6:00 PM

How to attend the meeting:

Hybrid meeting - held virtually over Microsoft Teams and in the Sophie Moiese Room of the Missoula County Courthouse, 200 W. Broadway

Microsoft Teams Meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 214 012 447 394

Passcode: Axtpxs

Or call in (audio only)

[+1 406-272-4824](#) United States, Billings

Phone conference ID: 311 766 349#

If calling in by phone, please press *6 to unmute or *5 to raise your hand

A. CALL TO ORDER:

B. ROLE CALL:

C. APPROVAL OF MINUTES:

A. July 17, 2024 Zoning Board of Adjustment Minutes
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D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. STAFF ANNOUNCEMENTS:

F. PUBLIC HEARINGS:

A. Spanish Skies Variance to Riparian Resource Buffer - Katy Reeder, Planner I, Missoula County
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[Missoula County Voice Project Page](#) (Click hyperlink to view project)

RECOMMENDED MOTION:

THAT the Board of Adjustment approve the Variance Request to install multiple components of commercial infrastructure within the designated 450-foot Riparian Resource Buffer. This approval is based on the findings of facts and conclusions of law found in the staff report and public testimony and is subject to the recommended conditions of approval.

RECOMMENDED CONDITIONS:

All necessary permits administered by agencies other than Planning, Development, and Sustainability shall be obtained by the property owner or designated representative prior to filing the record of zoning variance. These permits may include but are not limited to, building, electrical, mechanical, approach, and sanitation permits.

G. COMMUNICATIONS & SPECIAL PRESENTATIONS:

- A. Special Presentation and Board of Adjustment Feedback on Possible Consolidated Land Use Board - Karen Hughes, Planning, Development & Sustainability Director, Missoula County

H. COMMITTEE REPORTS:

I. OLD BUSINESS:

J. NEW BUSINESS:

K. COMMENTS FROM BOARD MEMBERS:

L. ADJOURNMENT: