

MISSOULA COUNTY BOARD OF ADJUSTMENT AGENDA

Wednesday, July 16, 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

B. June 18, 2025

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. STAFF ANNOUNCEMENTS:

A. Update on Election of Officers for 2025

F. PUBLIC HEARINGS:

A. 7102 Highway 200 E. - Titan Self-Storage Special Exception and Variance - Jennie Dixon, Planner IV, Missoula County

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RECOMMENDED MOTIONS:

1. THAT the Special Exception Request to expand the Titan Self-Storage existing legal non-conforming use with two additional storage buildings as shown on the site plan be APPROVED, subject to the recommended conditions of approval.
2. THAT the Variance Request to not comply with the 0-10' Build-To-Zone along Highway 200 E. be APPROVED, subject to the recommended conditions of approval.

RECOMMENDED CONDITIONS - OVERALL:

Compliance with Other Regulations and Securing Necessary Permits

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

RECOMMENDED CONDITIONS SPECIFIC TO THE SPECIAL EXCEPTION AND VARIANCE: See attached staff report.

- B. U-Haul Mini-Warehouse Special Exception - Patrick Swart, Planner II, Missoula County**

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RECOMMENDED MOTION:

THAT the Board of Adjustment approve the Special Exception Request to allow the mini-warehouse use as part of a U-Haul Center development in the Commercial Center Zoning District at 4567 Yuhas Ranch Lane and legally described as S02, T12 N, R20 W, C.O.S. 5877, Parcel 4. 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 conditions of approval.

RECOMMENDED CONDITIONS: See attached staff report.

- C. 7605 Pontrelli Place at the Wye Special Exception - Kevin Dantic, Planner I, Missoula County**

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RECOMMENDED MOTION:

THAT the Board of Adjustment approve the Special Exception Request to allow a proposed use that is not allowed under applicable zoning regulations for the property addressed as 7605 Pontrelli Place and legally described as PONTRELLI ADDITION, S28, T14 N, R20 W, Lot 2P, ACRES 1, & RACETRACK INDUSTRIAL PARK. 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 two conditions.

RECOMMENDED CONDITIONS:

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

2. The applicant shall complete landscaping in compliance with Missoula County Zoning Regulations Chapter 6.4.C.5 and Chapter 6.4.F.2 (Table 8), including installation of a 5-foot-wide perimeter landscape buffer along the

southwest, northwest, and northeast sides of the parking area with all required plantings in place. In addition, a Weed Management Plan drafted under the guidance of the Missoula County Department of Ecology and Extension shall be completed for the current portions of the property landscaped with rock.

G. COMMUNICATIONS & SPECIAL PRESENTATIONS:

H. COMMITTEE REPORTS:

I. OLD BUSINESS:

- A. Feedback on Possible Consolidated Land Use Board - Karen Hughes, Planning, Development & Sustainability Director, Missoula County**

J. NEW BUSINESS:

K. COMMENTS FROM BOARD MEMBERS:

L. ADJOURNMENT: