

MISSOULA COUNTY BOARD OF ADJUSTMENT AGENDA

Wednesday, November 19, 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. ROLL CALL:

C. APPROVAL OF MINUTES:

- | |
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| 1. September 17, 2025 |
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D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. STAFF ANNOUNCEMENTS:

F. PUBLIC HEARINGS:

- | |
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| 1. 505 Highton Street - Sign Variance - Patrick Swart, Planner II, Missoula County |
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Missoula County Voice Project Page (click hyperlink to view project)
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RECOMMENDED MOTIONS

THAT the variance request from Section 10.6.C of the Missoula County Zoning Regulations, to modify the existing nonconforming pole sign at 505 Highton Street be denied.
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THAT the variance request for a variance from the minimum sign clearance requirements in Section 8.8.K.1, Table 13, of the Missoula County Zoning Regulation be denied.

The recommended motions are based on the findings of fact and conclusions of law contained in this staff report.

2. 3507 South 7th Street West - Special Exception - Kevin Dantic, Planner I, Missoula County

[Missoula County Voice Project Page](#) (click hyperlink to view project)

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 3507 S 7th St. W. and legally described as DINSMORE'S ORCHARD HOMES # 5, S25, T13 N, R20 W, TRACT 1 E 204' X 633' OF LOT 68. 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 one condition.

RECOMMENDED CONDITION:

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.

G. COMMUNICATIONS & SPECIAL PRESENTATIONS:

H. COMMITTEE REPORTS:

I. OLD BUSINESS:

J. NEW BUSINESS:

K. COMMENTS FROM BOARD MEMBERS:

L. ADJOURNMENT: