

MISSOULA COUNTY BOARD OF ADJUSTMENT AGENDA

Wednesday, December 17, 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. November 19, 2025 |
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D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. STAFF ANNOUNCEMENTS:

F. PUBLIC HEARINGS:

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| 1. 3614 Highway 200 E - Special Exception - Kathleen Arthur, Planner II, Missoula County
Missoula County Voice Project Page (click hyperlink to view project) |
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RECOMMENDED MOTION

THAT the Board of Adjustment approve the Special Exception Request to allow a proposed development incorporating slopes greater than 25% addressed as 3614 Hwy 200 and legally described as EAST MISSOULA ADDITION, S24, T13 N, R19 W, BLOCK 21, Lot E1, ACRES 2.1; EAST MISSOULA ADDITION, S24, T13 N, R19 W,
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BLOCK 20, FRAC OF LOT 14 & W ADJ VACANT ALLEYS & STREETS DE 3679.
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 three conditions.

STAFF'S 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. Per the geotechnical engineering report, Todd Lorenzen, or an equally qualified engineer, must be present prior to and during the slope flattening to verify the slope materials and their orientation.
3. Final construction shall incorporate recommendations from the 2017 Geotechnical Report completed for East Village Townhomes by Lorenzen SoilMechanics, Inc. Notations of where these recommendations are being applied should be shown on the building permit application plan set. These recommendations are found in Sections: 3.3 Foundations, 3.4 Foundation Walls, 3.5 Slabs-on-Grade, 3.6 Exterior Flatwork, 3.7 Fresh Concrete, 3.8 Underground Utilities, 3.9 Groundwater Table and Surface Water, 3.10 Seismic Considerations, 3.11 Shrink/Swell Characteristics, 3.12 Typical Section, 3.13 Compaction and Fresh Concrete Testing Frequency.

2. 20843 Gilman Creek Road - Appeal of Administrative Decision - Kevin Dantic, Planner I, Missoula County
[Missoula County Voice Project Page](#) (click hyperlink to view project)

RECOMMENDED MOTION

THAT the Board approve and adopt the recommended findings of fact and conclusions of law in the staff report and that the Board make the following decisions:

1. Affirm the Missoula County Planning, Development, and Sustainability staff decision that the uses approved in Land Use and Zoning Compliance Permit LZ25059311 fall under Agriculture, Working 40 (AGW 40) under the definition of Recreation, Developed Outdoor.

2. The appeal is denied.

G. COMMUNICATIONS & SPECIAL PRESENTATIONS:

H. COMMITTEE REPORTS:

I. OLD BUSINESS:

J. NEW BUSINESS:

K. COMMENTS FROM BOARD MEMBERS:

L. ADJOURNMENT:

