

MISSOULA COUNTY CONSOLIDATED LAND USE BOARD

Wednesday, April 1, 2026
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

[Join the meeting now](#)

Meeting ID: 251 403 895 672

Passcode: 4rc6cb3p

Dial in by phone

[+1 406-272-4824,115075404#](#) United States, Billings

Phone conference ID: 115 075 404#

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

1. CALL TO ORDER:

2. LAND ACKNOWLEDGMENT: Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people

3. ROLL CALL:

4. APPROVAL OF MINUTES:

a. March 4, 2026

5. PUBLIC COMMENT ON NON-AGENDA ITEMS:

6. STAFF ANNOUNCEMENTS:

7. PUBLIC HEARINGS:

a. DECISION ITEM AS BOARD OF ADJUSTMENT

i 7985 Highway 200 East — Sign Variance — Patrick Swart, Planner II, Missoula County Planning Development & Sustainability
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[Missoula County Voice Project Page](#) (Click hyperlink to view project)

RECOMMENDED MOTION

I move to approve the request for a variance as amended during the Missoula

County Consolidated Land Use Board meeting on March 4, 2026, and as shown on the amended sign plan Drawing# 250174-11 from Section 8.7.B. Table 2, of the Missoula County Zoning Regulations for property located at 7985 Hwy 200 E. This motion for approval is based on public testimony, board deliberation and the findings of fact and conclusions of law found in the staff report and is subject to two conditions of approval.

b. RECOMMENDATION ITEM AS ZONING COMMISSION

- i Buckhouse Shoptown: Missoula County Growth Policy Amendment (Map 18) and Missoula County Zoning Amendment - Kathleen Arthur, Planner II, Missoula County Planning Development & Sustainability

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RECOMMENDED MOTION:

THAT the proposal to amend the Missoula County zoning map to show the properties legally described as C.O.S. PLAT B, W2 OF LOT 4 and E2 NW4 NW4 & POR OF NE4 NW4 W OF RIVER & POR OF SE4 NW4 N OF HWY as Commercial Center, Agricultural Working Lands (AGW40), Agriculture, and Resource and Open Space, based on the findings of fact and conclusions contained in the staff report be denied.

c. RECOMMENDATION ITEM AS PLANNING BOARD

- i Buckhouse Shoptown: Missoula County Growth Policy Amendment (Map 18) and Missoula County Zoning Amendment - Kathleen Arthur, Planner II, Missoula County Planning Development & Sustainability

RECOMMENDED MOTION:

THAT the proposal to amend Missoula County Land Use Map (Map 18) to assign the Commercial Center, Agriculture, Open Resource and Recreation, and Working Lands land use designations to the property legally described as C.O.S. PLAT B, W2 OF LOT 4 and E2 NW4 NW4 & POR OF NE4 NW4 W OF RIVER & POR OF SE4 NW4 N OF HWY, based on the findings of fact and conclusions contained in the staff report be denied.

8. COMMUNICATIONS & SPECIAL PRESENTATIONS:

- a. Aaron Wilson - Transportation Planning and the Metropolitan Planning Organization (MPO)

9. COMMITTEE REPORTS:

10. OLD BUSINESS:

11. NEW BUSINESS:

12. COMMENTS FROM BOARD MEMBERS :

13. ADJOURNMENT: