

MISSOULA COUNTY CONSOLIDATED LAND USE BOARD

Wednesday, May 6, 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 ACKNOWLEDGEMENT: Missoula County acknowledges that this meeting takes place in the homelands of the Salish and Kalispel people.
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3. ROLL CALL:

4. APPROVAL OF MINUTES:

a. April 1, 2026

5. PUBLIC COMMENT ON NON-AGENDA ITEMS:

6. STAFF ANNOUNCEMENTS:

7. PUBLIC HEARINGS:

a. DECISION ITEM AS BOARD OF ADJUSTMENT
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i 1716 Clements Road - Special Exception - Kevin Dantic, Planner I, Missoula County Planning Development & Sustainability
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STAFF'S RECOMMENDED MOTION:

I move to approve the Special Exception Request to allow Melody Bryan to

construct an additional principal use on their property at 1716 Clements Road. 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.

STAFF'S 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.

b. DECISION ITEM AS BOARD OF ADJUSTMENT

- i 3900 South Ave W - Special Exception - Kevin Dantic, Planner I, Missoula County Planning Development & Sustainability

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STAFF'S RECOMMENDED MOTION:

I move to approve the Special Exception Request to allow Cody Gordon to construct an additional principal use on their property at 3900 South Ave W. 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.

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. Final site design for the second principal use shall be in compliance with structure setbacks on the proposed site plan, which include a 39-foot setback from the western property line and a 44-foot setback from the northern property line. The maximum structure height shall be less than 29 feet.

8. COMMUNICATIONS & SPECIAL PRESENTATIONS:

9. COMMITTEE REPORTS:

10. OLD BUSINESS:

11. NEW BUSINESS:

12. COMMENTS FROM BOARD MEMBERS:

13. ADJOURNMENT: