



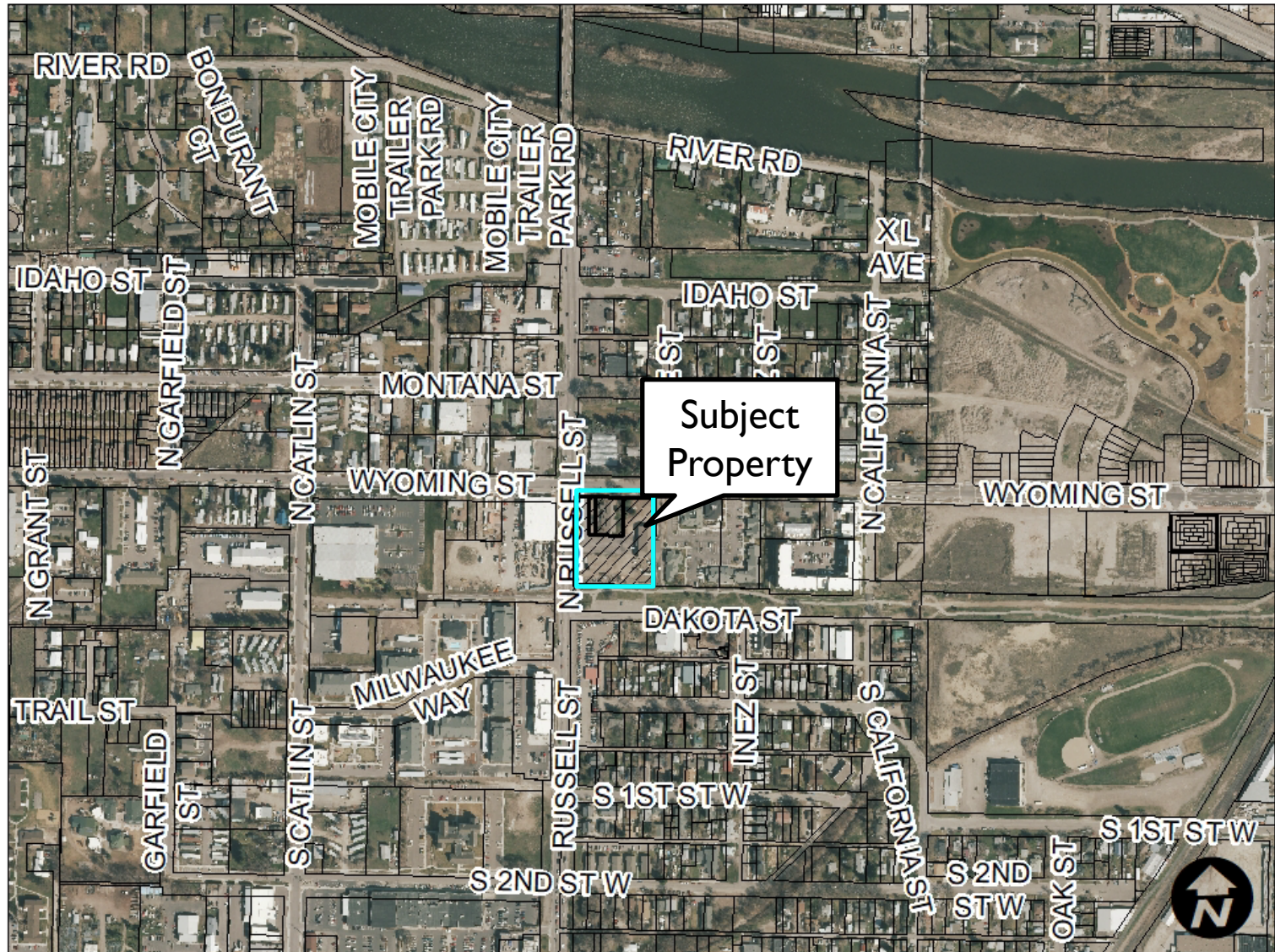
Missoula County Elections Office Site Expansion

**Public Forum
Board of Adjustment**

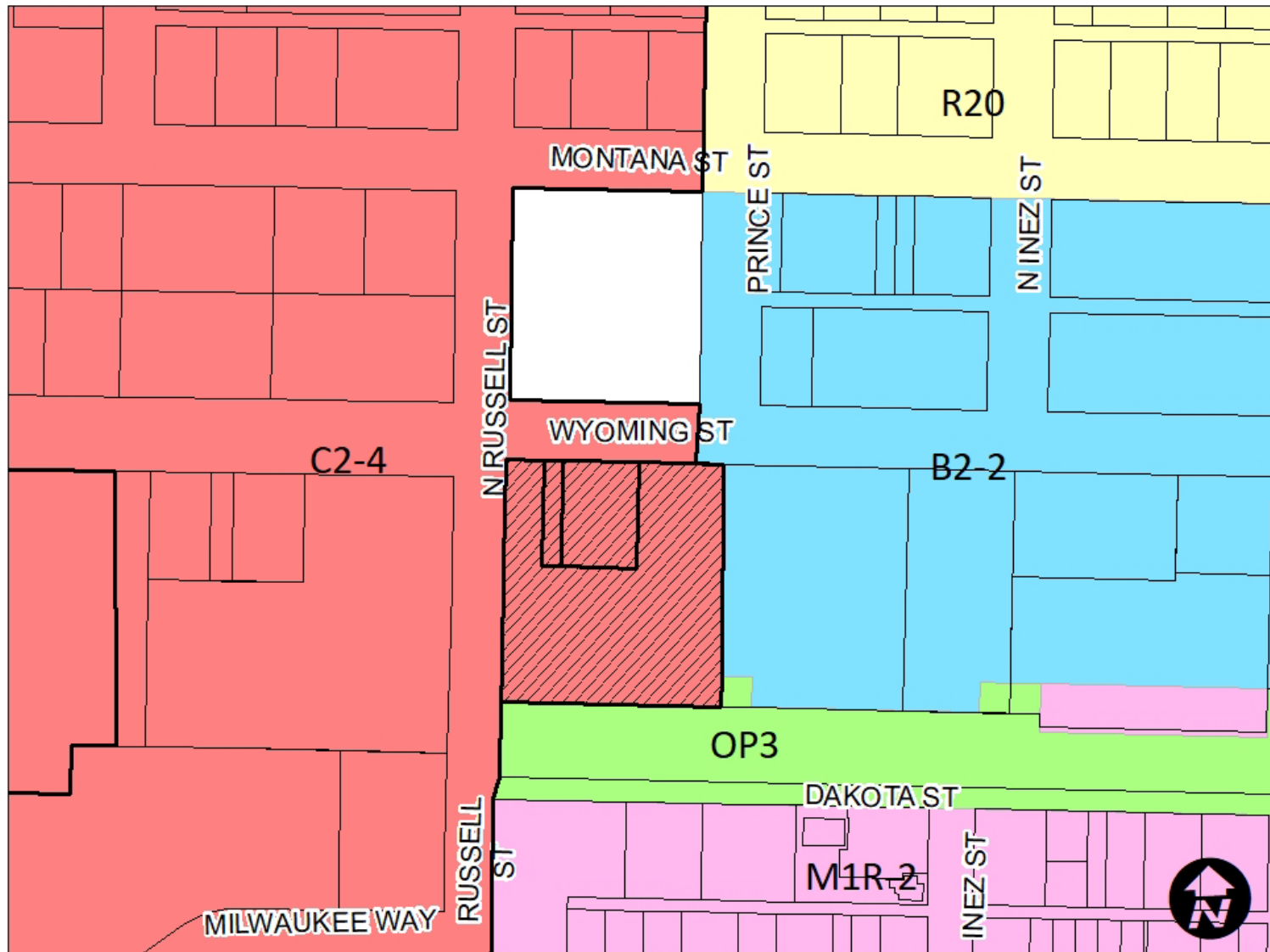
Emily Gluckin
Community Planning, Development, & Innovation
February 24th, 2021



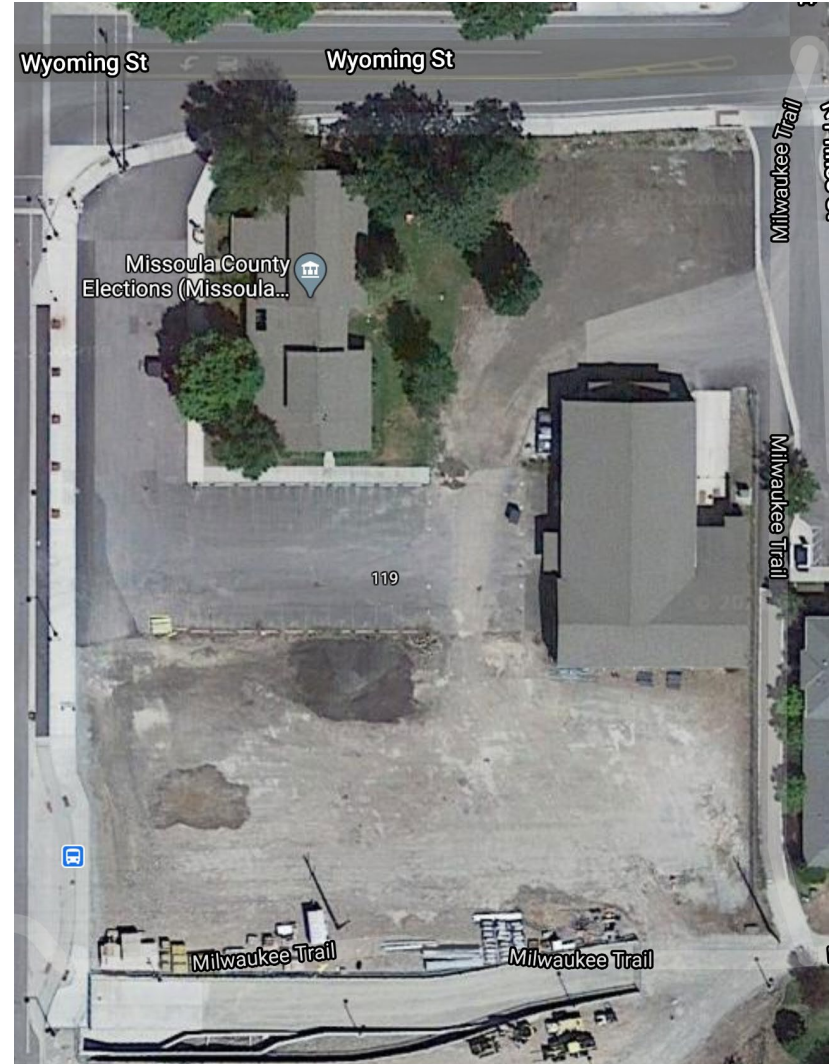
Property Location



Zoning Map



Existing Conditions



Surrounding Property



East: Medical Office



North: Plant Retail



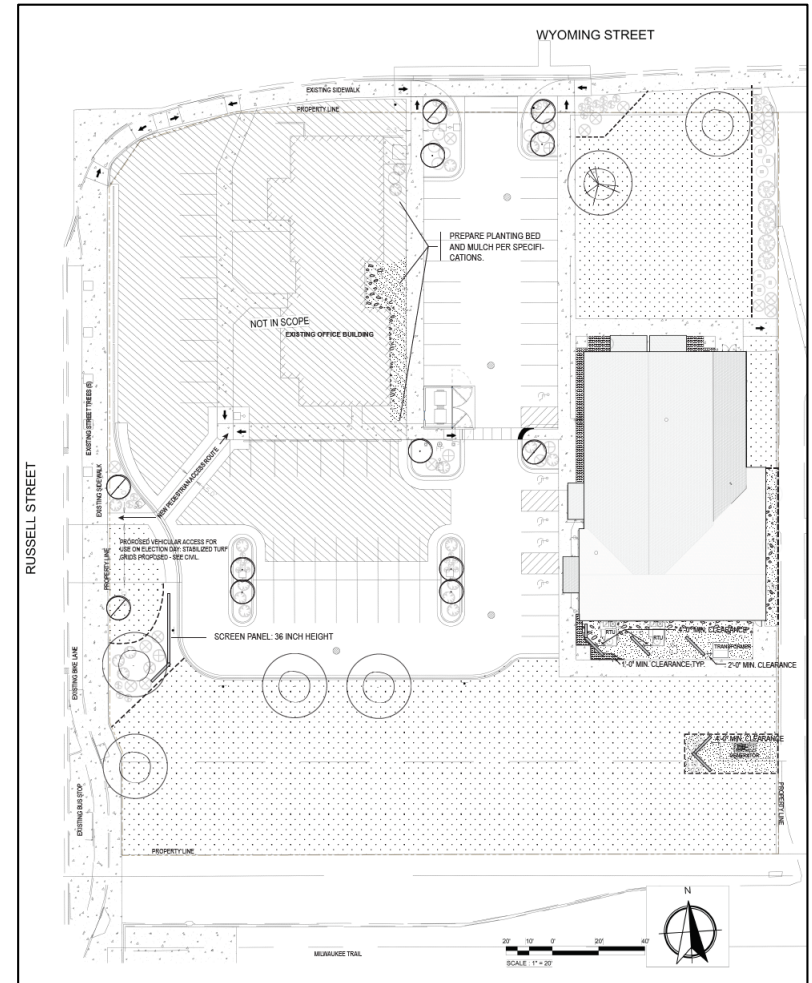
South: Trail



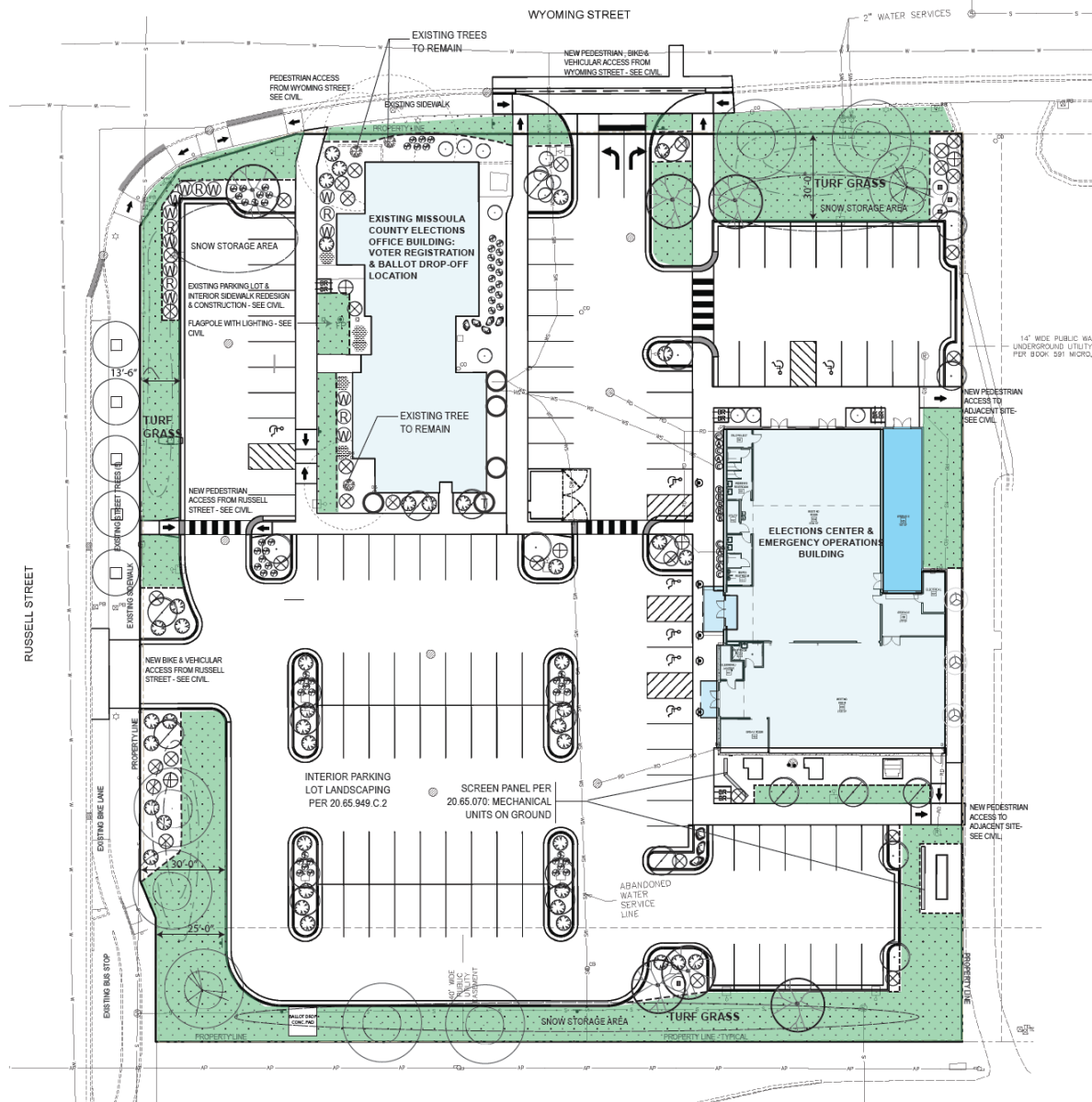
West: Construction Retail

Montana Codes Annotated Title 76, Chapter 2,
Part 4 (MCA 76-2-402):

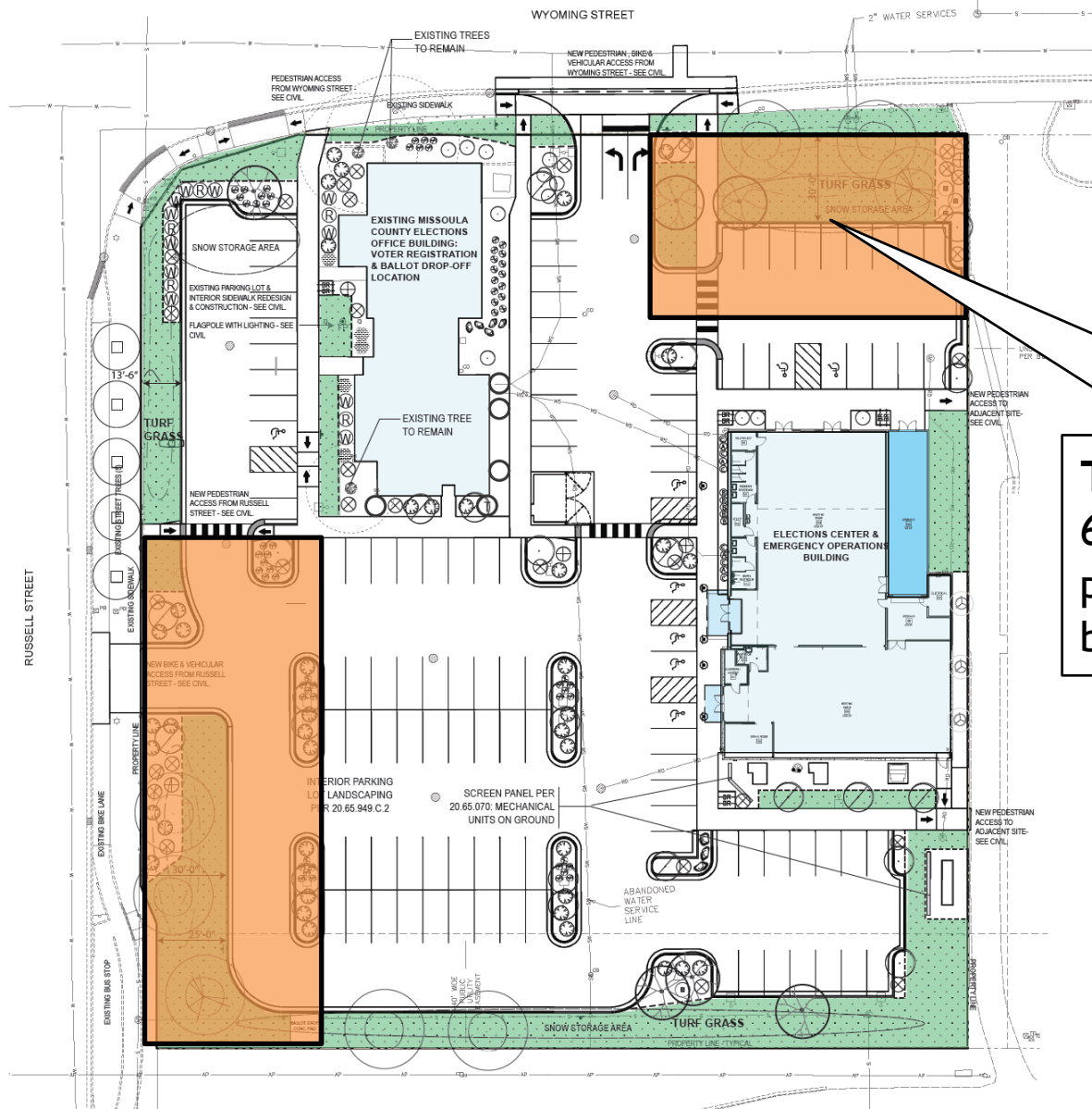
- Public agencies may propose to use public land contrary to local zoning regulations.
- A public hearing is required to allow for comment on the proposed use.
- Board of Adjustment does not have the power to approve or deny the request.



Title 20 Exemptions

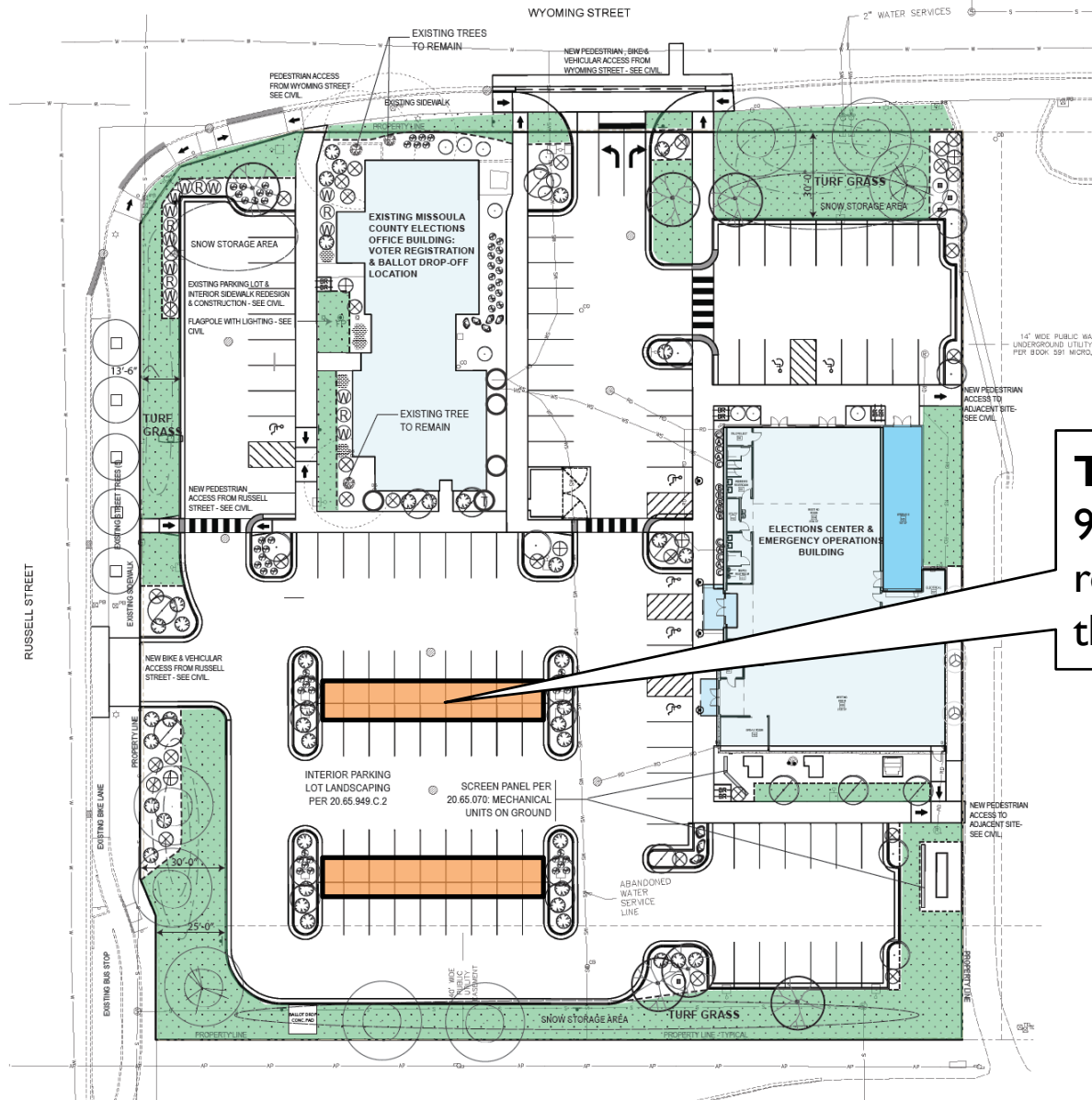


Title 20 Exemptions



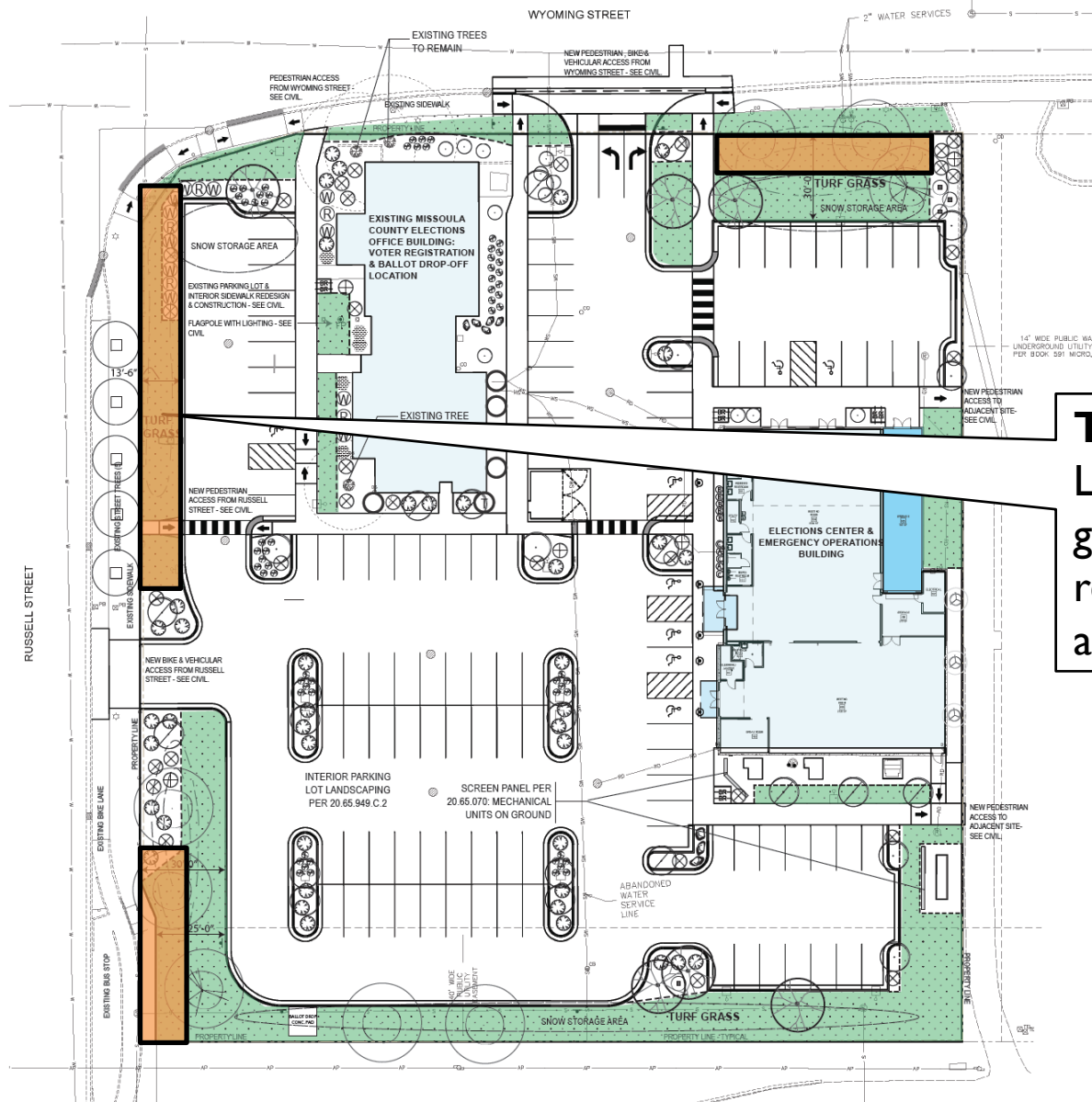
Title 20.25.080.C.3.c.(5):
60' reserve area along entire property frontage to allow future building phases in build-to zone.

Title 20 Exemptions



Title 20.25.080.C.3.g:
9' wide landscaped area between rows of parking when there are three parallel drive aisles.

Title 20 Exemptions



Title 20.25.080.C.3.h:

Landscape hedge, landscape wall, grade change, or landscape berm required along entire parking area adjacent to a public street.

Mobility & Infrastructure Planning:

- Support closing the access on Wyoming Street
- Recommend that access on Russell be right in/right out
- Landscaping surrounding Russell should be reviewed for visibility
- Bicycle parking must comply with Title 20 requirements.

Public Comment:

- Support of these exemptions - landscaping and parking requirements make projects not financially feasible.
- Opposition to the amount of parking and asphalt being used – damage to aquifer and community.

Staff Recommended Motion:
None