



**COUNTY REZONE APPLICATION**

**A. GENERAL INFORMATION**

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by CAPS, 18 submittal packets and the application fee shall be submitted. The packets submitted for governing body review must be exactly the same as the packet that was deemed complete.
3. Name of proposed Rezone: MVP Rezone
4. Name(s) of Applicant: MVP Holdings, LLC  
Mailing Address: 8275 Highway 10 W, Missoula, MT 59808  
Telephone Number: 406-544-2620  
Email Address: linda.miller@pdttdental.com
5. Name(s) of Owner of Record: MVP Holdings, LLC  
Mailing Address: 8275 Highway 10 W, Missoula, MT 59808  
Telephone Number: 406-544-2620  
Email Address: linda.miller@pdttdental.com
6. Name and Company of Representative: Linda Miller  
Mailing Address: 8275 Highway 10 W, Missoula, MT 59808  
Telephone Number: 406-544-2620  
Email Address: linda.miller@pdttdental.com
7. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

|                            |                |
|----------------------------|----------------|
| <i>Linda J Miller</i>      | <i>3/01/19</i> |
| Applicant's Signature      | Date           |
| <i>Linda J Miller</i>      | <i>3/01/19</i> |
| Owner's Signature          | Date           |
| <i>Linda J Miller</i>      | <i>3/01/19</i> |
| Representative's Signature | Date           |

**B. SUBJECT PROPERTY INFORMATION**

General location of subject property and address (if address has been assigned): 8275 Highway 10 W, Missoula, MT 59808

Legal Description - complete and unabbreviated: Spencer Subdivision - Lot 2A, S28, T14 N, R20 W, Lot 2A, Less Portion A of Long Addition

Township, Range, Section(s): T14 N, R20 W, S28

Subdivision, Lot(s), Block(s): Spencer Subdivision, Lot 2A, Less portion A of Long Addition

Tract(s), COS#:

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above): N/A

Geocode: 04-2325-28-2-02-02-0000

**C. ZONING AND GROWTH POLICY INFORMATION**

1. Complete the following table (where applicable, indicate Unzoned):

|                  | Zoning        | Current Land Use              |
|------------------|---------------|-------------------------------|
| Adjacent (North) | Unzoned, C-I1 | Commercial/Industrial         |
| Adjacent (South) | C-C2          | Commercial/Industrial, Vacant |
| Adjacent (East)  | C-C2          | Commercial/Industrial         |
| Adjacent (West)  | C-C2          | Commercial/Industrial         |

2. What is the current zoning of the property? C-C2

3. What is the requested zoning for the property? C-I1

4. What is the applicable comprehensive plan and land use designation for the property?

2005 Wye-Mullan West Plan Area and the Missoula Area Land Use Element An Amendment to the 2016 Missoula County Growth Policy Public Hearing Draft January 15, 2019 Missoula County Community and Planning Services have this land use designated as industrial.

5. What is the intended use for the property? Light manufacturing of dental products that does not require an air quality permit and a multi-use truck facility

**D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE MISSOULA COUNTY ZONING RESOLUTION**

**Review Criteria.** Provide a response to the following review criteria for rezone requests.

- 1a. Whether the zoning is made in accordance with a growth policy;
- 1b. Whether the use sought would enhance and promote the development of the immediate neighborhood as outlined in the comprehensive plan;
- 1c. Whether the use conforms generally to the objectives of the adopted comprehensive plan and to the purpose of this Resolution;
- 1d. Whether the zoning is compatible with the zoning ordinances of nearby municipalities;

The growth policy recommends a light industrial land use for this site. The growth policy also recommends a light industrial land use for the lands directly adjacent to the east, west and south of the site. The Wye area has many industrial uses. The continuation of this land use pattern will promote

growth in a location well suited for industrial uses. The applicant is proposing a light industrial zoning designation for this site based on their development plans and guidance from Community and Planning Services. This property is well suited for industrial uses because of its proximity to Highway 10, Interstate 90 and Highway 93. Industry contributes to the county's economic base by providing places where people work, create, build, store and distribute goods and services. The dental products manufactured here will be sold throughout the world bringing new revenue into our community.

- 2a. Whether the zoning is designed to secure safety from fire and other dangers
- 2b. Whether the zoning is designed to promote public health, public safety and the general welfare
- 2c. Whether the zoning provides adequate light and air;
- 2d. Whether the use will not adversely affect nearby properties or their occupants;

Zoning the site industrial will promote public health and safety by reducing the potential that residences will be constructed in this area which is predominantly industrial. There is adequate infrastructure to serve the site. Industrial uses will not adversely impact the light and air in the area. There are no known impacts to the nearby properties as they are a mix of vacant and commercial/industrial uses. In regards to fire safety, the zoning is appropriate for this area because it is not in a high fire danger area and also has proximity to services. The location is along higher classified roadways that can provide sufficient emergency services to the area. .

- 3a. Whether the zoning considers the promotion of compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities;
- 3b. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
- 3c. Whether the zoning considers the effect on motorized and non-motorized transportation systems;
- 3d. Whether the zoning considers the availability of public utilities and services;

The existing transportation infrastructure near the property is well suited for the proposed zoning designation and use. The property has direct access to Highway 10 and is approximately 1/4 mile from the intersection of Interstate 90 and Highway 93. There are no non-motorized transportation systems near the site and the proposed use of the site will not encourage pedestrian traffic. The site will be connecting to the available public sewer and has a community water system in place. The proposed zoning is not directly impacting any schools or parks.

- 4a. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;
- 4b. Whether the zoning considers the location, character and natural features of the property and surrounding properties;
- 4c. Whether the zoning considers vegetation, topography, and natural drainage;
- 4d. Whether the use meets overall density, yard, height, and other requirements of the zone in which it is located;

The district has been developed with commercial and industrial uses. The industrial zoning will be consistent with the character of the area. The site does not contain any distinct natural features, vegetation or natural drainage areas. The topography of the site is generally flat. The site is compatible with the overall density, yard, height, and other requirements of the industrial zone. The General Regulations of Missoula County Zoning regulations will be reviewed at the time of the Zoning Compliance permit review (with our expansion proposal) and the existing use of the property would comply with the proposed zoning.

- 5a. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;
- 5b. Whether the zoning considers non-economic situations which prevent the utilization of the property for the full range of uses allowed in that zone;
- 5c. Whether the zoning considers site plan design amenities intended to promote the appearance of the

proposed use and mitigate adverse neighborhood impacts, including but not limited to: landscaping, fencing, screening, access, parking, pedestrian circulation, signs and lighting;

Establishing an industrial zone on this site will continue the current development pattern of commercial/industrial uses in the area. This zoning change is in alignment with the community's vision and values described by the land use designations dated January 15, 2019. The applicant is preparing a site plan with an addition to the existing facility that will be submitted for review and approval of the proposed use and will promote the appearance and mitigate adverse impacts to the neighborhood. Requirement 5c will all be applicable at the time of Zoning Compliance permit review when we apply for our permits.

6a. Whether the zoning considers expressed public opinion on the above consideration;

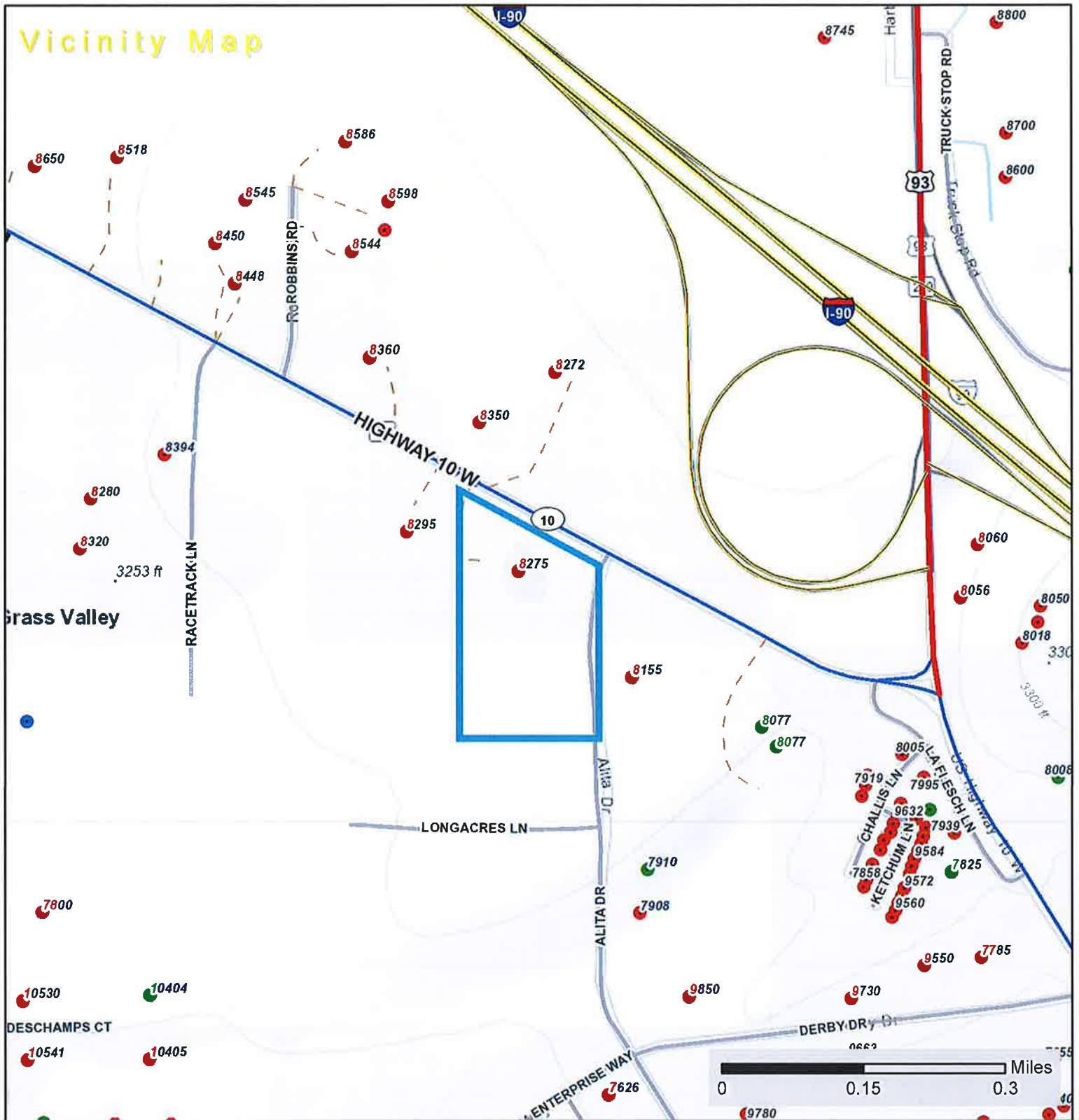
6b. Whether the zoning considers recommendations of the Zoning Officer.

*Public opinion and recommendations of the zoning officer are requested and evaluated during the staff and governing body review portions of the rezone process.*

#### **E. ATTACHMENTS**

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- A zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- A comprehensive plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- The current plat** of the subject property.



**Geocode:** 04-2325-28-2-02-02-0000

**Tax ID:** 5887300

**Owner:**  
MVP HOLDINGS LLC

**Physical Address:**  
8275 HIGHWAY 10 W 59808 - Mismatched CAMA Address



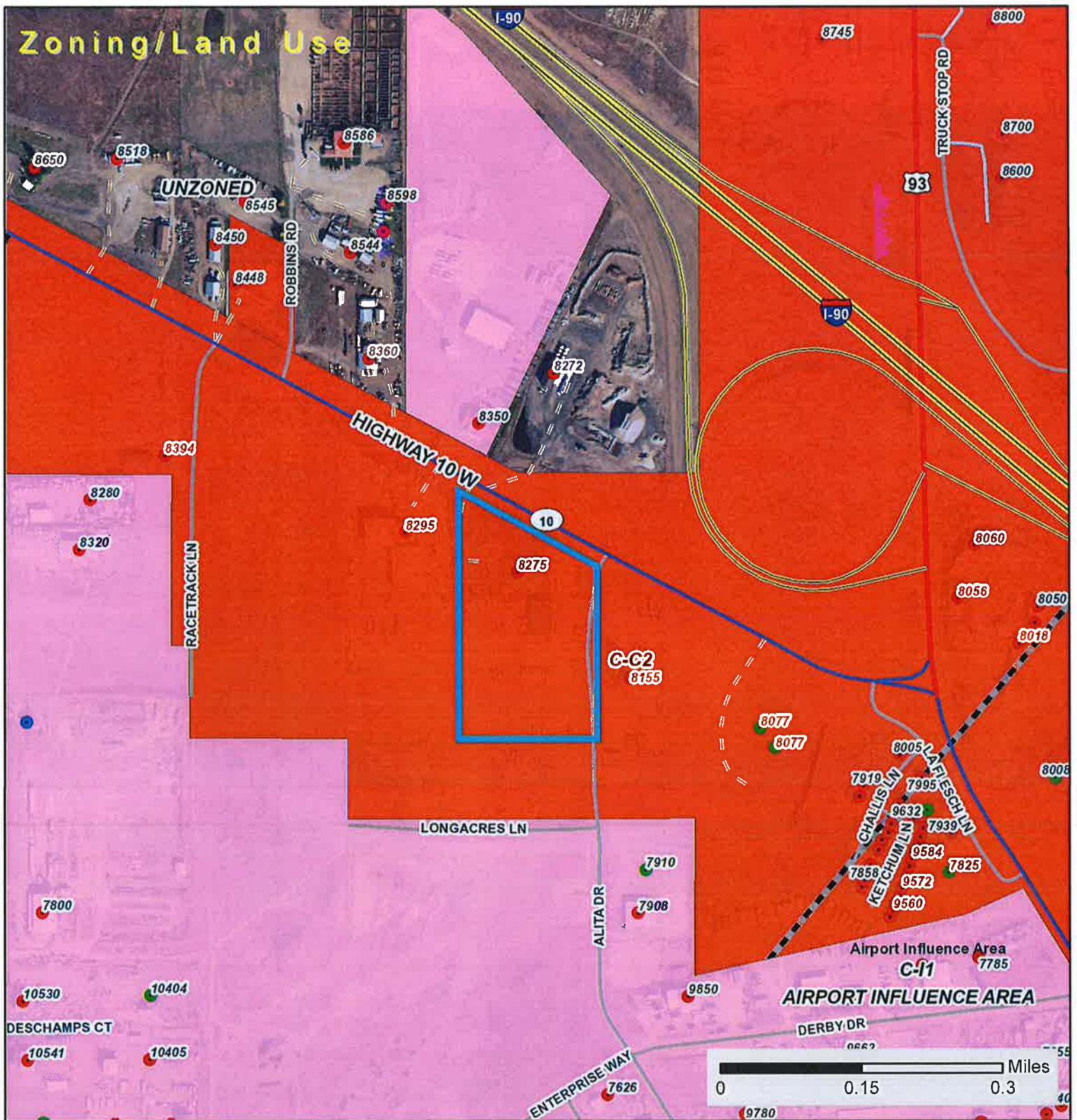
**Legal Description:**  
SPENCER SUBDIVISION - LOT 2A, S28, T14 N, R20 W, Lot 2A, LESS PORTION A OF LONGACRES ADDITION

Date: 2/25/2019

Map Center: X: -114.13717 - Y: 46.94945

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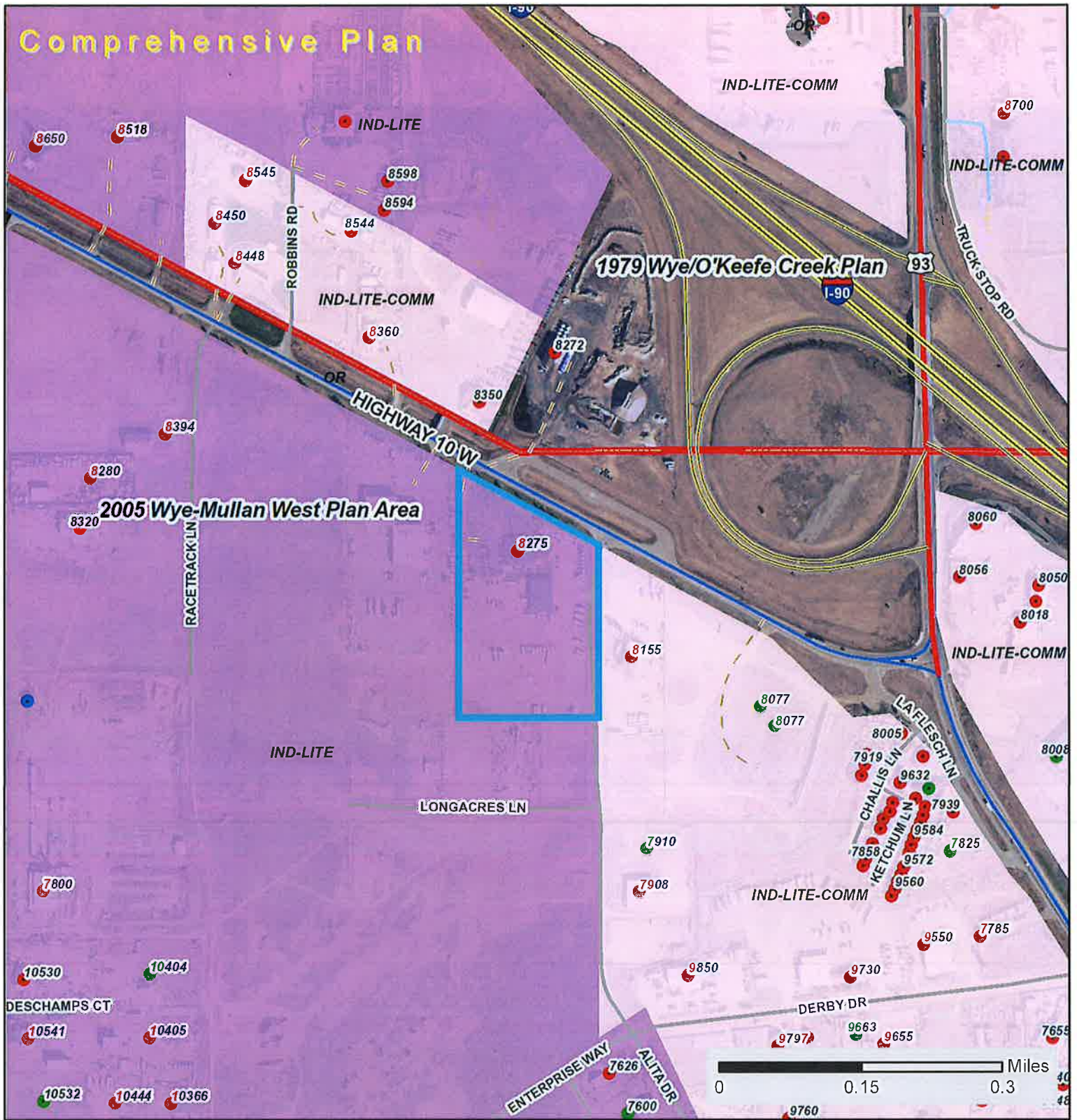
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Date: 2/25/2019

Map Center: X: -114.13719 - Y: 46.94924

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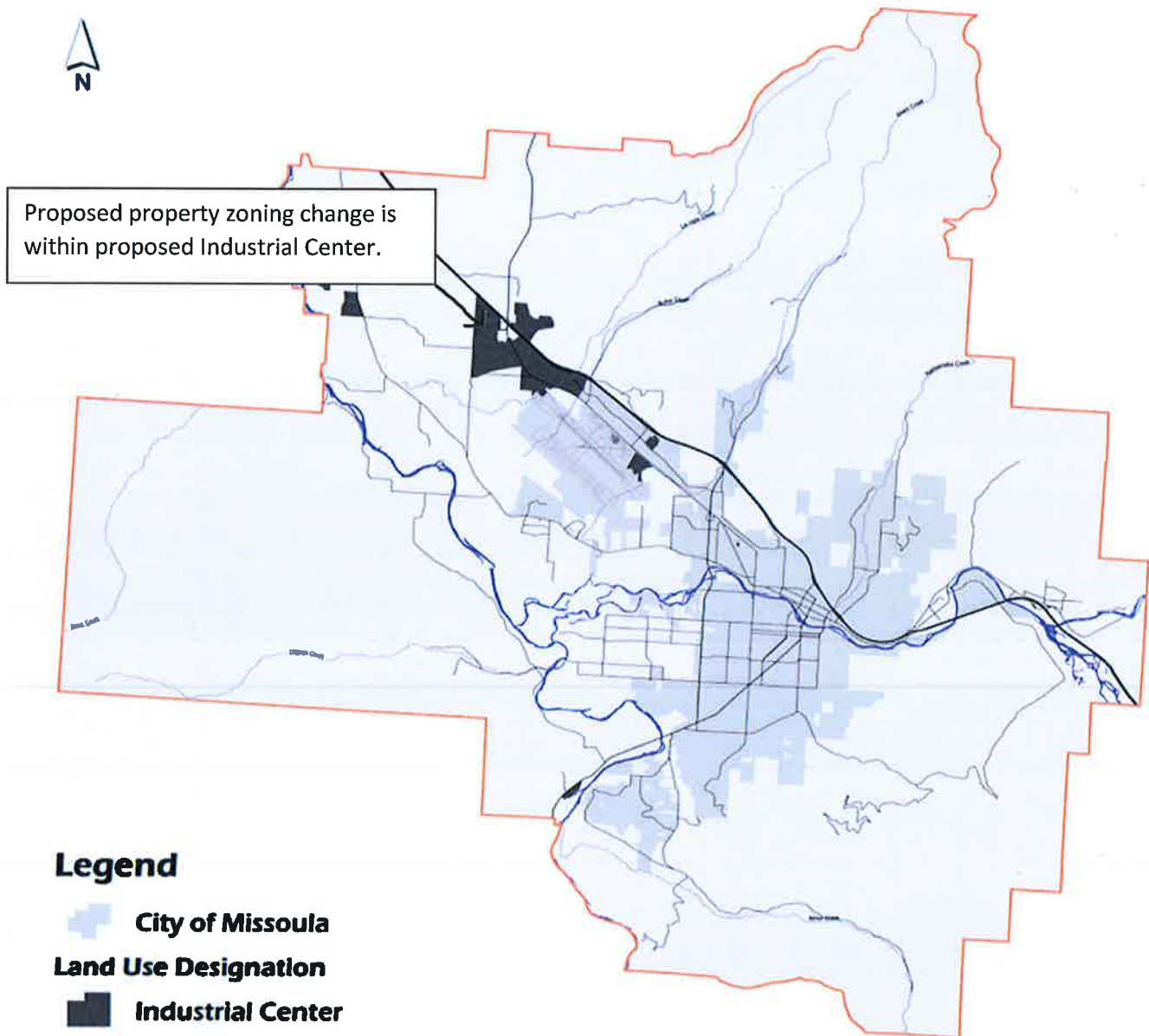
Date: 2/25/2019



## INDUSTRIAL CENTER

### GOALS

- Contributes to the county's economic base by providing places where people work, create, build, store, and distribute goods and services.



Industrial Center is 2,044 acres, 1.3% of the Planning Area.

Map taken from the "Missoula Area Land Use Element, An Amendment to the 2016 Missoula County Growth Policy, Public Hearing Draft, January 15, 2019, Missoula County Community and Planning Services" Page 44 Land Use Element