

PLANNING, DEVELOPMENT & SUSTAINABILITY DEPARTMENT

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Vested Right Application

Any amendments, modifications, supplements, repeals, or other changes in the Missoula County Zoning Regulations or Official Zoning Map shall not apply when a valid vested development right exists.

Owner(s) of Record:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Applicant (if different than Owner):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Send correspondence to the applicant, in addition to the agent.

Authorized Representative (Agent): All correspondence is sent to Agent.

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Legal Description of Property:

Street Address: _____

Subdivision Name: _____ Tract/Lot No. _____ Block No. _____

Certificate of Survey No.: _____

Geocode or Tax ID# if no street address is available: _____

Attach metes and bounds description if necessary.

INSTRUCTIONS FOR VESTED RIGHT APPLICATION

1. The applicant shall request a pre-application meeting by submitting a completed [Intake Form](#) to the Planning Office.
2. Submit all associated fees, one (1) digital copy, and one (1) hard copy of the application and related materials.
3. Answer all questions. Answers should be typed, clearly explained, and contain all necessary/relevant information.

Vested Rights Review Criteria

Any person who believes a past action or approval has granted them a vested right may submit their claim in writing along with documentation in support of their claim to the Zoning Officer. Please respond to each criterion below. If a criterion is not applicable, please explain why. Attach drawings, pictures, site plans, renderings or additional text to fully explain your project.

1. Alternative Options. Have alternative options been explored which would conform to the zoning? If so, what are the alternative options, and why do they pose a hardship?
2. Commitments Taken by the Applicant. List all commitment taken by the applicant, including land cost, building materials, planning expenses, site preparation, etc. Financial commitments shall be documented in the application.
3. Contracts. Please describe any contracts to which the applicant is bound, such as leases or the delivery of a product or service, which would require use of the subject property as proposed. Contractual obligations shall be documented in the application.
4. Ownership History. Provide the length of time the applicant has controlled or owned the subject property and the degree to which plans for new or expanded land use or structures may have relied on previous zoning.
5. Additional Information. Provide any other relevant information to support the claim.

CERTIFICATION:

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, plans or any other information submitted, including any testimony given to the Missoula County, as a part of this application, to be true, complete, and accurate to the best of my knowledge.

Should any information or representation provided in connection with this application be found to be inaccurate or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken.

The signing of this application signifies approval for Missoula County, its Elected Officials, Employees, Agents, and Board members to enter onto the property for the purpose of inspection and routine monitoring during the review, approval, and construction process.

Owner Signature(s)

Date