



Montana Department of
ENVIRONMENTAL QUALITY

TO: MWS
DEQ File# 21-13-02
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Administrative Record # _____
Confidential: Yes _____ No _____
Key Words/Comments _____

Judy Martz, Governor

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June 12, 2002

Scott Street LLP
Attn: Michael S. Stevenson
PO Box 7157
Missoula, MT 59807

Re: Missoula White Pine Sash

Dear Mike:

The Montana Department of Environmental Quality (DEQ) is in the process of evaluating the reasonably anticipated future uses of the northern portion of the above-referenced facility. Section 75-10-701(18), MCA, directs DEQ to consider (1) local land and resource use regulations, ordinances, restrictions, or covenants; (2) historical and anticipated uses of the facility; (3) patterns of development in the immediate area; and (4) relevant indications of anticipated land use from the owner of the facility and local planning officials. As we discussed during a December 17, 2001 meeting, DEQ is having a difficult time ruling out residential use of this property because the current zoning (D Industrial) allows residential use. At that meeting, DEQ recommended that Scott Street LLP pursue a change in zoning and indicated the likelihood that, if the zoning were changed, DEQ would be comfortable determining that residential use would not be a reasonably anticipated future use of the property.

DEQ has not heard from Scott Street LLP since this meeting regarding the zoning issue. However, DEQ has done some further research into the matter and has confirmed that a zoning change to I-I Light Industrial would effectively restrict residential use. DEQ strongly recommends that Scott Street LLP move forward on a request to change this zoning.

Please let me know if you have any questions.

Sincerely,

Denise Martin
Section Supervisor

cc: Nick Varsam, Huttig Building Products
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