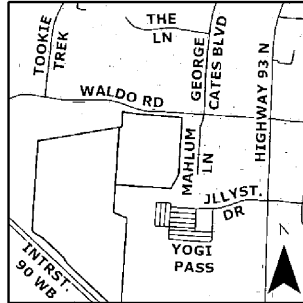


RESOLUTION NUMBER 2021-026

A RESOLUTION TO zone an Unzoned Property to O'Keefe Ranch Rural Zoning District, a Chapter 6 Rural Zoning District within the Missoula County Zoning Regulations, legally described as:

Parcel 2 of COS 5603 less .65 acres MT ROW and Parcel 3 of COS 5603, Section 21, Township 14 North, Range 12 West, P.M.M., Missoula County, Montana.



WHEREAS, 76-2-201 M.C.A. authorizes the Board of County Commissioners to adopt zoning regulations; and,

WHEREAS, the Board of County Commissioners did adopt zoning regulations for Missoula County through the passage of County Resolution 2017-039; and,

WHEREAS, 76-2-202 M.C.A. provides for the establishment and revision of zoning districts; and,

WHEREAS, a notice of public hearing was advertised in the *Missoulian* on December 6, 2020 and December 13, 2020; and,

WHEREAS, a request to zone the property legally described above to O'Keefe Ranch Rural Zoning District was reviewed by the Missoula Consolidated Planning Board at a public hearing held January 5, 2021; and,

WHEREAS, a hearing was held by the County Commissioners of Missoula County on January 28, 2021, in order to give the public an opportunity to be heard regarding the request to zone the property legally described above to O'Keefe Ranch Rural Zoning District and,

WHEREAS, the Missoula Board of County Commissioners adopted Resolution 2021-011 on January 28, 2021, stating its intention to zone the subject property; and

WHEREAS, a protest period was held for thirty (30) days after the first publication of Resolution 2021-011 on February 7, 2021; and,

WHEREAS, no protest petitions were filed by persons who own real property within 300 feet of the area proposed for the zoning request.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that a Resolution has been adopted to zone the above described property O'Keefe Ranch Rural Zoning District, as shown in Attachment A.

BE IT FURTHER RESOLVED by the Board of County Commissioners that the following condition of approval shall apply to the above described property: Under 'B. Space and Bulk Requirements' a minimum required setback of 100-feet from the rear property line for lots along Interstate 90 is added to the new district.

PASSED AND ADOPTED THIS 11TH DAY OF March 2021

ATTEST:

Tyler Gernant
Tyler Gernant, Clerk and Recorder



BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY

Not available for signature
Dave Strohmaier, Chair

Josh Slotnick
Josh Slotnick, Commissioner

Juanita Vero
Juanita Vero, Commissioner

ATTACHMENT A

O'KEEFE RANCH RURAL ZONING DISTRICT

A. Intent

This district provides for single-family residential development in an area served by adequate public services.

B. Space and Bulk Requirements

Maximum Residential Density	2.5 dwelling units per acre
Minimum Lot Area	6400 square feet
Minimum Lot Width	50 feet
Minimum Required Setback	Front 20 feet
	Side 5 feet
	Rear 10 feet*
	*100-foot setback required for lots along Interstate 90
Maximum Building Height	35 feet
See Section 3.06 for Accessory Structure Setbacks	

C. General Standards

See Supplementary Regulations – Chapter 3

D. Permitted Uses

1. Single Family Dwelling
2. Day Care Home
3. Accessory Buildings and Uses

E. Conditional Uses

1. Home Occupation
2. Community Residential Facility Serving eight (8) or fewer persons