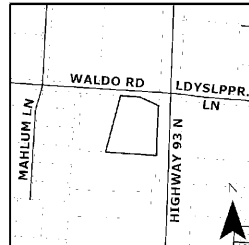


RESOLUTION NUMBER 2021-095

A RESOLUTION TO rezone property currently zoned C-R3 Residential to C-C2 General Commercial, of the Missoula County Zoning Regulations, legally described as:

Lot 1 of Manley Subdivision, Section 21, Township 14 North, Range 20 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 June 27 and July 4, 2021; and,

WHEREAS, Missoula County received two written comments expressing concerns about the proposed rezoning; and

WHEREAS, a request to rezone the property legally described above to C-C2 General Commercial was reviewed by the Missoula Consolidated Planning Board at a public hearing held June 1, 2021; and,

WHEREAS, the Missoula Consolidated Planning Board voted to recommended approval with 9 board members in favor and none in opposition of the zoning request; and,

WHEREAS, a hearing was held by the County Commissioners of Missoula County on June 24, 2021, in order to give the public an opportunity to be heard regarding the request to rezone the property legally described above to C-C2 General Commercial and,

WHEREAS, the Missoula Board of County Commissioners adopted Resolution 2021-083 on June 24, 2021, stating its intention to zone the subject property; and

WHEREAS, a comment period was held for thirty (30) days after the first publication of notice that the Board adopted Resolution 2021-083 on June 27, 2021; and,

WHEREAS, no comments were filed after June 27, 2021, by persons owning real property within the C-C2 General Commercial zoning district; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that a Resolution has been adopted to rezone the above described property to C-C2 General Commercial.

BE IT FURTHER RESOLVED by the Board of County Commissioners that the following condition of approval shall apply to the above described property: Plans for firefighting water supply (as applicable) and compliance with NFPA, including but not limited to installation of automatic fire sprinklers, shall be reviewed and approved by the Authority

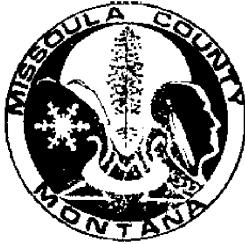
Having Jurisdiction (AHJ) for any non-residential buildings prior to combustible construction.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2021

ATTEST:

Tyler Gerrant

Tyler Gerrant, Clerk and Recorder



BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY

David Stronhmaier

David Stronhmaier, Chair

Josh Slotnick

Josh Slotnick, Commissioner

Juanita Vero

Juanita Vero, Commissioner