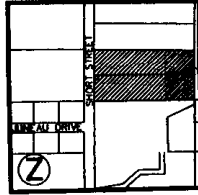


RESOLUTION NUMBER 2002-014

A RESOLUTION TO APPROVE A PLANNED VARIATION FOR PROPERTY DESCRIBED AS SUSAN LANE SUBDIVISION, LOCATED IN NE 1/4, SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M.



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 76-113, as amended; and,

WHEREAS, Section 8.13 of Resolution 76-113 provides planned variations from space and bulk requirements in order to permit innovative approaches to housing and environmental design; and

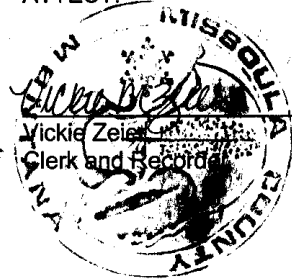
WHEREAS, the Susan Lane Planned Variation, subject to conditions, has been reviewed by the Missoula Consolidated Planning Board, as required by 76-2-204 M.C.A.; and,

WHEREAS, a public hearing was duly advertised and opened by the County Commissioners of Missoula County on February 6, 2002, in order to give the public an opportunity to be heard regarding the planned variation request, as required by 76-2-205 M.C.A.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Missoula County hereby grants the Susan Lane Planned Variation described in Attachment A.

PASSED AND ADOPTED THIS 10th DAY OF FEBRUARY 2002.

ATTEST:



BOARD OF COUNTY COMMISSIONERS
Missoula County, Montana

Jean Curtis
Jean Curtis, Chair
Barbara Evans
Barbara Evans, Commissioner
Bill Carey
Bill Carey, Commissioner

APPROVED AS TO FORM AND CONTENT:

Michael J. DeRobertis
County Attorney

ATTACHMENT A

SUSAN LANE PLANNED VARIATION STANDARDS

A. Intent

The intent of this Planned Variation is to provide single family residential lots of a functional and reasonable size. The allowance recognizes the need for relaxation of larger-lot single family zoning requirements, thereby making more efficient use of infrastructure, utilities, and nearby urban community services. These standards are intended to provide adequate yard and building areas and increased landscaping to promote an aesthetic neighborhood quality.

B. Space and Bulk Requirements:

Minimum lot size (net)	5000 square feet
Minimum lot width	48 feet
Minimum yard - Front	12.5 feet
- Rear	12.5 feet
- Side (homes)	7.5 feet
- Side (garages)	5 feet (except for Lot 7, which shall be 7.5 feet)
Maximum building height	30 feet

C. Landscaping

A minimum of one street tree (1.5" caliper, 6' height) centered within the boulevard per every 30 feet on average, withstanding clear sight triangles and driveway accesses, shall be planted by the developer and maintained by the homeowner association. Said plantings shall occur within the boulevard of the street(s) fronting the lot. A minimum of two trees or shrubs (vertically branching, 5 gallon) shall be planted on each lot in locations preferred by the lot owner. All grass within the adjacent boulevard area and that within the individual lot shall be mowed, irrigated, and otherwise properly maintained by the property owner of each lot. The developer shall initially plant trees within the common areas as shown on the approved preliminary plat/site plan. The common areas and trees within them shall be maintained in perpetuity by the Susan Lane Homeowner Association.

D. Home Facades and Garage Locations

The front façade of all homes shall be oriented toward the street. Garages shall be placed to the rear of the homes, generally as shown on the submitted preliminary plat/site plan.