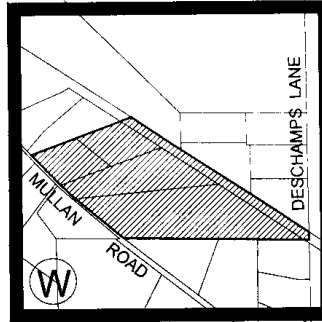


RESOLUTION NUMBER 2005- 029

A RESOLUTION TO REZONE PROPERTY DESCRIBED AS TRACTS 1, 2 AND 3 OF COS 5307; TRACT A OF COS 2156; AND A PORTION OF THE FORMER MILWAUKEE RAILROAD RIGHT-OF-WAY LOCATED IN THE NE ¼ OF SECTION 5, T13N, R20W; P.M.M., FROM C-A3 (RESIDENTIAL - 1 DWELLING UNITS PER 5 ACRES) TO GRIZZLY DENS PLANNED UNIT DEVELOPMENT ZONING DISTRICT (RESIDENTIAL). (SEE MAP W)



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

**WHEREAS**, the Board of Missoula County Commissioners adopted Resolution No. 2005-007 on January 14, 2005, stating their intention to re-zone the property described above from "C-A3" to "Grizzly Dens Planned Unit Development;" and,

**WHEREAS**, a protest period was held for thirty (30) days after the first publication of the Resolution of Intent on January 23, 2005; and,

**WHEREAS**, of the 737 property owners in the contiguous C-A3 zoning area, 273 valid protests were received which constitutes 37% of the freeholders in the district, a number insufficient to constitute a valid protest.


**NOW, THEREFORE, BE IT RESOLVED**, that the property described above is hereby rezoned from "C-A3" to "Grizzly Dens Planned Unit Development" subject to the "Attachment A" included as part of this resolution.

PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF MARCH, 2005.

ATTEST:

  
Vickie Zeier, Clerk

APPROVED AS TO FORM AND CONTENT:

  
Michael Sehestedt, Deputy County Attorney

BOARD OF COUNTY COMMISSIONERS  
MISSOULA COUNTY

  
Jean Curtiss, Chair

  
Bill Carey, Commissioner

  
Barbara Evans, Commissioner

## **GRIZZLY DENS PLANNED UNIT DEVELOPMENT ZONING DISTRICT**

### **A. Intent**

This district provides for low density development by clustering of lots on the elevated bench and leaving significant open space along the Mullan Road travel corridor. It provides for a transition between the more urban developments occurring closer to the City of Missoula that are served by public sewer and the more rural lands lying further to the west on Mullan Road and to the north on Deschamps Lane. Central storage space has also been provided for residents recreational vehicles, boats, etc., rather than cluttering the driveways and streets within the development.

### **B. Space and Bulk Requirements**

Maximum Residential Density	One (1) dwelling per two (2) acres
Minimum Lot Widths	One-third (1/3) of its average depth
Minimum Required Yard	- Front Twenty-five (25) feet - Side Twenty-five (25) feet - Rear Fifty (50) feet
Maximum Building Height	Thirty-four (34) feet

### **C. General Standards**

The Missoula County Zoning Resolution Chapters I, III-IV, VII and VIII of the Missoula County Zoning Resolution No. 76-113 shall apply except section 3.06 M.

### **D. Permitted Uses**

1. Single family dwelling.
2. Accessory buildings and uses.
3. Recreational vehicle and boat storage on the northeast common area subject to screening provisions contained in Section 3.05 (Landscaping and Buffering).

