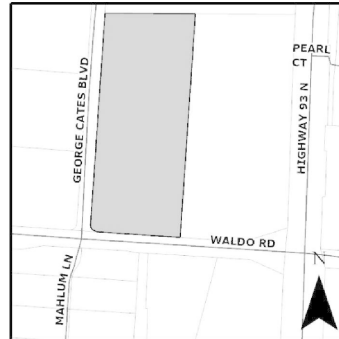


RESOLUTION NUMBER 2021-064

A RESOLUTION TO zone an Unzoned property to Waldo Rd & George Cates Blvd Rural Zoning District, a Chapter 6 Rural Zoning District within the Missoula County Zoning Regulations, legally described as:

Lot 2, Less MTDOT ROW, of Denbleyker Subdivision, Section 16, 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 January 17, 2021 and January 24, 2021; and,

WHEREAS, a request to zone the property legally described above to Waldo Rd & George Cates Blvd Rural Zoning District was reviewed by the Missoula Consolidated Planning Board at a public hearing held February 16, 2021; and,

WHEREAS, a hearing was held by the County Commissioners of Missoula County on March 11, 2021, in order to give the public an opportunity to be heard regarding the request to zone the property legally described above to Waldo Rd & George Cates Blvd Rural Zoning District; and,

WHEREAS, the Missoula Board of County Commissioners adopted Resolution 2021-027 on March 11, 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 2021-027 on March 21, 2021; and,

WHEREAS, no protest petitions were filed by persons owning real property within the Waldo Rd & George Cates Blvd Zoning District; and,

WHEREAS, as of April 15, 2021, Missoula County received two written comments in opposition to the Waldo Rd & George Cates Blvd Zoning District.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that a Resolution has been adopted to zone the above described property Waldo Rd & George Cates Blvd Rural Zoning District, as shown in Attachment A.

BE IT FURTHER RESOLVED by the Board of County Commissioners that the following conditions of approval shall apply to the above described property: Under 'D. Permitted Uses' add residential accessory buildings and uses, and Under 'C. General Standards' add the construction of basements is prohibited, and the lowest floor and all utilities

including ductwork shall be constructed a minimum of 2 feet above highest adjacent existing grade.

PASSED AND ADOPTED THIS 22ND DAY OF APRIL 2021

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY

Tyler Gernant

Tyler Gernant, Clerk and Recorder



David Strohmaier

Dave Strohmaier, Chair

Josh Slotnick

Josh Slotnick, Commissioner

Juanita Vero

Juanita Vero, Commissioner

ATTACHMENT A

Waldo Rd. and George Cates Blvd. Special Rural Zoning District

A. Intent

This district recognizes the need for a zoning designation to allow for broadened use potentials while maintaining conformance to The Meadows West Covenants and Denblayker Covenants. This zone provides for a transitional low-density residential district between urbanized areas and agricultural uses, as well as providing a zone that may be used to meet residential needs through the Townhome Exclusion Declaration process while limiting density to recognize environmental concerns. Planned unit developments and planned variations are encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements

Maximum residential density	One (1) dwelling unit per two (2) acres	
Minimum lot width	One third (1/3) its average developable depth	
Minimum required setback	front	Twenty (20) feet
	side	Twenty (20) feet
	rear	Twenty (20) feet

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height Thirty (30) feet

C. General Standards

1. See Supplementary Regulations - Chapter 3
2. The construction of basements is prohibited, and the lowest floor and all utilities including ductwork shall be constructed a minimum of 2 feet above highest adjacent existing grade.

D. Permitted Uses

1. Single-family dwelling (including Townhome Developments that meet all outlined density limitations and land use considerations)
2. Agriculture, including any and all structures or buildings needed to pursue such activities
3. Open space land
4. Accessory buildings and uses

E. Conditional Uses

1. Home occupation

F. Special Exceptions

1. Public and quasi-public uses and buildings
2. Public utility
3. Temporary uses