

RESOLUTION 2026-082

A RESOLUTION TO CREATE THE FRENCHTOWN INTERCHANGE PART ONE “CITIZEN” PLANNING AND ZONING DISTRICT #47 AND APPLY A DEVELOPMENT PATTERN TO THIS DISTRICT.

WHEREAS, §76-2-101, et. seq., MCA, authorizes the Missoula County Commission to create a “planning and zoning district” whenever the public interest or convenience may require it and upon petition of 60% of the affected real property owners in the proposed district; and,

WHEREAS, if a planning and zoning district is created by the Missoula County Commission pursuant to §76-2-101, et. seq., MCA, the Missoula County Commission may appoint a planning and zoning commission to make and adopt a development pattern for the physical and economic development of the planning and zoning district; and,

WHEREAS, pursuant to §76-2-101(2), MCA, the lands described in Attachment A are not within an area that has been zoned by an incorporated city pursuant to §76-2-310 and §76-2-311, MCA; and,

WHEREAS, pursuant to §76-2-101(3), MCA, a proposed zoning district must be at least 40 acres in size, and the proposed Zoning District includes approximately 400 acres of land; and,

WHEREAS, a petition was submitted to the Missoula County Clerk and Recorder by residents within the boundaries of the proposed Frenchtown Interchange “Citizen” Zoning District #47, requesting the Missoula County Commission establish a zoning district pursuant to §76-2-101, MCA, for the purpose of furthering the health, safety, and general welfare and to maintain the established rural residential and agricultural character of lands within the proposed district by regulating future development and land uses; and,

WHEREAS, a petition was filed with the Board of County Commissioners of Missoula County, Montana, to create the boundaries of a Part One (“Citizen”) Planning and Zoning District (Attachment A) for properties legally described in the petition and shown on the map submitted with the petition (Attachment B); and,

WHEREAS, the petition was signed by more than sixty (60) percent of the affected real property owners within the proposed zoning district; and,

WHEREAS, the petition included a map of the proposed subdistricts required by §76-2-101(5), with the accompanying maps, plats, charts, and descriptive matter, establishing a development pattern that includes agricultural and rural residential districts at low densities, along with a limited light industrial designation applied to properties already developed with commercial or industrial uses along the Frenchtown Frontage Road (Attachment C); and,

WHEREAS, the petition included proposed zoning regulations required by §76-2-101(5), with the accompanying maps, plats, charts, and descriptive matter, using a framework provided by Missoula County’s zoning regulations to create subdistricts comparable to AGRR-5 (Agricultural and Rural Residential), RRS-1 (Rural Residential and Small Agriculture), and ICL (Light Industrial), providing clear and enforceable regulations where none currently exist.

WHEREAS, affected property owners were given courtesy notice by first-class mail on March 27, 2026, and notice was posted in five public places near the area affected on March 30, 2026, at least 15 days prior to the April 30, 2026, hearing; and,

WHEREAS, a notification advertising the date, time, and place of hearing, as well as a description of the proposal was placed in the Missoulian legal ads on April 11 and 28, 2026, and notice of the proposed hearing was published on the Missoula County Voice website on March 30, 2026; and,

WHEREAS, agency review and technical analysis of the proposed zoning highlighted several key factors affecting the area, including constrained transportation conditions near the interchange and school corridor, shallow and highly vulnerable groundwater within a sole source

aquifer, wildfire hazard in surrounding upland areas, and the presence of riparian resources along Mill Creek; and,

WHEREAS, the proposed Part One zoning regulations serve as a tool to manage impacts where existing constraints have been identified, by directing development intensity, applying environmental protections, and ensuring future projects are subject to review and mitigation.

WHEREAS, the Missoula County Commission held public hearings on April 30, May 12, and May 28, 2026, to consider a resolution creating the Frenchtown Interchange Planning and Zoning District #47 and take public comment on such action; and,

WHEREAS, the Planning and Zoning Commission and Board of County Commissioners voted to approve the boundaries of the district as proposed; and,

WHEREAS, the Planning and Zoning Commission and Board of County Commissioners voted to approve the development pattern subject to amendments, as shown in Attachment D;

NOW, THEREFORE, BE IT RESOLVED that the boundary of the Frenchtown Interchange "Citizen" Zoning District #47 is hereby created as illustrated by the map and legal descriptions attached to this resolution and the Frenchtown Interchange "Citizen" Zoning District #47 zoning regulations, as shown Attachment D, do hereby apply to this Part One "Citizen" Zoning District.

Dated this 28th day of May 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
Missoula County, Montana



F941C97906B66B1FE146915AEB4B7E ready:sign
Tyler Gerant, Clerk & Recorder



6F4E5144000000000000000000000000 ready:sign
Josh Slotnick, Commissioner Chair



6F45D38DDC41E9C2B20512DC83A576B2 ready:sign
Juanita Vero, Commissioner

APPROVED AS TO FORM AND CONTENT:



John Hart, Deputy County Attorney



David Strommer, Commissioner



ATTACHMENT A

LEGAL DESCRIPTIONS

The proposed Zoning District encompasses the following lands within Township 15 North, Range 21 West, P.M.M., Missoula County, Montana, as depicted on the attached map (Exhibit 1) and legally described as:

BELKER LOTS, S35, T15 N, R21 W, Lot 4B, OF LOT4
BELKER LOTS, S35, T15 N, R21 W, Lot 4A, OF LOT 4
S35, T15 N, R21 W, C.O.S. 6664, PARCEL 36B3, ACRES 1
S35, T15 N, R21 W, C.O.S. 6664, PARCEL 36B2, ACRES 1
S35, T15 N, R21 W, C.O.S. 6664, PARCEL 36B1, ACRES 0.93
S35, T15 N, R21 W, C.O.S. 6664, PARCEL 36B4, ACRES 1
S35, T15 N, R21 W, C.O.S. 6664, PARCEL 36B5, ACRES 1.18
LYLES LANE SUBDIVISION, S35, T15 N, R21 W, Lot 3, ACRES 1.6
LYLES LANE SUBDIVISION, S35, T15 N, R21 W, Lot 2, ACRES 5.04
LYLES LANE SUBDIVISION, S35, T15 N, R21 W, Lot 1, ACRES 1.14
S35, T15 N, R21 W, POR OF LOT 34 COS 494 IN MILL CREEK RANCHES IN W2
S35, T15 N, R21 W, C.O.S. 6276, PARCEL 34-B-1, ACRES 9.7, IN W2 LESS MTDOT ROW
S35, T15 N, R21 W, C.O.S. 6276, PARCEL 33-B, ACRES 7.15, IN W2 LESS MTDOT ROW
S35, T15 N, R21 W, C.O.S. 3908, PARCEL 2, IN NW4 NE4
S35, T15 N, R21 W, IN SE4 NW4 IN SEC 35
S35, T15 N, R21 W, C.O.S. 2053, PARCEL 31A, MILL CREEK RANCHES IN S2
S35, T15 N, R21 W, C.O.S. 2662, PARCEL 34A1, IN SW4 NW4 OF MILL CREEK RANCHES
FRENCHTOWN COMMERCIAL & PROFESSIONAL CONDOS, S35, T15 N, R21 W, UNIT MASTER,
less MTDOT ROW .10
FRENCHTOWN COMMERCIAL & PROFESSIONAL CONDOS, S35, T15 N, R21 W, UNIT A, COS
2662 TRACT 34-A-2 UNIT 1,2,3
COS 5269 Parcel 26A S35, T15 N, R21 W
S35, T15 N, R21 W, C.O.S. 5269, PARCEL 26B, IN NW4
S35, T15 N, R21 W, C.O.S. 5271, PARCEL 27A, IN NW4
MILL CREEK RANCHES, S35, T15 N, R21 W, TRACT 27B COS 5271 IN NW4
S35, T15 N, R21 W, TRACT 28 COS 339 IN IN N2 N2 IN MILL CREEK RANCHES
S35, T15 N, R21 W, C.O.S. 339, PARCEL 29, ACRES 10.4, MILL CREEK RANCHES
S35, T15 N, R21 W, C.O.S. 6582, PARCEL 14B-1, ACRES 8.24
S35, T15 N, R21 W, C.O.S. 6582, PARCEL 30A, ACRES 21.36
SABAN LOTS, S35, T15 N, R21 W, Lot A, ACRES 7
SABAN LOTS, S35, T15 N, R21 W, Lot B
MILL CREEK RANCHES, S35, T15 N, R21 W, TR 25 IN N2
MILL CREEK RANCHES, S35, T15 N, R21 W, TR 24 COS 339 IN N2 NW4 NE4 & N2 NE4 NE4 11AC
S35, T15 N, R21 W, C.O.S. 6582, PARCEL 14A-1, ACRES 5.84
S35, T15 N, R21 W, C.O.S. 1742, PARCEL 2B, IN SW4 NE4 - 7.38AC
S35, T15 N, R21 W, C.O.S. 1742, PARCEL 2A, IN SW4 NE4 1.52AC

MILL CREEK RANCHES, S35, T15 N, R21 W, COS 2542 TR 3B IN NE4
S35, T15 N, R21 W, C.O.S. 2542, PARCEL 3A, AKA / MILL CREEK RANCHES
S35, T15 N, R21 W, C.O.S. 2342, PARCEL 4A, ACRES 5.01, IN NE4
MILL CREEK RANCHES, S35, T15 N, R21 W, TRACT 13 IN NE4
S35, T15 N, R21 W, C.O.S. 6097, PARCEL 12A, ACRES 4.78
S35, T15 N, R21 W, C.O.S. 6097, PARCEL 12B, ACRES 5.07
S35, T15 N, R21 W, TRACT 11 MILL CREEK RANCHES
MILL CREEK RANCHES, S35, T15 N, R21 W, ACRES 10, TR 10 IN NE4 & IN NW4 36-15-21
S35, T15 N, R21 W, C.O.S. 279, PARCEL B, IN NE4 & IN NW4 36-15-21
S35, T15 N, R21 W, C.O.S. 2342, PARCEL 4B, ACRES 4.99, IN NE4
S35, T15 N, R21 W, C.O.S. DE2853, PARCEL 5, ACRES 10, IN NE4
S25, T15 N, R21 W, C.O.S. 279, PARCEL A, IN SW4 SW4 3.38AC & NW4 NW4 36-15-21 1.62AC
TOTAL 5AC
MILL CREEK RANCHES, S35, T15 N, R21 W, TR 6 IN E2 NE4 - 7AC & IN W2 NW4 36-15-21 - 3AC
TOTAL 10AC
MILL CREEK RANCHES, S25, T15 N, R21 W, Lot 7, IN E1/2 NE1/4 35-15-21 & IN W1/2 NW1/4 36-15-
21 10AC
MILL CREEK RANCHES, S25, T15 N, R21 W, ACRES 10, TR 8 IN NW4
BELKER LOTS, S35, T15 N, R21 W, Lot 1
BELKER LOTS, S35, T15 N, R21 W, Lot 2
BELKER LOTS, S35, T15 N, R21 W, Lot 3
S35, T15 N, R21 W, C.O.S. 6430, PARCEL 35 A1, ACRES 3.08
DOUBLE G RANCH, S35, T15 N, R21 W, Lot 1, ACRES 0.82
DOUBLE G RANCH, S35, T15 N, R21 W, Lot 2, ACRES 0.8
DOUBLE G RANCH, S35, T15 N, R21 W, Lot 3, ACRES 0.89
DOUBLE G RANCH, S35, T15 N, R21 W, Lot 4, ACRES 3.95
DOUBLE G RANCH, S35, T15 N, R21 W, Lot 5, ACRES 11.84
S34, T15 N, R21 W, C.O.S. 7046, PARCEL 1A, ACRES 52.74
S34, T15 N, R21 W, C.O.S. 5472, PARCEL 1
S34, T15 N, R21 W, C.O.S. 7046, PARCEL 2A, ACRES 18.45
S35, T15 N, R21 W, NW1/4, DE 2581

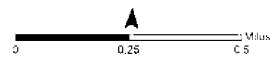
ATTACHMENT B

MAP OF DISTRICT BOUNDARY



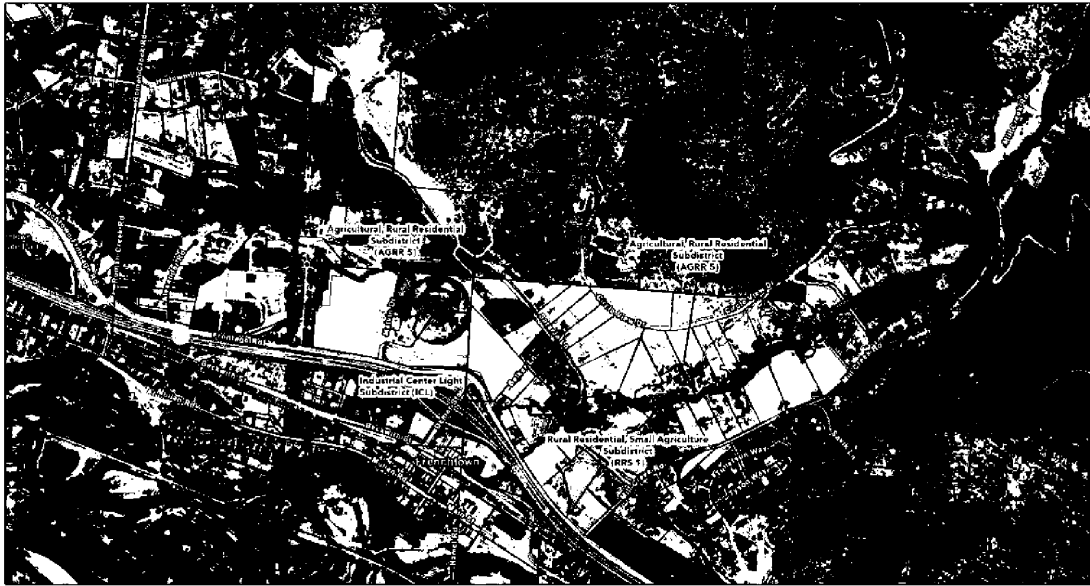
Frenchtown, MT 01603
Re-Zoning Parcel Boundary - 09/22/2025

**Proposed Re-Zoning Area
Frenchtown, MT**



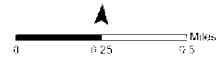
ATTACHMENT C

MAP OF DEVELOPMENT PATTERN SUBDISTRICTS



Legend
Zoning
Agricultural Rural Residential Subdistrict (LAGRS)
Industrial Center Light Subdistrict (MCL)
Rural Residential, Small Agriculture Subdistrict (RRS)

**Proposed Zoning (Keeping Frenchtown)
Frenchtown Interchange Zoning Initiative**



ATTACHMENT D

FRENCHTOWN INTERCHANGE #47
Part 1 PLANNING AND ZONING DISTRICT REGULATIONS

Section 1 - Purpose

The intent of this Planning and Zoning District is to reflect citizens' preference for retaining the existing agricultural and low-density residential and limited industrial and commercial land uses north of the Frenchtown Interchange at Interstate-90. Maintaining the rural character of this area and minimizing impacts on public health and safety were the guiding principles in the creation of this district. While the goal is to foster development of this area in this character, it is also intended to prevent development of incompatible land uses that create traffic, access, infrastructure and environmental impacts. As such, the goals of this district are as follows:

- To promote the health, safety, and general welfare of Missoula County residents.
- To encourage good, safe, and efficient traffic safety at the Frenchtown Interchange.
- To secure adequate fire and emergency services.
- To protect the quality of rural lifestyle and ensure new development is compatible with existing uses.
- To maintain and preserve water quality of the neighborhood's water resources.
- To protect natural resources – clean water, clean air, fish habitat, wildlife, and surrounding open space and agriculture lands.
- To encourage good design and orderly growth to be consistent with the custom, culture, and historic pattern of the community.
- To ensure new development does not degrade the value of existing homeowners.



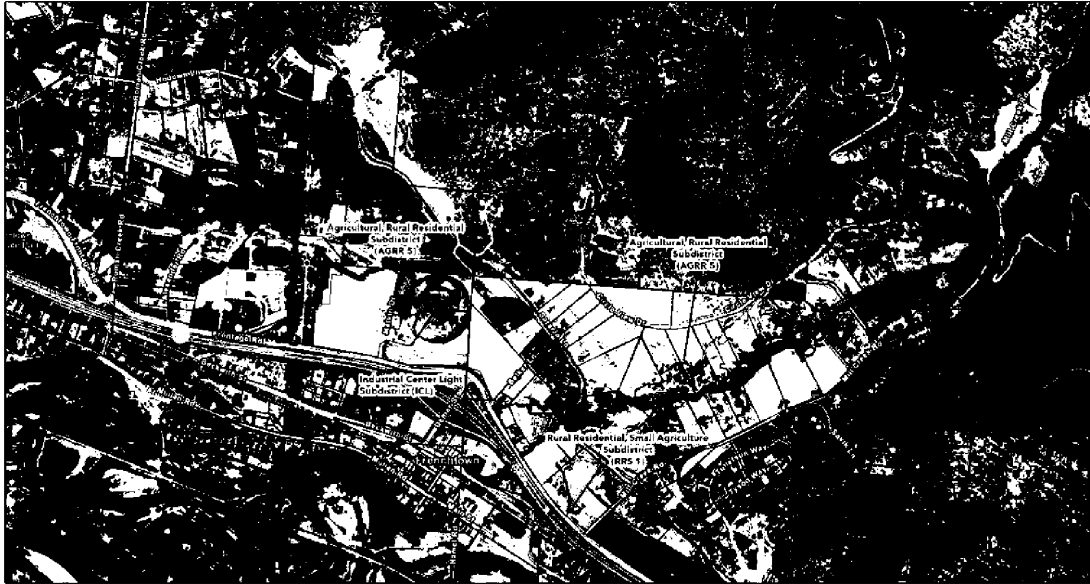
Section 2 – Applicability

This district applies to approximately 400 acres of land located on the north side of the Frenchtown Frontage, bounded on the south by the Frenchtown Frontage Road, on the east by

Mill Creek Road and Springhill Road, on the north generally by the section line, and on the west by the Frenchtown High School and mobile home park accessed by French Valley Lane. These properties are in Sections 25, 26, 34, 35, and 36, all in Township 15 North, Range 21 West, P.M.M. The property legal descriptions are in Attachment A to the Resolution.

Section 3 – Subdistricts

1. This Planning and Zoning District consists of three distinct subdistricts:
 - A. Agricultural and Rural Residential (AGRR-5)
 - B. Rural Residential and Small Agricultural (RRS-1)
 - C. Industrial Center, Light (ICL)



Legend:
Agricultural and Rural Residential (AGRR-5)
Rural Residential and Small Agricultural (RRS-1)
Industrial Center Light (ICL)

**Proposed Zoning (Keeping Frenchtown)
Frenchtown Interchange Zoning Initiative**



Section 4 – Regulations

1. The Missoula County Zoning Regulations, effective July 1, 2022, revised January 8, 2026, shall apply in their entirety to this Planning and Zoning District, with the exception of provisions that otherwise conflict with state law related to Part 1 Planning and Zoning Districts (§76-2, Part 1, MCA). The applicable sections include:

- Chapter 1 - Introductory Provisions
- Chapter 2 – Zoning Districts
- Chapter 3 – Building Types
- Chapter 4 – General Regulations
- Chapter 5 – Use Standards and Conditions
- Chapter 6 – Site Design Standards
- Chapter 7 – Environmental Design Standards
- Chapter 8 – Signs

- Chapter 9 – Development Options, Incentives and Bonuses
 - Chapter 10 – Nonconformities
 - Chapter 11 – Administration
 - Chapter 12 – Enforcement
 - Chapter 13 – Definitions
 - Appendix A – Legacy Districts (Special Districts, Rural Zoning Districts, Planned Unit Development)
2. The subdistricts listed above in Section 3, as shown on the map, are subject to the zoning regulations for the comparable districts in the Missoula County Zoning Regulations, as amended, originally adopted under Resolution # 2022-063, on June 9, 2022, and most recently amended under Resolution #2026-008, on January 8, 2026, as follows:
- a. The Agricultural and Rural Residential (AGRR-5) subdistrict shall be subject to the regulations of the comparable zoning district in Section 2.3.D of the Missoula County Zoning Regulations.
 - b. The Rural Residential and Small Agriculture (RRS-1) subdistrict shall be subject to the regulations of the comparable zoning district in Section 2.3.E of the Missoula County Zoning Regulations.
 - i. Two-household dwellings (duplexes) shall be permitted on Double G Ranch, Lots 1 - 3, and Belker Lots, Lots 1 – 3, if all other regulatory requirements are met.
 - c. The Industrial Center, Light (ICL) subdistrict shall be subject to the regulations of the comparable zoning district in Section 2.3.M of the Missoula County Zoning Regulations.
3. Properties along Mill Creek must comply with the Riparian Resource Protection standards as outlined in Section 7.4, with a minimum protection area of 50' and a buffer area comparable to other creeks south and west of the Clark Fork River (Hayes Creek, Gilman Creek, O'Brien Creek, and Deep Creek), outlined in Row 1 of Table 2, Section 7.4.D. Table 2 requires a 75' minimum buffer; this requirement will change as Table 2, Section 7.4.D. changes.

Section 5 – Severability

In the event any court of competent jurisdiction holds any section, subsection, part, term, clause or provision contained in the standard of the Planning and Zoning District to be invalid, illegal, unconstitutional, or otherwise unenforceable, then, nevertheless, all other and remaining sections, subsections, parts, terms, clauses and provisions thereof and hereof shall continue and remain in force and effect.