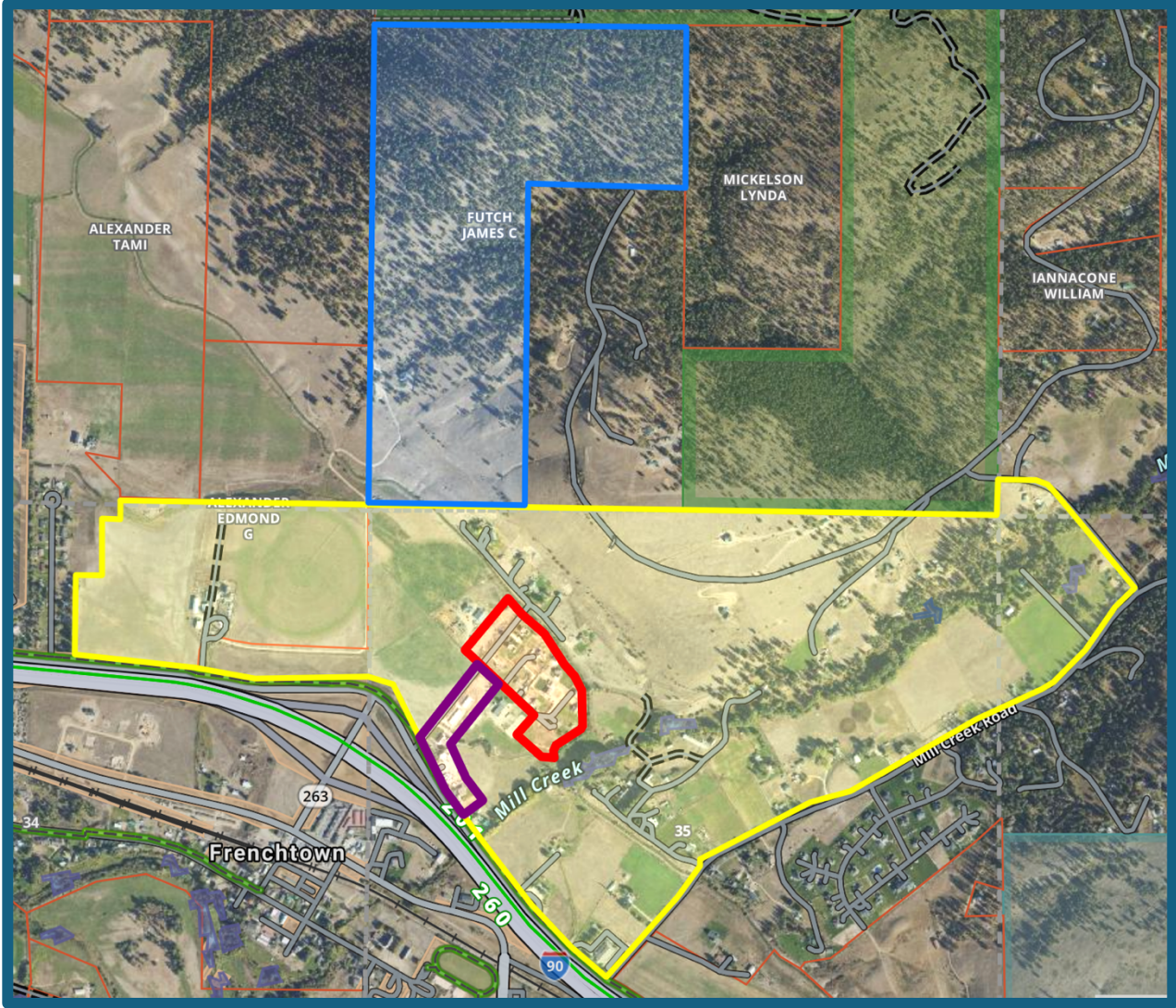


Frenchtown Interchange Proposed Zoning District

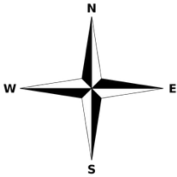


PROPOSED PART 1 ZONING:

- AGRR5 SUBDISTRICT = ~ 386.86 Acres
- AGRR10 SUBDISTRICT = ~ 160 Acres
- ICL SUBDISTRICT = ~ 6.66 Acres
- RRS1* SUBDISTRICT = ~ 13.86 Acres

* Two detached dwellings, including duplexes, are permitted on Tracts of Record in existence at the time of zoning and in compliance with Montana law and Missoula County Regulations.

Riparian Buffer for Mill Creek:
Riparian Resource Buffer along Mill Creek pursuant to Section 7.4 of Missoula County Zoning Regulations for creeks south and west of the Clark Fork River



NOTE: This plot is a visual representation only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

Purpose:

The community organization Keeping Frenchtown hereby proposes the Frenchtown Interchange Zoning District for the purposes of protecting the existing neighborhood character and the public health and welfare of the town of Frenchtown and in furtherance of the public interest of the community of Frenchtown.

Specifically, the purpose of this proposed District is to achieve the following goals:

- 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.

Therefore, upon the petition of at least 60% of the affected real property owners in the proposed district as described herein and pursuant to § 76-2-101, MCA, Keeping Frenchtown requests the Missoula County Board of Commissioners to create and establish the Frenchtown Interchange Zoning District. The proposed subdistricts contained herein consider the general character of the Frenchtown Interchange neighborhood as agricultural, rural residential, and commercial/light industrial.

Subdistricts:

Upon petition of at least 60% of the affected real property owners subject to the proposed district, Keeping Frenchtown proposes to establish the following subdistricts:

Subdistrict 1: AGRR-5, totaling approximately 386.86 acres

Subdistrict 2: AGRR-10, totaling approximately 160 acres

Subdistrict 3: ICL, totaling approximately 6.66 acres

Subdistrict 4: RRS-1, totaling approximately 13.86 acres, allowing for two detached dwellings, including duplexes, on Tracts of Record in existence at the time of zoning and in compliance with Montana law and Missoula County Regulations

The administration of the Frenchtown Interchange Zoning District and the Subdistricts described therein are proposed to be regulated in conformity with the Missoula County Zoning Regulations, effective July 1, 2022, revised January 8, 2026, unless where otherwise noted and to the extent that the Missoula County Zoning Regulations comply with state law.