

ORDINANCE No. 279

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE AMENDING THE ZONE MAP OF THE TOWN OF WEST YELLOWSTONE TO PROVIDE FOR THE ZONING OF A PARCEL OF LAND LOCATED WITHIN THE TOWN AND COMMONLY KNOWN AS THE 80 ACRES

WHEREAS, pursuant to Section 17.08.190 of the West Yellowstone Town Code (WYTC), the Town Council of the Town of West Yellowstone has determined that the parcel located at the West end of the Town of West Yellowstone, Montana, commonly known as the “80 Acres” should be zoned in order for the Town to use the parcel to its best and highest use; and

WHEREAS, the location of the 80 Acres set out on the attached diagram, labeled **Exhibit A** and incorporated herein by reference; and

WHEREAS, Town staff, including the planner, the engineer and the Town Manager have recommended the parcel contain three different zoning districts; Transitional, R-4 Residential and Parks and Open Space; and

WHEREAS, on May 2, 2025, the Town Planning Commission reviewed the proposed zoning recommendation from the Planner and recommended approval of the same; and

WHEREAS, pursuant to Section 17.80.200, WYTC, on June 3, 2025, the Town Council of the Town of West Yellowstone held a public hearing on the proposed zoning at which it heard public comments, staff comments and received the recommendation from the Planning Commission; and

WHEREAS, the Town Council believes that zoning the 80 Acres as set out in the attached Exhibit A is in the best interests of the Town and will assist the Town in completing the development of the land so that it can be used for its intended purposes.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of West Yellowstone that the following amendment be made to the official Zone Map of the Town of West Yellowstone, set out on **Exhibit A** and more particularly described as follows:

The 80 acres is comprised of 4 parcels.

The parcel between the northern edge of the Firehole Avenue right of way extended to the western edge of the 80 acres to the southern right of way of Yellowstone Avenue extended to the western edge of the 80 acres will be zoned R-4.

The parcels north of the northern right of way line of Firehole Avenue extended to the western boundary of the 80 acres will be zoned Transitional District.

The parcel from the northern edge of Yellowstone Avenue Right of way extended to the western edge of the 80 acre parcel to the southern edge of parcel 06-0062-33-1-01-01-0000 on COS 2962 with E1/2SE1/4NE1/4 will be zoned Parks and Open Space District.

The parcel south of this line in the 80 Acres shall be zoned Transitional District."

Section 1: REPEALER: All ordinances and parts of ordinances in conflict with provisions of this ordinance, except as provided above, are hereby amended or repealed.

Section 2: EFFECTIVE DATE: This ordinance shall be in full force and effect thirty (30) days after final adoption by the Town Council of the Town of West Yellowstone.

Section 3: SEVERABILITY: If any portion of this ordinance or the application therefore to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which may be given effect without the invalid provisions or application and, to this end, the provisions of this ordinance are declared to be severable.

PASSED BY the Town Council and approved by the Mayor of the Town of West Yellowstone, Montana, this 17th day of June, 2025.

Mayor Jeff McBirnie

Council Member Jeff Mathews

Council Member Brian Benike

Council Member Travis Watt

Council Member Lisa Griffith

ATTEST:

Town Clerk Elizabeth Roos



EXHIBIT A

