

NOTICE OF PUBLIC HEARING  
ON ZONING PETITION

( 8 pages )

The Ravalli County Board of Commissioners will hold a public hearing on Thursday, the 3rd day of March, 1977, at 10:30 a.m. at the Commissioners' office in the Ravalli County Courthouse, concerning a Petition to zone a parcel of land in Section 35, Township 7 North, Range 21 West, P.M.M., Ravalli County, Montana, being more particularly described as follows:

Beginning at the Northeast corner of said Section 35, said point being the true point of beginning; thence Southerly along the Easterly boundary of said Section 35, a distance of 1730 feet, more or less; thence S. 77 35' 04" W., a distance of 1522.60 feet, more or less; thence S. 00 37' 42" E., a distance of 126.75 feet, more or less; thence S. 77 42' 26" W., a distance of 710.25 feet, more or less; thence S. 82 05' 01" W., a distance of 1562.33 feet, more or less; thence S. 77 35' 04" W., a distance of 238.14 feet, more or less, to a point on the Westerly boundary of the said Section 35; thence Northerly along the Westerly boundary of the said Section 35, a distance of 1725 feet, more or less, to the Southerly corner of Parcel "D" of Certificate of Survey # 834; thence the following 6 courses along the Easterly boundary of said Certificate of Survey # 834; thence N. 40 38' 50" E., a distance of 283.26 feet; thence N. 42 41' 55" E., a distance of 146.86 feet; thence N. 48 53' 41" E., a distance of 120.97 feet; thence N. 55 22' 41" E., a distance of 336.83 feet; thence N. 50 20' 17" E., a distance of 166.45 feet; thence N. 42 40' 12" E., a distance of 341.69 feet to a point on the Northerly boundary of said Section 35; thence Easterly, along the Northerly boundary of said Section 35, a distance of 2940 feet, more or less, to the true point of beginning.

Ravalli County Commissioners

Ed Spannuth, Chairman

Publication Dates: Feb. 11, 18 and 25, 1977

#6311

MINUTES OF MEETING OF PLANNING & ZONING COMMISSION  
HELD AT 10:00 A.M., MARCH 3, 1977

Pursuant to Notice given as provided by law, the Ravalli County Planning and Zoning Commission met in the Commissioners office at 10:00 a.m. on March 3, 1977, to hear the petition of residents for zoning an area in the Fruitland Farm Area, described in Clerk and Recorder's Permanent File #6311.

Present were Commission members Ed Spannuth, Jim McKinley, D.W. Galbraith, David Schurian and Alice Wheeler.

The Zoning Petition was read and determined that 100% of the property owners signed the petition. Proposed zoning regulations were presented.

It was determined that written comments would be received by April 3, 1977.

The Planning and Zoning Commission then adjourned, with final action set for Thursday, April 7, 1977.

#6311

January 10, 1977

To: County Board of Commissioners, Ravalli County  
From: Fruitland Farm Zoning Petitioners

We, the undersigned, being one hundred percent (100%) of the freeholders within the boundaries described hereinafter, do petition the Ravalli County Board of County Commissioners to establish a Planning and Zoning District and Commission pursuant to Section 16-4101, et seq. Rev. Codes of Montana, 1947, to adhere to the described property:

*Witnesses - John Parker*

<i>Jean M. Parker</i>	<i>John L. Parker</i>
<i>Georgette M. Caburn</i>	<i>Jean L. Parker</i>
<i>John L. Parker Jr.</i>	

#6311

To: County Board of Commissioners, Ravalli County  
From: Fruitland Farm Zoning Petitioners

We, the petitioners being one hundred (100) percent of the freeholders of property described in the petition signed on January 10, 1977, and by the attached map do respectfully request that the following restrictions be adopted for said property, thereby creating an agricultural-residential zoning district.

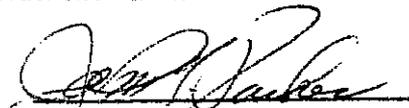
1. Present uses: Present agricultural and residential uses as of the date of this petition may be continued, notwithstanding anything to the contrary contained hereinafter.
2. Future uses:
  - a. No land shall be sold, conveyed, leased or rented which is less than one (1) acre in size.
  - b. Stream channels shall not be altered, and the natural, scenic beauty, including trees and shrubs, shall be preserved in accordance with approved timber management practices.
  - c. No goats or swine shall be raised or maintained for commercial purposes on any tract.
  - d. Except for those activities necessary in the continuance of agricultural or home occupations, no property shall be used for any industrial activity.
  - e. No noxious or offensive activities shall be carried on, on any tract, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.
3. Building Requirements and Restrictions:
  - a. Single family dwelli only shall be permitted.
  - b. No dwelling house having less than one thousand (1,000) square feet of living space shall be permitted. For purposes of determining "living space", basements of be-level or tri-level homes with full-sized windows and completed habitable interior shall be counted. Open porches, attached garage and basements without full exterior wall exposure shall not be counted to meet space requirements.
  - c. No building whatsoever shall be located less than twenty-five (25) feet from the boundary line of any tract.

#6311

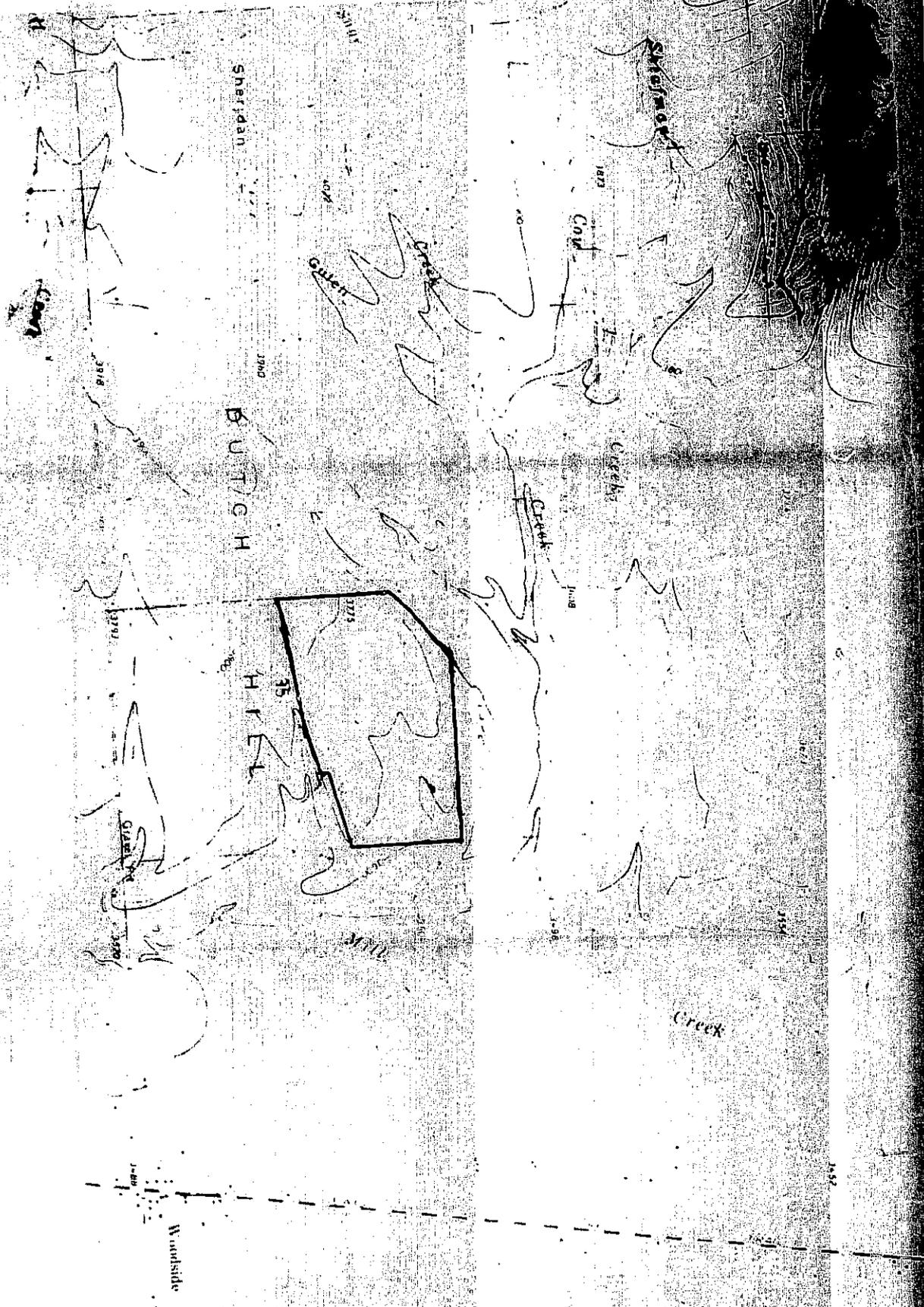
- d. All structures shall be of at least eight-five (85%) percent new construction, and no used building shall be moved from another location onto such land, in whole or in part. A trailer house, mobile home or camper unit may be occupied only at the site and during construction of a permanent residence, not to exceed eighteen (18) months.
  - e. All buildings and improvements shall be of good, sound construction so as to comply with "construction standards" of FHA.
  - f. Camper units and travel trailers may be stored on the property, but shall not be used as permanent living quarters after completion of the residence.
  - g. A dwelling house shall not be occupied until its construction is ninety percent (90%) complete.
  - h. Structures to house domestic animals shall compliment the general architecture of the surrounding dwellings; no shacks or dilapidated structures will be permitted.
  - i. All property owners shall build and maintain such fencing as necessary to contain any agricultural animals prior to bringing such animals on the land.
4. General restrictions:
- a. All garbage and trash cans shall be stored so as to be screened from view and shall have tight covers to prevent escape of odors and entrance of pets and wild life.
  - b. Trash and junk cars shall not be accumulated or stored on the premises unless in enclosed buildings.
  - c. Owners and vendees of any tract hereby zoned shall comply with all state laws and regulations of the county pertaining to the State Board of Health and Environmental Sciences.

Invalidation of any one of these provisions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Dated: January 10, 1977

  
Irene S. Parker

#6311



Sheridan

BUTCH HILL

Windside

Creek

Gold

Sheridan

MOOSE  
C. 10331  
BM 372

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#6311

EXHIBIT "A"

LEGAL DESCRIPTION FOR ZONING DISTRICT

A tract of land located in and being a portion of Section 35 T7N R21W, P. M. M., Ravalli County, Montana and being more particularly described as follows: Beginning at the Northeast corner of said Section 35, said point being the true point of beginning; thence Southerly along the Easterly boundary of said Section 35, a distance of 1730 feet, more or less; thence S. 77° 35' 04" W., a distance of 1522.60 feet, more or less; thence S. 60° 37' 42" E., a distance of 125.73 feet, more or less; thence S. 77° 42' 26" W., a distance of 710.25 feet, more or less; thence S. 82° 05' 01" W., a distance of 1562.33 feet, more or less; thence S. 77° 35' 04" W., a distance of 238.14 feet, more or less, to a point on the Westerly boundary of the E 1/2 of said Section 35; thence Northerly along the westerly boundary of the said E 1/2 of Section 35, a distance of 1725 feet, more or less, to the Southerly corner of Parcel UD of Certificate of Survey # 834; thence the following 6 courses along the Easterly boundary of said Certificate of Survey # 834; thence N. 40° 38' 56" E., a distance of 283.26 feet; thence N. 42° 41' 55" E., a distance of 146.96 feet; thence N. 48° 53' 41" E., a distance of 120.97 feet; thence N. 55° 22' 41" E., a distance of 336.83 feet; thence N. 50° 20' 17" E., a distance of 186.45 feet; thence N. 42° 40' 12" E., a distance of 341.69 feet to a point on the Northerly boundary of said Section 35; thence Easterly, along the Northerly boundary of said Section 35, a distance of 2940 feet, more or less, to the true point of beginning.

#6311

