

NOTICE OF PUBLIC HEARING ON
ADOPTION OF PLANNING AND ZONING DISTRICT
AND ADOPTION OF DEVELOPMENT PATTERN THEREFOR

NOTICE IS HEREBY GIVEN that a petition has been filed for the creation of a planning and zoning district in the area within the following boundaries to-wit:

Beginning at the NE corner of Section 8, T6N, R20W, P.M.M., thence along the section line S 89° 36' W, 5266.80' to the NW corner of Section 8, thence N89° 43' 13" W, 1323.0' to the NW corner of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ Section 7, thence S0° 18' 19" E, 5300.4' to the SW corner of the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 7, thence S0° 35' 31" E, 2637.77', to the SW corner of the E $\frac{1}{2}$, NE $\frac{1}{4}$, Section 18, thence along the $\frac{1}{2}$ section line, N89° 56' 42" E, 1320.19' to the $\frac{1}{2}$ corner common to Sections 17 & 18, thence along the $\frac{1}{2}$ section line, East, 2640', to the C $\frac{1}{2}$ corner of Section 17, thence East along the $\frac{1}{2}$ section line to the West right-of-way line of the East Side Highway, thence Northerly along the West right-of-way line to the South line of Corvallis Estates Subdivision, thence N89° 54' 45" W, 1095.15', thence along the West line of Corvallis Estates, N0° 19' 15" W, 959.80', thence along the North side of Corvallis Estates, N89° 50' E, 1094.95', thence S88° 11' 05" E, 182.77' to the West right-of-way line of the East Side Highway, thence North along the section line to the NE corner of Section 8, the point of beginning.

Map of area is on file with said petition.

That pursuant to such petition, the Board of County Commissioners created and appointed a Planning and Zoning Commission.

That the Planning and Zoning Commission will, on the 30th day of June, 1977, at the hour of 10:00 A.M. at the office of the County Commissioners in the Courthouse in Hamilton, Montana, hold a public hearing at which the Commission will consider:

- 1. The creation of a Planning and Zoning District within the boundaries aforesaid.
- 2. The adoption of a development pattern for said district and the building and use restrictions to be made applicable thereto.

The Commission will consider the types of activity that may be conducted therein and the existing non-conforming uses which may be continued.

All persons affected by the proposed Planning and Zoning District will be given an opportunity to be heard; to contest or support the adoption of such development district by the Planning and Zoning Commission and the adoption of a development plan therefor.

BY ORDER OF THE PLANNING AND ZONING COMMISSION, dated
the 9th day of June, 1977.

Planning and Zoning Commission

Publish:

June 15, 1977

6342

RESOLUTION NO. 135

WHEREAS, this Board did on May 23, 1977 receive a petition requesting the zoning of an area as described in Exhibit "A" attached hereto, and

WHEREAS, the petition was signed by more than sixty percent (60%) of the freeholders within such area, and thereafter public hearing was held, as required by law, by the Ravalli County Planning and Zoning Commission on June 30, 1977 and thereafter the Commission met again on July 14, 1977, at which time the petition was granted, and

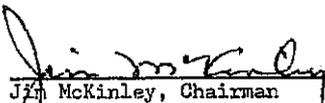
WHEREAS, Resolution No. 133 containing the provisions for proper description and regulations controlling the zoning of area petitioned for was passed and adopted by the Ravalli County Planning and Zoning Commission under date of July 14, 1977, and made a part of the Zoning records.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Ravalli County, Montana, do hereby approve and accept the recommendations of the County Planning and Zoning Commission and hereby adopt the resolution granting said petition for creation of Ravalli County Planning and Zoning District No. 6 within the boundaries described in Exhibit "A" attached hereto and made part of this Resolution.

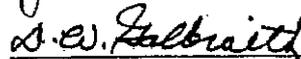
PASSED AND ADOPTED THIS 25th DAY OF JULY, 1977.

BOARD OF COUNTY COMMISSIONERS
Ravalli County, Montana

SEAL


Jim McKinley, Chairman

ATTEND:


D. W. Galbraith, Member

Darlene E. Hughes
Clerk of the Board

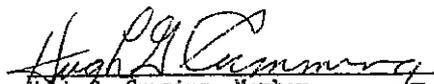

Hugh G. Cumming, Member

EXHIBIT A

Beginning at the NE corner of Section 8, T6N, R20W, P.M.M., thence along the section line S 89° 36' W, 5266.80' to the NW corner of Section 8, thence N89° 43' 13" W, 1323.0' to the NW corner of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ Section 7, thence S0° 18' 19" E, 5300.4' to the SW corner of the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 7, thence S0° 35' 31" E, 2637.77', to the SW corner of the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 18, thence along the $\frac{1}{4}$ section line, N89° 56' 42" E, 1320.19' to the $\frac{1}{4}$ corner common to Sections 17 & 18, thence along the $\frac{1}{4}$ section line, East, 2640', to the C $\frac{1}{4}$ corner of Section 17, thence East along the $\frac{1}{4}$ section line to the West right-of-way line of the East Side Highway, thence Northerly along the West right-of-way line to the South line of Corvallis Estates Subdivision, thence N89° 54' 45" W, 1095.15', thence along the West line of Corvallis Estates, N0° 19' 15" W, 959.80', thence along the North side of Corvallis Estates, N89° 50' E, 1094.95', thence S88° 11' 05" E, 182.77' to the West right-of-way line of the East Side Highway, thence North along the section line to the NE corner of Section 8, the point of beginning.

Map of area is on file with said petition.

STATE OF MONTANA)
) ss
COUNTY OF RAVALLI)

This is to certify that I, Darlene E. Hughes, County Clerk and Recorder, did post copies of Notice of Public Hearing on petition for creation of planning and zoning district for Old Corvallis Road and Eastside Highway, in the following places:

1. On stop sign at corner of Black Lane and Eastside Highway.
2. On yield sign at corner of Black Lane and Middle Road.
3. On stop sign at corner of Hawker Lane and Eastside Highway.

Darlene E. Hughes
Darlene E. Hughes
Clerk and Recorder

Subscribed and sworn to before me this 14th day of June, 1977.

Darlene E. Hughes
Notary Public for the State of Montana
Residing at Hamilton, Montana
My Commission Expires: _____

SEAL

6342

STATE OF MONTANA)
) ss
COUNTY OF RAVALLI)

This is to certify that I, Darlene E. Hughes, County Clerk and Recorder, did post copies of Notice of Public Hearing on petition for creation of planning and zoning district for Old Corvallis Road and Eastside Highway, in the following places:

1. On stop sign at corner of Black Lane and Eastside Highway.
2. On yield sign at corner of Black Lane and Middle Road.
3. On stop sign at corner of Hawker Lane and Eastside Highway.

Darlene E. Hughes
Darlene E. Hughes
Clerk and Recorder

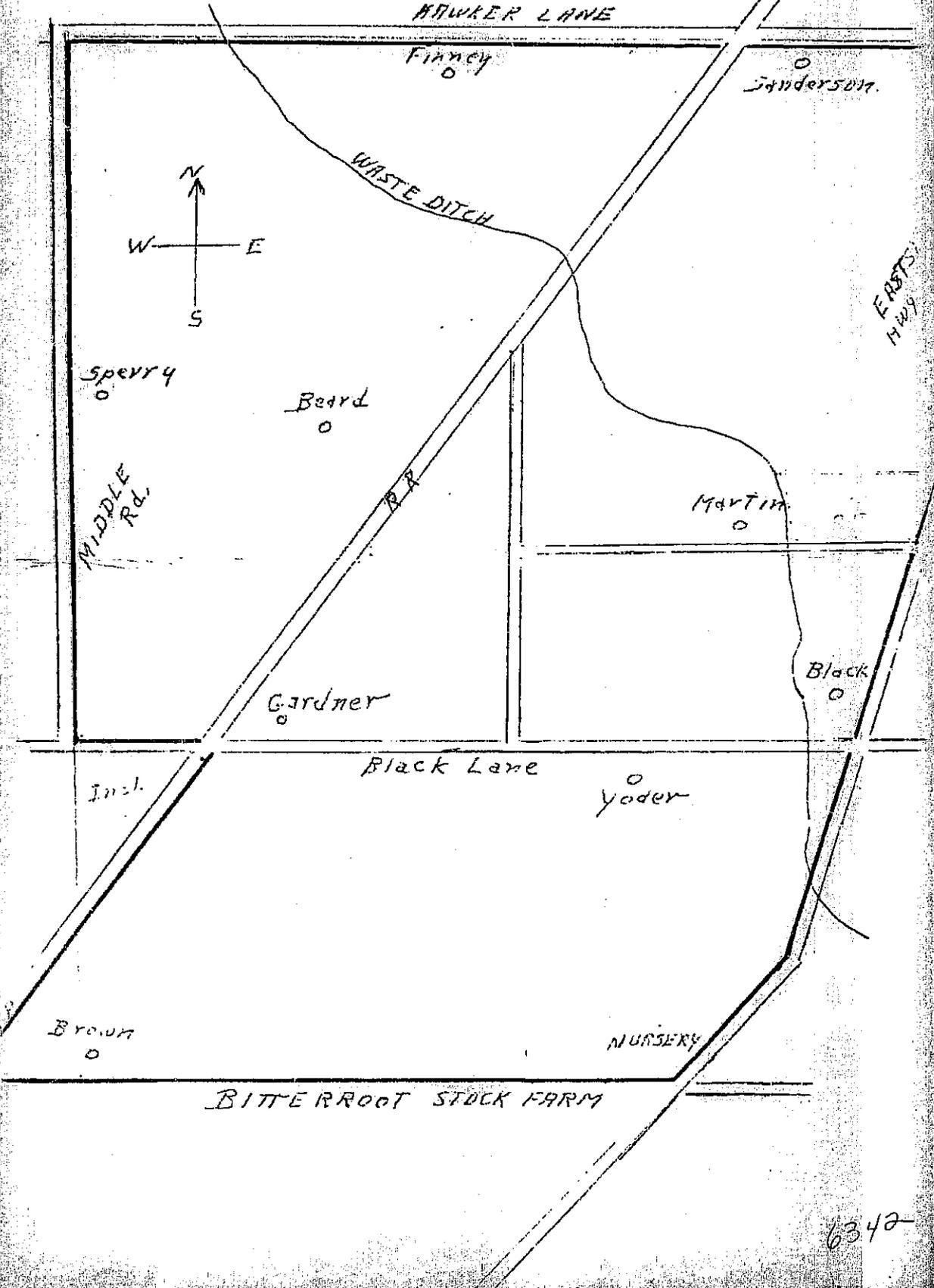
Subscribed and sworn to before me this 16th day of June, 1977.

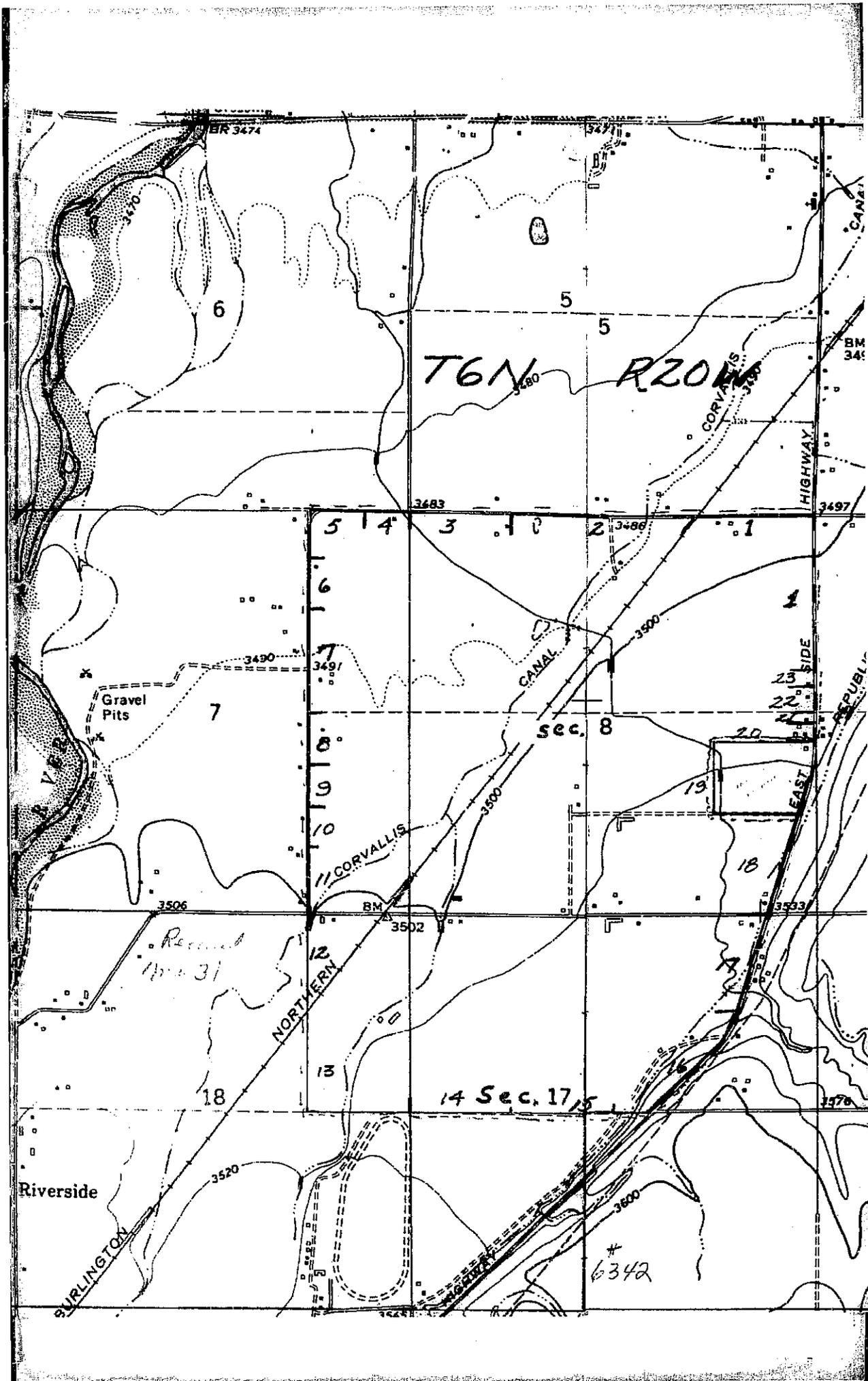
William B. Allen
Notary Public for the State of Montana
Residing at Hamilton, Montana
My Commission Expires: *1-1-1980*

SEAL

6342

MIDDLE ROAD - EASTSIDE HWY ZONING DIST.
(Proposed Preliminary Draft) Page 1





Ravalli County, Montana
May 23, 1977

OLD CORVALLIS ROAD - EAST SIDE HIGHWAY ZONING DISTRICT

We, the undersigned, a minimum of 60 percent of the freeholders within the described boundaries, do hereby petition the Ravalli County Board of County Commissioners to establish a Planning and Zoning District and Commission pursuant to Sec. 16-4101, Rev. Codes of Montana, 1947 to adhere to all properties within the area described on page 3 and the map which are a part of this petition.

Catharine T. Perry of Gloria Lee Hirkins

Carl Perry of Nancy M. Langenau

Cliff J. Erickson of Frank A. Ferguson

Constance Marie Erickson of E. Cardelle Yoder

E. Allen of Chad R. Hopton of Richard P. Yoder

Lydia G. Stephens of Edwin J. Tamm

William B. Erickson of Donald F. Zinger

Virginia Y. Rose of Jeanne A. Warner

James H. Black of Betty J. Warner

Electa Walls Black of John E. Haecker

Margaret B. Kramis of John H. Hawley

Nicholas J. Granie of Lawrence M. McLeod

Richard R. ...

... Swans Jr.

Dorise B. Denton

... Finney

Stephen Hirkins

6342
30

Ravalli County, Montana
May 23, 1977

OLD CORVALLIS ROAD -- EAST SIDE HIGHWAY ZONING DISTRICT

We, the undersigned, a minimum of 60 percent of the freeholders within the described boundaries, do hereby petition the Ravalli County Board of County Commissioners to establish a Planning and Zoning District and Commission pursuant to Sec. 16-4101, Rev. Codes of Montana, 1947 to adhere to all properties within the area described on page 3 and the map which are a part of this petition.

- OK Willard Tamlyn _____ C. E. Sperry ^{Dist 4 + 20} ~~Dist 756-20~~
- OK Rita Tamlyn ^{Not of Title} _____ ~~John Sperry~~
- OK ~~Francis Adams~~ _____ OK John G. Adams
- OK ~~Edna J. Adams~~ _____ OK Paul Adams
- OK Morris C. Gardner _____ ^{Not of Title} ~~John W. Turner~~
- OK Ruby Athella Gardner _____ George W. Turner
- OK ^{Sold to} ^{George L. Brown} _____ OK Rodney Beard
- OK ^{George L. Brown} _____ OK Patricia Beard
- OK Lynn E. Hays _____ OK ^{Received} ^{by} ^{hand of} ^{owner} ~~Priscilla E. Citel~~
- OK ~~Judith M. Hays~~ _____ OK ~~Bertie K. Citel~~
- OK ~~Betty L. Indahl~~ _____ OK ~~Elmer Wall~~
- OK ~~Donald J. Indahl~~ _____ OK ~~Rudney Jean Wall~~
- OK ~~Robert M. Stemberger~~ _____ OK ~~Eugene Stemberger~~
- OK ~~Harold Stemberger~~ _____ OK ~~Mary K. Stemberger~~
- OK ~~Donna B. Stemberger~~ _____
- OK ~~John W. Stemberger~~ _____
- OK ~~Thomas W. Stemberger~~ _____
- OK ~~Bertie M. Stemberger~~ _____

2705
32
6342

Ravalli County, Montana
May 23, 1977

OLD CORVALLIS ROAD - EAST SIDE HIGHWAY ZONING DISTRICT

1. Present Uses: Present agricultural and residential uses as of this petition may be continued, notwithstanding anything to the contrary contained hereinafter.
2. Future uses:
 - A. No parcel of land which is less than five (5) acres in size shall be sold, conveyed, rented, or leased. This minimum does not apply to parcels that are less than five (5) acres as of this date or to the last, remaining parcel of a property which is being or was divided after this date.
 - B. No goats or swine shall be raised or maintained for commercial purposes on any tract.
 - C. Except for those activities necessary in the continuance of agricultural or home occupations, no property shall be used for any industrial activity.
 - C. No noxious or offensive activities shall be carried on on any tract, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
3. Building requirements and restrictions:
 - A. Single-family dwellings only shall be permitted.
 - B. No construction or installation of a dwelling without permanent foundation or less than one thousand (1,000) square feet of living space above ground shall be permitted. Open porches and attached garages shall not be counted to meet space requirements.
 - C. No dwelling, structure, or animal corral shall be located within less than fifty (50) feet from the boundary line of any tract.
 - D. All dwelling construction shall be at least 85% new material, and no used dwelling shall be moved from another location onto a property and used as a dwelling unless it meets the requirements under section #3 - A, B, C, E, and G.
 - E. A permanent dwelling shall not be occupied until its exterior finish (paint or application of pre-finished material) is complete.
 - F. Not more than one camper and either one trailer or one mobile home may be stored or used on the property before, during, or after completion of the permanent home that is specified under #3 - B or #3 - D.

6348

- G. A permanent residence, as specified under #3-B or #3-D must be completed to the extent specified in #3-E within 18 months after any temporary units are placed on the property.
- H. No tract or site within the district shall be leased or rented for the purpose of locating or setting thereon campers, trailers, mobile or modular homes, or other temporary dwellings.
- I. Definitions of mobile home, modular home, trailers, etc. as stated in the latest Ravalli County Sub-division Regulations will apply when these terms are used in this zoning district.
- J. Structures to house animals should complement the general architecture of the surrounding building, thus eliminating shacks and dilapidated structures.
- K. A property owner or resident shall build and maintain such fencing as necessary to contain any agricultural animals prior to bringing such onto his property.

4. General Restrictions.

- A. All garbage and trash cans should be stored so as to be screened from view and shall have tight covers to prevent escape of odors and entrance of animals.
- B. Trash, junk cars, or any junk equipment shall not be accumulated or stored on the premises unless in enclosed buildings, or screened from public view. Screening should complement surrounding structures and be maintained in good condition.
- C. Owners and purchasers 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 requirements.

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

Jim McKinley, County Commissioner

D. W. Galbraith, County Commissioner

Hugh G. Cumming, County Commissioner

Ravalli County, Montana
May 23, 1977

OLD CORVALLIS ROAD - EAST SIDE HIGHWAY ZONING DISTRICT

1. Present Uses: Present agricultural and residential uses as of this petition may be continued, notwithstanding anything to the contrary contained hereinafter.

2. Future uses:

- A. No parcel of land which is less than five (5) acres in size shall be sold, conveyed, rented, or leased. This minimum does not apply to parcels that are less than five (5) acres as of this date or to the last, remaining parcel of a property which is being or was divided after this date.
- B. No goats or swine shall be raised or maintained for commercial purposes on any tract.
- C. Except for those activities necessary in the continuance of agricultural or home occupations, no property shall be used for any industrial activity.
- C. No noxious or offensive activities shall be carried on on any tract, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

3. Building requirements and restrictions:

- A. Single-family dwellings only shall be permitted.
- B. No construction or installation of a dwelling without permanent foundation or less than one thousand (1,000) square feet of living space above ground shall be permitted. Open porches and attached garages shall not be counted to meet space requirements.
- C. No dwelling, structure, or animal corral shall be located within less than fifty (50) feet from the boundary line of any tract.
- D. All dwelling construction shall be at least 85% new material, and no used dwelling shall be moved from another location onto a property and used as a dwelling unless it meets the requirements under section #3 - A, B, C, E, and G.
- E. A permanent dwelling shall not be occupied until its exterior finish (paint or application of pre-finished material) is complete.
- F. Not more than one camper and either one trailer or one mobile home may be stored or used on the property before, during, or after completion of the permanent home that is specified under #3 - B or #3 - D.

6342

- G. A permanent residence, as specified under #3-B or #3-D must be completed to the extent specified in #3-E within 18 months after any temporary units are placed on the property.
 - H. No tract or site within the district shall be leased or rented for the purpose of locating or setting thereon campers, trailers, mobile or modular homes, or other temporary dwellings.
 - I. Definitions of mobile home, modular home, trailers, etc. as stated in the latest Ravalli County Sub-division Regulations will apply when these terms are used in this zoning district.
 - J. Structures to house animals should complement the general architecture of the surrounding building, thus eliminating shacks and dilapidated structures.
 - K. A property owner or resident shall build and maintain such fencing as necessary to contain any agricultural animals prior to bringing such onto his property.
4. General Restrictions.
- A. All garbage and trash cans should be stored so as to be screened from view and shall have tight covers to prevent escape of odors and entrance of animals.
 - B. Trash, junk cars, or any junk equipment shall not be accumulated or stored on the premises unless in enclosed buildings, or screened from public view. Screening should complement surrounding structures and be maintained in good condition.
 - C. Owners and purchasers 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 requirements.

Invalidation of any of these provisions by judgement or court
in no way affect any of the other provisions which shall
have force and effect.

Jim McKinley, County Commissioner

D. W. Galbraith, County Commissioner

Hugh G. Cumming, County Commissioner

6342

May 6, 1977

Ravalli County Commissioners
Ravalli County Planning Board

We the undersigned here by protest the proposed subdivision by Homer Martin and Associates of a tract of land described as lot 13-14-19-20 block 2 Corvallis Tract Ravalli County, Montana, that no lot shall be no less than 11 1/2 acres as originally platted.

Malcolm W. McGregor - ^{Lot 13, Blk 2 Corvallis Tr.} Christofferson Lane
 Patricia H. Beard ^{Corvallis Tr. lot 19} Black Lane, Corvallis
 Rodney E. Beard ⁷⁻⁶⁻²⁰ " " "
 George W. Turner ^{Arvick - lot 10-11-12-13} " " "
 Esther L. Jacobson Black Lane, Corvallis
 George A. Jacobson ^{with property, Arvick} " "
 Lynn Kepp ^{with Arvick} " " "
 Judith Kepp ^{Arvick} " " "
 Valera Osburn ^{Corvallis Tr. #16-2} " " "
 Lillian J. Stephens - Christofferson Lane
 Erik J. Kramie ^{lot 13-14-19-20 Blk 2 Corvallis Tr. (a zoning proposal coming up pronto)} "
 C. Allen Stephens or Clyde A. Stephens Christofferson Lane
 Gladys M. Rasmussen ¹⁻⁶⁻²⁰ Corvallis, Mont.
 Walter Rasmussen ⁴⁻⁶⁻²⁰ Corvallis, Mont.
 Edward Gilkey ³³⁻²²⁻⁷⁻²⁰ Corvallis, Mont.
 I. Perry Corvallis, Montana
 J. Perry ^{lot 26-27 Blk 2 Corvallis Tract} Corvallis, Montana
 G. J. Kenakore Corvallis, Mont.

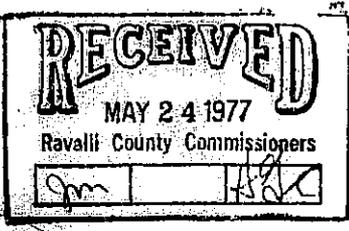
6392

Ravalli County Commissioners
Ravalli County Planning Board

We the undersigned here by protest the proposed subdivision by Homer Martin and Associates of a tract of land described as lot 13-14-19-20 Block 2 Corvallis Tract Ravalli County, Montana, that no lot shall be no less than 11 $\frac{1}{2}$ acres as originally platted.

<u>Name</u>	<u>Address</u>
Frank A. Langwin	RT 2 Box 2488 Hamilton, Mont.
Marie Langwin ^{Smith} Corvallis 21. 12-2	" " Hamilton Mont.
James Langwin - chair	Rt. 2 Box 2488 Hamilton, Mont.
Donald J. Sudahl ^{Mittell} ^{Decker}	837 Old Corvallis Road
Billy L. Sudahl ^{st. 2+3} ^{sch. 1}	338 NE Old Corvallis Road
Bonita Jean Lyle ^{Corvallis Estates} ^{lot 5 216 2}	673 N.E. Eastside Hwy Corvallis

Not a Property Owner
 Bonnie Leans 22-7-21
 Mary [unclear]
 Norman A. [unclear]



Hamilton 80 Box
 Victor 1034
 May 6 1977
 Corvallis
 Rte 1 Box 74B Victor.

Ravalli County Commissioners
 Ravalli County Planning Board

We the undersigned here by protest the proposed subdivision by Homer Martin and Associates of a tract of land described as lot 13-14-19-20 Block 2 Corvallis Tract Ravalli County, Montana, that no lot shall be no less than 1 1/2 acres as originally platted.

Ruby [unclear] Corvallis Tract #16-2
 Anita [unclear] Corvallis Tract #13-2
 Mary [unclear] can't read
 Jane [unclear] 6-5-20
 Eva [unclear]
 Betty [unclear] 27-5-21
 Elizabeth [unclear] 11-11-20
 Merylyn [unclear]
 F.P. [unclear] Dal. [unclear]
 Elizabeth [unclear]
 Clark [unclear] 3-6-21
 Mona [unclear] Corvallis Tr. #22-2
 Jim [unclear] 12-7-20
 William C. [unclear] 27-5-21
 Louise [unclear] Not Property Owner
 Maxine [unclear] can't read
 Richard A. [unclear] 25-6-21
 Robert S. [unclear]
 Jeffrey H. [unclear]
 Louise [unclear] Victor

Kevin Jay [unclear]
 Hamilton
 BLACK'S LAKE
 Black Ln
 Black Lane
 Ravalli Mt.
 Hamilton, mt.
 Victor
 Hamilton
 Hamilton mt.
 Butte
 Corvallis
 Hamilton
 Hamilton, mt.
 Corvallis
 Christopher Lane
 CORVALLIS
 Hamilton
 Hamilton Mont.
 Hamilton, Mont.
 Dallas, Tex.
 Victor, Montana
 Box 127-Route 1 Victor, mt.

6342

Ravalli County Commissioners
Ravalli County Planning Board

We the undersigned hereby protest the proposed subdivision by Homer Martin and Associates of a tract of land described as lot 13-14-19-20 Block 2 Corvallis Tract Ravalli County, Montana that no lot shall be no less than 11 1/2 acres as originally platted.

Name	Address
Steven W. Johnson ²²⁻⁷⁻²¹	224 5 8th Hamilton
Mr. T. A. Loeck ³⁴⁻⁸⁻²⁰	Corvallis, Mont.
Junda Gardner ^{not a property owner}	Hamilton, MT
W. M. Rockefeller ^{Corvallis 11.6.13}	Corvallis
Paul Henson ^{not a property owner}	
Edson Dawn ^{Mont air park unit # 1}	Woodside Mt.
Debra Jean Turner ^{not a property owner}	
J. E. Coburn	142 N.E. Black Lane
Leahon Coburn	143 N.E. Black Lane - Corvallis, Mont.
Chadley Wall	328 Old Corvallis Rd. Corvallis, Mont.
Ernest Wall	328 Old Corvallis Rd.
Elizabeth Searles	329 Old Corvallis Rd. Corvallis
J. C. Gardner	" " " " "

titles arch
p. 344-1

titles arch
p. 344-1

7-6-20

✓ means property owners of adjoining property in question

Description of Zoning District Boundary

Beginning at the NE corner of Section 8, T 6 N, R 20 W, P.M.M., thence along the section line S 39°36'W, 5266.80' to the NW corner of section 8, thence N89°43'13"W, 1323.0' to the NW corner of the NE $\frac{1}{4}$, NE $\frac{1}{4}$, section 7, thence S0°18'19"E, 5300.4' to the SW corner of the SE $\frac{1}{4}$, SE $\frac{1}{4}$, section 7, thence S 0°35'31"E, 2637.77', to the SW corner of the E $\frac{1}{2}$, NE $\frac{1}{4}$, section 18, thence along the $\frac{1}{4}$ section line, N89°56'42"E, 1320.19' to the $\frac{1}{4}$ corner common to sections 17 & 18, thence along the $\frac{1}{4}$ section line, East, 2640', to the C $\frac{1}{4}$ corner of section 17, thence East along the $\frac{1}{4}$ section line to the West right-of-way line of the East Side Highway, thence Northerly along the West right-of-way line to the South line of Corvallis Estates Subdivision, thence N89°54'45"W, 1095.15', thence along the West line of Corvallis Estates, N0°19'15"W, 959.80', thence along the North side of Corvallis Estates, N89°50'E, 1094.95', thence S88°11'05"E, 182.77' to the West fight-of-way line of the East Side Highway, thence North along the section line to the NE corner of section 8, the point of beginning.

Boundary Ownership Index

- | | | |
|-----------------|----------------------|----------------------|
| 01. Sanderson | 09. Sternberber | 17. Chavez - station |
| 02. Finney | 10. Tudahl | 18. Black |
| 03. Pliley | 11. Waller | 19. Martin |
| 04. Hafer | 12. Famlyn | 20. Haycock - road |
| 05. O. Sperry - | 13. Brown | 21. Firkins |
| 06. Crum | 14. Biter | 22. Hawker |
| 07. E. Sperry | 15. Yoder - E. North | 23. Rose |
| 08. Folger | 16. Wanner | |

6342

NOTICE OF PUBLIC HEARING ON
ADOPTION OF PLANNING AND ZONING DISTRICT
AND ADOPTION OF DEVELOPMENT PATTERN THEREFOR

NOTICE IS HEREBY GIVEN that a petition has been filed for the creation of a planning and zoning district in the area within the following boundaries to-wit:

Beginning at the NE corner of Section 8, T6N, R20W, P.M.M., thence along the section line S 89° 36' W, 5266.80' to the NW corner of Section 8, thence N89° 43' 13" W, 1323.0' to the NW corner of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ Section 7, thence S0° 18' 19" E, 5300.4' to the SW corner of the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 7, thence S0° 35' 31" E, 2637.77', to the SW corner of the E $\frac{1}{2}$, NE $\frac{1}{4}$, Section 18, thence along the $\frac{1}{4}$ section line, N89° 56' 42" E, 1320.19' to the $\frac{1}{4}$ corner common to Sections 17 & 18, thence along the $\frac{1}{4}$ section line, East, 2640', to the C $\frac{1}{4}$ corner of Section 17, thence East along the $\frac{1}{4}$ section line to the West right-of-way line of the East Side Highway, thence Northerly along the West right-of-way line to the South line of Corvallis Estates Subdivision, thence N89° 54' 45" W, 1095.15', thence along the West line of Corvallis Estates, N0° 19' 15" W, 959.80', thence along the North side of Corvallis Estates, N89° 50' E, 1094.95', thence S88° 11' 05" E, 182.77' to the West right-of-way line of the East Side Highway, thence North along the section line to the NE corner of Section 8, the point of beginning.

Map of area is on file with said petition.

That pursuant to such petition, the Board of County Commissioners created and appointed a Planning and Zoning Commission.

That the Planning and Zoning Commission will, on the 30th day of June, 1977, at the hour of 10:00 A.M. at the office of the County Commissioners in the Courthouse in Hamilton, Montana, hold a public hearing at which the Commission will consider:

1. The creation of a Planning and Zoning District within the boundaries aforesaid.
2. The adoption of a development pattern for said district and the building and use restrictions to be made applicable thereto.

The Commission will consider the types of activity that may be conducted therein and the existing non-conforming uses which may be continued.

All persons affected by the proposed Planning and Zoning District will be given an opportunity to be heard; to contest or support the adoption of such development district by the Planning and Zoning Commission and the adoption of a development plan therefor.

BY ORDER OF THE PLANNING AND ZONING COMMISSION, dated
the 9th day of June, 1977.

Planning and Zoning Commission

Publish:

June 15, 1977

6342

RESOLUTION NO. 130

WHEREAS, a petition was duly filed with the Board of County Commissioners of Ravalli County, petitioning for the creation of a planning and zoning district in the area within the following boundaries to-wit:

Beginning at the NE corner of Section 8, T6N, R20W, P.M.M., thence along the section line S 89° 36' W, 5266.80' to the NW corner of Section 8, thence N89° 43' 13" W, 1323.0' to the NW corner of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ Section 7, thence SO° 18' 19" E, 5300.4' to the SW corner of the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 7, thence SO° 35' 31" E, 2637.77', to the SW corner of the E $\frac{1}{2}$, NE $\frac{1}{4}$, Section 18, thence along the $\frac{1}{4}$ section line, N89° 56' 42" E, 1320.19' to the $\frac{1}{4}$ corner common to Sections 17 & 18, thence along the $\frac{1}{4}$ section line, East, 2640', to the C $\frac{1}{4}$ corner of Section 17, thence East along the $\frac{1}{4}$ section line to the West right-of-way line of the East Side Highway, thence Northerly along the West right-of-way line to the South line of Corvallis Estates Subdivision, thence N89° 54' 45" W, 1095.15', thence along the West line of Corvallis Estates, N0° 19' 15" W, 959.80', thence along the North side of Corvallis Estates, N89° 50' E, 1094.95', thence S88° 11' 05" E, 182.77' to the West right-of-way line of the East Side Highway, thence North along the section line to the NE corner of Section 8, the point of beginning.

WHEREAS, it appears that more than 60 percent of the freeholders affected thereby have signed said petition which is in due form.

NOW, THEREFORE, it is ordered that a planning and zoning district, embracing the lands within the boundaries aforesaid, is created.

IT IS FURTHER ORDERED that a Planning and Zoning Commission be created and the persons appointed thereon are: The County Commissioners of Ravalli County, being Jim McKinley, D.W. Galbraith, and Hugh G. Cumming; the County Assessor of Ravalli County, being Cheryl Richards; The County Surveyor of Ravalli County, being David R. Schurian.

IT IS FURTHER ORDERED that the Planning and Zoning
Commission proceed in accordance with the provisions of Title 16,
Chapter 41, R.C.M. 1947, as revised.

Dated this 9th day of June, 1977.

SEAL

BOARD OF COUNTY COMMISSIONERS
Ravalli County, Montana

ATTEST:


Jim McKinley, Chairman

Darlene E. Hughes
Clerk of the Board

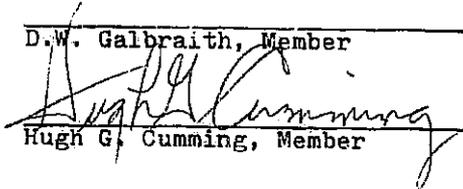
D.W. Galbraith, Member

Hugh G. Cumming, Member

EXHIBIT A

Beginning at the NE corner of Section 8, T6N, R20W, P.M.M., thence along the section line S 89° 36' W, 5266.80' to the NW corner of Section 8, thence N89° 43' 13" W, 1323.0' to the NW corner of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ Section 7, thence S0° 18' 19" E, 5300.4' to the SW corner of the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 7, thence S0° 35' 31" E, 2637.77', to the SW corner of the E $\frac{1}{2}$, NE $\frac{1}{4}$, Section 18, thence along the $\frac{1}{4}$ section line, N89° 56' 42" E, 1320.19' to the $\frac{1}{4}$ corner common to Sections 17 & 18, thence along the $\frac{1}{4}$ section line, East, 2640', to the C $\frac{1}{4}$ corner of Section 17, thence East along the $\frac{1}{4}$ section line to the West right-of-way line of the East Side Highway, thence Northerly along the West right-of-way line to the South line of Corvallis Estates Subdivision, thence N89° 54' 45" W, 1095.15', thence along the West line of Corvallis Estates, N0° 19' 15" W, 959.80', thence along the North side of Corvallis Estates, N89° 50' E, 1094.95', thence S88° 11' 05" E, 182.77' to the West right-of-way line of the East Side Highway, thence North along the section line to the NE corner of Section 8, the point of beginning.

Map of area is on file with said petition.

RESOLUTION #133

BE IT RESOLVED, that whereas a petition was filed with the Board of County Commissioners of Ravalli County, Montana, for the creation of a Planning and Zoning District in the Old Corvallis Road-East Side Highway vicinity, within the boundaries described in said petition and shown on map submitted therewith, and

WHEREAS, the petition was filed by more than sixty percent (60%) of the freeholders within such area, and

WHEREAS, the County Commissioners thereupon appointed a Planning and Zoning Commission in accordance with the provisions of Chapter 41, Title 16, R.C.M. 1947, as amended, and

WHEREAS, the Planning and Zoning Commission thereafter, by order, directed that notice of a public hearing be given as required by law, and such notice was thereafter given and a public hearing held,

NOW, THEREFORE, it is ordered and this does order that there is hereby created Ravalli County Planning and Zoning District #6, said district is more particularly described in Exhibit A attached hereto.

IT IS FURTHER ORDERED, and this does order, that the following shall govern the use of lands and structures within the Planning and Zoning District #6:

1. Present Uses: Present agricultural and residential uses as of this petition may be continued, notwithstanding anything to the contrary contained hereinafter.
2. Future uses:
 - A. No parcel of land which is less than five (5) acres in size shall be sold, conveyed, rented, or leased. This minimum does not apply to parcels that are less than five (5) acres as of this date or to the last, remaining parcel of a property which is being or was divided after this date.
 - B. No goats or swine shall be raised or maintained for commercial purposes on any tract.
 - C. Except for those activities necessary in the continuance of agricultural or home occupations, no property shall be used for any industrial activity.
 - D. No noxious or offensive activities shall be carried on any tract, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
3. Building requirements and restrictions:
 - A. Single-family dwellings only shall be permitted.
 - B. No construction or installation of a dwelling without permanent foundation or less than one thousand (1,000) square feet of living space above ground shall be permitted. Open porches and attached garages shall not be counted to meet space requirements.
 - C. No dwelling, structure, or animal corral shall be located within less than fifty (50) feet from the boundary line of any tract.

6342

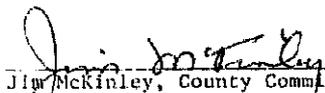
- D. All dwelling construction shall be at least 85% new material, and no used dwelling shall be moved from another location onto a property and used as a dwelling unless it meets the requirements under section #3 - A, B, C, E, and G.
- ✓E. A permanent dwelling shall not be occupied until its exterior finish (paint or application of pre-finished material) is complete.
- F. Not more than one camper and either one trailer or one mobile home may be stored or used on the property before, during, or after completion of the permanent home that is specified under #3 - B or #3 - D.
- ✓G. A permanent residence, as specified under #3-B or #3-D must be completed to the extent specified in #3-E within 18 months after any temporary units are placed on the property.
- H. No tract or site within the district shall be leased or rented for the purpose of locating or setting thereon campers, trailers, mobile or modular homes, or other temporary dwellings.
- I. Definitions of mobile home, modular home, trailers, etc. as stated in the latest Ravalli County Subdivision Regulations will apply when these terms are used in this zoning district.
- J. Structures to house animals should complement the general architecture of the surrounding building, thus eliminating shacks and dilapidated structures.
- K. A property owner or resident shall build and maintain such fencing as necessary to contain any agricultural animals prior to bringing such onto his property.

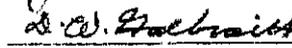
4. General Restrictions.

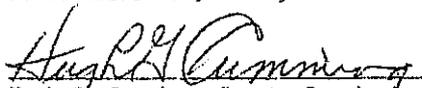
- A. All garbage and trash cans should be stored so as to be screened from view and shall have tight covers to prevent escape of odors and entrance of animals.
- B. Trash, junk cars, or any junk equipment shall not be accumulated or stored on the premises unless in enclosed buildings, or screened from public view. Screening should complement surrounding structures and be maintained in good condition.
- C. Owners and purchasers 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 requirements.

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

PASSED AND ADOPTED THIS 14th DAY OF JULY, 1977.


Jim McKinley, County Commissioner


D. W. Galbraith, County Commissioner


Hugh G. Cumming, County Commissioner


David Schurian, County Surveyor


Cheryl Richards, County Assessor

596³⁰

E 1/4 Cor Sec 35
Fd Bearing Trees
Set 2 1/2 Brass Cap

92260
533757 W 130664

36

38404

S 1/16th Sec 35 & 36
Set 1 1/2 Alum. Cap

6342

#6342

I certify that I received and filed this

instrument on this 3rd

day of July 1922 at 2:25

o'clock P.M.

Charles E. High

Notary Public

Notary Public

Faint, mostly illegible text, possibly a deed or contract, with some lines underlined.

