

WHEREAS, this Board did on May 13, 1974, receive a petition requesting the zoning of an area located in the following described area:

A parcel of land in Sections 27 and 34, T13N, R18W, P.M.M., and more particularly described as follows: Beginning at the Northwest corner of SE 1/4 NW 1/4 of Section 27, thence east to a point where the north boundary of SE 1/4 NW 1/4 of Section 27 intersects the southwest right-of-way of Interstate 90, thence southeast along said right-of-way to a point where the said right-of-way intersects the east boundary of the NE 1/4 NE 1/4 of Section 34; thence south to the southeast corner of the NE 1/4 NE 1/4 of Section 34, thence west to the southwest corner of the NW 1/4 NE 1/4 of Section 34; thence north to the southeast corner of the NE 1/4 SW 1/4 of Section 27; thence west to the southwest corner of the NE 1/4 SW 1/4 of Section 27, thence north to the point of beginning.

Map of area is on file with said petition, 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 Missoula County Planning and Zoning Commission on June 26, 1974, and petition was taken under advisement and referred to the Missoula Planning Board, and

WHEREAS, the commission met again September 16, 1974, to discuss the recommendation of the Planning Board which recommendation was as follows: That the district be zoned CRI Single Family Residential, as set forth in the Missoula County Zoning Ordinance. This zoning allows single family detached housing, including mobile homes. The maximum density is one dwelling per acre, and

WHEREAS, the Commission recommended the following regulations:

Section One. No building, structure or premises shall be used, erected or maintained for any commercial or industrial purpose. Accessory uses and structures customarily incident to the semi-rural small acreage nature of the area may be permitted when not involving the conduct of a business.

Section Two. No building structure or premises shall be used and no building or structure shall be erected except for single-family detached dwelling purposes, including mobile homes.

Section Three. No single family dwelling shall be erected or building altered to accommodate one family as a residence on less than one acre of lot area provided that one single-family dwelling may be erected on any lot separately owned or designated on a recorded plat at the time this section became effective.

Section Four. No trailer camps or trailer parks shall be created or maintained within the zoned area.

Section Five. No future subdivision or sales of real estate within the zoning district shall be in less than one acre units.

WHEREAS, resolution containing the provisions for proper description and regulations controlling the zoning of area petitioned for was passed and recommended to the County Commissioners by the Missoula County Planning and Zoning Commission under date of September 16, 1974, and made a part of the Zoning records in Zoning Journal "C".

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Board of County Commissioners of Missoula County, Montana, do hereby approve and accept the recommendations of the County Planning and Zoning Commission and hereby adopt the resolution granting said petition, as amended, for creation of Missoula County Planning and Zoning District No. 37 within the boundaries described herein.

Passed and adopted this 20th day of September, 1974.

BOARD OF COUNTY COMMISSIONERS
Missoula County, Montana


Richard H. Oatman
Chairman

Heidi Stautenberg
Commissioner

Ludwig P. Bremerman
Commissioner

Janet L. Head
Clerk and Recorder

353961

I received and filed this instrument for record on the 20 day of Sept, 1974, at 9⁰⁰ o'clock A.M. and it is recorded in Vol. 62 of the 1974 Records of the County of Missoula, State of Montana, on page 692 Fee none
Paid — Return to B-39 ✓ Witness my hand, Janet L. Head County Recorder
Address Young Journal C By Chris Simmons Deputy