

## RESOLUTION NUMBER 97-089

A RESOLUTION TO AMEND THE DEVELOPMENT STANDARDS OF PLANNING AND ZONING DISTRICT #4 IN PATTEE CANYON, LOCATED IN THE EAST HALF OF SECTION 4, ALL OF SECTION 3, AND THAT PART OF SECTION 2 LYING WEST OF THE FORT MISSOULA TIMBER RESERVE, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M.

WHEREAS, on June 17, 1957, the Missoula County Planning and Zoning Commission created Planning and Zoning District #4 and adopted development standards governing the use of land and structures within this district; and,

WHEREAS, 76-2-106 M.C.A. authorizes the Planning and Zoning Commission to make changes in Planning and Zoning districts; and,


WHEREAS, notices of public hearing were mailed to affected and adjacent property owners within three hundred (300) feet of the district, and notices were posted in three (3) public places and published in the legal ads of the Missoulian more than fifteen (15) days prior to the public hearing; and,

WHEREAS, the Planning and Zoning Commission conducted a public hearing on July 16, 1997, and held the hearing open until August 27, 1997, in order to give the public an opportunity to be heard regarding the proposed revisions to the standards governing the use of land and structures within Planning and Zoning District #4;

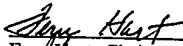
NOW, THEREFORE, BE IT RESOLVED by the Missoula Board of County Commissioners that the attached amendments to the development standards of the Planning and Zoning District #4 be adopted.


PASSED AND ADOPTED THIS 2nd DAY OF September, 1997.


ATTEST:

  
Vickie Zeier, Clerk and Recorder


BOARD OF COUNTY COMMISSIONERS  
Missoula County, Montana

  
Fern Hart, Chair

  
Michael Kennedy, Commissioner

  
Barbara Evans, Commissioner

APPROVED AS TO FORM AND CONTENT:

  
County Attorney

## ZONING DISTRICT NO. 4

### SECTION I - PURPOSE:

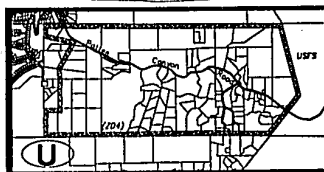
Citizen-initiated Zoning District #4 in Pattee Canyon was established in 1957 and extensively revised in 1972. Given the difficulties in interpreting the regulations and recognizing that "growth management" has again become a topic of interest throughout Missoula County, we present a new version of zoning for "the Canyon" as we approach the late 1990's. Pattee Canyon is a special place for its residents, for the frequent visitors who use the Forest Service and other public lands on its eastern and upper reaches, and for the wide variety of wildlife with whom owners and visitors share the land. Recognizing this specialness, landowners incorporated themselves in 1980 with the expressed purpose "to work for the maintenance of the character of Pattee Canyon as a beautiful, rural, substantially natural setting with a low-density residential development."

Our purpose in presenting these new zoning standards is to retain the canyon's character. To that end we present a set of regulations which have very different features from those in previous versions:

- 1) The regulations are strongly prescriptive. Developers and landowners will know exactly what is expected of them, and the planners with the Office of Planning and Grants will have adequate guidance in overseeing applications.
- 2) Because the process is prescriptive, there will be no need for a public hearing to acquire a building permit, unless the owner or developer seeks a variance from the regulations.
- 3) The Development Standards contained in Section VI of these regulations shall be followed by anyone developing property within the district. The Development Guidelines contained in Section VII shall be addressed in any variance request brought before the Commissioners.

### SECTION II - APPLICABILITY:

The east ½ of Section 4, all of Section 3, and that part of Section 2 lying west of the Fort Missoula Timber Reserve, Township 12 North, Range 19 West, P.M.M.. See History. That portion of Zoning District #4 located in SE¼ Section 4, Township 12 North, Range 19 West, P.M.M. is exempt from the lot size and width requirements of these regulations, according to Book 40, Page 1461.



**SECTION III - SPACE AND BULK REQUIREMENTS:**

Maximum density	One dwelling unit per five (5) acres
Minimum lot size	Three (3) acres
Minimum lot width	Two hundred (200) feet on any side
Setbacks	Forty (40) feet from all property lines
Height	Thirty (30) feet, as defined by County Zoning Resolution 76-113

**SECTION IV - PERMITTED USES:**

No building, structure, or premises shall be used, erected, structurally altered, or maintained except as provided in these regulations.

1. One single residential dwelling unit per parcel built on-site with a permanent foundation.
2. Residential Accessory Uses, and Home Occupations as defined in Resolution #81-132.
3. Public utility installation, where no public business office and no repair or storage facilities are maintained.
4. Accessory buildings incidental to the above uses located on land owned by the owner of the building. The cumulative building coverage of accessory buildings shall be less than that of the primary structure or dwelling, and the accessory building floor area footprint shall be not more than one-half the dwelling floor area footprint.
5. Church
6. School
7. Agricultural activities as defined in MCA §76-2-902.

**SECTION V - GENERAL REGULATIONS:**

A. A legal nonconforming use of land is defined as any legal parcel of record, use or structure existing on the date of adoption of this amendment to the Zoning District #4 regulations, made no longer permissible by these regulations.

1. Any legal nonconforming use may be continued, provided the use does not change to any other nonconforming use. If any legal nonconforming use is discontinued for two years, all future uses must be in conformance with these regulations.

2. No legal nonconforming use shall be moved in whole or in part to any other part of the existing parcel or to any other lot, parcel or tract within this district.

3. Any nonconforming structure which is destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction shall not be reconstructed or replaced except in conformity with these regulations. If the destroyed structure was built after 1972 and was reviewed for compliance with the zoning regulations in place at that time, then the structure may be replaced with a structure which has the same type and degree of non-conformance as the destroyed structure. Existing accessory structures which have legal non-conforming setbacks may be reconstructed no closer to the property line than the original structure, with a minimum setback of ten feet from the nearest property line. Other non-conforming structures shall require a variance.

4. Legal nonconforming above-ground service utility lines shall be brought into conformance with these regulations (placed underground), if technically and economically feasible, as a condition of issuance of a building permit for new construction, but not for remodeling of or additions to existing structures. As used in this section, "technically feasible" means that the trench through which the underground lines would run could be excavated by a conventional backhoe or trencher, with no blasting and with minimal use of jack hammers or like equipment required. As used in this section, "economically feasible" means that if the underground installation cost/unit does not exceed twice the overhead installation cost/unit, underground installation is feasible and shall be constructed at the expense of the utility and/or permittee.

B. A building permit shall be obtained from the City of Missoula prior to beginning construction on any new building or addition to any existing building.

C. No building, sign, or other structure shall be erected, moved, enlarged, rebuilt, added to, or structurally altered without having received a Zoning Compliance Permit issued by the Office of Planning and Grants in compliance with these regulations and other applicable codes and regulations.

D. Whenever a violation of these regulations occurs, or is alleged to have occurred, any person may file a written complaint fully stating the causes and basis of the complaint with the Office of Planning and Grants. The Office of Planning and Grants shall record and investigate the complaint, and if it is determined that any of the provisions of these regulations are being violated, OPG shall submit a written investigation report to the Office of the County Attorney for appropriate legal action.

E. Each application for a permit shall be accompanied by a site plan drawn to scale, a riparian

resource management plan, and a grading plan which demonstrate compliance with the Development Standards in Section VI.

F. Definitions of terms as contained in the Missoula County Zoning Resolution #76-113 and the Montana Code Annotated shall apply in this district, unless otherwise defined herein.

#### **SECTION VI - DEVELOPMENT STANDARDS:**

These development standards shall apply to any request for zoning compliance for a building permit or for compliance with zoning during review of a subdivision request.

- A. Construction of all buildings or structures must be completed within one year from the start of construction.
- B. No temporary dwellings of any kind are permitted.
- C. All new service utility lines must be placed underground if technically and economically feasible. As used in this section, "technically feasible" means that the trench through which the underground lines would run could be excavated by a conventional backhoe or trencher, with no blasting and with minimal use of jack hammers or like equipment required. As used in this section, "economically feasible" means that if the underground installation cost/unit does not exceed twice the overhead installation cost/unit, underground installation is feasible and shall be constructed at the expense of the utility and/or permittee.
- D. Roofing materials may be only class A or B fire rated, which are composed of non-combustible materials.
- E. To protect from wildfire danger, all roofs pitches must be a minimum of a 4/12.
- F. New roadways or driveways may not exceed an eight percent (8%) grade. A ten percent (10%) grade may be maintained for lengths not to exceed fifty feet (50'), if approved by the appropriate fire jurisdiction.
- G. Dead-end driveways in excess of 150 feet in length shall have an approved turn-around for fire apparatus. A turn-around shall be located within 150 feet of the building. A minimum unobstructed width of not less than twenty (20) feet and an unobstructed vertical clearance of 13'6" shall be provided for any driveway over 150 feet. All other driveways shall be at least fourteen (14) feet wide. The opening through a gate should be two feet wider than the road. Final design shall be subject to approval by the Missoula Rural Fire District.
- H. The maximum impervious material coverage of a lot is 10% of the total area (including

newly constructed on-site driving surfaces, whether paved or gravel, structures, and other impervious surfaces) or 10,000 square feet (excluding all on-site driving surfaces), whichever is less.

I. Areas of Riparian Resource:

1. Development or improvements which encompass areas of riparian resource shall be placed outside the riparian area. "Area of Riparian Resource" means a stream, lake, wetland or other body of water and land containing any of the habitat or community types listed in Attachment B, and includes an adjacent area of varying width, where development may have significant negative impact on wildlife habitat, water quality and quantity, fish, or other aquatic resources.

2. No road shall be approved for construction in an area of riparian resource unless the road is for the purpose of crossing a stream. In the event any road is approved for construction in a riparian area, the following additional restrictions shall apply:

a. The sidelaying of road material into a stream, lake, wetland, or other body of water during road construction or maintenance is prohibited.

b. The slope of the area of riparian resource immediately adjacent to a stream shall be 10% or less for a distance of at least fifty (50) feet from the ordinary high water mark.

c. Effective erosion and sedimentation control practices shall be conducted during all clearing, construction or reconstruction operations.

d. Road fill material shall not be deposited in the area of riparian resource or in such a location or manner so that adverse impacts will result to the area.

e. Roads and trails should be located on the fringes of areas of riparian resource and habitat for species of special concern, rather than through them. In the event it is necessary to route a road or trail through such an area, then open areas should be utilized in order to minimize impact on vegetated areas.

J. Hillside Design Standards:

1. Lots shall have a building site for primary and accessory buildings with an existing slope of less than 25%.

2. All disturbed slopes greater than 10% shall be landform graded in order to accomplish the following:

a. Cut and fill slopes shall have continuous slopes that reflect the forms and shape of surrounding topography. Landform Grading is defined as a contour grading method that creates artificial slopes with curves and varying slope ratios in the

horizontal plane designed to simulate the appearance of surrounding natural terrain.

b. At the intersections of manufactured and natural slopes, contours shall be curved to blend with the natural slope.

c. Man-made slopes may exceed a ratio of 3:1 only if significant environmental characteristics of a site are preserved or the need for extensive cut and fill is substantially reduced.

d. All graded or disturbed areas shall be permanently revegetated with native plants or with fire-resistant vegetation that is compatible with naturalized areas, as listed in Attachment A.

e. Lawns and retaining walls are permitted.

K. No roadside signs or roadside advertisements for any commercial, business, or professional purpose are allowed.

#### **SECTION VII - DEVELOPMENT GUIDELINES:**

The following guidelines shall addressed by the applicant in any variance application for a variance from zoning. In addition, adherence to these guidelines are recommended for any project within the district.

A. Road Construction and Maintenance. To minimize erosion, weed infestations, and other environmental impacts of road building and logging, the following guidelines may apply:

1. The use of existing logging roads is preferable if they are appropriate for residential use, including access by emergency vehicles.
2. Annual road maintenance should include keeping the cut and fill slope planted, fertilized and free of weeds. Suppression of noxious weeds should occur annually in compliance with the Missoula County Weed District Noxious Weed Management Plan and should consist of hand pulling and spot spraying.
3. Areas disturbed by construction and road building should be revegetated with a seed mix that includes a fast, early-growing species such as annual wild rye or yellow sweetclover or vegetation approved by the County Extension Office to provide a dense vegetation cover on disturbed areas.

B. Wildfire Prevention Guidelines: The property owner should create a defensible space for fire protection purposes using roof construction standards, planting appropriate vegetation,

and clearing highly-flammable vegetation.

1. Vegetation should be managed around each building according to the slope. Single ornamental trees or shrubs need not be removed as long as all vegetation near them is reduced according to the vegetation chart in Attachment C. Ornamental trees and shrubs should not touch any buildings. When planting, the property owner should select trees, shrubs, and vegetation that limit or retard fire spread as follows:

a. Choose hardy perennial flowers that are adapted to our climate. These green leafy, succulent plants are difficult to burn. Watering and regular weeding improves fire resistance;

b. Evergreen shrubs such as dwarf conifers or junipers and evergreen trees tend to ignite easily and should be spaced in accordance with the landscaping guidelines in Attachment C.

c. Deciduous trees can be clumped, scattered, or planted in greenbelt or windbreak patterns.

2. For homesites outside of the Rural Fire Department jurisdiction, owners should consider installing residential sprinkler systems.

#### **SECTION VIII - VARIANCES:**

A. A variance may be granted after a public hearing before the Missoula County Planning and Zoning Commission. The Board of County Commissioners may authorize variances which will not be contrary to the public interest where, owing to special conditions, literal enforcement would result in an unnecessary hardship. Public notification of the variance request and of the time and place of the public hearing shall be accomplished by all of the following:

1. All adjacent property owners (as listed in the most recent County Assessor's Tax Records) within 300 feet of the parcel requesting the variance shall be notified by first class mail at least fifteen (15) days prior to the public hearing.

2. The Pattee Canyon Landowners Association shall be notified by first class mail at least fifteen (15) days prior to the public hearing. It is the responsibility of the Landowners Association to keep the Office of Planning and Grants informed of the current names and addresses of Association Officers.

3. The property requesting the variance shall be posted in at least three (3) conspicuous places, stating the date, time, and place of the public hearing, at least fifteen (15) days prior to the public hearing.



4. A legal advertisement shall be placed in a newspaper of general circulation stating the nature of the request and the date, time and place of the public hearing, at least fifteen (15) days prior to the public hearing.

5. A fee to cover the administrative costs of processing the variance request must be paid by the applicant at the time that the variance request is submitted to the Office of Planning and Grants. This fee shall be for the amount determined by the County Commissioners for variance request in all citizen-initiated zoning districts.

6. In approving variances, the governing body may require conditions that secure the objectives of the standards or guidelines of these regulations.

**SECTION IX - SEVERABILITY CLAUSE:**

In the event any court of competent jurisdiction holds any section, subsection, part, term, clause or provision contained in the standards of this Zoning District No. 4 to be invalid, illegal, unconstitutional or otherwise unenforceable, then, nevertheless, all other and remaining sections, subsections, parts, terms, clauses and provisions thereof and hereof shall continue and remain in force and effect.

**SECTION X - HISTORY:**

Two family dwellings deleted (10May72)

Delete the following from Zoning District #4: Beginning at a point North 0°4" West 1,320 feet from the south ¼ corner of Section 4, Township 12 North, Range 19 West, thence East 660 feet, thence North 1,980 feet, thence North 36° East 1,050 feet, thence North 73° West 1,350 feet, thence South 0°4" East 3,230 feet +-, to the point of beginning. (22Jun77)

Development standards and guidelines adopted and public hearing process for zoning compliance permits eliminated, except for variances. (27Aug97)

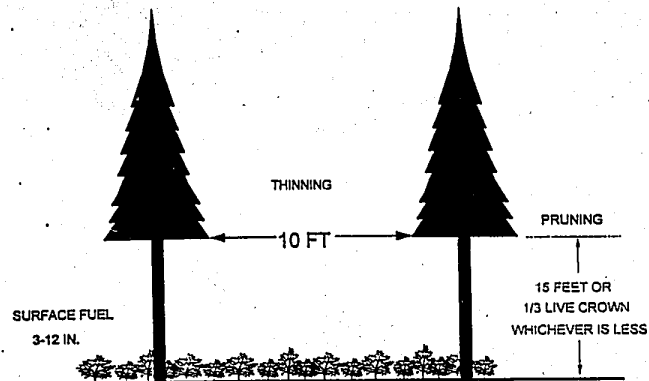
**ATTACHMENTS:**

**Attachment A:** List of Native Vegetation or Vegetation that is Compatible with Naturalized Areas.

**Attachment B:** Areas of Riparian Resource habitat and community types.

**Attachment C:** Department of State Lands Fire Protection Guidelines for Wildland Residential Interface Development.

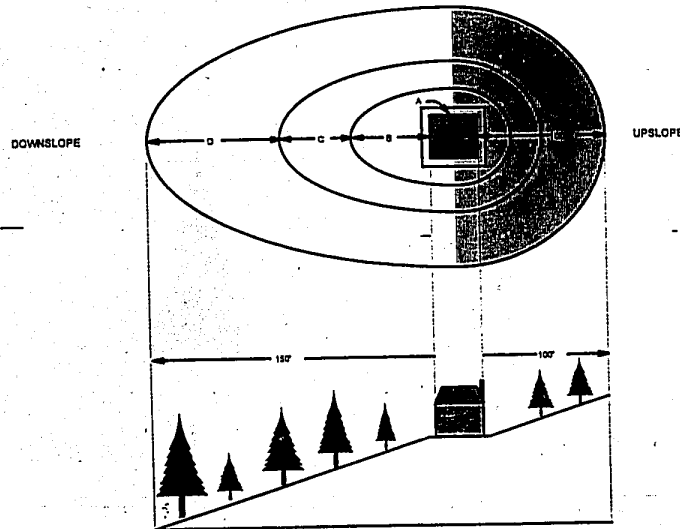
### VEGETATION REDUCTION GUIDELINES THINNING AND PRUNING



In areas where vegetation modification is prescribed, use the following guidelines:

- A. **THINNING**  
Thin trees to 10 feet between crowns.
- B. **PRUNING**  
Prune the limbs of all remaining trees to 15 feet or one-third the total live crown height, whichever is less.
- C. **SURFACE VEGETATION**  
Maintain surface vegetation at 3" to 12" as detailed.

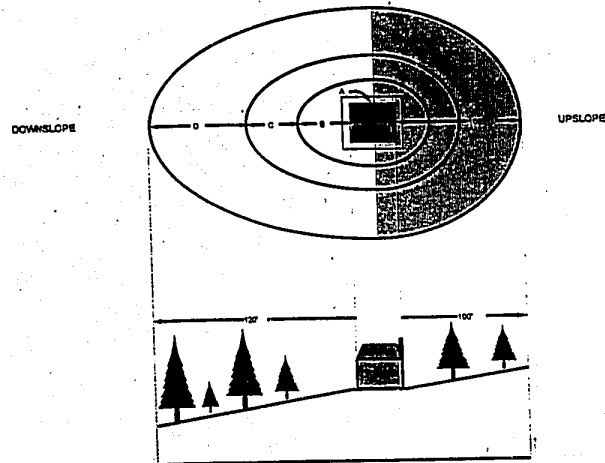
# VEGETATION REDUCTION GUIDELINES 20% TO 30% SLOPE



The shaded areas (upslope) of B, C, & D remain a constant distance of 10', 20', and 70' respectively. The shaded area begins from the mid-section of a structure. The unshaded areas (downslope) of B, C, & D increase with slope as detailed below:

- A = THE FIRST 3 FEET OF B  
Maintain an area of non-combustible material - flowers, plants, concrete, gravel, mineral soil, etc.
- B = 20 FEET  
Remove all trees and downed woody fuels.
- C = 30 FEET  
Thin trees to 10 feet between crowns.  
Prune limbs of all remaining trees to 15 feet or one-third the total live crown height, whichever is less.  
Maintain surface vegetation at 3 inches or less.  
Remove all downed woody fuels.
- D = 100 FEET  
Thin trees to 10 feet between crowns.  
Prune limbs of all remaining trees to 15 feet or one-third the total live crown height, whichever is less.  
Remove all downed woody fuels more than 3 inches in diameter.

# VEGETATION REDUCTION GUIDELINES 10% TO 20% SLOPE



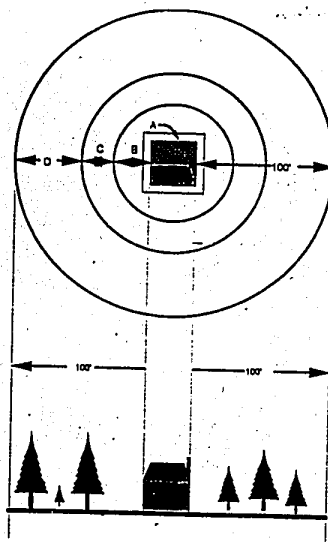
The shaded areas (upslope) of B, C, & D remain a constant distance of 10', 20', and 70' respectively. The shaded area begins from the mid-section of a structure. The unshaded areas (downslope) of B, C, & D increase with slope as detailed below:

- A = THE FIRST 3 FEET OF B**  
Maintain an area of non-combustible material - flowers, plants, concrete, gravel, mineral soil, etc.
- B = 15 FEET**  
Remove all trees and downed woody fuels.
- C = 25 FEET**  
Thin trees to 10 feet between crowns.  
Prune limbs of all remaining trees to 15 feet or one-third the total live crown height, whichever is less.  
Maintain surface vegetation at 3 inches or less.  
Remove all downed woody fuels.
- D = 80 FEET**  
Thin trees to 10 feet between crowns.  
Prune limbs of all remaining trees to 15 feet or one-third the total live crown height, whichever is less.  
Remove all downed woody fuels more than 3 inches in diameter.

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# ATTACHMENT C

## VEGETATION REDUCTION GUIDELINES 0% TO 10% SLOPE



- A = THE FIRST 3 FEET OF B**  
Maintain an area of non-combustible material - flowers, plants, concrete, gravel, mineral soil, etc.
- B = 10 FEET**  
Remove all trees and downed woody fuels.
- C = 20 FEET**  
Thin trees to 10 feet between crowns.  
Prune limbs of all remaining trees to 15 feet or one-third the total live crown height, whichever is less.  
Maintain surface vegetation at 3 inches or less.  
Remove all downed woody fuels.
- D = 70 FEET**  
Thin trees to 10 feet between crowns.  
Prune limbs of all remaining trees to 15 feet or one-third the total live crown height, whichever is less.  
Remove all downed woody fuels more than 3 inches in diameter.

# VEGETATION HABITAT TYPES INDICATIVE OF RIPARIAN AREAS OR WETLANDS

## Coniferous Tree Types

Grand fir/lady fern H.T.  
Subalpine fir/bluejoint reedgrass (bluejoint reed grass Phase)  
Subalpine fir/bluejoint reedgrass (Canby's licoria root Phase)  
Subalpine fir/bluejoint reedgrass (dwarf huckleberry Phase)  
Subalpine fir/bluejoint reedgrass (bluejoint reedgrass Phase)  
Subalpine fir/labrador tea (bluejoint reedgrass Phase)  
Subalpine fir/labrador tea (labrador tea Phase)  
Subalpine fir/devil's club (fool's huckleberry Phase)  
Subalpine fir/clasp-leaved twisted stalk (clasp-leaved twisted stalk Phase)  
Rocky Mountain juniper/red osier dogwood H.T.  
Spruce/bluejoint reedgrass C.T.  
Spruce/red osier dogwood H.T.  
Spruce/field horsetail H.T.  
Spruce/sweet-scented bedstraw H.T.  
Ponderosa pine/red osier dogwood H.T.  
Douglas fir/red osier dogwood H.T.  
Western red cedar/lady fern (lady fern Phase)  
Western red cedar/oak fern H.T.  
Western red cedar/devil's club H.T.  
Western hemlock/oak fern H.T.

## Deciduous Tree Habitat Types

Russian olive C.T. (non-upland)  
Quaking aspen/bluejoint reedgrass H.T.  
Quaking aspen/red osier dogwood H.T.  
Quaking aspen/western sweet-cicely H.T.  
Quaking aspen/kentucky bluegrass C.T.  
Black cottonwood/red osier dogwood C.T.  
Black cottonwood/Herbaceous C.T.  
Black cottonwood/Recent alluvial bar C.T.  
Black cottonwood/western snowberry

## Willow Shrub Habitat Types

Bebb willow C.T.  
Drummond willow/bluejoint reedgrass H.T.  
Drummond willow/beaked sedge H.T.  
Drummond willow C.T.  
Sandbar willow C.T.  
Geyer's willow/bluejoint reedgrass H.T.  
Geyer's willow/beaked sedge H.T.  
Geyer's willow C.T.  
Whiplash willow C.T.

## Non-Willow Shrub Habitat Types

Mountain alder C.T.  
Sitka alder C.T.  
Bog birch/beaked sedge H.T.  
Water birch C.T.  
Red osier dogwood C.T.  
Succulent hawthorne C.T.  
Small leaved laurel/Holm's Rocky Mountain sedge H.T.  
Shrubby cinquefoil/tufted hairgrass H.T.  
Woods rose C.T.  
Douglas's spirea C.T.  
Western snowberry C.T.

## Sedge Habitat Types

Water sedge (water sedge Phase)  
Slender sedge H.T.  
Mud sedge H.T.  
Nebraska sedge H.T.  
Beaked sedge H.T. (water sedge Phase)  
Beaked sedge H.T. (beaked sedge Phase)  
Beaked sedge H.T. (tufted hairgrass Phase)  
Holm's Rocky Mountain sedge H.T.  
Short beaked sedge H.T.

## Non-Sedge Habitat Types

Redtop C.T.  
Smooth brome C.T.  
Bluejoint reedgrass H.T.  
Tufted hairgrass H.T.  
Common spikesedge H.T.  
Few-flowered spikesedge H.T.  
Water horsetail H.T.

# ATTACHMENT B

Northern mangrass H.T.  
Baltic rush H.T.  
Canary reed H.T.  
Common reed H.T.  
Fowl bluegrass C.T.  
Kentucky bluegrass C.T.  
Hardstem bulrush H.T.  
Arrowleaf groundsel C.T.  
Common Cattail H.T.

Sources: Missoula City Subdivision Regulations

## SENSITIVE VEGETATION SPECIES

*Ceanothus douglasii* Black Hawthorne  
*Amaranthus alifolius* Western Service Berry  
*Festuca idahoensis* Idaho Fescue  
*Symphoricarpos albus* Common Snowberry  
*Agropyron spicatum* Bluebunch Wheatgrass  
*Festuca scabrella* Rough Fescue  
*Lomatium macrocarpum*  
*Eriogonum ovalifolium*  
*Phlox missouliensis*  
Shrubby Willow Herb

Sources: John Pierce, Botanist, Missoula, MT  
Inventory of Conservation Resources, Missoula County  
Montana Natural Heritage Program

## SENSITIVE WILDLIFE SPECIES OR HABITAT TYPES

### Birds

Golden Eagle  
Northern Harrier  
Rufous-sided Towhee  
American Kestrel  
Great Horned Owl  
Vesper Sparrow  
Western Meadowlark  
Horned Larks  
Black-billed Magpie  
Black-headed Grosbeak  
Brewer's Blackbird  
Cliff Swallow  
Red Tailed Hawk  
Common Nighthawk  
Grasshopper Sparrow  
House Wren  
Lark Sparrow  
Lazuli Bunting  
Savannah Sparrow  
Warbling Vireo  
Western Wood-Pewee  
Clipper  
Northern Shrike  
Northern Waterthrush

Sources: Bob Henderson, MT Department of Fish, Wildlife & Parks  
Richard Hutto, Ornithologist, University of Montana  
Inventory of Conservation Resources, Missoula County  
Montana Natural Heritage Program

### Mammals

Yellow Belly Marmot  
Badger  
Black Bear  
Bobcat  
Mountain Lion  
Bighorn Sheep  
Mule Deer  
Elk  
Fox  
Whitetail Deer (esp. winter & spring range)

### Fish

Bull Trout  
Westslope Cutthroat Trout

NATIVE VEGETATION OR VEGETATION THAT IS  
COMPATIBLE WITH NATURALIZED AREAS.

SPECIES
WOODS ROSE
CARAGANA
VIRGINIA CREEPER
BUFFALO BERRY
SCOPULDRUM JUNIPER
NINEBARK
HONEYSUCKLE
PONDEROSA PINE
LODGE POLE PINE
RED OISER DOGWOOD
SERVICEBERRY
SNOWBERRY
COTTONWOOD
ALPINE FUR
CHOCHECHERRY
YUCCA
SUMAC
SILVER BUFFALO BERRY
AUSTRIAN PINE
WILLOW
HAWTHORN
ELDERBERRY
RIVER BIRCH/ALDER
ROCKY MT MAPLE
LILAC
MT ASH
MOYESII ROSE
ALDER/RIVER BIRCH
MOCKORANGE
RUSE SUMAC
MT MAHOGANY
DOUGLAS FIR
GOLDEN CURRANT
SQUAW CURRANT

Source: Missoula Parks and Recreation Department

SUB-STANDARD QUALITY WHEN FILMED

BOOK 515 PAGE 0511

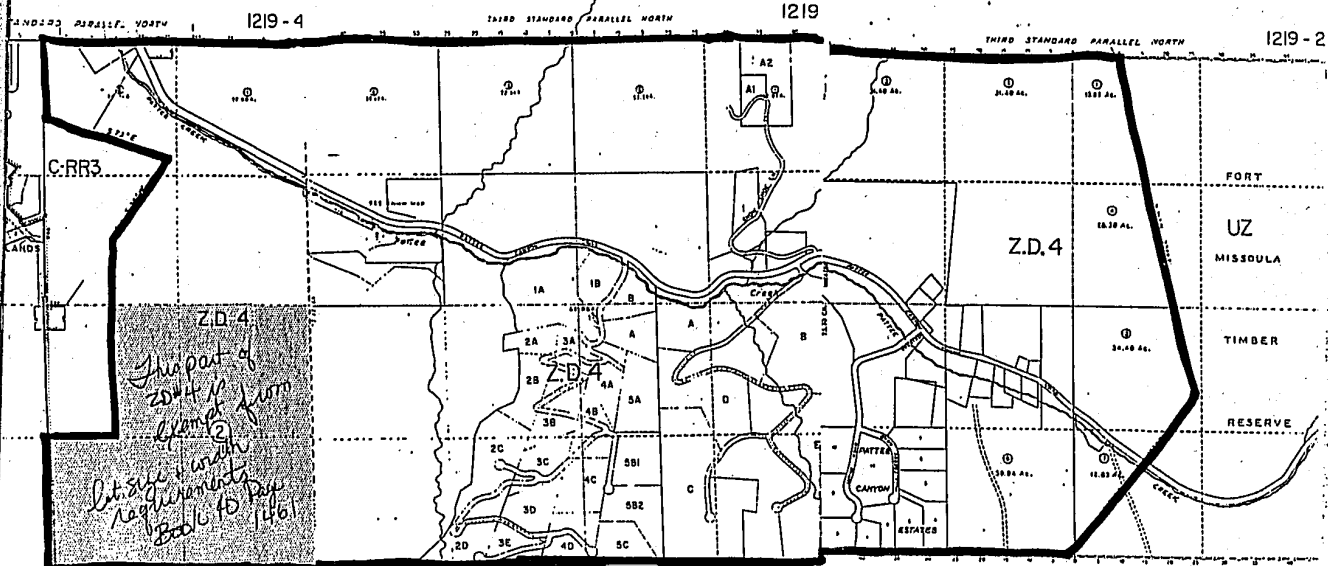
N. R. 19 W.  
Sec. 4

T. 12 N. R. 19 W.  
Sec. 3

T. 12 N. R. 19 W.  
Sec. 2

9718035

97 SEP 3 AM 11:34



I RECEIVED AND FILED THIS INSTRUMENT FOR RECORD ON THE 3 DAY OF Sept 1971 AT 11:34 O'CLOCK A.M. AND IT IS RECORDED  
IN VOL. 515 OF MICRO-RECORDS OF THE COUNTY OF MISSOULA, STATE OF MONTANA, ON PAGE 511. FEE PAID \$  
RETURN TO: Richard E. Zeier WITNESS MY HAND: VICKIE M. ZEIER, COUNTY RECORDER  
ADDRESS: 1406 BY: Richard E. Zeier DEPUTY DOC. RES

SUB-STANDARD QUALITY WHEN FILMED