

FILED

APRIL 3, 1997

11:29AM

PERM FILE

8327

Betty J. Lund CLERK AND RECORDER BY Tana L. Miller

DEPUTY No fee

RESOLUTION NO. 144

A resolution adopting the change of zoning classification on certain lots of the George A. Smith Addition to the Town of Stevensville, Ravalli County, Montana.

WHEREAS, The Town of Stevensville has held Public Hearings on the request to re-zone certain lots in the George S. Smith sub division from R2 to C2 and there was a recommendation from the Stevensville Zoning and Planning Board to change the zoning classification:

NOW THEREFORE BE IT RESOLVED, that the zoning classification on lots 21 and 22 of Blocks 2; Lots 3 and 4, 21 and 22 of Blocks 3 and 4, be changed to C2 from the present R2. The owners of these lots are required to replat all of the above lots combining lots 21 and 22 of Blocks 2; Lots 3 and 4, 21 and 22 of Block 3 and 4, into one lot furnishing the Town with a copy of the registered plat.

The owners of lots 3 and 4, Block 5 agree to furnish a utility easement on the east side of this lot.

PASSED AND APPROVED ON A UNANIMOUS VOTE AT A REGULARLY CONVENED MEETING OF THE STEVENSVILLE TOWN COUNCIL ON THE 15th DAY OF OCTOBER 1996.

  
MAYOR

ATTEST

  
TOWN CLERK

CHAPTER 16

OUTSIDE TOWN LIMITS

SECTIONS:

- 16.11.010 Intent
- 16.11.020 Areas Established
- 16.11.030 Zoning Preferences

16.11.010 Ravalli County has not adopted regulations of zoning and planning within a mile of the Town of Stevensville and it has been determined that the area to which the zoning and sub division regulations of the Town of Stevensville should be extended is that lying between the Supply Ditch canal and the Bitterroot River, south of the existing southerly boundary of the Town of Stevensville and its existing additions, and extending south therefrom for a distance of one mile, excluding Ravalli County Holly Lane Zoning District no. 23. Many of the residents within the contemplated area have requested the Town to extend the application of its zoning and subdivision regulations to this area and the Council has held public meetings concerning such extension and more than three-quarters of the property owners within the contemplated area favored the extension.

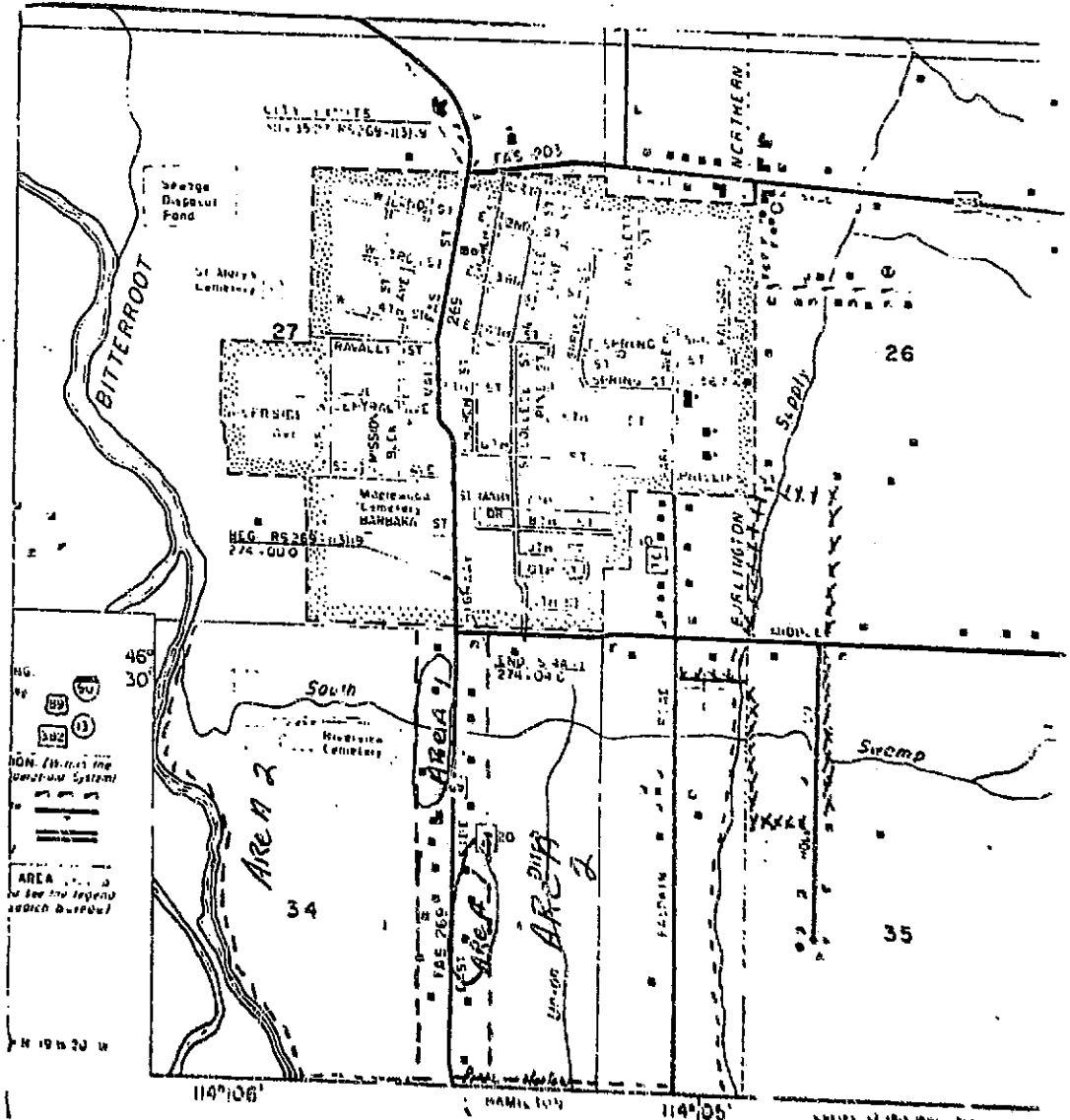
16.11.020 The Stevensville Town Council has determined that it is in the best interest of the Town for anticipated future expansion of the Town, that the contemplated area be zoned in conformity with the Master Plan of the Town to provide orderly location of residential as well as commercial and light industrial zones outside of as well as within the Town limits.

16.11.030 Whereas, the property lying 500 feet on either side of the eastside highway extending the entire length of the extension area is most suitable for commercial and light industrial use, and all of the remaining area is most suitable for residential area; be it ordained that the zoning and subdivision regulation of the Town of Stevensville be extended to that area outside of the Town of Stevensville which as bound on the East by the Supply Ditch Canal right of way and on the West by the Bitterroot River, from the south boundary of the Town of Stevensville and its existing additions, excluding the Ravalli County Holly Lane Zoning District No. 23, South for a distance of one mile and that the portion of the area lying along the Eastside Highway on either side and extending to a depth of 500 feet, therefor is designated as commercial and industrial lands for uses and construction designated in C1, C2 and L1 Classifications, and designated as AREA ONE and all of the remaining area is designated as residential property for homes and construction designated in R1 and R2 classifications and designated as AREA TWO.

DATED THIS 24<sup>th</sup> DAY OF June 1996  
PASSED AND APPROVED AFTER SECOND READING AT A REGULARLY  
CONVENED MEETING OF THE STEVENSVILLE TOWN COUNCIL ON THE  
24<sup>th</sup> day of June 1996.

ATTEST: Nancy Powell  
TOWN CLERK

William H. Moore  
MAYOR



XXX - Holly Lane Leasing Assoc #23  
--- AREAS 1 & 2 - Town

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AMENDMENT TO THE STEVENSVILLE MASTER PLAN  
ZONING AND PLANNING

REQUIREMENTS IN RESIDENTIAL ZONES AND COMMERCIAL ZONES ARE AMENDED  
AS FOLLOWS:

1. All construction shall be in accordance with the Uniform Building Code, sections 301 through 3407 and the mechanical, electrical and plumbing codes as adopted by the State of Montana and the Town of Stevensville.
2. Animals are subject to the restrictions of Chapter 8.04. Regulation of animals of the Stevensville Ordinances.
3. Garbage and junk vehicles are regulated by Title 7, of the Stevensville Ordinances.
4. Mobile Home installation is enforced by Chapter 15.20 of the Stevensville Town Ordinances.
5. All sub-division plats and amended plats shall be presented to the Town Planning Board for approval and shall advise the Town Council on these matters according to Chapter 2.26 of the Town of Stevensville ordinances.
6. School lands are regulated by Chapter 16.17, Public Lands and Institutional District of the Town of Stevensville.
7. Signs must be attached to the commercial buildings and may not be larger than 24 square feet or 4x6' in size, no flashing lights or moving parts will be allowed.

BE IT RESOLVED BY THE STEVENSVILLE TOWN COUNCIL THAT THIS AMENDMENT TO THE STEVENSVILLE MASTER PLAN HAS PASSED THIS 29<sup>th</sup> DAY OF June 1996. AT A REGULARLY CONVENED MEETING OF THE STEVENSVILLE TOWN COUNCIL AND WILL TAKE EFFECT UPON PASSAGE.

  
MAYOR

ATTEST:

  
TOWN CLERK

AMENDMENT TO THE STEVENSVILLE MASTER PLAN  
ZONING AND PLANNING

Ravalli County has not adopted regulations of zoning and planning within a mile of the Town of Stevensville and it has been determined by public hearings that a majority of residents in this area feel it is in their best interest to extend the zoning and planning regulations in an area lying between the Supply Ditch Canal and the Bitterroot River, south of the existing southerly boundary of the Town of Stevensville and its existing additions, and extending therefrom for a distance of one mile, excluding the Ravalli County Holly Lane Zoning District No. 23.

The areas of this district shall be as follows: The portion lying along the eastside highway on either side, extending to a depth of 500 feet is designated as AREA ONE and is designated as commercial and industrial lands for uses and construction designated as commercial and industrial land for uses and construction designated in C1, C2 and I1 classifications, and all of the remaining area is designated as residential property for homes and construction designated in R1 and R2 classifications and to be known as AREA TWO.

REQUIREMENTS IN AREAS ONE AND TWO WILL BE AS FOLLOWS:

1. One acre parcels until such time as annexed into the town and then the acre could be reduced to Town lot size of 10,000 square feet.
2. No construction or installation of a dwelling without permanent foundations or less than one thousand (1,000) square feet of living space above ground will be permitted. Open porches or attached garages may not be used in space requirements.
3. Dwellings and structures must be 7-1/2 feet from the property line on sides and 25 feet on the front and rear.
4. All new dwelling construction shall be to UBC specifications.
5. A permanent residence, must be completed within 18 months after any temporary units are placed on the property.
6. Structures for animals or other buildings should complement the general architecture of the surrounding buildings, thus eliminating shacks and dilapidated structures.
7. A property owner or resident shall build and maintain such fencing as necessary to contain any agricultural animals prior to bringing such onto their property.
8. All garage and trash cans shall have tight covers to prevent escape of odors and entrance of animals.

9. Trash, junk cars or any junk equipment shall not be accumulated or stored on the premises .
10. Owners and purchasers of any tract hereby zoned shall comply with all State, County and Town laws pertaining to requirements of the Montana Board of Health and Environmental Sciences.
11. Underground utilities are required.
12. Mobile Homes in place in all areas are grandfathered in, but if destroyed or replaced they must be no older than eight years.
13. All mobile homes, modular homes or other dwellings must be on a permanent foundation, except in mobile home courts.
14. If a sub-division is created all roads must be built to city specifications.
15. No animals will be allowed to run at large in any area.
16. Building permits are required on all new construction in both areas and built to UBC codes.
17. Home based businesses without employees will be allowed in AREA TWO.
18. All school lands are regulated by Chapter 16.17, Public Lands and Institutional District of the Town of Stevensville.
19. No additional Mobile Homes Courts will be allowed within the two areas. Any improvements will be regulated and must conform to Town of Stevensville Ordinance 16.24 Mobile Home Courts.
20. Signs must be attached to the commercial buildings and may not be larger than 24 square feet or 4x6' in size, no flashing lights or moving parts will be allowed.

**SPECIFIC EXCLUSIONS IN THE AREAS ONE AND TWO**

1. Trailer/Auto re-building unless totally enclosed in a building.
2. No feed lots, gravel pits, saw mills, bars or taverns. no junk or storage yards or RV PARKS.
3. Excessively noisy or dirty businesses.
4. No hazardous waste storage, no toxic waste plants.
5. No kennels, commercial or private (boarding or breeding).
6. No propane tanks over 500 gallon

BE IT RESOLVED BY THE STEVENSVILLE TOWN COUNCIL THAT THIS AMENDMENT TO THE STEVENSVILLE MASTER PLAN HAS PASSED THIS \_\_\_\_\_ DAY OF 1996, AT A REGULARLY CONVENED MEETING OF THE STEVENSVILLE TOWN COUNCIL AND WILL TAKE EFFECT WHEN ORDINANCE TITLE 16 PLANNING AND ZONING OUTSIDE TOWN LIMITS IS PASSED.

*William D. Meier*  
MAYOR

ATTEST:

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TOWN CLERK