



**Stevensville Planning and Zoning Board Meeting
Agenda for
TUESDAY, MARCH 05, 2024
5:30 PM
206 Buck Street, Town Hall**

1. Call to Order and Roll Call
2. Public Comments (Public comment from citizens on items that are not on the agenda)
3. Discussion on the Following Items
 - a. Discussion/Decision: Appointment of Planning & Zoning Board Chairperson
 - b. Discussion: Reading of the Planning & Zoning Board By-Laws
 - c. Discussion/Decision: Annexation by Petition Application for Tract 3, CS 495033-TR
4. Adjournment

Guidelines for Public Comment

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during the official public comment period should come forward to the podium and state their name and address for the record. Comment during this time maybe time limited, as determined by the chair, to allow as many people as possible to comment. Citizens wishing to comment on a motion for decision before any vote can come forward or stand in place as they wish. Comment must remain on the motion before the council.

File Attachments for Item:

b. Discussion: Reading of the Planning & Zoning Board By-Laws

BY-LAWS
OF
THE STEVENSVILLE
PLANNING AND ZONING BOARD

ARTICLE I – NAME, MEMBERSHIP AND TERMS

SECTION 1. Name

- a. The official name of the organization shall be "The Stevensville Planning and Zoning Board"

SECTION 2. Membership

- a. Members are appointed by the Mayor of the Town, with Town Council concurrence.
- b.. Membership shall be as specified in Montana Codes Annotated 76-1-221 consisting of not less than seven members appointed as follows:
- (1) one member from Town Council membership
 - (2) one member appointed who may in the discretion of the council be an employee or hold public office in the town or county in which the town is located.
 - (3) one member to be appointed upon the designation by the county commissioners of Ravalli County.
 - (4) two citizen members who are resident freeholders within the Town limits.
 - (5) two citizen members who are resident freeholders within the extended zoning jurisdictions of the Town.
 - (6) in addition, with input from the Planning and Zoning Board Chairman, and when deemed to be in the best interest of the Town, up to two additional members from within the Town's zoning jurisdictions may be appointed to the Board as full members.

SECTION 3. Terms

- a.. Terms of membership shall be for three (3) years based upon calendar years and ending in staggered intervals, excepting the Town Council member who shall be appointed by Town Mayor for one year term. Members may be re-appointed to consecutive terms.

ARTICLE II – OFFICERS

SECTION 1. Officers.

The elective officers of the Planning and Zoning Board shall consist of a Chairman, Vice Chairman, and Secretary.

SECTION 2. Nomination and election of officers.

Nomination of elective officers shall be made at the annual election meeting which shall be held at the election meeting in January. The election shall follow immediately thereafter. Officers shall be nominated and elected from the appointed members only. A nominee receiving a majority vote of those present at the election meeting shall be declared elected.

SECTION 3. Terms of officers.

The elective officers shall take office immediately upon election in January and shall serve for a term of one year.

SECTION 4. Vacancies in office.

Vacancies in elective offices shall be filled immediately by regular election procedures for the unexpired portion of the term.

SECTION 5. Duties of officers.

- a. Chairman: The chairman shall preside at all meetings and public hearings of the Planning and Zoning Board and shall call special meetings when he/she deems it necessary or is required to do so. The Chairman shall certify the expenditures of the Planning and Zoning Board funds and shall sign the minutes of the board meetings and all official papers and plans involving the authority of the Planning and Zoning Board which are transmitted to the Town Council. The Chairman shall have the privilege of discussing all matters before the Board and voting thereon. The Chairman shall have all the duties normally conferred by parliamentary usage on such officers and shall perform such other duties as may be ordered by the Board, except as otherwise provided in these by-laws, in other Board resolutions, or in Town Ordinances.

- b. Vice-Chairman: The Vice-Chairman shall assume the duties and powers of the Chairman in his/her absence. If the Chairman and Vice-Chairman are both absent, the board members shall elect a temporary chairman by a majority vote of those present at the regular, recessed, or special meeting, who shall assume the duties and powers of the Chairman or Vice-Chairman during their absence.
- c. Secretary: The Secretary shall keep the minutes of the regular, recessed, and special meetings of the Board. Such minutes shall be approved by the Board and signed by the Chairman. The Secretary shall also keep the minutes of the Board committee meetings when requested to do so. He/she shall give notice of all regular and special meetings to Board members, shall prepare the agenda of regular and special meetings, shall serve proper and legal notice of all public hearings, and shall serve draft and sign the routine correspondence of the Board. The secretary shall maintain a file of all studies, plans, reports, recommendations, and official records of the Board and shall perform such other duties as the Board may determine.

SECTION 6. Order of business – Regular meetings.

- a. Call to order by the Chairman
- b. Roll call
- c. Approval of minutes of preceding meeting
- d. Public hearings
- e. Regular business
- f. Petitions and communications from audience
- g. Written communications
- h. Reports from Planning and Zoning Board members and committees
- i. Staff reports
- j. Adjourn

SECTION 7. Public hearing procedure.

- a. Chairman reviews the application orally. Assigned committee chairman adds related and background information. Planning and Zoning Board members permitted to ask relevant questions on the application. Public hearing opened. Any petitions and data shall be presented at this time.
- b. Proponents or opponents in audience given an opportunity to speak in favor or against application. Information submitted should be factual, relevant, and not merely duplication of previous presentation. A reasonable time shall be allowed. Each person speaking shall give name, address, and nature of interest in the matter.
- c. Other interested parties allowed commenting briefly or making inquiries. Planning staff presents technical analysis, reviews planning considerations and basic policy, cites possible alternatives, and makes recommendations, if any.
- d. Brief rebuttal for proponents and opponents heard separately and consecutively, with presentation limited to their spokesman.
- e. Public hearing closed. Planning and Zoning Board members voice other significant considerations, pose any relevant questions.

f. Motion for disposition.

SECTION 8. Quorum.

A majority of the members of the Planning and Zoning Board shall constitute a quorum for the transaction of business and the taking of official action.

SECTION 9. Attendance.

The failure to attend three consecutive regular meetings shall be construed as a resignation from the Planning and Zoning Board. The chairman shall notify the appropriate governing body of the vacancy.

SECTION 10. Vacancies.

The Mayor, with Town Council concurrence, shall fill a vacancy occurring on the Planning and Zoning Board within 90 days after notification.

SECTION 11. Motions.

The Chairman shall restate motions before a vote is taken. The name of the members making and seconding a motion shall be recorded in the minutes of the meeting.

SECTION 12. Voting.

Any action taken by the majority of those present, when those present constitute a quorum, at any regular, recessed, or special meeting of the Planning and Zoning Board shall be deemed and taken as action of the Board. All matters requiring a public hearing before the Board and all matters referring to the Planning and Zoning Board by the Town Council shall be by roll call vote and the vote of each member shall be recorded in the minutes of the meeting.

SECTION 13. Reports.

On all matters considered by the Planning and Zoning Board, the report and recommendations, if any, of the board staff or appropriate committees shall be presented to the board and shall be recorded in the minutes of the meeting.

Section 14. Parliamentary procedure.

Parliamentary procedure in Planning and Zoning Board meetings shall be governed by the Roberts Rules of Order, Revised, unless it is specifically provided otherwise in these by-laws, in other Planning and Zoning Board resolutions or in Town Ordinances.

SECTION 15. Public nature of meetings and records.

All regular, recessed, and special meetings, hearings, records, and accounts shall be open to the public.

ARTICLE III – MEETINGS

SECTION 1. Regular meetings: Time and place.

A regular quarterly meeting shall be held within the first full week of January, April, July, and October at 7:00 P.M. in the Town Hall. Legal public notice of time and date shall be posted.

SECTION 2. Recessed meetings.

Any regular meeting may be recessed to a definite time and place by a majority vote of the Planning and Zoning Board members present at the meeting.

SECTION 3. Special meetings.

The Chairman may call special meetings of the Planning and Zoning Board or by any two members upon written request to the secretary. The secretary shall send to all members, at least two days in advance of a special meeting, a written notice fixing the time and place of the meeting.

SECTION 4. Notice of meetings.

Written notice of all meetings and special meetings shall be given by the secretary to the members of the Planning and Zoning Board. Notice of all meetings shall be postmarked at least two days (48 hours) prior to the meeting. The notice shall state the time and place of the meeting.

ARTICLE IV – COMMITTEES

SECTION 1. Establishment of committees.

The Board may establish such standing or special committees as it deems advisable and assign each committee specific duties or functions. No standing or special committee shall have the power to commit the Board to the endorsement of any plan or program without its submission to the body of the Board.

SECTION 2. Appointment and terms of committee members.

The Chairman of the Planning and Zoning Board shall appoint the members of each standing or special committee and shall name the chairman of each committee. The members of each standing committee shall be appointed at the first regular meeting in January. Special committees may be appointed at such times and for such purposes and terms as the Board approves.

SECTION 3. Committee vacancies.

Vacancies on committees shall be filled immediately by the Chairman of the Board.

SECTION 4. Meetings of committees.

All committees shall meet at the call of the committee chairman provided that the chairman of the Board shall also have the opportunity to call a special meeting of any committee at any time and upon such notice as the Chairman may specify.

SECTION 5. Quorum and voting.

A majority of the members appointed shall constitute a quorum of all committees. The affirmative vote of a majority of the committee membership shall be required for the adoption of a matter before the committee.

ARTICLE V - AMENDMENTS

SECTION 1. Amendments.

a. These by-laws may be amended at any regular meeting by the affirmative vote of members of the Planning and Zoning Board provided that the proposed amendments have submitted in writing at a previous meeting.

b. Final approval of these amendments is required by a majority vote of the Town Council.

PASSED AND ADOPTED AS AMENDED BY THE STEVENSVILLE PLANNING AND ZONING BOARD THIS 11th DAY OF JULY, 2012.

[Signature]
Board Chairman

ATTEST: [Signature]
Board Secretary

APPROVED BY STEVENSVILLE TOWN COUNCIL THIS 26th DAY OF July, 2012

[Signature]
Mayor

ATTEST [Signature]
Town Clerk.

File Attachments for Item:

c. Discussion/Decision: Annexation by Petition Application for Tract 3, CS 495033-TR

Greg Overstreet
Town Attorney



Stevensville Town Hall
206 Buck Street
Stevensville, MT 59870
Phone: 406-777-5271
Fax: 406-777-4284

MEMORANDUM

To: Bob Michalson, Mayor
From: Greg Overstreet, Town Attorney
Date: January 29, 2024
Re: Croci – Petition for Annexation

On January 23, 2024, Fred Croci submitted a petition for annexation of a sliver of property he and the Town thought were already within Town limits. I have examined the petition and the applicable statutes and Town Code provisions and conclude that the application meets the requirements for annexation.

[MCA 7-2-4601\(3\)\(a\)\(ii\)](#) provides that the owner of a parcel can petition for annexation without a vote of the public to approve it. I confirmed on Cadestral that Croci owns the parcel in question.

A resolution is required to approve a petition for annexation. MCA 7-2-4601(3)(b). A statute, [MCA 7-2-4606\(2\)](#), details what the resolution must contain if the petition were voted on by the public, which is not the case here. However, this statute provides guidance on what should be in the Croci resolution. The resolution should contain a statement that:

A petition has been filed with the governing body containing the signatures of the owner of the area to be annexed; a description of the boundaries of the area to be annexed; and a statement that the boundaries of the municipality are to be extended to include the area described in the petition for annexation.

I can ask Croci's attorney to draft the resolution to save the Town the legal costs of me doing it. Let me know if you would like me to do so.

Upon annexation, the area containing the parcel must be zoned. [Town Code § 152](#) & [Town Code § 10-375](#). The new area should be zoned consistent with surrounding properties. [Town Code § 152](#) & [Town Code § 10-375](#). The Planning and Zoning Board gives a recommendation to the Town Council on the zoning for the new parcel. [Town Code § 152](#) & [Town Code § 10-375](#).

Annexation is not final approval of a proposed subdivision. [Town Code § 10-377](#) lists all the things a developer still must do after annexation. They are the standard things like installing water and sewer lines. (Crocì has correctly noted in his petition for annexation that he will not be installing or sewer lines until the Town has the water rights from DNRC necessary to serve the area including the proposed subdivision.)

Speaking of final subdivision approval, the Crocì proposal is exempt from Town subdivision approval under [MCA 76-3-207\(1\)\(b\)](#) and [Town Development Regulations](#) (at pages 16-18).

January 23, 2024

Jenelle Berthoud, Town Clerk
206 Buck Street
Stevensville, MT 59870

Dear Ms. Berthoud,

Attached to this letter is an Annexation by Petition application, Site Plan, and associated exhibits for the parcel described in Document Number 767047 of Ravalli County Records, owned by Fred Croci. Mr. Croci mailed the original signed Petition and a check for the review fee to the Town on January 22, 2024. Please apply the check to the attached application.

The adjoining parcel to the south (Tract 3, CS 495033-TR) is within the Town's limits and is involved in a Family Transfer exemption from subdivision review, which was approved in August of 2023 (please see attached approval letter). The parcel proposed to be annexed is included in this division of land, as it provides access to Eastside Highway 203 for four of the proposed lots. The approval letter from the Town mistakenly identifies this parcel as being within the Town's limits, and it was only recently brought to our attention that this is not the case. The inclusion of this parcel on the Certificate of Survey for the Family Transfer necessitates the annexation of the parcel into the Town of Stevensville.

Due to the Town's inability to provide sewer and water services to the proposed Family Transfer parcels at this time, there are no current construction plans to include with this application. The only construction that is likely to take place on this parcel is the installation of an approach to Eastside Highway 203. Our application to the Montana Department of Transportation for two approaches (as shown on the attached Site Plan) is still pending review as of the date of this letter.

The proposed Family Transfer parcels will be recorded with sanitary restrictions, pursuant to the exemption from sanitation in subdivision review in ARM 17.36.605(2)(a) "as a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed." Attached is a letter from the Ravalli County Environmental Health Department approving the use of this exemption.

Once municipal sewer and water services become available to the Family Transfer parcels, the property owner will apply to lift these sanitary restrictions and will submit construction plans for review by the Town for compliance with City infrastructure, zoning, and other Code requirements as necessary.

Thank you in advance for your review and assistance. Please let me know if you have any questions or need any additional information.

Sincerely,



Marias Hale
Land Use Planner



Town of Stevensville
ANNEXATION BY PETITION

APPLICATION FEE: \$1000.00
(Payable to the Town of Stevensville)
ALL FEES ARE NON-REFUNDABLE

The undersigned, being all the Property Owner(s) or as legally authorized by all the Property Owner(s), of the property herein described, petitions the Town of Stevensville to annex the same under the provisions of Title 7, chapter 2, part 46, MCA.

In support of this Petition, undersigned provides the following information:

- 1. IS THE PROPERTY CONTIGUOUS TO EXISTING CITY LIMITS? Yes [X] No []
2. HAS THE PROPERTY BEEN PREZONED? Yes [] No [X]

If so, what is the zoning? _____

- 3. IF NOT CURRENTLY PREZONED, WHAT ZONING IS PROPOSED? R-1 _____

- 4. PRESENT AND PROPOSED USE: (attach additional information if necessary)

The parcel is currently vacant and is proposed to provide access to Eastside Highway for four parcels that will be created through a Family Transfer of the property described as Tract 3, CS 495033-TR. Please see the attached approval letter for the Family Transfer and the Site Plan for additional information.

- 5. IF WATER AND SEWER SERVICE DO NOT EXIST, HOW DO YOU PROPOSE TO GET SERVICE TO THE PROPERTY? Water and sewer will serve the proposed Family Transfer parcels via a proposed utility easement across Lot 9 of Creekside Subdivision. No facilities are proposed on the parcel to be annexed.
6. IN WHICH FIRE DISTRICT OR FIRE SERVICE AREA IS THE PROPERTY LOCATED? Stevensville Rural Fire District
7. IS THE PROPERTY SERVED BY A PRIVATE GARBAGE SERVICE? Yes [] No [X]

Application Instructions

INTENT: Application to the Town Council for annexation into the Town of Stevensville as described in §7-2-46, MCA.

GENERAL: Please submit the following:

- 1. [X] Completed Application to the Town Clerk. The application fee must be paid at the time of application submittal.
2. [X] Application must be COMPLETED and SIGNED by the applicant and property owner. An incomplete application may delay review of your request. Attach additional information if needed.
3. [X] Vicinity map of the area with the application form. This map must show the location of the property in relation to surrounding land and zoning in the immediate area; and City streets.

- 4. A description of the boundaries of the area to be annexed.
- 5. Storm water drainage plan, unless waived by the Public Works Director.
- 6. Site plan.

REQUIREMENTS FOR SUBMITTING SITE PLAN:

- 1. Five (5) 11" x 17" copies of the site plan are required, plus one (1) copy reduced to either 8½" x 11" or 8½" x 14".
- 2. All lines must be drawn legibly. (Black or blue line prints from an original are acceptable.)
- 3. Drawn to one of the following scales: 1"=10'; 1"=20'; 1"=50'
- 4. Your site plan must have the following information (check each item prior to submitting application):
 - complete legal description of property - name of addition/subdivision with block and lot number(s);
 - lot dimensions and square footage;
 - location, names, and widths of boundary streets, alleys and existing sidewalks;
 - location and size of existing and proposed utilities such as sewer, water lines, fire hydrants phone, gas, power, etc.;
 - locations, dimensions, and square footage of all structures and uses on the property;
 - distance of all structures from property lines (front/side/rear yard setbacks);
 - dimensions of any signs and their locations in relation to all property lines; and
 - north arrow and scale.
 - describe the legal and physical access to the property.

NEW CONSTRUCTION MUST COMPLY WITH THE FOLLOWING:

- 1. Building and fire codes, including required building and occupancy permits, and
- 2. The property owner must submit plans for review by the Town of Stevensville for compliance with City infrastructure, zoning, and other Code requirements, provide proof of compliance with all building and fire codes for all new construction or remodels subsequent to the adoption of this resolution and prior to annexation of the property, and pay all fees for such reviews in the same manner and on the same basis as do owners of properties already in the City.

NOTE: ANNEXATION IS EFFECTIVE ONLY AFTER THE CONDITIONS OF ANNEXATION HAVE BEEN MET AND THE TOWN COUNCIL HAS PASSED THE RESOLUTION OF ANNEXATION. INSTALLATION OF CITY WATER AND SEWER MAINS, FIRE HYDRANTS, STREETS, SIDEWALKS, CURBS AND GUTTERS MAY BE REQUIRED PRIOR TO ANNEXATION.

IT IS THE POLICY OF THE TOWN COUNCIL NOT TO ACT ON A PROPOSAL IF THE APPLICANT/APPLICANT'S REPRESENTATIVE IS NOT PRESENT AT THE COUNCIL MEETING.

Town Planning Staff represents the Town; staff cannot answer questions for the applicant.

- 3. Taxes and assessments must be paid and current at the time of filing the Resolution of Annexation.

Dated this 22nd day of January, 2024.

COME NOW the undersigned and respectfully petitions the Town Council of the Town of Stevensville requesting city annexation of the following real property into the Town of Stevensville.

The petitioner(s) requesting Town of Stevensville annexation of the property described herein hereby mutually agree with the Town of Stevensville that immediately upon annexation of the land all Town of Stevensville municipal services will be provided to the property described herein on substantially the same basis and in the same manner as such services are provided or made available within the rest of the municipality prior to annexation.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to water and sanitary sewer utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation Service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED: A TRACT OF LAND PREVIOUSLY RECORDED AS DOCUMENT 767047 OF RAVALLI COUNTY RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA; RAVALLI COUNTY, MONTANA

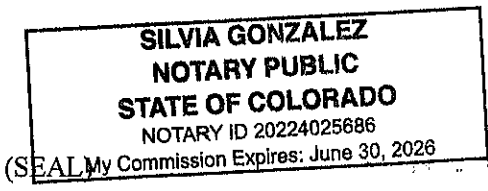
PROPERTY ADDRESS: Unaddressed parcel, south of Eastside Highway 203

[Signature]
OWNER(S) NAME, TITLE NAME, TITLE

colorado ss
STATE OF MONTANA)
weld s.g) ss.
County of Ravalli)

On this 22 day of January, 2024, before me the undersigned, a Notary Public for the State of Montana, personally appeared Fred croci, known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name/s is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.



[Signature]
Silvia Gonzalez
(Printed name required)
Notary Public for the State of Montana colorado s.g
Residing at weld county 1540 main st 218
My Commission Expires: 06/30/2026
MM/DD/YY

Return To:
Kevin S. Jones
Jones & Houston, PLLC
2625 Dearborn Ave., Ste. 102
Missoula, MT 59804

**TOWN OF STEVENSVILLE APPROVAL OF
FAMILY TRANSFER EXEMPTION FROM SUBDIVISION
REVIEW**

RE: Claimant: Fred L. Croci ("Croci")
1540 Main St. #218/330
Windsor, CO 80550-7913

Exemption(s): Family Transfer Request
Mont. Code Ann. §76-3-207(1)(b)

Legal Description: Tract 3 of COS #495033, Section 26, Township 9 North
Range 20 West, P.M.M.

AND

Zoning District: That portion of the Northwest one-quarter of the Northeast one-quarter (NW1/4 NE1/4) of Section 26, Township 9 North, Range 20 West, PMM, Ravalli County, Montana, lying south of the Eastside Highway and east of Book 63 Page 23, being more particularly described as follows: Beginning at the northwest corner of Tract 3 of Certificate of Survey NO. 495033-TR, records of Ravalli County, said point being on the east boundary of said Book 63 Page 23 and being the point of beginning; thence along said east boundary, N.03°14'47"E., 60.56 feet to a point on the southerly right-of-way of the Eastside Highway; thence along said right-of-way, S.82°14'35"E., 882.87 feet to a point on the south boundary of said Northwest one-quarter of the Northeast one-quarter (NW1/4 NE1/4); thence along said south boundary, N.86°10'34"W., 880.18 feet to the point of beginning, containing 0.61 acres.

R-1

Croci is the owner of certain Ravalli County real property as legally described above in Section 26, Township 9 North, Range 20 West, Ravalli County, Montana. Croci's property lies within the Town of Stevensville's boundaries. Croci has requested a family transfer exemption from the Montana Subdivision and Planning Act for this real property.

The Town of Stevensville has reviewed the proposed family transfer and agrees that the family transfer is appropriate under Montana law and the Town of Stevensville Subdivision Regulations (Resolution 514).

This approval is conditioned upon no evidence arising indicating a purpose by the property owner to evade the requirements of the Montana Subdivision and Platting Act. Approval also is conditioned upon payment of all real property taxes and/or special assessments levied upon the land having been paid.

Claimant may include this document with his finalized Certificate of Survey to the Ravalli County Clerk and Recorder in conjunction with the recording of the family transfer deeds.

DATED this 18 day of August, 2023.

Town of Stevensville

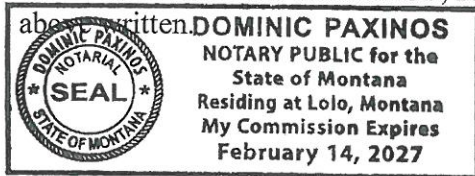
By: [Signature]
Steve Gibson, Its Mayor
Printed Name

[Signature]
Janelle S. Berthoud Town Clerk

STATE OF MONTANA)
County of Ravalli) ss.

On this 18 day of August, 2023, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Steve Gibson, known to me to be the Mayor of Town of Stevensville, and acknowledged to me that he/she executed the same. Also Janelle Berthoud, town clerk

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first



[Signature]

(SEAL)



Ravalli County Environmental Health
215 South 4th Street – Suite D
Hamilton, MT 59840
Phone: (406) 375-6565
Fax: (406) 375-6566

December 27, 2023

SSE-23-12-27-04

FRED L CROCI
1540 MAIN ST UNIT 218 PMB 330
WINDSOR, CO 80550

Re: Subdivision Exemption # 15867, Boundary Relocation and FT, Located in the NE1/4 of Section 26, T9N, R20W; Parcel # 304090 and 304010; Geocode # 1764-26-1-03-38-0000 and 1764-26-1-03-01-0000.

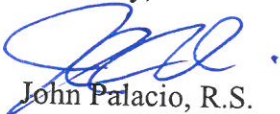
Dear Applicants:

The Ravalli County Environmental Health Department has reviewed your subdivision exemption application for exemption from the sanitation in subdivision regulations, Section 76-4-125, MCA. Based on information you have submitted, Montanan Cadastral, and Ravalli County septic permit records, our office has determined that you can use the exemptions stated on the application and survey for the above-referenced parcels.

1. Proposed Tracts 1-5 are exempt pursuant to ARM 17.36.605(2)(a).
 - *For Proposed Tracts 1-5, any proposed construction of facilities for or of structures served by a water supply, wastewater disposal, storm drainage, or solid waste disposal facility must be reviewed and approved by the Department of Environmental Quality prior to construction. No buildings or improvements exist on this tract per Montana Cadastral.*

This approval must be utilized within one year of the above date, unless you specifically request in writing a one-year extension. If you have questions, please contact me at the address above or call (406) 375-6565.

Sincerely,








John Palacio, R.S.

CC: Sent to: Eli & Associates
Ravalli County Exemption Files

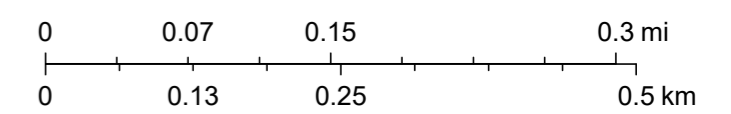
Vicinity Map



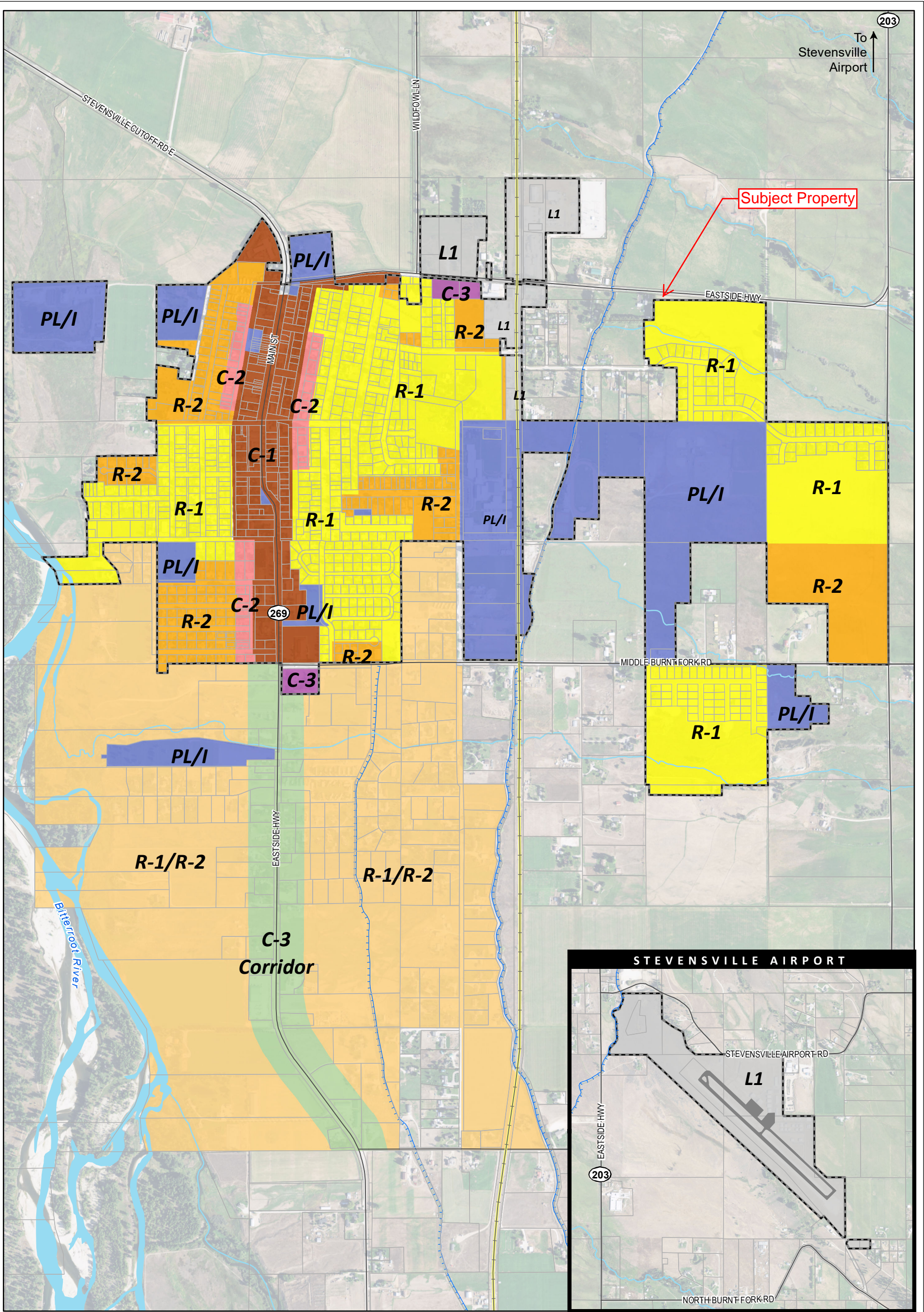
1/17/2024, 11:01:22 AM

-  CadastralWebMerc - OwnerParcel
-  CadastralWebMerc - PLSS First Division
-  Section
-  CadastralWebMerc - PLSS Township
-  CadastralWebMerc - Counties

1:9,282



Esri Community Maps Contributors, Montana State Library, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar



0 250 500 1,000
Feet

Date: January 2019
Sources: Ravalli County GIS, NRIS, HDR
Imagery: USDA NAIP 2015
Projection: MT State Plane, NAD 83 FT

Map Author: **HDR**

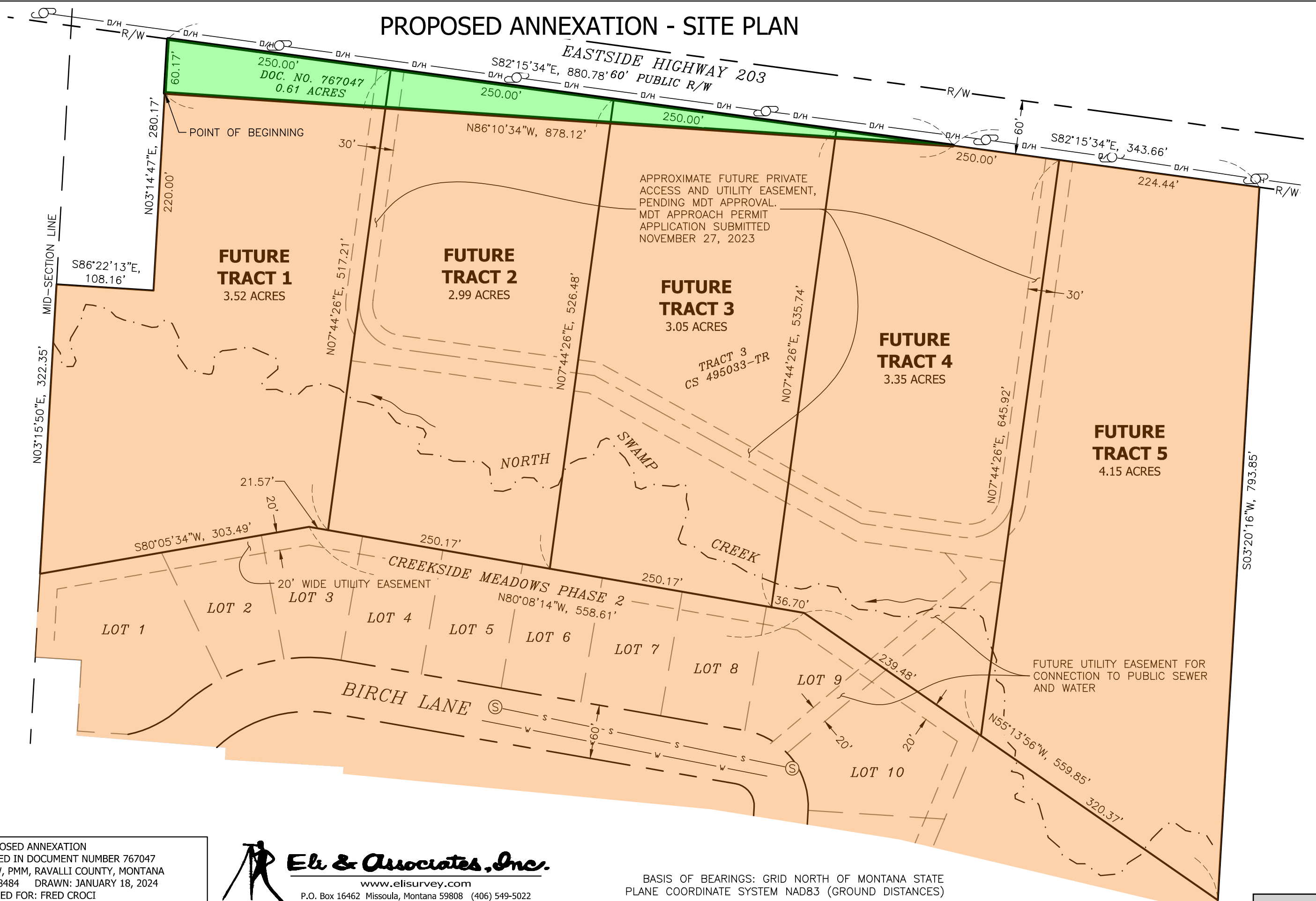
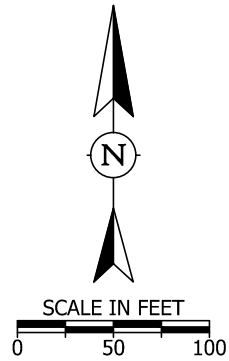
City of Stevensville
RAVALLI COUNTY
MONTANA

LEGEND		Zoning Districts	
	C-2 - Limited Commercial		R-1 - Residential Low Density
	C-3 - Highway Commercial		R-2 - Residential Medium Density
	C-3 Corridor		R-1/R-2 - Residential Low/Medium Density
	PL/I - Public Lands/Institutional		C-1 - Commercial
	L1 - Light Industrial		Stevensville City Limits
	Property Boundary		Major Road
	Railroad		Canal/Irrigation Ditch
	River/Water Body		Stream

City of Stevensville
ZONING DISTRICTS
Ravalli County, Montana



PROPOSED ANNEXATION - SITE PLAN





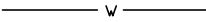
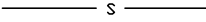


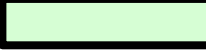


PROPOSED ANNEXATION
OF PARCEL DESCRIBED IN DOCUMENT NUMBER 767047
NE1/4, S26, T9N, R20W, PMM, RAVALLI COUNTY, MONTANA
ELI PROJECT NO. 22-8484 DRAWN: JANUARY 18, 2024
PREPARED FOR: FRED CROCI

Eli & Associates, Inc.
www.elisurvey.com
P.O. Box 16462 Missoula, Montana 59808 (406) 549-5022

BASIS OF BEARINGS: GRID NORTH OF MONTANA STATE
PLANE COORDINATE SYSTEM NAD83 (GROUND DISTANCES)

PROPOSED ANNEXATION - SITE PLAN

LEGEND

-  UTILITY POLE
-  EXISTING SANITARY SEWER MANHOLE
-  EXISTING WATER MAIN
-  EXISTING SEWER MAIN
-  OVERHEAD ELECTRIC LINE
-  AREA CURRENTLY WITHIN MUNICIPAL LIMITS
-  AREA TO BE ANNEXED (0.61 ACRES)
-  NORTH SWAMP CREEK
-  R/W RIGHT-OF-WAY

LEGAL DESCRIPTION: (ANNEXATION PARCEL)

A TRACT OF LAND PREVIOUSLY RECORDED AS DOCUMENT 767047 OF RAVALLI COUNTY RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA; RAVALLI COUNTY, MONTANA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT 3 OF CERTIFICATE OF SURVEY 495033-TR OF RAVALLI COUNTY RECORDS; THENCE N03°14'47"E, 60.17 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EASTSIDE HIGHWAY; THENCE S82°15'34"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 880.78 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT 3; THENCE, N86°10'34"W ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 878.12 FEET TO THE POINT OF BEGINNING; CONTAINING 0.61 ACRES, MORE OR LESS.

PROPOSED ANNEXATION
OF PARCEL DESCRIBED IN DOCUMENT NUMBER 767047
NE1/4, S26, T9N, R20W, PMM, RAVALLI COUNTY, MONTANA
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