

## RESOLUTION #219

WHEREAS, this Board did on June 21, 1974, receive petition requesting amendment and modification of the order establishing Missoula County Planning and Zoning District #12 to apply to said new area described as follows:

Alff Addition, Lots 1 through 10 in Block 2 and Lot 1 in Block 3; Burns Addition, Lots 1 through 10; Cobban and Dinsmores Orchard Homes No. 3, Lots 6 through 8, 10 through 12, 17 through 19, 21 through 24; Lloyd Addition, Lots 1 through 10; Mulberry Addition, Lots 1 through 13; and Oak Addition, Lots 1 through 6; all in Missoula County, Montana, and being a portion of Planning and Zoning District #12.

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 July 30, 1974, and petition was taken under advisement, and

WHEREAS, the Commission met again September 16, 1974, at which time the petition was recommended as follows:

That this district be zoned C-R2 Single Family Residential, as set forth in the Missoula County Zoning Ordinance. This would allow for single family uses with a density of two dwellings per acre.

Any building presently located within the boundaries of the zoning district may be maintained and lawful use presently being made of the land may be continued whether in conformity with the zoning requests or not, provided however, that any non-conforming use, if the same is discontinued, any future use thereafter will be in conformity with the zoning ordinance.

Any platted and filed subdivision within the boundaries, namely; Alff Addition, Mulberry Addition, Burns Addition, Lloyd Addition and the newly proposed Birch Addition, where the lots are not 1/2 acre in size and there has been no building erected as of this date, will not be bound by this zoning

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regulation as far as lot size and use is concerned since they would be classified under a pre-existing use.

These provisions govern the area in addition to the regulations previously established for Planning and Zoning District #12, and of record in Zoning Journal "A".

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 "A".

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. 12A within the boundaries described herein.

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



BOARD OF COUNTY COMMISSIONERS  
Missoula County, Montana

*Richard H. Osterman*  
Chairman

*Harold Stautenberg*  
Commissioner

*Leeding D. Bowman*  
Commissioner

*[Signature]*  
Clerk and Recorder

353959 ✓

I searched and filed this instrument of record on the 23rd day of Sept 1974 at 8:50 o'clock A. M. and it is the 62 of the 62 of the County of Missoula, State of Montana and is page 686 Fee none  
Witness my hand, B-38 County Recorder  
Address Zoning Journal "A" By Allen Summers Deputy