



DATE RECEIVED:

Town of Stevensville  
**ZONE CHANGE**  
Application Form

**APPLICATION FEE: \$450.00**  
(Payable to the Town of Stevensville)  
**ALL FEES ARE NON-REFUNDABLE**

Please provide all of the information requested in the Application Instructions and Checklist  
AN INCOMPLETE APPLICATION MAY DELAY REVIEW OF YOUR REQUEST

1. PROPOSED ZONING: R-2 (FROM R-1) ADJACENT ZONING: R-1, PL/I, UNZONED
2. PRESENT USE: VACANT, WITH PRELIMINARY PLAT APPROVAL
3. PROPOSED USE: (attach additional information if necessary) SEE ATTACHED LETTER-PCI

---

4. ADJACENT USES: RESIDENTIAL ≠ AGRICULTURAL
5. REASON(S) THIS PROPOSAL SHOULD BE APPROVED (attach additional information if necessary)

---

SEE ATTACHED LETTER

---

**Application Instructions**

**INTENT:** Application to the Stevensville Zoning Board and Town Council for an amendment to the official Zoning Map. Such amendments re-classify property from one zoning district to another.

**GENERAL REQUIREMENTS:**

1.  Submit an application, including the application fee
2.  The application must be COMPLETE and SIGNED by the applicant and property owner. An incomplete application may delay review of your request. Attach additional information if needed.
3.  Submit the following materials with your signed application: SEE LETTER SIGNED BY OWNER AND PCI
  - A. A description of the boundaries of the area of the proposed zone change and its relationship to the Town of Stevensville Growth Policy and future land use map. SEE LEGAL DESCRIPTION
  - B. A vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, and City streets.

- C. The most recently filed plat or certificate of survey;
- D. A current tax receipt for the subject property (if available).
- E. Any information you may find relative to the review criteria listed below:

**Review Criteria**

Your application will be reviewed using Montana MCA Section 76-2-304, "Criteria and Guidelines for Zoning Regulations" stated below:

- (1) *Zoning regulations must be:*
  - (a) *made in accordance with a growth policy; and*
  - (b) *designed to:*
    - (i) *secure safety from fire and other dangers;*
    - (ii) *promote public health, public safety, and the general welfare; and*
    - (iii) *facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.*
- (2) *In the adoption of zoning regulations, the municipal governing body shall consider:*
  - (a) *reasonable provision of adequate light and air;*
  - (b) *the effect on motorized and nonmotorized transportation systems;*
  - (c) *promotion of compatible urban growth;*
  - (d) *the character of the district and its peculiar suitability for particular uses; and*
  - (e) *conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.*

**PROCESS:**

Section 10-94 of the Stevensville Development Code states the Zoning Board and the Town Council will hold public hearings, to give the public an opportunity to be heard upon the matter.

**ANY ZONE CHANGE ACTION IS NOT EFFECTIVE UNTIL THIRTY (30) DAYS FOLLOWING SECOND PASSAGE OF AN APPROVED ZONING ACTION BY THE TOWN COUNCIL.**

The Zoning Board will make a recommendation to the Town Council who will approve, deny or conditionally approve the requested change.

3115 Russell Street • PO Box 1750 • Missoula, Montana 59806  
406-728-1880 • fax 406-728-0276

February 17, 2021

Town of Stevensville  
206 Buck Street  
Stevensville, MT 59870

RE: Twin Creeks Subdivision, Phases 2 and 3 Rephasing and Rezoning

Dear Mayor Dewey and Councilors,

We respectfully request to rephase and rezone a portion of Phase 2 and Phase 3 of Twin Creeks subdivision. The proposal is to delete 16 lots in the current Phase 3 and to rezone from R-1 to R-2 eleven lots in the revised Phase 3 to allow for two-family townhomes. The total area to be rezoned is 3.53 acres, or about 17 per cent of the land areas in Phases 2 and 3. The rest of the development will remain R-1 single-family and the overall density will remain the same as it was with the original subdivision approval. Approximately 1300 linear feet of roadway and utilities will then not have to be constructed and installed, and the undisturbed Common Area will be greatly increased. The 2.0 acres outside of, but adjacent to the south of, the original 40.27-acre tract was earlier included in the preliminary plat with 9 lots. The 2.0 acres now has different owners than when the subdivision was approved and will no longer be part of the subdivision. The 2.0 acres will still be permitted whatever legal access that has earlier been granted the property.

The Twin Creeks subdivision was approved on November 26, 2007. The original approval was for 117 single-family lots on 42.27 acres. Phase 1, which consisted of 53 lots on 17.9 acres, was filed and is now built out. The final plat filing deadline for Phase 2 is currently January 15, 2022 and the deadline for Phase 3 is January 15, 2026. We are not asking for an amendment to the filing plat deadlines of either phase, or to move any lot boundaries- aside from deleting the 16 said lots.

The approved density of Phases 2 and 3, with the outside 2.0 acres, was 64 lots on 24.37 acres = 2.63 units per acre. Without the 2.0 acres, a density of 2.63 units per acre on the remaining 22.37 acres of Phases 2 and 3 would allow 59 units. In this proposal, the 9 lots in the outside 2.0 acres and 7 lots in the southwest corner area of the subject property would be deleted. Therefore, with this proposal 16 lots will be deleted, and 11 of the remaining in Phase 3 lots will be rezoned to R-2 allow for two-family townhomes. All the other 37 lots in Phase 2 and 3 will be single family only.

As compared with the existing approval, this proposed design will require much less construction and ground disturbance and will increase the existing natural Common Area by nearly two acres. The Common Area will be owned by the Twin Creeks Home Owner Association (HOA), so any owners- including those in Phase 1- may walk and recreate in the Common Area. The proposed enlarging of the Common Area will preserve more of the existing habitat for birds, mammals, and riparian-type wildlife and vegetation. With less impervious surfaces (roads, buildings, etc.) there will be less need for construction of drainage facilities, thereby leaving this area in more of a natural state.



The two-family townhomes, or duplexes, would be rather small homes- likely one-story, two-bedroom, one bath, with one-car garages. With the 25-foot front yard setback there would be plenty of room for another parked car in the driveway. The homes may potentially be set up so that people could own one unit or the other through condominium or townhome rules. These homes would be rather affordable and would probably attract older folks who prefer a smaller, single-level home. These 11 two-family lots will be clustered and located away from the completed single-family Phase 1. The two-family homes would fit on the same lots that were previously designed for single-family homes, or the zoning would also allow that a single-family home could be constructed on one of these 11 lots re-zoned to R-2.

At this time, the entire property is zoned Residential-Low Density R-1, which allows a density of up to 4 single-family dwellings per acre. The R-2 zone allows multi-family residential use at a density of up to 16 units per acre. However, the rezoning to R-2 of these 11 lots- which amounts to about 1/6<sup>th</sup> of Phases 2 and 3, would result in the same density as the existing approval of 2.63 units per acre. Essentially Phase 2 will consist of 32 single-family lots and Phase 3 will consist of 5 single family lots and 11 two-family lots, for a total of 48 lots and 59 dwelling units in both Phases 2 and 3 on the 22.37 acres.

Phases 2 and 3 of Twin Creeks will fall under the same covenants and HOA as Phase 1. The filed covenants state that lots shall be used in accordance with applicable zoning by the Town of Stevensville. The proposal meets objectives in the Town of Stevensville Growth Policy, 2016 Update as well as the "Criteria and Guidelines for Zoning Regulations" from Montana MCA Section 76-2-304. A legal description of the subject area to be re-zoned from R-1 to R-2 is within this submittal packet.

Attached are the main relevant sections from Chapter 10 of the Town Development Code regarding the R-1 and the R-2 zoning districts, along with other information per the zoning application requirements.

Thank you very much for your time and review. I would be happy to meet with any interested persons or to provide additional information and answer questions. I plan to send a copy of this letter and attachments to the lot owners in Phase 1 and the surrounding properties.

Sincerely,



Ron Ewart



Land Use Planner

**Professional Consultants Inc.**

3115 Russell St / PO Box 1750

Missoula, MT 59806

Office- (406) 728.1880

Cell- (406) 240-0002

[rone@pcimontana.com](mailto:rone@pcimontana.com)

[www.pcimontana.com](http://www.pcimontana.com)

Attachments

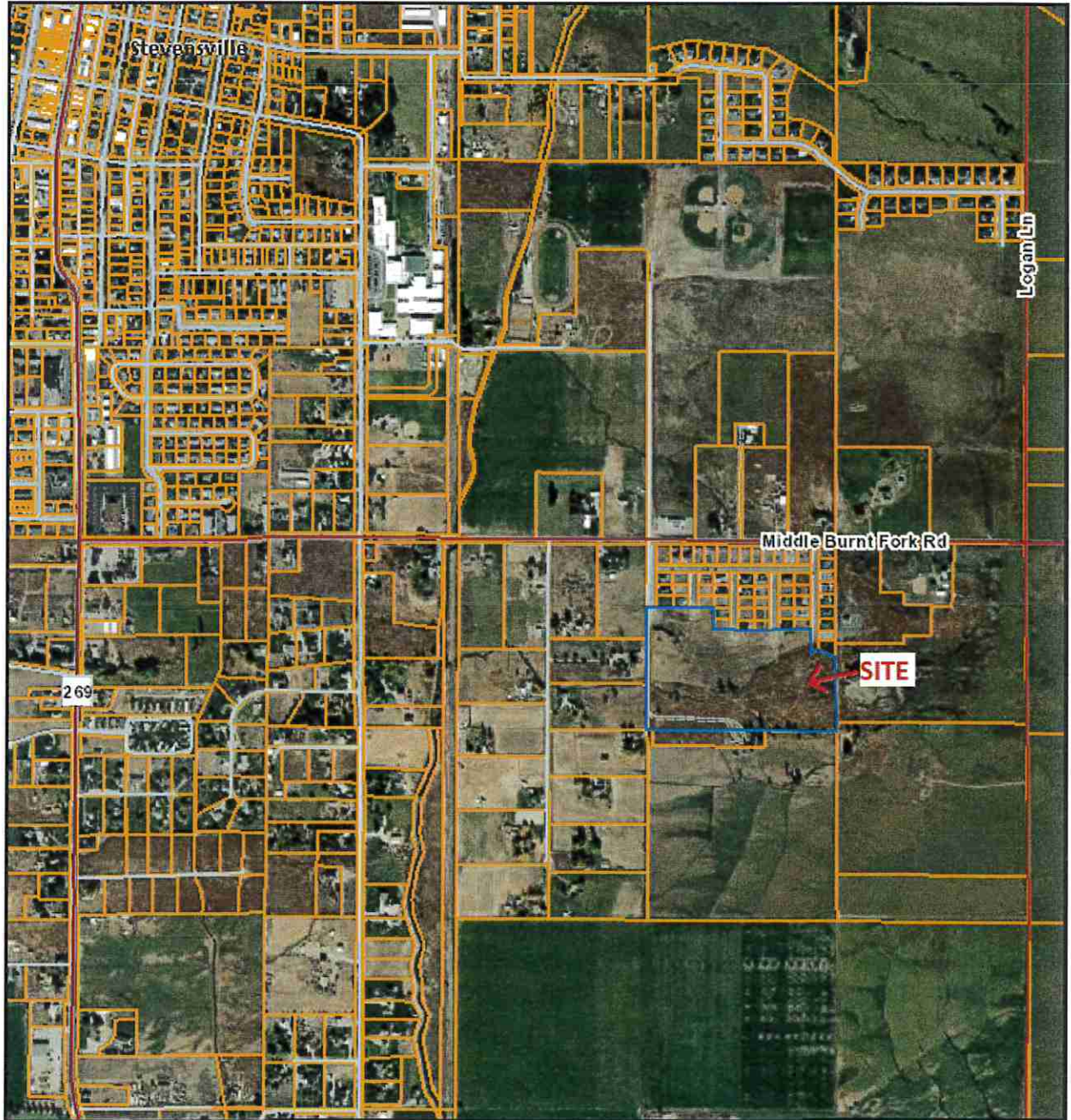




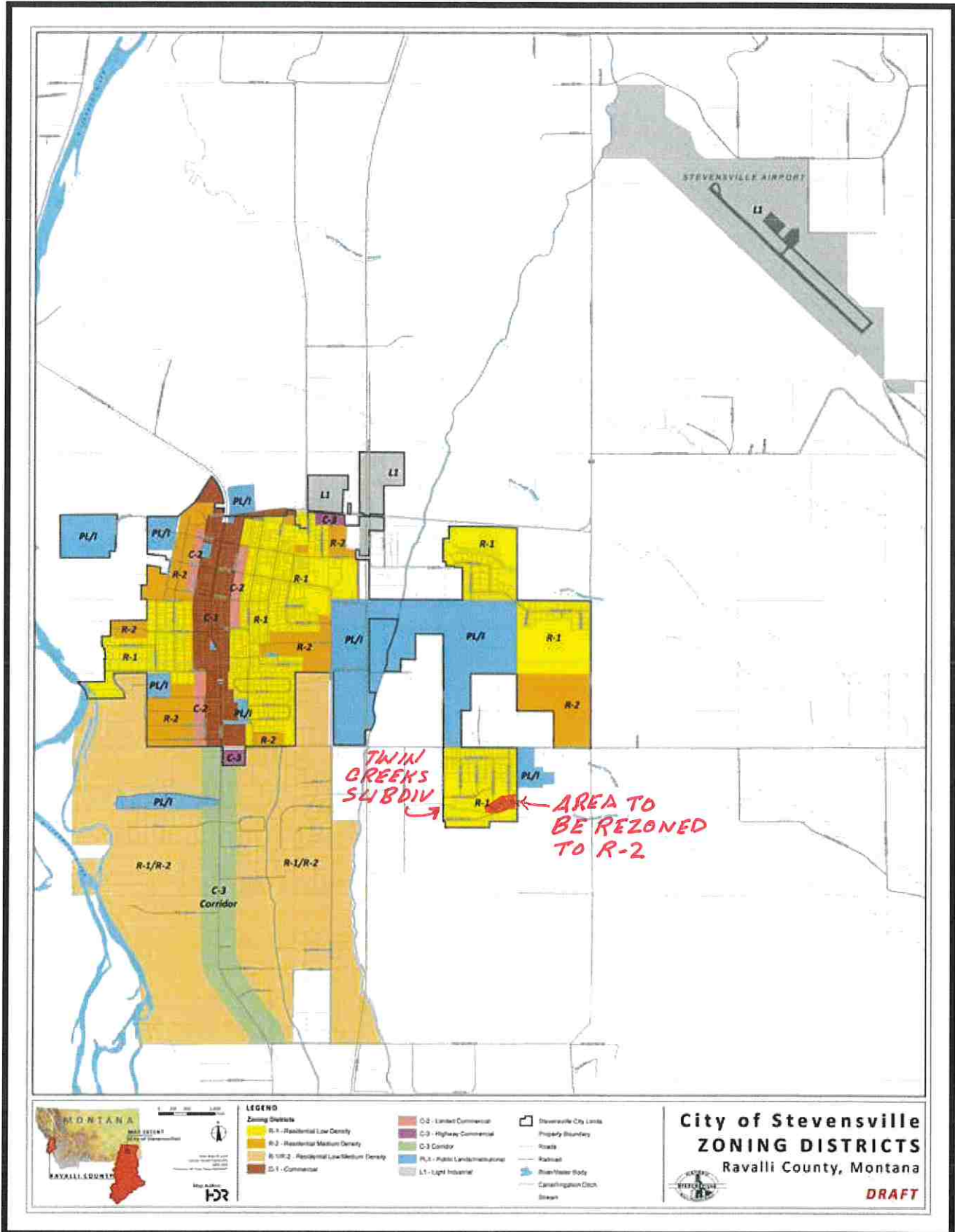
# TWIN CREEKS SUBDIVISION

## PHASES 2 AND 3

### AERIAL VICINITY MAP



Map 8 - Draft Zoning Map



**LEGEND**

R-1 - Residential Low Density	C-2 - Highway Commercial	Stevensville City Limits
R-2 - Residential Medium Density	C-3 Corridor	Property Boundary
R-1/R-2 - Residential Low/Medium Density	PL/I - Public Lands Institutional	Roads
L1 - Commercial	L1 - Light Industrial	Railroad
		River/Stream Body
		Canal/Ingress Ditch
		Stream

**City of Stevensville**  
**ZONING DISTRICTS**  
 Ravalli County, Montana



**DRAFT**







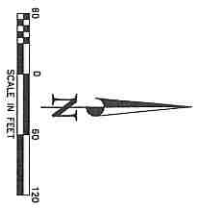
**AS APPROVED**

**LEGEND**

- PHASE 2
- PHASE 3
- COMMON AREA
- CA COMMON AREA

**FINAL PLAT FILING DEADLINES:**

- PHASE 1 - JANUARY 15, 2022
- PHASE 2 - JANUARY 15, 2026



<p><b>Professional Consultants Inc.</b></p> <p>1000 N. 2nd Street, Suite 100 Stevensville, MT 59717 Phone: (406) 325-1111 Fax: (406) 325-1112 www.pci-consultants.com</p>	<p><b>TWIN CREEKS, PHASES 2 &amp; 3</b></p> <p><b>PHASE 2 &amp; 3</b></p> <p>STEVENSVILLE, MT      RAVALLI COUNTY</p>	<p>PROJECT # 2025-20</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>BY</th> <th>CHECKED</th> <th>IN</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	CHECKED	IN																				
DATE	BY	CHECKED	IN																							
<p>APPROVED</p> <p><b>1</b></p>																										





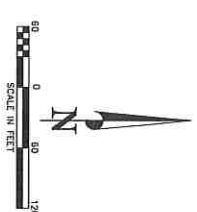
**AS PROPOSED**

**LEGEND**

- PHASE 2
- PHASE 3
- PHASE 3 - REZONE TO R-2
- COMMON AREA
- COMMON AREA CA

**NOTE:**  
THE LOTS IN PHASES 2 AND 3 WILL BE  
RENUMBERED LOT 54-102

**FINAL PLAT FILING DEADLINES:**  
 \* PHASE 1 - JANUARY 15, 2022  
 \* PHASE 2 - JANUARY 15, 2026



## SECTIONS FROM CH. 10

### Sec. 10-216. - R-1 Residential Low Density District.

The R-1 residential low density district encompasses all of the single-family residential areas in the town. Residential densities are generally less than five units per acre.

(Res. No. 168, § 16.30.020, 3-26-2001; Ord. No. 154, § 4, 1-8-2015)

### Sec. 10-217. - R-2 Residential Medium Density District.

The R-2 residential medium density district is the town's multifamily residential area that allows attached housing at densities ranging up to 16 units per acre. Access to multifamily housing is predominantly from arterial streets.

(Res. No. 168, § 16.30.030, 3-26-2001; Ord. No. 154, § 4, 1-8-2015)

### Sec. 10-224. - Dimensional requirements chart.

Dimensional requirements	R-1 Residential—low density	R-2 Residential—medium density	C-1 Commercial	C-2 Limited commercial	C-3 Highway commercial	LI Light industrial	PLI Public lands/institutions
Minimum front yard setback <sup>(5)</sup>	25 <sup>(7)</sup>	25 <sup>(7)</sup>	0 <sup>(2.a)</sup>	15	25 <sup>(2.d)</sup>	15	25
Minimum rear yard setback <sup>(5)</sup>	20 <sup>(1)</sup>	20 <sup>(1)</sup>	0	20 <sup>(1)</sup>	25	0 <sup>(2.b)</sup>	20
Minimum side yard setback <sup>(5)</sup>	7.5	7.5	0	7.5	7.5	0 <sup>(2.b)</sup>	10 <sup>(2.c)</sup>
Minimum lot area in sq. ft. <sup>(6)</sup>	10,000 <sup>(8)</sup>	10,000 <sup>(8)</sup>	0	0	0 <sup>(10)</sup>	0	0
Maximum dwelling units per acre	4	16	10	10	16	0	0
Minimum width of street frontage	40	40	0	50	50	50	50
Minimum width required in lot <sup>(4)</sup>	80	80	0	80	80	100	100
Minimum depth required in lot <sup>(4)</sup>	100	100	0	100	100	120	120
Maximum building height	30	36	40	32	32	32	40
Maximum lot coverage by structures <sup>(3)</sup>	30%	40%	100%	60%	70%	70%	45%

### Sec. 10-230. - Residential chart.

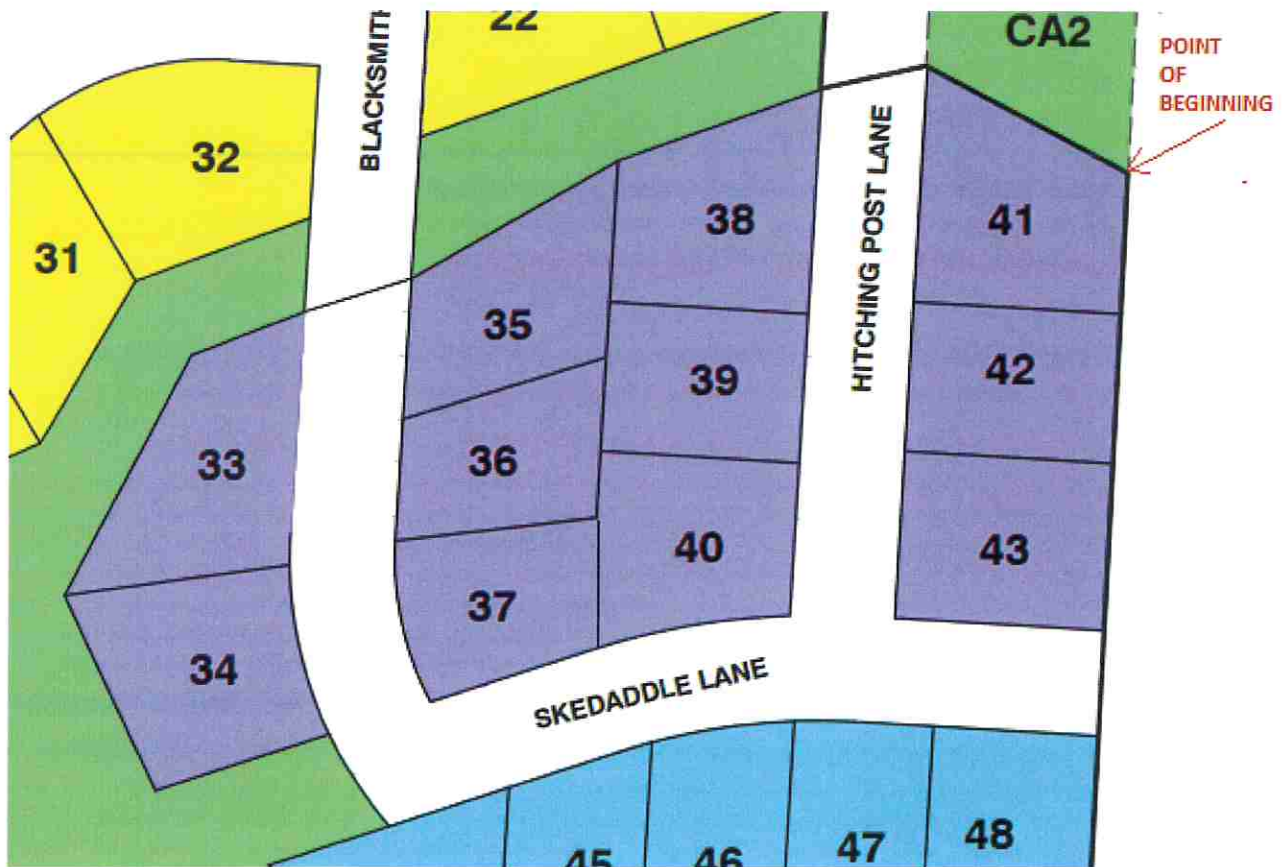
TYPE	R-1 Residential—low density	R-2 Residential—medium density	C-1 Commercial	C-2 Limited commercial	C-3 Highway commercial	LI Light industrial	PLI Public lands/institutions
Single-family dwelling <sup>(9)</sup>	P	P	P <sup>(3), (11)</sup>	P	P		
Two to four dwelling units per structure <sup>(10)</sup>		P	P <sup>(3), (11)</sup>	P	P		



## TWIN CREEKS – PHASE 3 REZONING LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN AND BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4NE1/4) OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PMM, RAVALLI COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COMMON AREA 2 OF TWIN CREEKS, PHASE 2, A SUBDIVISION OF RAVALLI COUNTY; THENCE ALONG THE EAST BOUNDARY OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, S02°45'57"W 260.23 FEET; THENCE N86°41'24"W 139.15 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC DISTANCE OF 159.37 FEET ALONG SAID TANGENT CURVE TO THE LEFT, OF RADIUS 430.00 FEET AND DELTA 21°14'09" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S72°04'27"W 258.55 FEET; THENCE N25°25'06"W 122.68 FEET; THENCE N27°59'01"E 154.48 FEET; THENCE N68°56'38"E 68.43 FEET; THENCE N72°34'55"E 64.15 FEET; THENCE N60°13'08"E 135.77 FEET; THENCE N70°36'14"E 123.31 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TWIN CREEKS, PHASE 2; THENCE THE FOLLOWING TWO COURSES ALONG SAID SOUTH BOUNDARY: N78°02'04"E 62.20 FEET; THENCE S62°08'08"E 129.80 FEET TO THE POINT OF BEGINNING, CONTAINING 3.53 ACRES.





Ravalli County Detail

- [Home](#)
- [Tax Search](#)
- [Tax Payments](#)

02/09/21  
09:41:06

RAVALLI COUNTY  
RAVALLI COUNTY TREASURER  
215 S 4TH ST STE H  
Property Tax Query

Tax ID: 318600  
Type:

Name & Address	TW Rang SC	Description
-----		
HENDRICKSEN STAN & ELLEN	9 /20 /35	
PO BOX 267	Geo 1764-35-1-01-04-0000	2-1
LOLO MT 59847-0267	NWNE INDEX 2	
	CS #560214-TR LESS CORR PLAT	
	TWIN CREEKS PHASE 1	
	22.361 AC	

	YR	Int Date	Due date	Tax Amount	Penalty	Interest	Total Year
-----							
Paid	20	11/23/20	12/04/20	53.95			107.89
Tax Due	20	02/09/21	05/31/21	53.94			
Paid	19	11/21/19	12/02/19	53.23			106.45
Paid	19	05/13/20	05/31/20	53.22			
Paid	18	11/26/18	11/30/18	48.21			96.42
Paid	18	05/31/19	05/31/19	48.21			
Paid	17	11/27/17	11/30/17	47.87			95.73
Paid	17	05/29/18	05/31/18	47.86			
Paid	16	11/25/16	12/09/16	44.39			88.78
Paid	16	05/31/17	05/31/17	44.39			
Paid	15	11/25/15	11/30/15	44.62			89.23
Paid	15	05/17/16	05/31/16	44.61			
Paid	14	11/21/14	12/01/14	108.73			217.46
Paid	14	11/25/14	06/01/15	108.73			
Paid	13	11/06/13	12/02/13	110.77			221.52
Paid	13	01/02/14	06/02/14	110.75			
Paid	12	11/10/12	11/30/12	111.72			226.56
Paid	12	06/30/13	05/31/13	111.69	2.23	0.92	
Paid	11	06/30/12	11/30/11	113.38	2.27	6.60	238.82
Paid	11	06/30/12	05/31/12	113.37	2.27	0.93	
Paid	10	09/30/11	11/30/10	107.94	2.16	8.98	232.78
Paid	10	09/30/11	05/31/11	107.94	2.16	3.60	



Feb 12, 2021

I, Stan Hendricksen am the owner of  
phase 2 and phase 3 of the Twin  
Creeks subdivision in Stevensville,  
mt. I am in favor of rezoning the  
11 lots from R-1 to R-2 as explained  
to me by Ron Ewart, of PCI

Sincerely,

Stan Hendricksen

406-239-5808

I concur. Ron Ewart, PCI