



City of Hamilton Planning Department
223 South 2nd Street, Hamilton, Montana 59840 (406) 363-2101

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July 19, 2023

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City File#: PL2023-012
Subject: Zoning Request 2023-03 & Annexation Petition 2023-01
Property Location: **223 Flower Street**

Ravalli County Commissioners

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Dear Neighboring Property Owner:

Your property is located within 300 feet of the above address, and so you are being notified directly.

NOTICE OF PUBLIC HEARINGS

Zone Map Amendment Request 2023-03 & Annexation Petition 2023-01 – A proposal by Housing Solutions LLC represented by John Kellogg of Professional Consultants, Inc., and with authorization of property owner Laws Living Trust, to annex two contiguous tracts of land and to establish a zoning designation of Transitional Neighborhood Business District (B).

The property is two contiguous tracts collectively measuring approximately 0.97 acres currently outside the incorporated limits of the City of Hamilton, located at 223 Flower Street and the unaddressed tract immediately east identified by Ravalli County Tax ID #715100 and #715150, respectively, and legally described as:

A tract of land in Lot 2, Section 30, Township 6 North, Range 20 West, M.M., described as follows: Beginning at a point 30 feet east of N.P. Railroad right-of-way on North Line of Lot 2; thence Southerly parallel with said right-of-way 612 feet; thence East 397 feet to place of beginning of tract to be conveyed; thence East 20 feet; thence southerly parallel with county road 140 feet; thence East 200 feet; thence Northerly 140 feet; thence West 200 feet to place of beginning. With all water, water rights, dams, ditches, flumes, and easement belonging. Recording reference: 155 Deeds, Page 997. TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS, AND APPURTENANCES.

AND

A tract of land in Government Lot Two (2), in Section Thirty (30) Township Six (6) North, Range Twenty (20) West, M.P.M., Ravalli County, Montana and being more particularly describe as follows: Beginning at a point that is 345 feet west and 573.3 feet north of the Southeast corner of the said Lot two thence from the said point of beginning west 89.4 feet; thence North 05°27' West 140 feet; thence east 102.3 feet; thence south 140 feet to the point of beginning. Recording Reference Book 111 of Deeds page 595.

The purpose of these public hearings is to consider the proposed zone map amendment request and petition for annexation.

The **Hamilton Zoning Commission** will hold a **public hearing** on the zone map amendment request on **Monday, August 7, 2023 at 5:30 PM** in City Council Chambers located at 223 South 2nd Street, 2nd Floor Hamilton, MT.

The **Hamilton City Council** will hold **public hearings** on the zone map amendment request and annexation petition on **Tuesday, August 22, 2023 at 7:00 PM**, and **Tuesday, September 5, 2023 at 7:00 PM**, during its regular meetings at Hamilton City Hall, 223 South 2nd Street, 2nd Floor, Hamilton, MT.

There will be remote participation options for each meeting through the online/phone conferencing platform Zoom. Members of the public can attend and make comments in person, on the Internet, or by phone. Detailed instructions on joining and participating via Zoom are available on the City of Hamilton's website www.cityofhamilton.net; by contacting Assistant Planner Mark Rud at mrud@cityofhamilton.net or (406) 363-2101, ext. #216; or, by contacting the City Clerk's office at cityclerk@cityofhamilton.net or (406) 363-2101.

Comments prior to the Zoning Commission meeting may be submitted to the Hamilton Planning Department by mail at 223 South 2nd Street, Hamilton, MT 59840, or by email at mrud@cityofhamilton.net.

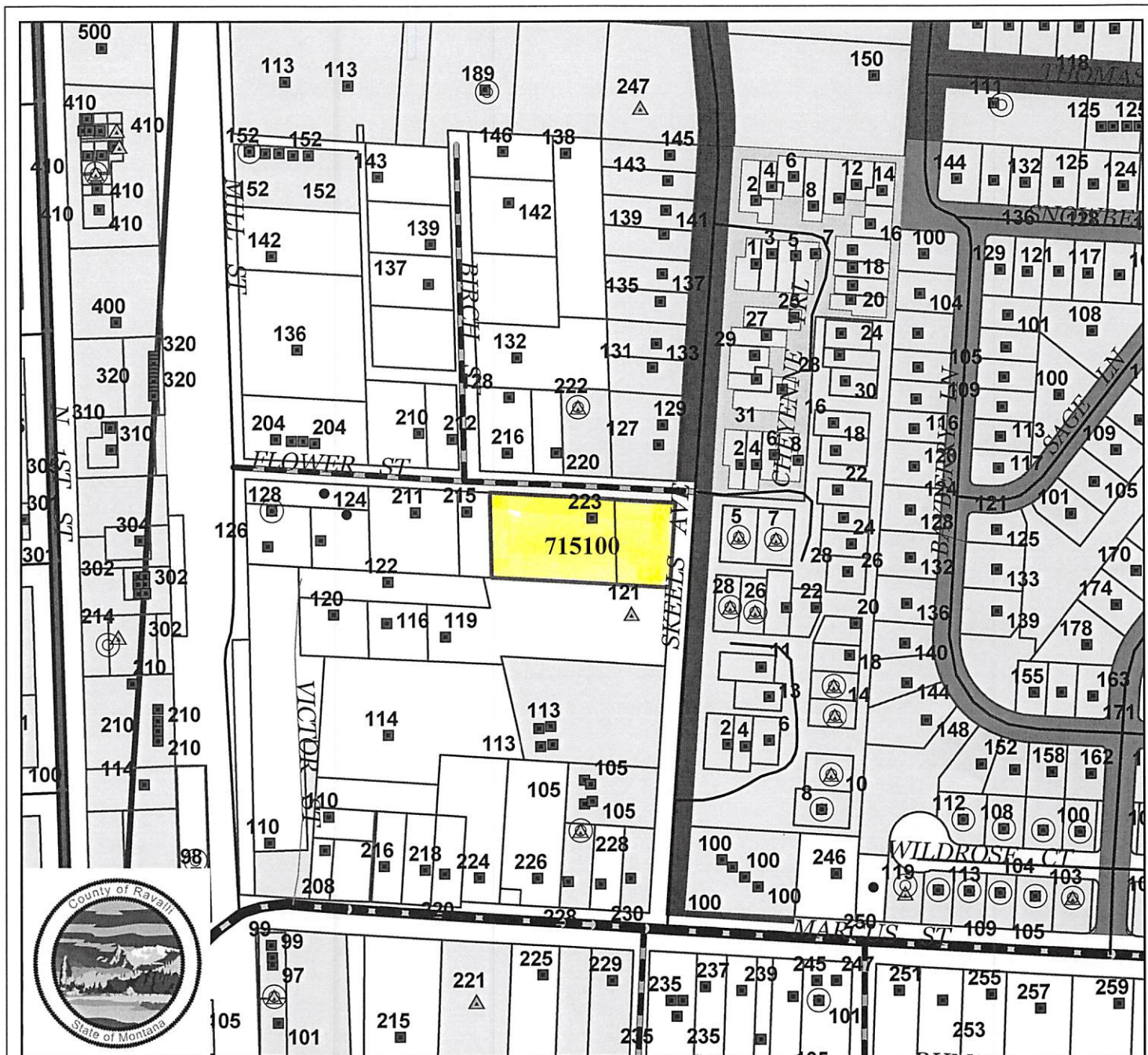
Comments after the August 7th Zoning Commission meeting may be submitted to the Hamilton City Clerk at 223 South 2nd Street, Hamilton, MT 59840 or cityclerk@cityofhamilton.net.

The application and related materials are available by contacting the Hamilton Planning Department at mrud@cityofhamilton.net. Application, staff report, and a meeting agenda will be made available on the City of Hamilton's Web site prior to this hearing date, at www.cityofhamilton.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Rud". The signature is written in a cursive, flowing style.

Mark Rud
Assistant Planner



Owner: LAWS RALPH D & SANDRA A TRUSTEES
 305 BUENA VISTA
 CHENEY, WA 99004-1264

Physical Address: 223 FLOWER ST
 HAMILTON, MT 59840

Levy Dist: 3-3 (Hamilton Rural, with Rural Fire)
School: HAMILTON
Fire: HAMILTON

Geocode	T-R-S	Legal Description
1468-30-2-02-21-0000	6-20-30	IN LOT 2 INDEX 50 .64 AC (.95 AC TOTAL)
1468-30-2-02-29-0000	6-20-30	IN LOT 2 INDEX 141 DEEDS BK 111-595 .31 AC

∅ Zoning
 ∅ FP
 ∅ Cov

Legal Description for Tax-ID: 715100 »→

Information and map may be incomplete, out of date, or inaccurate.
 You should consult the official record and/or a land surveyor.

