

# **Annexation & Zoning**

**Linda Vista 11<sup>th</sup> and 18<sup>th</sup>  
Supplements and Tract 3A of  
COS No. 6798**

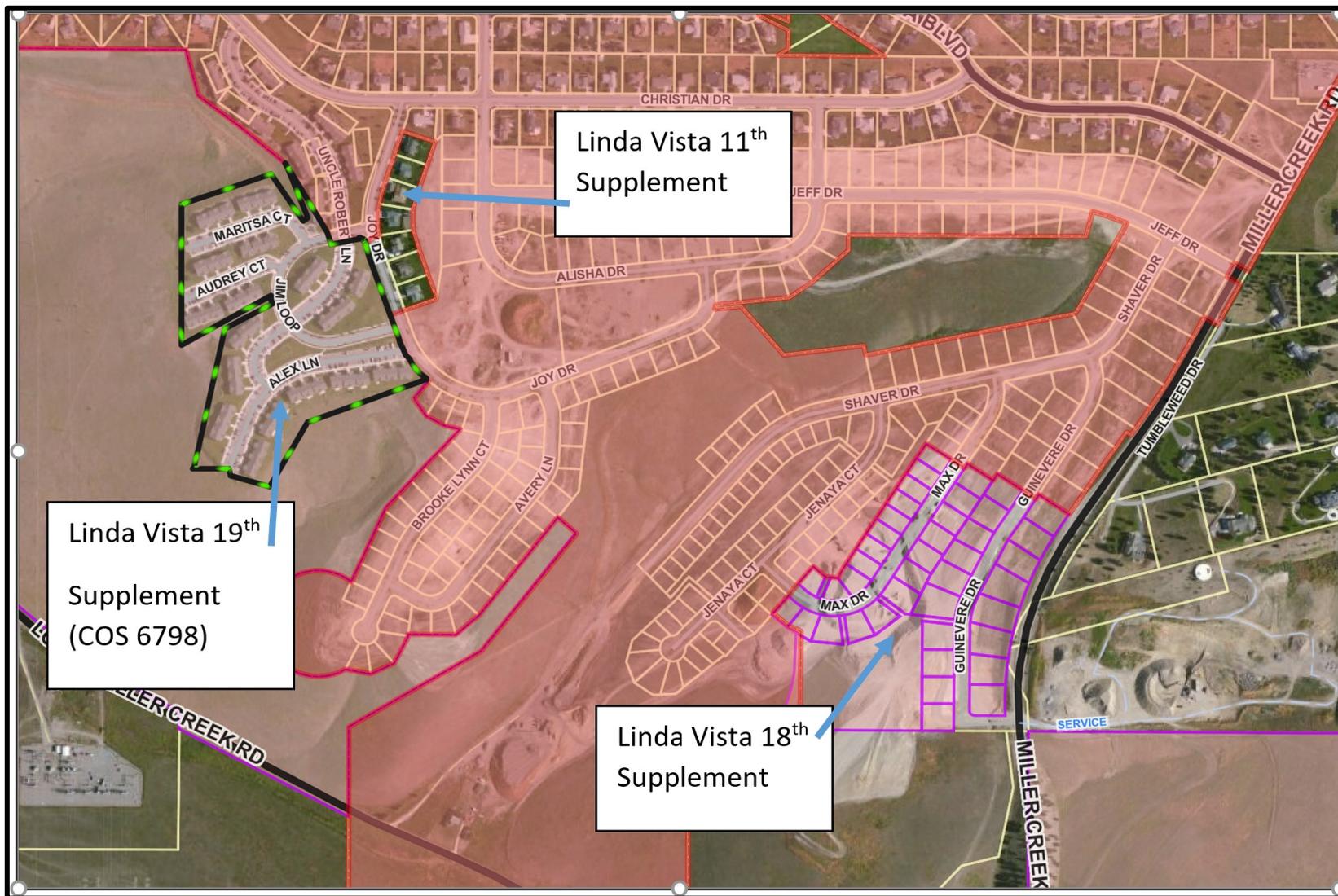
**City Council**

**Dave DeGrandpre, Land Use Supervisor  
Development Services  
October 25, 2021**



- Montana Code Annotated Title 7, Chapter 2 provides several ways to add land to municipalities
- City Council has authority over all additions
- City Council may impose conditions
- The City must provide services to annexed property
- A public hearing on zoning and annexation is required

# Area to be Annexed



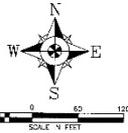


# Area to be Annexed



## SUBDIVISION PLAT OF LINDA VISTA EIGHTEENTH SUPPLEMENT

A Residential Subdivision in NE 1/4 of Section 13, T.12 N., R 20 W., P.M.M.,  
Missoula County, Montana



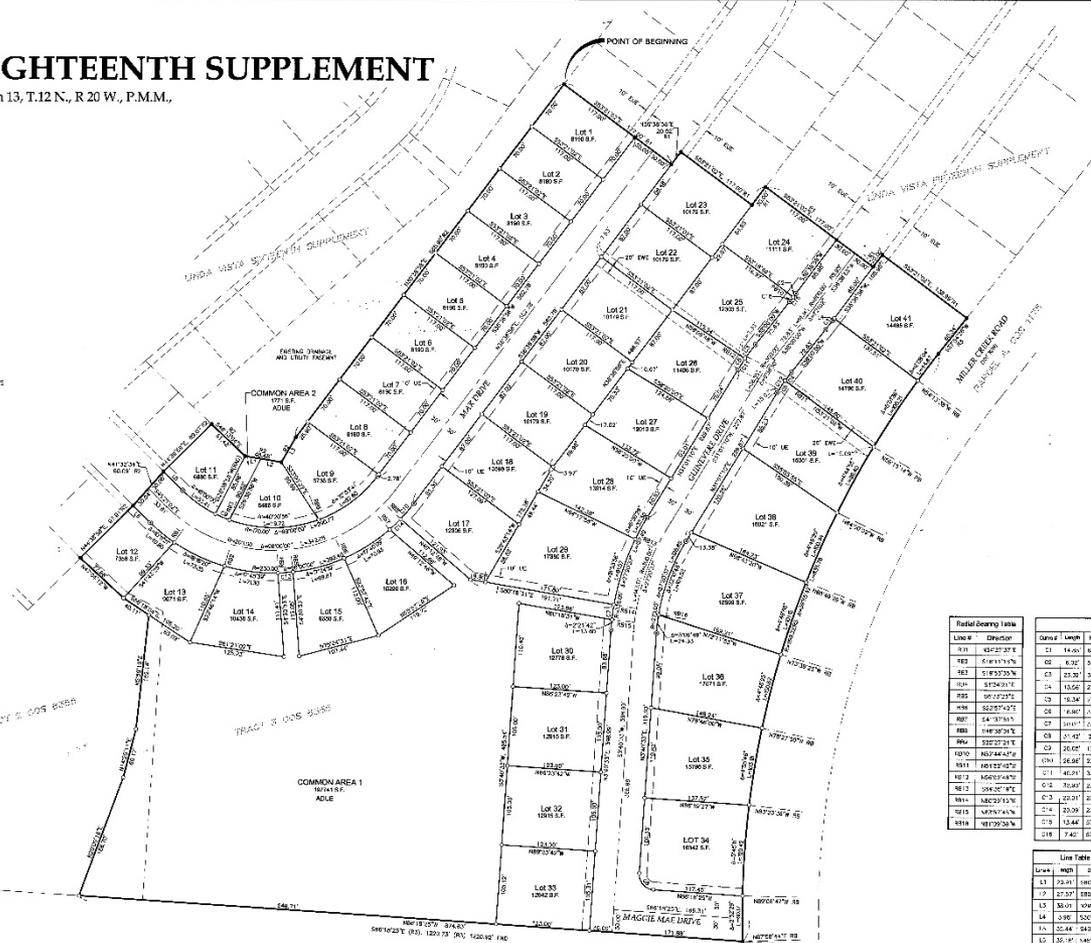
MARCH 2021  
BASIS OF BEARING:  
LINDA VISTA FIFTEENTH SUPPLEMENT

NOTE: PERIMETER BEING MARKED THAT SHOWS LINDA VISTA FIFTEENTH AND SIXTEENTH SUPPLEMENTS ARE RECORDS AND FOUND PER LINDA VISTA FIFTEENTH AND SIXTEENTH SUPPLEMENTS

**LEGEND**

- SET 3/8" X 24" REBAR W/ 1-1/2" ALUMINUM CAP MARKED TO LARSON 8990 25'
  - SET 3/8" X 24" REBAR W/ 1-1/4" YELLOW PLASTIC CAP MARKED TO LARSON 8990 45'
  - FLAG: 5/8" REBAR W/ 1-1/2" ALUMINUM CAP MARKED TO LARSON 8990 45'
- R1 RECORD AND FOUND PER LINDA VISTA 18TH SUPPLEMENT  
R2 RECORD AND FOUND PER LINDA VISTA 18TH SUPPLEMENT  
R3 RECORD AND FOUND FOR COS 6322  
F1 FOUND
- S.F. SQUARE FEET  
SB BEGINS BEARING  
JE (JE)LY BEARING  
ADJ ADJACENT DRIVEWAY AND UTILITY EASEMENT  
EWE EXISTING WALKWAY EASEMENT  
EUE EXISTING UTILITY EASEMENT  
COS CERTIFICATE OF SURVEY  
R/W RIGHT-OF-WAY  
N/C NON-CONVEX CURVE

LOT AREA 11.75 ACRES  
ROAD AREA 2.94 ACRES  
COMMON AREA 4.58 ACRES  
TOTAL SUBDIVISION AREA 19.27 ACRES



Radial Bearing Lines		Curve Table			
Line	Direction	Curve Length	Radius	Area	Offset
R1	S 82° 21' 30" E	17.00	100.00	121.70	1.21
R2	S 81° 11' 15" E	6.32	100.00	40.21	0.40
R3	S 78° 33' 30" E	23.38	100.00	143.18	1.43
R4	S 75° 51' 30" E	14.55	100.00	75.51	0.76
R5	S 73° 09' 30" E	10.38	100.00	53.09	0.53
R6	S 70° 27' 30" E	6.96	100.00	36.27	0.36
R7	S 67° 45' 30" E	4.40	100.00	24.40	0.24
R8	S 65° 03' 30" E	2.80	100.00	16.00	0.16
R9	S 62° 21' 30" E	1.20	100.00	7.20	0.07
R10	S 59° 39' 30" E	0.60	100.00	3.60	0.04
R11	S 56° 57' 30" E	0.20	100.00	1.20	0.01
R12	S 54° 15' 30" E	0.10	100.00	0.60	0.00
R13	S 51° 33' 30" E	0.05	100.00	0.30	0.00
R14	S 48° 51' 30" E	0.02	100.00	0.15	0.00
R15	S 46° 09' 30" E	0.01	100.00	0.07	0.00
R16	S 43° 27' 30" E	0.00	100.00	0.03	0.00

Line Table		
Line	Area	Offset
L1	12.41	0.12
L2	22.57	0.22
L3	30.00	0.30
L4	3.90	0.04
L5	22.44	0.22
L6	32.41	0.32

STC	100'	RCE
13	12 N	20 W

MISSOULA COUNTY  
FOR PLAN

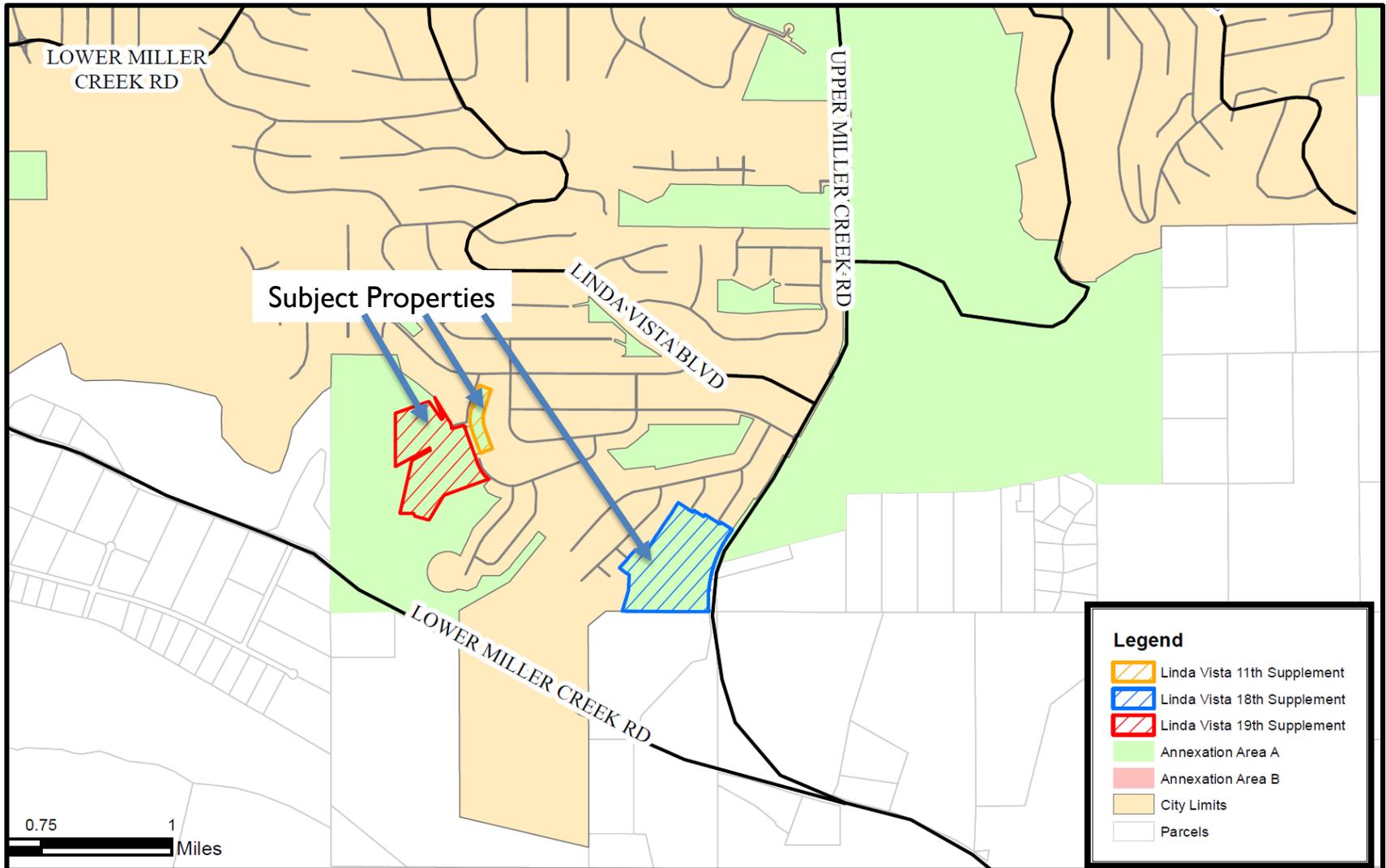
SHEET 7 OF 3

**GILBERT LARSON**  
ENGINEERING AND SURVEYING  
111 S. Front Street, P.O. Box 147, Missoula, MT 59802  
Phone: 406.746.1900 Fax: 406.746.1901

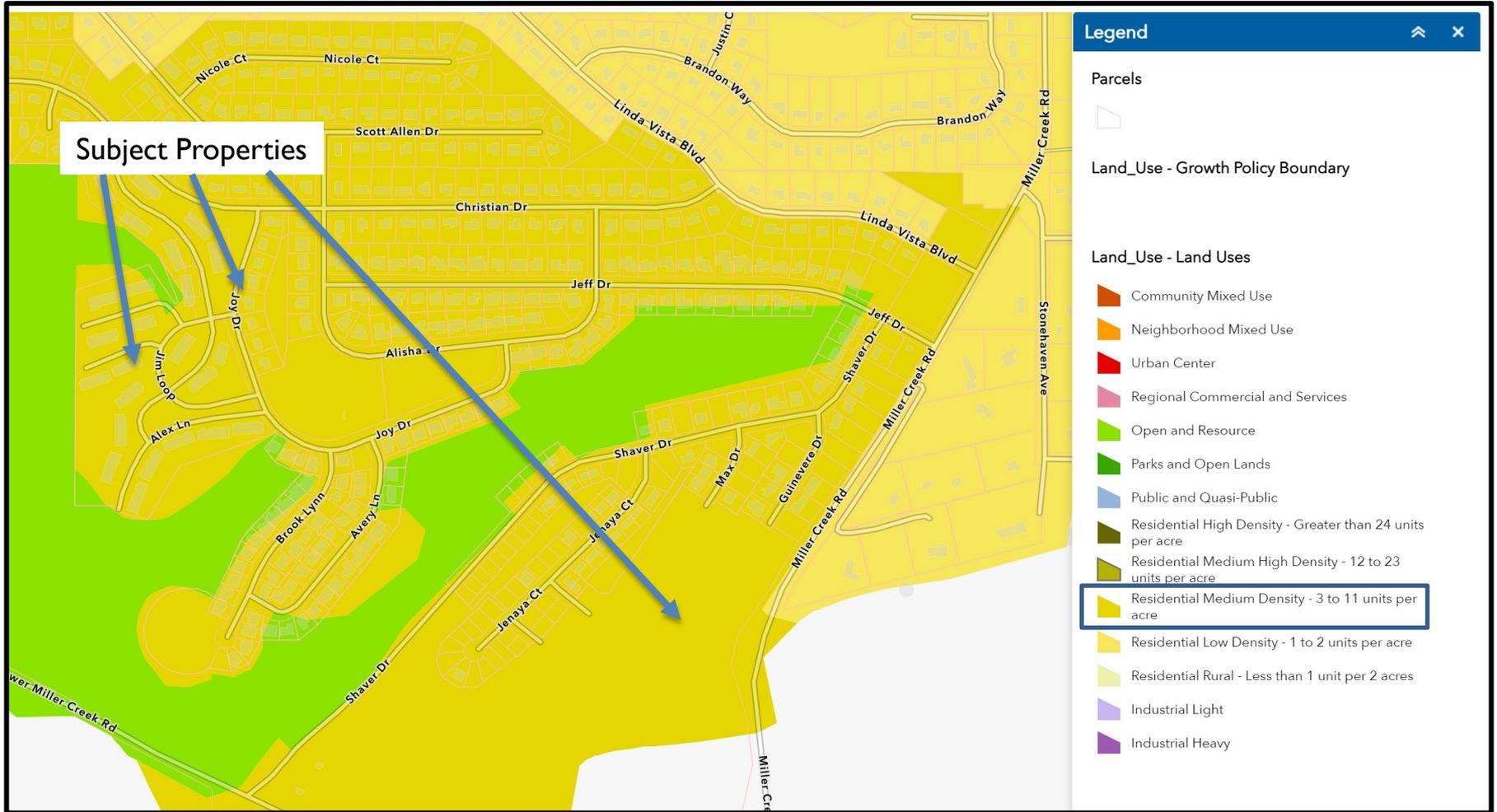
SURVEY COMMISSIONED BY / OWNERS  
LOYD A. TWITE FAMILY PARTNERSHIP



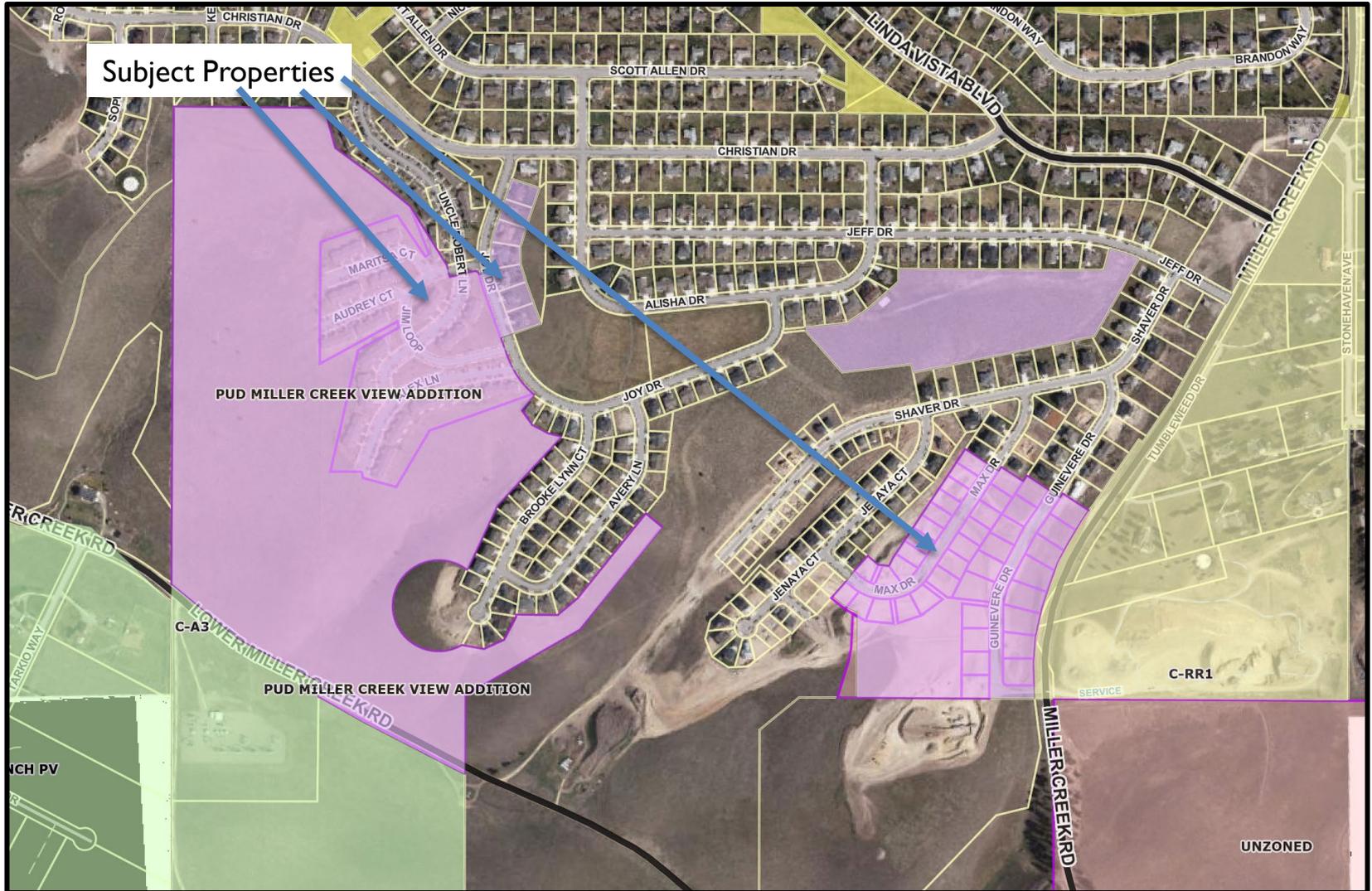
# Annexation Policy Map



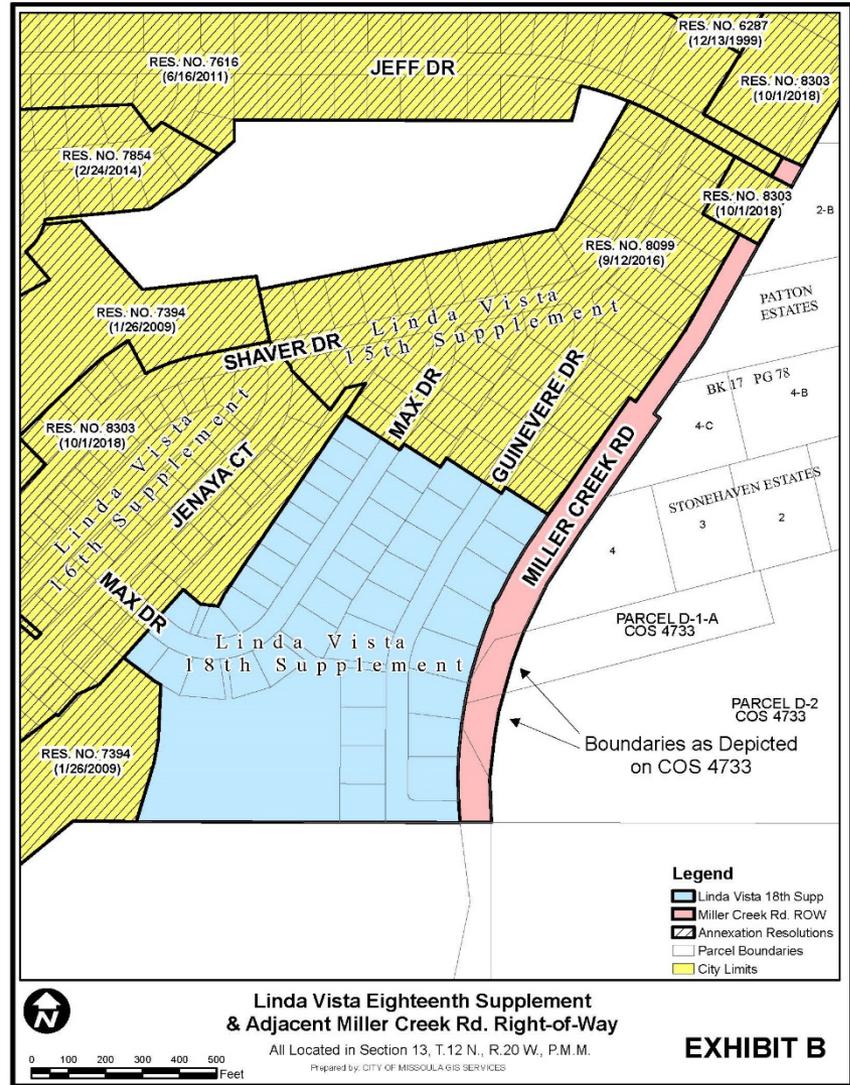
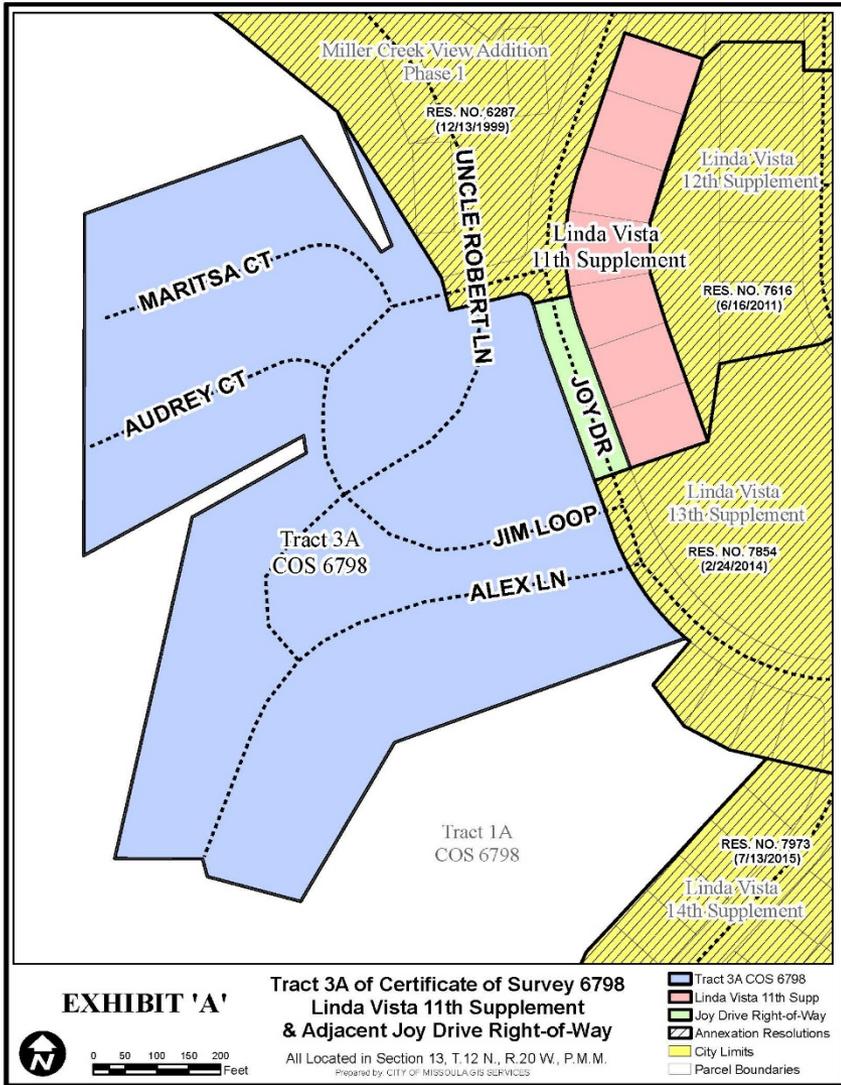
# Growth Policy Designation



# Current Co. & Proposed City Zoning



# Annexation Exhibits



- a) authorize land uses comparable to the land uses authorized under the County zoning classification that applied to the property immediately before it was annexed into the City;
- b) authorize land uses that are consistent with the land uses approved by the Board of County Commissioners or the County Board of Adjustment; or
- c) be consistent with the land use and zoning recommendations for the subject areas, as set forth in the Growth Policy.

**Adopt** a resolution to annex incorporate within the boundaries of the City of Missoula Lots 2 through 8 in the Linda Vista 11<sup>th</sup> Supplement and a portion of Joy Drive adjacent, Lots 1 through 41, Common Area 1 and 2, and portions of Max Drive, Maggie Mae Drive and Guinevere Drive in the Linda Vista 18<sup>th</sup> Supplement and portion of Miller Creek Road, and Tract 3A of Certificate of Survey No. 6798 and the portion of Jim Loop Drive within the tract, all shown on Exhibits A and B and located in Section 13, Township 12 North, Range 20 West, and zone the property PUD Miller Creek View Addition, subject to conditions of annexation, based on the findings of fact in the staff report.