

# Annexation of 'Portion A' of 3946 Fox Den Ct.

City Council Public Hearing

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Development Services  
*June 27<sup>th</sup>, 2022*



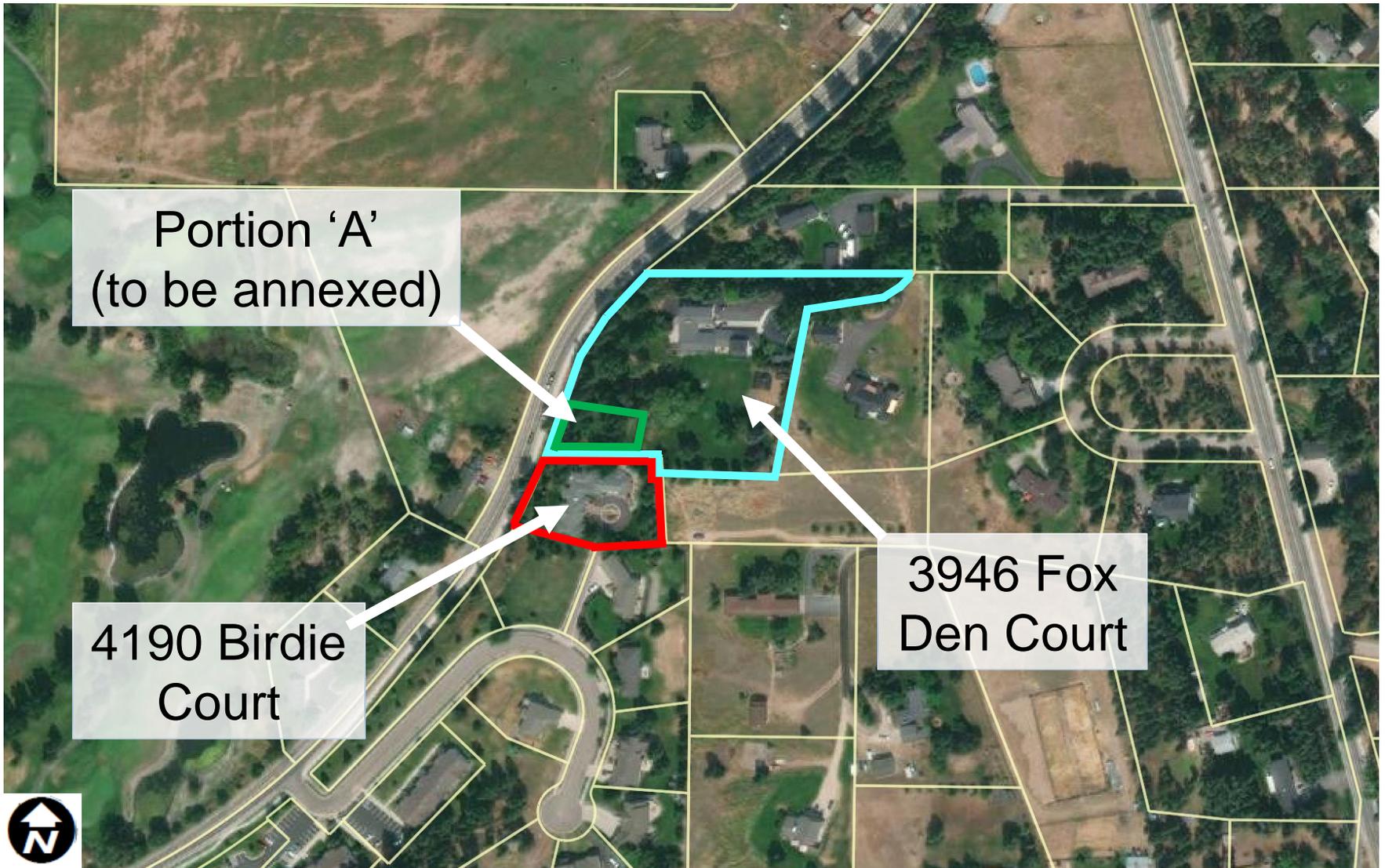
- Montana Code Annotated Title 7, Chapter 2 provides several ways to add land to municipalities
- City Council has authority over all additions
- City Council may impose conditions
- The City must provide services to the annexed property
- A public hearing on zoning and annexation is required

- The applicant had previously received approval for the Annexation in May of 2021
- Plat required to be filed within 180 Days
- Applicant was unable to satisfy the condition within the required timeframe

# Location & City Limits

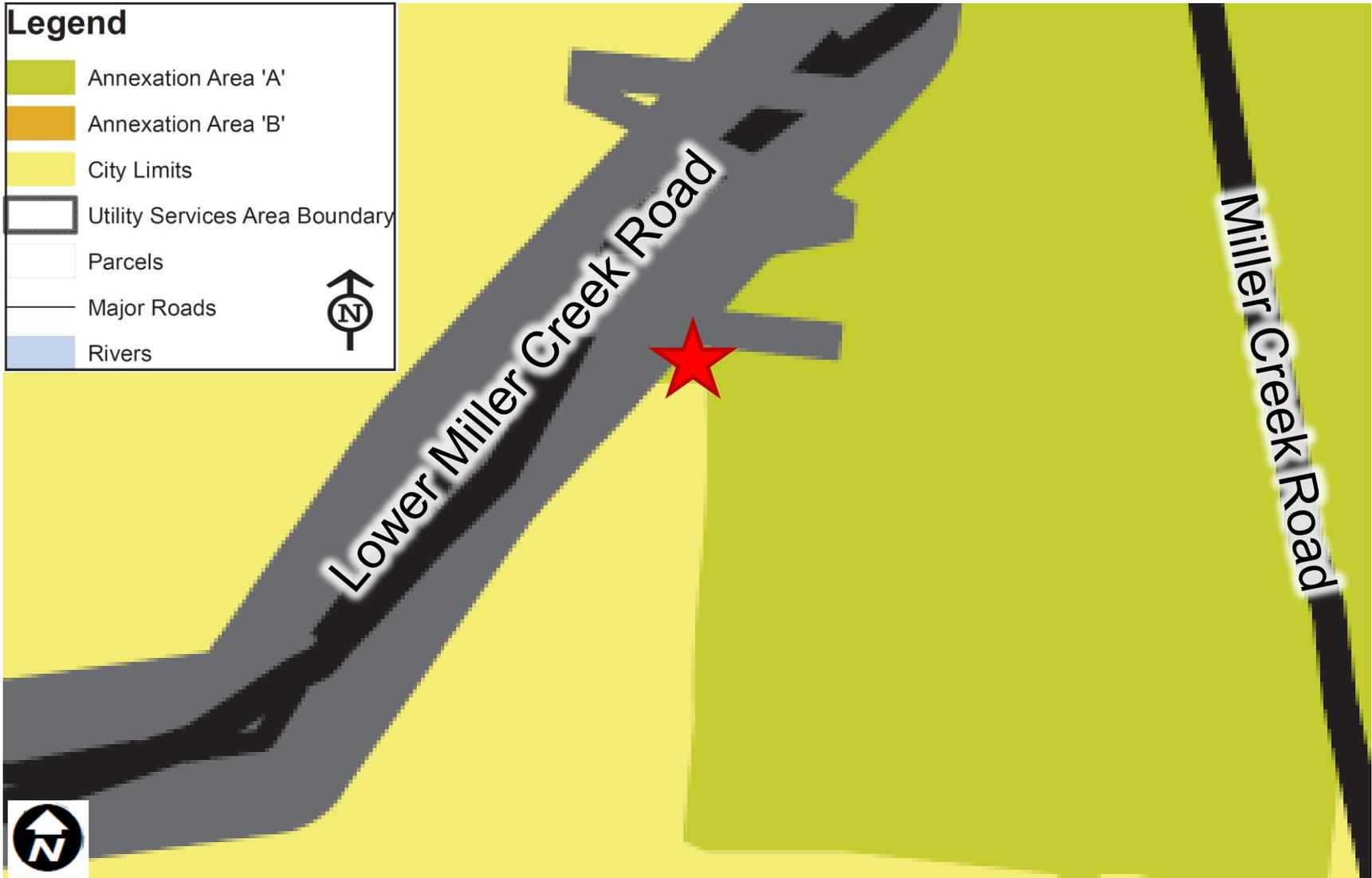


# Project Area





# Annexation Policy Map



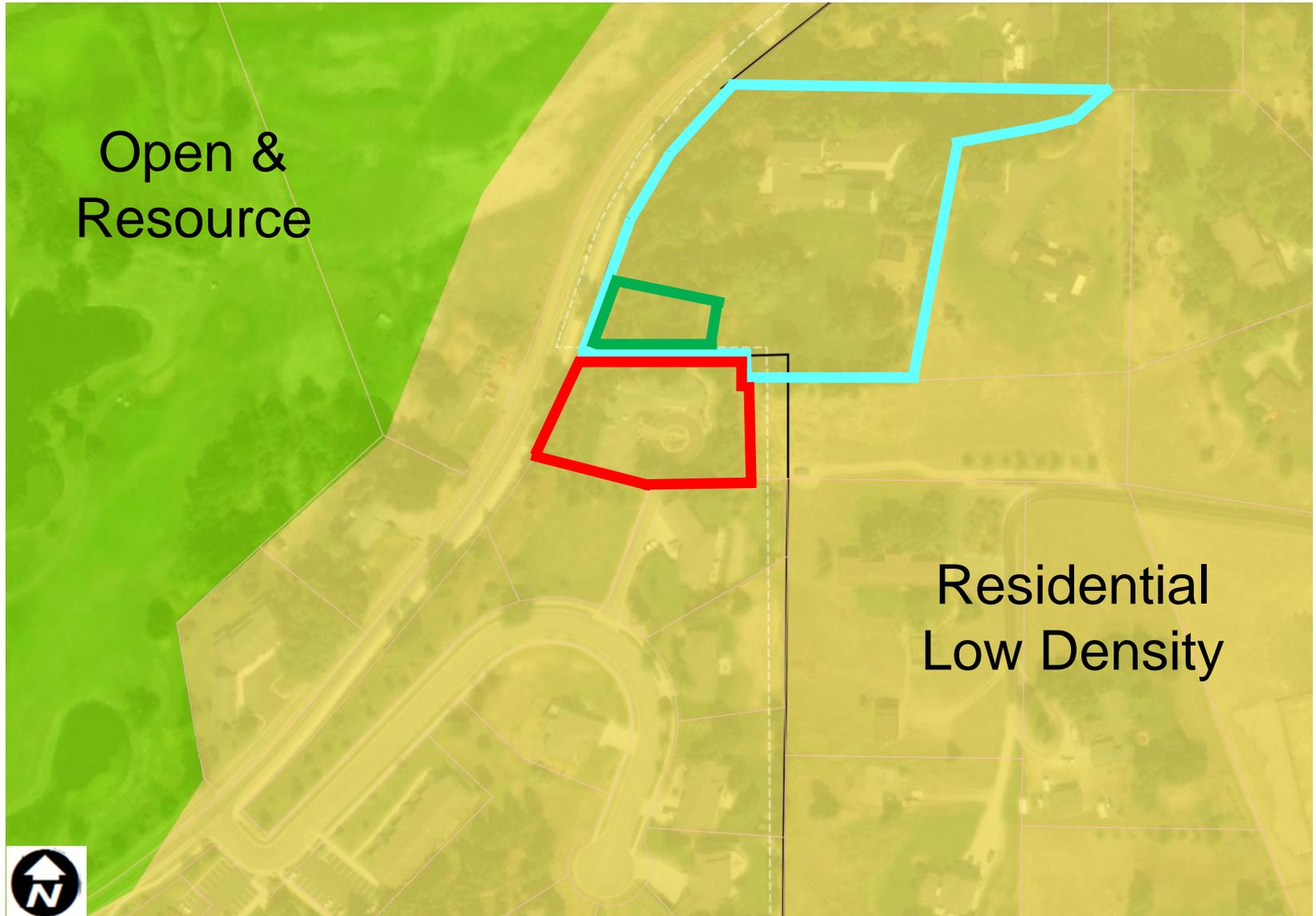
**Purpose:** Provide for orderly development including the efficient delivery of municipal services to developed and developing areas and to protect public health and safety.

**Growth Policy:** Comply with the Growth Policy recommendations.

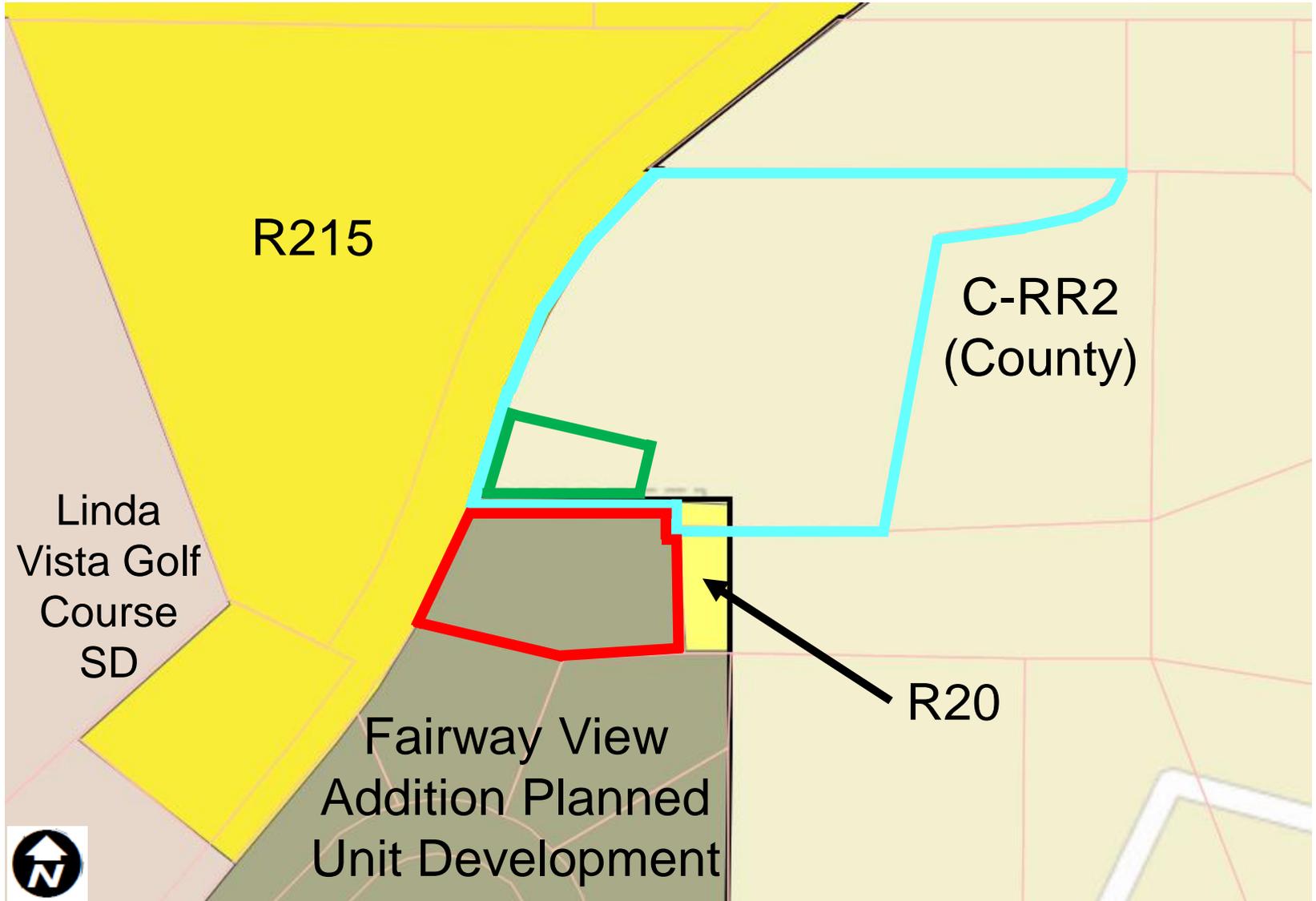
**Public Improvements and Service:**

- Provide the same levels of service and infrastructure as other parts of the municipality.
- Prioritize annexation of areas that meet current city standards, including but not limited to water, sewer and transportation infrastructure.

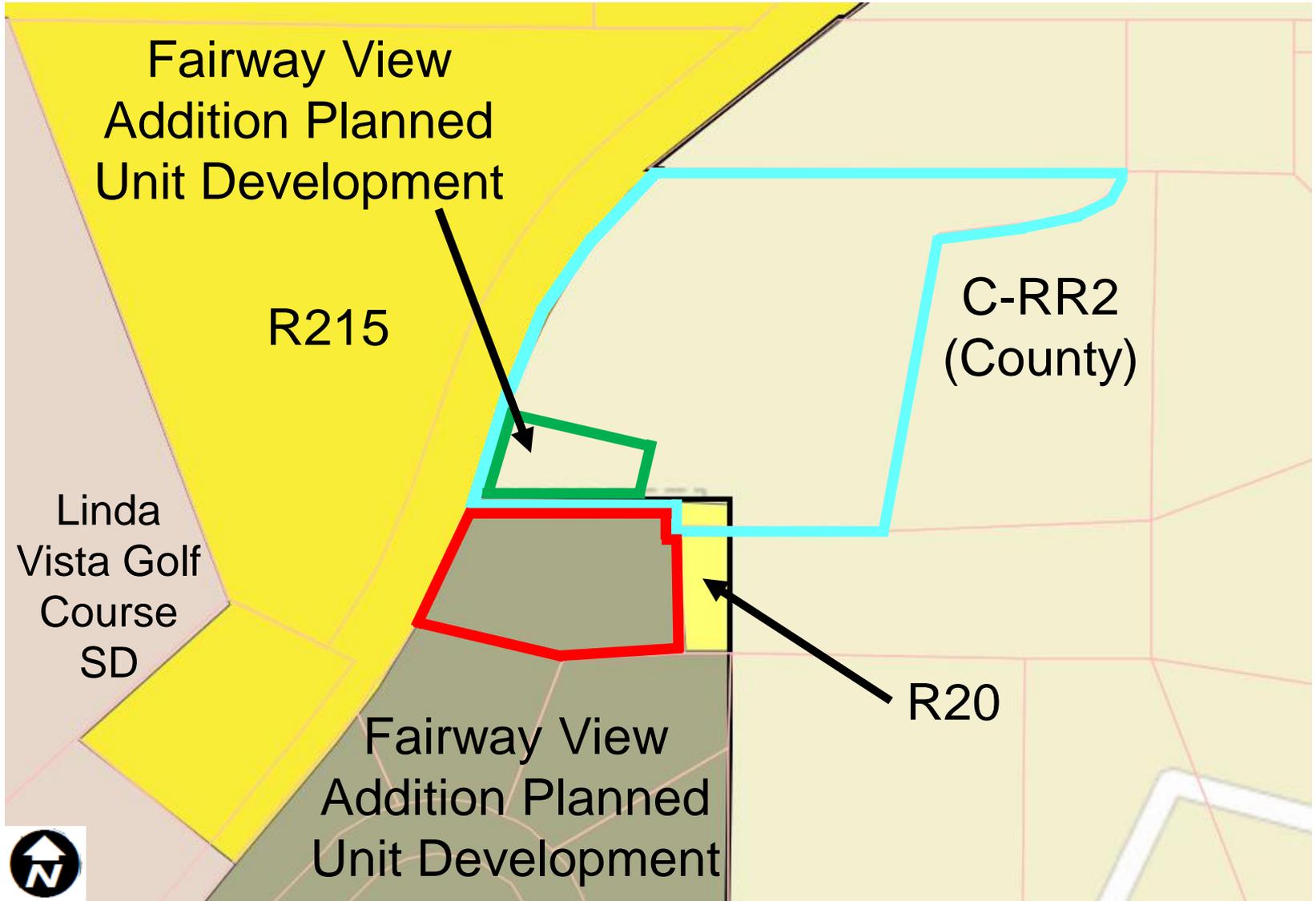
# Our Missoula: City Growth Policy 2035



# Current Zoning



# Proposed Zoning



- 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.

1. The applicant shall file the amended plat subject to the conditions of approval for 2020-MSS-SEA-00021 within 180 days of annexation approval, subject to the review and approval by Development Services and Engineering, otherwise the Resolution to Annex and the zoning upon annexation of the property shall become null and void, and the property shall revert to its original status in the County of Missoula.

**Adopt** a resolution to annex and incorporate within the boundaries of the City of Missoula one certain parcel of land described as Portion 'A' of Lots A-1, Fairway View Addition, Lot A-1, and Lot A-2, Fairway View Addition, located in Section 1, Township 12 North, Range 20 West, P.M.M., as shown on Exhibit A and Exhibit B, and zone the property Fairway View Addition Planned Unit Development, based on the findings of fact in the staff report, subject to the recommended conditions of annexation approval and subject to an effective date for the annexation and zoning to occur at the time the amended plat for 2020-MSS-SEA-00021 is filed with the County Clerk and Recorder.