

Annexation of 3770 and 3720 Mullan Road

City Council

Cassie Tripard
Development Services
September 14th, 2020



Location



City Limits



Aerial Photo of Site

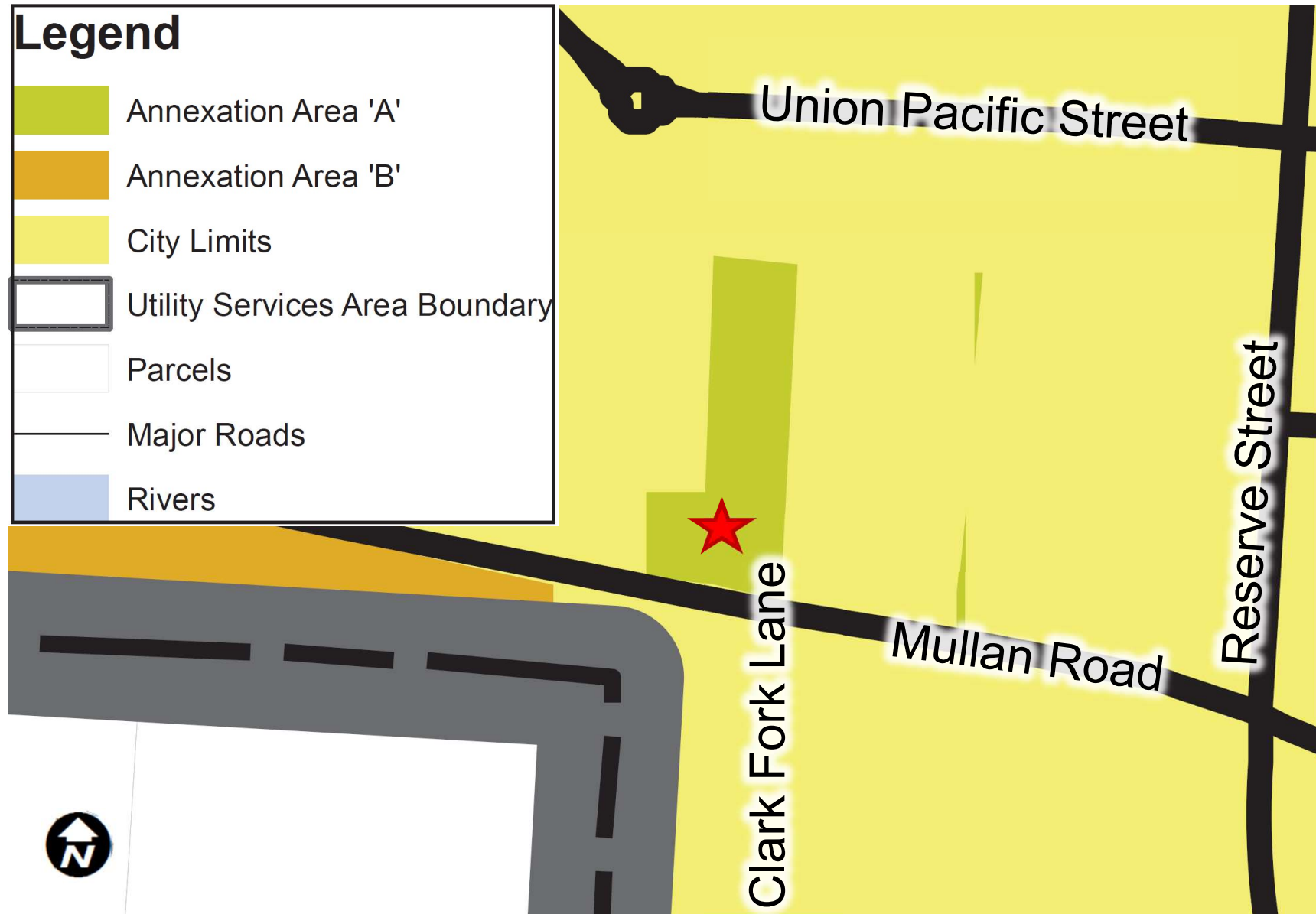


Annexation Policy Map



Legend

- Annexation Area 'A'
- Annexation Area 'B'
- City Limits
- Utility Services Area Boundary
- Parcels
- Major Roads
- Rivers



Annexation Policy



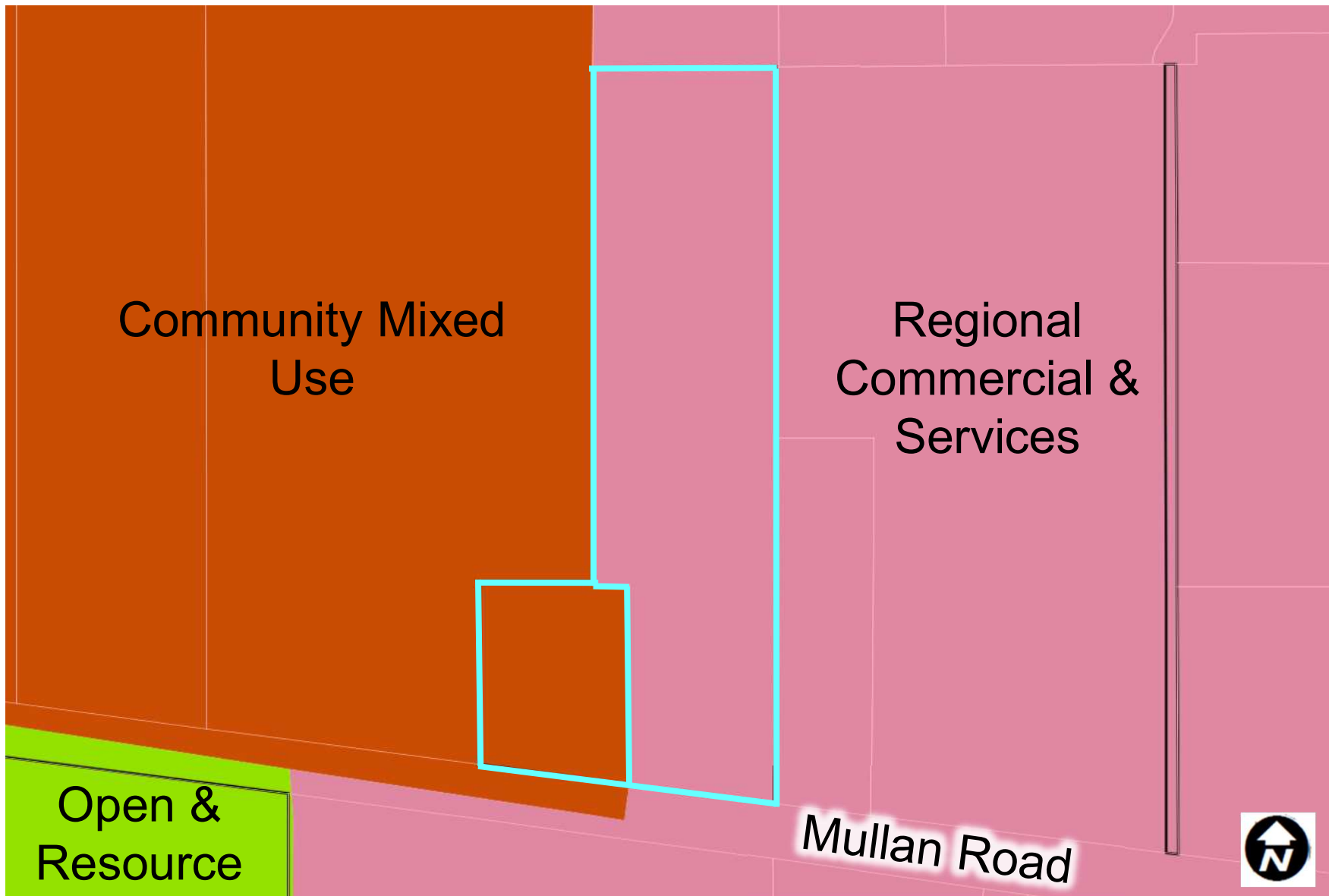
Purpose: Provide for orderly development including the efficient delivery of municipal services to developed and developing areas and to protect public health and safety.

Growth Policy: Comply with the Growth Policy recommendations.

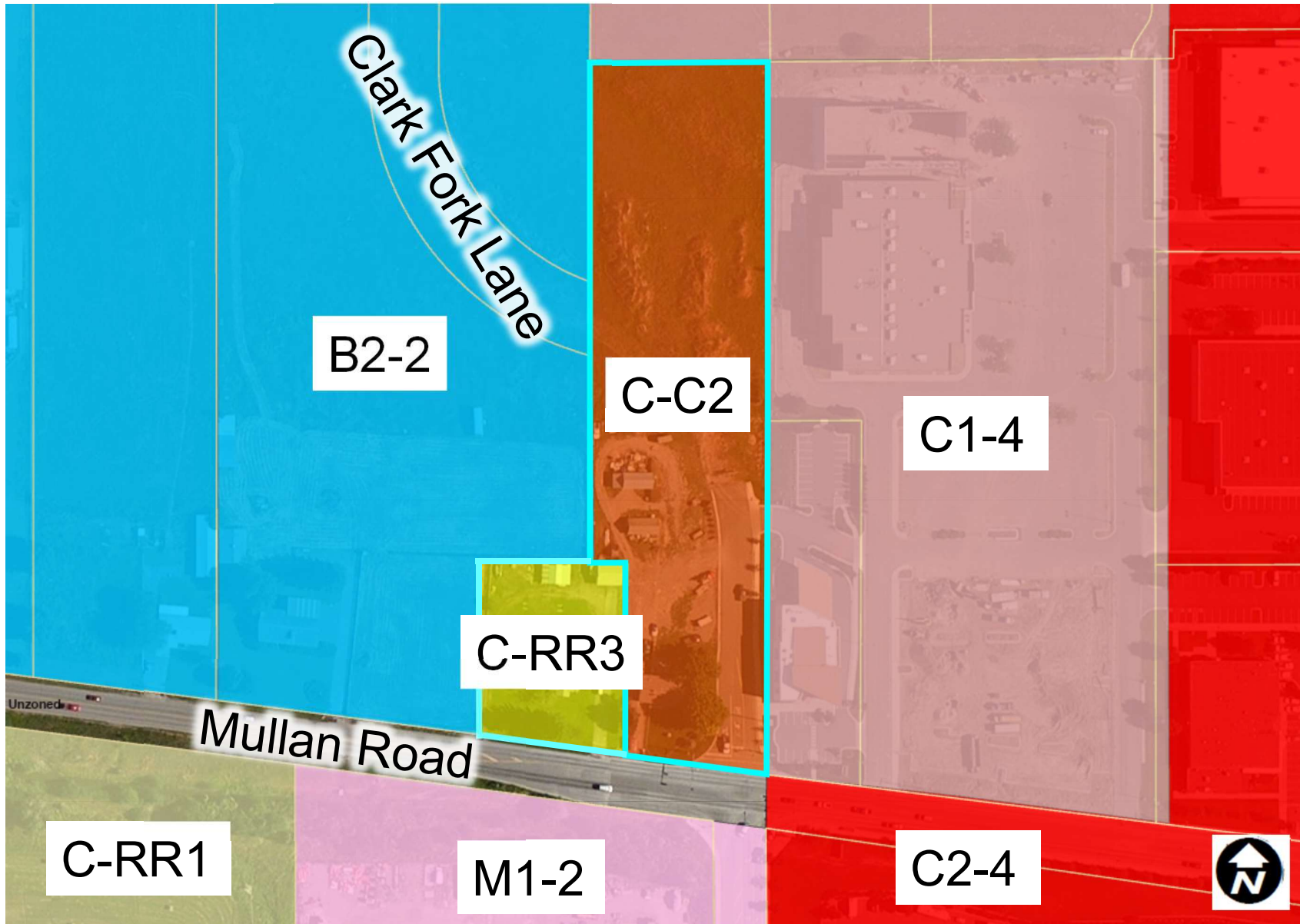
Public Improvements and Service:

- 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.

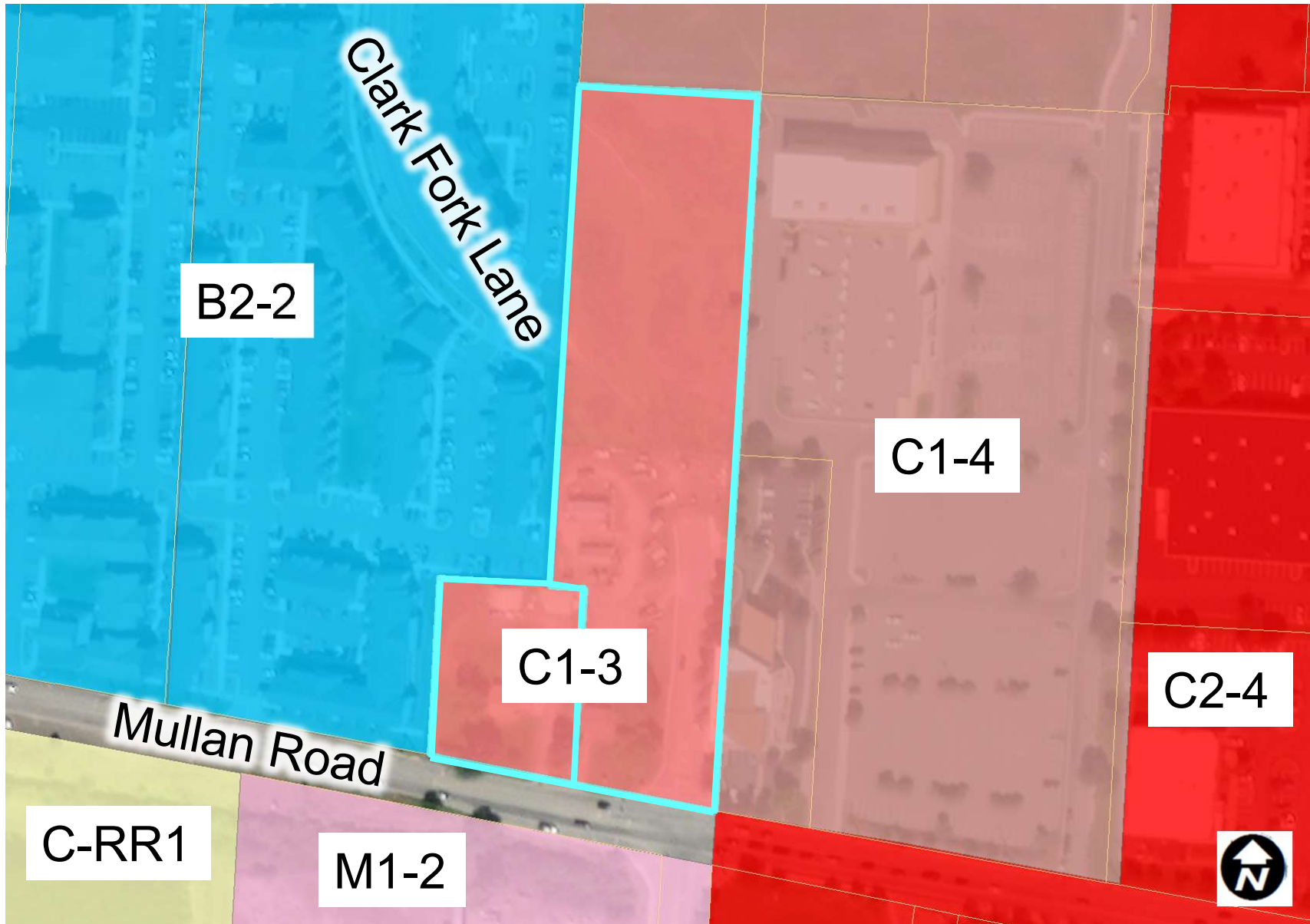
Our Missoula: City Growth Policy 2035



Current Zoning



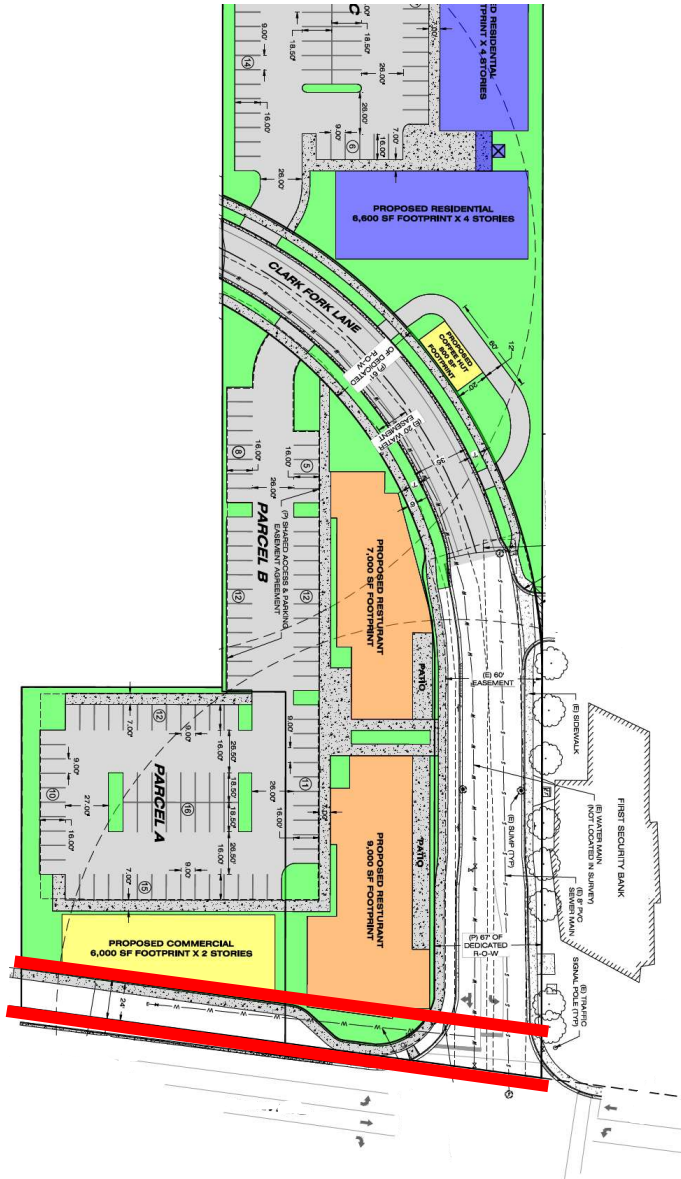
Recommended Zoning



Changes proposed by the representative

- Option to submit a cost estimate, improvements agreement, and financial security (conditions #1 – 3)
- Dedicate right-of-way within 90 days (conditions #1 – 3)
- File access easement within 90 days (condition #4)

Conditions of Approval #1



Mullan Road

- Minor Arterial
- Dedicate 25 ft of ROW
- Half Street Improvements

Amendment to Condition #1



The applicant shall dedicate 25 feet of right-of-way measured from the southern property boundary of the two tracts of land, Tract 1 of Halling Farms and a tract of land described in Book 128 of Micro Records at Page 461 shown on Exhibit A, within sixty (60) ninety (90) days of approval of the annexation, and shall construct half street improvements meeting minor arterial standards for Mullan Road adjacent to the subject property, subject to review and approval of City Engineering. The applicant shall construct half street improvements meeting minor arterial standards for Mullan Road adjacent to the subject property, subject to review and approval of City Engineering, prior to the first building permit on either lot with frontage on Mullan Road or within two (2) years of annexation, whichever is sooner. The applicant may guarantee installation of improvements with a cost estimate, improvements agreement, and financial security approved by City Engineering. The improvements on the north side of Mullan Road shall include: curb and gutter, drainage facilities, 5-foot wide bike lane, 10-foot wide landscaped boulevard. 6-foot wide sidewalk, patch back to existing paving and pedestrian crossings at Clark Fork Lane and Mullan Road.

Conditions of Approval #2, 3, & 4



Clark Fork Lane

Southern Portion:

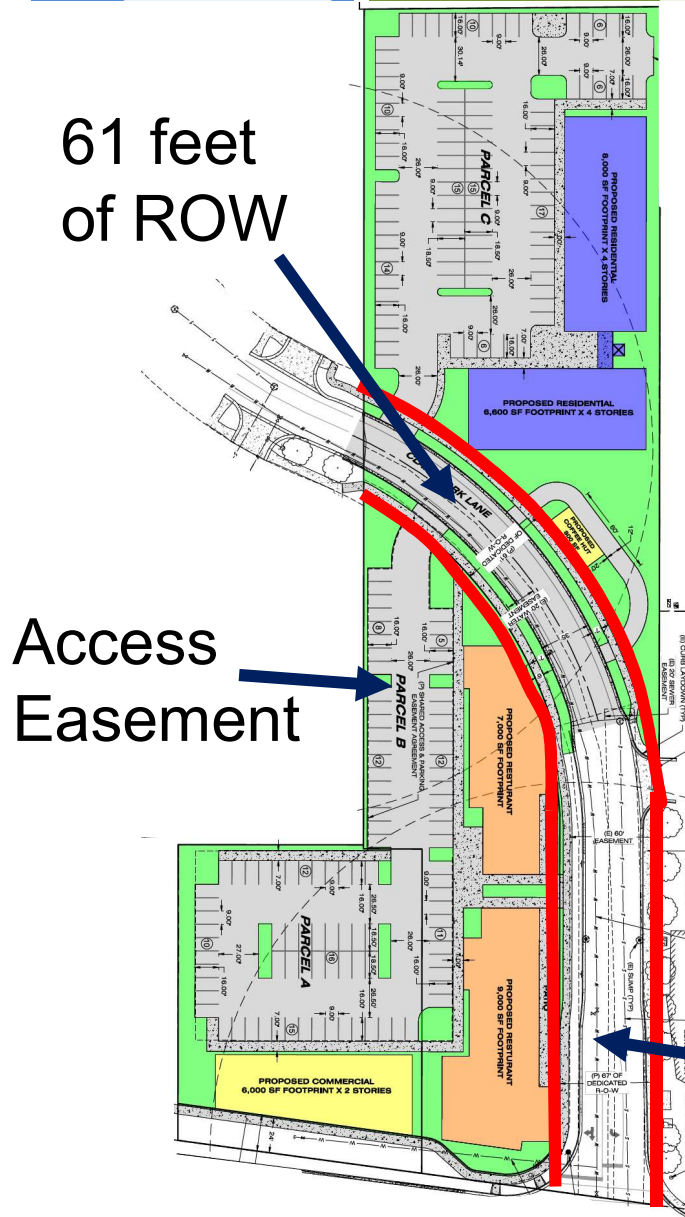
- Dedicate 67 ft of ROW
- Improvements to west side

Northern Portion:

- Dedicate 61 ft of ROW
- Full street improvements

Easements:

- Access easement for 3770 Mullan Road (Tract 1 of Halling Farms)



67 feet of ROW

Amendment to Condition #2



The applicant shall dedicate 67 feet of right-of-way on the southern portion of Clark Fork Lane within sixty (60) ninety (90) days of approval of the annexation, and install improvements on the west side of Clark Fork Lane adjacent to the subject property, subject to review and approval of the City Engineer. The applicant shall install improvements on the west side of Clark Fork Lane adjacent to the subject property, subject to review and approval of City Engineering, prior to the first building permit on the subject property or within two (2) years of annexation, whichever is sooner. The applicant may guarantee installation of improvements with a cost estimate, improvements agreement, and financial security approved by City Engineering. The improvements on the west side of Clark Fork Lane shall include: curb and gutter, 7-foot boulevard, 5-foot sidewalk, and 6-foot bike lane on the west side of Clark Fork Lane.

Amendment to Condition #3



The applicant shall dedicate 61 feet of right-of-way on the northern portion of Clark Fork Lane within sixty (60) ninety (90) days of approval of the annexation, and install full street improvements for this portion of Clark Fork Lane, subject to review and approval of the City Engineer. The applicant shall install full street improvements for the northern portion of Clark Fork Lane, subject to review and approval of City Engineering, prior to the first building permit on the subject property or within two (2) years of annexation, whichever is sooner. The applicant may guarantee installation of improvements with a cost estimate, improvements agreement, and financial security approved by City Engineering. The improvements shall include: 35 feet back-of-curb to back-of-curb roadway, curb and gutter, drainage facilities, 11-foot travel lanes, 6-foot bike lanes, 7-foot boulevards and 5-foot sidewalks.

Amendment to Condition #4



The applicant shall provide an access easement filed with the County Clerk and Recorder from Clark Fork Lane across the tract of land described in Book 128 of Micro Records at Page 461 for the use and benefit of Tract 1 of Halling Farms, subject to review and approval of City Engineering, ~~prior to building permit approval on parcels south of Clark Fork Lane.~~ within sixty (60) ninety (90) days of approval of the annexation.

Conditions of Approval #5 & 6

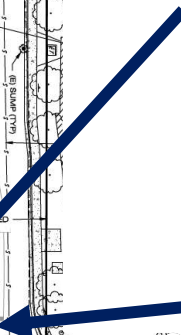


Possible connection

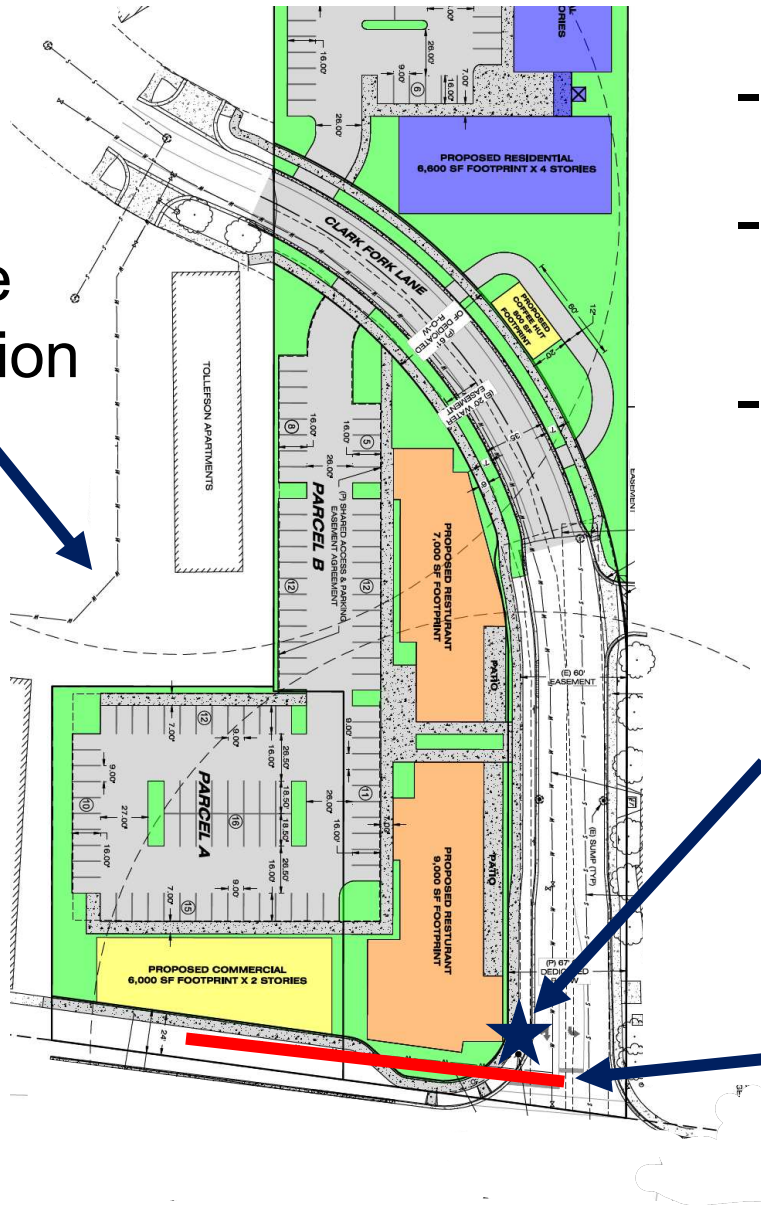


- New fire hydrant
- Water main extension in Mullan or;
- easement to connect to main to the west

Approved hydrant location



Main extension



Conditions of Approval #7 & 8



Boulevard Landscaping

The applicant shall prepare a boulevard landscaping and maintenance plan for Clark Fork Lane and the portion of Mullan Road adjacent to the subject property, subject to review and approval of City Parks and Recreation, prior to. . . Boulevard landscaping shall be installed and maintained per the approved boulevard landscaping and maintenance plan prior to certificate of occupancy for each building permit.

Transit

The applicant shall petition into the Missoula Urban Transportation District prior to the first building permit on the subject property or within two (2) years of annexation, whichever is sooner, subject to review and approval by Development Services.

Title 20, Section 20.85.040(1)(2)



- 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.

Recommended Motion



Adopt a resolution to annex and incorporate within the boundaries of the City of Missoula two (2) certain parcels of land described as Tract 1 of Halling Farms and a tract of land described in Book 128 of Micro Records at Page 461 and shown on Exhibit A, located in Section 18, Township 13 North, Range 19 West, P.M.M., and zone the property C1-3 Neighborhood Commercial, based on the findings of fact in the staff report, subject to the recommended conditions of annexation approval as amended in Memo No. 1.