

Return to: City Clerk
City of Missoula
435 Ryman Street
Missoula MT 59802-4297

PETITION NO. _____
BEFORE THE CITY COUNCIL
CITY OF MISSOULA

PETITION FOR ANNEXATION TO CITY

SUID#

1363907
840104
177959
2394059
1643708

GeoCode#:

04-2093-05-3-02-01-0000
04-2093-05-3-02-02-0000
04-2093-05-3-02-03-0000
04-2093-05-3-02-04-0000
04-2093-05-3-02-05-0000

Dated this 16th day of January, 2024.

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula requesting city annexation of the following real property into the City of Missoula.

The petitioner(s) requesting City of Missoula annexation of the property described herein hereby mutually agree with the City of Missoula that immediately upon annexation of the land all City of Missoula municipal services will be provided to the property described herein on substantially the same basis and in the same manner as such services are provided or made available within the rest of the municipality prior to annexation.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to sanitary sewer utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation Service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

PARCEL 1: W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1424

PARCEL 2: E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1425

PARCEL 3: A TRACT OF LAND LOCATED IN THE W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT A OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1426

PARCEL 4: A TRACT OF LAND LOCATED IN THE W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT B OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1427

PARCEL 5: E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1428

PROPERTY ADDRESS:

Hillview Road LLC
1600 Rimel Road
Missoula, MT 59803

OWNERS

	
NAME, TITLE	NAME, TITLE
Lance Gutsch	

STATE OF MONTANA)
) ss.
County of Missoula)

On this 16th day of January, 2024, before me the undersigned, a Notary Public for the State of Montana, personally appeared Lance Gutsch, known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same. Managing member of Hillview Road LLC

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.




Tessa Hasson
(Printed name required)
Notary Public for the State of Montana.
Residing at Missoula, MT
My Commission Expires: Sept. 8, 2025
MM/DD/YY



MEMORANDUM

Date: December 5, 2023

To: Alex Bramlette, City of Missoula

From: Nicole Olmstead, Cushing Terrell

RE: Petition for Annexation to City

Subject Property Information

Geocode:

04-2093-05-3-02-01-0000

04-2093-05-3-02-02-0000

04-2093-05-3-02-03-0000

04-2093-05-3-02-04-0000

04-2093-05-3-02-05-0000

Legal Description:

PARCEL 1: $W\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1424

PARCEL 2: $E\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1425

PARCEL 3: A TRACT OF LAND LOCATED IN THE $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT A OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1426

PARCEL 4: A TRACT OF LAND LOCATED IN THE $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT B OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1427

PARCEL 5: $E\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1428



EXHIBIT B

Date: December 5, 2023

To: Alex Bramlette, City of Missoula

From: Nicole Olmstead, Cushing Terrell

RE: Petition for Annexation to City

Project Description

Located within the Moose Can Gully Neighborhood off Hillview Way, the Wildroot Subdivision (Wildroot) will create a new residential community inside the City of Missoula. By including a variety of housing product types, thoughtful park spaces, and emphasizing pedestrian connectivity throughout the entire project, this project intends to appeal to a diverse market and ultimately create a neighborhood that aligns with Missoula community priorities. Additional information for the subdivision can be found in the Project Summary document. Included in the application will be a request for a Major Subdivision, a rezoning request, and annexation of the five (5) parcels outlined in this application. It is the preference of the design team for all applications to be reviewed and considered concurrently.

In accordance with the land use designations provided in the Our Missoula 2035 City Growth Policy, the design team is proposing the use of relatable zoning for both Residential High Density and Residential Medium Density land use designations with RM1.35, RM0.5, and R5.4 zoning districts for the project. More specifically, the five parcels, totaling 41.34 acres, presented in this application for annexation are currently zoned by Missoula County as R Residential. The project proposes, upon annexation, that these 5 parcels be zoned R5.4 for Residential Medium Density land uses by the Missoula 2035 City Growth Policy.

EXHIBIT C

ANNEXATION LEGAL DESCRIPTION

PARCEL 1: $W\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1424

PARCEL 2: $E\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1425

PARCEL 3: A TRACT OF LAND LOCATED IN THE $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT A OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1426

PARCEL 4: A TRACT OF LAND LOCATED IN THE $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT B OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1427

PARCEL 5: $E\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1428

MISSOULA, MT
p 406.728.9522

**Cushing
Terrell**

MISSOULA, MONTANA
ANNEXATION SUBMITTAL

© 2023 | ALL RIGHTS RESERVED

12.04.2023
HILLVIEW_SUBDIV

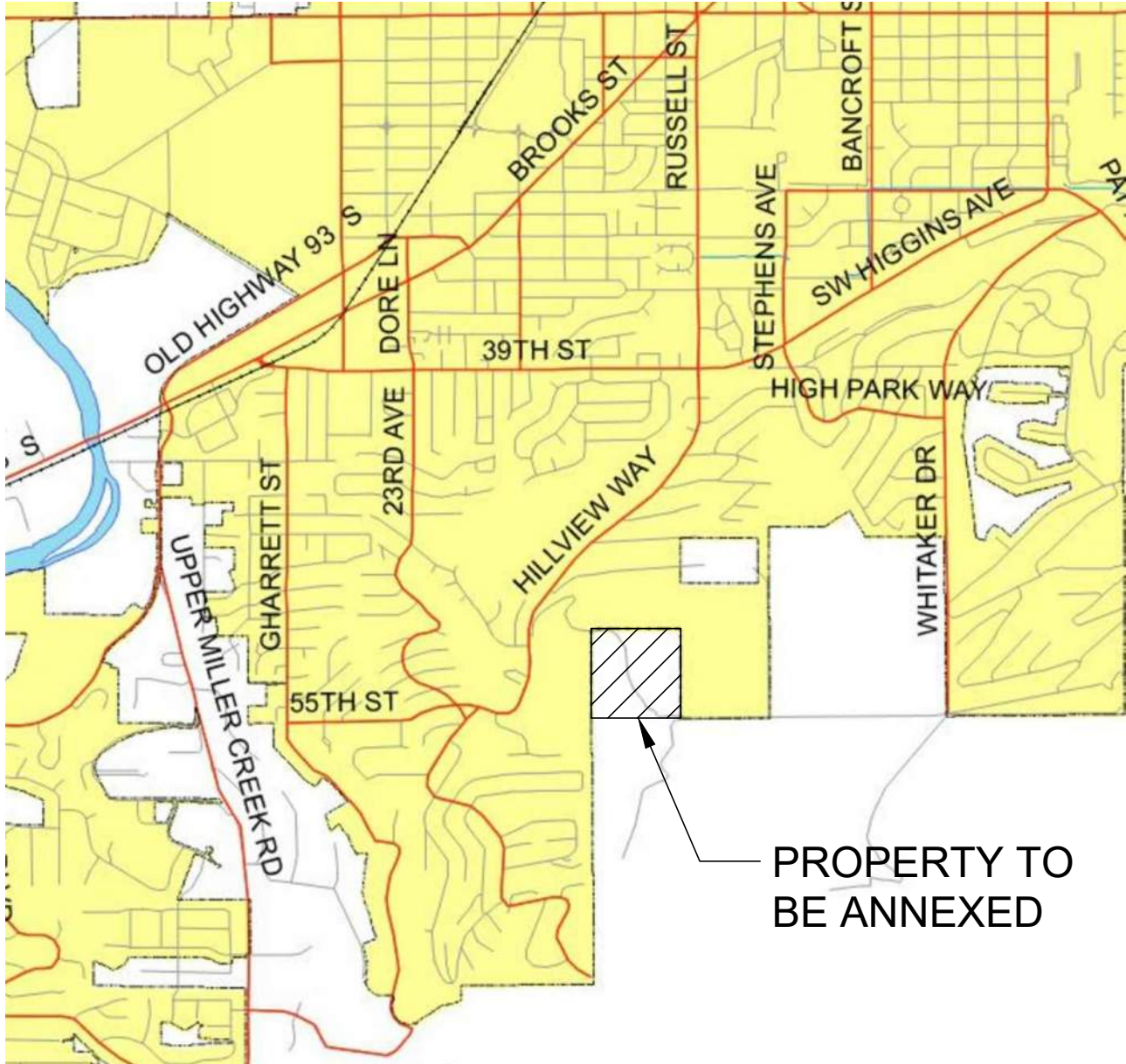
TAG
NA

REVISION

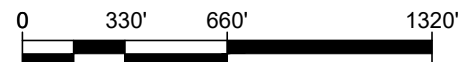
CHECKED BY
VERNON

SHEET NAME
EX C

PROPERTY LOCATION AND EXISTING CITY LIMITS



PROPERTY TO
BE ANNEXED



MISSOULA, MT
p 406.728.9522

**Cushing
Terrell**

ANNEXATION AREA AND CITY LIMITS
MISSOULA, MONTANA

ANNEXATION SUBMITTAL

© 2023 | ALL RIGHTS RESERVED

05.25.2023
HILLVIEW_SUBDIV

TAG
NA

REVISION

CHECKED BY
BORNEMANN

SHEET NAME
EX D



MISSOULA, MT
p 406.728.9522

**Cushing
Terrell**

ENLARGED ANNEXATION AREA
MISSOULA, MONTANA
ANNEXATION SUBMITTAL

© 2023 | ALL RIGHTS RESERVED

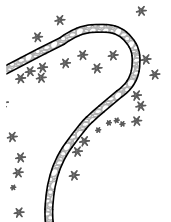
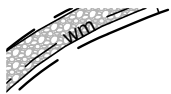
05.25.2023
HILLVIEW_SUBDIV

TAG
NA

REVISION

CHECKED BY
BORNEMANN

SHEET NAME
EX E



PARCEL 1B
COS 5770
Owner: Mark Ward

Owner: Bender Reality LLC

PARCEL C-G-2
COS 2412

PORTION A, COS 4322

S89°41'22"W 1333.89'

TRACT A[®]
COS 1328
(Parcel 3)

TRACT B[®]
COS 1328
(Parcel 4)

W1/2SE1/4
Missoula County School
District #1

PARCEL C-G-1
COS 2412

W1/2W1/2SW1/4SW1/4
(Parcel 1)

E1/2W1/2SW1/4SW1/4
(Parcel 2)

E1/2E1/2SW1/4SW1/4
(Parcel 5)

N0°01'14"W 1346.98'

S6

S5

S7

S8

N89°36'13"E 1337.78'

TRACT A
COS 5525

Owner: John A Rimel Family Trust

TRACT B
COS 5525

Owner: Rimel Whitney Trust

DIVISION



MISSOULA, MT
p 406.728.9522

**Cushing
Terrell**

ENLARGED ANNEXATION AREA
MISSOULA, MONTANA

ANNEXATION SUBMITTAL

© 2023 | ALL RIGHTS RESERVED

05.25.2023

HILLVIEW_SUBDIV

CHECKED BY
BORNEMANN

TAG

NA

REVISION

SHEET NAME

EX F