



**WHEREAS**, A Parcel of land located in the W1/2 of Section 18 T7S, R8W PMM, Beaverhead County, State of Montana, and more particularly described as Lots 1 and 2 of the Clover View Minor Subdivision. It is proposed that the portion of Lot 1 that is not annexed into the City of Dillon and all of Lot 2 be annexed into the City of Dillon and that both Lots 1 and 2 be zoned with a designation of a C2 Zone (Commercial Business District).

**WHEREAS**, the City Clerk published notice of the combined annexation and zoning public hearing twice in the Dillon Tribune Examiner on May 22<sup>nd</sup>, 2024 and May 29<sup>th</sup>, 2024 all as required by Section 76-2-303(2) M.C.A. and pursuant to Section 7-1-4127 MCA, and Section 17.88.020, Dillon Municipal Code, and

**WHEREAS**, the City Council of the City of Dillon has held the public hearing on June 5<sup>th</sup>, 2024 at the City Council chambers at 6:30 p.m. and obtained comments on the issue of annexation and zoning the above-mentioned property.

**NOW THEREFORE**, the City Council of the City of Dillon, Beaverhead County, Montana, in a regular meeting assembled, this 19<sup>th</sup> day of June, 2024,

**HEREBY FINDS:**

- (1) The petition submitted by FTCD, LLC for the annexation of Lots 1 and 2 of the Clover View Minor Subdivision has been submitted by the owners of more than 50% of the real property of the area to be annexed.
- (2) That Notice of the hearing on the question of annexation and zoning of the parcel was published twice as provided by law and the hearing held at the time and place scheduled and testimony received concerning the annexation and zoning of the parcel.
- (3) The governing body need not submit the question of annexation to the qualified electors of the area to be annexed, because the owner of more than 50% of the real property in the area to be annexed has executed the petition.
- (4) The description of the boundaries of the area to be annexed is specifically described as W1/2 of Section 18 T7S, R8W PMM, Beaverhead County, State of Montana, and as set out herein above.
- (5) That there are no public streets, named or un-named within the above described parcel that are required by § 7-2-4211 MCA to be annexed.
- (6) That the annexation of the parcel into the city identified in paragraph (4) hereof is in the best interest of the City and its citizens, and that zoning the parcel as a “Commercial, Medium Density District - C2 Zone” is in the best interest of the city and its citizens.
- (7) That granting the Petitioner’s request that city water and sewer service be provided to the parcel, at no cost to the city, is in the best interest of the city and its inhabitants, and that preliminary studies indicate that both water and sewer services can be provided by extension of current facilities.
- (8) The City Council further finds that, pursuant to long standing policy of the City, that it is

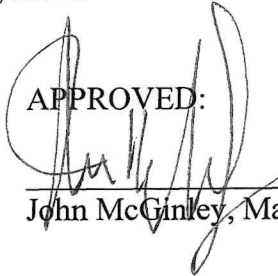
appropriate and necessary that the portions of the water distribution system and the sewer collection system that will be required to be installed shall be installed by the annexation of this property, pursuant to the requirements and regulations of the Montana Department of Environmental Quality, and city specifications and under city supervision, and further that all such costs of design, construction testing and supervision be paid by the Petitioner prior to permitting the Petitioner to receive any water or sewer service, whether for construction or otherwise.

***NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DILLON:***

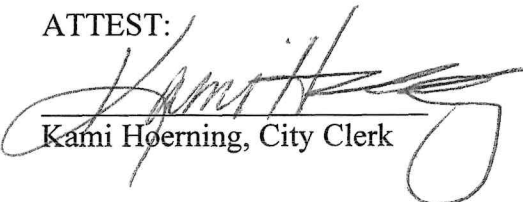
- (1) That the land described herein above and as of Lots 1 and 2 of the Clover View Minor Subdivision, is hereby annexed to the City of Dillon, and the City boundary extended to include the parcel.
- (2) That the boundaries of the Street Maintenance District and the Lighting District of the City of Dillon are extended to include the area described in the Petition for Annexation as of Lots 1 and 2 of the Clover View Minor Subdivision
- (3) That the area described in the Petition for Annexation as Lots 1 and 2 of the Clover View Minor Subdivision is hereby designated as a "Commercial, Medium Density District - C2 Zone".

***PASSED AND APPROVED*** this 16<sup>th</sup> day of June, 2024.

APPROVED:

  
John McGinley, Mayor

ATTEST:

  
Kami Hoerning, City Clerk

NUMBER VOTING IN FAVOR OF THE RESOLUTION: 6

NUMBER VOTING AGAINST THE RESOLUTION: 1

NUMBER ABSENT OR ABSTAINED: 0