

ANNEXATION & REZONE



Property owners currently in the County requesting municipal water and/or sewer or County property owners with existing municipal water and/or sewer but proposing to redevelop or expand, immediate annexation into the city limits is required unless determined untimely by the City.

Property owners requesting a City zoning district comparable to the existing County zoning, or zoning consistent with the adopted City Growth Policy, are eligible for an expedited annexation-rezoning. If a property owner requests a City zoning district different than the comparable County zone or a zone requiring an amendment to the adopted Growth Policy, the property is not eligible for the expedited process and must use the regular rezoning process.

EXPEDITED ANNEXATION-REZONE

Obtain the packet of information from the Whitefish City Clerk, complete it, and submit it to the City Clerk. The packet includes the following:

- Application for Annexation-Rezone
- Petition for Annexation
- Agreement for Annexation and City Water and/or Sanitary Sewer Service

Upon acceptance of the complete application, city staff will schedule the matter before the City Council with a Resolution of Intent to Annex the property. The Resolution will identify the date of the public hearing on whether the property will be annexed into the city limits and rezoned.

Depending on the complexity of the annexation, the public hearing will either be scheduled for the very next Council meeting or the one following. Prior to the public hearing, staff will notice property owners within 150-feet of the requested annexation, will place a legal notice in the *Whitefish Pilot* and will post the annexation-rezone information on the city webpage: www.cityofwhitefish.org. The City may place conditions on the annexation and rezone, including upgrades to streets or other infrastructure, or the recording of access and utility easements.

At the public hearing, city staff will provide an overview of the request. Afterwards, the property owner (applicant) will have an opportunity to address the Council on the request and then the Council will open the public hearing for public comment. After the public hearing is closed, the City Council will take action on the request. Upon approval, staff will notify the property owner of the new zoning and will notify the County of the annexation.

After annexation, the property owner may proceed with their project and apply for building permits and any other required city approvals prior to the commencement of construction.