

WHAT IS THIS PROCESS

This flow chart visually describes the formal application process for landowner initiated annexation of property. Annexation is the process of expanding the boundaries of a city. Land is annexed so that city services, such as water and sewer, can be made available to the property. Providing for the future extension of services is an essential part of the annexation process.

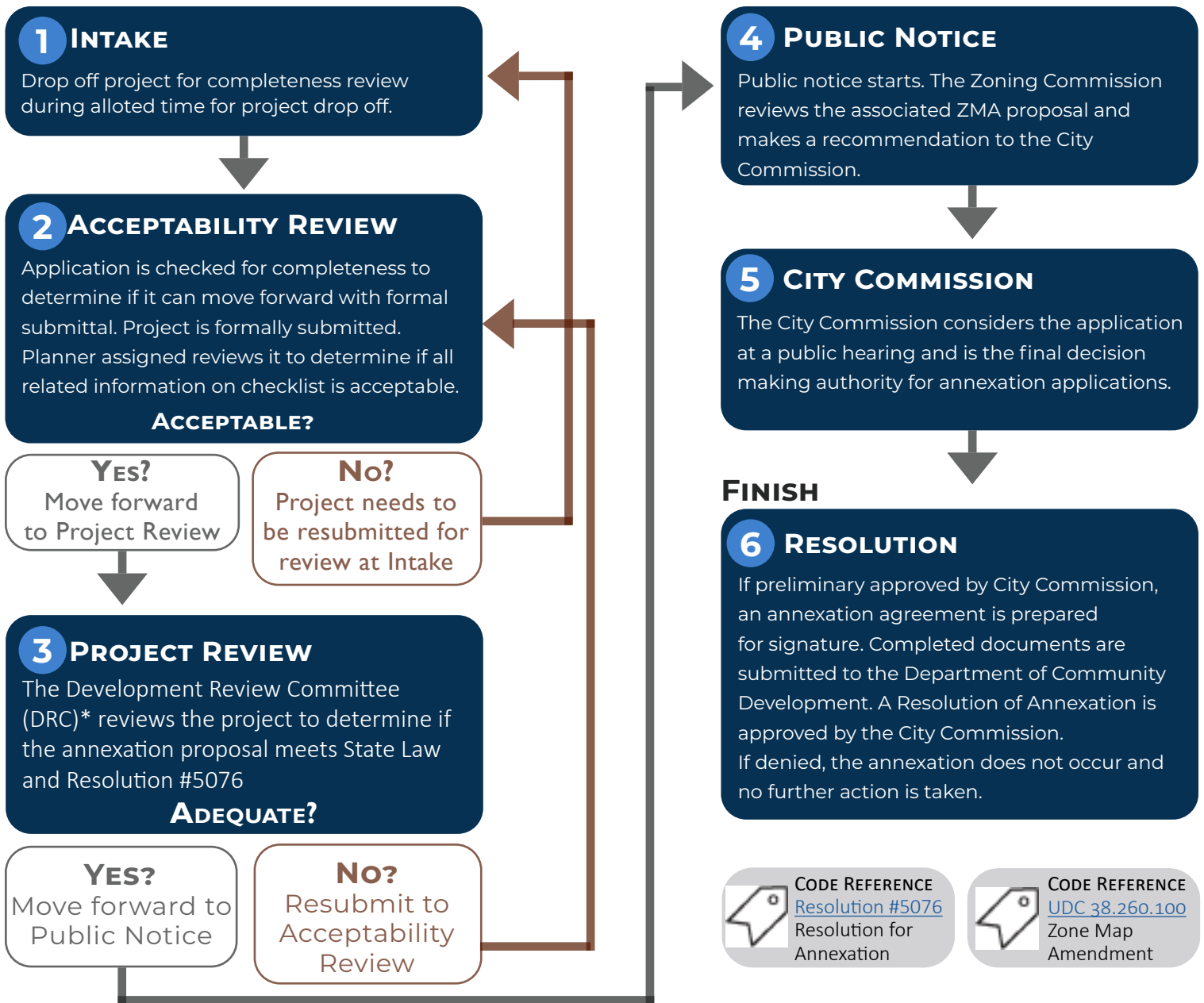
WHY ANNEX?

Annexation protects water quality, enables efficient transportation, protects the rural character of Gallatin County, enables more profitable development of land, supports new housing and enables better management of service demands.

PROCESS OVERVIEW

The purpose of this review is to identify the terms under which the City will annex the property. The City of Bozeman must follow Montana Code Section 7-2-4201 et seq. and the City of Bozeman Resolution #5076, which includes goals and policies when approving land of annexation. Timelines are approximate and subject to scheduling constraints. Annexations typically take 12-14 weeks from submittal to initial City Commission hearing to complete.

START HERE



CODE REFERENCE
[Resolution #5076](#)
Resolution for Annexation

CODE REFERENCE
[UDC 38.260.100](#)
Zone Map Amendment

FREQUENTLY ASKED QUESTIONS

The following are frequently asked questions on the annexation process and more information on Montana Code and City of Bozeman Resolution #5076

CAN ANY LAND BE ANNEXED TO THE CITY?

The City of Bozeman must follow the Montana Code Annotated (MCA) [Section 7-2-4201 et seq.](#), which includes six different procedures for annexation and includes information on which lands can be annexed including:

- [Part 42 \(7-2-4201\)](#) - Addition to Municipalities
- [Part 43 \(7-2-4301\)](#) - Annexation of Contiguous Land
- [Part 44 \(7-2-4401\)](#) - Annexation of Contiguous Government Land
- [Part 45 \(7-2-4501\)](#) - Annexation of Wholly Surrounded Land
- [Part 46 \(7-2-4601\)](#) - Annexation by Petition (City's preferred method)

WHAT IS CONTIGUOUS LAND?

Contiguous land is a parcel or tract of land next to, abutting, adjoining or touching another individual parcel or tract of land which are separated by public right-of-way, irrigation ditch, drainage ditch, stream, river, or a strip of unplatted land too narrow or too small to be platted.

IF MY PROPERTY IS ANNEXED, WILL I ALSO NEED A ZONE MAP AMENDMENT AND A GROWTH POLICY AMENDMENT?

A Zone Map Amendment (ZMA) is submitted in conjunction with the annexation application. The ZMA changes the zoning of your property from rural designation to an urban designation. If your request does not comply with the Bozeman Growth Policy, or is not included in the growth policy planning area, you must file an application for a Growth Policy Amendment (GPA). A GPA must be acted upon before the ZMA and adds 3-6 months to the annexation process.

CITY OF BOZEMAN RESOLUTION #5076

The resolution establishes ten goals and nineteen policies used by the City to evaluate all annexation requests. Meeting these goals and policies helps ensure an annexation is good for the City as a whole. The annexation goals from Resolution #5076 are as follows:

- Goal #1 - The City of Bozeman encourages annexations of land contiguous to the City.
- Goal #2 - The City encourages all areas that are surrounded by the City to annex.
- Goal #3 - The City encourages all properties currently contracting with the City or City services such as water, sanitary sewer, and/or fire protection to annex.
- Goal #4 - The City of Bozeman requires annexation of all land proposed for development lying within the existing and planned service area of the municipal water and sewer systems as depicted in their respective facility plans, any land proposed for development that proposes to utilize municipal water or sewer systems.
- Goal #5 - The City encourages annexations within the urban area identified on the future land use map in the current Bozeman Growth Policy.
- Goal #6 - The City of Bozeman encourages annexations to make the City boundaries more regular rather than creating irregular extensions which leave unannexed gaps between annexed areas or islands of annexed or unannexed land.
- Goal #7 - The City of Bozeman encourages annexations which will enhance the existing traffic circulation system or provide for circulation systems that do not exist at the present time.
- Goal #8 - The City prefers annexation of parcels of land larger than five (5) acres in size, but will allow annexation of smaller parcels if factors such as topographic limitations, sanitary disposal needs, fire access, maintenance of public facilities, etc., justify a smaller annexation.
- Goal #9 - The City seeks to obtain water rights adequate for future development of the property with annexation.
- Goal #10 - The City of Bozeman encourages annexations for City provision of clean treated water and sanitary sewer.

Refer to [Resolution #5076](#) for City of Bozeman Annexation Policies, adoption date, and further information.