

Ordinance 2023-01

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF GINGER BEAR LANE, LLC, 75 GINGER BEAR LANE, BOZEMAN, MT 59718. ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, GINGER BEAR LANE, LLC submitted a petition for annexation of Lots 2 Block 3 in Kennedy Subdivision, Bozeman, MT 59718 (total of 1.477 acres) with full legal description attached hereto as Exhibit A, being located in Section 35, Township 2 South, Range 4 East, Gallatin County, Montana ("Properties") requesting that the Properties be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the Properties is contiguous to the District boundary; and

WHEREAS, on November 15, 2022 at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as non-contiguous property and determined that the systems has capacity to provide service to the new proposed residence to be located on the Property; and

WHEREAS, the Ginger Bear Lane, LLC may be selling each lot and the future owner will need to purchase water and sewer capacity from the Four Corners County Water and Sewer District. The new owner will also need to provide proof of purchase of water rights.

WHEREAS, the Property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does accept the Petition and annex the Property described as Four Corners County Water and Sewer District, submitted a petition for annexation of Lots 2 Block 3 in Kennedy Subdivision, Bozeman, MT 59718 (total of 1.477 acres) with full legal description attached hereto as Exhibit A, being located in Section 35, Township 2 South, Range 4 East, Gallatin County, Montana ("Properties") ("Property").

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on Jan 17th, 2023 with a vote of 4 in favor and 0 against and second reading on Feb 21, 2023 with a vote of 4 in favor and 0 against.

This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved:

Four Corner's County Water and Sewer District

Dated: Jun 17, 2023

Nancy A. Filibekena
Its: President

Attested: Wibby Menche
Secretary

2nd Read and approved:

Four Corner's County Water and Sewer District

Dated: Feb 21, 2023

Nancy A. Filibekena
Its: President

Attested: Wibby Menche
Secretary