

A G E N D A R E P O R T

DATE March 18, 2003

ITEM Resolution No. 9297, Intent to Annex Redding Addition

INITIATED BY Linda and Raymond Redding, Property Owners

ACTION REQUESTED Commission Adopt Res. No. 9297, Setting Hearing for April 15, 2003

PREPARED & PRESENTED BY Bill Walters, Senior Planner

REVIEWED & APPROVED BY Ben Rangel, Acting Planning Director

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RECOMMENDATION:

The City-County Planning Board has recommended the City Commission annex Redding Addition.

MOTION:

“I move the City Commission adopt Resolution No. 9297.”

SYNOPSIS:

Resolution No. 9297 sets a public hearing for April 15, 2003, to consider the annexation of Redding Addition, consisting of one single family residential lot and a segment of 7th Avenue North located east of 45th Street North.

BACKGROUND:

Linda and Raymond Redding have submitted applications regarding the following:

- 1) Minor Plat of Redding Addition, located in the SE¼ NW¼ SE¼ of Section 4, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Annexation of Lot 1, Block 1, Redding Addition, consisting of .34 acres, and a segment of 7th Avenue North to the City of Great Falls.

The applicants own an 8.80-acre tract of land along the north side of 7th Avenue North and east of 45th Street North. They plan to subdivide subject property into a lot to accommodate a single family dwelling unit and dedicate a 462 foot segment of 7th Avenue North, leaving an unplatted unincorporated remainder portion of 8.14 acres.

Please refer to the vicinity map attached to Resolution No. 9297 as Exhibit “A.”

Access to subject property is provided by 7th Avenue North, which is a paved incorporated roadway except an approximate 550-foot gap between the west boundary of Portage Meadows Addition and the east boundary of Hauer Addition, which is graveled. The Redding property fronts upon this particular gap. As the unincorporated segment of 7th Avenue North connects two areas of the City, it is proposed the entire approximate 550-foot gap be annexed to the City. A northerly segment of the right of way is included as a part of Redding Addition, another segment will be included as a part of the forthcoming Discovery Meadows and the southerly segment will be annexed upon City Public Works formally securing the right of way from the abutting owner. City Public Works anticipates paving the gap this Spring with the Reddings, based upon the frontage of the property they are annexing, participating in the cost.

A sanitary sewer main exists in the abutting portion of 7th Avenue North. The City paid for the oversizing of the lift station and force main in 7th Avenue North, which serves subject area. The City assesses \$240/net acre for property served by the lift station.

Last Fall, the City installed a water main in the unincorporated segment of 7th Avenue North. The Reddings are providing reimbursement to the City based upon the frontage of the property they are annexing.

A 42-inch storm sewer main is located in the abutting portion of 7th Avenue North, which discharges into a 54-inch main draining north along the east boundary of the Redding property.

The Planning Board conducted a public hearing on the applications on October 23, 2001. No proponents or opponents spoke. At the conclusion of the public hearing, the Planning Board recommended the City Commission approve the annexation and minor plat for Redding Addition and the accompanying findings of Fact subject to the following conditions being fulfilled by the applicant:

- 1) payment of all applicable fees and reimbursements owed as a condition of annexation approval including:
 - a) Annexation Agreement Fee \$200.00
 - b) Resolution of Annexation Fee 100.00
 - c) Storm Sewer Fee
\$250/acre x .658 acres 164.50
 - d) Reimbursement to City for Lift Station
\$240/net acre x .34 acres 81.60
 - d) Recording fees for Agreement and
Resolution (\$6 per page) to be determined
- 2) correction of any errors or omissions on the Minor Plat which may be noted by staff;
- 3) preparation of a certificate of title by a title company to be filed with the Minor Plat;
- 4) entering into an annexation agreement containing typical terms and conditions associated with annexation including agreement:
 - a) to compensate City when notified of subject Lot 1's proportionate share of the cost of water main, paving, curb and gutter in the abutting portion of 7th Avenue North;
 - b) to install standard 5-foot sidewalk in 7th Avenue North abutting subject Lot 1, within six months of installation of curb and gutter or completion of a residential structure, whichever shall occur later; and
 - c) to not place any permanent structure requiring water or sanitary sewer service on the 8.14 acre remainder portion of applicant's property as described on the Minor Plat of Redding Addition until subject building site is contained within a subdivision plat approved by the Great Falls City-County Planning Board and is annexed to City.
- 5) providing a financial surety to City in the amount of the estimated cost of subject Lot 1's proportionate share of the cost of water main, paving, curb and gutter in the abutting portion of 7th Avenue North.

Condition 5) has been fulfilled or addressed by the Reddings by paying for their share of the cost of the recently installed water main and agreeing to pay proportionate share of forthcoming roadway improvement costs in accordance with specific conditions cited in the Annexation Agreement.

The Commission will be provided the Minor Plat of Redding Addition, the Annexation Agreement and the Findings of Fact prior to the annexation hearing on April 15.

Attach: Res. No. 9297

cc: Linda and Raymond Redding, 317 56th St. S.