

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

DATE _____ May 4, 2004 _____

ITEM _____ Preliminary Plat of East Ridge Addition, Phases 1-3 _____

INITIATED BY _____ C & W Development, Inc., Property Purchaser and Developer _____

ACTION REQUESTED _____ Commission Conditionally Approve Preliminary Plat and Findings of Fact _____

PREPARED BY _____ Bill Walters, Senior Planner _____

APPROVED & PRESENTED BY _____ Ben Rangel, Planning Director _____

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RECOMMENDATION:

The City-County Planning Board has recommended the City Commission approve the preliminary plat of East Ridge Addition, Phases 1-3, and the accompanying Findings of Fact subject to fulfillment of stipulated conditions.

MOTION:

“I move the City Commission approve the preliminary plat of East Ridge Addition, Phases 1-3, and the accompanying Findings of Fact subject to fulfillment of conditions stipulated by the Planning Board.”

SYNOPSIS:

East Ridge Addition, Phases 1-3, is located south of the former K-Mart Store on 10th Avenue South and consists of 28 proposed single-family residential lots and segments of 12th Avenue South and 44th Street South.

BACKGROUND:

C & W Development, Inc., has submitted applications regarding the following:

- 1) Preliminary Plat of East Ridge Addition, Phases 1-3, located in the N1/2 of Section 16, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Rezoning the proposed 28 lots in the Preliminary Plat as they are annexed to the City from the current County “B-2” General Business District and “A” Agricultural District to either the City “PUD” Planned Unit Development District or “A” Residence Use, “A” Area District.

For more information regarding the subdivision, please refer to the attached Planning Staff Report and Recommendation dated April 7, 2004. Attached to the Report and Recommendation are:

- Vicinity Map
- Preliminary Plat (Master Plan)
- Master Utility Plan (with site plan data for PUD lots)

The Planning Board conducted a public hearing on the preliminary plat on April 13, 2004. The development has generated no public comment. At the conclusion of the public hearing, the Planning Board unanimously passed a motion recommending the City and County Commissions approve the preliminary plat of East Ridge Addition, Phases 1-3, and the accompanying Findings of Fact subject to the following conditions being fulfilled by the applicant:

- 1) The final plat of each phase shall incorporate correction of any errors or omissions noted by staff.
- 2) The final engineering drawings and specifications for the required public improvements to serve each phase shall be submitted to the Public Works Department for review and approval prior to finalization of each phase.
- 3) An Annexation Agreement shall be prepared containing terms and conditions for annexation of each phase of the subdivision including agreement by the applicant to install, within two years of the date of annexation of each phase of the subdivision, the public improvements referenced in Paragraph 2) above required to serve that phase.
- 4) The final plat of Phases 1 and 3 shall be accompanied by a final detailed dimensioned site plan locating potential building envelope and setbacks from property lines for each PUD lot.
- 5) All applicable fees owed as a condition of plat or annexation approval shall be paid as each subdivision phase is final platted and annexed, including:
 - a) annexation application fee \$ 100.00 or applicable updated fee
 - b) final plat fee 200.00 or applicable updated fee
 - c) annexation agreement fee 200.00 or applicable updated fee
 - d) annexation resolution fee 100.00 or applicable updated fee
 - e) storm sewer fee (\$250/acres) to be determined
 - f) fee in lieu of parkland dedication & PUD open space (11% x net acres in each subdivision phase x current fair market value of unsubdivided, unimproved land) to be determined
 - g) recording fees for annexation documents (\$6 per page) to be determined

Attach: Staff Report and Recommendation dated April 7, 2004

cc: Woith Engineering, P O Box 7326

**CITY OF GREAT FALLS, MONTANA
AGENDA REPORT**

**AGENDA # 21
DATE May 4, 2004**

ITEM Reappointments, Great Falls Housing Authority Board

INITIATED BY City Commission

ACTION REQUESTED Reappoint Two Tenant Members

PRESENTED BY City Commission

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RECOMMENDATION: It is recommended that the City Commission reappoint two individuals as tenant members to the Great Falls Housing Authority Board.

MOTION: I move the City Commission reappoint Rosetta Mclalwain and Albert Anderson as tenant members to the Great Falls Housing Authority for two-year terms through May 31, 2006.

SYNOPSIS: The terms of Rosetta Mclalwain and Albert Anderson expire on May 31, 2004. Ms. Mclalwain was appointed to the Board in September of 2000, and has served two terms. Mr. Anderson was appointed in January of 2002. Both Ms. Mclalwain and Mr. Anderson are interested in reappointment.

BACKGROUND: The Great Falls Housing Authority Board consists of seven commissioners appointed by the City Commission. Two commissioners must be residents of the Housing Authority properties. The Board is an independent authority responsible for setting policy for the operation and management of public housing properties, HUD, Section 8 program and other affordable housing programs. The board is also responsible for providing safe, decent, sanitary, and affordable housing for the communities low-income residents.

Continuing members of this board are:

- Bently, Dawn
- Gilbert, Cal
- Sullivan, Daniel K.
- Thompson, Curtis
- Vogel, Luella