

AGENDA REPORT

DATE August 3, 2004

ITEM Public Hearing - Annexation Resolution No. 9419, Final Plat, Annexation Agreement and Easement all Related to Skyline Park Addition, Phase 14

INITIATED BY Jim Workman Construction Co., Property Owner and Developer

ACTION REQUESTED Commission Adopt Resolution No. 9419 and Approve Final Plat, Agreement and Easement

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Planning Director

- - - - -

RECOMMENDATION:

The City-County Planning Board has recommended the City Commission approve the final plat and annexation of Skyline Park Addition, Phase 14.

MOTION:

“I move the City Commission adopt Resolution No. 9419 and approve the final plat, Annexation Agreement and Easement all related to Skyline Park Addition, Phase 14.”

SYNOPSIS:

Resolution No. 9419 annexes Skyline Park Addition, Phase 14, consisting of 14 single-family lots along the westerly extension of 39th Avenue Northeast. The accompanying Agreement contains terms and conditions associated with subdivision and annexation. The easement accommodates utility mains being stubbed beyond the subdivision.

BACKGROUND:

In April 2002, the City and County Commissions conditionally approved the preliminary plat of Skyline Park Addition, Phases 8-16, a 127 lot single family residential subdivision located north of Skyline Education Center.

Jim Workman Construction has completed the platting and annexation of Phase 8, consisting of 15 lots; Phase 9, consisting of 6 lots; Phase 10, consisting of 14 lots; Phase 12, consisting of 14 lots; Phase 13, consisting of 15 lots, and now desires to final plat and complete the annexation process for Phase 14, consisting of 14 lots along the westerly extension of 39th Avenue Northeast.

Water and sanitary sewer mains, paving, curb and gutter will be installed in the extension of 39th Avenue Northeast.

Surface runoff from Phase 14 will drain east on 39th Avenue Northeast and south on 4th Street Northeast ultimately discharging into the City’s Northeast Regional Storm Water Retention Facility.

The Planning Board, during a meeting held June 8, 2004, recommended approval of the final plat of Skyline Park Addition, Phase 14, and annexation of the area contained therein subject to the following conditions:

- 1) The applicant shall execute an Annexation Agreement acceptable to the City of Great Falls and shall submit the appropriate supporting documents referenced in the Agreement.
- 2) All applicable fees and charges due as a consequence of either plat of annexation approval shall be paid by the applicant.
- 3) Any errors or omissions on the final plat noted by staff shall be corrected.
- 4) Final engineering documents for required public improvements to serve the subdivision are subject to approval by the Public Works Department.

The above stated conditions have been fulfilled.

Attach: Res. No. 9419

Final Plat

Annexation Agreement

Easement

cc w/o attach: Woith Engineering, P O Box 7326
Jim Workman Const., 4901 2nd Ave N