

CITY OF GREAT FALLS, MONTANA

AGENDA # 1

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

DATE September 7, 2004

ITEM Public Hearing - Annexation Resolution No. 9423, Final Plat, Annexation Agreement and Easement all related to East Ridge, Phase 1

INITIATED BY C & W Development, Inc.

ACTION REQUESTED Commission Adopt Resolution No. 9423 and Approve Final Plat, Agreement and Easement

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 final plat and annexation of East Ridge, Phase 1.

MOTION:

“I move the City Commission adopt Resolution No. 9423 and approve the final plat, Annexation Agreement and Easement all related to East Ridge, Phase 1.”

SYNOPSIS:

Resolution No. 9423 annexes East Ridge, Phase 1, consisting of 13 residential lots along a one-block segment of 12th Avenue South located south of the former K-Mart Store on 10th Avenue South. The accompanying Agreement contains terms and conditions associated with subdivision and annexation. The easement accommodates water and sanitary sewer mains outside the boundaries of the subdivision necessary to serve the development.

BACKGROUND:

In May, the City and County Commissions conditionally approved the preliminary plat of East Ridge Addition, Phases 1-3, located south of the former K-Mart Store on 10th Avenue South and consisting of 28 proposed single-family residential lots and segments of 12th Avenue South and 44th Street South.

The project engineer has prepared and submitted for review and approval the final plat of the first phase of the subdivision (copy attached) consisting of 13 residential lots along a one-block segment of 12th Avenue South.

The segment of 12 Avenue South within Phase 1 will be fully improved with water, sanitary sewer, paving, curb and gutter.

Surface runoff from Phase 1 will drain southeasterly to a City owned parcel at the east terminus of 13th Avenue South where a storm water detention facility is planned to be constructed.

The final engineering documents relative to the final plat have been prepared by the project engineer and have been submitted to the City Engineer’s Office for review and approval. Staff concludes that the basic conditions set forth in the conditional approval of the preliminary plat are being met by the developer in the overall process of final plat, final engineering and Annexation Agreement preparation for Phase 1.

The Planning Board, during a meeting held July 13, 2004, recommended approval of the final plat of East Ridge, Phase 1, and annexation of the property 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 or 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.

Conditions 1 and 2 have been completed and Conditions 3 and 4 will be completed prior to filing of the final plat in the County Clerk and Recorder's Office.

Attach: Res. No. 9423
Annexation Agreement
Final Plat
Easement

cc: Woith Engineering, P O Box 7326