

**A G E N D A   R E P O R T**

**DATE** December 7, 2004

**ITEM** Public Hearing – Annexation Resolution No. 9440, Final Plat and Annexation Agreement all related to West Ridge Addition, Phase II

**INITIATED BY** G & M Properties, Property Owner and Developer

**ACTION REQUESTED** Commission Adopt Resolution No. 9440, and Approve Final Plat and Agreement

**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 West Ridge Addition, Phase II.

**MOTION:**

“I move the City Commission adopt Resolution No. 9440 and approve the final plat and Annexation Agreement all related to West Ridge Addition, Phase II.”

**SYNOPSIS:**

Resolution No. 9440 annexes the area within West Ridge Addition, Phase II, located immediately north of Skyline Education Center and consisting of 32 proposed condominium units and 6 conventional single-family lots. The accompanying Agreement contains terms and conditions associated with subdivision and annexation.

**BACKGROUND:**

In May, the City and County Commission conditionally approved the preliminary plat of West Ridge Addition, Phase II, located immediately north of Skyline Education Center and consisting of 32 proposed condominium units and 6 conventional single-family residential lots.

Please refer to the attached vicinity map accompanying Resolution No. 9440 as Exhibit “A”, the final plat and the site plan for the condominium units on Blocks 6 and 11.

The developers of the subdivision, G & M Properties, has obtained approval of the City Public Works Department of the final engineering documents for the required infrastructure to serve the subdivision.

A previous condition of approval was that the condominium structures to be placed on Blocks 6 and 11 be reviewed and approved by the City’s Design Review Board. Although this condition would not have to be fulfilled until a building permit is sought, the developer has already met with the Design Review Board to obtain their input.

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.

The Planning Board, during a meeting held October 12, 2004, recommended approval of the final plat of West Ridge Addition, Phase II, 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.

The above conditions 1) and 2) have been fulfilled and condition 3) will be fulfilled prior to filing the final plat in the County Clerk and Recorder's Office.

Attach: Res. No. 9440  
Annexation Agreement  
Final Plat  
Site Plan for Condominium Units

cc: G & M Properties, 220 30<sup>th</sup> Ave NE