

AGENDA REPORT

DATE December 7, 2004

ITEM Public Hearing - Exchange of City Property for Street Right-of-Way

INITIATED BY City and Developer of West Ridge Addition

ACTION REQUESTED Conduct Public Hearing and Approve Exchange of Property

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Planning Director

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**RECOMMENDATION:**

Staff recommends the City Commission conduct a public hearing to consider exchanging a strip of City owned land along the north side of the Skyline Education Center for the portion of 35<sup>th</sup> Avenue Northeast being dedicated on the subdivision plat of West Ridge Addition, Phase II.

**MOTION:**

“I move the City Commission approve the exchange of a strip of City owned land along the north side of the Skyline Education Center for the portion of 35<sup>th</sup> Avenue Northeast being dedicated on the subdivision plat of West Ridge Addition, Phase II.”

**SYNOPSIS:**

The City and the developer of West Ridge Addition (G & M Properties) desire to exchange properties north of Skyline Education Center to allow for a better alignment of avenues in the developing area.

**BACKGROUND:**

In 1970, First Trust Company of Montana provided to the City through a Quit Claim Deed a 60-foot strip of land along the north boundary of Skyline School Addition to accommodate a water main extension and potential road right-of-way to connect 2<sup>nd</sup> and 3<sup>rd</sup> Streets Northeast.

With the platting and development of Skyline Park Addition to the east and West Ridge Addition to the north and west, subject strip of City owned land does not align with existing and proposed avenues. Therefore, it is being proposed the strip of City owned land be exchanged for the portion of 35<sup>th</sup> Avenue Northeast being dedicated on the subdivision plat of West Ridge Addition, Phase II.

The existing water main in the strip of land will be abandoned in place.

Chapter 3.04 OCCGF requires a public hearing before final consideration of the trade of City property and further allows the City to trade or exchange for property of like kind with equal or greater value without involving a bidding process.

Attach: Vicinity Map  
Reduced Copy of Final Plat for West Ridge Addition, Phase II

cc: Gary Knudson, Delta Engineering