

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

DATE December 7, 2004

ITEM Resolution No. 9442, Intent to Annex Parcel Mark No. 3I, Section 16, T20N, R4E (Taylor Addition)

INITIATED BY Taylor Land Partnership LLP, Property Owner and Developer

ACTION REQUESTED Commission Adopt Resolution No. 9442, which sets Public Hearing for January 4, 2005

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Planning Director

- - - - -

RECOMMENDATION:

The City-County Planning Board has recommended the City Commission annex Parcel Mark No. 3I, Section 16, Township 20 North, Range 4 East, Cascade County, Montana, a majority of which is being platted into the proposed Taylor Addition.

MOTION:

“I move the City Commission adopt Resolution No. 9442.”

SYNOPSIS:

Resolution No. 9442 sets a public hearing for January 4, 2005, to consider annexation of said Parcel Mark No. 3I, most of which is being platted as a part of Taylor Addition, a five lot single family residential subdivision along the north side of 13th Avenue South between 39th and 43rd Streets. A small remainder portion of said Parcel Mark No. 3I will be added to the lot comprising Third Supplement to Rice Tract.

BACKGROUND:

The Planning Office is in receipt of applications from Taylor Land Partnership, LLP, regarding the following:

- 1) Minor Plat of Taylor Addition, located in the W1/2 NW1/4 of Section 16, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Annexation of Parcel Mark No. 3I, Section 16, Township 20 North, Range 4 East, Cascade County, Montana, consisting of 1.035 acres, to the City of Great Falls.

The proposed Taylor Addition consists of five single-family residential lots located along the north side of 13th Avenue South between 39th and 43rd Streets South. The addition includes a majority of the hereinabove mentioned Parcel Mark No. 3I and the southerly portion (approximately 45 feet) of Third Supplement to Rice Tract.

For additional information, please refer to the attached vicinity map accompanying Resolution No. 9442 as Exhibit “A” and the reduced copy of the drawing portion of Minor Plat of Taylor Addition.

Access to the five proposed residential lots in Taylor Addition is from 13th Avenue South, a dedicated public right-of-way improved to City standards and maintained by the City. Water and sewer utility services were recently stubbed into the subject five lots from water and sewer mains in the abutting portion of 13th Avenue South.

To enhance access to the rear portion of Third Supplement to Rice Tract, a 40-foot corridor connecting it to 13th Avenue South will be located along the west boundary of Taylor Addition.

The Planning Board conducted a public hearing on the applications on October 26, 2004. There was no public testimony presented at the hearing.

The Planning Board, at the conclusion of the public hearing, passed a motion recommending the governing bodies approve the Minor Plat of Taylor Addition and the accompanying Findings of Fact and that the City Commission annex what is presently described as Parcel Mark No. 3I, Section 16, T20N, R4E, subject to the applicant fulfilling the following conditions:

- 1) payment of all applicable fees owed as a condition of annexation approval;
- 2) preparation of a certificate of title by a title company to be filed with the minor plat;
- 3) correction of any errors or omissions on the minor plat, which may be noted by staff including addition of any applicable easements;
- 4) entering into an annexation agreement containing typical terms and conditions associated with annexation including:
 - a) a provision that before the 40-foot corridor along the west boundary of Taylor Addition is utilized for an access route to the southern portion of Third Supplement to Rice Tract, documentation addressing design standards and maintenance responsibilities for same be submitted to and approved by the Public Works Department; and
 - b) a storm drainage report will be prepared and submitted to the Public Works Department for approval prior to any building construction occurring within Taylor Addition.

The above conditions 1) and 4) have been fulfilled and conditions 2) and 3) will be fulfilled prior to filing and recording the minor plat.

Attach: Res. No. 9442
Reduced copy of Minor Plat of Taylor Addition

cc: Steve Taylor, 4100 10th Ave S
Woith Engineering, Inc., 1725 41st St S