

**AGENDA REPORT**

**DATE** December 7, 2004

**ITEM** Resolution No. 9443, Intent to Annex Parcel Mark No.s 7, 7B and 7C, Section 3, T20N, R4E (Soccer Park)

**INITIATED BY** School District No. 1 and City of Great Falls, Property Owners

**ACTION REQUESTED** Commission Adopt Resolution No. 9443, which sets Public Hearing for January 4, 2005

**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 annex Parcel Mark No.s 7, 7B and 7C, Section 3, Township 20 North, Range 4 East, Cascade County, Montana, and a segment of 10<sup>th</sup> Avenue North between 52<sup>nd</sup> and 57<sup>th</sup> Streets North.

**MOTION:**

“I move the City Commission adopt Resolution No. 9443.”

**SYNOPSIS:**

Resolution No. 9443 sets a public hearing for January 4, 2005, to consider annexation of said Parcel Mark No.s 7B and 7C, which combined, comprise the site for the community soccer complex currently under construction. Parcel Mark No. 7 is a vacant 4-acre tract of land owned by the City, located along the east side of 57<sup>th</sup> Street and south of the 10<sup>th</sup> Avenue North entrance to MAFB. The segment of 10<sup>th</sup> Avenue North proposed to be annexed abuts the north boundary of the soccer complex.

**BACKGROUND:**

Great Falls Public Schools and the City of Great Falls have submitted an application to annex to the City, Parcel Mark No.s 7, 7B and 7C, Section 3, Township 20 North, Range 4 East, Cascade County, Montana and a segment of 10<sup>th</sup> Avenue North located between 52<sup>nd</sup> Street North and 57<sup>th</sup> Street North.

Parcel Mark No. 7B is a 30-acre tract owned by School District No. 1 and the adjoining Parcel Mark No. 7C is a 37.6-acre tract owned by the City of Great Falls. Combined, these parcels are the site for the community soccer complex currently under construction. Mark No. 7 is a vacant 4-acre tract of land owned by the City and located along the east side of 57<sup>th</sup> Street and south of the 10<sup>th</sup> Avenue North entrance to MAFB.

For additional information, please refer to the attached vicinity map and the preliminary site plan for the soccer park.

Access to the soccer park is proposed from 52<sup>nd</sup> and 57<sup>th</sup> Streets North and 10<sup>th</sup> Avenue North. The Montana Department of Transportation is currently reconstructing the abutting portion of 57<sup>th</sup> Street North. 10<sup>th</sup> Avenue North between 38<sup>th</sup> Street North and 57<sup>th</sup> Street North was recently paved and is intended to serve as a detour route while the Northeast Bypass is reconstructed. 52<sup>nd</sup> Street North between 2<sup>nd</sup> & 7<sup>th</sup> Avenues North is paved while that portion between 7<sup>th</sup> and 10<sup>th</sup> Avenues North is gravel and maintained by Cascade County. City water mains are located in 52<sup>nd</sup> Street between 2<sup>nd</sup> and 7<sup>th</sup> Avenues and along the east side of 57<sup>th</sup> Street North. A City sanitary sewer main is located in the abutting portion of 10<sup>th</sup> Avenue North.

Storm drainage for the park will be controlled with on site detention areas along 52<sup>nd</sup> Street North, (the west boundary of the complex) which will discharge into a storm sewer main recently extended in 7<sup>th</sup> Avenue North.

NorthWestern Energy presently owns a 100-foot corridor between the west boundary of the soccer park complex and 52<sup>nd</sup> Street North. The City is attempting to acquire this corridor, which will allow it to be formally incorporated into the soccer park facility and eventually lead to annexation and further improvement of 52<sup>nd</sup> Street North.

A few traffic complaints previously existed in the immediate area of the proposed development. These were primarily associated with the condition of, as well as, dust and speeds on 10<sup>th</sup> Avenue North between 38<sup>th</sup> and 57<sup>th</sup> Streets. In association with the reconstruction of the Northeast Bypass, 10<sup>th</sup> Avenue North has now been paved, effectively eliminating the dust and roadway condition complaints. However, traffic speeds along the upgraded roadway have already been stated as a concern of one area resident.

Although there may be peak traffic periods during the operation of the soccer park, especially during regional tournaments, these periods should be better accommodated with roadway and traffic improvements currently underway in the immediate area by the Montana Department of Transportation, using Federal/State funds. These improvements have been programmed for a number of years. The improvements include the reconstruction of the NE Bypass/57<sup>th</sup> Street between 2<sup>nd</sup> Avenue North and 38<sup>th</sup> Street North as a two lane roadway with a center left turn lane on the east-west segment and left turn bays on the north-south segments; the installation of new traffic signals at both the intersections of 10<sup>th</sup> Avenue North and 38<sup>th</sup> Street North; and, an overlay of 10<sup>th</sup> Avenue North from 38<sup>th</sup> Street to 57<sup>th</sup> Street to serve as a project detour route. Landscaping will also be included throughout the project length. Finally, the State reconstructed the intersection of 57<sup>th</sup> Street/2<sup>nd</sup> Avenue North, including an updated signal system, in 2001.

The remaining streets in the project area, especially 52<sup>nd</sup> Street between 2<sup>nd</sup> and 10<sup>th</sup> Avenues North, should continue to be monitored as this project and others become more fully developed and as traffic patterns change and/or become established. Improvements to this roadway should be completed as other adjoining properties are developed or as deemed by the City. Additionally, adjustments to existing signing and/or traffic signals should be conducted, as warranted. Finally, speeds on the newly paved 10<sup>th</sup> Avenue North should be monitored to see if safety problems arise as a result of the paving, or if excessive speeds persist after the roadway work on 57<sup>th</sup> Street North is complete and 10<sup>th</sup> Avenue North ceases to function as a detour route.

Overall, when consideration is given to the quality and capacity of the newly reconstructed major street network that serve this area or the community, this is an exceptionally good location for a recreational complex of this size and nature.

The Planning Board conducted a public hearing on the annexation on November 23, 2004. The only public testimony presented was from Bob Bourgeois, 5128 Silverwood Court, who raised questions about who eventually assumes maintenance responsibility for the complex, what is the potential impact of surface runoff and ground water upon the nearest residential neighbors, and what measures will be taken to insure the parking lots don't become an after hours congregating place for youth. Public Works Director Jim Rearden responded to the questions and comments. At the conclusion of the hearing, the Planning Board passed a motion recommending the City Commission annex Parcel Mark No.s 7, 7B and 7C, Section 3, T20N, R4E, Cascade County, Montana, and a segment of 10<sup>th</sup> Avenue North between 52<sup>nd</sup> and 57<sup>th</sup> Streets.

It is anticipated a copy of the minutes of the Planning Board Hearing will be submitted to the Commission prior to its meeting on January 4.

Attach: Res. No. 9443  
Vicinity Map  
Preliminary Site Plan for Soccer Park