

AGENDA REPORT

DATE July 5, 2005

ITEM Preliminary Plat of Meadowlark Addition No. 4

INITIATED BY Meadowlark Partners, LLP, Property Owner and Developer

ACTION REQUESTED Commission Conditionally Approve Preliminary Plat and Findings of Fact

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Benjamin Rangel, Planning Director

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**RECOMMENDATION:**

The City-County Planning Board has recommended the City Commission approve the preliminary plat of Meadowlark Addition No. 4, and the accompanying Findings of Fact subject to fulfillment of stipulated conditions.

**MOTION:**

“I move the City Commission approve the preliminary plat of Meadowlark Addition No. 4 and the accompanying Findings of Fact subject to fulfillment of conditions stipulated by the Planning Board.”

**SYNOPSIS:**

The preliminary plat of Meadowlark Addition No. 4 is located southwest of Grande Vista Park and immediately east of Flood Road and consists of 18 single-family residential lots.

**BACKGROUND:**

Owner/developer Tom Skovron, representing Meadowlark Partners, LLP, has submitted applications regarding the following:

- 1) Preliminary Plat of Meadowlark Addition No. 4, located in the SE ¼ of Section 22, Township 20 North, Range 3 East, Cascade County, Montana.
- 2) Annexation of Meadowlark Addition No. 4 consisting of approximately 6.34 acres and an abutting portion of Flood Road to the City of Great Falls.
- 3) Rezoning the area requested to be annexed to the City from the current County “R-2” Low Density Residential District to the City “A” Residence Use, “A” Area District.

For more information regarding the subdivision, please refer to the attached Planning Staff Report and Recommendation with a Hearing date of June 14, 2005. Attached to the Report and Recommendation are:

- ? Vicinity Map
- ? Preliminary Plat
- ? Utility Plan
- ? Findings of Fact

The Planning Board conducted a public hearing on the preliminary plat on June 14, 2005. The development has generated no public comment. At the conclusion of the public hearing, the Planning Board unanimously passed a motion recommending the City and County Commissions approve the

preliminary plat of Meadowlark No. 4 Addition and the accompanying Findings of Fact subject to the following conditions being fulfilled by the applicant:

- 1) The final plat shall incorporate correction of any errors or omissions noted by staff including provision of the entire right-of-way for the abutting portion of Flood Road.
- 2) The Public Works Department shall approve the final engineering drawings and specifications for the required public improvements to serve the subdivision including provision of a water main in Flood Road to loop the existing main in Alpine Drive with proposed main in Meadowlark No. 4.
- 3) The Annexation Agreement shall be prepared containing terms and conditions for annexation of the subdivision including:
  - a) agreement by the applicant to install, within two years of the date of annexation of subdivision, the public improvements referenced in Paragraph 2) above; and
  - b) provision that private driveway approaches to Lot 10, Block 2, and Lot 9, Block 3, from Flood Road shall not be permitted.
- 4) All applicable fees owed as a condition of plat or annexation approval shall be paid, including:

a) final plat	\$200.00
b) annexation agreement fee	200.00
c) annexation resolution fee	100.00
d) storm sewer fee (\$250/acre x 6.338 acres)	1,584.50
e) park fee (11% x 4.336 net acres x current fair market value of unsubdivided, unimproved land)	to be determined
f) recording fees for annexation documents (\$7 per page)	to be determined
- 5) A financial surety (i.e. certificate of deposit) shall be established in the name of the owner/developer and City to cover the Subdivision's proportionate share of the costs for future roadway and remaining water main in the abutting portion of Flood Road. The amount of said surety shall be based upon 50 percent of the estimated costs of a standard City minor roadway section and 8-inch water main bordering the 290 feet west boundary of Meadowlark Addition No. 4.

Attach: Staff Report and Recommendation with Hearing date of June 14, 2005  
Minutes of June 14, 2005, Planning Board Hearing

cc w/o attach: Meadowlark Partners, 608 Robin Ct.  
Gary Knudson, Delta Engineering

## GREAT FALLS CITY-COUNTY PLANNING BOARD

### STAFF REPORT AND RECOMMENDATION

ITEM: Preliminary Plat Meadowlark Addition No. 4

INITIATED BY: Meadowlark Partners, LLP, Property and Developer

PRESENTED BY: Bill Walters, Senior Planner

#### GENERAL OVERVIEW:

The Planning Office is in receipt of applications from owner/developer Tom Skovron, representing Meadowlark Partners, LLP, regarding the following:

- 1) Preliminary Plat of Meadowlark Addition No. 4, located in the SE ¼ of Section 22, Township 20 North, Range 3 East, Cascade County, Montana.
- 2) Annexation of Meadowlark Addition No. 4 consisting of approximately 6.34 acres and an abutting portion of Flood Road to the City of Great Falls.
- 3) Rezoning the area requested to be annexed to the City from the current County "R-2" Low Density Residential District to the City "A" Residence Use, "A" Area District.

Meadowlark Addition No. 4 is located southwest of Grande Vista Park and immediately east of Flood Road and consists of 18 single-family lots ranging in size from 9,200 sq. ft. to 11,829 sq. ft.

For additional information, please refer to the attached material.

- Vicinity Map
- Preliminary Plat of Meadowlark Addition No. 4
- Utility Plan

Lots in the subdivision will be accessed by Alpine Drive and West Ferguson Drive to the north and Flood Road to the west. The developer does intend to install standard City paving, curb and gutter in Camas Drive and West Ferguson Drive being dedicated on the subdivision plat.

City water and sanitary sewer mains are proposed to be installed in Camas Drive and West Ferguson Drive being dedicated on the subdivision plat. A water main will also be installed in Flood Road right-of-way to loop the water mains in Beargrass Drive and Camas Drive.

Surface drainage from the subdivision will flow northeasterly to Alpine Drive and then east to Ferguson Drive on the east side of Grande Vista Park. Any additional obligation on the part of the developer for storm drainage improvements will have to be clarified by the Public Works Department.

It is proposed the portion of Flood Road abutting the development be annexed simultaneously with the subdivision. In addition, it'll be recommended the developer escrow sufficient funds to pay for 50 percent of the costs of a standard City minor roadway section and remaining segment of an 8 inch water main to be installed in the abutting portion of Flood Road when deemed necessary by the City.

To fulfill the subdivision's park obligation, the developer proposes to pay a fee in lieu of dedicating land.

Notice of the Planning Board hearing on the preliminary plat was published in the Great Falls Tribune on May 29, 2005. The Notice of the Planning Board Hearing was mailed to surrounding property owners on May 27, 2005. Planning Staff members placed a public hearing notice sign on the subject property on June 6, 2005. The proposed project has generated little public comment.

TRAFFIC ANALYSIS:

Based upon 10 trips per dwelling unit, the 18-lot subdivision will generate 180 trips per day when fully developed.

It is assumed that trips generated by the proposed subdivision will equally access the site via Alpine Drive/East Fiesta to the north and east and via Flood Road to the west. The conceptual locations of roadways in the area are reflected in the "Ranchos Grande Vista General Circulation & Access Plan," as adopted by the Planning Board in September 2000.

The Average Annual Daily Traffic counts on roadways in the vicinity are:

?	Flood Road, south of Park Garden Road	1,763	(2002)
?	Fox Farm Road, north of East Fiesta	2,914	(2004)
?	Park Garden Road, east of Flood Road	2,348	(2001)
?	Flood Road, north of 45 <sup>th</sup> Avenue SW	1,256	(2004)

The functional classification of roadways that would serve the proposed development are:

?	Alpine Drive	Local
?	East Fiesta	Local
?	Flood Road	Local
?	Fox Farm Road	Minor Arterial
?	Park Garden Road	Collector

The various intersections on these roadways are either stop sign controlled or uncontrolled, depending upon traffic conditions and related circumstances. No traffic signals exist in the immediate area.

Very few congestion problems or traffic flow complaints currently exist in the immediate area of the proposed development. The majority of noted complaints are primarily on various segments of Fox Farm Road, which serves as the sole access road through the general southwest Great Falls area.

This development, in itself, will not cause any noticeable traffic problems. However, as the vacant properties in this general area continue to develop, traffic flow and congestion problems will increase, especially at the intersections of Fox Farm Road with Park Garden Road, 18<sup>th</sup> Avenue Southwest and 10<sup>th</sup> Avenue South. In the interim, the existing street system in the area should be able to accommodate the additional trips to be generated.

The streets in the area should be monitored as this project and others become more fully developed and as traffic patterns change and/or become established. Adjustments to existing signing and/or the installation of new signing or traffic signals should be conducted as warranted.

As the vacant lands along Flood Road are developed and annexed, financial assurances from project developers should be required for the reconstruction of the road to acceptable City standards, when deemed necessary.

#### ZONING/LAND USE:

Subject property is presently zoned in the County as “R-2” Low Density Residential District and the applicant has requested the property be zoned “A” Residence Use, “A” Area District, upon annexation to the City.

Section 76-2-304 Montana Code Annotated lists criteria and guidelines, which must be considered in conjunction with establishing municipal zoning on land:

- a) is designed in accordance with the growth policy (comprehensive plan);
- b) is designed to lessen congestion in the streets;
- c) will secure safety from fire, panic or other dangers;
- d) will promote health and the general welfare;
- e) will provide adequate light and air;
- f) will prevent overcrowding of land;
- g) will avoid undue concentration of population;
- h) will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- i) gives reasonable consideration to the character of the district;
- j) gives reasonable consideration to the peculiar suitability of the property for particular uses;
- k) will conserve the value of buildings; and
- l) will encourage the most appropriate use of land throughout the municipality.

Subject property is located on the fringe of the City, which has been attracting high quality single-family dwelling units. The subdivision is a natural projection of urban growth.

Annexation of subject property will enhance health, safety and welfare through application of City Codes and provision of municipal services.

It is anticipated the planned single-family use of the property will be compatible with neighboring uses. Therefore, staff concludes the above-cited criteria are substantially met, provided the conditions in the accompanying recommendation are fulfilled.

RECOMMENDATION:

It is recommended the Planning Board recommend:

- A) the governing bodies approve the preliminary plat of Meadowlark Addition No. 4 and the accompanying Findings of Fact; and
- B) the City Commission assign a zoning classification of “A” Residence Use, “A” Area District, to Meadowlark Addition No. 4, upon annexation to the City;

subject to the following conditions being fulfilled by the applicant:

- 1) The final plat shall incorporate correction of any errors or omissions noted by staff including provision of the entire right-of-way for the abutting portion of Flood Road.
- 2) The Public Works Department shall approve the final engineering drawings and specifications for the required public improvements to serve the subdivision including provision of a water main in Flood Road to loop the existing main in Alpine Drive with proposed main in Meadowlark No. 4.
- 3) The Annexation Agreement shall be prepared containing terms and conditions for annexation of the subdivision including:
  - a) agreement by the applicant to install, within two years of the date of annexation of subdivision, the public improvements referenced in Paragraph 2) above;
  - b) provision that private driveway approaches to Lot 10, Block 2, and Lot 9, Block 3, from Flood Road shall not be permitted: and
  - c) provision to escrow adequate funds to cover costs of public infrastructure inspection by City Public Works Department.

4) All applicable fees owed as a condition of plat or annexation approval shall be paid, including:

- a) final plat \$200.00
- b) annexation agreement fee 200.00
- c) annexation resolution fee 100.00
- d) storm sewer fee (\$250/acre x 6.338 acres) 1,584.50
- e) park fee (11% x 4.336 net acres x current fair market value of unsubdivided, unimproved land) to be determined
- f) recording fees for annexation documents (\$7 per page) to be determined

5) A financial surety (i.e. certificate of deposit) shall be established in the name of the owner/developer and City to cover the Subdivision's proportionate share of the costs for future roadway and remaining water main in the abutting portion of Flood Road. The amount of said surety shall be based upon 50 percent of the estimated costs of a standard City minor roadway section and 8-inch water main bordering the 290 feet west boundary of Meadowlark Addition No. 4.

Prepared by: Bill Walters, Senior Planner  
Concurrence by: Benjamin Rangel, Planning Director

Attach: As noted hereinabove  
Findings of Fact  
Memo from City Engineer dated June 4, 2005

cc w/o attach: Jim Rearden, Public Works Director  
Dave Dobbs, City Engineer  
Meadowlark Partners, 608 Robin Ct.  
Gary Knudson, Delta Engineering

**GREAT FALLS CITY-COUNTY PLANNING BOARD**

**MINUTES OF THE PUBLIC HEARING ON  
PRELIMINARY PLAT, ANNEXATION AND REZONING OF  
MEADOWLARK ADDITION NO. 4  
(SKOVRON)**

June 14, 2005

The public hearing on the Preliminary Plat, Annexation and Rezoning of Meadowlark Addition No. 4 was called to order at 5:00 p.m. in the Commission Chambers of the Civic Center by Planning Board President Bill Bronson.

**ROLL CALL & ATTENDANCE**

Planning Board Members present:

Mr. William Austin  
Mr. Bill Bronson  
Mr. John Harding  
Mr. Fay Lesmeister  
Dr. Greg Madson  
Ms. Andrea Pierce  
Ms. Jan Popa  
Mr. Bill Roberts

Planning Board Members absent:

Mr. Joe Summers

Planning Staff Members present:

Ms. JoAnn Painter, Admin. Asst.  
Mr. Ben Rangel, Planning Director  
Mr. Charlie Sheets, Planner I  
Mr. Bill Walters, Senior Planner

Others present:

Mr. Jim Young, City Engineer's Office

A copy of the attendance list as signed by those present is attached and incorporated by reference.

## **EXPLANATION OF HEARING PROCEDURES**

Mr. Bronson advised that agendas are available on the table at the back of the room and the agenda will be followed. He requested that everyone present sign the attendance list, which was also on the table. He stated that there will be the opportunity for proponents as well as opponents to speak. There will also be a time for public comments. Anyone wishing to speak should come to the rostrum, state their name, address and whom they represent. He requested remarks be limited to the current business before the Board. The hearing is recorded on tape as an aid in preparing minutes. He asked that cell phones and electronic devices be turned off.

## **READING OF PUBLIC NOTICE**

As there was no response to Mr. Bronson's question on whether anyone present wished to have the public notice read, the public notice was not read.

## **PLANNING STAFF REPORT & RECOMMENDATION**

Mr. Walters said this public hearing involves applications from Tom Skovron regarding Meadowlark Addition No. 4. The property is located southwest of Grande Vista Park and immediately east of Flood Road and consists of 18 single-family lots.

A copy of the vicinity zoning map was displayed.

In reviewing the recommendation section of the staff report, Mr. Walters said Public Works Director Jim Rearden phoned yesterday and requested condition 3)c) be deleted.

After reviewing the staff report and recommendation, Mr. Walters said he would be glad to respond to any questions from the Board. He also said that Mr. Skovron and his engineer were unable to attend today's public hearing.

## **PETITIONER'S PRESENTATION**

There was no petitioner presentation.

## **PROponents OPPORTUNITY TO SPEAK**

There were no proponents to speak.

## **OPponents OPPORTUNITY TO SPEAK**

There were no opponents to speak.

## PUBLIC COMMENTS

There were no public comments.

## PLANNING BOARD DISCUSSION & ACTION

MOTION: That the Planning Board recommend:

- A) the governing bodies approve the preliminary plat of Meadowlark Addition No. 4 and the accompanying Findings of Fact; and
- B) the City Commission assign a zoning classification of "A" Residence Use, "A" Area District, to Meadowlark Addition No. 4, upon annexation to the City;

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(\$7 per page)

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Made by: Mr. Lesmeister  
Second: Ms. Pierce

Vote: The motion carried unanimously.

The motion was approved with the understanding that condition 3) c) in the staff recommendation was deleted regarding "provision to escrow adequate funds to cover costs of public infrastructure inspection by City Public Works Department."

### **ADJOURNMENT**

The hearing adjourned at 5:13 P.M.

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PRESIDENT

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SECRETARY