

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

DATE January 8, 2008

ITEM Preliminary Plat of West Ridge Addition, Phases V and VI

INITIATED BY S & L Development, LLC, Property Owner and Developer

ACTION REQUESTED Commission Conditionally Approve Preliminary Plat and Findings of Fact

PREPARED BY Charles Sheets, Planner I

APPROVED & PRESENTED BY Benjamin Rangel, Planning Director

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RECOMMENDATION:

The Great Falls Planning Board has recommended the City Commission approve the Preliminary Plat of West Ridge Addition, Phases V and VI, and the accompanying Findings of Fact subject to fulfillment of stipulated conditions.

MOTION:

“I move the City Commission approve the Preliminary Plat of West Ridge Addition, Phases V and VI and the accompanying Findings of Fact subject to fulfillment of conditions stipulated by the Planning Board.”

SYNOPSIS:

West Ridge Addition, Phases V and VI are located along the west boundary of 2nd Street Northeast, between 37th and 40th Avenues Northeast

BACKGROUND:

Owner/developer S & L Development, LLC, has submitted applications regarding the following:

- 1) Preliminary Plat of West Ridge Addition, Phases V and VI, located in Section 26, Township 21 North, Range 3 East, Cascade County, Montana.
- 2) Zone the area within said Preliminary Plat to a City zoning classification of R-3 Single-family high density district, as it is annexed to the City.

West Ridge Addition, Phases V and VI consist of 48 single-family lots ranging in size from 10,569 sq. ft. to 13,056 sq. ft.

For additional information, please refer to the attached Vicinity/Zoning Map and Preliminary Plat of West Ridge Addition, Phases V and VI.

Access to subject property will be provided by 2nd Street Northeast and 37th thru 40th Avenues Northeast. The public roadways contained therein will be improved with standard City paving, curb and gutter. Temporary, graveled cul-de-sacs will be required at the west terminus of each of the avenues as they are developed and until the adjoining property is developed. The developer will be required to reimburse the City a proportionate share of paving, curb and gutter and water main previously installed in 2nd Street

Northeast. The developer has adjusted lot lines within the subdivision to provide buildable areas on the lots affected by the easement for the Montana Refinery Crude Oil Line.

City water and sanitary sewer mains are proposed to be installed in the east-west roadways. A sanitary sewer main will also be installed along the west side of 2nd Street Northeast. The developer will provide easements within the subdivision for utilities such as telephone, cable, power and gas.

Surface drainage from Phase V generally flows to the east and south, while that from Phase VI generally flows north. Storm drainage from a majority of the subdivision will be piped to the City's Northeast Regional Storm Water Retention Facility, located ½ mile to the east. The subdivision's proportionate share of the costs of the Retention Facility and the offsite storm piping system will be assessed.

The developer intends to fulfill the subdivision's park obligation by paying a fee in lieu of dedicating park land.

The Planning Board conducted a public hearing on the preliminary plat on December 11, 2007. The development has generated no public comment. At the conclusion of the public hearing, the Planning Board unanimously passed a motion recommending the City Commission approve the Preliminary Plat of West Ridge Addition, Phases V and VI and the accompanying Findings of Fact subject to the following conditions being fulfilled by the applicant:

- 1) The final plat of West Ridge Addition, Phases V and VI shall incorporate correction of any errors or omissions noted by staff.
- 2) The final engineering drawings and specifications for the required public improvements to serve West Ridge Addition, Phases V and VI shall be submitted to the City Public Works Department for review and approval prior to consideration of the final plat.
- 3) An Annexation Agreement shall be prepared containing terms and conditions for annexation of West Ridge Addition, Phases V and VI.
- 4) All applicable fees owed as a condition of plat or annexation approval shall be paid upon final platting and annexation, including:
 - a) annexation resolution fee \$ 100.00
 - b) annexation agreement fee 200.00
 - c) final plat fee 200.00
 - d) storm sewer fee (\$250/acre) to be determined
 - e) park fee (11% x net acres x current fair market value of unsubdivided, unimproved land) to be determined
 - f) recording fees for annexation documents (\$11 per page) to be determined

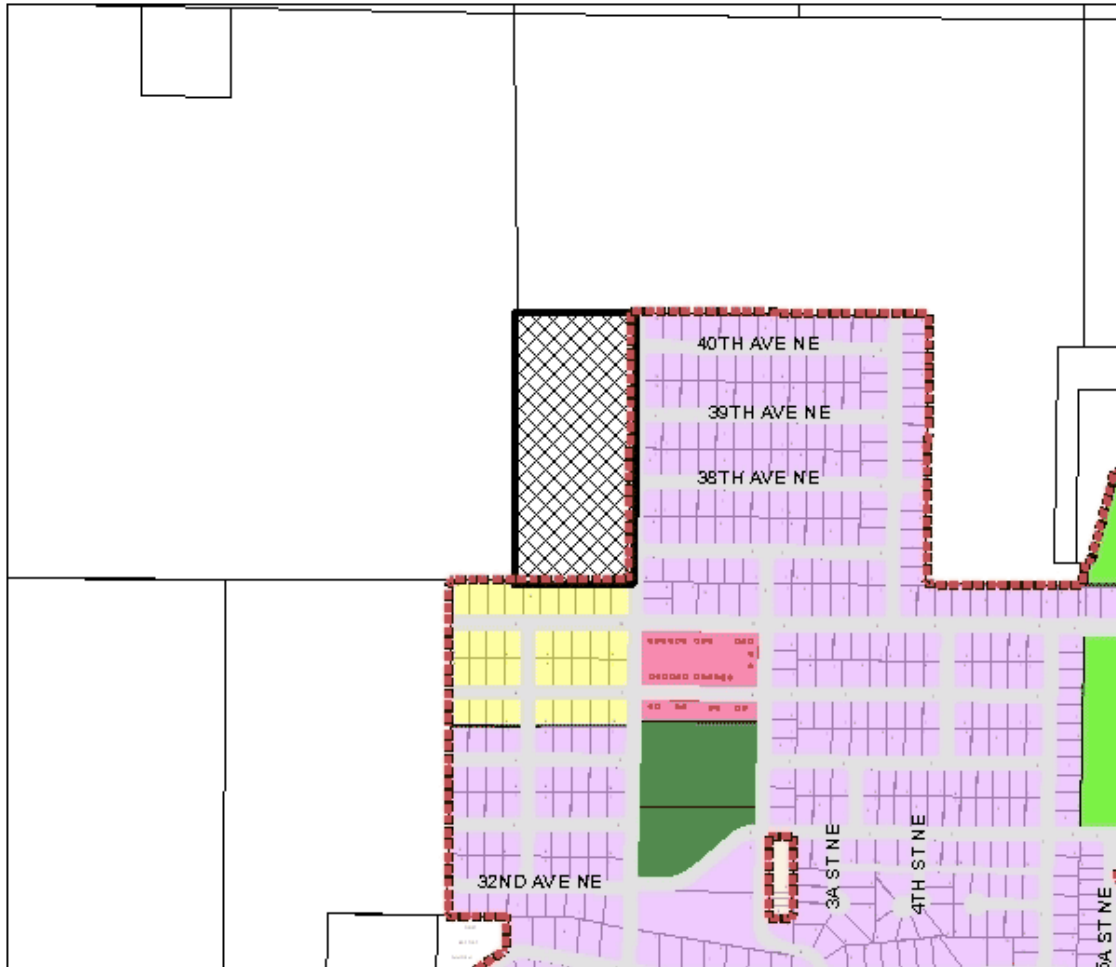
The zoning for the subdivision will be further addressed as the final plat and accompanying annexation documents are considered.

Attach: Vicinity/Zoning Map
Reduced Copy of Preliminary Plat
Findings of Fact

Cc : S & L Development LLC, 221 30th Ave NE, G F MT 59404
HKM Engineering, P O Box 49, G F, 59403

EXHIBIT "A"

VICINITY/ZONING MAP



PROPOSED PRELIMINARY PLAT OF WEST RIDGE ADDITION, PHASES V AND VI TO BE ASSIGNED A CITY ZONING CLASSIFICATION OF "R-3" SINGLE-FAMILY HIGH DENSITY UPON ANNEXATION

- | | | |
|----------------------------------|------------------------------------|-----------------------------|
| City Limits | PLI Public Lands and Institutional | U Unincorporated enclave |
| R-2 Single-family medium density | POS Parks and Open Space | Tracts of land outside City |
| R-3 Single-family high density | PUD Planned unit development | |

890 445 0 890 Feet



**FINDINGS OF FACT FOR
PRELIMINARY PLAT OF
WEST RIDGE ADDITION PHASES V AND VI
IN SECTION 26, T21N, R3E
CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)**

I. PRIMARY REVIEW CRITERIA

Effect on Agricultural

Utilization of the subdivision site for dryland crop production has diminished due to its proximity to urban residential development. The subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services

The subdivision will connect to City water and sewer systems. The cost of extending the utility systems will be paid by the subdivider. The City should not experience an appreciable increase in maintenance and operating costs. The occupants of eventual homes within the subdivision will pay regular water and sewer charges.

The subdivision will receive law enforcement and fire protection services from the City of Great Falls. The nearest fire station is two and a half miles from the subdivision site. Providing these services to the single family lots in the subdivision is expected to be a negligible cost to the City. Any increased costs likely will be covered by increased tax revenues from improved properties.

Public streets will be extended into the subdivision to serve the proposed residential lots, but the subdivision will have a negligible impact on cost of road maintenance. The subdivider will have responsibility to install curb, gutter and paving in the roadways within the subdivision.

The tract of land (total 7.75 acres) in which the proposed subdivision is located, pays \$414.00 annually in local property taxes. After full improvement of the subdivision, covering the 48 involved lots, each with a new single family residence, are expected to pay in excess of \$100,000 annually in local property taxes to the County, City, State, School District and other taxing entities at current mill levies.

Effect on the Natural Environment

The subdivision, which consists of 48 lots ranging in area from 10,569 to 13,056 sq ft, is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Surface drainage from a majority of the subdivision will be directed toward an existing storm water retention facility owned and maintained by the City.

Effect on Wildlife and Wildlife Habitat

The subdivision is in close proximity to urban development. The subdivision is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety

Based on available information, the subdivision is not subject to abnormal potential natural hazards such as flooding, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines, nearby industrial or mining activity, or high traffic volumes. A petroleum pipeline does traverse the subdivision.

II. REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local subdivisions regulations.

III. EASEMENT FOR UTILITIES

Necessary utilities exist at the boundary of the proposed subdivision. Within the subdivision, the subdivider will provide the necessary utility easements as a part of the subdivision plat.

IV. LEGAL AND PHYSICAL ACCESS

Dedicated public roadways improved to municipal standards and maintained by the City provide legal and physical access to the subdivision and to each proposed lot in the subdivision.