



**Item:** Preliminary Plat of Water Tower Park Addition

**From:** Charles Sheets, Planner I

**Initiated By:** TD Land Development, Property Owner and Developer

**Presented By:** Benjamin Rangel, Planning Director

**Action Requested:** City Commission approve Preliminary Plat of Water Tower Park Addition.

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**Suggested Motion:**

1. Commissioner moves:

“I move the City Commission approve the Preliminary Plat of Water Tower Park Addition, and the accompanying Findings of Fact, subject to fulfillment of stipulated conditions.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

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**Planning Board Recommendation:** At the conclusion of a public hearing held May 27, 2008, the Planning Board passed a motion recommending the City Commission approve the Preliminary Plat of Water Tower Park Addition, and the accompanying Findings of Fact, subject to fulfillment of stipulated conditions.

**Background:** Tim Spencer and Dana Hennen, doing business as TD Land Development, have submitted applications regarding the following:

- 1) Preliminary Plat of Water Tower Park Addition, located in Section 36, Township 21 North, Range 3 East, Cascade County, Montana.
- 2) Annexation of Water Tower Park Addition, consisting of 6.369 acres to the City of Great Falls.
- 3) Zoning the area requested to be annexed from the current County “R-2” Low Density Residential District to the City R-2 Single-family medium density district.

Water Tower Park Addition is located along 14<sup>th</sup> Street Northeast in the vicinity of 35<sup>th</sup> Avenue Northeast and consists of 16 single-family lots ranging in size from 9,960 sq. ft. to 14,850 sq. ft.

For additional information, please refer to the attached Vicinity/Zoning Map and Preliminary Plat of Water Tower Park Addition

Access to the subdivision would be via 35<sup>th</sup> Avenue Northeast through Skyline Heights Addition. An additional future access would involve the northerly extension of 14<sup>th</sup> Street Northeast to connect with 36<sup>th</sup> Avenue Northeast. The developer will escrow the estimated costs for the roadway and water main extension. The developer will also install standard City paving, curb and gutter for the roadways within the subdivision, with a cul-de-sac at the south end and a stub at the north end of 14<sup>th</sup> Street Northeast for future connection to 36<sup>th</sup> Avenue Northeast.

City water mains and sanitary sewer mains are proposed to be installed in the public roadways. Easements will be provided around the boundary of the subdivision for private utilities such as electric, gas, telephone and cable TV.

Surface drainage from the subdivision flows north and west in the existing roadways and eventually discharges into the detention facility in Skyline Heights Park. Potential problems exist in the vicinity of 11<sup>th</sup> Street NE and 34<sup>th</sup> Avenue NE. A storm drainage plan is required and the developer's engineer will work with City staff to develop the plan.

To fulfill the subdivision's park obligation, the developer proposes to pay a fee in lieu of dedicating land, which is acceptable to the Park and Recreation Department.

It is worth noting that 36<sup>th</sup> Avenue NE will continue to receive the bulk of traffic that new subdivisions in the area are generating, including this one. The various new subdivisions, supplements and phases in the area will cumulatively have an impact over time on the area's roads. Long-range plans to create another east-west collector to the north will eventually divert some traffic from this Avenue. Also, recent westward extension of 36<sup>th</sup> Avenue NE to 2<sup>nd</sup> Street NE has given area residents a more direct western route to Skyline Drive and 6<sup>th</sup> Street NW. 36<sup>th</sup> Avenue NE/NW is eventually expected to reach 6<sup>th</sup> Street NW directly, which will give residents even better access. Finally, subdivisions to the north will connect to Bootlegger Trail in a few years, which will also alleviate some of the traffic at the 9<sup>th</sup> Street NE/36<sup>th</sup> Avenue NE intersection.

Although current traffic volumes on area collectors are still relatively low and there is sufficient capacity on those roads and nearby intersections for the traffic that would be generated by the 16 new lots this subdivision proposes, the streets in the area should be monitored as this project and others become more fully developed and as traffic patterns become better established. Adjustments to existing signing and/or the installation of new signing at intersections may be a future consideration, when warranted.

For a complete review of the traffic analysis, see the attached report, titled, "Traffic Analysis for Water Tower Park Addition", dated May 2008.

The Planning Board conducted a public hearing on the preliminary plat on May 27, 2008. 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 Water Tower Park Addition and the accompanying Findings of Fact, subject to the following conditions being fulfilled by the applicant:

- 1) The final plat of Water Tower Park Addition shall incorporate correction of any errors or omissions noted by staff including: 1) provision of a notification clause to lot purchasers regarding soil conditions; 2) provision of easements as recommended by the City Engineer; and 3) reducing the right-of-way width for 14<sup>th</sup> Street NE to 60 feet.

- 2) The final engineering drawings and specifications for the required public improvements to serve Water Tower Park Addition 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 Water Tower Park Addition, including agreement by applicant:
  - a) to install, within two years of the date of annexation of the subdivision, the public improvements referenced in Condition 2) above;
  - b) to pay proportionate share of the costs for the regional storm water retention facility and offsite storm piping system;
  - c) to indemnify and hold City harmless for any damages that may be sustained as a result of adverse soil and/or groundwater conditions;
  - d) to escrow the estimated costs for the roadway and water main extensions of 14<sup>th</sup> Street Northeast to connect with 36<sup>th</sup> Avenue Northeast; and,
  - e) to notify lot purchasers and home builders that individual home booster pumps may be desirable to enhance water pressure.
- 4) All applicable fees owed as a condition of plat or annexation approval shall be paid upon final platting and annexation, including:
 

a) Annexation Agreement Fee	\$ 200.00
b) Resolution of Annexation Fee	\$ 100.00
c) Final Plat Fee	\$ 200.00
d) Storm Sewer Fee (\$250/acre x 6.369 gross acres)	\$1592.25
e) Park Fee in Lieu of Land Dedication (\$9000/acre x 5.0125 net acres x 11%)	\$4962.38
f) Recording fees for Agreement and Resolution (\$11 per page x pages)	to be determined

The zoning for the subdivision will be addressed in conjunction with the final plat and annexation of the development.

**Concurrences:** Representatives from the City’s Public Works, Community Development, Park and Recreation, and Fire Departments have been involved throughout the review and approval process for this project.

**Fiscal Impact:** Providing 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.

**Alternates:** The City Commission could either deny the preliminary plat; approve the preliminary plat without conditions; or approve the preliminary plat with modified or additional conditions to the extent allowed in City Code and State Statute.

**Attachments/Exhibits:**

1. Vicinity/Zoning Map
2. Preliminary Plat
3. Findings of Fact
4. Memorandum from City Engineer, dated May 20, 2008
5. Traffic Analysis, dated May 2008.

Cc: TD Land Development, 618 Central Ave, Great Falls, MT, 59401  
 HKM Engineering, P O Box 49, Great Falls, MT, 59403