



Item: Preliminary Plat of The Redding Addition, Phase II, located in the SE1/4NW1/4SE1/4 of Section 4, Township 20 North, Range 4 East, Cascade County, Montana

From: Charles Sheets, Planner I

Initiated By: Raymond and Linda Redding, Owners and Developer

Presented By: Benjamin Rangel, Planning Director

Action Requested: City Commission approve Preliminary Plat of Redding Addition, Phase II.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/deny) the Preliminary Plat of The Redding Addition, Phase II 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.

Planning Board Recommendation: At the conclusion of a public hearing held August 12, 2008, the Planning Board passed a motion recommending the City Commission approve the Preliminary Plat of The Redding Addition, Phase II, and the accompanying Findings of Fact, subject to fulfillment of stipulated conditions.

Background: Ray and Linda Redding have submitted applications regarding the following:

- 1) Preliminary Plat of The Redding Addition, Phase II, located in the SE1/4NW1/4SE1/4 of Section 4, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Annexation of the area contained in said Preliminary Plat, consisting of 8.14 acres, to the City of Great Falls.
- 3) Establishing a City zoning classification of R-3 Single-family high density district on said Preliminary Plat, upon annexation.

Said Preliminary Plat consists of 5 lots located along the north boundary of 7th Avenue North between 45th Street North and 48th Street North and one 6.89 acre lot that is currently being used

for a horse pasture. The applicants plan to sell the lots along 7th Avenue North for construction of single-family residences. Proposed Lot 7 will remain undeveloped until further subdivided.

For additional information, please refer to the attached material.

- Vicinity/Zoning Map
- Reduced Preliminary Plat of The Redding Addition, Phase II

Water and sewer mains exist in the abutting portions of 7th and 8th Avenues North. The applicants will be required to reimburse their proportionate share of the cost of installation of the improvements in 7th Avenue North.

The applicants' engineer has provided preliminary plans for the installation of a standard City paving, curb and gutter in 7th Avenue North abutting the subdivision. Questions remain on who will be paying for the south half improvements in 7th Avenue North and the required elevation changes needed on the existing paving, curb and gutter at the west end of Phase II. These issues will be resolved prior to consideration of the final plat.

Surface drainage from the subdivision would flow east in 7th Avenue North to the existing inlets at the intersection of 7th Avenue North and 48th Street North.

The applicants have requested the subject property be zoned R-3 Single-family high density 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.

Zoning the subject property for residential use is consistent with other abutting and incorporated properties.

The subject property, which adjoins the City limits and existing public infrastructure, is a reasonable and planned progression of urban growth. Therefore, the proposed development is

not out of character with the neighboring residential urban development. Staff concludes the above cited criteria are substantially met.

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

The Planning Board conducted a public hearing on the preliminary plat on August 12, 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 The Redding Addition, Phase II and the accompanying Findings of Fact, subject to the following conditions being fulfilled by the applicant:

- 1) The Final Plat of The Redding Addition, Phase II shall incorporate correction of any errors or omissions noted by staff including: 1) provision of a notification clause to lot purchasers regarding soil conditions; and 2) provision of easements as recommended by the City Engineer.
- 2) The final engineering drawings and specifications for the required public improvements to serve The Redding Addition, Phase II 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 The Redding Addition, Phase II, 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 indemnify and hold City harmless for any damages that may be sustained as a result of adverse soil and/or groundwater conditions;
 - c) to restrict the further development of the 6.893 acres of Lot 7, Block 1, The Redding Addition, Phase II until further subdivision review by the City; and
 - d) to pay the balance of the park fee and lift station reimbursement at the time Lot 7 is further subdivided.
- 4) All applicable fees owed as a condition of plat or annexation approval shall be paid upon final platting and annexation, including:

a) Final plat fee	\$ 200.00
b) Storm Sewer Fee (\$250/acre x 8.14 gross acres)	\$ 2,035.00
c) Park Fee in Lieu of Land Dedication (fair market value/acre x 1.24 net acres x 11%)	to be determined
d) Reimbursement for water main installed in 7 th Ave N	to be determined
e) Reimbursement to City for Lift Station (\$240/net acres x 1.24 net acres)	\$ 297.00
f) Reimbursement for sewer main installed in 7 th Ave N	to be determined
g) 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.

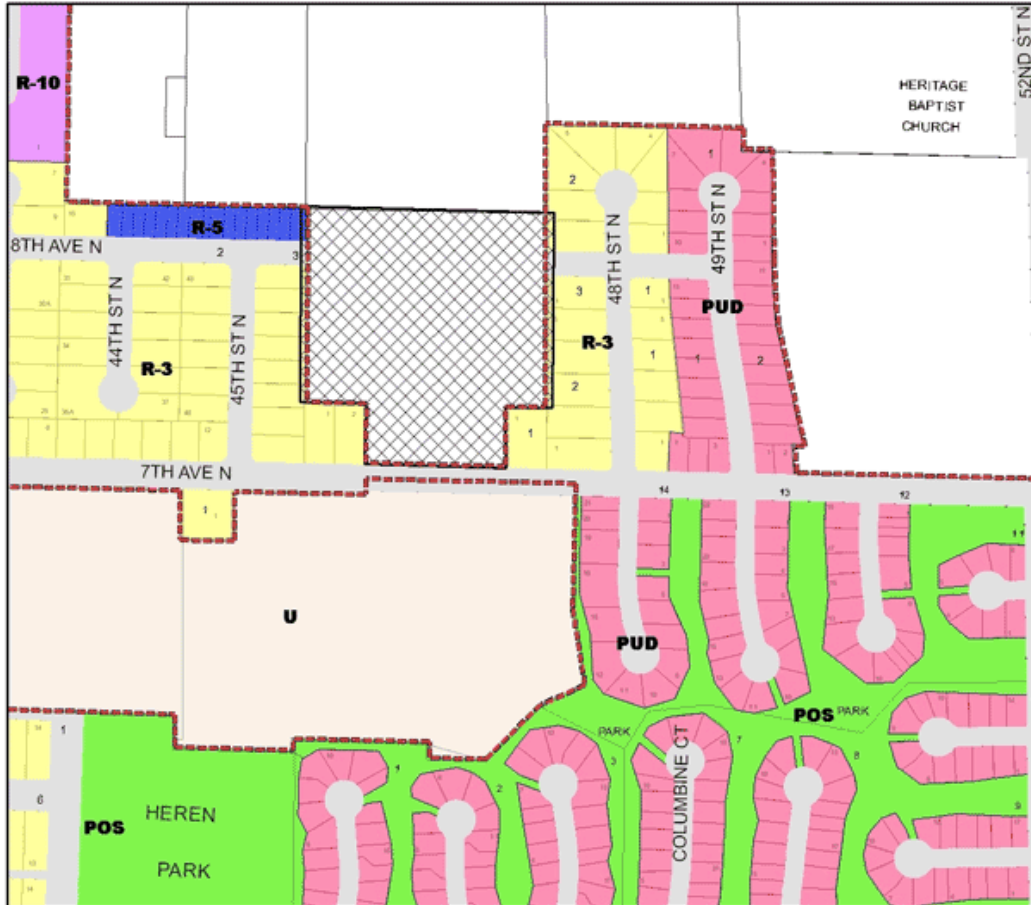
Alternates: The City Commission could either deny the preliminary plat; approve the preliminary plat without conditions; or approve the preliminary plat with modified or additional conditions to the extent allowed in City Code and State Statute.


Attachments/Exhibits:










1. Vicinity/Zoning Map
2. Preliminary Plat
3. Findings of Fact

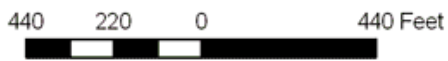
Cc: Raymond and Linda Redding, 4709 7th Ave N, Great Falls MT 59405

VICINITY/ZONING MAP

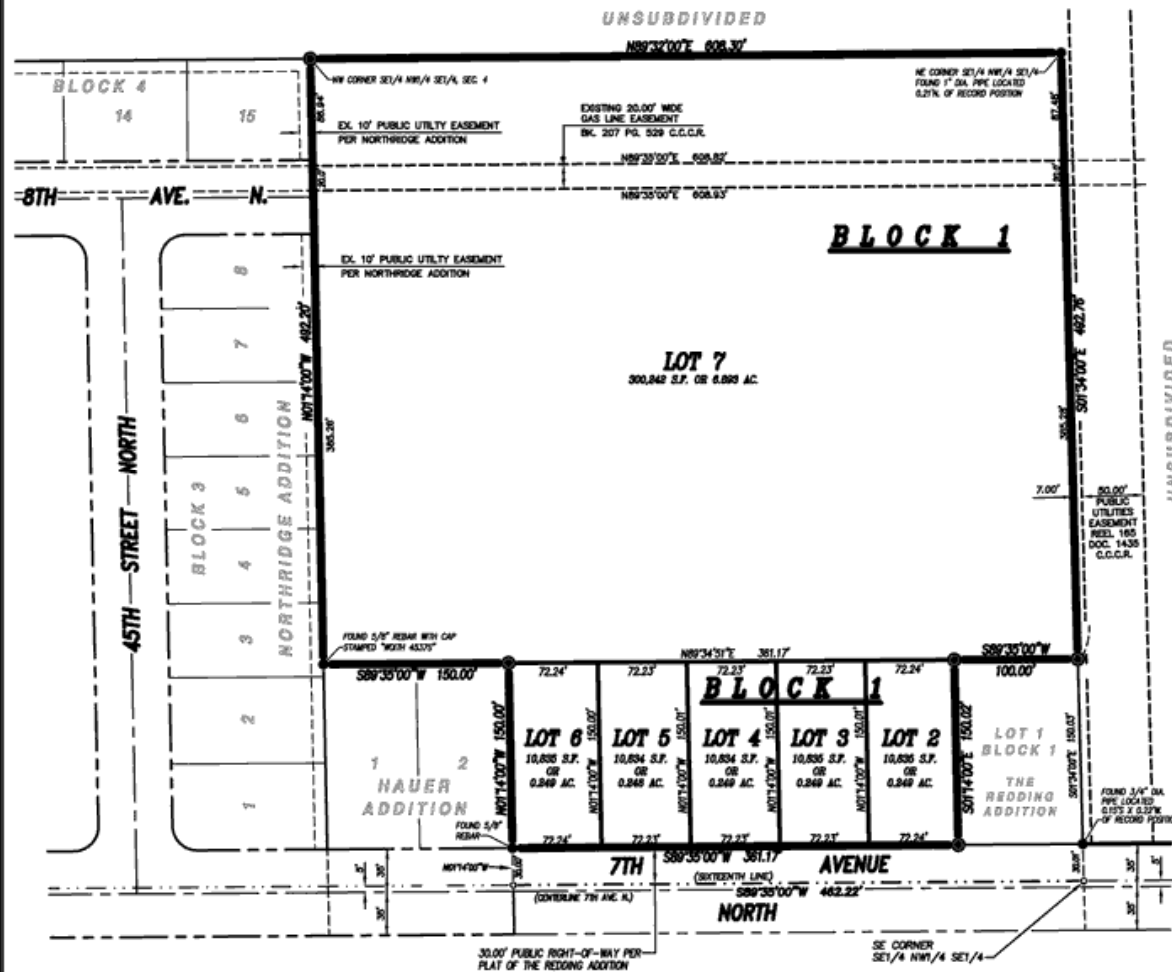


 PRELIMINARY PLAT OF REDDING ADDITION PHASE II TO BE SUBDIVIDED, ANNEXED AND ASSIGNED A CITY ZONING CLASSIFICATION OF "R-3" SINGLE-FAMILY HIGH DENSITY DISTRICT UPON ANNEXATION TO THE CITY

- | | | |
|--|---|---|
|  City Limits |  R-5 Multi-family medium density |  PUD Planned unit development |
|  R-2 Single-family medium density |  R-10 Mobile home park |  U Unincorporated enclave |
|  R-3 Single-family high density |  POS Parks and Open Space |  Tracts of land outside City |



A PRELIMINARY SUBDIVISION PLAT OF
THE REDDING ADDITION, PHASE II
 TO THE CITY OF GREAT FALLS, MONTANA
 A DIVISION OF THE SE1/4 NW1/4 SE1/4 OF SECTION 4, T.20N., R.4E., CASCADE COUNTY, MONTANA



LEGEND

- FOUND 5/8" REBAR, 24" LONG, WITH PLASTIC CAP STAMPED "SABE LS 11899", SET PREVIOUSLY
- FOUND MONUMENT AS NOTED
- POINT OF INTERSECTION, NO MONUMENT SET

NOTE: AT ALL LOT CORNERS SET 5/8" REBAR, 24" LONG WITH 1-3/4" NYLON CAP, STAMPED "STEPHEN D. BABB, P.L.S. MT. REG. #11899"



CERTIFICATE OF SURVEY & DEDICATION

WE, RAYMOND AND LINDA REDDING, THE UNDERSIGNED OWNERS OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS AND A BLOCK, THE FOLLOWING DESCRIBED PROPERTY TO WIT:

LEGAL DESCRIPTION - THE REDDING ADDITION, PHASE II

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 NW1/4 SE1/4) OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE PRINCIPLE MERIDIAN, MONTANA, CASCADE COUNTY, MONTANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, THE REDDING ADDITION TO THE CITY OF GREAT FALLS, MONTANA, ACCORDING TO THE OFFICIAL MAP ON FILE IN THE RECORDS OF CASCADE COUNTY, MONTANA, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE S07°14'00"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF 7TH AVENUE NORTH, S89°25'00"W A DISTANCE OF 361.17 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF THE HAUER ADDITION TO THE CITY OF GREAT FALLS, MONTANA, ACCORDING TO THE OFFICIAL MAP ON FILE IN THE RECORDS OF CASCADE COUNTY, MONTANA;

THENCE N07°14'00"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE S89°25'00"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 150.00 FEET TO THE EAST LINE OF BLOCK 1, NORTH RIDGE ADDITION TO THE CITY OF GREAT FALLS, MONTANA, ACCORDING TO THE OFFICIAL MAP ON FILE IN THE RECORDS OF CASCADE COUNTY, MONTANA;

THENCE ALONG SAID EAST LINE, N07°14'00"W A DISTANCE OF 462.22 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHWEST CORNER OF THE SE1/4 NW1/4 SE1/4 OF SAID SECTION 4;

THENCE N07°14'00"E ALONG THE NORTHERLY LINE OF SAID SE1/4 NW1/4 SE1/4, A DISTANCE OF 462.22 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG SAID EAST LINE, N07°14'00"W A DISTANCE OF 462.22 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID REDDING ADDITION TO THE CITY OF GREAT FALLS;

THENCE S07°14'00"E ALONG THE EASTERLY LINE OF SAID SE1/4 NW1/4 SE1/4, A DISTANCE OF 462.22 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID REDDING ADDITION TO THE CITY OF GREAT FALLS;

THENCE S89°25'00"W ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING IN ALL 354,415 SQUARE FEET OR 8.136 ACRES; AND

DEDICATION STATEMENT

WE FURTHER CERTIFY THAT THE ABOVE DESCRIBED PARCEL IS TO BE KNOWN AND DESIGNATED AS THE REDDING ADDITION, PHASE II, TO THE CITY OF GREAT FALLS, MONTANA; AND

PURPOSE OF SURVEY

I FURTHER CERTIFY THAT THE PURPOSE OF THIS DIVISION IS TO CREATE 6 LOTS FOR SALE AND TO FACILITATE THE ANNEXATION OF SAID LOTS INTO THE LIMITS OF THE CITY OF GREAT FALLS, MONTANA.

SO DECLARED AND DEDICATED THIS _____ DAY OF _____, 200__.

FOR: RAYMOND REDDING, OWNER

BY: RAYMOND REDDING

State of MONTANA)
 County of CASCADE)

ACKNOWLEDGED:

ON THIS _____ DAY OF _____, 200__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF MONTANA, DO PERSONALLY APPEAR RAYMOND REDDING, KNOWN TO ME TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL, THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA
 MY COMMISSION EXPIRES: _____
 REDDING AS: _____

SEAL

SO DECLARED AND DEDICATED THIS _____ DAY OF _____, 200__.

FOR: LINDA REDDING, OWNER

BY: LINDA REDDING

State of MONTANA)
 County of CASCADE)

ACKNOWLEDGED:

ON THIS _____ DAY OF _____, 200__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF MONTANA, DO PERSONALLY APPEAR LINDA REDDING, KNOWN TO ME TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL, THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA
 MY COMMISSION EXPIRES: _____
 REDDING AS: _____

SEAL

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, Gregory Doyen, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Cascade County, Montana, has found that no cash donation or dedication of any park or playground is required within the platted area of the REDDING ADDITION, PHASE II, TO THE CITY OF GREAT FALLS, MONTANA, in accordance with Section 76-3-42(2)(a)(i)(c) M.C.A.

Dated this _____ day of _____, 200__.

Gregory Doyen, City Manager, City of Great Falls, Montana

CERTIFICATE OF GREAT FALLS PLANNING BOARD

WE, the undersigned, _____, President of the said Great Falls Planning Board, Great Falls, Montana, and Benjamin M. Harrel, Secretary of said Great Falls Planning Board, do hereby certify that the accompanying plat of THE REDDING ADDITION, PHASE II, TO THE CITY OF GREAT FALLS, MONTANA, has been submitted to the said Great Falls Planning Board for examination by them and was found by them to conform to law and was approved at a meeting held on the _____ day of _____, 200__.

_____, President
 Benjamin M. Harrel, Secretary
 Great Falls Planning Board

CERTIFICATE OF CITY COMMISSIONERS

I, Gregory Doyen, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the accompanying plat of THE REDDING ADDITION, PHASE II, TO THE CITY OF GREAT FALLS, MONTANA, was duly examined and approved by the Commission of the City of Great Falls at its regular meeting held on the _____ day of _____, 200__.

Gregory Doyen, City Manager, City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES

I, Gregory Doyen, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that City Commissioners of Great Falls, Montana, at its regular meeting held on the _____ day of _____, 200__, found that adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available to the land contained within the boundaries of accompanying plat of THE REDDING ADDITION, PHASE II, TO THE CITY OF GREAT FALLS, MONTANA, namely the facilities of the City of Great Falls, Montana. This certificate is made pursuant to Section 76-4-124, M.C.A., thereby permitting the Clerk and Recorder of Cascade County, Montana, to record this plat.

Gregory Doyen, City Manager, City of Great Falls, Montana

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I, Jim Huersten, Public Service Director for the City of Great Falls, Cascade County, Montana, do hereby certify that I have examined the accompanying plat and the survey which it represents, and find the same conforms to regulations governing the platting of lands and to presently adjacent land, or near as circumstances will permit, and hereby approve the same.

Jim Huersten, Public Service Director, City of Great Falls, Montana

CERTIFICATE OF COUNTY TREASURER

I, Jess Anderson, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the area included within the accompanying plat, and I find that all real property taxes and special assessments levied on the land being subdivided have been paid.

County Treasurer of Cascade County, Montana

CERTIFICATE OF SURVEYOR

I, STEPHEN D. BABB, PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT DURING THE MONTH OF NOVEMBER, 2002, THAT THIS PLAT AND THE SURVEY WHICH IT REPRESENTS WAS COMPLETED BY ME, OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS SHOWN AND DESCRIBED HEREON ARE OF THE TYPE AND CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT THIS SURVEY IS IN COMPLIANCE WITH THE PROVISIONS OF 76-3-403 M.C.A.

DATED THIS _____ DAY OF _____, 20__.

STEPHEN D. BABB, PROFESSIONAL LAND SURVEYOR, MONTANA REGISTRATION NO. 11899 LS

REVIEW COPY

SHEET
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OF
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A PRELIMINARY SUBDIVISION PLAT OF
THE REDDING ADDITION, PHASE II
 TO THE CITY OF GREAT FALLS, MONTANA
 SITUATED IN SE1/4 NW1/4 SE1/4 SEC. 4, T.20N., R.4E., P.M.M.
 CASCADE COUNTY, MONTANA

DATE JULY 4, 2007 SCALE 1"= 60'
 JOB NO. 0732 DRAWN S. BABB

SEC. 4, T.20N., R.4E.

B A B B

LAND SURVEYING, INC.

622 ALICE DRIVE GREAT FALLS MONTANA 59405
 (406) 808-1180 • (406) 808-1180 FAX • (406) 788-0096 CELL • EMAIL: BABBSURVEY@MONTANANET

**FINDINGS OF FACT
FOR REDDING ADDITION PHASE II
SECTION 4, T20N, R4E, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)**

I. PRIMARY REVIEW CRITERIA

Effect on Agricultural

The only agricultural related activity on subject property has been a horse pasture. The subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services

City water and sewer will serve the lots being created by the subdivision. The subdivider will pay proportionate share of the cost of the water and sewer mains. The subdivision will receive law enforcement and fire protection services from the City of Great Falls. The nearest fire station is two miles from the subdivision site. Providing these services to the lots in the subdivision is expected to be a negligible cost to the City. The subdivision abuts a segment of 7th Avenue North that is maintained by the City. The subdivider will participate in the costs of improving the roadway to City standards.

Effect on the Natural Environment

The subdivision will consist of five 10,835 sq. ft. lots for construction of single-family residences and one 6.89 acre lot to remain as a horse pasture until it is furthered reviewed for development. The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Any excess surface runoff can be accommodated in the City storm sewer system located in the abutting portion of 7th Avenue North. Soils at the subdivision site primarily consist of clay loam which is very impervious and has moderate shrink-swell characteristics.

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, nor potential man-made hazards such as high voltage power lines, wildfire, nearby industrial or mining activity, or high traffic volumes. A high pressure gas line runs east-west through the northerly portion of 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 subdivision regulations.

III. EASEMENT FOR UTILITIES

Utilities are and can be accommodated in 7th Avenue North and 8th Avenue North, both of which are public roadways bordering and abutting the subdivision, and in easements proposed within the subdivision.

IV. LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision are provided by 7th Avenue North and 8th Avenue North, public roadways bordering the subdivision. The partially improved segment of 7th Avenue North abutting the subdivision will be required to be improved with paving, curb, and gutter.