



Agenda # 26
Commission Meeting Date: October 6, 2008

CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Amended Plat, Findings of Fact and Development Agreement, all related to a portion of Lot 1, Block 19, Sun River Park Addition

From: Charles Sheets, Planner 1

Initiated By: John L. and Linda L. Swanson, Property Owners

Presented By: Benjamin Rangel, Planning Director

Action Requested: City Commission approve the Amended Plat, Findings of Fact and Development Agreement

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/deny) the Amended Plat of a Portion of Lot 1, Block 19, Sun River Park Addition, Findings of Fact and Development Agreement.”

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

Planning Board Recommendation: The Planning Board, during a meeting held August 12, 2008, passed a motion recommending the City Commission approve the Amended Plat of a Portion of Lot 1, Block 19, Sun River Park Addition, Findings of Fact and fulfillment of the stipulated conditions.

Background: John and Linda Swanson have submitted an application to subdivide a portion of Lot 1, Block 19, Sun River Park Addition into two parcels. The existing parcel is 47,025 sq. ft. and has two single-family residences on the easterly 278 feet of the parcel. The two residences will remain on the east parcel and the owners intend to construct a new single-family residence on the newly created 15,135 sq. ft. westerly parcel.

For additional information, please refer to the attached Vicinity Map and the reduced drawing portion of the Amended Plat.

The proposed parcel has frontage on 2nd Avenue Southwest which is public right-of-way that is maintained as a graveled street. The owners have stated they would waive their right to protest paying their proportionate share of standard pavement, curb and gutter when deemed necessary

by the City. The neighborhood was developed as a suburban residential subdivision and does not have sidewalks, curbs, gutters or roadways improved to City standards.

City water and sanitary sewer mains are available in 2nd Avenue SW to serve the proposed parcel. The two existing single-family dwellings are already connected to City utilities.

Subject parcel is presently zoned R-1 Single-family suburban district, wherein the minimum parcel size is 15,000 sq. ft.

Concurrences: Representatives from the City's Public Works, Community Development, and Fire Department have been involved throughout the review and approval process for this project.

Fiscal Impact: The City should not experience any additional fiscal impact for the requested action.

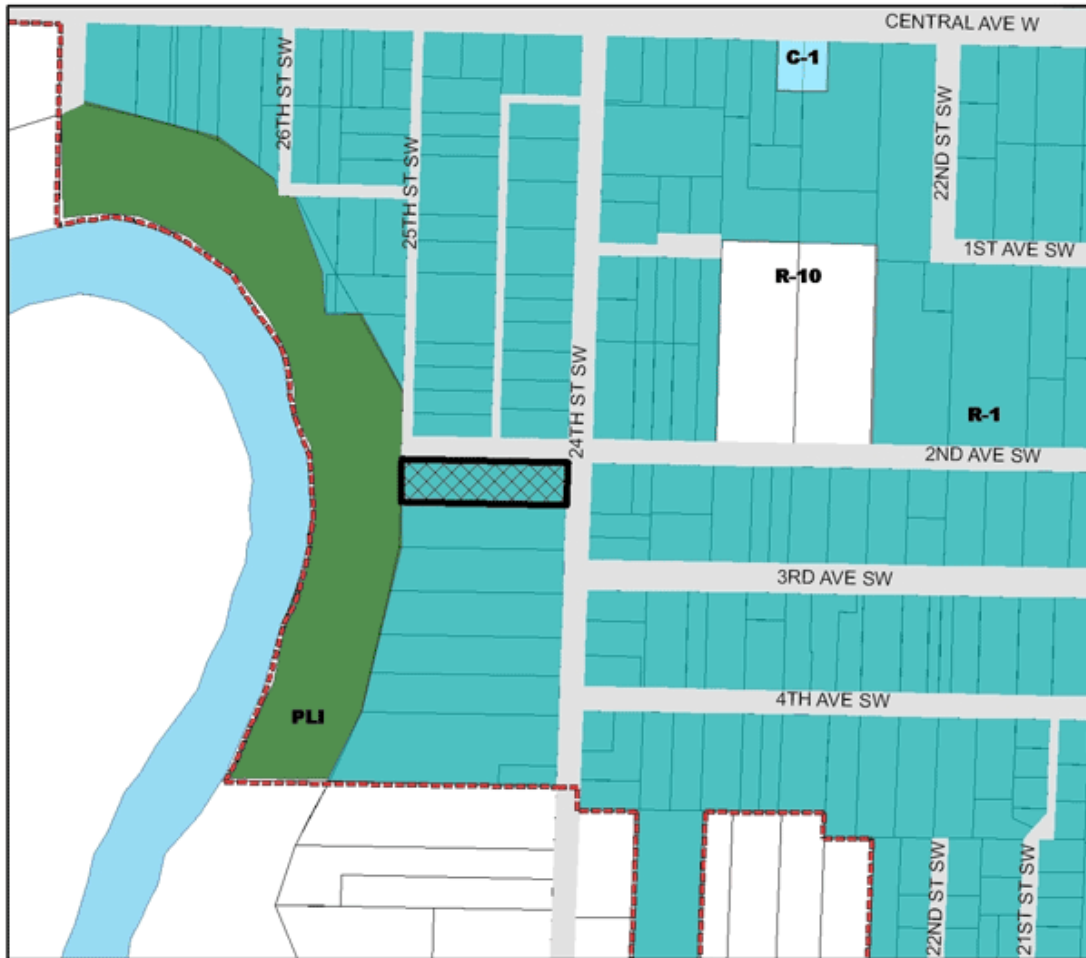
Alternatives: If there are justifiable reasons to do so, the City Commission could deny the requested action to the extent allowed in City Code and State Statute.








Attachments/Exhibits:

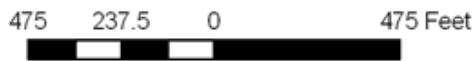
1. Vicinity/Zoning Map
2. Reduced draft of the Amended Plat
3. Findings of Fact
4. Development Agreement (Not available online; on file in City Clerk's Office.)

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
John and Linda Swanson, 2400 2nd Ave SW, Great Falls, MT 59404

VICINITY/ZONING MAP

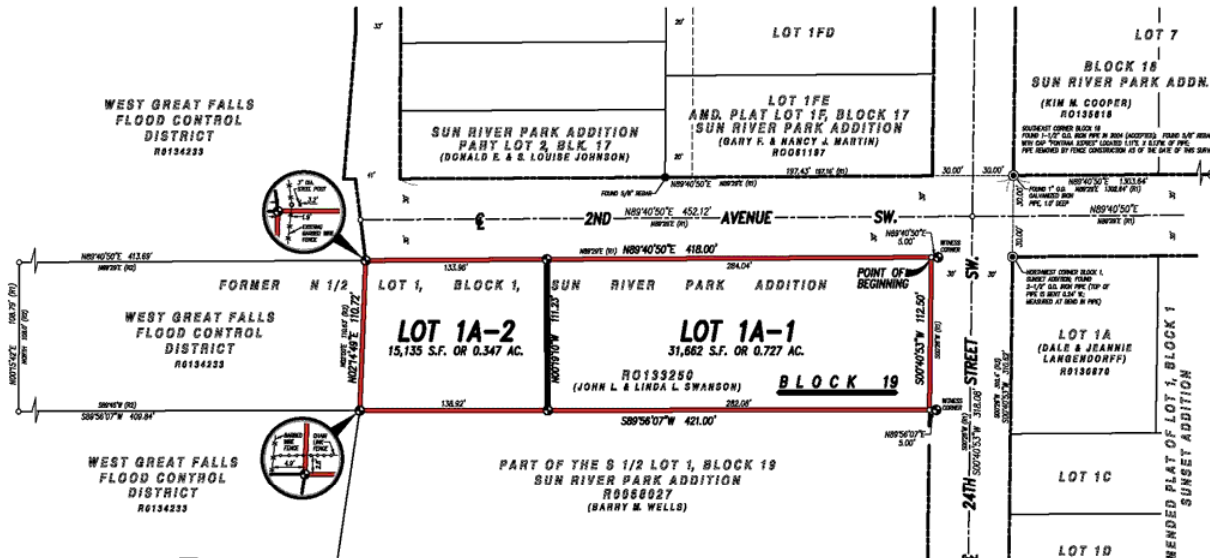


-  PROPOSED AMENDED PLAT OF A PORTION OF LOT 1, BLOCK 19, SUN RIVER PARK ADDITION
-  City Limits
-  C-1 Neighborhood commercial
-  Tracts of land outside City
-  R-1 Single-family suburban
-  PLI Public Lands and Institutional
-  Rivers



AMENDED PLAT OF A PORTION OF LOT 1, BLOCK 19, SUN RIVER PARK ADDITION TO THE CITY OF GREAT FALLS, MONTANA

A DIVISION OF THE PARCEL DESCRIBED IN R0133250, SITUATED IN THE NE1/4 SEC. 9, T.20N., R.3E., P.M., GREAT FALLS, CASCADE COUNTY, MONTANA



FINDINGS OF FACT
FOR AMENDED PLAT OF A PORTION OF LOT 1, BLOCK 19,
SUN RIVER PARK ADDITION, LOCATED IN NE¼ SECTION 9,
TOWNSHIP 20 NORTH, RANGE 3 EAST TO GREAT FALLS
CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)

I. PRIMARY REVIEW CRITERIA

Effect on Agricultural

The subdivision site is surrounded by urban development and is not used for agricultural purposes. 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 is in the City Limits of the City of Great Falls and is served by the Great Falls Police and Fire Departments. Response distance for emergency fire vehicles is 2.4 miles. City water and sanitary sewer mains exist in the abutting portion of 2nd Avenue SW. Access to subject property is provided by the abutting 2nd Avenue SW which is maintained as a gravel roadway by the City.

Effect on the Natural Environment

The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Subject property is presently occupied by 2 single-family residential units. The purpose of the subdivision is to create a second parcel to accommodate a new dwelling unit.

Effect on Wildlife and Wildlife Habitat

The subdivision is surrounded by 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

The subdivision is protected from flooding of the Sun River by the West Great Falls Flood District Dike. Based on available information, the subdivision is not subject to other abnormal potential natural hazards such as wildfire, snow or rock slides, nor potential man-made hazards such as high voltage power lines, high pressure gas lines, high traffic volumes, or mining activity.

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 the existing abutting public right-of-way for 2nd Avenue SW.

IV. LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the abutting 2nd Avenue SW which is a dedicated roadway, maintained by the City Of Great Falls.