



Item: Preliminary Plat of Castle Pines Addition Phases VIII - IX

From: Charles Sheets, Planner I

Initiated By: Harold Poulsen, Property Owner and Developer

Presented By: Bill Walters, Interim Planning Director

Action Requested: City Commission approve Preliminary Plat of Castle Pines Addition Phases VIII - IX.

Suggested Motion:

1. Commissioner moves:

“I move the City Commission (approve/deny) the Preliminary Plat of Castle Pines Addition Phases VIII - IX 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 25, 2009, the Planning Board passed a motion recommending the City Commission approve the Preliminary Plat of Castle Pines Addition Phases VIII - IX and the accompanying Findings of Fact, subject to fulfillment of stipulated conditions.

Background: The Planning Office is in receipt of applications from Harold Poulsen, regarding the following:

- 1) Preliminary Plat of Castle Pines Addition Phases VIII - IX, located in Section 19, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Zoning the area requested to be annexed from the current County “R-2” Low Density Residential District to the City R-3 Single-family high density district.

Castle Pines Addition, Phases VIII and IX subdivides 6.94 acres into 25 single-family residential lots on either side of 29th Avenue South between 13th and 16th Streets South.

For additional information, please refer to the attached Vicinity/Zoning Map and Preliminary Plat of Castle Pines Addition Phases VIII - IX.

Similar to Castle Pines Addition Phases III, V, VI and VII, the developer is working with NeighborWorks which proposes to acquire 10 or more lots in the subdivision to accommodate construction of “self-help” program homes. The remaining lots will be sold by the developer to others to build single-family residences. Those lots not involved with the “self-help” program will be annexed simultaneously with the filing of the final plat of each phase and the “self-help” program homes will not be annexed until after the homes are constructed.

Within the subdivision, streets and avenues will connect to 29th Avenue South, which in turn connects directly to 13th Street South. Roadways in the subdivision will be improved to City standards with paving, curb and gutter.

City water and sewer mains will be installed in the southerly extensions of Castle Pines Drive, 15th Street South and 16th Street South and in 29th Avenue South.

Based on land contours, the area generally slopes to the northwest. The Master Plan Agreement which accompanied Castle Pines Addition Phase I indicates the developer of Phase I and the City participated jointly in the construction of a surface drainage control facility (south of the Multi-Sports Complex) and storm drain piping in 13th Street South to serve the area being developed as Castle Pines Addition. City storm drainage has been extended south, with inlets in 27th Avenue South.

According to the Master Plan Agreement, the developer of Castle Pines Phase I paid to the City \$12,261 in lieu of dedicating park land for the area covered by the original master plan for Castle Pines Subdivision. Castle Pines Phases VIII - IX are included within that original master plan area.

An Off-Site Improvement Trust Fund was established in conjunction with Castle Pines Phase I wherein as each lot is sold a monetary amount is deposited in the trust fund to assist in the eventual improvement of 13th Street South and 24th Avenue South, including water main installation and providing a secondary water source to the Castle Pines area.

Subject property borders Castle Pines Addition Phases VI - VII, which are being developed with single-family residences. Castle Pines Addition Phases VIII - IX generally adheres to a conceptual plan that was prepared in 1995 for the area, in conjunction with a master plan for Castle Pines Addition.

The Planning Board conducted a public hearing on the preliminary plat on August 25, 2009. No citizens spoke as proponents or opponents during the hearing. At the conclusion of the public hearing, the Planning Board unanimously passed a motion recommending the City Commission approve the Preliminary Plat of Castle Pines Addition Phases VIII - IX and the accompanying Findings of Fact subject to the following conditions being fulfilled by the applicant:

- 1) The final plat of each phase of Castle Pines Addition Phases VIII - IX 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 each phase of Castle Pines Addition Phases VIII - IX shall be submitted to the City Public Works Department for review and approval prior to consideration of the final plat.

- 3) Annexation Agreement shall be prepared containing terms and conditions for annexation of each phase, including agreement by applicant to:
 - a) install within two years of the date of annexation of each phase of Castle Pines Addition Phases VIII - IX, the public improvements referenced in Paragraph 2) above;
 - b) adhere to the Agreement dated November 7, 1995, pertaining to the previously mentioned Off-Site Improvement Trust Fund;
 - c) prohibit private driveway approaches to 13th Street South from Lot 1, Block 1 of the subdivision; and
 - d) provision of a notification clause to lot purchasers regarding soil conditions.

- 4) All applicable fees owed as a condition of plat or annexation approval shall be paid upon final platting and annexation of each phase, including:
 - a) annexation resolution fee \$ 100.00
 - b) annexation agreement fee 200.00
 - c) final plat fee 300.00
 - d) storm sewer fee (\$250/acre x per acres) to be determined
 - e) recording fees for annexation documents (\$11 per page) to be determined

The above stated conditions will be finalized and fulfilled by the owner/developer as the final plat is considered by the Planning Board and City Commission.

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

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

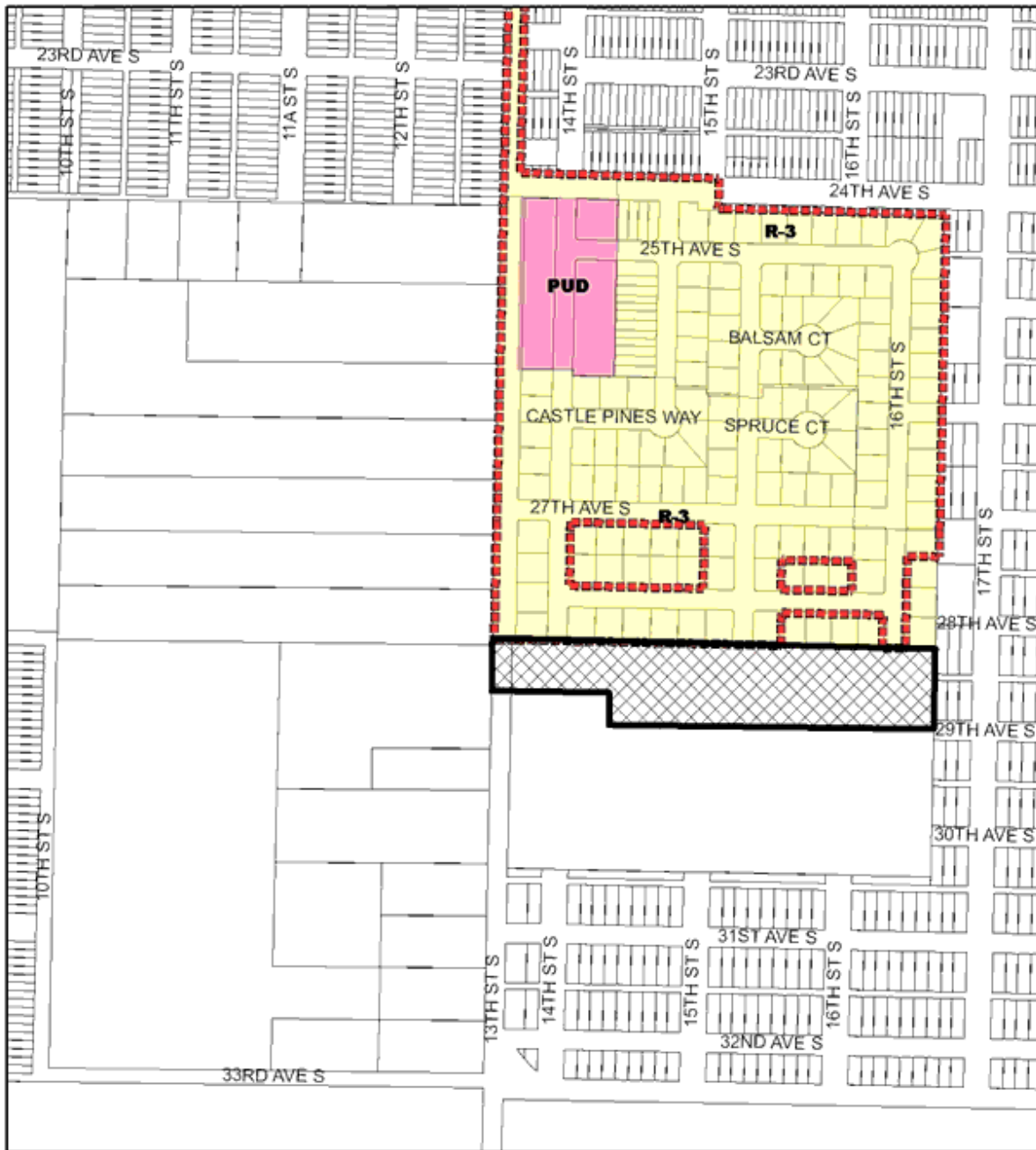
Fiscal Impact: Providing services to the single-family lots in the subdivision is expected to be a negligible cost to the City. Any increased costs likely will be covered by increased tax revenues from improved properties.


Alternatives: 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.

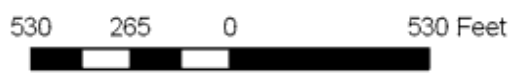
Attachments/Exhibits: Vicinity/Zoning Map, Preliminary Plat and Findings of Fact

Cc: Jim Rearden, Public Works Director
 Dave Dobbs, City Engineer
 Harold Poulsen, P.O. Box 1376, Great Falls, MT 59403
 Woith Engineering, 1725 41st St S, Great Falls, MT 59405
 Al Henry, NeighborWorks, 509 1st Ave S, Great Falls, MT 59405

VICINITY/ZONING MAP



 PROPOSED CASTLE PINES ADDITION, PHASES VIII AND IX TO BE ASSIGNED A CITY ZONING CLASSIFICATION OF "R-3" SINGLE-FAMILY HIGH DENSITY DISTRICT UPON ANNEXATION TO THE CITY OF EACH PHASE.



MASTER PLAN OF CASTLE PINES PHASE VIII & IX



ALL PROPERTY LINE CURVES
ARE 10' IN RADIUS UNLESS
OTHERWISE DIMENSIONED

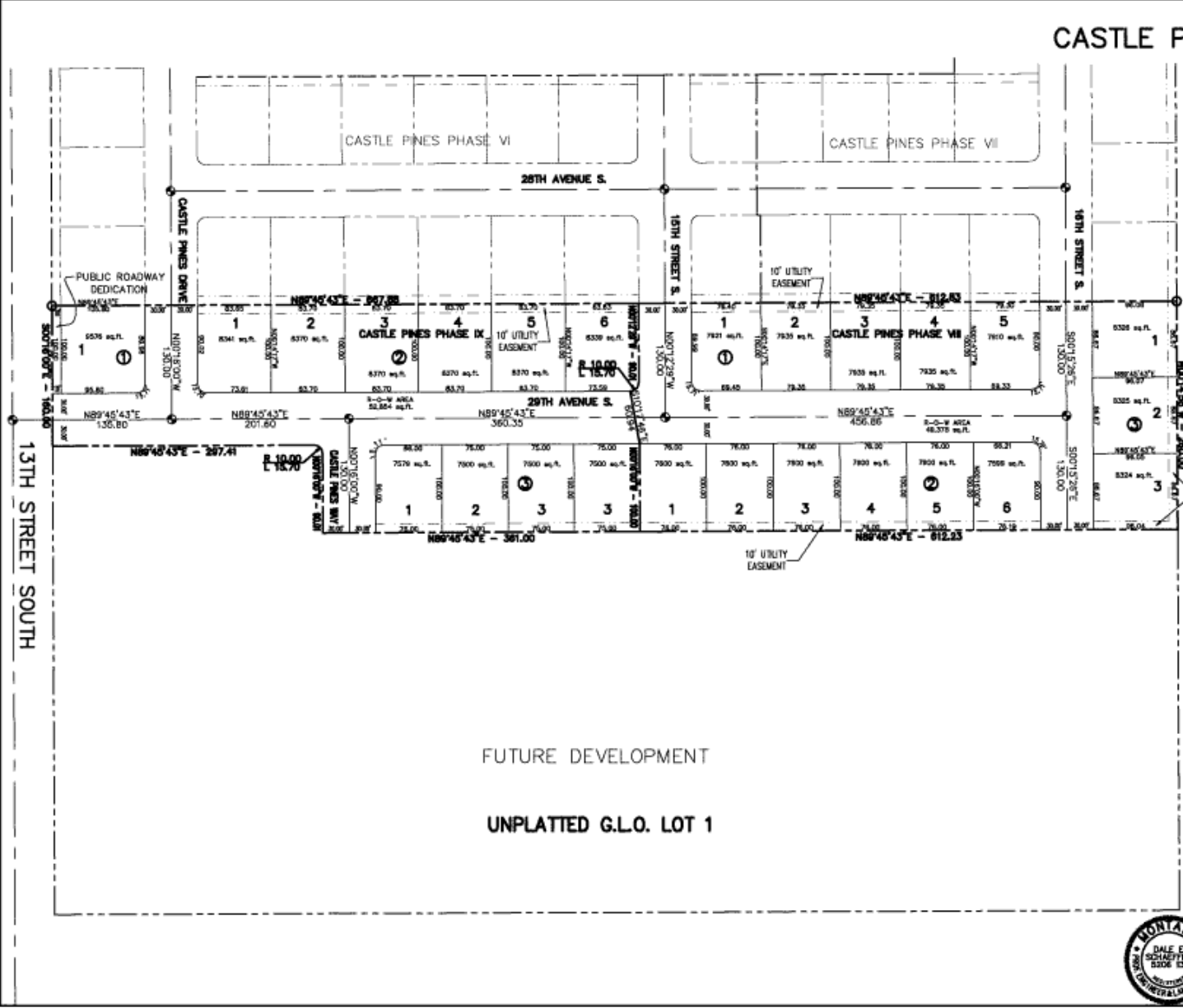


AREAS
CASTLE PINES PHASE VIII
156,588 sq. ft.
3.66 ACRES
CASTLE PINES PHASE IX
142,689 sq. ft.
3.28 ACRES



WORTH ENGINEERING, INC.
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DATE: 08/14/13
DRAWN: JAC
CHECKED: JAC
SCALE: AS SHOWN
SHEET: 1 OF 1



**FINDINGS OF FACT
FOR PRELIMINARY PLAT OF CASTLE PINES PHASES VIII - IX
IN SECTION 19, T20N, R4E, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)**

I. PRIMARY REVIEW CRITERIA

Effect on Agricultural

The subdivision site 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 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 any 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 three 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.

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. Surface drainage from the subdivision will be directed to the northwest into a storm sewer inlet at the intersection of 27th Avenue South and Castle Pines Drive which discharges into an existing storm water detention facility along the south side of 21st Avenue South and west of 13th Street South which is 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.

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 will conform 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

Necessary utilities exist at the boundary of the proposed subdivision. Utilities will be accommodated in dedicated public road right-of-way and utility easements provided as part of the subdivision plat.

IV. LEGAL AND PHYSICAL ACCESS

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