



Item: Ordinance 3116 - to rezone the Amended Plats of Lots 1-6, Block 3, Stone Meadows Addition, N½SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana

From: Galen Amy, Planner II, Planning and Community Development

Initiated By: Tim Murphy, Stone Meadows, Inc.

Presented By: Craig Raymond, Director of Planning and Community Development

Action Requested: City Commission accept Ordinance 3116 on first reading and set a public hearing for April 1, 2014.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/deny) Ordinance 3116 on first reading and set a public hearing for April 1, 2014.”

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

Recommendation: At the conclusion of a public hearing held on February 11, 2014, the Planning Advisory Board/Zoning Commission recommended the City Commission approve the rezone and Amended Plat of a portion of Stone Meadows Addition, legally described above, subject to fulfillment of the following Conditions of Approval:

1. **General Code Compliance.** The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. **Amended Plat.** Provide an Amended Plat of the subject property which shall incorporate corrections of any errors or omissions noted by Staff.
3. **Utilities.** The final engineering drawings and specifications for public improvements for the subject property shall be submitted to the City Public Works Department for review and approval.
4. **Land Use & Zoning.** Except as provided herein, development of the property shall be consistent with allowed uses and specific development standards for this PUD Planned unit development district designation.
5. **Subsequent modifications and additions.** If after establishment of townhouses, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new

development application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

The Zoning Commission recommended the City Commission approve rezoning the subject property from the existing R-3 Single-family high density to PUD Planned unit development district. The Planning Advisory Board recommended approval of a subsequent minor subdivision and Amended Plats of the subject property.

Public Notice for the Planning Advisory Board/Zoning Commission Public Hearing was published in the *Great Falls Tribune* on January 16, 2014. There were two citizens that spoke at the public hearing. Both spoke as proponents; however, one citizen expressed concerns about traffic and street conditions in the area.

Background: On January 8, 2008, the City Commission conditionally approved the Preliminary Plat of Stone Meadows Addition Phase I and Phase II (previously known as Bootlegger Addition Phases I & II). Since that time, the Final Plat of Phase I, consisting of 25 lots, was approved by City Commission on June 3, 2008, and the Final Plat of Phase II, consisting of 30 lots, was approved on July 17, 2012.

The owner/developer is now requesting rezoning and approval of an amended plat of a portion of both phases in said subdivision, which includes Lots 1-3, Block 3, Stone Meadows Addition - Phase I and Lots 4-6, Block 3, Stone Meadows Addition - Phase II. For additional information, please refer to the attached Aerial Map, Draft Amended Plats, and Attachment A for Ordinance 3116 which shows the specific development standards etc. for the entire project.

Similar to Northview Addition, Phase 8, to the southeast of the subject property, the applicant seeks the above request in order to create an alternative housing option to allow for the construction of 2-unit structures, with the units separated by a lot line where the shared wall is located.

Rezoning Analysis

The Land Development Code permits townhouses (similar to the proposed “townhome” units) in the R-3 zoning district with a conditional use permit, but only in groups of 3 to 8 attached units. However, along Northview Avenue, immediately to the southwest of the subject property, PUD zoning was established for 2-unit buildings that have a lot line dividing the structures, through the middle where the shared wall is located.

In addition, the PUD zoning immediately south of the subject property provided for the construction of condominium duplex structures. Use of the PUD zoning district allows for this mix of residential uses to be established within close proximity to one another, per Section 17.20.2.040 Establishment and purpose of districts, which states:

“A Planned Unit Development district is a special type of zoning district that is proposed by the developer to account for a desired mix of uses. Each district is unique and therefore has its own set of development standards which are documented in the approval.”

Because similar housing and lot configurations exist in the immediate vicinity, with similar look, function and impact, it would not be inappropriate to establish PUD zoning and adopt similar building envelope and dimensional standards for the subject property.

PUD zoning district classification is subject to building envelopes and setbacks. The specific development standards for this project site shall be as follows:

- Lot size range: 6,800 to 9,100 square feet
- Minimum lot width: 65 feet
- Lot proportion for newly created lots (max depth to width): 2.5:1
- Maximum building height of principal building: 35 feet
- Maximum building height of accessory detached buildings: 24 feet, but may not be higher than the uppermost elevation of the principal building
- Front Yard Setback: 25 feet
- Side Yard Setback: Principal Buildings: 6 feet on detached side; 0 feet on attached side
- Side Yard Setback: Accessory Buildings: 2 feet and must meet building code
- Rear Yard Setback: 10 feet
- Maximum lot coverage of principal and accessory buildings: Corner lot: 55%; Other lots: 50%
- Creation of 2-unit single-family residential townhomes on the west side of 9th Street Northeast

The proposed development standards for the subject property PUD site plan are primarily consistent with the adjacent Northview Addition PUD standards.

Findings for the Basis of Decision:

The basis for decision on zoning map amendments is listed in Section 17.16.40.030 of the Land Development Code. The recommendation of the Planning Advisory Board/Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

1. The amendment is consistent with and furthers the intent of the City's growth policy.

The proposed rezoning is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project strongly supports the Social and Physical portions of the Growth Policy, specifically the goals and principles to: 1) encourage a safe, adequate and diverse supply of housing and fair housing opportunities in the City; and 2) develop new and diverse housing supply throughout the City, including single-family residential, multi-family, and housing for those with special needs.

Additional supportive Policies that this project is consistent with include:

Social - Housing

Soc1.4.1 Work with the private sector and non-profits to increase housing opportunities in the city.

Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes and assisted living facilities.

Soc1.4.3 Encourage, promote and support adequate and affordable home ownership in the City.

Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.

Physical - Land Use

Phy4.1.3 Create a balanced land use pattern that provides for a diversity of uses that will accommodate existing and future development in the City.

Phy4.1.4 Foster the development of safe, walkable neighborhoods, with a mix of uses and diversity of housing types.

The Growth Policy identifies that Great Falls embodies balanced, compatible growth, while at the same time sets the task to review the zoning districts in which townhomes are permitted in order to expand this use, either by allowing it in more zoning districts or improving the review standards so as to make it more suitable for other zoning districts.

2. The amendment is consistent with and furthers adopted neighborhood plans, if any.

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #3. The applicant met with that Council on February 6, 2014. At the Planning Advisory Board/Zoning Commission public hearing on February 11, 2014, staff gave a brief summary of the meeting, stating the Council recommended approval and asked that the City Commission, upon review of the request, have special consideration in the future for traffic flow, street size, water drainage, and dedication of parks as development continues north of the subject property.

3. The amendment is consistent with other planning documents adopted by the City Commission, including the river corridor plan, transportation plan and sub-area plans.

The area that this project is located in does not have a set of planning documents beyond the Growth Policy that assess existing conditions and/or provide recommendations for the area. However, the 2009 Transportation Plan established the following policy for new development:

New development on the urban fringes or in rural areas should be planned and designed to achieve a high level of self-containment and a live-work-play orientation so that external vehicle trips are minimized. In addition, new development should give primary consideration to non-motorized circulation and to transit service.

There is not a designated bike/pedestrian trail system in the immediate vicinity of the subject property to which the development could connect. However, the applicant has proposed a project that is compliant with installation of City standard sidewalks. Due to the location of the project, routine vehicle trips are necessary for residents in this area to access work, shopping, and other recreational opportunities.

There are no other plans or sub-area plans relevant to this project.

4. The code with the amendment is internally consistent.

The proposed rezoning is within the city limits. Adjacent properties to the south and southeast, located in the established PUD, have similar residential uses and development standards. If approved, this project development would be an extension of said PUD, which is consistent with the intent of the PUD, and shall be consistent with applicable code.

5. The amendment is the least restrictive approach to address issues of public health, safety, and welfare.

The subject property is located in a developing residential neighborhood along the northern fringes of the city. Any development within the City limits requires City review, including review of how the development will impact the public health, safety and welfare. At the time that this project was initially annexed and received City zoning, it went through said review.

According to the U.S. Census Bureau's *American Community Survey*, Great Falls home owner vacancy rates are estimated at 1.2%, with a margin of error of $\pm 0.1\%$, which confirms the local

demand for an increase in available housing stock. This project was originally zoned for single-family residential development, yet after following the current housing market and tracking development in the area, the applicant would like to amend the original development plans. As stated earlier, because the zoning code restricts development of 2-unit townhome development, rezoning ultimately allows the applicant to address the need for diverse housing options in the City and will have no negative effect on the public health, safety and welfare.

6. The City has or will have the financial and staffing capability to administer and enforce the amendment.

Completion of the full project proposal, contingent on rezoning, will have beneficial financial impact for the City due to the creation of two additional lots for property taxes to be assessed on. There is adequate staffing to administer and enforce the amendment.

Amended Plat/Subdivision Request

Concurrent to the rezoning request, the applicant is also processing an Amended Plat that subdivides and reconfigures the existing 6 lots into 8 lots (See Draft Amended Plats). Creation of eight lots would allow for the construction of four 2-unit townhome structures, resulting in eight single-family residences, each located on a fee simple lot. Lot sizes range from approximately 6,838.80 square feet or ± 0.188 acres up to approximately 9,057.86 square feet or ± 0.208 acres. The total area of all eight lots in the Amended Plat is ± 1.585 acres and establishes the rezoning boundary for the project.

The basis for decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, preliminary plat, applicable environmental assessment, public hearing, planning board recommendations, or additional information demonstrate that development of the proposed subdivision meets the requirements of 76-3-608 MCA. The governing body shall issue written findings of fact that weigh the criteria in 76-3-608 (3) MCA. Staff has provided a Findings of Fact that review the required criteria for consideration (see attached Findings of Fact).

Improvements

Streets & Traffic Analysis

The subject property abuts 9th Street Northeast, which is improved to City standards and provides adequate safe access to the site. The pavement in 9th Street Northeast, adjacent to the subject property, shall be chip sealed at the completion of the sanitary sewer/water service and storm drain inlet work.

The subject property was previously approved for development of six single-family residences. According to the ITE Trip Generation Manual (7th Edition), a single-family dwelling generates an average of 9.57 trips per day. A residential condominium or townhouse generates a bit more than half that amount – 5.86 trips per day. At the most, the two additional lots will generate 19.14 trips per day. Distributed throughout the day, this will have no noticeable impact upon the road network or neighborhood.

Utilities & Stormwater

Public Works has provided the following comments from their preliminary review for utilities and stormwater:

Portion of the subject property in Stone Meadows Addition - Phase I:

- Lots 1, 3, and 3A appear to be okay for water and sewer services.
- Lot 2 will require a new water and sewer service.
- All open cut excavations in the existing roadway section shall include backfill with flowable fill (1-sack) from the top of pipe to bottom of pavement. The asphalt pavement shall be replaced to existing thickness and compaction. All pavement cuts shall be by saw cutting and shall be in straight and right angle horizontal lines. Contractor may contact the City Street Division to perform pavement patch.
- There will be a storm inlet (curb box style) located in the middle of Lot 3. The driveway for this lot will need to be located toward the north or south property lines and/or the inlet casting will need to be modified to accommodate a driveway. Disturbed curb and gutter and pavement will need to be replaced.

Portion of the subject property in Stone Meadows Addition - Phase II:

- Lot 5 and 6A appear to be okay for an existing water and sewer service.
- Lot 6 will need to have a water service extended.
- An existing water service appears to be located on the re-platted common lot line between Lots 4 and 5. It appears that the service line can be moved a short distance to the south to locate the curb box in the boulevard area adjacent to Lot 4. If possible, a splice or coupling in the existing pipe should be avoided. This modification shall be confirmed with the City's Senior Plumbing Inspector, Bob Skiba.
- Lot 4 will need a new sewer service. To accomplish this, it will be necessary to extend the existing sewer main south approximately 25 feet, including relocating the manhole and installing a new service line.
- All open cut excavations in the existing roadway section shall include backfill with flowable fill (1-sack) from the top of pipe to bottom of pavement. The asphalt pavement shall be replaced to existing thickness and compaction. All pavement cuts shall be by saw cutting and shall be in straight and right angle horizontal lines. Contractor may contact the City Street Division to perform pavement patch.
- There will be a storm inlet (curb box style) located in the middle of Lot 6. The driveway for this lot will need to be located in the south half of this lot or the inlet casting will need to be modified to accommodate a driveway on the north half of this lot. Disturbed curb and gutter and pavement will need to be replaced.

It is anticipated that the City Commission, at the public hearing on April 1, 2014, will consider the annexation resolution, annexation agreement and subdivision for the subject property, in conjunction with Ordinance 3116.

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

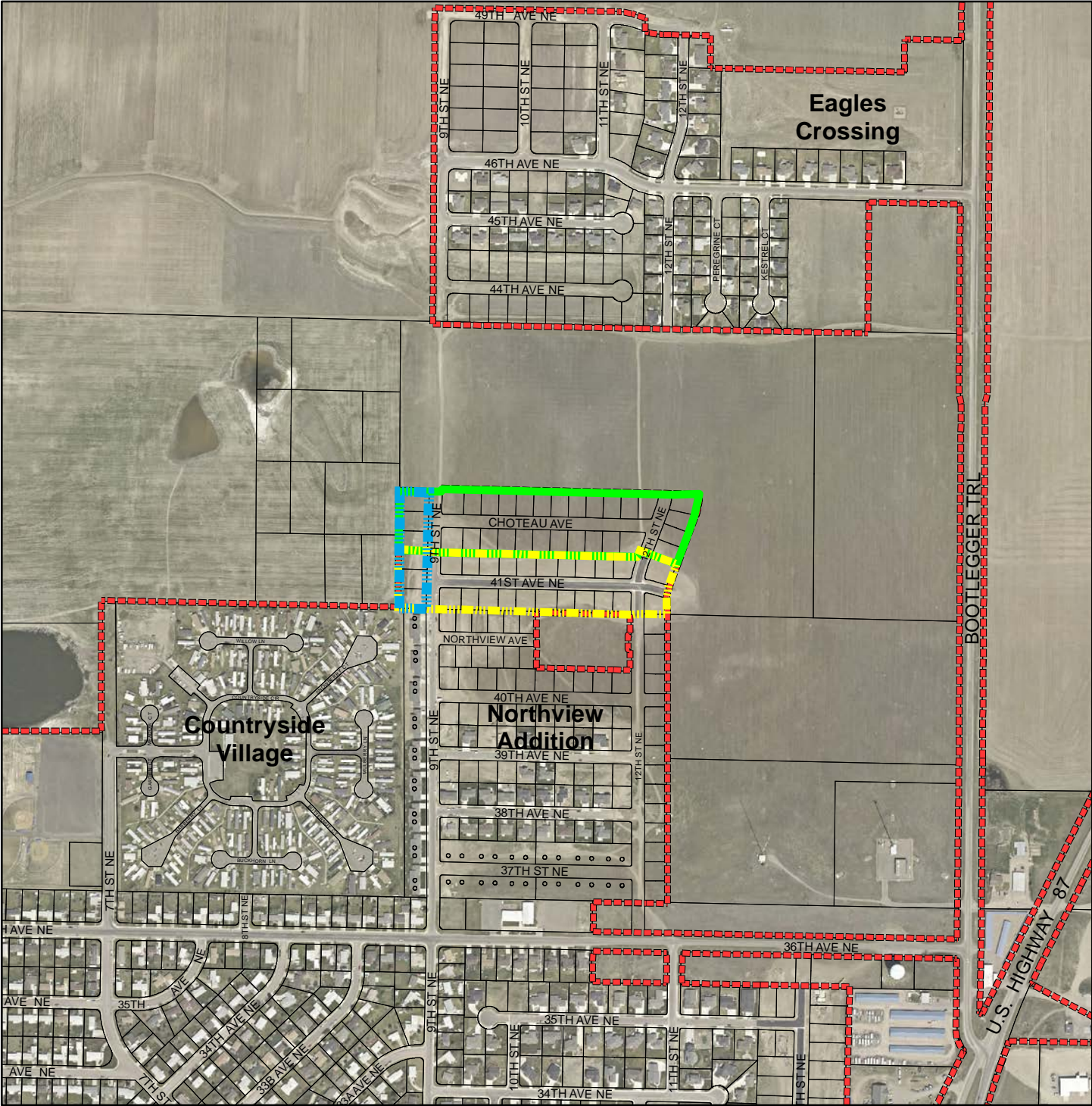
Fiscal Impact: Providing services is expected to be an additional cost to the City. Any increased costs may be covered by increased tax revenues from improved properties.




Alternatives: The City Commission could deny acceptance of Ordinance 3116 on first reading and not set the public hearing. However, such action would deny the applicant due process and consideration of a public hearing, as provided for in City Code and State Statute.

Attachments/Exhibits: Aerial Map
Zoning Map
Ordinance 3116 with Attachment A
Findings of Fact
Draft Amended Plat of Stone Meadows - Phase I
Draft Amended Plat of Stone Meadows - Phase II

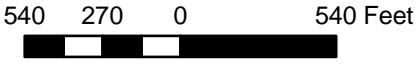
Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Tim Murphy, Stone Meadows, Inc., tmmurphy55@yahoo.com
Joe Murphy, Big Sky Civil & Environmental, Inc., jmurphy@bigskyce.com or
bscejoe.murphy@gmail.com

Aerial Map



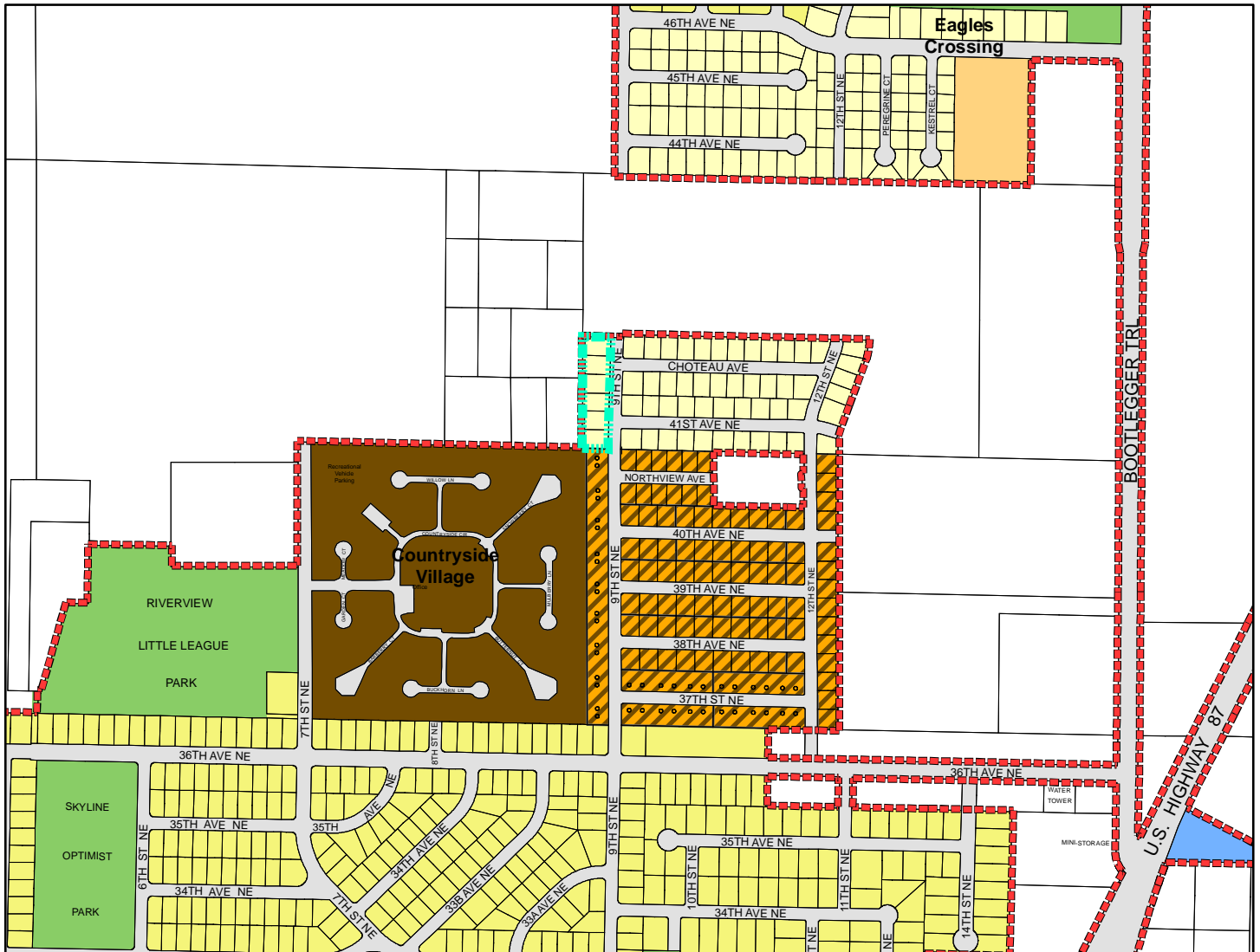
-  2-unit Townhomes Project Site
-  Stone Meadows Addition - Phase I
-  Stone Meadows Addition - Phase II


























-  City Limits
-  Tracts of Land

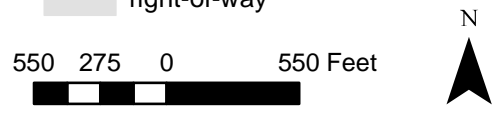


Stone Meadows Rezone/Minor Subdivision

Zoning Map



- | | | |
|---|--|--|
|  2-unit Townhomes Project Site |  R-9 Mixed Residential |  M-1 Mixed-use District |
|  City Limits |  R-10 Mobile Home Park |  M-2 Mixed-use Transitional |
|  Tracts of Land |  PUD Planned Unit Development |  I-1 Light Industrial |
| ZONING |  C-1 Neighborhood Commercial |  I-2 Heavy Industrial |
|  R-1 Single-family Suburban |  C-2 General Commercial |  PLI Public Lands and Institutional |
|  R-2 Single-family Medium Density |  C-3 Highway Commercial |  POS Parks and Open Space |
|  R-3 Single-family High Density |  C-4 Central Business Core |  AI Airport Industrial |
|  R-5 Multi-family Medium Density |  C-5 Central Business Periphery |  U Unincorporated Enclave |
|  R-6 Multi-family High Density | |  right-of-way |



ORDINANCE 3116

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-6, BLOCK 3, STONE MEADOWS ADDITION, N $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, FROM R-3 SINGLE-FAMILY HIGH DENSITY TO PUD PLANNED UNIT DEVELOPMENT.

* * * * *

WHEREAS, Lots 1-6, Block 3, Stone Meadows Addition, N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana, are presently zoned R-3 Single-family high density residential district; and,

WHEREAS, the property owner, Stone Meadows, Inc., has petitioned the City of Great Falls rezone said property to PUD Planned unit development district; and,

WHEREAS, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 1st day of April, 2014, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning designation be made; and,

WHEREAS, the zoning map amendment on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls, Section 17.16.40.030; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 11, 2014, to consider said rezoning from R-3 Single-family high density

residential district to PUD Planned unit development district and at the conclusion of said hearing passed a motion recommending the City Commission rezone the property legally described as Lots 1-6, Block 3, Stone Meadows Addition, N½SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. It is determined that the herein requested rezoning will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Land Development Code of the City of Great Falls.

Section 2. That Lots 1-6, Block 3, Stone Meadows Addition, N½SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana be rezoned to PUD Planned unit development district, subject to the building envelopes, setbacks, and other development standards attached hereto as Attachment A, and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

APPROVED by the City Commission of the City of Great Falls, Montana on first reading March 4, 2014.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3103 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

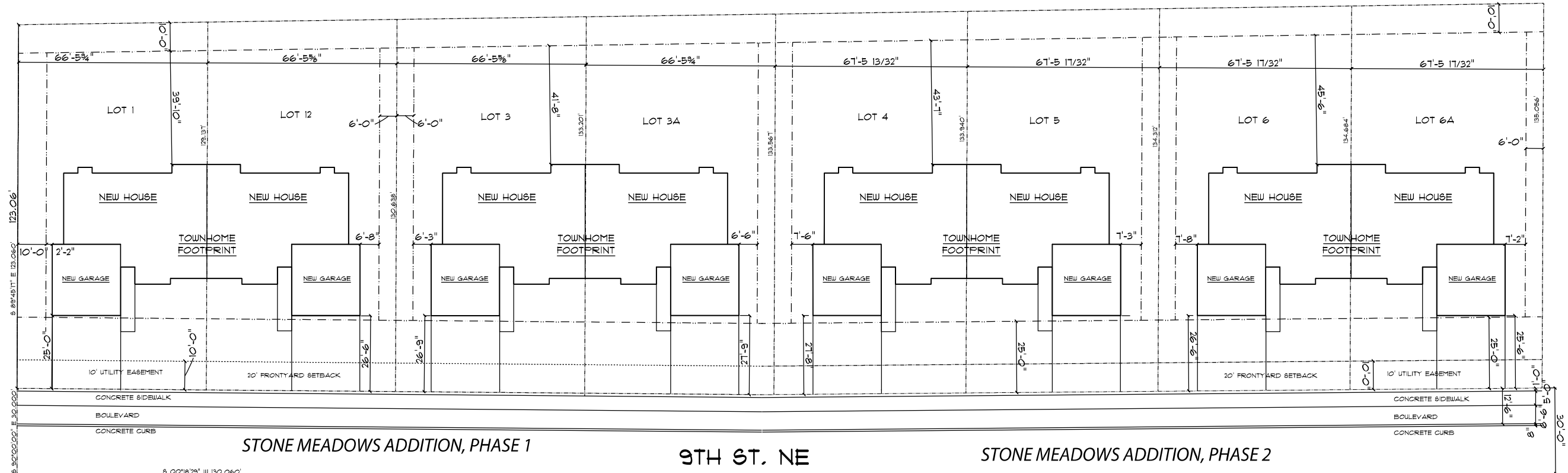
Lisa Kunz, City Clerk

(CITY SEAL)

ATTACHMENT A
Ordinance 3116

PROPOSED TOWN HOMES
SITE MAP

STONE MEADOWS ADDITION PHASE 1 AND 2
BLOCK 3



- Lot size range: 6,800 to 9,100 square feet
- Minimum lot width: 65 feet
- Lot proportion for newly created lots (max depth to width): 2.5:1
- Maximum building height of principal building: 35 feet
- Maximum building height of accessory detached buildings: 24 feet, by may not be higher than the uppermost elevation of the principal building.
- Front Yard Setback: 25 feet
- Side Yard Setback: Principal Buildings: 6 feet on detached side; 0 feet on attached side
- Side Yard Setback: Accessory Buildings: 2 feet and must meet building code
- Rear Yard Setback: 10 feet
- Maximum lot coverage of principal and accessory buildings: Corner lot: 55%; Other lots: 50%
- Creation of 2-unit single family residential townhomes on the west side of 9th Street Northeast

**SILVERSTONE
ENTERPRISES**

406-868-2923



SCALE: 1" = 40'

FINDINGS OF FACT

Lots 1-6, Block 3, Stone Meadows Addition, N½SE¼ of Section 25, Township 21 North,
Range 3 East, P.M.M., Cascade County, Montana
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)

PRIMARY REVIEW CRITERIA:

Effect on Agriculture: The subject property is not currently being used for agricultural purposes as it was previously annexed as part of a subdivision in a developing area in the City. The existing subdivision abuts rural cropland to the north and east which has been identified as part of possible future residential development. Approval of the subdivision will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: Lots in the subdivision will connect to City water and sewer mains and shall incur the cost of installing individual service lines to each lot. The developer initially paid the cost of extending the utility mains for the original subdivision, but will incur additional cost to extend the sewer main approximately 25 feet, including relocating the manhole. The City should not experience an appreciable increase in maintenance and operating costs. The occupants of homes within the subdivision will pay regular water and sewer charges.

The subdivision will receive law enforcement and fire protection service from the City of Great Falls. The nearest fire station is ±3 miles from the subdivision site. The Fire Department does have concerns about the project interfacing open farmland. In the event of a crop fire, the Fire Department would have trouble stopping the fire due to northwest prevailing winds, crop fire load and openness (no streets or fire breaks) to the townhomes. However, the Fire Department has not recommended any conditions relating thereto.

Providing these services to the homes in the subdivision is expected to be a negligible cost to the City. Increased tax revenues from improved properties will likely cover any increased costs.

The subdivision will have a negligible impact on the cost of road maintenance. Public streets have been extended to the subdivision to serve the proposed residential units, but the developer shall cover the cost for any open cut excavations in the existing roadway and shall coordinate with City Public Works for all work in the public right-of-way. The developer has also installed curb and gutter which will be replaced if disturbed. Sidewalks will also be installed.

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. As this project is located in a previously approved, and partially built out subdivision, there shouldn't be any need for any further public storm drainage improvements other than a storm inlet (curb box style) located in the middle of Lot 3, and a storm inlet (curb box style) to be located in the middle of Lot 6, both of which Public Works will review and approve.

Effect on Wildlife and Wildlife Habitat: The subdivision is located adjacent to an area containing urbanized 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, wildfire, snow or rockslides, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, high traffic volumes, or mining activity.

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 local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The developer shall provide necessary utility easements to accommodate water mains, sanitary sewer mains and private utilities to serve all lots of the Amended Plat.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the abutting 9th Street Northeast, which is a public right-of-way maintained by the City of Great Falls.

AN AMENDED SUBDIVISION PLAT OF STONE MEADOWS ADDITION - PHASE I

LOT 1,2 AND 3, BLOCK 3 TO THE CITY OF GREAT FALLS, MONTANA

SITUATED IN N1/2 SE1/4 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M. CASCADE COUNTY, MONTANA

CERTIFICATE OF OWNER & DEDICATION:

I, TIMOTHY M. MURPHY, AUTHORIZED REPRESENTATIVE OF STONE MEADOWS, INC., OWNER OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND LOT LINES ADJUSTED, AS SHOWN BY THE AMENDED PLAT HEREUNTO INCLUDED, THE FOLLOWING DESCRIBED TRACTS OF LAND TO-WIT:

LOTS 1, 2 AND 3, BLOCK 3 OF THE STONE MEADOWS ADDITION - PHASE I TO THE CITY OF GREAT FALLS, SITUATED IN SECTION 25, T. 21 N., R. 3 E., P.M.M., CASCADE COUNTY, MONTANA, MORE FULLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE INTERSECTION OF 9TH STREET NORTHEAST AND 41ST AVENUE NORTHEAST, WHICH IS A FOUND NAIL IN THE ASPHALT; THENCE CONTINUING SOUTH ALONG THE CENTERLINE OF 9TH STREET NORTHEAST S00°18'49"W A DISTANCE OF 130.06 FEET TO A POINT ON SAID CENTERLINE; THENCE DEPARTING FROM SAID CENTERLINE N89°45'17"W A DISTANCE OF 30.00' TO A POINT THAT LIES ON WEST RIGHT-OF-WAY OF 9TH STREET NORTHEAST; SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING FROM SAID WEST RIGHT-OF-WAY N89°45'17"W A DISTANCE OF 123.06 FEET TO A POINT THAT LIES ON THE NORTH-SOUTH QUARTER LINE OF SECTION 25, T.21N., R.3E., P.M.M., CASCADE COUNTY, MONTANA; THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 25, N00°48'17"W A DISTANCE OF 265.90 FEET TO AN ANGLE POINT; THENCE S89°24'41"E A DISTANCE OF 128.96 FEET TO A POINT THAT LIES ON THE WEST RIGHT-OF-WAY OF 9TH STREET NORTHEAST; THENCE ALONG SAID WEST RIGHT-OF-WAY S00°29'19"W A DISTANCE OF 265.09 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING IN ALL 0.768 ACRES.

THE ABOVE DESCRIBED TRACT OF LAND TO BE KNOWN AND DESIGNATED AS THE AMENDED SUBDIVISION PLAT OF STONE MEADOWS ADDITION, PHASE I TO THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, AND THE LAND INCLUDED IN ALL STREETS AND AVENUES SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER.

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST EXISTING LOT LINES AND CREATE AN ADDITIONAL LOT.

BY: TIMOTHY M. MURPHY (AUTHORIZED REPRESENTATIVE - STONE MEADOWS, INC.) DATE _____

ACKNOWLEDGED

STATE OF MONTANA)
 : SS.
COUNTY OF CASCADE)

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, TIMOTHY M. MURPHY KNOWN TO BE TO BE THE PERSONS THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA: _____ PRINTED NAME: _____

RESIDING AT: _____ MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLANNING BOARD:

WE, THE UNDERSIGNED, _____, CHAIRMAN, GREAT FALLS PLANNING BOARD, CITY OF GREAT FALLS, CASCADE COUNTY, AND _____, SECRETARY OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THIS AMENDED PLAT HAS BEEN SUBMITTED TO THIS BOARD FOR EXAMINATION AND WAS FOUND TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

PRESIDENT, CITY-COUNTY PLANNING BOARD

SECRETARY, CITY-COUNTY PLANNING BOARD

CERTIFICATE OF CITY COMMISSION:

I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING AMENDED PLAT WAS DULY EXAMINED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, AT ITS REGULAR MEETING ON _____ DAY OF _____, 20____.

GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, GREGORY T. DOYON, 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, FOUND THAT NO CASH DONATION OR DEDICATION OF ANY PARK OR PLAYGROUND IS REQUIRED WITHIN THE AMENDED PLAT OF STONE MEADOWS ADDITION - PHASE I, PER M.C.A. 76-3-621(3).

DATE: _____
GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF COUNTY TREASURER:

I, JAMIE BAILEY, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED IN THE ACCOMPANYING AMENDED PLAT AND FIND THAT ALL TAXES ON SAME HAVE BEEN PAID TO DATE AND ARE NOT DELINQUENT, DATED THIS _____ DAY OF _____, 2014.

COUNTY TREASURER OF CASCADE COUNTY, MONTANA

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES:

I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT ADEQUATE MUNICIPAL FACILITIES FOR STORM WATER DRAINAGE AND FOR THE SUPPLY OF WATER AND DISPOSAL OF SEWAGE AND SOLID WASTE ARE AVAILABLE TO THE ABOVE DESCRIBED PROPERTY, NAMELY, THE SAID FACILITIES OF THE CITY OF GREAT FALLS, MONTANA, AND 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 THE ACCOMPANYING PLAT.

DATE: _____
GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF PUBLIC SERVICE DIRECTOR:

I, JIM REARDEN, PUBLIC SERVICE DIRECTOR FOR THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT I EXAMINED THE ACCOMPANYING AMENDED PLAT AND THE SURVEY IT REPRESENTS, AND THAT I FOUND THE SAME CONFORMS TO REGULATIONS GOVERNING THE PLATTING OF LANDS, AND TO PRESENTLY PLATTED ADJACENT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT AND I DO HEREBY APPROVE THE SAME.

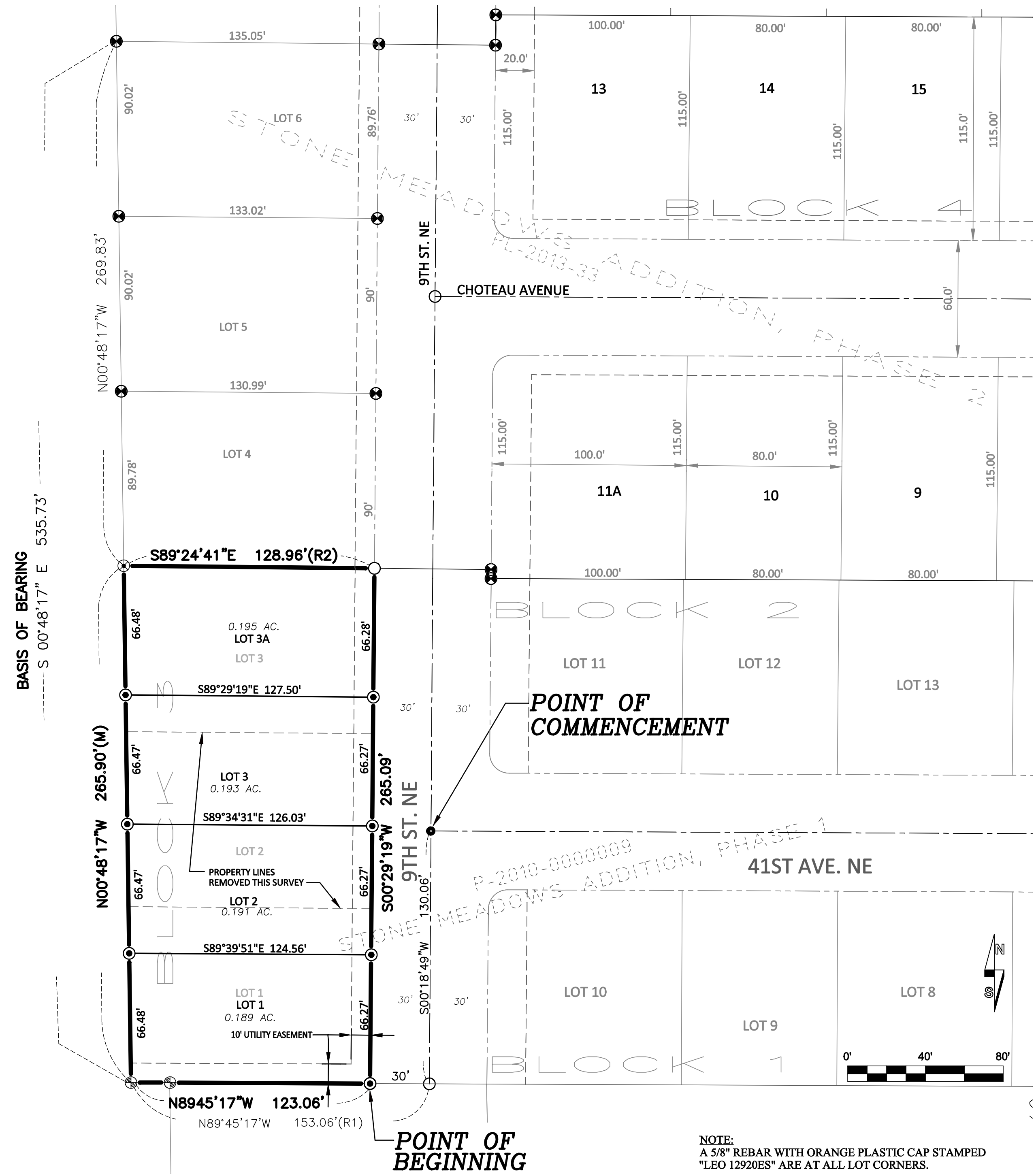
DATE: _____
JIM REARDEN, PUBLIC SERVICE DIRECTOR
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF SURVEYOR

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY DURING THE MONTH OF APRIL 2013, THAT I PERFORMED THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2014.

MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES



ABBREVIATIONS

- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

RECORD DOCUMENTS

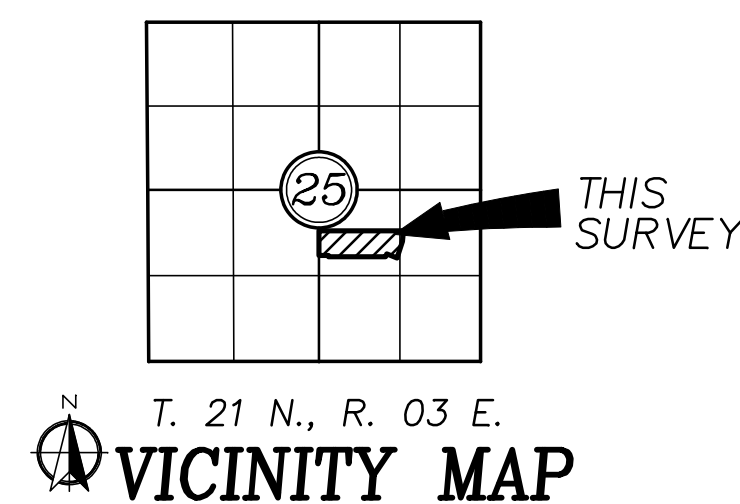
- R1 STONE MEADOWS ADDITION PHASE 1
- R2 STONE MEADOWS ADDITION PHASE 2

BASIS OF BEARING:

THE BEARING SOURCE FOR THIS SURVEY IS BASED ON STONE MEADOWS PHASE 2, NORTH-SOUTH QUARTER SECTION LINE OF SECTION 25, T.21N., R.03E., P.M.M. CASCADE COUNTY, MONTANA.

LEGEND

- POSITION ONLY - NO MONUMENT FOUND OR SET
- ⊙ SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- ⊕ FOUND 5/8" REBAR WITH CAP STAMPED "LEO 12920ES"
- ⊗ FOUND 5/8" REBAR WITH CAP STAMPED "5206ES"
- ⊙ FOUND 5/8" REBAR WITH CAP STAMPED "AXELSEN"
- ⊕ FOUND 1/2" REBAR WITH NO MARKINGS
- ⊗ CENTERLINE MONUMENT
- FOUND NAIL IN ASPHALT
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY



SHEET TITLE: STONE MEADOWS ADDITION - PHASE 1 AMENDED		
JOB NO.: 1116	DRAWING NAME: 1116 - PLAT AMEND	SHEET: 1 OF 1
FILE NO.:	DRAWN BY: JCK	DATE: 2/3/14

bsc&e BIG SKY CIVIL & ENVIRONMENTAL, INC.
ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

1585 14th ST SW
P.O. BOX 3625
GREAT FALLS, MT 59403
(406)727-2185 OFFICE
(406)727-3656 FAX
www.bigskyce.com

A AMENDED SUBDIVISION PLAT OF STONE MEADOWS ADDITION - PHASE II

LOT 3,4 AND 5, BLOCK 3 TO THE CITY OF GREAT FALLS, MONTANA

SITUATED IN N1/2 SE1/4 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M. CASCADE COUNTY, MONTANA

CERTIFICATE OF OWNER & DEDICATION:

I, TIMOTHY M. MURPHY, AUTHORIZED REPRESENTATIVE OF STONE MEADOWS, INC., OWNER OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND LOT LINES ADJUSTED, AS SHOWN BY THE AMENDED PLAT HEREUNTO INCLUDED, THE FOLLOWING DESCRIBED TRACTS OF LAND TO-WIT:

LOTS 4, 5 AND 6, BLOCK 3 OF THE STONE MEADOWS ADDITION - PHASE II TO THE CITY OF GREAT FALLS, SITUATED IN SECTION 25, T. 21 N., R. 3 E., P.M.M., CASCADE COUNTY, MONTANA, MORE FULLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW1/4 SE1/4 OF SECTION 25 IN T. 21 N., R. 3 E., P.M.M., CASCADE COUNTY, MONTANA, WHICH IS A FOUND 5/8" REBAR WITH YPC STAMPED "5206ES"; THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 25, N00°48'17"W A DISTANCE OF 265.90 FEET TO A POINT ON SAID NORTH-SOUTH QUARTER LINE, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID NORTH-SOUTH QUARTER SECTION LINE N00°48'17"W A DISTANCE OF 269.83 FEET TO AN ANGLE POINT; THENCE DEPARTING FROM SAID NORTH-SOUTH QUARTER SECTION LINE S89°24'41"E A DISTANCE OF 135.05 FEET TO A POINT THAT LIES ON THE WEST RIGHT-OF-WAY OF 9TH STREET NORTH-EAST; THENCE ALONG SAID WEST RIGHT-OF-WAY S00°29'19"W A DISTANCE OF 269.75 FEET TO AN ANGLE POINT; THENCE DEPARTING FROM SAID WEST RIGHT-OF-WAY N89°24'41"W A DISTANCE OF 128.96' TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING IN ALL 0.818 ACRES.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS THE AMENDED SUBDIVISION PLAT OF STONE MEADOWS ADDITION, PHASE II TO THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, AND THE LAND INCLUDED IN ALL STREETS AND AVENUES SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER.

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST EXISTING LOT LINES AND CREATE AN ADDITIONAL LOT.

BY: TIMOTHY M. MURPHY (AUTHORIZED REPRESENTATIVE - STONE MEADOWS, INC.) DATE _____

ACKNOWLEDGED

STATE OF MONTANA)
 : SS.
COUNTY OF CASCADE)

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR TIMOTHY M. MURPHY, KNOWN TO BE TO BE THE PERSONS THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA: _____ PRINTED NAME: _____

RESIDING AT: _____ MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLANNING BOARD:

WE, THE UNDERSIGNED, _____, CHAIRMAN, GREAT FALLS PLANNING BOARD, CITY OF GREAT FALLS, CASCADE COUNTY, AND _____, SECRETARY OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING SUBDIVISION PLAT OF STONE MEADOWS ADDITION-PHASE II HAS BEEN SUBMITTED TO THIS BOARD FOR EXAMINATION AND WAS FOUND TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE 13TH DAY OF _____, 20____.

PRESIDENT, CITY-COUNTY PLANNING BOARD

SECRETARY, CITY-COUNTY PLANNING BOARD

CERTIFICATE OF CITY COMMISSION:

I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING AMENDED PLAT WAS DULY EXAMINED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, AT ITS REGULAR MEETING ON _____, 20____.

GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, GREGORY T. DOYON, 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, FOUND THAT NO CASH DONATION OR DEDICATION OF ANY PARK OR PLAYGROUND IS REQUIRED WITHIN THE AMENDED PLAT OF THE STONE MEADOWS ADDITION - PHASE II, PER M.C.A. 76-3-621(3).

DATE: _____
GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF COUNTY TREASURER:

I, JAMIE BAILEY, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED IN THE ACCOMPANYING AMENDED PLAT AND FIND THAT ALL TAXES ON SAME HAVE BEEN PAID TO DATE AND ARE NOT DELINQUENT, DATED THIS _____ DAY OF _____, 2014.

COUNTY TREASURER OF CASCADE COUNTY, MONTANA

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES:

I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT ADEQUATE MUNICIPAL FACILITIES FOR STORM WATER DRAINAGE AND FOR THE SUPPLY OF WATER AND DISPOSAL OF SEWAGE AND SOLID WASTE ARE AVAILABLE TO THE ABOVE DESCRIBED PROPERTY, NAMELY, THE SAID FACILITIES OF THE CITY OF GREAT FALLS, MONTANA, AND 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 THE ACCOMPANYING PLAT.

DATE: _____
GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF PUBLIC SERVICE DIRECTOR:

I, JIM REARDEN, PUBLIC SERVICE DIRECTOR FOR THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT I EXAMINED THE ACCOMPANYING AMENDED PLAT AND THE SURVEY IT REPRESENTS, AND THAT I FOUND THE SAME CONFORMS TO REGULATIONS GOVERNING THE PLATTING OF LANDS, AND TO PRESENTLY PLATTED ADJACENT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT AND I DO HEREBY APPROVE THE SAME.

DATE: _____
JIM REARDEN, PUBLIC SERVICE DIRECTOR
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF SURVEYOR

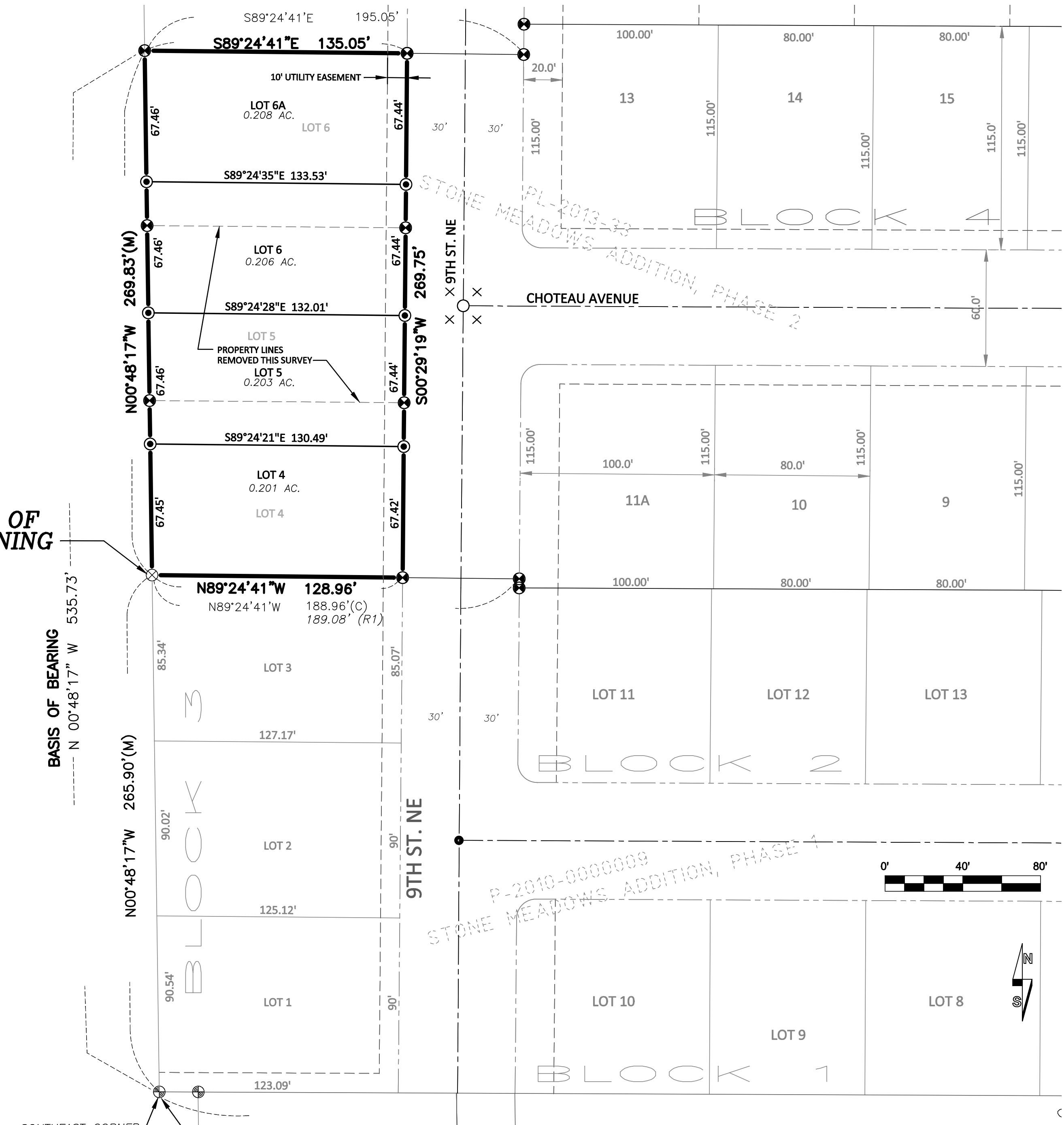
I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY DURING THE MONTH OF JANUARY 2014, THAT I PERFORMED THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2014.

MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES

POINT OF BEGINNING

POINT OF COMMENCEMENT



ABBREVIATIONS

(C) CALCULATED
(M) MEASURED DIMENSION
(R) RECORD DIMENSION

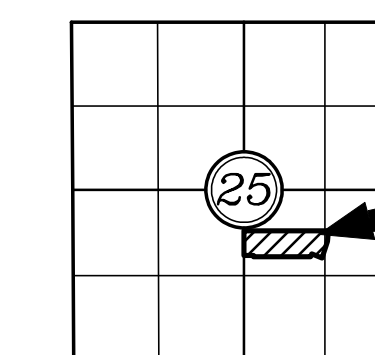
RECORD DOCUMENTS

R1 STONE MEADOWS ADDITION PHASE I
R2 STONE MEADOWS ADDITION PHASE II

BASIS OF BEARING:

THE BEARING SOURCE FOR THIS SURVEY IS BASED ON STONE MEADOWS PHASE 2 NORTH SOUTH QUARTER SECTION LINE OF SECTION 25, T.21N., R.03E., P.M.M. CASCADE COUNTY, MONTANA.

- POSITION ONLY - NO MONUMENT FOUND OR SET
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- ⊙ FOUND 5/8" REBAR WITH CAP STAMPED "LEO 12920ES"
- ⊕ FOUND 5/8" REBAR WITH CAP STAMPED "5206ES"
- ⊙ FOUND 5/8" REBAR WITH CAP STAMPED "AXELSEN"
- ⊗ FOUND 1/2" REBAR WITH NO MARKINGS
- CENTERLINE MONUMENT
- FOUND NAIL IN ASPHALT
- × REFERENCE MONUMENT(NAIL IN ASPHALT 2' OFFSET)
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY



T. 21 N., R. 03 E.
VICINITY MAP

bsc&e
ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

SHEET TITLE: STONE MEADOWS ADDITION - PHASE 2 AMENDED		
JOB NO.: 1116	DRAWING NAME: 1116 - PLAT AMEND	SHEET: 1 OF 1
FILE NO.:	DRAWN BY: JCK	DATE: 2/3/14

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