



- Item:** Minor Subdivision of the Amended Plat of Lot 29, Grandview Tracts, Located in the SW¹/₄ Section 13, T20N, R3E, P.M.M., Cascade County, Montana and addressed as 319 24th Avenue South
- From:** Charles Sheets, CFM, Development Review Coordinator, Planning and Community Development
- Initiated By:** Darrell and Shareece Beauchamp
- Presented By:** Craig Raymond, Director of Planning and Community Development
- Action Requested:** City Commission to approve with conditions the Amended Plat and accept the accompanying Findings of Fact

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve with conditions/disapprove) the Amended Plat of the subject property and accept the Findings of Fact.”

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

Recommendation: The Planning Advisory Board, during a meeting held on May 13, 2014, passed a motion recommending the City Commission approve the Amended Plat of the above legally described property, herein referred to as the subject property, and subject to the conditions of approval as follows:

1. The Amended Plat of Lot 29, Grandview Tracts, in the SW¹/₄, Section 13 Township 20 North, Range 3 East, PMM, Cascade County, Montana shall incorporate corrections of any errors or omissions noted by Staff.
2. Any development in the subdivision is subject to review and approval by the City of Great Falls as necessary, and the applicants shall be required to submit any plans including engineering, architectural, and landscaping as required for review and approval by the City.
3. The property owner of each of the lots in subdivision shall be responsible for any current or future maintenance of their own property; the City shall not be responsible for any property maintenance in the subdivision.
4. Applicants shall work with the City’s addressing department to establish a new address for the proposed residence and provide facilities for adequate mail delivery by the post office.
5. Applicants shall be responsible for a fair proportional share of the cost of improvements to 3A Street South or 24th Avenue South at such time as those

improvements are scheduled and funded by the City of Great Falls or by a developer constructing street improvements as required by the City of Great Falls. Because the costs of the future street improvements are unknown at this time, this responsibility for future street improvements is limited to no more than \$10,000.00.

6. Applicants shall pay required reimbursement to the Upper/Lower River Road Water and Sewer District (ULRRWSD) in the amount of \$5,069.45 for the installation of the water and sewer mains in abutting roadways.

Background:

The applicants are requesting a minor subdivision of the subject property, which consists of ±1.0 acre. The request is to subdivide the property into two lots. The proposed western lot will become Lot 29A and the proposed eastern lot will become Lot 29B. Proposed Lot 29A will be 0.79 acres and has the existing single-family residence on it. Lot 29B will be 0.22 acres and the applicants intend to build a single-family residence.

Zoning Analysis

The entire property is zoned single-family and each of the proposed two lots will meet the minimum standards for R-3 Single-family high density district. The development of a new single-family residence on the proposed Lot 29B shall be reviewed by the Planning and Community Development and Public Works Departments for consistency with all relevant code sections. Both lots in the subdivision will have separate legal access from 24th Avenue South, which is a public roadway.

Streets & Utilities

The applicants will not be required to make additional improvements to 3A Street South or 24th Avenue South at this time. The then current owners of the lot being created will be responsible for a fair proportional share (this share being calculated on the basis of traffic generation) of the cost of improvements to the adjoining streets at such time as those improvements are scheduled and funded by the City of Great Falls or by a developer constructing street improvements as required by the City of Great Falls. Because the costs of the future street improvements are unknown at this time, this responsibility for future street improvements is limited to no more than \$10,000.00. There is an existing water main and sewer main in both 3A Street South and 24th Avenue South. The applicants are responsible for a district reimbursement of \$5,069.45 for the public mains installed as a part of the ULRRWSD District #2 annexation. When development of the single-family residence occurs on Lot 29B, the owner will be required to pay for the connects and taps to the public mains.

Storm Water Management

The storm drainage conveyance shall be maintained as directed by the City's Public Works Department. This may consist of maintaining the existing barrow pit and establishing drainage easements. The applicants are required to provide a site grading plan of the subject property for review and approval by the City Public Works Department.

Traffic Analysis

The subdivision will meet the off-street parking requirements. As this project is located in a developed residential neighborhood, it is reasonable to assume any future tenant-based traffic

impacts would be minimal.

Great Falls Growth Policy

The proposed minor subdivision is consistent with the goals and the intent of the Great Falls Growth Policy, updated in 2013. These goals relate to land use, housing and economic development. The proposed subdivision supports efficient, sustainable development and redevelopment throughout the community. In addition, the proposed subdivision will promote infill development and utilize existing infrastructure in a location where community facilities already exist.

Neighborhood Council Input

The subject property is within Neighborhood Council #6. Information about the request was provided as a courtesy to the Council by Patty Cadwell, Neighborhood Council Coordinator. No public notice is required by Montana Code Annotated and the Official Code of the City of Great Falls (OCCGF 17.16.4.010 Table 16-2). At the time this staff report was written, there have been no comments from the public regarding the application.

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

Fiscal Impact: The proposed minor subdivision will increase the tax base and represent some additional demand on City services.

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: Aerial Map
Zoning Map
Findings of Fact
Amended Plat

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Darrell and Shareece Beauchamp, finnsgpa@yahoo.com

AERIAL MAP




 Lot 29 Grandview Tracts

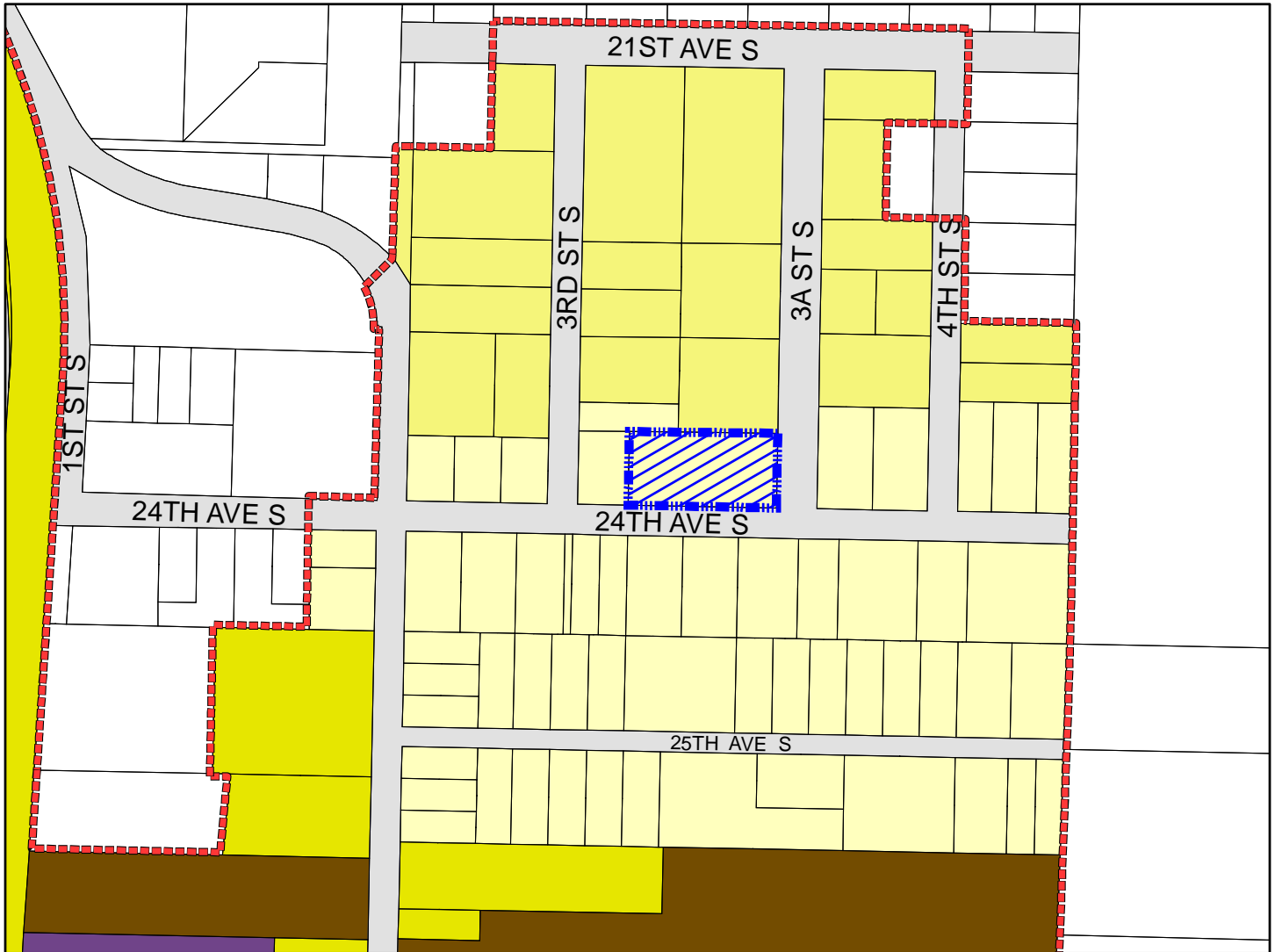
 Tracts of Land

 City Limits




100 50 0 100 Feet








Zoning Map



319 24th Ave S **ZONING**

-  City Limits
-  Tracts of Land
-  Right of Way

-  R-1 Single-family Suburban
-  R-2 Single-family Medium Density

-  R-3 Single-family High Density
-  R-10 Mobile Home Park
-  M-2 Mixed-use Transitional

0 100 200 400 600 800 Feet



FINDINGS OF FACT

Amended Plat of Lot 29, Grandview Tracts, located in the SW¹/₄ Section 13, Township 20 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 lots within the proposed subdivision are in the City of Great Falls and are not currently being utilized for agricultural purposes. The use on the property is existing single-family residence and will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity. The land uses that are existing in the vicinity are residential uses.

Effect on Local Services: When development occurs on Lot 29B, the owners will connect to City water and sewer mains. The applicant agrees to pay for and install all necessary utilities to the subdivision after the Amended Plat is approved. The City shall provide water and sewer service to the lots, which will be assessed and required to pay standard City fees for these services. The City should not experience an appreciable increase in maintenance and operating costs by approving the subdivision.

The lots are located within the City of Great Falls, and the City provides law enforcement and emergency services to the subject property. The nearest fire station is approximately 2.7 miles from the subject property, which is within sufficient travel time for emergency services. Providing these services to the proposed development is expected to be a negligible cost to the City.

Adjacent to the subdivision are 3A Street South and 24th Avenue South, which are public roadways maintained by the City of Great Falls Public Works Department.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the quality or quantity of ground water because the future development proposed on the subject property is limited to a single-family residence.

Effect on Wildlife and Wildlife Habitat: The proposed subdivision is surrounded by urbanized development. The project 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 proposed subdivision is not subject to potential abnormal natural hazards such as flooding, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The minor 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.

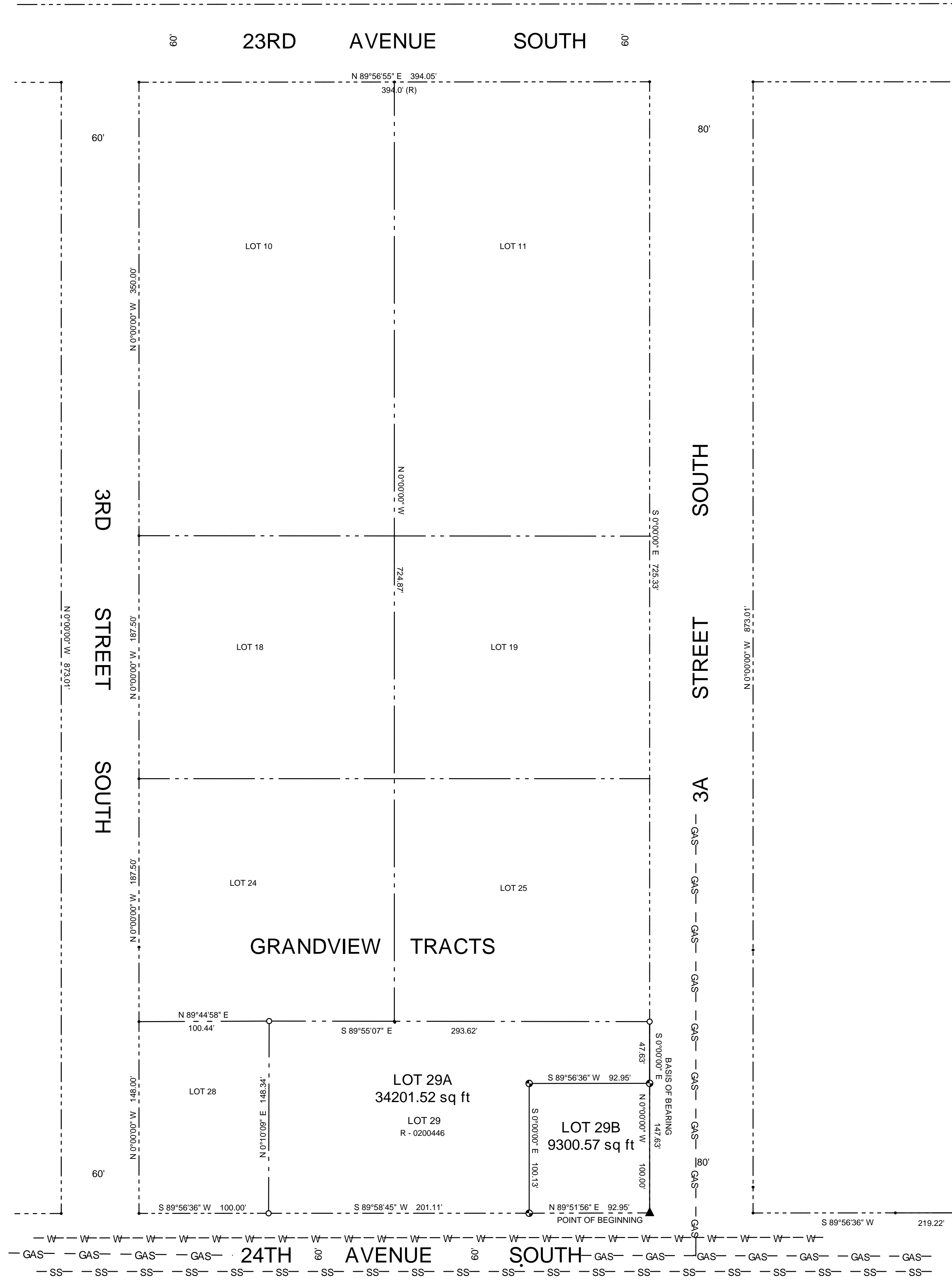
EASEMENT FOR UTILITIES

The applicant shall provide all necessary utility easements to accommodate water, storm water and sanitary sewer mains to serve any future development on the subject property.

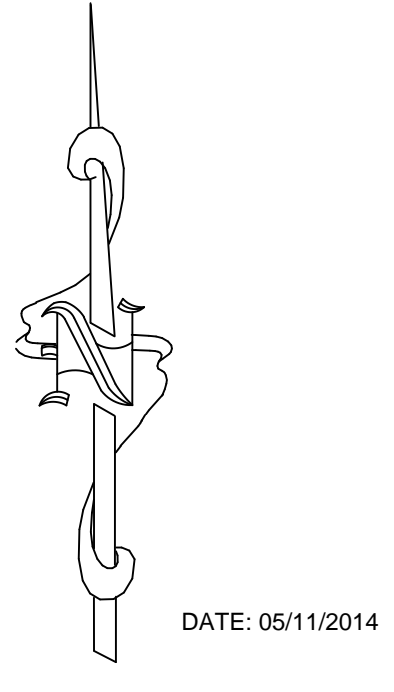
LEGAL AND PHYSICAL ACCESS

The subject property is bounded by 3A Street South and 24th Avenue South; these roadways are public roadways that are maintained by the City of Great Falls. The proposed subdivision will have direct access from 24th Avenue South, which provides the legal and physical access required by State statute.

**AMENDED PLAT
OF
LOT 29, GRANDVIEW TRACTS ADDITON TO GREAT FALLS,
LOCATED IN THE SW 1/4 OF SECTION 13
T. 20 N., R. 3 E., P. M. M., CASCADE COUNTY, MONTANA.**



AREA'S IN LOTS	
LOT 29A=	34201.52 sq. ft.
LOT 29B=	9300.57 sq. ft.
TOTAL AREA =	43502.09 SQ. FT.



DATE: 05/11/2014

SCALE: 1" = 50'

LEGEND	
	SET 5/8" X30" REBAR W/O P.C. "M HENEN 9523 LS"
	REBAR W/Y P.C. "M HENEN 9523 LS"
	RIGHT-OF-WAY
	EXISTING PROP. LINE
	NEW PROP. LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER

CERTIFICATE OF OWNERS:

We, the undersigned property owners, do hereby certify that we have caused to be surveyed and subdivided into lots, as shown by the plat hereunto included, the following described tract of land, to-wit:

DESCRIPTION:
A tract of land located in Lot 29, Grandview Tracts Addition to Great Falls, Located in the Southwest Quarter (Sw1/4) of Section 13, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana. Said tract being more fully described by metes and bounds as follows, to-wit:

Commencing at the Southeast Corner of said Lot 29, said point being the Point of Beginning, EXTENDING THENCE: S 89°58'45" W, a distance of 201.11 feet along the South line of said Lot 29, to the Southwest Corner thereof; Thence N. 0°10'09" E, a distance of 148.34 feet along the West line of said Lot 29, to the Northwest Corner thereof; Thence S. 89°55'07" E, a distance of 293.62 feet along the North line of said Lot 29, to the Northeast Corner thereof; Thence S 0°00'00" E, a distance of 147.63 feet along the East line of said Lot 29, to the Point of Beginning, Containing an area of 43,502.09 Square Feet.

The above described tract is to be known and designated as "The Amended Plat of Lot 29, Grandview Tracts Addition to Great Falls, Located in the Southwest Quarter (Sw1/4) of Section 13, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana."

Property Owner: Darrell L. Beauchamp Date: _____
Property Owner: Shareece A. Beauchamp Date: _____

State of Montana) ss
County of Cascade)

On this _____ day of _____, 20____, before me, a Notary Public in for the State of Montana, personally appeared, Darrell L., And Shareece A. Beauchamp, known to me to be the person(s) who executed the forgoing Certificate of Owners, and they acknowledged to me that they are the same.

Printed name _____

Notary Public for the State of Montana
Residing in Great Falls, Cascade County, Montana
My Commission expires: _____

CERTIFICATE OF THE GREAT FALLS PLANNING BOARD

We, the undersigned, William Roberts, Chairman of the Great Falls Planning Board, Cascade County, Montana, and Mike Haynes, Planning Director of said Planning Board, do hereby certify that the accompanying plat has been examined by them and was found by them to conform to law and was approved at a meeting held on the _____

William Roberts, Chairman, Great Falls Planning Board
Mike Haynes, Planning Director, Great Falls Planning Board

CERTIFICATE OF GREAT FALLS CITY COMMISSION

I, Gregory T. Doyon, being the City Manager of the City of Great Falls, Montana, do hereby certify that the accompanying plat was duly examined and approved by the City Commission of the City of Great Falls, Montana at its regular meeting held on the _____

Gregory T. Doyon, City Manager, City of Great Falls, 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 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 of the City of Great Falls, Montana.

CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND REQUIREMENTS

Whereas since this is an Amended Plat, the City Commission of the City of Great Falls, Montana, in accordance with Section 76-3-621 (3) (a), M.C.A., dispensed with any and all park or playground requirements, during its regular meeting held on the _____

Gregory T. Doyon, City Manager of the City of Great Falls, Montana

CERTIFICATE OF THE PUBLIC SERVICE DIRECTOR.

I, Jim Rearden, Public Service Director of the City of Great Falls, Cascade County, Montana, do hereby certify that I have examined the accompanying plat, and the survey it represents, and I find that the same conforms to the regulations governing the platting of land, and to the presently platted adjacent land, as near as circumstances will permit, and I do hereby approve the same on this _____ day of _____, 2014.

Date: _____
Jim Rearden, Public Service Director of Great Falls, Cascade County, Montana.

CERTIFICATE OF THE CASCADE COUNTY TREASURER.

I, Jamie Bailey, Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the area included in this plat, and I find that all real taxes, assessed and levied, on said land to be subdivided have been paid to date, and are not delinquent.

Date: _____
Jamie Bailey, County Treasurer of Cascade County, Montana.

BY: _____
Deborah Liedle

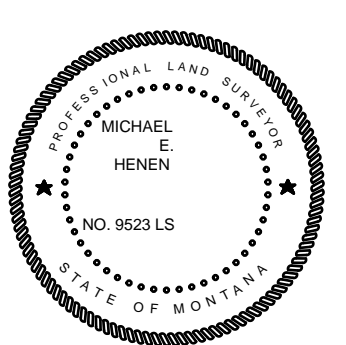
CERTIFICATE OF REGISTERED LAND SURVEYOR.

I, Michael E. Henen, Registered Professional Land Surveyor, Montana License No. 9523 LS., do hereby certify that in May of 2014, I performed the land survey and created the accompanying plat as shown hereon, and that all was done in accordance with the provisions set forth in Sections 76-3-402 and 403, M.C.A., and that all monuments shown are of the character and occupy the position shown thereon.

Date: _____
Michael E. Henen R. P. L. S.
Montana License No. 9523 LS.

Michael E. Henen
MT. Registered Land Surveyor No. 9523 L. S.
Donald Henen
MT. Registered Land Surveyor No. 2066 L. S.

2822 1st Ave. South, Great Falls, MT. 59401
TELEPHONE: (406) 453-7820
HENENLANDSURVEY@QWESTOFFICE.NET



SURVEY OF		GRANDVIEW TRACTS	
PROJECT NAME:			
GRANDVIEW TRACTS BEAUCHAMP PCS			
1/4	SEC.	TWN.	RG.
NE	13	20 N.	3 E.