STAFF REPORT

DATE: September 24, 2021
TO: City/County Parks Board
FROM: Greg McNally, Planner III
RE: Parkland Consideration for the Proposed Kamp Subdivision, SUBD2021-011

Applicant:
Kamp Land Limited Partnership
25 Riverside Drive
Bozeman, MT 59715

City/County Parks Board Meeting: October 6, 2021 --- 11:30 a.m.

I. EXECUTIVE SUMMARY:
The Applicant for the project noted above has indicated a preference to provide cash in-lieu of parkland dedication to satisfy the requirements of the County’s Subdivision Regulations. The Parks Board is tasked with considering the Applicant’s request and making a recommendation to the Board of County Commissioners (BOCC). The recommendation may be to accept cash in-lieu of parkland dedication; require parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.

II. REQUEST:
Recommend the Board of County Commissioners accept cash in-lieu of parkland dedication to fulfill the subdivision regulation requirements for the proposed Kamp Subdivision application.

III. STAFF RECOMMENDATION AND MOTION:
Approval. Move to recommend that the County Commission ACCEPT the Applicant’s preference for cash in-lieu of parkland dedication for the proposed Kamp Subdivision in accordance with the Lewis and Clark County Subdivision Regulations.
IV. LOCATION:
The proposed subdivision lies in Section 31, T10N, R1W, P.M.M., Lewis and Clark County, Montana. The proposed subdivision is east of Spokane Creek Road and north of Matt Staff Road as shown on the vicinity map below.
V. BACKGROUND/STAFF ANALYSIS:
The proposed Subdivision would divide an existing 266.81-acre tract of land into 9 new lots, each for one single-family dwelling. The lots will range in size from 2.51 acres to 2.76 acres. The remaining acreage is greater than 160 acres and is not subject to subdivision review. Due to the size of the proposed lots, approximately 23.24 acres of the total 266.81 acres is subject to parkland requirements.

The area in the vicinity of the proposed Subdivision is generally characterized as agricultural with residential development on parcels greater than 2 acres in size or larger acre or greater lots. The nearest parklands are located approximately 7 to 8 road miles near East Helena. A recent subdivision in the area is conditioned to contribute a combination of cash in-lieu and the dedication of a trail easement within the subdivision adjacent to Spokane Ranch Road.

Given the lower density of this proposed Subdivision and the lower density of the existing development in the area, and the size of the acreage of the required dedication, Community Development and Planning Staff supports the Applicant’s preference to provide cash in-lieu of parkland dedication.

VI. PARKLAND REQUIREMENT:
If the proposed subdivision is approved, nine (9) of the proposed residential lots will be larger than one acre and not larger than three acres in size. For lots larger than one acre and not larger than three acres in size, a minimum of five (5\%) percent of the site must be dedicated as either parkland or the equivalent cash in-lieu of parkland. The overall size of these combined lots totals 23.24 acres.

The total requirement for parkland, or the equivalent cash in-lieu of parkland, is 1.16 acres.

VII. MARKET VALUE:
Based on a market analysis by Real Estate Broker Roberta Hurni (Century 21), dated April 28, 2021, the per acre market value of the subject property is between $6,500.00 and 8,600.00. Based on an average per acre market value of $7,550.00, the total projected market value of the Applicant’s proposed cash in-lieu of parkland dedication (1.16 acres) is $8,758.00.

A market-based appraisal, less than six months old and prepared by a licensed real estate appraiser, would be required prior to the Board of County Commission meeting considering a final plat application in order to determine the actual total cost per acre for the cash in-lieu of parkland dedication.

VIII. ATTACHMENTS:
A. Preliminary Plat of Kamp Subdivision
B. The Applicant’s Memorandum regarding Parkland Requirements with attached market analysis
May 10, 2021

Lewis and Clark County
Community Development and
Planning Department
316 N. Park Avenue
Helena, MT 59623

Re: Kamp Major Subdivision – Parkland for determining cash in-lieu of parkland.

To whom it may concern

The Market Analysis of the referenced 23.24-acre subdivision was prepared by Roberta Hurni as a fair market price between $6,500 and $8,600 per acre. The parkland dedication requirement for this proposed subdivision is five percent (5%) of the area of land proposed to be subdivided, which equates to 1.16 acres for parkland/open space. The Developer intends to provide a cash in-lieu payment of parkland/open space dedication. Using the average of $7,550 per acre, based on the attached Market Analysis, the estimated cash in-lieu provision for parkland would be $8,758.00 for this proposed subdivision.

Enclosed is the referenced fair market analysis. We hope this information suffices all of your requirements.

Please do not hesitate to contact me at 406-422-6777 or Dan Richardson if you have any questions or require additional information.

Sincerely,

KLJ

Michael Ries, LS
Surveyor

Enclosure(s): Market Analysis
Project #: 2016-00717 - Kamp Major Subdivision
cc: Mr. John Kamp, Owner/Developer
April 28, 2021

JOHN KAMP
Kamp Subdivision
East Helena, MT 59635

Dear John:

Please find a Comparative Market Analysis on the 24 acres on Kamp Rd.

Three properties have sold within the last 6 months. There is one active and one pending. Looking at the 3 sold properties. They are similar to the subject property in acreage. The sold properties have trees and some slight variations in terrain meaning it may not be perfectly level. All properties are undeveloped.

A fair market price would be between $6,500 - $8,600 per acre. $156,000 - $206,400.

Please let me know if you have questions or comments. Thank you.

Very truly yours,

Roberta Hurni, GRI
Broker, REALTOR®

Roberta Hurni, GRI
O: 406-443-1432
Cell: 406-202-2129
Email: roberta@century21hr.com
## SUBJECT PROPERTY PROFILE FOR

Kamp Subdivision

The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

<table>
<thead>
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<th>Feature</th>
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<tr>
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<td>No</td>
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<tr>
<td>Frontage:</td>
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<tr>
<td>Road Surface:</td>
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## COMPARATIVE MARKET ANALYSIS SUMMARY

### Currently On The Market

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<th>Baths</th>
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<th>Sqft</th>
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Average of 1 Properties: $250,000  
Min: $250,000  Max: $250,000  Median: $250,000

### Under Contract

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<th>Yr B</th>
<th>Sqft</th>
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</table>

Average of 1 Properties: $300,000  
Min: $300,000  Max: $300,000  Median: $300,000

### Recently Sold

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<tr>
<th>Address</th>
<th>Style</th>
<th>Beds</th>
<th>Baths</th>
<th>Yr B</th>
<th>Sqft</th>
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<th>List Price</th>
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<tr>
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<td></td>
<td></td>
<td></td>
<td>$159,900</td>
<td>$159,900</td>
<td>24.77</td>
</tr>
<tr>
<td>Tbd Birdseye Road</td>
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<td></td>
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<td></td>
<td></td>
<td>$171,000</td>
<td>$180,000</td>
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Average of 3 Properties: $160,300  
Min: $150,000  Max: $171,000  Median: $159,900
MAP OF COMPARABLE PROPERTIES

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<th>Address</th>
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<td>Under Contract</td>
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<tr>
<td>3</td>
<td>Recently Sold</td>
<td>Tbd Applegate Drive Lot 4</td>
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<tr>
<td></td>
<td>Not Mapped</td>
<td>Tbd Birdseye Road</td>
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</tbody>
</table>

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COMPARABLE PROPERTIES

Currently On The Market
Nhnn Rosendale Road

List Price: $250,000
List$ SqFt: 
Year Built: 
Bedrooms: 
Bathrooms: 
Ht/Cl: 
Fireplaces: 
Bsmt: 

Under Contract
3127 Howard Road

List Price: $300,000
List$ SqFt: 
Year Built: 
Bedrooms: 
Bathrooms: 
Ht/Cl: 
Fireplaces: 
Bsmt: 
Remarks: Howard Rd irrigated 20 acres just East of Wylie Rd. Call Lee Flasnick at 406-439-0945, or your real estate professional.

Recently Sold
Tbd Applegate Drive Lo

List Price: $159,900
List$ SqFt: 
Year Built: 
Bedrooms: 
Bathrooms: 
Ht/Cl: 
Fireplaces: 
Bsmt: 
Remarks: This parcel with a view is across from state lands and is a super opportunity for a potential horse property. It has both mountain views and views of the city lights from afar. There is a scenic glimpse of Lake Helena as well as a direct view of The Great Divide Ski Area. Vigilante Power is in close proximity to the property (see preliminary plat map).
COMPARABLE PROPERTIES

Recently Sold
Tbd Applegate Drive Lo

List Price: $159,900
Sold Price: $159,900
DOM: 263
MLS #: 22004919
City: Helena
Appl: Appl:
Ext: Ext:
Road: Road:

Remarks: This parcel with a view is across from state lands and is a super opportunity for a potential horse property. It has both mountain views and views of the city lights from afar. There is a scenic glimpse of Lake Helena as well as a direct view of The Great Divide Ski Area. Vigilante Power is in close proximity to the property (see preliminary plat map).

Recently Sold
Tbd Birdseye Road

List Price: $180,000
Sold Price: $171,000
DOM: 19
MLS #: 22102699
City: Helena
Appl: Appl:
Ext: Ext:
Road: Road:

Remarks: Surrounded by Ponderosa Pines and Cedar trees, this is the dream parcel you have been waiting for! Twenty acres, 20 minutes from town with no covenants or HOA! Lots of space to build your forever home. Located just off a main road which is maintained by the county for easy commuting, even in the winter!

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CURRENTLY ON THE MARKET

Nhn Rosendale Road
List Price: $250,000    DOM: 23

Property Details
City: East Helena
Year Built:
Acres: 20.00
Total SqFt:
Style:
Bedrooms:
Bathrooms:
Heat/Cool:
Fireplaces:
Garage:
Basement:
Appl Incl:
Appl Incl:
Appl Incl:
Ext Feat:
Ext Feat:
Ext Feat:
Views:
Terrain:
Surface Water:

Description
Hard-to-find 20 acres with outstanding views in the Spokane Hills. Horses allowed! Listed by Mark Stahly.

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ADDITIONAL PHOTOS

Nhn Rosendale Road
List Price: $250,000   DOM: 23

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UNDER CONTRACT

3127 Howard Road
List Price: $300,000  DOM: 197

Property Details
City: Helena
Year Built: 
Acres: 20.29
Total SqFt: 
Style: 
Bedrooms: 
Bathrooms: 
Heat/Cool: 
Fireplaces: 
Garage:
Basement: 
Appl Incl: 
Appl Incl: 
Appl Incl: 
ExtFeat: 
Views: Valley
Terrain: Level
Surface Water: 

Description
Howard Rd irrigated 20 acres just East of Wylie Rd.
Call Lee Flasnick at 406-439-0945, or your real estate professional.

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RECENTLY SOLD

Tbd Applegate Drive Lo
List Price: $159,900  Sold Price: $150,000  DOM: 244

Property Details
City: Helena
Year Built: 
Acres: 24.77
Total SqFt: 
Style: 
Bedrooms: 
Bathrooms: 
Heat/Cool: 
Fireplaces: 
Garage: 
Basement: 
Appl Incl: 
Appl Incl: 
Appl Incl: 
Ext Feat: 
Ext Feat: 
Ext Feat: 
Views: Mountains
Terrain: 
Surface Water: 

Description
This parcel with a view is across from state lands and is a super opportunity for a potential horse property. It has both mountain views and views of the city lights from afar. There is a scenic glimpse of Lake Helena as well as a direct view of The Great Divide Ski Area. Vigilante Power is in close proximity to the property (see preliminary plat map). The property line is visibly staked. A small HOA fee may be implemented in the future to cover the fire suppressant system. Additional acreage is available. Please call the listing office for more detail.

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ADDITIONAL PHOTOS

Tbd Applegate Drive Lo

List Price: $159,900  Sold Price: $150,000  DOM: 244

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RECENTLY SOLD

Tbd Applegate Drive Lo
List Price: $159,900  Sold Price: $159,900  DOM: 263

Description
This parcel with a view is across from state lands and is a super opportunity for a potential horse property. It has both mountain views and views of the city lights from afar. There is a scenic glimpse of Lake Helena as well as a direct view of The Great Divide Ski Area. Vigilante Power is in close proximity to the property (see preliminary plat map). The property line is visibly staked. A small HOA fee may be implemented in the future to cover the fire suppressant system. Additional acreage is available. Please call the listing office for more detail.

Property Details
City: Helena
Year Built:
Acres: 24.77
Total SqFt:
Style:
Bedrooms:
Bathrooms:
Heat/Cool:
Fireplaces:
Garage:
Basement:
Appl Incl:
Appl Incl:
Appl Incl:
ExtFeat:
ExtFeat:
Views: Mountains
Terrain:
Surface Water:

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ADDITIONAL PHOTOS

Tbd Applegate Drive Lo

List Price: $159,900  Sold Price: $159,900  DOM: 263

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RECENTLY SOLD

Tbd Birdseye Road
List Price: $180,000  Sold Price: $171,000  DOM: 19

Description
Surrounded by Ponderosa Pines and Cedar trees, this is the dream parcel you have been waiting for! Twenty acres, 20 minutes from town with no covenants or HOA!! Lots of space to build your forever home. Located just off a main road which is maintained by the county for easy commuting, even in the winter! H and L Drilling has already come out to assess the site and estimates a drilling depth of 300-350ft. Property has been mowed for sage brush in portions. Trees have been trimmed for fire prevention. Enjoy all that Montana has to offer just minutes from your front door! Adventure and quality living under the big sky await you!

Property Details
City: Helena
Year Built: 
Acres: 20.01
Total SqFt: 
Style: 
Bedrooms: 
Bathrooms: 
Heat/Cool: 
Fireplaces: 
Garage: 
Basement: 
Appl Incl: 
Appl Incl: 
Appl Incl: 
ExtFeat: 
Views: Mountains
Terrain: Sloped
Surface Water:

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ADDITIONAL PHOTOS

Tbd Birdseye Road

List Price: $180,000  Sold Price: $171,000  DOM: 19

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## COMPARATIVE MARKET ANALYSIS

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<th>3127 Howard Road</th>
<th>Tbd Applegate Drive Lo</th>
<th>Tbd Applegate Drive Lo</th>
<th>Tbd Birdseye Road</th>
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<tbody>
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<td>P</td>
<td>C</td>
<td>C</td>
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COMPARATIVE MARKET ANALYSIS STATISTICS

Graphic Analysis of Recently Sold Properties

Summary Statistics of 3 Properties:

- Average Price: $160,300
- High Price: $171,000
- Low Price: $150,000
- Median Price: $159,900
- Average Sale Price % List Price: 96.22%
- Average Days On Market: 175

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Pricing your property correctly is crucial. You want to sell your property in a timely manner at the highest price possible. Current market conditions determine the value.

Pricing too high or too low can cost you time and money. Realistic pricing will achieve a maximum sale price in a reasonable amount of time.

Analysis of the comparable properties suggests a list price range of:

$156,000 to $206,400