



Community Development and Planning Lewis and Clark County

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Phone: 406-447-8374 Fax: 406-447-8398
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STAFF REPORT

DATE: July 30, 2020
TO: City/County Parks Board
FROM: Spencer Starke, Planner I
RE: **Parkland Consideration for the Proposed Grass-lands IV SUBD2020-03**

Applicant:

Beth Noel
Unit #657
8700 East University Drive
Meas, AZ, 85207

City/County Parks Board Meeting:

August 5, 2020 --- 11:30 a.m.

I. EXECUTIVE SUMMARY:

The Applicant for the project noted above has indicated a preference to provide 2.21-acres of parkland to satisfy the requirements of the 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 parkland dedication; require cash in-lieu of 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 parkland dedication to fulfill the subdivision regulation requirements for the proposed Grass-Lands IV application.

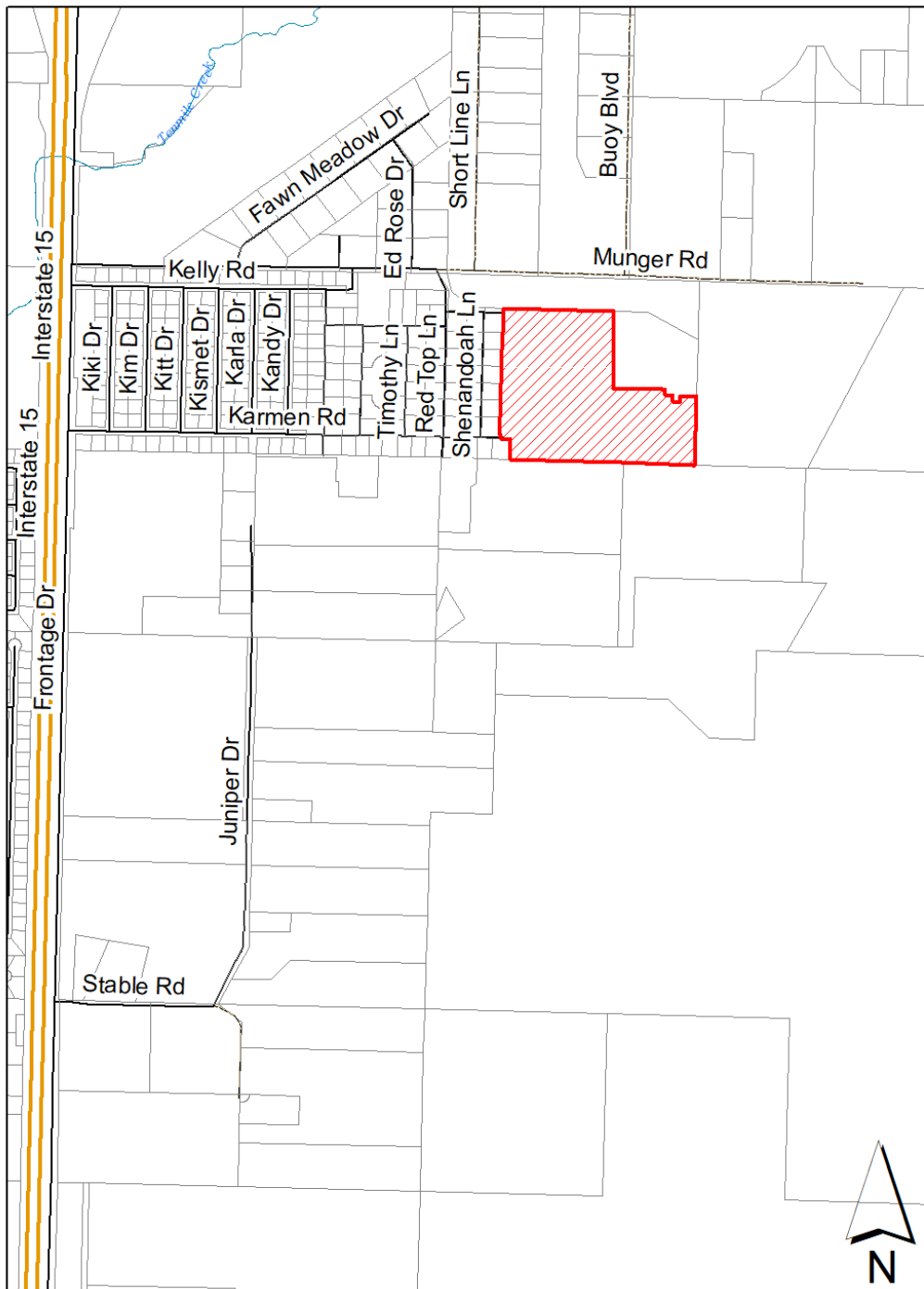
III. STAFF RECOMMENDATION:


Approval.

IV. LOCATION

The proposed subdivision is located south of Munger Road in the NW 1/4 of Section 09, T10N, R3W, P.M.M., Lewis and Clark County, Montana.

Vicinity Map



 Parcel Boundaries selection



Printed: June 21, 2020

V. BACKGROUND/STAFF ANALYSIS:

The subdivision would divide an existing 27-acres into 54 lots ranging in size from .38 to 2.21 acres, 51 of which for single family residential use. A 2.21-acre park is proposed to satisfy the parkland dedication required.

The area in the vicinity of the proposed Subdivision is generally characterized as residential development on half acre or less lots. The nearest parkland is located approximately 4 road miles to within the Treasure State Acres Subdivision. This 8.7 acres of parkland was given to the public in 1979 and is presently developed with a playground, field, and trees.

VI. PARKLAND REQUIREMENT:

If the proposed subdivision is approved, forty-five (45) of the proposed residential lots will be smaller than one half acre. For lots smaller than one half acre, a minimum of eleven (11%) percent of the site must be dedicated as either parkland or the equivalent cash in-lieu of parkland. Seven (7) of the proposed residential lots will be larger than one half acre and not larger than 1 acre in size. For lots larger than one half acre and not larger than 1 acre in size, a minimum of seven (7%) percent of the site must be dedicated. Two (2) of the proposed residential lots will be larger than 1 acre in size and smaller than 3 acres. For lots larger than 1 acre in size and smaller than 3 acres, a minimum of five (5%) percent of the site must be dedicated. The overall size of these combined lots totals 24.20 acres.

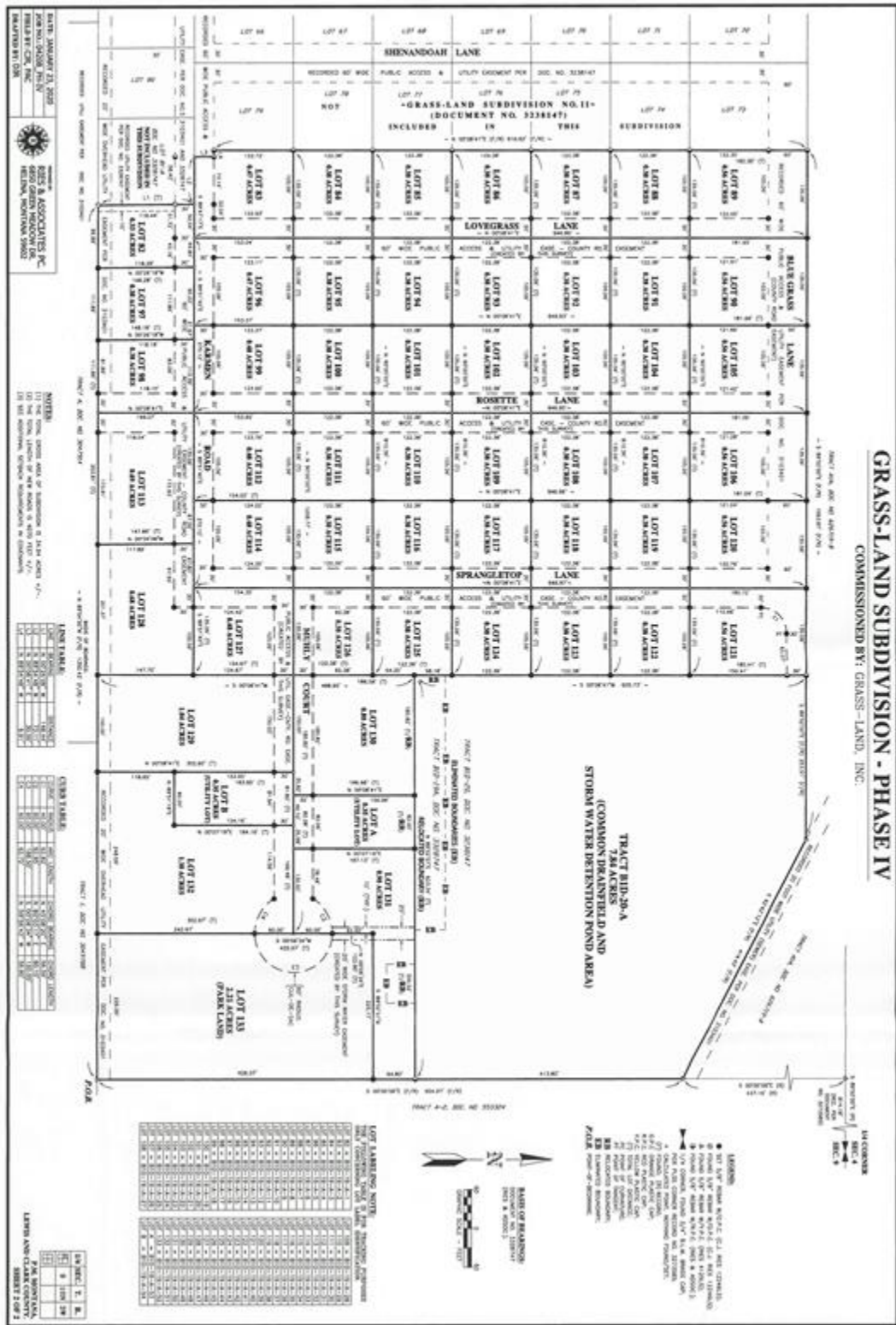
The applicant would be required to dedicate 2.21 acres of parkland.

VII. RECOMMENDED MOTION

Move to recommend that the County Commission ACCEPT the Applicant’s parkland dedication for the proposed Grass-Lands IV Subdivision in accordance with the Lewis and Clark County Subdivision Regulations.

VIII. ATTACHMENTS:

- A. Preliminary Plat Grass-Land IV



DATE: JANUARY 21, 2025
 PREPARED BY: ROSS & ASSOCIATES, P.C.
 DRAWING NO: 25-0001-01
 SHEET 2 OF 2

ROSS & ASSOCIATES, P.C.
 11111 W. 113TH ST., SUITE 100
 OVERLAND PARK, MO 66213
 TEL: 913.646.8888

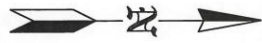
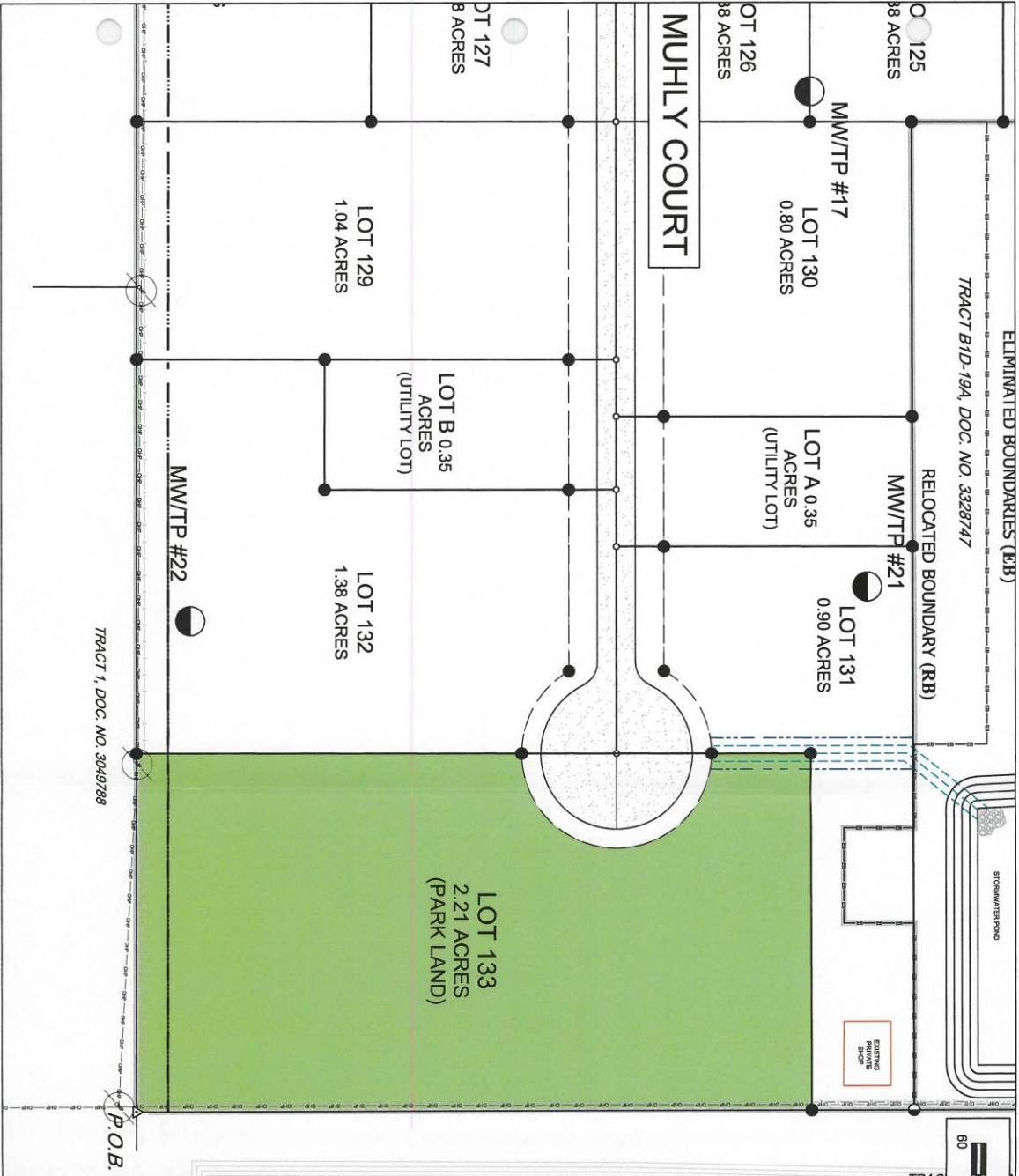
AREA TABLE

AREA NO.	AREA NAME	AREA TYPE	AREA SIZE (ACRES)
1	LOT 76-80	RESIDENTIAL	4.00
2	LOT 81-85	RESIDENTIAL	4.00
3	LOT 86-90	RESIDENTIAL	4.00
4	LOT 91-95	RESIDENTIAL	4.00
5	LOT 96-100	RESIDENTIAL	4.00
6	LOT 101-105	RESIDENTIAL	4.00
7	LOT 106-110	RESIDENTIAL	4.00
8	LOT 111-115	RESIDENTIAL	4.00
9	LOT 116-120	RESIDENTIAL	4.00
10	LOT 121-126	RESIDENTIAL	5.75
11	TRACT BLDG-A	COMMON DRAINFIELD AND STORM WATER DETENTION POND AREA	7.84
TOTAL			52.99

LOT LABELING NOTES

- LOT 76-80
- LOT 81-85
- LOT 86-90
- LOT 91-95
- LOT 96-100
- LOT 101-105
- LOT 106-110
- LOT 111-115
- LOT 116-120
- LOT 121-126

DATE: JAN 21, 2025
DRAWN BY: J. [NAME]
CHECKED BY: K. [NAME]



Project: **GRASS-LAND IV**
 SEC. 8 & 9, T10N, R3W
 LEWIS AND CLARK COUNTY, MT

1/28/2020
 CM1
 As-Shown

Sheet Title: **PARK EXHIBIT**

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