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.
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