Community Development and Planning
Lewis and Clark County

316 N. Park Ave. Room 230 Helena, MT 59623
Phone: 406-447-8374 Fax: 406-447-8398
e-mail: planning@lccountymt.gov

STAFF REPORT

DATE: July 29, 2020
TO: City/County Parks Board
FROM: Connie Dedrick, Planner I
RE: Parkland Consideration for the Proposed Wheat Ridge Estates Phase IV Subdivision, SUBD2020-005

Applicant:
Aaron Helfert
P.O. Box 107
East Helena, MT 59635

City/County Parks Board Meeting: August 5, 2020 --- 11:30 a.m.

I. EXECUTIVE SUMMARY:
The Applicant for the project noted above proposes a combination of parkland dedication (pedestrian trail easement) and cash in-lieu 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 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 a combination parkland dedication and cash in-lieu of parkland dedication to fulfill the subdivision regulation requirements for the proposed Wheat Ridge Estates Phase IV Subdivision application.

III. STAFF RECOMMENDATION:
Approval.

IV. LOCATION
The proposed Subdivision is defined as lot 81-A of Wheat Ridge Estates Phase III located in the northwest quarter of Section 36, Township 10 North, Range 2 West in Lewis and Clark County, Montana as shown on the vicinity map (attached).
V. BACKGROUND/STAFF ANALYSIS:
The proposed Subdivision would divide 75.5 acres into thirty-six (36) lots. Each lot is proposed for one single-family dwelling. Due to the size of the proposed lots, approximately 3.8 acres of the total 75.5 acres is subject to parkland requirements. The Applicant is proposing a combination of parkland dedication and cash in-lieu which total 0.28 acres of dedicated easement and cash in-lieu of 3.52 acres respectively.

The area in the vicinity of the proposed Subdivision, more specifically to the north, south and west is generally characterized as agricultural and residential development greater than 10-acre parcels. To the east lies Wheat Ridge Estates Phase II and III which is a residential development with lots ranging in size from 1.91 to 2.19 acres. A pedestrian trail easement is located within Wheat Ridge Estates Phase II and Phase III.

The nearest parkland is located approximately 4.3 road miles to the west on Buttercup Street within Eastgate Village. This 6.27 acres of parkland was given to the public in 1978 and is developed.

Given the lower density of this proposed Subdivision, the large undeveloped tracts of land to the south and west, and the potential to connect to an existing pedestrian easement, the Community Development and Planning Staff supports the Applicant’s preference to provide a combination parkland dedication and cash in-lieu to satisfy the subdivision regulation requirements.

VI. PARKLAND REQUIREMENT:
If the proposed Subdivision is approved, all lots within the Subdivision are larger than one acre and not larger than three acres in size, therefore 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 75.5 acres.

The total requirement for parkland, and/or the equivalent cash in-lieu of parkland, is 3.8 acres. The applicant is proposing a combination of parkland dedication and cash in-lieu which total 0.28 acres and 3.52 respectively.

VII. MARKET VALUE:
Based on a market analysis by Tim J. Moore (Moore Appraisals Inc.), dated June 7, 2014, the per acre market value of the subject property is $6,000.00. In the Applicant’s Parkland Calculations Letter, the Applicant adjusted for 2020 values estimating the current market value to reflect $6,120.00/acre. Using the Applicants estimated 2020 market value, the total projected market value of the Applicant’s cash in-lieu minus the parkland dedication (pedestrian trail easement) is $21,472.00.

A market-based appraisal, less than six months old and prepared by a licensed real estate appraiser, would be required prior to the BOCC meeting of the final plat in order to determine the actual total cost per acre for the cash in-lieu of parkland dedication.
VIII. RECOMMENDED MOTION
Move to recommend that the County Commission ACCEPT the Applicant’s preference for a combination parkland dedication and cash in-lieu for the proposed Wheat Ridge Phase IV Subdivision in accordance with the Lewis and Clark County Subdivision Regulations.

IX. ATTACHMENTS:

A. Preliminary Plat of Wheat Ridge Estates Phase IV
B. Vicinity Map
C. The Applicant’s Engineer’s Cover Letter regarding Parkland Requirements
Wheat Ridge Estates Phase IV

Northwest 1/4 of Section 36, T10N, R2W M.P.M. Lewis and Clark County

[Map of Wheat Ridge Estates Phase IV showing various streets and landmarks, including Subject Property shaded in red.]
May 27, 2020

Lewis and Clark County Planning Department
City County Building, Rm 230
316 N. Park Avenue
Helena, MT  59623

RE:   Parkland Calculations
Wheat Ridge Estates Phase IV Subdivision

To Whom it May Concern:

The purpose of this letter is to summarize the parkland requirements for the proposed Wheat Ridge Estates Phase IV Subdivision and to submit a proposal to fulfill the parkland requirement. The applicant proposes a combination of parkland dedication (pedestrian trail easement) and cash-in-lieu of parkland dedication for the subdivision.

The cash-in-lieu of parkland dedication requirement for this proposal is calculated per section Chapter XI, Section R of the Lewis and Clark County Subdivision Regulations as follows:

- There are 36 lots whose area is between 1 and 3 acres. The total area is 75.5 acres.

- Per the subdivision regulations, the total parkland dedication requirement is 5% of this area, or 3.8 acres.

- 0.28 acres are proposed to be dedicated for a pedestrian trail easement along the south side of Spokane Ranch Road, reducing the cash-in-lieu of parkland dedication requirement to 3.52 acres;

- Based on the attached 2018 appraisal for the adjacent Wheat Ridge Estates Phase III, land in this area has an unsubdivided unimproved value of $6,000 per acre. Adjusting to 2020 values, we estimate the current value to be $6,120 per acre.
• The total cash-in-lieu of parkland payment is therefore calculated to be:
  3.52 acres x $6,120/acre = $21,542.40.

Please feel free to contact me should you have questions or comments via email at
tony@jbartengineers.com or telephone at (406) 449-1306. Thank you.

Sincerely,

J BAR T ENGINEERS, LLC

[Signature]

Tony J. Prothero, PE

Enclosures: Appraisal Cover Letter

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