Community Development and Planning
Lewis and Clark County

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STAFF REPORT

DATE: June 23, 2026
TO: City-County Parks Board
FROM: Lindsay A. Morgan, Planner III

RE: **Parkland Consideration for the Proposed Grey Rock Subdivision - SUBD2024-03**

Owner/Applicant:
Grey Rock Development Co. L.L.C.
3534 Timber Loop
Helena, MT 59602-6204

Representative:
Brad Moe
3534 Timber Loop
Helena, MT 59602-6204

City-County Parks Board Meeting: **July 1, 2026 --- 11:30 a.m.**

I. EXECUTIVE SUMMARY:

The Applicant for the proposed Grey Rock Subdivision has indicated a preference for cash in-lieu of parkland dedication to satisfy subdivision requirements. The Parks Board is tasked with considering the Applicant's request and making a recommendation to the Board of County Commissioners (BOCC).

II. REQUEST:

Recommend that the BoCC accept cash in-lieu parkland dedication to fulfill subdivision requirements for the proposed Grey Rock Subdivision.

III. STAFF RECOMMENDATION:

Approval.

IV. LOCATION

The proposed Subdivision is located north of Canyon Ferry Road, east of and adjacent to Valley Drive, both north of and adjacent to Grey Rock Road, and both south of and adjacent to Grey Rock Road in the SW¼ of Section 18, Township 10N, Range 2W, P.M.M., Lewis and Clark County, Montana. A vicinity map showing the location of the proposed Subdivision is shown below (Figure No. 1 – Vicinity Map).

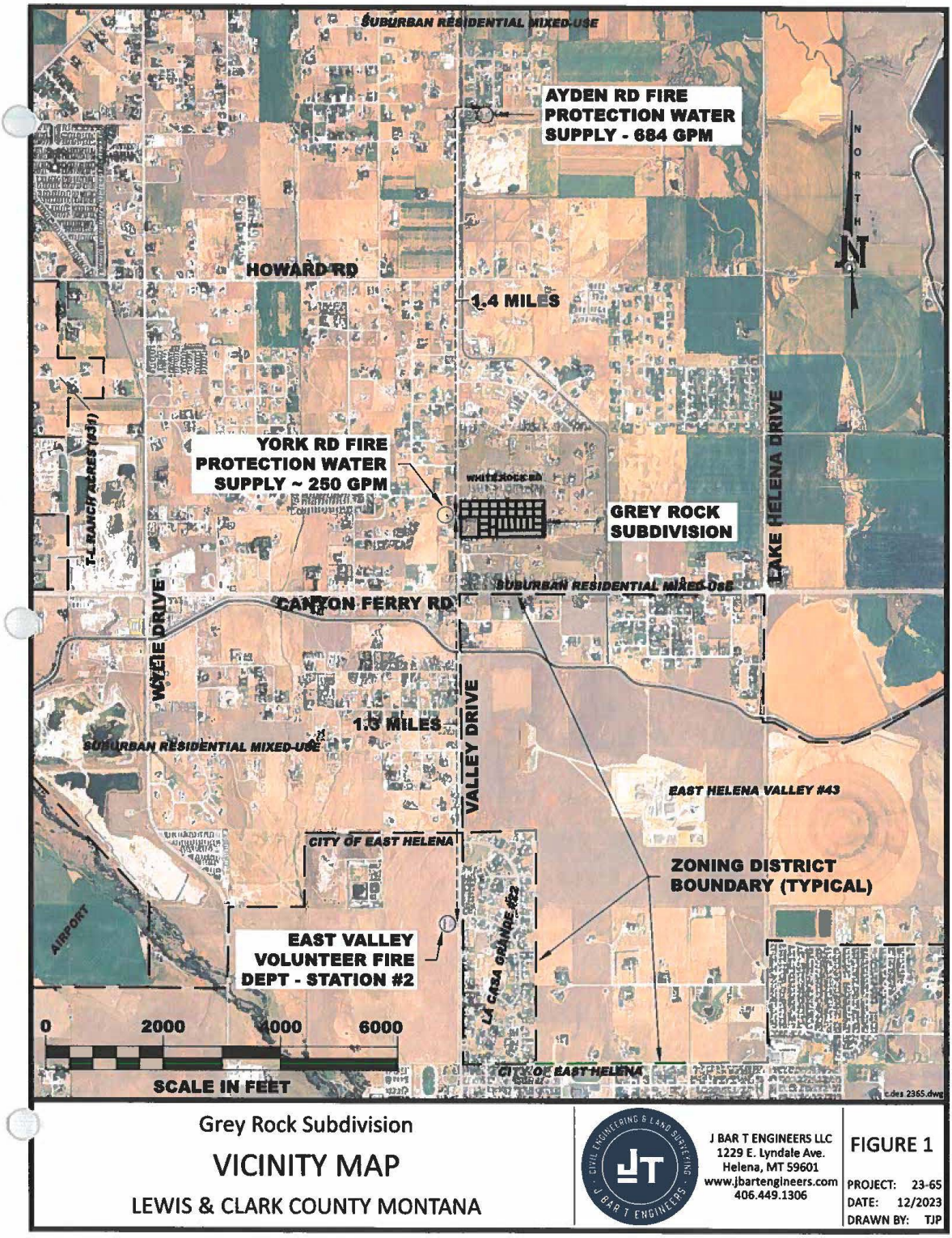


Figure No. 1 – Vicinity Map

V. BACKGROUND/STAFF ANALYSIS:

If approved, the proposed Subdivision will divide an existing 20.04-acre tract into 33 lots, 32 of which will be used for single-family residential purposes and 1 lot for a wastewater treatment system. The residential lots will range in size from 0.46 acres to 2.44 acres, while the wastewater treatment system lot will be 2.11 acres in size.

The area around the proposed Subdivision is generally characterized as rural or suburban residential development with 1 acre or larger lot sizes. There are some non-residential and agricultural properties in the vicinity as well. The nearest parkland is located in the Harris Subdivision approximately 340 feet north of the proposed Subdivision at the corner of Valley Drive and White Rock Road. This 1.8 acres of parkland was given to the public in 1985 and is presently undeveloped.

VI. PARKLAND REQUIREMENT:

If the proposed Subdivision is approved, there will be 32 residential lots. 19 of the proposed residential lots will be one-half acre or smaller in size; 12 residential lots will be larger than one-half acre, but not larger than 1 acre in size; and 1 residential lot will be greater than 1 acre in size, but not greater than 3 acres in size.

For lots one-half acre or smaller in size, a minimum of 11% of the site must be dedicated as parkland. Therefore, the proposed parkland dedication for these 19 lots is 0.9845 acres in size.

For lots larger than one-half acre, but not larger than 1 acre in size, a minimum of 7.5% of the site must be dedicated as parkland. Therefore, the proposed parkland dedication for these 12 lots is 0.49275 acres in size.

For lots larger than 1 acre, but not greater than 3 acres in size, a minimum of 5% of the site must be dedicated as parkland. Therefore, the proposed parkland dedication for this 1 lot is 0.122 acres in size.

In total, 1.59925 acres must either be dedicated as parkland by the Applicant or the Applicant shall make a cash payment equivalent to that of the dedication to satisfy parkland requirements.

The Applicant has requested to pay cash in-lieu of dedicating parkland and has presented an estimation of $47,700.00 based upon a per-acre value of $30,000.00. A market-based appraisal will be required prior to final approval of the proposed Subdivision in order to determine the final value of the cash payment.

VII. RECOMMENDED MOTION

Move to recommend that the BoCC ACCEPT the Applicant's request to pay cash in-lieu of parkland dedication in accordance with the Lewis and Clark County Subdivision Regulations.

VIII. ATTACHMENTS:

A. Preliminary Plat Grey Rock Subdivision

Exhibit A – Preliminary Plat

