


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
DISPOSITION OF MUNICIPAL RESERVE
December 4, 2024**

REQUEST FOR DISPOSITION OF MUNICIPAL RESERVE		
	<p>LEGAL DESCRIPTIONS: Plan 9812597, Lot 26MR, SW 18-20-28-W4 and Plan 9812597, Lot 4MR, SW 18-20-28-W4</p>	
	<p>LANDOWNER: Foothills County</p>	
<p>REQUEST: Request for Council’s consideration regarding disposition of Municipal Reserve lands within the Silvertip Ranch development and redesignation to Country Residential District to allow the future sale of three CR parcels.</p>		
<p>DIVISION NO: 1</p>	<p>COUNCILLORS: Rob Siewert</p>	<p>FILE MANAGER: Heather Hemingway</p>

PURPOSE OF REQUEST

Staff is requesting Council’s consideration for the following:

1. Authorization for staff to proceed with a public hearing regarding the disposition of the following Municipal Reserve parcels within the Silvertip Ranch development:
 - a. Disposition of approximately 1.85+/- acre portion of Plan 9812597, Lot 26 MR, SW 18-20-28-W4 (14.28 acres) to allow for future subdivision of two 0.92+/- acre Country Residential parcels, leaving a Municipal Reserve parcel of approximately 12.43 acres with a 7m panhandle for access.
 - b. Disposition of Plan 9812597, Lot 4 MR, SW 18-20-28-W4 (3.51 acres) in its entirety, to allow for the redesignation to Country Residential District.
2. Authorize staff to proceed with a concurrent public hearing for the redesignation of the above noted Municipal Reserve lands to Country Residential District as noted above.

BACKGROUND

The lands are located within the Silvertip Ranch Area Structure Plan. The ASP was first adopted in March of 1996 and later amended in 1998 and 1999. The most recent amendments were adopted June 10, 1999.

The current Silvertip ASP to allows for the creation of:

- Single family residential development of 1 acre lots.
 - Lot 24, 25 , and 27 - have been subdivided into thirty six (36) 1 +/- acre single family lots.
- Country Residential District lots sized at 3.50 acres more or less in area.
 - Lots 1 – 3 and 5 – 22
- A range of commercial and recreation facilities to serve the housing and general needs of the development
 - Currently consisting of one 33-acre parcel zoned Direct Control District #7 and two (2) Highway Commercial District lots totaling 9.24 acres).
- Municipal Reserve
 - Currently three (3) municipal reserve parcels totaling 20.66 acres (one 14.28 acres , one 3.51 acres and one 2.87 acres).
- 31.11 acres of Environmental Reserve lands along the west and north side of the Highwood River; and
- One 0.91 acre public utility lot.

PROCESS TO PROCEED

Should Council agree in principle with the proposal to dispose of a portion of the Municipal Reserve land within the Silvertip Ranch subdivision to allow for the redesignation to Country Residential District, and to allow for the subdivision (where applicable) for the future purpose of sale of the three Country Residential District parcels, the following process is proposed:

1. Prior to the disposal of Municipal Reserve land by a Council, a public hearing must be held and advertised in accordance with 606 of the MGA **AND** a notice containing the information required under section 606 must be posted on or near the Municipal Reserve subject to the public hearing.

A public hearing may be held concurrent to allow for rezoning of the lands to Country Residential District to align with the other parcels in the Silvertip Ranch subdivision.
2. Then, after taking into consideration the representations made at a public hearing under Section 674(1), Council may choose to proceed with a subdivision application and concurrent approval by the Registrar of the Municipal Reserve disposition.

As part of the subdivision approval and registration, staff would notify the Land Titles registrar that the provisions under the MGA for disposition of the reserve have been complied with and apply to Land Titles for the designation of Municipal Reserve to be removed concurrently.
3. Upon removal of the designation from the three lots and registration of the subdivision of the two new Country Residential District lots, the County may proceed with the sale of the land but the proceeds may only be used for purposes of a public park, a public recreation area, school board purposes, or to separate areas of land that are used for different purposes in accordance with 671(2) of the MGA.

COUNCIL ACTION REQUESTED:

Council is respectfully requested to consider the following motion:

Council direct staff to proceed with a public hearing for the disposition of Municipal Reserve and redesignation of the lands or portions thereof, to Country Residential District as follows:

- Parcel A – Disposition of Municipal Reserve and Redesignation of a 1.84 +/- acre portion of Plan 9812597, Lot 26 MR, SW 18-20-28-W4 – (14.28 acres) to allow for the creation of two new 0.92+/- acre Country Residential District parcels; and
- Parcel B – Disposition of Municipal Reserve and Redesignation of Plan 9812597, Lot 4 MR, SW 18-20-28-W4 (3.51 acres) to Country Residential District.

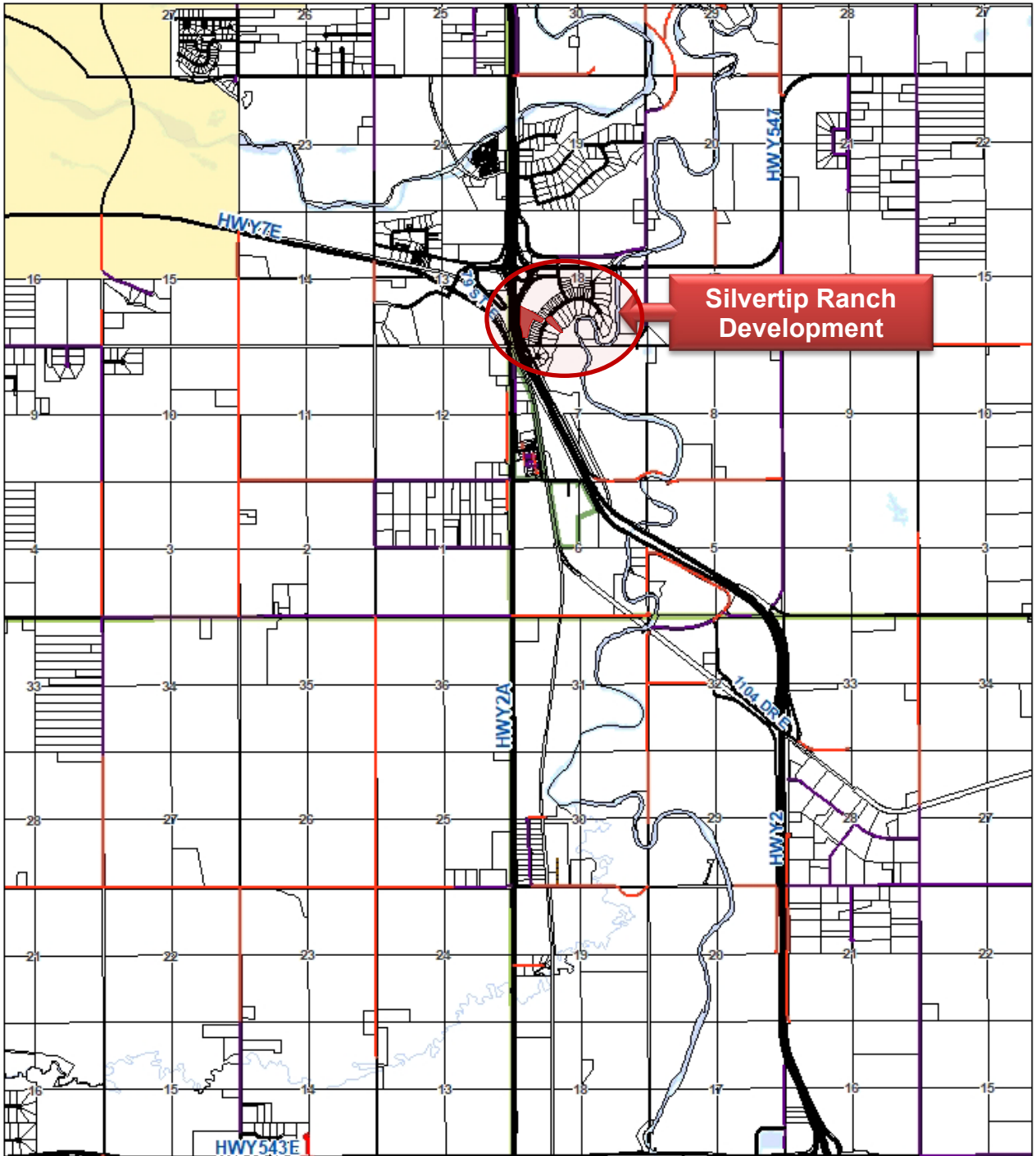
APPENDICES

APPENDIX A: MAP SET

- LOCATION MAP
- LAND USE MAP
- MUNICIPAL RESERVE PARCELS SUBJECT TO DISPOSITION
- SILVERTIP RANCH ASP CONCEPTUAL PLANS



LOCATION MAP



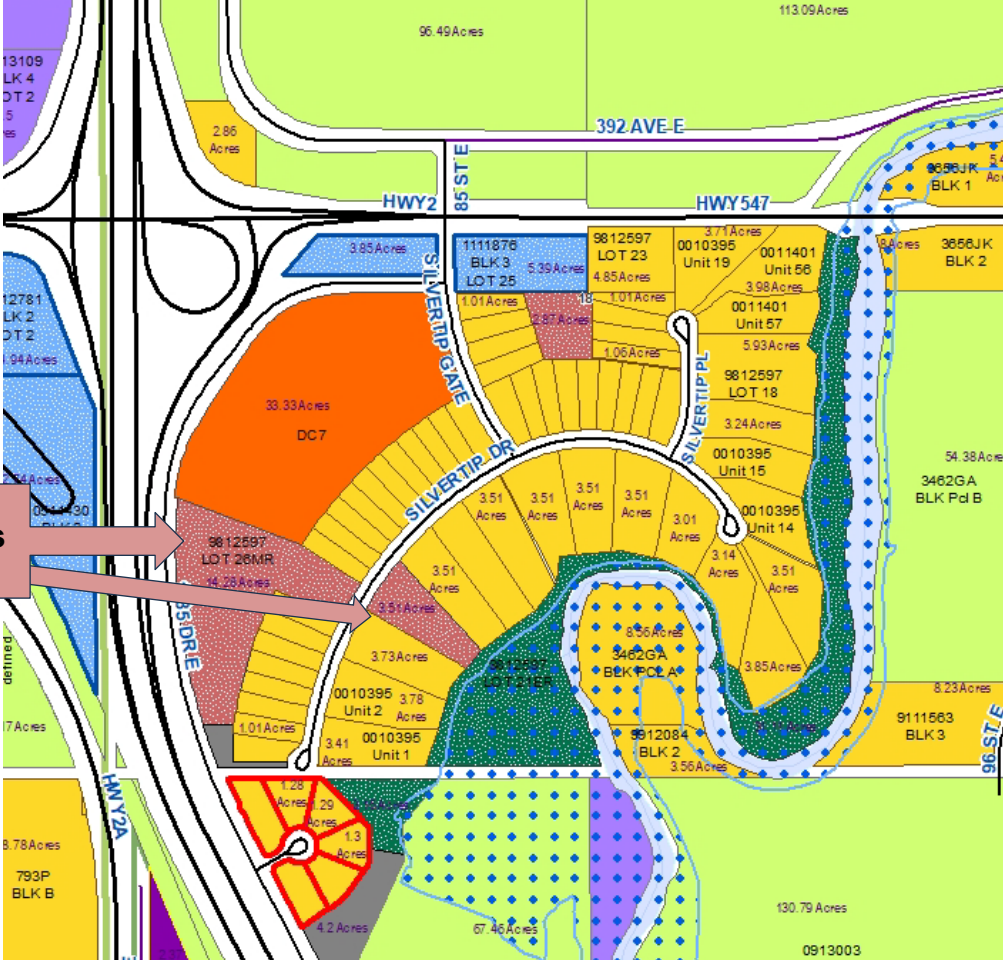
- Legend
- Townships
 - Hamlet
 - Town
 - Parcels

Date Printed: 2024-11-08
1:63,360

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LAND USE MAP



MUNICIPAL RESERVE PARCELS SUBJECT TO DISPOSITION

Parcel A:

Plan 9812597, Lot 26 MR, SW 18-20-28-W4 (14.28 acres)

- Disposal of approximately 1.85^{+/-} acre portion of Lot 26MR to allow for future redesignation and subdivision of two 0.92^{+/-} acre Country Residential parcels.
- This leaves a Municipal Reserve parcel of approximately 12.43 acres with a 7m panhandle for access.

Dotted red line shows proposed new lots to be subdivided and disposed from the MR.



Parcel B:

Plan 9812597, Lot 4 MR, SW 18-20-28-W4 (3.51 acres)

- Disposal of Lot 4MR in its entirety, to allow for the redesignation to Country Residential District.

