

A G E N D A R E P O R T

DATE February 3, 2004

ITEM Resolution No. 9363, Intent to Annex Unincorporated Portion of the Amended Plat of Blocks 1 and 3, First Addition to Great Falls Clinic Addition

INITIATED BY Great Falls Clinic, LLP, Property Owner

ACTION REQUESTED Commission Adopt Resolution No. 9363, Setting Hearing for March 2, 2004

PREPARED BY Bill Walters, Senior Planner

APPROVED & PRESENTED BY Ben Rangel, Planning Director

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RECOMMENDATION:

The City-County Planning Board has recommended the City Commission annex the unincorporated portion of the Amended Plat of Blocks 1 and 3, First Addition to Great Falls Clinic Addition.

MOTION:

“I move the City Commission adopt Resolution No. 9363.”

SYNOPSIS:

Resolution No. 9363 sets a public hearing for March 2, 2004, to consider the annexation of 13.1 acres located east of 29th Street South and south of 15th Avenue South upon which a 100,000 square foot specialty medical building is planned to be constructed.

BACKGROUND:

Great Falls Clinic, LLP has submitted applications regarding the following:

- 1) Amended Plat of Blocks 1 and 3, First Addition to the Great Falls Clinic Addition, located in the NW1/4 of Section 17, Township 20 North, Range 4 East, Cascade County, Montana.
- 2) Annexation of the unincorporated portion of said Amended Plat to the City of Great Falls.

Applicant is preparing plans to construct a 100,000 square foot specialty medical building upon subject property presently partially occupied by the Clinic Surgery Center at 15th Avenue South and 29th Street South.

Please refer to the vicinity map attached to Resolution No. 9363 as Exhibit “A.”

The Planning Board conducted a public hearing on the subdivision and annexation requests on November 25, 2003. Other than Mr. Steve L’Heureux of L’Heureux, Page & Werner Architects, who spoke on behalf of the applicant, there was no public testimony provided at the hearing. At the conclusion of the public hearing, the Planning Board passed a motion recommending the governing bodies approve the Amended Plat of Blocks 1 and 3, First Addition to Great Falls Clinic Addition, and the accompanying Findings of Fact, and that the City Commission annex the unincorporated portion of the Amended Plat subject to the following conditions:

- 1) payment of all applicable fees owed as a condition of subdivision or annexation;

- 2) correction of any errors or omissions on the amended plat noted by staff;
- 3) recording a certificate of title in conjunction with the amended plat;
- 4) Public Works Department approving the final engineering documents for immediately planned public infrastructure; and,
- 5) applicant executing an agreement containing applicable terms and conditions for amended plat and annexation approval.

It is anticipated the above conditions, except 3, will be completed prior to the annexation hearing on March 2, wherein the Commission will be provided a copy of the Planning Staff Report and Recommendation on the project and the Annexation Agreement.

Attach: Res. No. 9363

cc: Greg Hagfors, Administrator, G.F. Clinic, P O Box 5012
Dave Cantley, L'Heureux, Page & Werner, 15 5th St S
Ron Smith, 7101 West 78th Street, Suite 100, Bloomington MN 55439