

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

DATE September 7, 2004

ITEM Resolution No. 9410, Intent to Annex Lot 2, Block 1, Mount Olivet Subdivision

INITIATED BY Roman Catholic Bishop of Great Falls, Property Owner

ACTION REQUESTED Commission Adopt Resolution No. 9410 which sets Hearing for October 5, 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 Lot 2, Block 1, Mount Olivet Subdivision.

MOTION:

“I move the City Commission adopt Resolution No. 9410.”

SYNOPSIS:

Resolution No. 9410 sets a public hearing for October 5, 2004, to consider annexation of Lot 2, Block 1, Mount Olivet Subdivision. Subject Lot 2 consists of 13 acres located immediately east of Mount Olivet Cemetery and is the proposed site for a monastery to accommodate up to ten members of the Poor Clares, a religious order of the Catholic Church.

BACKGROUND:

The Roman Catholic Bishop of Great Falls has submitted applications regarding the following:

- 1) Minor Plat of Mount Olivet Subdivision, containing 161.0 acres located between 26th Street South and the west boundary of Mountain View Terrace Addition.
- 2) Annexation of Lot 2, Block 1, of the Mount Olivet Minor Subdivision to the City of Great Falls.

The Mount Olivet Minor Subdivision will consist of two lots. Lot 1 contains the Mount Olivet Cemetery and the bulk of the remaining vacant Catholic Diocese property, which, for the near term, will remain outside the City Limits. Lot 2 consists of 13 acres located east of the Cemetery and is the proposed site for a monastery to accommodate up to ten members of the Poor Clares, a religious order of the Catholic Church.

For additional information, please refer to the vicinity map attached to Resolution No. 9410 as Exhibit “A.”

Access to subject Lot 2 will be provided by a 40-foot easement through Lot 1 connected to 26th Street South as shown on the subdivision plat.

City water and sanitary sewer mains (8”) will be extended from the south terminus of 32nd Street South along the easterly boundary of Mountain View Terrace Addition to serve the planned development on Lot 2. The Diocese has secured an easement between the south terminus of 32nd Street and Lot 2 to

accommodate this utility extension. Easements are being provided on the Minor Plat to accommodate the water and sewer mains within Lot 2.

The site generally slopes to the east and development will incorporate a storm water detention facility and discharge features.

The Planning Board conducted a public hearing on the applications on July 13, 2004. Project engineer Jack Fisher responded to a Board inquiry on storm drainage. No proponents, opponents or public comments were presented during the hearing. At the conclusion of the hearing, the Planning Board passed a motion recommending the City and County Commission approve the Minor Plat of Mount Olivet Subdivision and the accompanying Findings of Fact and that the City Commission annex Lot 2 contained therein subject to the following conditions being fulfilled by the applicant:

- 1) The minor plat shall incorporate correction of any errors or omissions noted by staff including provision of an easement along the north boundary of Lot 1 to accommodate existing utilities and notation that 40 foot access easement for Lot 2 is subject to relocation.
- 2) The final engineering drawings and specifications for the required public improvements to service development within Lot 2 shall be submitted to the Public Works Department for review and approval prior to governing body approval of the minor plat.
- 3) An Annexation Agreement shall be prepared containing terms and conditions for annexation of Lot 2 including agreement by the applicant to install the required public improvements within two years of the date of annexation and to provide future utility easements to the boundaries of Lot 2 to accommodate eventual looping of the water main.
- 4) All applicable fees owed as a condition of plat or annexation shall be paid prior to governing body approval of the minor plat, including
 - a) annexation agreement fee \$200.00
 - b) annexation resolution fee 100.00
 - c) storm sewer fee (\$250/acre x 13.144 acres) 3,286.00
 - d) recording fees for annexation documents (\$6 per page) to be determined
- 5) Applicant assigning to City the appropriate easement to accommodate planned sanitary sewer and water mains between the southerly terminus of 32nd Street South in Mountain View Terrace Addition and the east boundary of subject Lot 2.

It is anticipated that prior to the public hearing on October 5, the subdivision plat, proposed site plan for Lot 2, Annexation Agreement and Assignment of Easement will be provided to the Commission.

Attach: Res. No. 9410

cc w/o attach: Joe Loncki, Business Manager, Diocese, 121 23rd St S