

AGENDA REPORT

DATE October 5, 2004

ITEM Resolution No. 9427, Intent to Annex Amended Plat Lot 4, Block 1, Benefis West Subdivision

INITIATED BY Benefis Healthcare

ACTION REQUESTED Commission Adopt Resolution No. 9427 which sets Public Hearing for November 3, 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 area within the Amended Plat of Lot 4, Block 1, Benefis West Subdivision.

MOTION:

“I move the City Commission adopt Resolution No. 9427.”

SYNOPSIS:

Resolution No. 9427 sets a public hearing for November 3, 2004, to consider annexation of the area within the Amended Plat of Lot 4, Block 1, Benefis West Subdivision. Subject area is located between Benefis Court and the Grandview Trailer Court.

BACKGROUND:

The Planning Office is in receipt of applications from Benefis Healthcare regarding the following:

- 1) Amended Plat of Lot 4, Block 1, Benefis West Minor Subdivision, located in the NE1/4 SW1/4 of Section 13, Township 20 North, Range 3 East, Cascade County, Montana.
- 2) Annexation of Lots 4A and 4B, Block 1, Benefis West Minor Subdivision, consisting of 8.206 acres, and a segment of right-of-way for Benefis Court to the City of Great Falls.

Subject Lot 4 is located between Benefis Court and the Grandview Trailer Court. The applicant intends to subdivide the property into two parcels: Lot 4A on which is located an existing shop building and fenced outdoor storage area serving the Benefis West Campus and Lot 4B upon which an approximate 10,000 square foot office building is proposed to be built.

For additional information, please refer to the attached material:

- Vicinity Map
- Amended Plat Lot 4, Block 1, Benefis West Minor Subdivision
- Preliminary Site Plan for proposed Lot 4B with contours

Access to proposed Lots 4A and 4B is from Benefis Court, a dedicated public right-of-way improved to City standards and maintained by the City. The southerly 30 feet of Lot 4B is reserved as an easement to accommodate projected public roadway and utility extensions. The applicant, through the Improvements Agreement for Benefis West Minor Subdivision, has agreed to dedicate, if and when deemed necessary by

the City, all or a portion of the 30-foot easement as public right-of-way and pay for 50 percent of the cost of a standard 35-foot road section including paving, curb and gutter.

City water and sanitary sewer mains are located in the abutting segment of Benefis Court. City water mains also border the west and south boundaries of Lot 4B. A private sanitary sewer line serving the Grandview Trailer Court is located along the south boundary of Lot 4A.

Lot 4A generally slopes to the west and north while Lot 4B slopes to the south.

The Planning Board conducted a public hearing on the applications on August 24, 2004. Project Engineer Jack Fisher represented the applicant. 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 governing bodies approve the Amended Plat of Lot 4, Block 1, Benefis West Minor Subdivision and Amended Plat of St. Peregrine Addition, and the accompanying Findings of Fact and that the City Commission annex the property contained therein subject to the following conditions:

- 1) payment of all applicable fees owed as a condition of annexation approval including:

a)	Annexation Agreement	\$ 200.00
b)	Resolution of Annexation Fee	100.00
c)	Storm Sewer Fee	
	\$250/acre x 8.232 acres	2,058.00
d)	Recording Fees for Agreement and Resolution (\$6 per page)	as determined
- 2) preparation of a certificate of title by a title company to be filed with the amended plat;
- 3) correction of any errors or omissions on the amended plat, which may be noted by staff including placement of an easement to accommodate the Grandview sanitary sewer main.
- 4) entering into an annexation agreement containing typical terms and conditions associated with annexation including agreement to obtain Public Works approval of a drainage plan for both lots in the subdivision.

It is anticipated that prior to the public hearing on November 3, the Amended Plat, the preliminary site plan for the proposed office building on Lot 4B and Annexation Agreement will be provided to the Commission.

Attach: Res. No. 9427

cc w/o attach: Benefis Healthcare, Attn: Dawn Willey, 1101 26th St S
Jack Fisher, TD&H, 1200 25th St S