

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

DATE November 3, 2004

ITEM Public Hearing – Annexation Resolution No. 9435, Amended Plat, Findings of Fact and Annexation Agreement for Lot 4, Block 1, Benefis West Subdivision

INITIATED BY Benefis Healthcare

ACTION REQUESTED Commission Adopt Resolution No. 9435 and Approve Amended Plat, Findings of Fact and Agreement

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 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 annex the property contained therein.

MOTION:

“I move the City Commission adopt Resolution No. 9435 and 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 Annexation Agreement.”

SYNOPSIS:

Resolution No. 9435 annexes the area within the Amended Plat of Lot 4, Block 1, Benefis West Minor Subdivision and Amended Plat of St. Peregrine Addition. Subject area is located between Benefis Court and the Grandview Trailer Court. The accompanying agreement contains terms and conditions associated with annexation of subject Lot 4.

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 attached to Resolution No. 9435 as Exhibit “A”
- 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.

The above conditions 1) and 4) have been fulfilled by the applicant and conditions 2) and 3) will be fulfilled prior to filing of the Amended Plat.

Attach: Res. No. 9435
Reduced Copy of Amended Plat
Preliminary Site Plan for Lot 4B
Findings of Fact
Annexation Agreement

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