



Item: Amended Plat, Findings of Fact and Agreement, all related to Lot 4A, Block 1, Benefis West Minor Subdivision

From: Charles Sheets, Planner 1

Initiated By: Cascade County, Owner

Presented By: Benjamin Rangel, Planning Director

Action Requested: City Commission approve the Amended Plat, Findings of Fact and Agreement

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/disapprove) the Amended Plat of Lot 4A, Block 1, Benefis West Minor Subdivision, Findings of Fact and Agreement.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Planning Board Recommendation: The Planning Board, during a meeting held January 8, 2008, passed a motion recommending the City Commission approve the Amended Plat of Lot 4A, Block 1, Benefis West Minor Subdivision, Findings of Fact and accompanying Agreement.

Background: Cascade County has submitted an application to subdivide Lot 4A, Block 1, Benefis West Minor Subdivision into two parcels. Cascade County recently acquired Lot 4A from Benefis Healthcare through a land exchange. Aging Services of Cascade County has been awarded a Federal Transit Administration grant to build a new 6 bay bus barn and offices on proposed Lot 4A-1. The grant cannot be used to remodel the existing warehouse, which will remain on proposed Lot 4A-2. The warehouse would not provide enough space for the services the County would like to provide from the new facility. The metal structure was previously used as a grounds and maintenance facility by Benefis Healthcare.

For additional information, please refer to the attached Vicinity Map and the reduced drawing portion of the Amended Plat.

Lot 4A-1 would not have frontage on public right-of-way but would have access onto Benefis Court via an access easement across proposed Lot 4A-2. Benefis Court is developed to City standard paving, curb and gutters. Sidewalks along Benefis Court will be required and installed when any improvements are made on either lot.

City water and sanitary sewer mains are available in Benefis Court to serve both lots. The Public Works staff has reviewed the proposed amended plat and has stated that new water and sewer main extensions and connections will be needed for Lot 4A-1 and that fire hydrant placement, etc. will need to be determined when plans for the bus facility are finalized. The new utility installations will be at the owner's expense.

Surface drainage will be collected and detained within the lots in accordance with a storm drainage plan to be approved by the Public Works staff.

Subject Lot 4A is presently zoned PLI Public lands and institutional, wherein, a governmental entity providing community services, is a permitted use.

Concurrences: Representatives from the City's Public Works, Community Development, and Fire Department have been involved throughout the review and approval process for this project.

Fiscal Impact: The City should not experience any additional fiscal impact for the requested action.

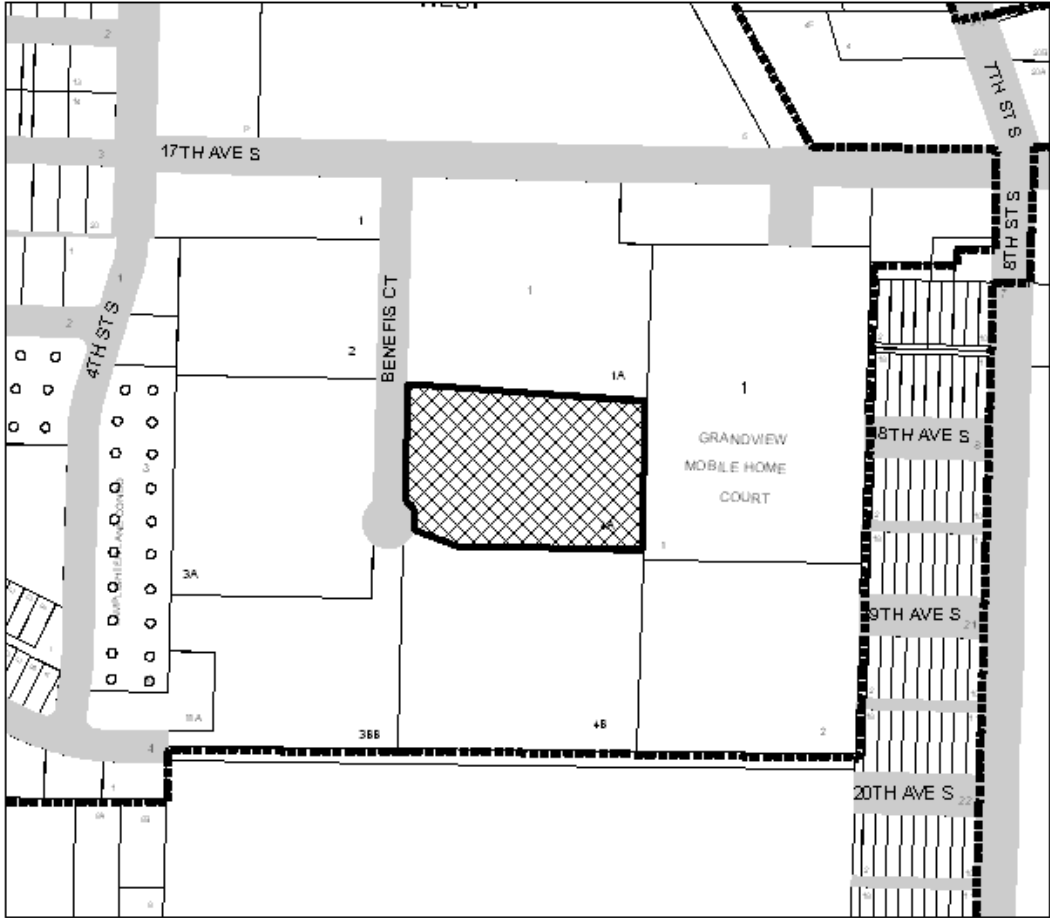
Alternatives: If there are justifiable reasons to do so, the City Commission could deny the requested action to the extent allowed in City Code and State Statute.



Attachments/Exhibits:

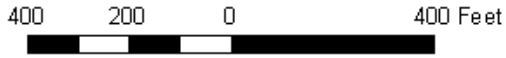
1. Vicinity/Zoning Map
2. Reduced drawing portion of the Amended Plat
3. Findings of Fact
4. Agreement

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Mike Rattray, Community Development Director
Cascade County Commission
Rina Moore, Cascade County Clerk & Recorder/Auditor/Surveyor
Randy Barrett, Cascade County Aging Services

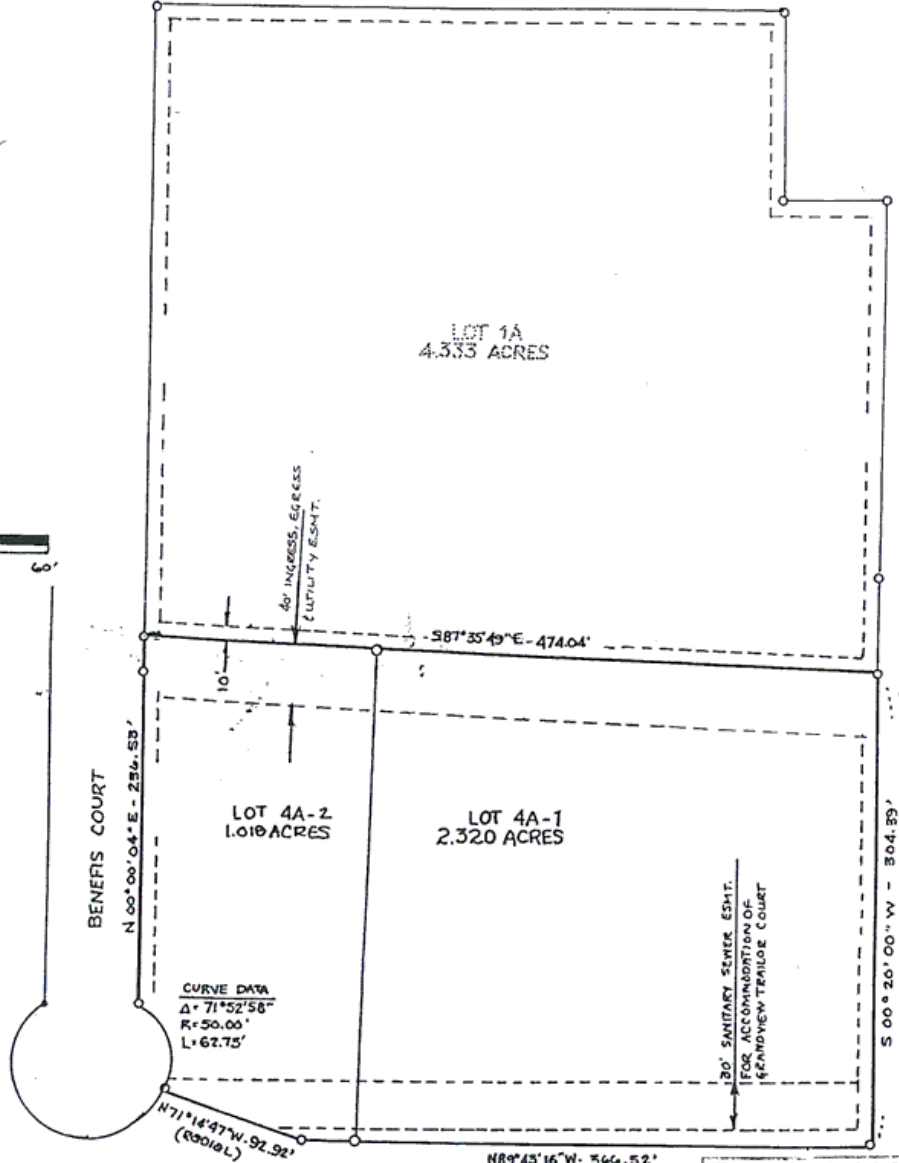
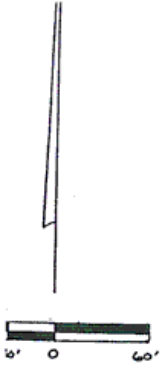
EXHIBIT "A"
VICINITY MAP



 LOT 4A, BLOCK 1, BENEFIS WEST MINOR ADDITION PROPOSED TO BE SUBDIVIDED
 City Limits



AN AMENDED PLAT OF THE AMENDED PLAT OF
 LOT 4A, BLOCK 1
 OF THE AMENDED PLAT OF LOT 1A, BLOCK 1,
 AMENDED PLAT OF ST. PEREGRINE ADDITION AND
 LOT 4A, BLOCK 1, AMENDED PLAT OF LOT 4, BLOCK 1
 BENEFIS WEST MINOR SUBDIVISION
 A TRACT OF LAND LOCATED IN THE
 SW¼ AND THE NW¼ OF SECTION 13, T. 20 N., R. 3 E., P.M.M.
 CITY OF GREAT FALLS & CASCADE COUNTY, MONTANA



Lot 4b

RECEIVED
 JUN 13 2008
 GREAT FALLS CITY
 PLANNING BOARD OFFICE

**FINDINGS OF FACT
FOR AMENDED PLAT OF LOT 4A, BLOCK 1,
BENEFIS WEST MINOR SUBDIVISION,
CITY OF GREAT FALLS
SECTION 13, T20N, R3E
CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)**

I. PRIMARY REVIEW CRITERIA

Effect on Agricultural

The subdivision site is surrounded by urban development and has not been used for agricultural purposes for many years. The subdivision will not interfere with any irrigation system or present any interference with agricultural operations.

Effect on Local Services

The subdivision is in the City Limits of the City of Great Falls and is served by the Great Falls Police and Fire Departments. Response distance for emergency fire vehicles is less than 2 miles. Access to subject property is provided by the abutting portion of Benefis Court and an access easement established with the amended plat. Benefis Court is improved to City standards and maintained by the City. City water and sanitary sewer mains are located in Benefis Court. The applicant will install new service main extensions and connections to the public utilities. The cost of such installations shall be at the applicant's expense.

Effect on the Natural Environment

The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. The applicant in conjunction with issuance of a permit to further develop will have to prepare and submit for approval a surface drainage plan. Subject property is presently zoned for public and institutional uses. The purpose of the subdivision is to subdivide an existing parcel into two separate lots.

Effect on Wildlife and Wildlife Habitat

The subdivision is surrounded by a mix of medical, office and residential development. The subdivision is not in an area of significant wildlife habitat, and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety

Based on available information, the subdivision is not subject to abnormal potential natural hazards such as flooding, wildfire, snow or rockslides, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, high traffic volumes, or mining activity.

II. REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

III. EASEMENT FOR UTILITIES

Utilities are accommodated in the existing public street right-of-way abutting the Amended Plat and in easements within and abutting the Amended Plat.

IV. LEGAL AND PHYSICAL ACCESS

Benefis Court, a public street improved to City standards and maintained by the City, provides access to the subdivision. The proposed Lot 4A-1 will have legal and physical access to Benefis Court through an easement within Lot 4A-2.