



Item: Amended Plat of Medley Addition, located in the SW¹/₄NE¹/₄ of Section 18, Township 20 North, Range 4 East, P.M.M. Cascade County, Montana

From: Charles Sheets, Planner I

Initiated By: Renaissance Assisted Living, Brett Wright, Agent for Owner

Presented By: Benjamin Rangel, Planning Director

Action Requested: City Commission approve Amended Plat of Medley Addition

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/deny) the Amended Plat of Medley Addition and the accompanying Findings of Fact, subject to fulfillment of stipulated conditions.”

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

Planning Board Recommendation: At the August 26, 2008 meeting, the Planning Board passed a motion recommending the City Commission approve the Amended Plat of Medley Addition and accompanying Findings of Fact subject to fulfillment of stipulated conditions.

Background: Brett Wright, representing Renaissance Assisted Living has submitted an application for a single lot subdivision of Lot 2, Block 1, Medley Addition. The subdivision splits the lot in order to put the two existing community residential facilities on their own lot.

For additional information, please refer to the attached Vicinity Map, the site plan for subject property showing the proposed lot division and draft copy of the Amended Plat.

The owner wishes to sell one of the facilities and add three rooms to the other. Each facility will meet the required parking and landscaping requirements. The owner will file a common driveway easement so that both parking areas will use the same driveway onto 16th Avenue South. 16th Avenue South is developed to City standards including paving, curb, gutters and sidewalks.

The owner will also file a common sewer service easement for the 6 inch line that crosses the proposed Lot 2A. No new utilities are required for the single lot subdivision.

Subject Lot 2 is presently zoned R-6 Multi-family high density district, wherein, a Community residential facility, type 2 is allowed through a conditional use permit. The existing facilities existed prior to the adoption of the Land Development Code.

The Planning Board has recommended the City Commission approve the Amended Plat of Lot 2, Block 1, Medley Addition and the accompanying Findings of Fact, subject to fulfillment of the following conditions:

- 1) correction of any errors or omissions on the Amended Plat that may be noted by staff;
- 2) preparation of a certificate of title by a title company to be filed with the Amended Plat; and,
- 3) preparation of a shared parking and driveway and sewer service easements to be filed with the Amended Plat.

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

Fiscal Impact: Providing services to the two existing community residential facilities in the amended plat is expected to be a negligible cost to the City. Any increased costs likely will be covered by tax revenues from the properties.

Alternates: The City Commission could either deny the amended plat; approve the amended plat without conditions; or approve the amended plat with modified or additional conditions to the extent allowed in City Code and State Statute.






Attachments/Exhibits:

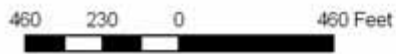
1. Vicinity/Zoning Map
2. Site Plan
3. Amended Plat
4. Findings of Fact

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Kim McCleary, Parking/Zoning Supervisor
Renaissance Assisted Living, c/o Brett Wright, P.O. Box 1687, Idaho Falls, ID 83403

VICINITY/ZONING MAP

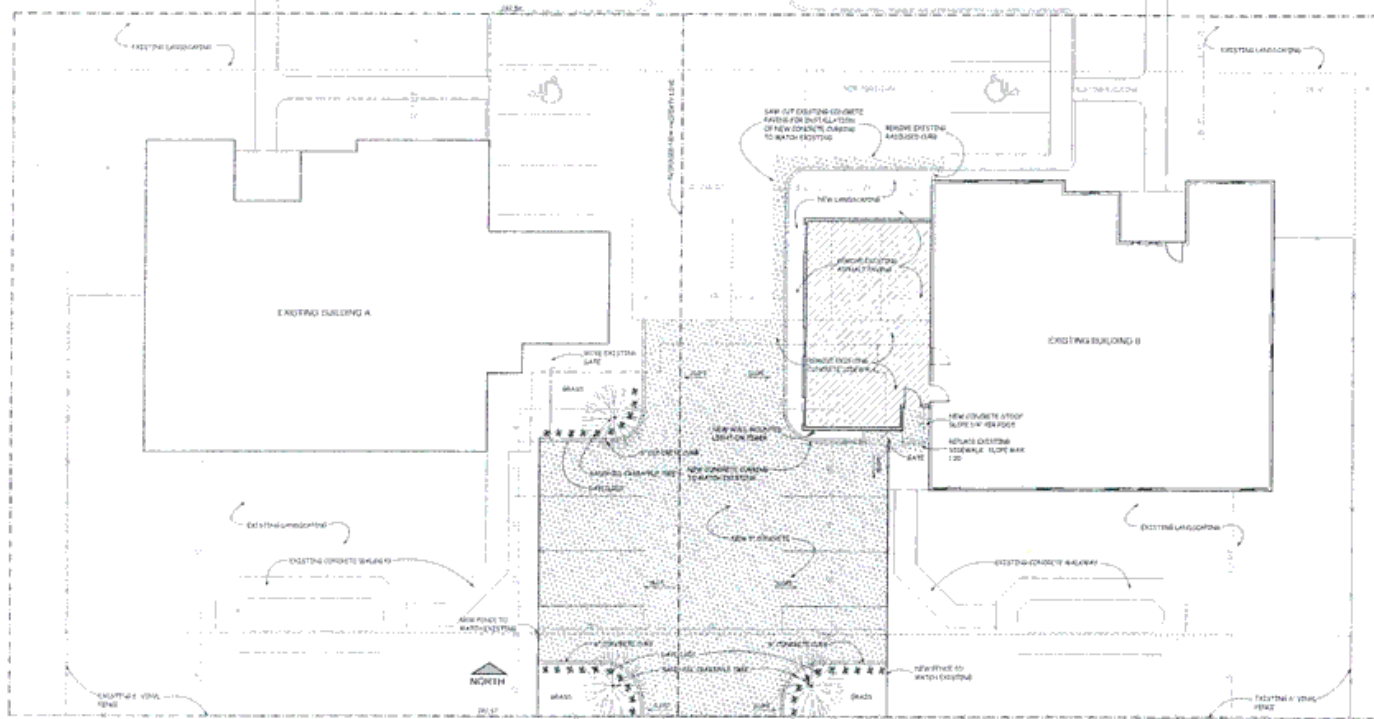


-  SINGLE LOT SUBDIVISION OF LOT 2, BLOCK 1 MEDLEY ADDITION
-  City Limits
-  R-3 Single-family high density
-  R-6 Multi-family high density
-  PLI Public Lands and Institutional
-  U Unincorporated enclave



20TH STREET SOUTH

16TH AVENUE SOUTH



AREA OF SUBJECT A - 2,170 SQ. FT.
 AREA OF SUBJECT B - 2,170 SQ. FT.
 AREA OF SUBJECT C - 2,170 SQ. FT.
 AREA OF SUBJECT D - 2,170 SQ. FT.

SITE PLAN
 SCALE: 1/8" = 1'-0"

DATE: 11/15/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 CITY OF GREAT FALLS



KEITH T. KENNEDY
 LICENSED ARCHITECT
 STATE OF MONTANA
 278



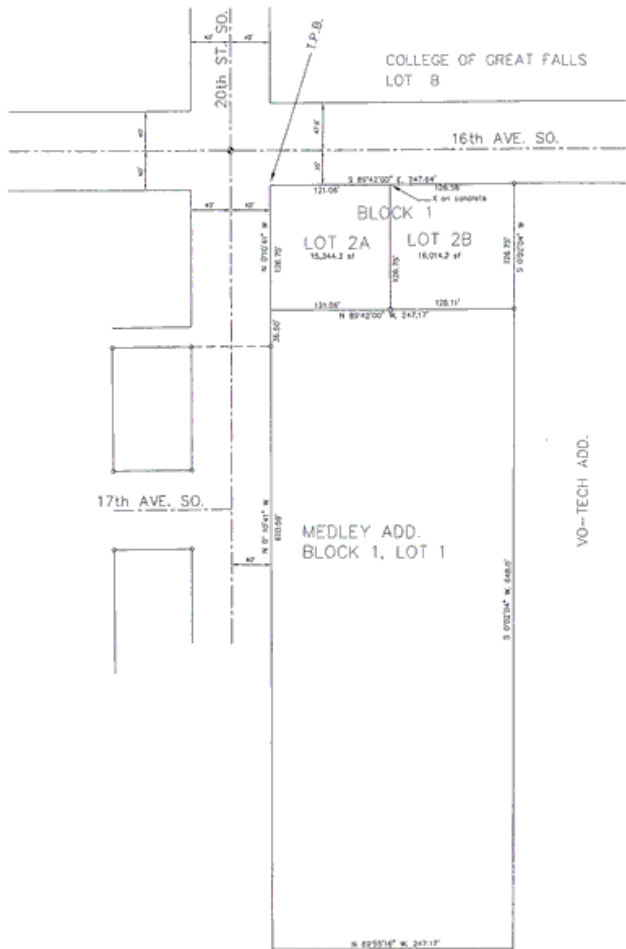
KEITH T. KENNEDY, ARCHITECT
 ARCHITECTURE · PLANNING · INTERIOR DESIGN
 6340 FALLS, IDAHO
 TELEPHONE: 208-522-4831

DATE: []
 JOB NO.: []

BEDROOM ADDITION
RENAISSANCE ASSISTED LIVING - LEWIS
 MONTANA
 GREAT FALLS

SHEET
1

**PRELIMINARY MINOR SUBDIVISION PLAT OF
LOT 2, BLOCK 1, MEDLEY ADDITION TO GREAT FALLS
IN THE SW1/4 NE1/4 SEC. 18, T 20 N, R 4 E, P.M.M.
CASCADE COUNTY, MONTANA**



CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, Gregory T. Doyen, City Manager of the City of Great Falls, Cascade County, Montana, do certify that the City Commission of the City of Great Falls, Montana, at a regular meeting held on the _____ day of _____, 2008, found no necessity due to the size and location of the Plat of Medley Addition, to the City of Great Falls, Cascade County, Montana, and itself directed a grant donation in the sum of _____ for the park fund in lieu of the land that would have been dedicated if a dedication were made, in accordance with Section 76-3-821(1)(c), M.C.A.

City Manager, City of Great Falls, Montana

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I, Jim Reardon, Public Service Director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying Plat of Medley Addition, and the survey it represents, and that I find the same conform to regulations governing the plating of lots, and to presently granted adjacent land, as near as circumstances will permit and I do hereby approve the same. Dated this _____ day of _____, 2008.

Jim Reardon
Public Service Director
City of Great Falls, Montana

CERTIFICATE OF CITY COMMISSION

I, Gregory T. Doyen, City Manager of Great Falls, Montana, do hereby certify that the accompanying plat was duly examined and approved by the City Commission of the City of Great Falls at its regular meeting held on the _____ day of _____, 2008.

City Manager, City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES

I, Gregory T. Doyen, City Manager of the City of Great Falls, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, at its regular meeting held on the _____ day of _____, 2008, found that adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available to the above described property, namely the said facilities of the City of Great Falls, Montana, and this certificate is made pursuant to section 76-4-124 M.C.A., permitting the Clerk and Recorder of Cascade County, Montana, to record the accompanying plat.

City Manager, City of Great Falls, Montana

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, John Harding, Chairman of said Great Falls Planning Board, Great Falls, Cascade County, Montana, and Benjamin M. Rempel, Secretary of said Great Falls Planning Board, do hereby certify that the accompanying Subdivision Plat of Tynor Addition, Phase 1 to Great Falls, Cascade County, Montana has been submitted to the said Great Falls Planning Board of Great Falls, Cascade County, Montana, for examination by them and was approved at a meeting held on the _____ day of _____, 2008.

Chairman, Great Falls Planning Board

ATTEN:
Secretary, Great Falls Planning Board

CERTIFICATE OF DEDICATION

We, the undersigned properly sworn, do hereby certify that we have caused to be surveyed, for the purpose of subdivision of lots and in a Block the following described land in Great Falls, Cascade County, Montana, to wit:

DESCRIPTION

The land being described lies in the SW1/4, NE1/4, Section 18, T 20 N, R 4 E, P.M.M. Cascade County, Montana:

Lot 2, Block 1, Medley Addition, Beginning at NE corner Block 1 of the Medley Add. and the True Point of Beginning; Thence N 89°22'00"E along the South right-of-way of 16th Avenue South, 247.64 ft.; Thence S 02°04' W, 126.75 m.; Thence S 89°57'00" W, 247.17 m. to the East right-of-way of 20th Street South; Thence N 0°10'41" W, 126.75 ft. to the True Point of Beginning.

Herein described Lots contains 0.720 acres in all.

The above described tract of land is to be known and designated as the unnamed subdivision plat of Lot 2, Block 1, MEDLEY ADDITION, to the City of Great Falls, Cascade County, Montana.

Owner: _____ this day _____ of _____, 2008.

Owner: _____ this day _____ of _____, 2008.

State of Montana
County of Cascade

On this _____ day of _____, 2008, before me, the undersigned, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the persons who executed the foregoing Certificate of Dedication, and they acknowledged to me that they executed the same.

Signature of Notary _____

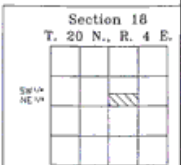
Printed Name of Notary _____
Notary Public for the State of Montana
Residing at Great Falls, Montana
My commission expires _____

CERTIFICATE OF SURVEYOR

State of Montana
County of Cascade

Dwight L. Aetson, a Registered Land Surveyor, do hereby certify that I have performed the survey on the attached Plat of Medley Addition to / Great Falls, that such survey was made on 18 day of August, 2008, and said survey is true and complete as shown. Dated this _____ day of _____, 2008.

Dwight L. Aetson Registration No. 0641 LS



LEGEND
 [---] FOUND SECTION CORNER
 [◆] EXISTING E. MONUMENT
 [○] FOUND PIN / CAP
 [○] SEE PLS / C&P

County Treasurer's Certification
 I hereby certify that no real property taxes assessed and levied on the land being divided are delinquent.

 Cascade County Treasurer

Cascade County Clerk and Recorder

BASIS OF BEARING
 Basis of bearing is the South right of way of 16th Avenue South
 Date Drawn: Aug. 2008 Drawn by: DGA Credited by: _____ Project No. 62026-101

HCM ENGINEERING
 2701 16th Avenue NE
 PO Box 49
 Great Falls, MT 59403
 Phone: (406) 453-4985
 Fax: (406) 453-4288

COUNTY OF CASCADE
SUBDIVISION PLAT No. _____
 SW1/4, Sec. 18, Township 20 North, Range 4 East of the P.M.M.
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**FINDINGS OF FACT
FOR LOT 2, BLOCK 1, MEDLEY ADDITION,
LOCATED IN SECTION 18, TOWNSHIP 20 NORTH,
RANGE 4 EAST TO GREAT FALLS
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 never been used for agricultural purposes. The subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

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 2.1 miles. City water and sanitary sewer mains exist in the abutting portion of 16th Avenue South. Access to subject property is provided by the abutting 16th Avenue South which is improved and maintained by the City.

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. Subject property is presently occupied by two community residential facilities. The purpose of the subdivision is to place each residential facility on its own lot.

Effect on Wildlife and Wildlife Habitat

The subdivision is surrounded by urban 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 other abnormal potential natural hazards such as floods, wildfire, snow or rock slides, 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 and can be accommodated in the existing easements and abutting public right-of-way.

IV. LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the abutting 16th Avenue South which is public right-of-way, improved to City standards and maintained by the City Of Great Falls.