

**FINDINGS OF FACT  
FOR AMENDED PLAT OF  
LOTS 1 -14, BLOCK 419,  
GREAT FALLS ORIGINAL TOWNSITE,  
ALL IN SECTION 12, 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. 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 within the city limits of Great Falls and is served by the Great Falls Police and Fire Departments. Response distance for emergency fire vehicles is half-a-mile. City water and sanitary sewer mains also exist in the abutting avenues and alleys.

**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 zoned as M-2 Mixed-use transitional district. The purpose of the subdivision is to consolidate several individual lots and a vacated alley into one lot and to provide a utility easement.

**Effect on Wildlife and Wildlife Habitat**

The subdivision is within the city limits of Great Falls. 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, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines or industrial 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 existing public rights-of-way abutting the Amended Plat and in the proposed easement within the Amended Plat.

**IV. LEGAL AND PHYSICAL ACCESS**

The larger single lot created by the Amended Plat is surrounded by existing dedicated improved public rights-of-way.