



Item: Ordinance 3101 to assign City zoning to Lot 1A, Block 1, of the International Malting Company, LLC Addition, located in Section 30, Township 21 North, Range 4 East, P.M.M., Cascade County, Montana for ADF Group, Inc. development.

From: Jana Cooper, RLA, Planner II, Planning and Community Development

Initiated By: ADF Group, Inc., Developer

Presented By: Mike Haynes, AICP, Director of Planning and Community Development

Action Requested: City Commission accept Ordinance 3101 on first reading and set a public hearing for February 5, 2013.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/deny) Ordinance 3101 on first reading and set a public hearing for February 5, 2013.”

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

Recommendation: At the conclusion of a public hearing held December 11, 2012, the Planning Advisory Board conditionally approved the annexation of Lot 1A, Block 1, of the International Malting Company, LLC Addition, located in Section 30, Township 21 North, Range 4 East, P.M.M., Cascade County, Montana, herein referred to as subject property, and the Zoning Commission approved assigning a zoning classification of I-2 Heavy industrial district to said property upon annexation to the City. Public Notice for the Planning Advisory Board/Zoning Commission Public Hearing was published in the *Great Falls Tribune* on November 25, 2012. Multiple citizens spoke as proponents of the project at the public hearing and no citizens spoke against the project.

Staff recommends approval of the proposed annexation and zoning of the subject property which consists of ±100.0 acres of unincorporated land, subject to the following conditions of annexation being fulfilled:

1. Final build-out of the project shall be in substantial compliance with the final approved site plan documents, drawings and renderings dated 11/07/2012.

2. The final engineering drawings and specifications for the required public improvements to serve the subject property shall be submitted to the City Public Works Department for review and approval prior to any building permits being issued by the City.
3. A Grading Plan, State Stormwater Discharges Associated with Construction Activities Permit, and Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of any building permits.
4. A geotechnical investigation and report prepared by a Professional Engineer, and indemnifying the City, with recommended building foundation design shall be submitted to the Planning and Community Development Department for review and approval prior to issuance of any building permits.
5. An Annexation Agreement shall be prepared containing terms and conditions for development of the subject property including, but not limited to, agreement by applicant to:
 - a. Install within two years of the date of final City Commission approval, the above mentioned public improvements; and
 - b. Indemnify the City for any damages attributable to adverse soil or groundwater conditions.

Background: The applicant, ADF Group Inc. (ADF), is requesting annexation and initial City zoning of I-2 Heavy industrial in order to develop a new 100,000 square foot structural steel fabrication complex on the ±100.0 acre subject property. Adjacent to the new facility, ADF will set up a large structural steel fabrication and pre-assembly yard.

ADF's goal is to begin work on the yard's infrastructure and break ground on construction of the new facility in the spring of 2013. They plan to be operating the facility by the second half of 2013, with other expansion phases to be considered in future years, as demand grows. The proposed development is in partnership with the Great Falls Development Authority and Great Falls College MSU. The College's role in the partnership is to fill the local workforce needs of ADF by providing training for high-quality fitters and welders.

ADF began its operations in 1956 and was founded and operated by Jacques Paschini. ADF is located in Terrebonne (Quebec, Canada). The industrial complex houses the company's offices and fabrication plant. ADF has become a North American leader in the design, engineering, fabrication and installation of complex steel superstructures, and architectural and miscellaneous metals for five key segments of the nonresidential construction market:

- High-Rise Buildings - office towers, hotels, corporate headquarters, public buildings
- Commercial and Recreational Complexes - convention centers, museums, arts centers, sports and recreational facilities, stadiums
- Airport Facilities - airport terminals, ramps and access ways, maintenance hangers, aerospace complexes
- Industrial Complexes - power stations, petrochemical complexes, automotive installations, processing facilities
- Transportation Structures - bridges and overpasses, people transport systems, piers

A pioneer in the development and implementation of innovative solutions, ADF Group Inc. is recognized for its engineering expertise and is one of the few players in the industry capable of

handling highly technically complex mega projects on fast track schedules in the commercial, institutional, industrial and public sectors.

The developer is requesting annexation of ±100.0 acres from Cascade County into the City of Great Falls. The subject property is currently vacant undeveloped dry land grain fields. As stated, the developer is making the request in order to develop a steel fabrication facility. A boundary line adjustment to the subject property was made in Cascade County to create the subject property. The amended plat was filed with the County Clerk and Recorder.

The subject property is currently zoned Heavy Industrial in the County. The developer is requesting City zoning classification of I-2 Heavy Industrial zoning upon annexation into the City. The I-2 zoning district is intended to accommodate those activities associated with processing raw materials or other activities with potentially significant off-site impacts. Typically, the uses found in this district are not compatible with most types of non-industrial uses. The proposed steel fabrication facility is consistent with the I-2 zoning standards and is compatible with the existing neighboring uses.

ADF has indicated they will employ ±300 employees, arriving on shifts, with a peak arrival of ±100 employees. The Montana Department of Transportation (MDT) has constructed turning and acceleration lanes on US Highway 87, at the entrance to the roadway to be used by the proposed industrial development, and there appears to be ample capacity to safely accommodate the additional traffic. However, because this is a State route, the developer is working with MDT and will comply with any requirements imposed by MDT.

There is an existing Tax Increment Financing District (TIFD), Central Montana Technology and Agriculture Park (CMTAP), which includes properties to the north and east of the subject property (see attached CMTAP TIFD Map). The developer has stated their intent to request this existing TIFD be expanded to include the subject property. Expansion of the TIFD is processed under a separate application and is ultimately at the discretion of the City Commission.

Due to the increased traffic on the access roadway, it is recommended, although not required, that the roadway be paved to reduce dust and frequency of roadway maintenance. The egress route for the heavy, wide loads leaving the site should be carefully designed during site development to prevent roadway degradation or damage to any drainage facilities, ensure adequate turning radii, and alleviate any potential safety concerns. Public dedication of the access roadway easement is also recommended, although not required. The land that comprises the access roadway easement is included in the existing CMTAP TIFD. The City is considering exercising its right to have the existing roadway easement dedicated as public right-of-way and using existing CMTAP TIFD funds to pay for the paving of the roadway.

There is an existing water transmission main located adjacent to the west and north sides of the site along U.S. Highway 87 and the access roadway to the International Malting Company (IMC). There is an existing sanitary sewer trunk main and sewage lift station located on the east side of the IMC property adjacent to Black Eagle Road. A sewer main will be extended from this main along the north side of the IMC property to the northeast corner of the site. This extension is a requirement in IMC's annexation agreement. The funding or portion of funding for this extension may be derived from the TIFD in this area.

The developer's engineer has prepared a preliminary overall site plan showing a water and sewer distribution main layout. The City Public Works Department and the Montana Department of Environmental Quality will be reviewing the preliminary and final water and sewer systems reports and plans for compliance with design requirements and regulations. Consideration of adjacent service areas and future main extensions will be part of the review. If deemed necessary by the City, the developer may be required to extend additional water or sewer mains at a later time within the development.

The developer is working with the Public Works Department regarding requirements for stormwater discharge, storage, and conveyances and on and off site improvements. The developer's engineer has prepared a preliminary overall site plan showing storm drainage system layout. The City Public Works Department will be reviewing the preliminary and final storm drainage system design reports and plans for compliance with the City's Storm Drainage Design Manual. Consideration of upstream and downstream properties and future storm drain extensions will be part of the review. If deemed necessary by the City, the developer may be required to construct drainage improvements at a later time within the development.

The proposed development is compatible with the 2005 Growth Policy, as it advances specific Goals, Policies, and Action Strategies contained within the related plan elements, and it is also in line with the general themes and principles found in the document. The project builds on the City's unique industrial heritage, character and skilled industrial employee base. This development will further the City's economic development goals of diversifying the base economy, attracting new businesses that raise the median income level, and encouraging existing businesses and industries that will utilize existing infrastructure. The proposed project will be located adjacent to a planned large industrial and employment center with potential access to complementary and compatible land uses in the vicinity. Finally, additional Growth Policy goals are achieved by the creation of post-secondary and technical training opportunities in the City of Great Falls and increasing the number of available jobs in the City (as compared to housing), furthering the City's jobs to housing balance ratio and its degree of self sufficiency.

The developer gave a presentation to Neighborhood Council #3 on December 5, 2012. The Neighborhood Council voted in support of the project. At the time this Agenda Report was written there were no other citizen comments received.

It is anticipated the City Commission, at the public hearing on February 5, 2013, will consider the resolution to annex and an annexation agreement for the subject property in conjunction with Ordinance 3101.

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

Fiscal Impact: The annexation will expand the fire and police service area, which will have a fiscal impact on the City. The developer is proposing to fund the project utilizing both private financing and TIFD funds. Once the subject property is annexed into the City, the developer will request an expansion of the existing CMTAP TIFD to include the subject property.

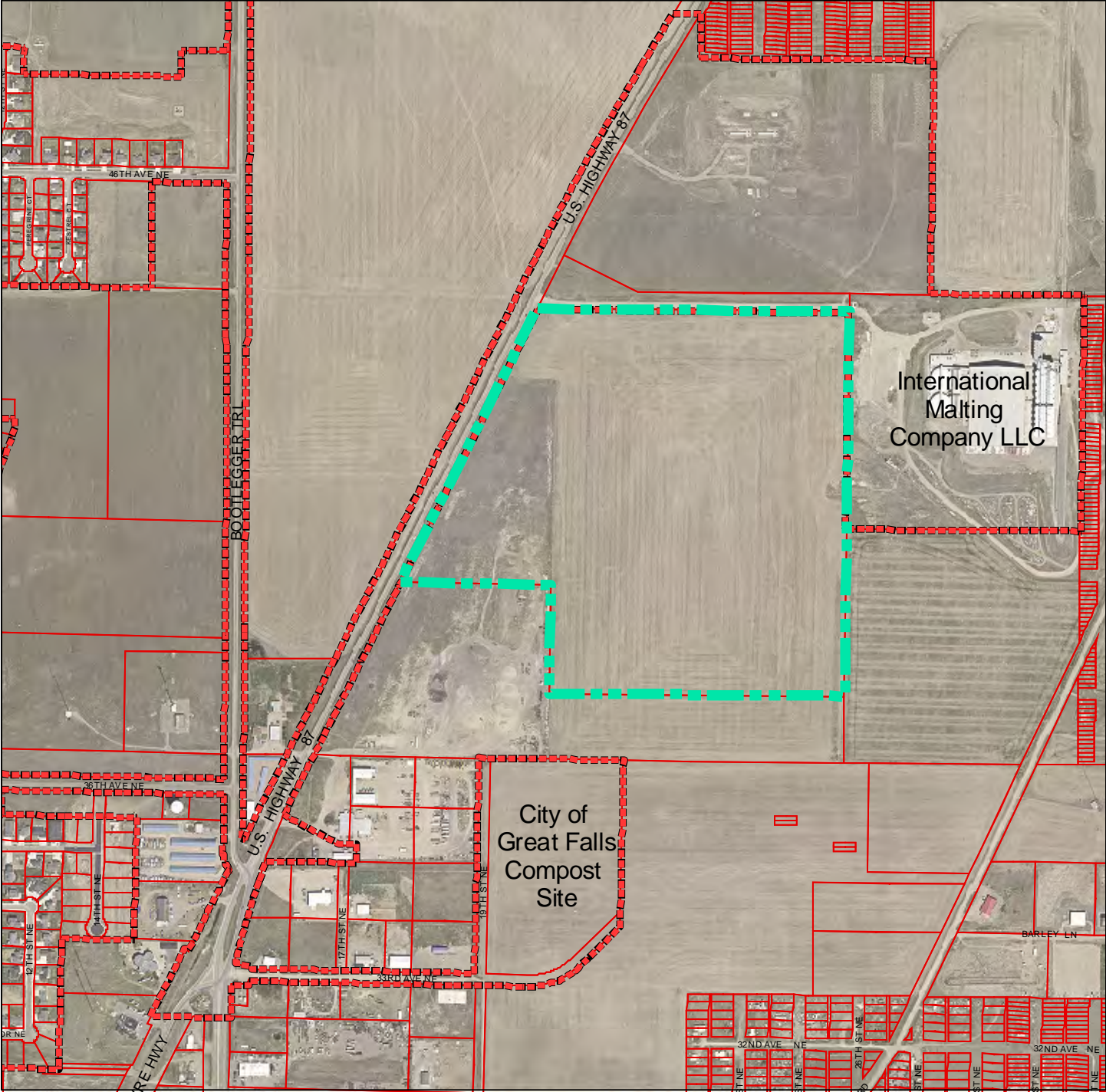
Alternatives: The City Commission could deny acceptance of Ordinance 3101 on first reading and not set the public hearing. However, such action would deny the applicant due process and consideration of a public hearing, as provided for in City Code and State Statute.




Attachments/Exhibits:

Aerial Map
Ordinance 3101 with Attachment A
Proposed Site Plan
CMTAP TIFD Map

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Joseph G. Aline, joe@shumakert-e.com
Spencer Woith, Woith Engineering Inc., spencerwoith@woithengineering.com
Talia Paschini, ADF Group, talia.paschini@adfgroup.com

Aerial Map



-  ADF Group Property
-  City Limits
-  Tracts of Land



ORDINANCE 3101

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF I-2 HEAVY INDUSTRIAL DISTRICT TO LOT 1A, BLOCK 1, OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION, LOCATED IN SECTION 30, T21N, R4E, P.M.M., CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, ADF Group, Inc. has petitioned the City of Great Falls to annex Lot 1A, Block 1, of the International Malting Company, LLC Addition, located in Section 30, T21N, R4E, P.M.M., Cascade County, Montana consisting of ±100.0 acres, herein referred to as subject property, and;

WHEREAS, ADF Group, Inc., has petitioned subject property be assigned a zoning classification of I-2 Heavy industrial district upon annexation to the City; and,

WHEREAS, notice of assigning said zoning classifications to subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 5th day of February 2013, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said zoning designation be made;

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein requested zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning of Lot 1A, Block 1, of the International Malting Company, LLC Addition, located in Section 30, T21N, R4E, P.M.M., Cascade County, Montana, be designated as I-2 Heavy industrial district classification, attached hereto as Attachment "A" and by this reference made a part hereof.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolution annexing Lot 1A, Block 1, of the International Malting Company, LLC Addition, located in Section 30, T21N, R4E, P.M.M., Cascade County, Montana, into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission of the City of Great Falls, Montana on first reading
January 15, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David L. Nielsen, Interim City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

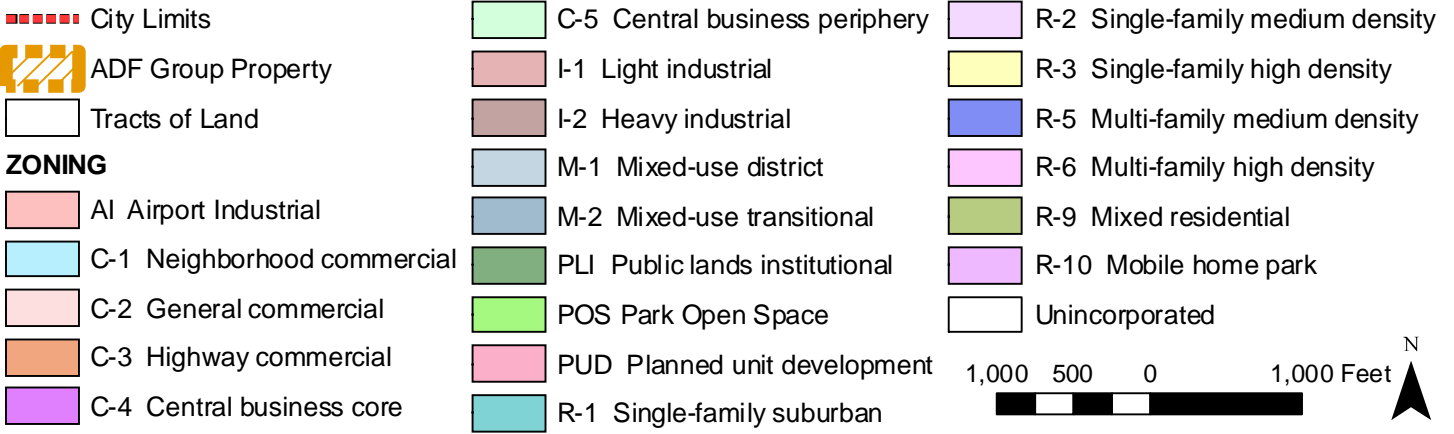
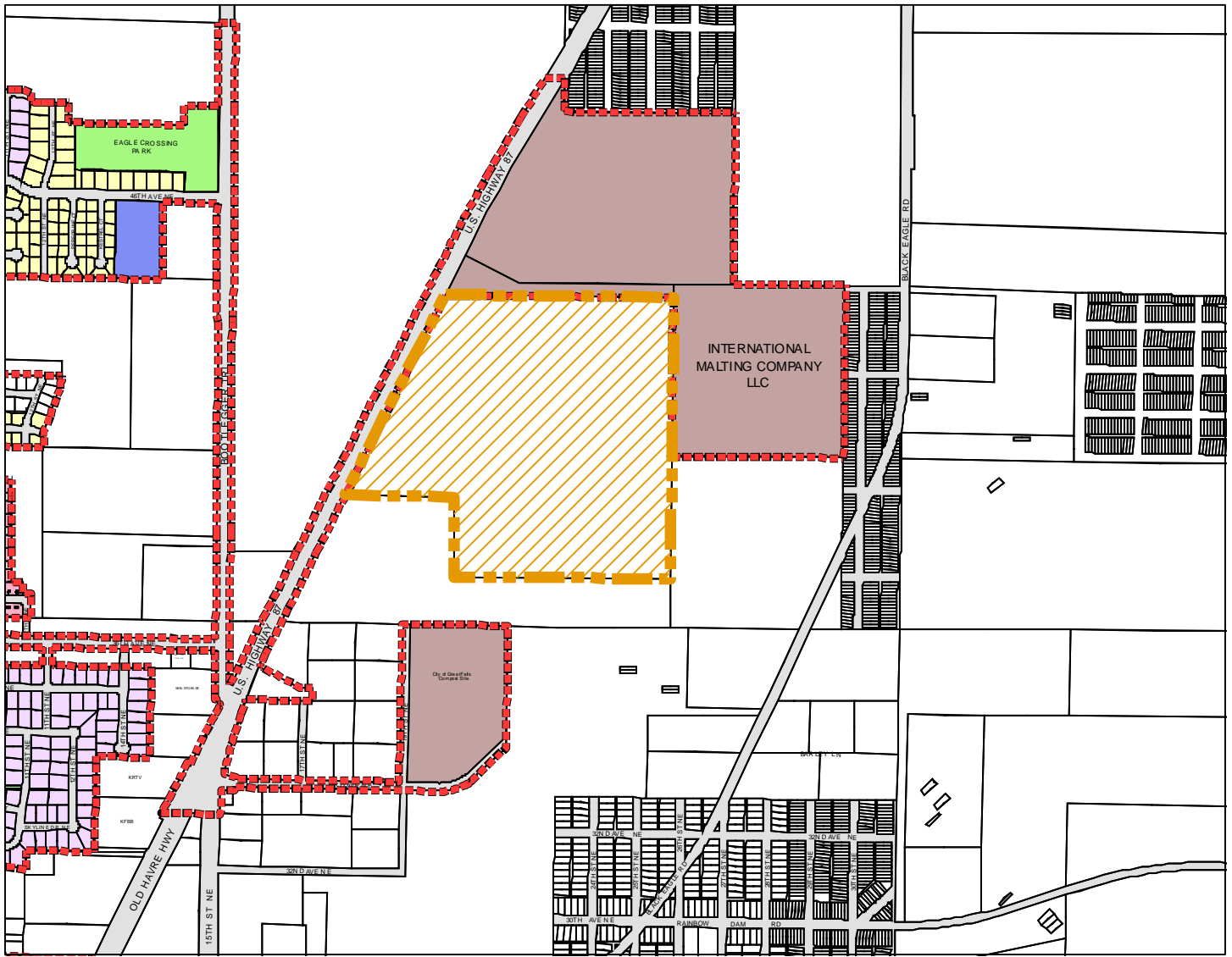
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3101 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY SEAL)

Attachment A Ordinance 3101



GENERAL SITE NOTES:

LOT 1A OWNER(S): JOSEPH G ALINE / EUGENE SHUMAKER

SAID LOT 1A BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 30 AND 31 OF TOWNSHIP 21 NORTH, RANGE 4 EAST, PRINCIPAL MERIDIAN OF MONTANA, BEING MARKED BY A 1/2" REBAR WITH A YELLOW PLASTIC CAP MARKED "M. HENEN, 9523LS";

THENCE, N 89°24'34" E, 869.82 FEET, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 30 AND 31, TO A POINT;

THENCE, N 00°12'53" W, 378.42 FEET, ALONG THE WEST LINE OF LOT 3 OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION TO THE POINT OF BEGINNING;

CONTINUING, N 00°12'53" W, 2177.67 FEET, ALONG SAID WEST LINE, TO A POINT;

THENCE, S 89°37'42" W, 1717.57 FEET, TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 87;

THENCE, S 28°18'36" W, 260.81 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT;

THENCE, S 37°01'29" W, 100.44 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT;

THENCE, S 25°44'38" W, 1017.80 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT;

THENCE, S 30°55'54" W, 131.85 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT;

THENCE, S 25°41'35" W, 243.87 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT;

THENCE, S 89°48'16" E, 850.56 FEET, TO A POINT;

THENCE, S 00°03'09" W, 615.04 FEET, TO A POINT;

THENCE N 89°37'42" E, 1675.49 FEET TO THE POINT OF BEGINNING.

SAID LOT 1A ENCOMPASSES EXACTLY 100.00 ACRES

EXISTING GREAT FALLS CITY LIMIT

150 PARKING SPACES

PHASE 1 BUILDING

FFE 3461.00

PHASE 3 BUILDING

FFE 3477.00

MATERIAL STORAGE

LOT 1A
100.00 ACRES
INTERNATIONAL MALTING COMPANY, LLC
ADDITION

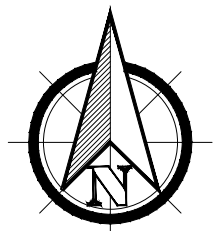
PLAT No. 5805

FUTURE PAINT SHOP

FFE 3477.00

160 PARKING SPACES

STORM WATER RETENTION POND



0 100 200
SCALE: 1" = 100'

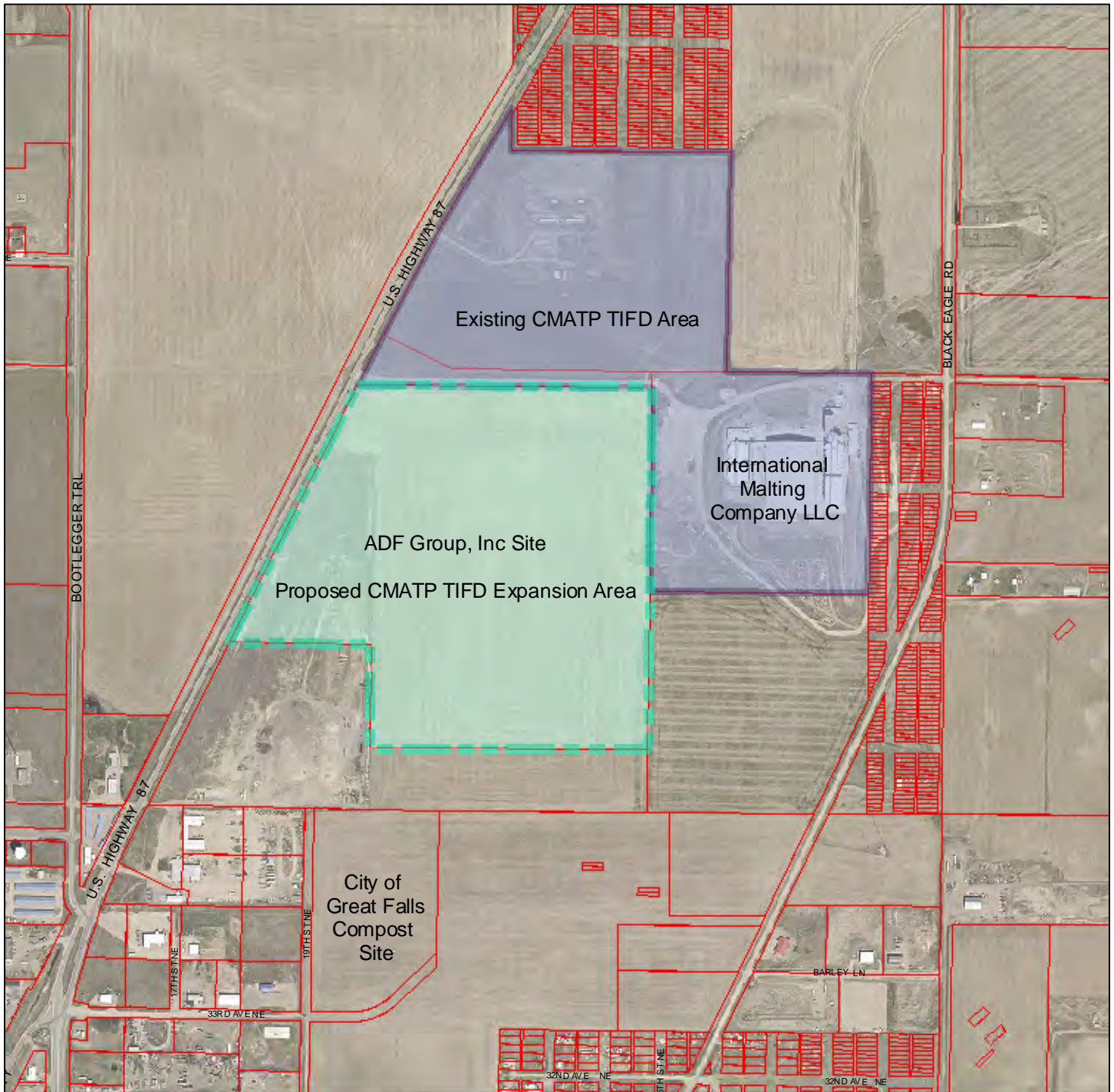
TRACT 1A
39.27 ACRES
COS 3891
CORRECTING COS 3751

COS No. 3751




LOT 3
(I.M.C.)

LOT 2
(I.M.C.)

CMATP TIFD Map



1,000 500 0 1,000 Feet

-  Proposed CMATP TIFD Expansion Area
-  Existing CMATP TIFD Area
-  Tracts of Land



ADF Group