



Item: Public Hearing – Pertaining to development of Lot 2, Medical Tech Park Minor Subdivision, in the SE1/4, Section 18, T20N, R4E, P.M.M., Cascade County, Montana – Great Falls Apartment (previously referred to as Talus Apartments)

From: Galen Amy, Planner II, Planning & Community Development

Initiated By: The Farran Group, Developer

Presented By: Craig Raymond, Director of Planning & Community Development

Action Requested: City Commission vacate the public hearing pertaining to Lot 2, Medical Tech Park Minor Subdivision (Great Falls Apartment).

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (vacate/not vacate) the public hearing for the property legally described as Lot 2, Medical Tech Park Minor Subdivision, in the SE1/4, Section 18, T20N, R4E, P.M.M., Cascade County, Montana.”

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

Recommendation: Ordinance 3114 to assign City zoning to Great Falls Apartment (previously referred to as Talus Apartments) was accepted by the City Commission on first reading on September 3, 2013, and a public hearing was set for October 1, 2013. Due to concerns about the Annexation Agreement, the owner requested the public hearing for October 1, 2013 be vacated and rescheduled to November 19, 2013.

To satisfy property owner concerns, the City Commission vacated the November 19, 2013 public hearing and voted to move the public hearing to January 7, 2014. In the interim, the Planning and Community Development Department and the City Attorney worked diligently with the developer and sellers to address any concerns that the parties may have. Those efforts resulted in a Development Agreement between the City of Great Falls and The Farran Group going before the City Commission on December 3, 2013. The City Commission approved said agreement.

Unfortunately, there are still details to be worked out between the developer and the seller, and the closing on the subject property has been further delayed. It is staff's recommendation to vacate the public hearing until such time that the applicant can provide documentation that they have worked out any uncertainties with the seller.

Background: Findings of Fact, Conditions of Approval, Traffic and Growth Policy Analysis, and Zoning Analysis for the proposed project were provided to the City Commission in agenda reports on September 3, 2013, October 1, 2013, and November 19, 2013, and will be provided at such time that the public hearing is held. These agenda reports are accessible online at: <http://www.greatfallsmt.net/Meetings>

It is anticipated that the City Commission, at a future public hearing, will consider the annexation resolution, zoning ordinance, annexation agreement, and subdivision for the subject property.

Concurrences: Representatives for each party, as well as their legal counsel, have been involved throughout the process and are agreeable to the recommendation.

Fiscal Impact: The applicant will be responsible for any costs incurred related to the public notice for this project.

Alternatives: The City Commission could: 1) elect to hold the public hearing and table any action. However, this would only postpone action until the next City Commission meeting, which would not meet the desires of the property owner; or 2) elect to hold the public hearing and take action. However, this action would not meet the desires of the property owner or developer.

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
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