



Item: Minor Subdivision of the Amended Plat of Lot 1A, Block 1, International Malting Company, LLC Addition, in the South ½ Section 30, Township 21 North, Range 4 East, P.M.M., Cascade County, Montana, addressed as 1914 Great Bear Avenue

From: Garrett Norman, Planner I, Planning and Community Development

Initiated By: ADF International, Inc.

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

Action Requested: City Commission to approve with conditions the Amended Plat and accept the accompanying Findings of Fact

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve with conditions/disapprove) the Amended Plat of the subject property and accept the Findings of Fact.”

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

Recommendation: The Planning Advisory Board, during a meeting held on August 12, 2014, passed a motion recommending the City Commission approve the Amended Plat of the above legally described property, herein referred to as the subject property, and subject to the conditions of approval as follows:

1. The Amended Plat of Lot 1A, Block 1, International Malting Company, LLC Addition, in the South 1/2 Section 30, Township 21 North, Range 4 East, P.M.M., Cascade County, Montana shall incorporate corrections of any errors or omissions noted by staff.
2. Any development in the subdivision is subject to review and approval by the City of Great Falls as necessary, and the applicants shall be required to submit any plans, including engineering, architectural, and landscaping as required for review and approval by the City.
3. The property owner of each of the lots in subdivision shall be responsible for any current or future maintenance of their own property; the City shall not be responsible for any property maintenance in the subdivision.

Background: The applicant is requesting a minor subdivision of the subject property, which currently consists of ±100 acres. The request is to subdivide the property into two lots. The newly created northern parcel would become Lot 1A2, measuring ±2.47 acres with a private

access easement of ±.08 acres across Lot 1A1. The remaining parcel would become Lot 1A1, measuring ±97.45 acres. Currently, the City of Great Falls is in ownership of the existing ±100 acre parcel (Lot 1A), due to special financing requirements from the Montana Board of Investments, which gives primary ownership to the governing body until the loan is paid in full. Under these requirements, ADF International, Inc (ADF) can create and purchase new parcels. As a result, the applicant is requesting to subdivide the property in order to obtain primary ownership of Lot 1A2, for the creation of a paint shop. The City of Great Falls will continue its ownership of the remaining parcel, Lot 1A1.

Zoning Analysis

The subject property is zoned I-2 Heavy industrial. This district is intended to accommodate those activities associated with processing raw materials or other activities with potentially significant off-site impacts. Properties to the north and east are also zoned I-2 Heavy industrial. The adjacent property to the east, consisting of ±40 acres, is the International Malting Company, LLC (IMC) malting plant. The property to the south and west is vacant undeveloped land within Cascade County that is used for agricultural production of dry grains.

Each of the two proposed lots exceed the minimum standards for the I-2 zoning district. Lot 1A2 will have legal access from a private easement perpendicular to Great Bear Avenue. Lot 1A1 will continue its access from Great Bear Avenue.

Utilities

Water and sewer mains will be extended to the subject subdivision. 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 has been extended from this main along the north side of the IMC property to the northeast corner of the site.

Stormwater Management

Storm drainage shall be maintained as directed by the City Public Works Department. This may consist of maintaining the existing borrow pit and establishing drainage easements. There is an existing retention pond on the northeast corner of Lot 1A that will be utilized for stormwater runoff.

Traffic Analysis

Access to the ADF development is from U.S. Highway 87, a controlled access highway, which is maintained by the State of Montana. At the time Lot 1A was annexed into the City, ADF worked with the Montana Department of Transportation (MDT) for traffic generation and safety concerns. The addition of the paint shop does not present any further concerns. There is an existing public right of way and utility easement east of U.S. Highway 87 (Great Bear Avenue), which will be utilized to access the lots in the proposed subdivision. The applicants will not be required to make additional improvements to Great Bear Avenue at this time.

The proposed subdivision will meet the off-street parking requirements. Creation of an additional lot will not create additional traffic demands, as the proposed paint shop was contemplated under the original annexation.

Park Land

Park land dedication is not required for the proposed subdivision per MCA 76-3-621(3)(b); a park dedication may not be required for subdivision into parcels that are all nonresidential.

Landscaping

The developer is fulfilling the landscaping requirements along the frontage of the existing administrative office.

Great Falls Growth Policy: The proposed subdivision is consistent with the overall intent and purpose of the 2013 Growth Policy Update. The proposed subdivision specifically supports Economic Policies:

Eco 3.7 Support a balanced economic development approach to enhance and diversify the City's economic development capabilities.

Eco 3.7.6 In keeping with the City's industrial heritage, develop, maintain and utilize infrastructure that ensures "shovel ready" industrial sites.

In addition, the proposed subdivision will promote infill development and utilize existing infrastructure in a location where these facilities already exist.

Neighborhood Council Input: The subject property is within Neighborhood Council #3. Information about the request was provided as a courtesy to the Council by Patty Cadwell, Neighborhood Council Coordinator. The Council decided a special meeting did not need to take place on the subject subdivision. No public notice is required by Montana Code Annotated and the Official Code of the City of Great Falls (OCCGF 17.16.4.010 Table 16-2). There have been no comments from the public regarding the application.

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

Fiscal Impact: The proposed minor subdivision will increase the tax base and represent some additional demand on City services.

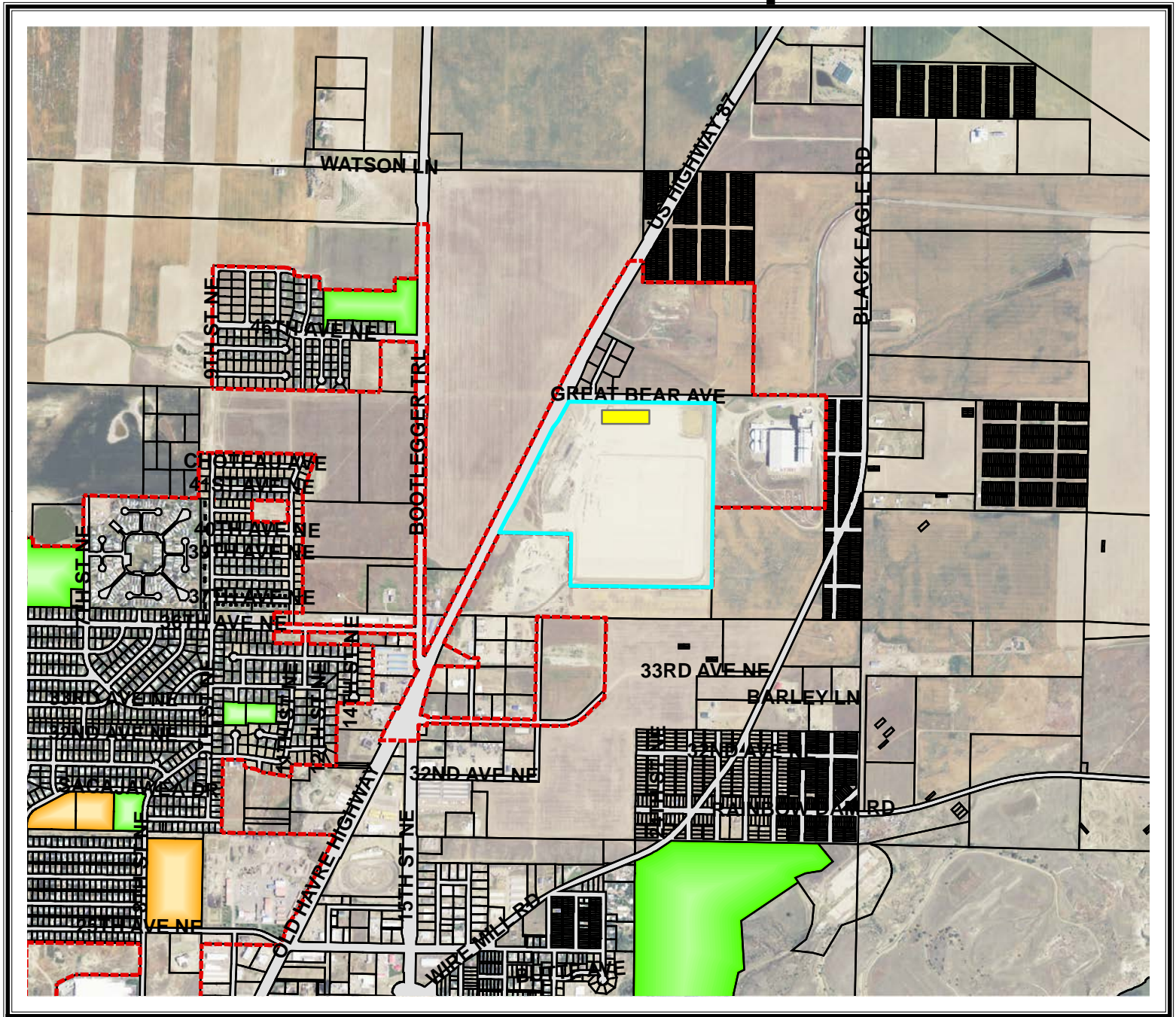
Alternatives: If there are justifiable reasons to do so, the City Commission could deny the requested action to the extent allowed in City Code and State Statute.







Attachments/Exhibits:

- Aerial Map
- Zoning Map
- Proposed Paint Shop Site
- Findings of Fact
- Draft Amended Plat

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Spencer Woith, Project Representative; spencer@woitheng.com

Aerial Map

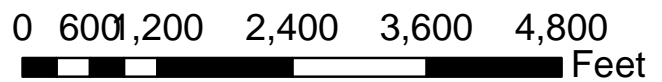
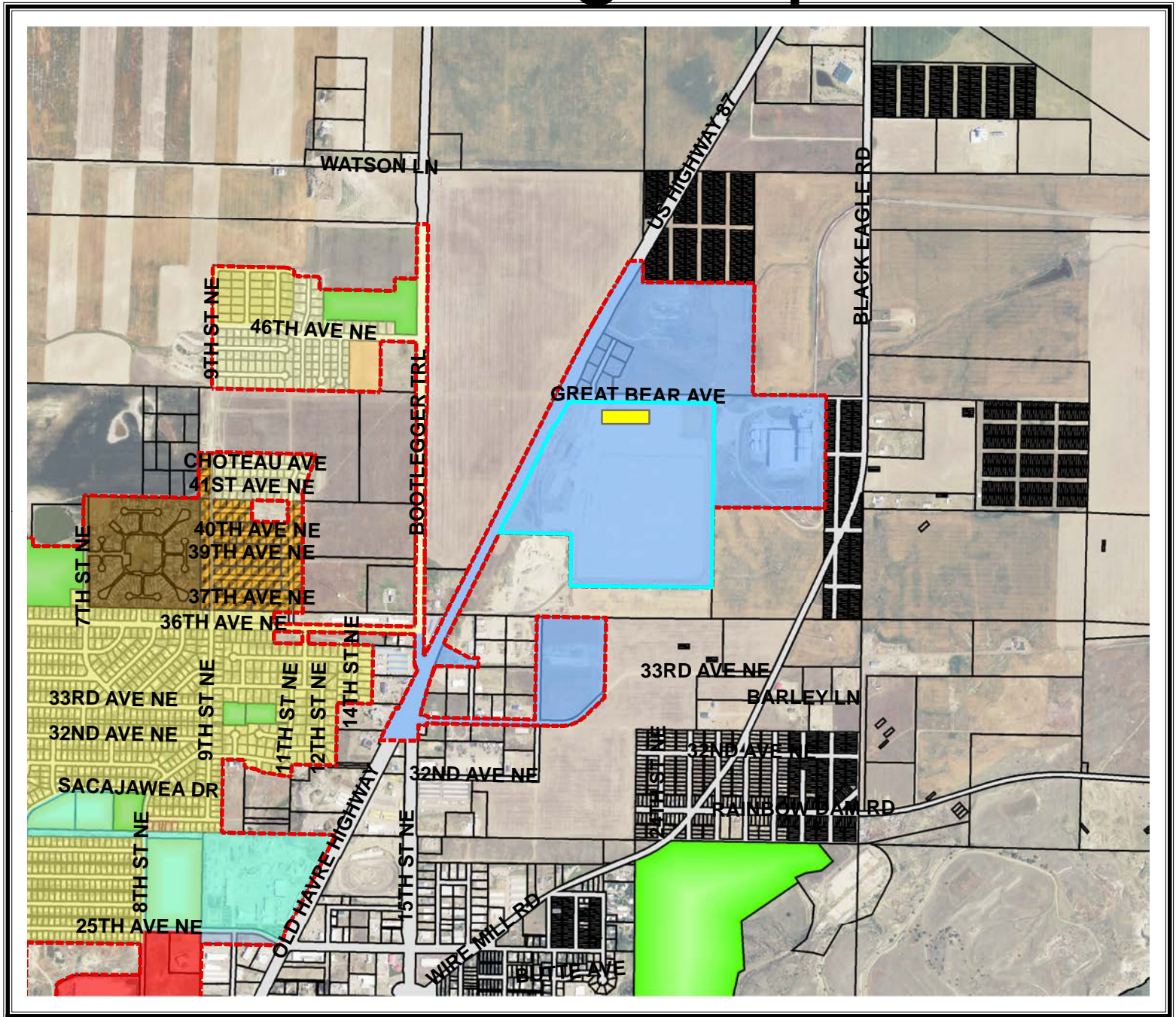


-  Subject Property
-  City Limits
-  Parcels
-  Parks
-  Schools
-  Proposed Subdivision

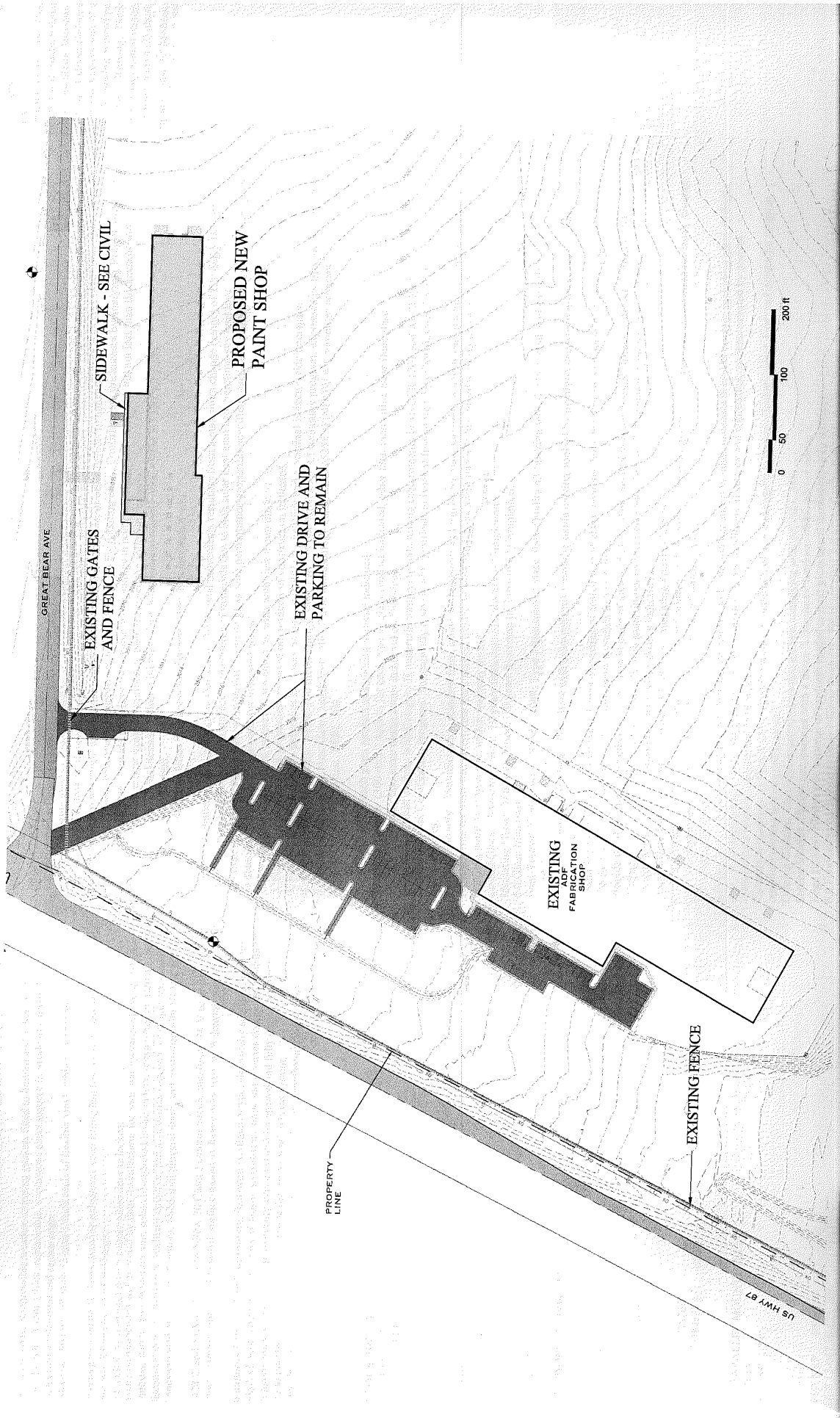
0 600 1,200 2,400 3,600 4,800 Feet



Zoning Map



- | | | |
|----------------------------------|---------------------------------|--------------------------|
| City Limits | R-5 Multi-family Medium Density | I-2 Heavy Industrial |
| Subject Property | R-10 Mobile Home Park | U Unincorporated Enclave |
| Parcels | PUD Planned Unit Development | POS Parks and Open Space |
| R-2 Single-family Medium Density | C-2 General Commercial | Proposed Subdivision |
| R-3 Single-family High Density | I-1 Light Industrial | |



FINDINGS OF FACT

Amended Plat of Lot 1A, Block 1, International Malting Company, LLC Addition, in the South ½ Section 30, Township 21 North, Range 4 East, P.M.M., Cascade County, Montana
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)

PRIMARY REVIEW CRITERIA:

Effect on agriculture, including: effects on the agricultural sector, loss of agricultural ground, and effects on surrounding agricultural activities or practices.

The lots within the proposed subdivision are in the City of Great Falls and are not currently being utilized for agricultural purposes. The existing use as heavy industrial has been in operation for more than a year.

Effect on agricultural water-user facilities.

The proposed use will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

Effect on local services, including: public road system, police and fire protection, utilities, and public schools.

When development transpires on Lot 1A2, extensions and connections to City water and sewer mains will occur. The City shall provide water and sewer service to the lots, which will be assessed and required to pay standard City fees for these services. The City should not experience an appreciable increase in maintenance and operating costs by approving the subdivision.

The lots are located within the City of Great Falls, and the City provides law enforcement and emergency services to the subject property. The nearest fire station is approximately 3.8 miles from the subject property. Providing these services to the proposed development is expected to be a negligible cost to the City.

Adjacent to the subdivision is U.S. Highway 87, which is maintained by Montana Department of Transportation. The public roadway of Great Bear Avenue is maintained by the City.

Effect on the natural environment

The subdivision is not expected to adversely affect soils or the quality or quantity of ground waters.

Effect on wildlife and wildlife habitat

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

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

The minor 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 local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

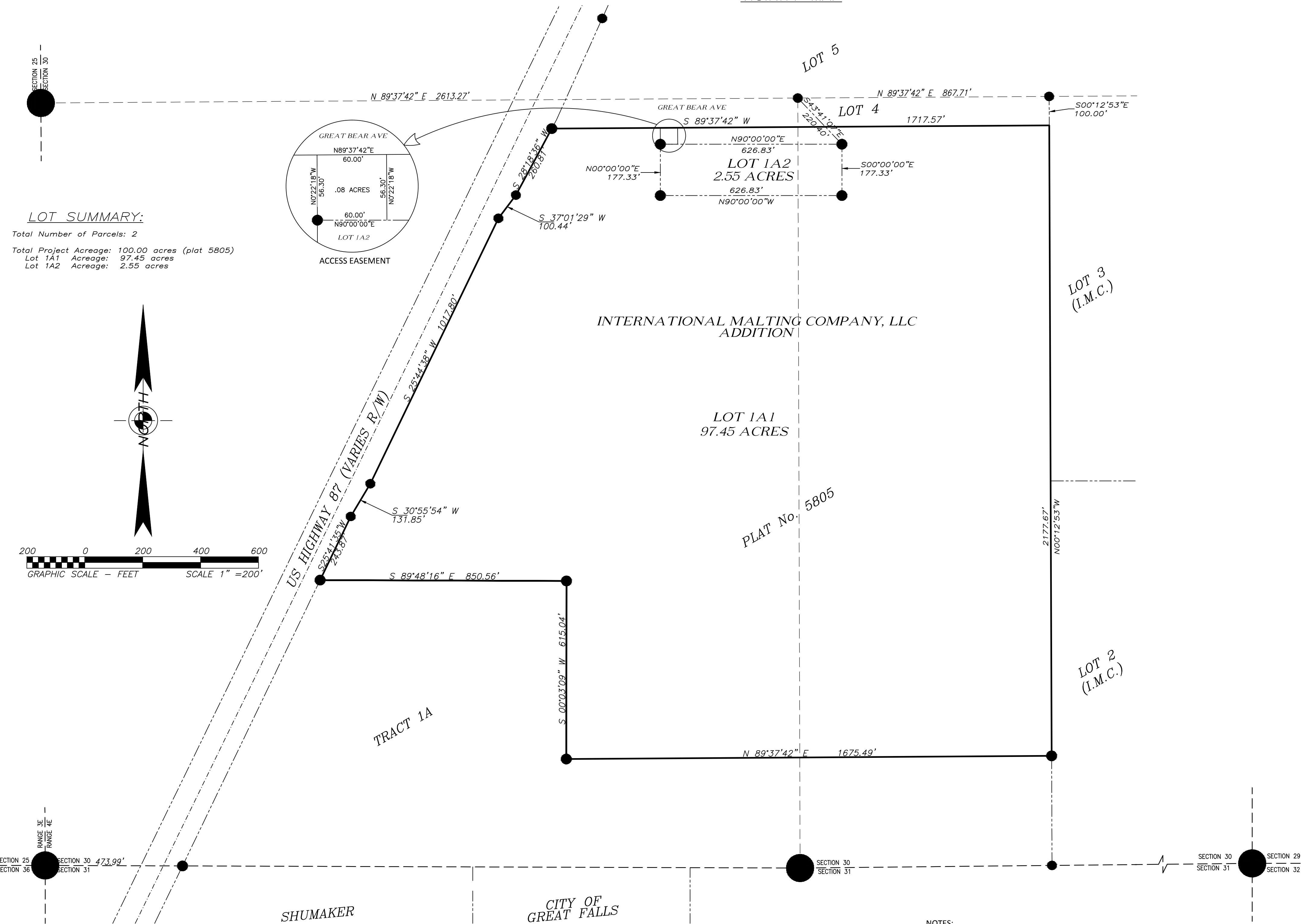
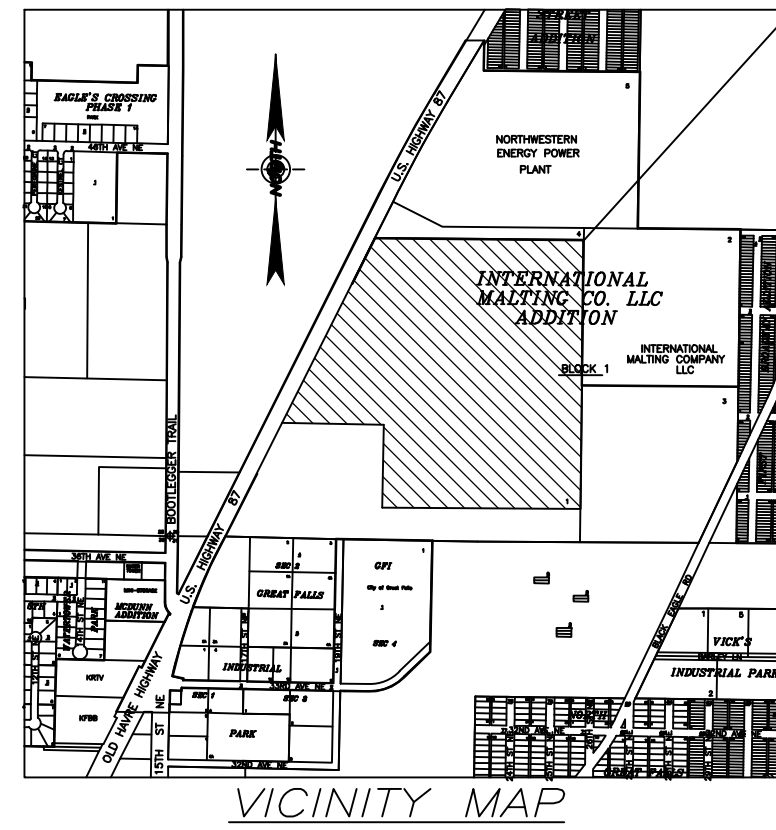
EASEMENT FOR UTILITIES

The applicant shall provide all necessary utility easements to accommodate water, stormwater, and sanitary sewer mains to serve any future development on the subject property.

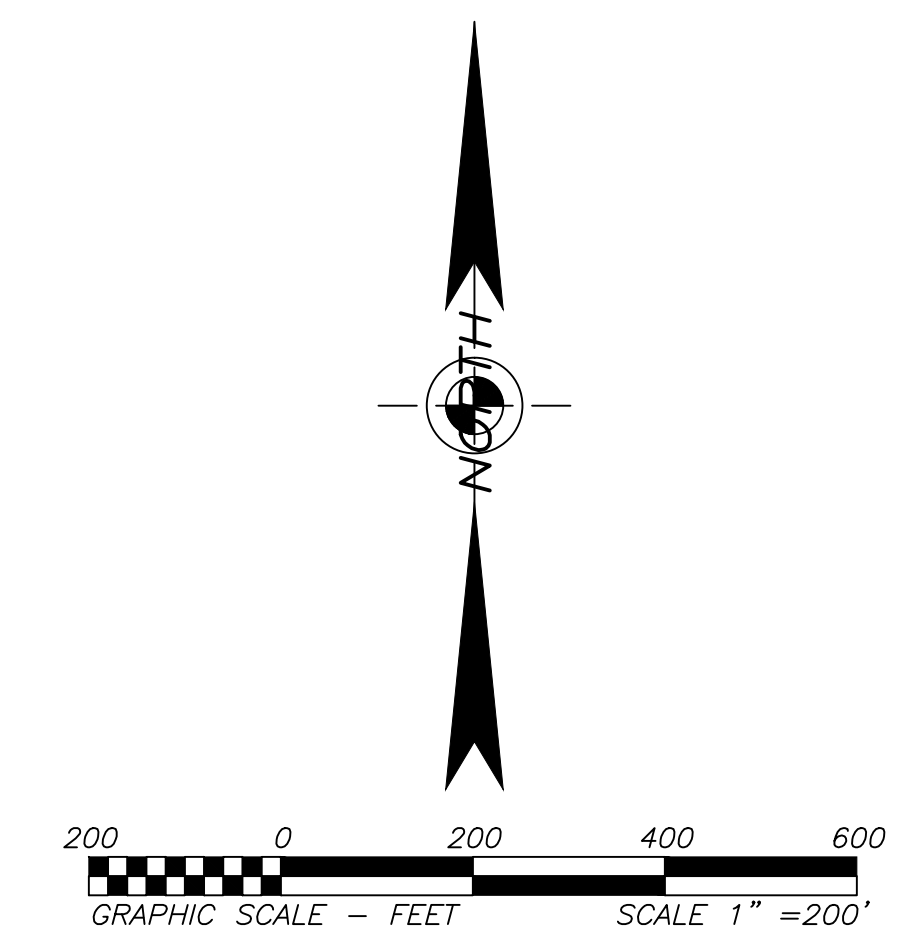
LEGAL AND PHYSICAL ACCESS

The subject property is on the southeast corner of Highway 87 and Great Bear Avenue. The proposed subdivision will have direct access from a private easement perpendicular to Great Bear Avenue, which provides the legal and physical access required by State statute.

AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION to the City of Great Falls, a subdivision in the S1/2 Section 30, T21N, R4E, P.M.MT, Cascade County, Montana



LOT SUMMARY:
 Total Number of Parcels: 2
 Total Project Acreage: 100.00 acres (plat 5805)
 Lot 1A1 Acreage: 97.45 acres
 Lot 1A2 Acreage: 2.55 acres



- LEGEND**
- Indicates a 5/8" diameter rebar, 24" in length, with an aluminum cap 2" in diameter inscribed with "WOITH ENGINEERING", set this survey.
 - Indicates a found property corner.
 - Indicates a Section Corner located this survey.
 - Indicates a Quarter Section Corner located this survey.
- Section Line
 - - - - Quarter Section Line
 - Boundary Line
 - - - - US Highway Center Line
 - Boundary Line being relocated this survey

NOTES:

The Basis of Bearings for this survey is referenced Certificate of Survey Number 4573 resulting in the bearing of N 89°24'34" E along the section line common to sections 30 and 31, between the quarter corner common to sections 30 and 31 and the section corner common to sections 29,30,31 and 32, as shown hereon.

Easements of sight and record not shown hereon may exist.

No improvements, fence-lines, underground utilities or subsurface improvements were mapped as part of this survey except where specifically indicated.

CERTIFICATE OF SURVEY

We, the undersigned property owners, do hereby certify that we have caused to be surveyed and platted into lots, as shown by the attached amended plat, the tract of land to be known as the **AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION** to the City of Great Falls, a subdivision in the S1/2 Section 30, T21N, R4E, P.M.MT, Cascade County, Montana, more fully described as follows:

LOT 1A1: COMMENCING at the west quarter of Section 30 of Township 21 North, Range 4 East, Principal Meridian of Montana; THENCE, N 89°37'42" E, 2613.27 feet, along the east / west mid-section line of said Section 30, to the center of said Section 30; THENCE continuing N 89°37'42" E, 867.71 feet along said mid-section line to a point; THENCE S 00°12'53" W, 100.00' to the **POINT OF BEGINNING**; 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 a point; N 00°12'53" W, 2177.67 feet along the west line of Lot 3 of the International Malting Company, LLC Addition to the **POINT OF BEGINNING**; except for that parcel described below as Lot 1A2. Said LOT 1A1 thus described encompasses 97.45 acres.

LOT 1A2: COMMENCING at the west quarter of Section 30 of Township 21 North, Range 4 East, Principal Meridian of Montana; THENCE, N 89°37'42" E, 2613.27 feet, along the east / west mid-section line of said Section 30, to the center of said Section 30; THENCE S43°41'07" E, 220.40 feet to the **POINT OF BEGINNING**; THENCE S00°00'00" E, 177.33 feet to a point; THENCE N90°00'00" W, 626.83 feet to a point; THENCE N00°00'00" E, 177.33 feet to a point; THENCE N90°00'00" E, 626.83 feet to the **POINT OF BEGINNING**; Said LOT 1A2 thus described encompasses 2.55 acres.

The above described tracts of land is to be known and designated as the **AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION** to the City of Great Falls, Cascade County, Montana.

X
 X
 STATE OF MONTANA)
) SS
 County of Cascade)
 On this ____ day of _____, 2014, before me, a Notary Public, in and for the State of Montana, personally appeared, X, known to me to be the person that executed the foregoing Certificate of Dedication and he acknowledged to me that he executed the same.

NOTARY PUBLIC, State of Montana
 Residing at Great Falls, Montana
 My Commission Expires _____
 PRINT Notary Public Name

CERTIFICATE OF SURVEYOR
 I, DALE E. SCHAEFFER, Professional Engineer and Land Surveyor, Montana Reg. No. 52065, do hereby certify that in June, 2014 I supervised the survey of the tracts of land shown on the attached **AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION** to the City of Great Falls, Cascade County, Montana, as described in the Certificate of Dedication, and that the survey was made in accordance with the provisions of Title 76, Chapter 3, Part 4, MCA.

CERTIFICATE OF GREAT FALLS PLANNING BOARD
 We, the undersigned, NATHAN WEISENBURGER, President of the said Great Falls Planning Board, Great Falls, Cascade County, Montana, and CRAIG RAYMOND Interim Secretary of said Great Falls Planning Board, do hereby certify that the accompanying **AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION** to the City of Great Falls, Cascade County, Montana, has been submitted to the said Great Falls Planning Board for examination by them and was found by them to conform to law and was approved at a meeting held on the ____ day of _____, 2014.

NATHAN WEISENBURGER, President, Great Falls Planning Board
 CRAIG RAYMOND, Secretary, Great Falls Planning Board

CERTIFICATE OF PUBLIC SERVICE DIRECTOR
 I, JIM REARDEN, Public Service Director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying **AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION** to the City of Great Falls, Cascade County, Montana, and the survey that it represents, and I find the same conforms to the regulations governing the platting of land and to presently platted adjacent land, as near as circumstances will permit and I do hereby approve the same on this ____ day of _____, 2014.

JIM REARDEN, Public Service Director, City of Great Falls

CERTIFICATE OF CITY COMMISSION
 I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that this **AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION** to the City of Great Falls, Cascade County, Montana, was duly examined and approved by the Commission of the City of Great Falls at its regular meeting held on the ____ day of _____, 2014.

GREGORY T. DOYON, City Manager, City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES
 I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, 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 facilities of the City of Great Falls, Cascade County, Montana, and that this certificate is made pursuant to Section 76-4-124, MCA, thereby permitting the Clerk and Recorder of Cascade County, Montana to record the accompanying plat. Dated this ____ day of _____, 2014.

GREGORY T. DOYON, City Manager, City of Great Falls, Montana

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND
 I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, found that no cash or dedication of any park or playground is required within the platted area of the **AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION** to the City of Great Falls, Cascade County, Montana, in accordance with Section 76-3-621, MCA. Dated this ____ day of _____, 2014.

GREGORY T. DOYON, City Manager, City of Great Falls, Montana

CERTIFICATE OF COUNTY TREASURER
 I, JAMIE BAILEY, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying **AMENDED PLAT OF LOT 1A OF THE INTERNATIONAL MALTING COMPANY, LLC ADDITION** to the City of Great Falls, Cascade County, Montana, and find that the taxes on the same have been paid for the last five years. Dated this ____ day of _____, 2014.

JAMIE BAILEY, Cascade County Treasurer

<p>WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS P.O. BOX 7326, GREAT FALLS, MONTANA 59406</p>	JOB #: 1346	7
	F.B.: GPS	
	DRAWN: GC DATE: 6-17-14	