

# PLANNING ADVISORY BOARD ZONING COMMISSION

**AUGUST 12, 2014**

**Case Number**

SUB2014-4

**Applicant/Owners**

ADF International, Inc.

**Property Location**

Southeast corner of U.S. Highway 87 and Great Bear Avenue, addressed as 1914 Great Bear Avenue.

**Parcel ID Number**

1029650

**Requested Action**

Minor Subdivision:  
Subdivide one lot into two lots

**Neighborhood Council**

Neighborhood Council #3

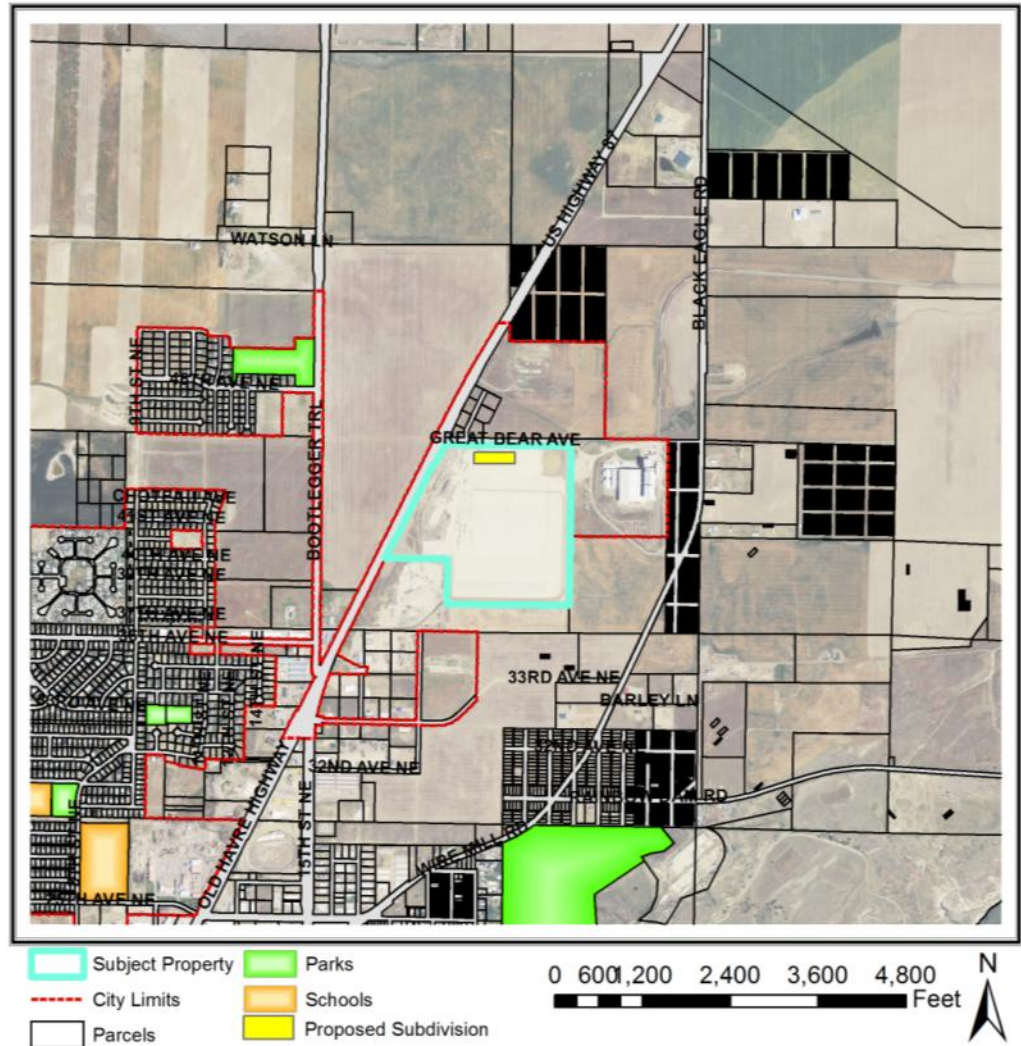
**Recommendation**

Approval of the requests with Conditions

**Project Planner**

Garrett Norman

## SUBDIVISION - LOT 1A INTERNATIONAL MALTING COMPANY, LLC ADDITION



### Summary

#### Project Description

The subject property is located east of U.S. Highway 87 in the northern portion of the City of Great Falls. The applicant is requesting approval of the Amended Plat for a minor subdivision of one lot into two lots on the subject property.

Legal description of property: Lot 1A, Block 1, International Malting Company, LLC Addition, in the South 1/2 Section 30, Township 21 North, Range 4 East, PMM, Cascade County, Montana

Original lot 1A: ±100 Acres

Subdivided lots:

Lot 1A2: 2.47 Acres

Lot 1A2 Access Easement: .08 Acres

Lot 1A1: 97.45 Acres

**Agency Comment**

Representatives from the City’s Public Works, Park & Recreation, and Fire Departments have been involved in the review process for this application. All comments made by the above parties have been addressed by the client or are included in the conditions of this report.

Existing Conditions

**Existing Use:** Heavy industrial; fabrication of steel structures.

**Existing Zoning:** 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.

**Proposed Zoning/Use:** The existing zoning of I-2 Heavy industrial will remain. The creation of Lot 1A2 is for the construction of a paint shop.

**Adjacent Zoning/Use:** Properties to the north and east are zoned I-2 Heavy industrial. The adjacent property to the east, consisting of ±40 acres, is the International Malting Company, LLC malting plant. The property use to the south and west is vacant undeveloped land within Cascade County that is used for agricultural production of dry grains.



View looking southeast from Great Bear Ave



View looking south from Great Bear Ave

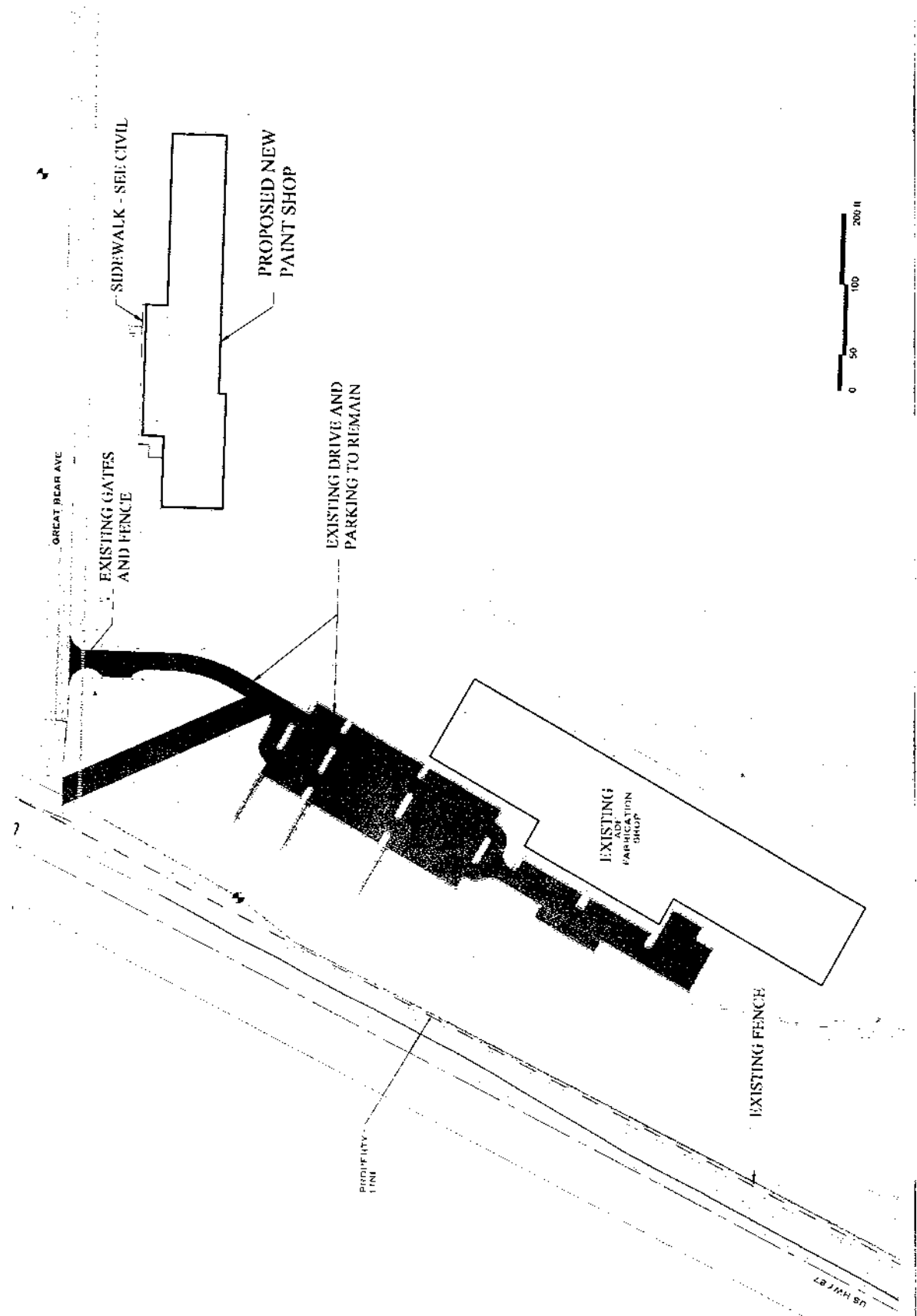


View looking southwest from Great Bear Ave

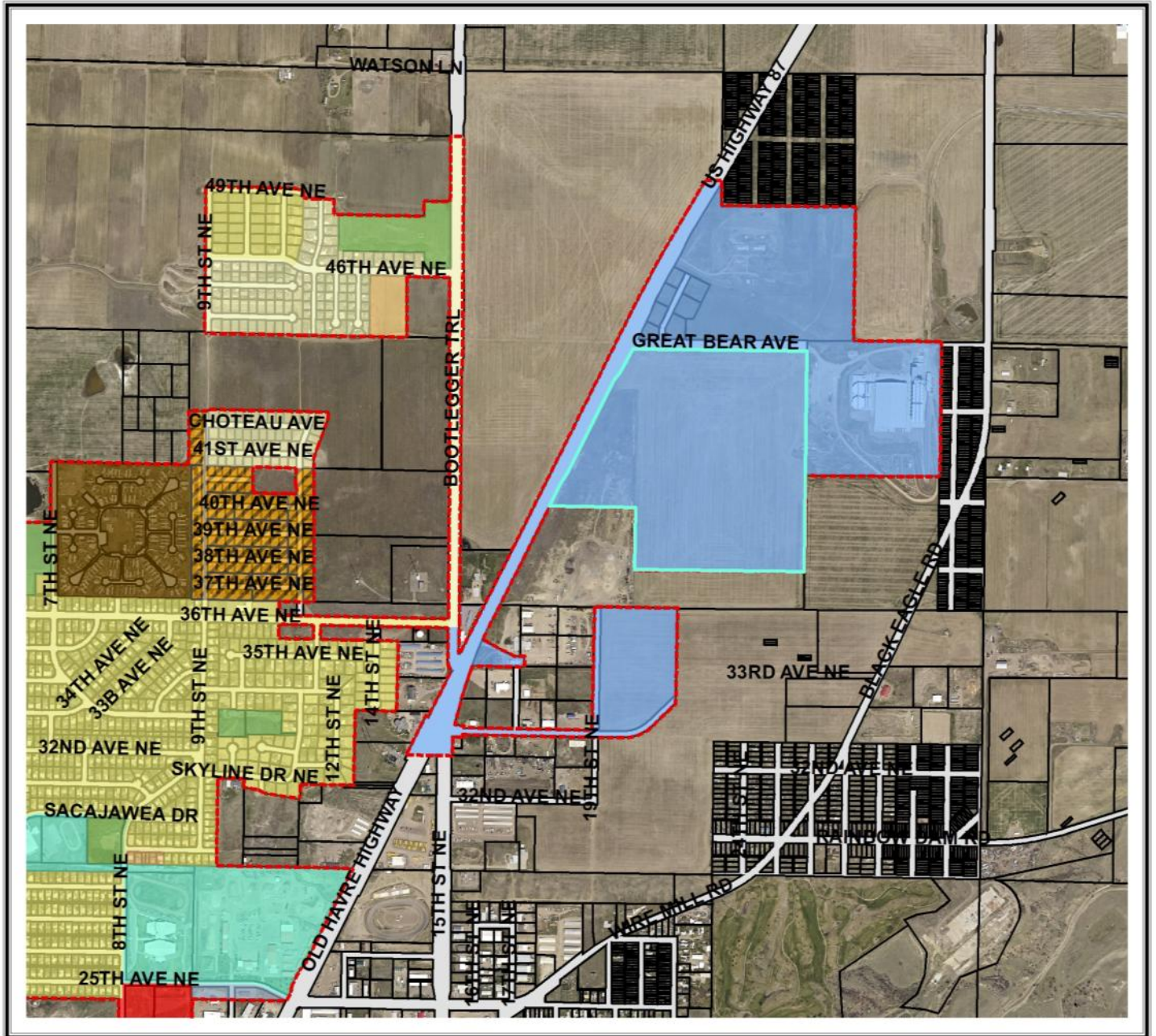


View looking west down Great Bear Ave

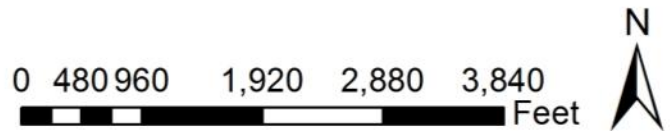
# EXHIBIT A - PROPOSED SITE



# EXHIBIT B - ZONING MAP



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



## Subdivision Request

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 (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. Each of the two proposed lots meet the minimum standards for the I-2 zoning district. The development of a paint shop on Lot 1A2 is currently being reviewed by the City Planning & Community Development and Public Works Departments for consistency with all applicable codes. 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.

## Improvements

### **Transportation**

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.

### **Traffic Analysis**

The 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.

### **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 International Malting Company, LLC (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.

### **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.

## City of Great Falls Growth Policy Update

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

Eco3.7	Support a balanced economic development approach to enhance and diversify the City's economic development capabilities.
Eco3.7.6	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.

## Findings of Fact (Prepared in Response to 76-3-608(3) MCA)

### **PRIMARY REVIEW CRITERIA**

#### **1. 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.

#### **2. 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.

#### **3. 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.

#### **4. Effect on the natural environment**

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

#### **5. 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.

## 6. 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.

## Recommendation

The Planning Advisory Board has the responsibility to review and make recommendations on annexations and subdivisions.

## Recommendation for a Motion:

The Planning Advisory Board recommends the City Commission approve the Amended Plat of International Malting Company, LLC Addition, legally described in the staff report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant.

## Conditions of Approval

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.

## Review/Approval Process

### Next Steps

1. The Planning Advisory Board recommendation will be presented to the City Commission.
2. City Commission will approve or deny the Amended Plat.
3. If approved, the applicant will submit any required documents for review and then file the required documents with the Cascade County Clerk and Recorder's Office.

Cc: Jim Rearden, Public Works Director

Dave Dobbs, City Engineer

Patty Cadwell, Neighborhood & Youth Council Coordinator

Spencer Woith, Project Representative, Woith Engineering; spencer@woitheng.com

# EXHIBIT C - APPLICATION

CITY OF GREAT FALLS  
 PLANNING & COMMUNITY DEVELOPMENT DEPT.  
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021  
 406.455.8415 • WWW.GREATFALLSMT.NET

## DEVELOPMENT APPLICATION

ADF PAINT SHOP

Name of Project / Development:

ADF INTERNATIONAL

Owner Name:

1900 GREAT BEAR AVE

Mailing Address:

406 315 3781

Phone:

Email:

WOITH ENGINEERING

Representative Name:

1725 41<sup>ST</sup> ST SW

Mailing Address:

406 761-1955

Phone:

spencer@woitheng.com

Email:

### PROPERTY DESCRIPTION / LOCATION:

LOT 1A

Mark/Lot:

30

Section:

ZIN

Township/Block:

4E

Range/Addition:

1900 GREAT BEAR AVE

Street Address:

### ZONING:

### LAND USE:

HEAVY INDUSTRIAL

Current:

HEAVY INDUSTRIAL

Proposed:

HEAVY INDUSTRIAL

Current:

HEAVY INDUSTRIAL

Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Property Owner's Signature:

Representative's Signature:

Date:

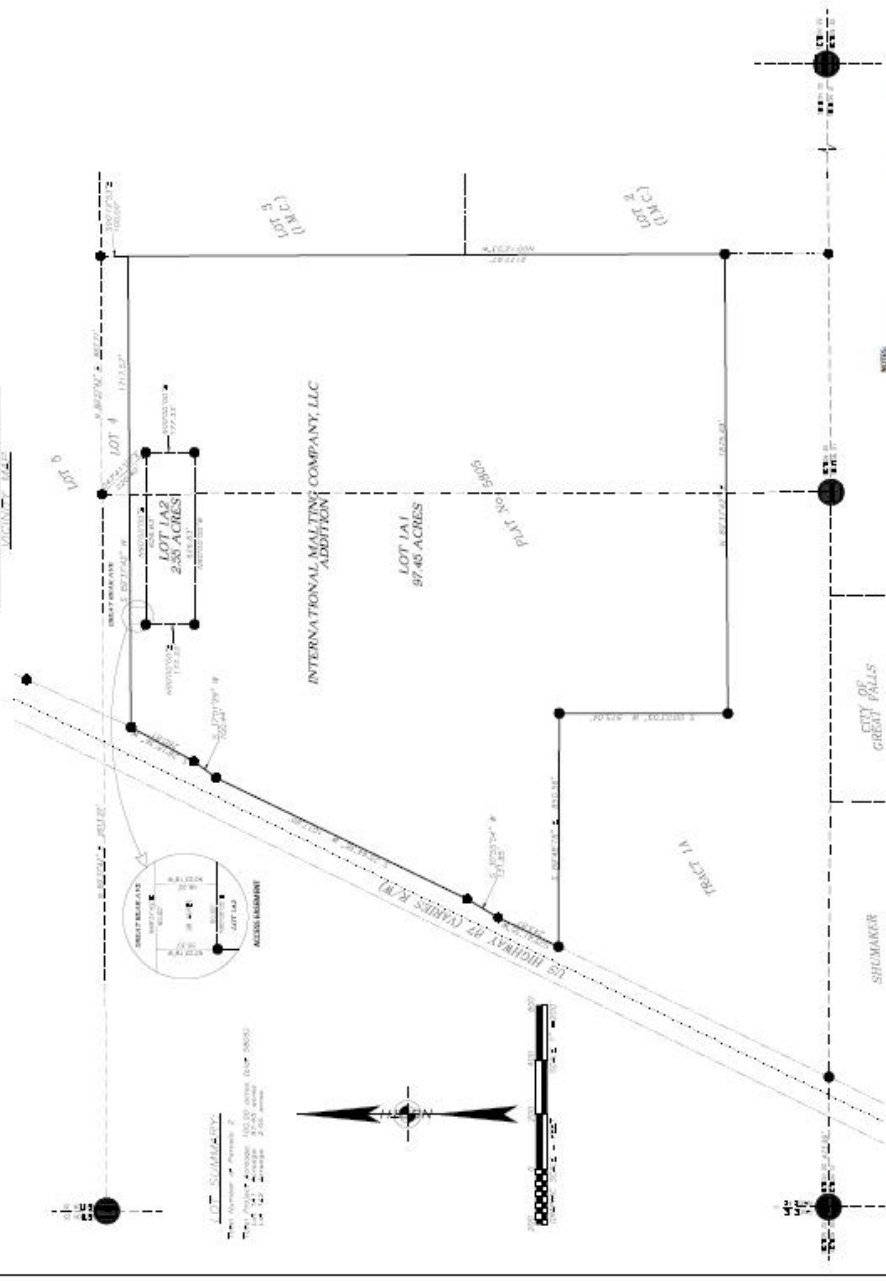
6-17-14

Date:



# EXHIBIT D - DRAFT PLAT

**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



**NOTES:**  
The basis of bearings for this survey is referenced Certificate of Survey  
Number 4273 recording in the bearing of S 89° 15' 34" E along the section line  
between Section 30 and Section 31 and the section corner common to sections 30, 30.3, 31  
and 32, as shown herein.  
Examines of right and record not shown herein may exist.  
No improvements, fence-line, underground utilities or subsurface  
rights were mapped as part of this survey except where specifically  
indicated.

**SECTION 1**  
The undersigned surveyors, certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 2**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 3**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 4**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 5**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 6**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 7**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 8**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 9**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**SECTION 10**  
I, \_\_\_\_\_, County of Cascade, Montana, do hereby certify that the above described plat was prepared and adopted by the City of Great Falls, Montana, on the 15th day of January, 2021, and that the same is a true and correct copy of the original as recorded in the office of the County Clerk of Cascade County, Montana.

**WIRTH ENGINEERING, INC.**  
ENGINEERS & SURVEYORS

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