

FINDINGS OF FACT

Exhibit C

Amended Plat of Lot 3, Block 1, Viles and Robinson Acre Tracts, located in the SW¹/₄, Section 35, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana

(PREPARED IN RESPONSE TO 76-3-608(3)MCA)

PRIMARY REVIEW CRITERIA

Effect on Agriculture: The lots within the proposed subdivision are in the City of Great Falls and are not currently being utilized for agricultural purposes. The use on the property is existing single-family residence and will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity. The land uses that are existing in the vicinity are residential uses.

Effect on Local Services: When development occurs on Lot 3, the owner will connect to City water and sewer mains. The applicant agrees to pay for and install all necessary utilities to the subdivision after the Amended Plat is approved. 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 a half mile from the subject property, which is within sufficient travel time for emergency services. Providing these services to the proposed development is expected to be a negligible cost to the City.

Adjacent to the subdivision are Smelter Avenue Northwest and Colorado Avenue Northwest, which are public roadways maintained by the City of Great Falls Public Works Department.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the quality or quantity of ground water because the future development proposed on the subject property is limited to one new single-family residence.

Effect on Wildlife and Wildlife Habitat: The proposed subdivision is surrounded by urbanized development. 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.

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, storm water and sanitary sewer mains to serve any future development on the subject property.

LEGAL AND PHYSICAL ACCESS

The subject property is bounded by Smelter Avenue Northwest and Colorado Avenue Northwest; these roadways are public roadways that are maintained by the City of Great Falls. The proposed subdivision will have direct access to public rights-of-way, which provides the legal and physical access required by State statute.