



**Planning Advisory Board/Zoning Commission
December 22, 2020 Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center via Zoom
3:00 PM**

UPDATES CONCERNING PROCESS OF MEETINGS

Due to the COVID-19 health concerns, the format of the Planning Advisory Board/Zoning Commission meeting will be held in a virtual video-conferencing environment. In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and Planning Advisory Board/Zoning Commission are making every effort to meet the requirements of open meeting laws:

- Planning Advisory Board/Zoning Commission members and City staff will attend the meeting via a remote location, using a virtual meeting method.
- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public comment will be taken during the meeting as indicated on the agenda with an asterisk. Public participation is welcome in the following ways:
 - Attend in person. Refrain from attending in person if you are not feeling well. The City will require social distancing at the meeting, and may limit the number of persons in the Gibson Room according to applicable health guidelines.
 - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, December 22, 2020, to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name and address of the commenter. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.
 - Call-in. The public may call in during specific public comment periods at 406-761-4786. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits. This is a pilot service to test the feasibility of expanded public participation by phone. We ask for your patience in the event there are technical difficulties.

OPENING MEETING

1. Call to Order - 3:00 P.M.
2. Roll Call - Board Introductions

Pete Fontana - Chair

Chuck Pankratz - Vice Chair

Dave Bertelsen

Kelly Buschmeyer

Tory Mills

Samantha Shinaberger

Laura Vukasin

3. Recognition of Staff
4. Approval of Meeting Minutes - November 10, 2020

BOARD ACTIONS REQUIRING PUBLIC HEARING

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

- 5. Non-Administrative Plat to Aggregate Lots 1-10 and Lots 24-26 of Block 1, Lincoln Heights Addition to Great Falls.

COMMUNICATIONS

PUBLIC COMMENT

Public Comment on any matter and that is within the jurisdiction of the Planning Advisory Board/Zoning Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and address for the record.

ADJOURNMENT

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.)

Assistive listening devices are available for the hard of hearing, please arrive a few minutes early for set up, or contact the City Clerk’s Office in advance at 455-8451. Wi-Fi is available during the meetings for viewing of the online meeting documents.

Planning Advisory Board/Zoning Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Meetings are re-aired on cable channel 190 the following Thursday at 7 p.m.

**MINUTES OF THE MEETING
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
November 10, 2020**

CALL TO ORDER

The regular meeting of the Great Falls Planning Advisory Board/Zoning Commission was called to order by Chair Peter Fontana at 3:03 p.m. The meeting was held via Zoom in the Commission Chambers, at the Civic Center.

ROLL CALL & ATTENDANCE

Due to the COVID-19 health concerns, the format of the Planning Advisory Board/Zoning Commission meeting is being conducted in a virtual video-conferencing environment. In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), public participation is welcomed and encouraged as follows:

- Attend in person. Refrain from attending in person if you are not feeling well. The City will require social distancing at the meeting, and may limit the number of persons in the Gibson Room according to applicable health guidelines.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, November 10, 2020 to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name and address of the commenter. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and will be so noted in the official record of the meeting.
- Call-in. The public may call in during specific public comment periods at 406-761-4786. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits. We ask for your patience in the event there are technical difficulties.

Planning Board Members present electronically via Zoom:

Peter Fontana, Chair
Charles Pankratz, Vice Chair
Kelly Buschmeyer
Dave Bertelsen
Tory Mills
Samantha Shinaberger

Planning Board Members absent:

Laura Vukasin

Planning Staff Members present:

Craig Raymond, Director Planning and Community Development
Thomas Micuda, Deputy Director, Planning and Community Development
Jamie Nygard, Sr. Admin Assistant

Other Staff present:

Joe Cik, Assistant City Attorney

Mr. Raymond affirmed a quorum of the Board was present.

MINUTES

Chair Peter Fontana asked if there were any comments or corrections to the minutes of the meeting held on October 13, 2020. Seeing none, Mr. Bertelsen moved to approve the minutes. Ms. Shinaberger seconded, and all being in favor, the minutes were approved.

BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING

Formation of a Nominating Committee to select the Chair and Vice-Chair of the Planning Advisory Board/Zoning Commission for 2021

Chair Fontana stated that his term with the Planning Advisory Board/Zoning Commission is up at the end of the year and wanted to have a meeting to discuss the election of new officers for 2021. He asked Assistant City Attorney Cik if the Board could amend the Agenda item to state to take floor nominations for the leadership roles for 2021. Mr. Cik responded that the meeting being held will just be a discussion and not actually electing anyone at the meeting, but yes he could amend the Agenda item to state that and the individuals nominated can consent to being nominated. Mr. Cik stated that the first meeting in January 2021 would be when the officers are elected.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board Amend the Agenda item to state that the Planning Advisory Board take nominations from the floor for the election of new officers for 2021 as opposed to forming a nominating committee.

Made by: Mr. Pankratz
 Second: Ms. Buschmeyer

VOTE: All in favor, the motion carried

Mr. Fontana stated that he would take nominations for the Chair and whoever is nominated would need to consent to being elected, before being moved to the Agenda in January for the election.

MOTION: That the Planning Advisory Board/Zoning Commission recommend Mr. Dave Bertelsen for the Chair in 2021.

Made by: Mr. Pankratz
 Second: Mr. Mills

Mr. Bertelsen did state that he would be willing to accept the responsibility.

VOTE: All in favor, the motion carried

MOTION: That the Planning Advisory Board/Zoning Commission recommend Mr. Charles Pankratz for the Vice-Chair in 2021.

Made by: Mr. Bertelsen
Second: Ms. Shinaberger

VOTE: All in favor, the motion carried

COMMUNICATIONS

Mr. Micuda stated that he fully expects the November 24, 2020 meeting to be canceled. There is a potential request for the December 8, 2020 meeting. It is a request from the Great Falls International Airport for TIF funding. Currently the request is on track for the December 8th meeting.

PUBLIC COMMENT

Commissioner Moe called in and wanted to let Chair Fontana know what a good job that he did with the Planning Advisory Board/Zoning Commission and wanted to thank Mr. Bertelsen for stepping up. Mr. Fontana responded that it has been a pleasure to serve on the Board and is surprised how fast the six years went. He thanked the other Board members and the City staff for the support. Mr. Raymond did also state that he appreciated the leadership and service that Mr. Fontana provided to the Board. Mr. Cik also stated that there was a lot of problems prior to Mr. Fontana being on the Board and his leadership really got it together for the Board to make decisions and wanted to thank him. Mr. Mills also commented that him being one of the newest members of the Planning Board, Mr. Fontana set a good example for the other board members on how to lead a properly formed board.

ADJOURNMENT

There being no further business, Chair Fontana adjourned the meeting at 3:19 p.m.

CHAIRMAN

SECRETARY



Meeting Date: 12/22/2020

CITY OF GREAT FALLS
PLANNING ADVISORY BOARD / ZONING COMMISSION AGENDA REPORT

Item: Non-Administrative Plat to Aggregate Lots 1-10 and Lots 24-26 of Block 1, Lincoln Heights Addition to Great Falls.

Initiated By: Montana Commerce, LLC

Presented By: Lonnie Hill, Planner I

Action Requested: Recommendation to the City Commission.

Suggested Motion:

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the amended plat aggregating the various parcels as legally described in the Staff Report, and the accompanying Findings of Fact/Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicant.”

2. Chairman calls for a second, public comment, board/commission discussion, and calls for the vote.

Background:

Montana Commerce, LLC has submitted an application to aggregate Lots 1-10 and Lots 24-26 of Block 1 of the Lincoln Heights Addition to Great Falls. This request was submitted concurrently with a building permit to construct a new car wash facility located at 2500 10th Avenue South. Staff directed the applicant to aggregate the lots in order for the car wash building and associated vacuum area to comply with City building setback requirements. Specifically, the individual lots must be aggregated to ensure that the proposed new structures will not cross over the boundary lines of each individual lot. The draft amended plat showing the aggregation has been attached for review. The amended plat must be approved by the City Commission and recorded prior to a Certificate of Occupancy being issued by the City for the car wash development.

Non-Administrative Plat:

The applicant proposes to aggregate Lots 1-10 and Lots 24-26 of Block 1 of the Lincoln Heights Addition to Great Falls to facilitate the development of a car wash. The aggregation is required to go through the amended plat process pursuant to Montana Code Annotated (Mont. Code Ann.) § 76-3-207(2)(A), which states:

Within a platted subdivision filed with the county clerk and recorder, a division, redesign, or rearrangement of lots that results in an increase in the number of lots or that redesigns or rearranges six or more lots must be reviewed and approved by the governing body before an amended plat may be filed with the county clerk and recorder.

Staff has prepared Findings of Fact based on the criteria for a subdivision. Additionally, pursuant to the Official Code of the City of Great Falls (OCCGF), Staff has reviewed the plat for compliance with the survey requirements of this Title and State law, dedication of easements for the location and installation of any planned utilities, and review of physical and legal access to the parcels. The recommendation of the Planning Advisory Board and the decision of City Commission shall at a minimum consider the criteria which are attached as Findings of Fact/Basis of Decision – Subdivision.

The amended plat will be additionally reviewed by City/County Health Department Staff and Cascade County Clerk and Recorder Staff for compliance with the survey requirements as part of the standard plat review process.

Neighborhood Council Input:

The subject properties are located in Neighborhood Council #5. The applicant has contacted the Council informally about the proposal and will formally present to the Council at their February 20th meeting.

Concurrences:

Representatives from the City’s Public Works Department and Fire Department have been involved throughout project discussions with the applicant, and will continue throughout the construction of the project. These two departments, along with the City’s Building Department, have reviewed and approved the building permit for the proposed car wash.

Fiscal Impact:

Public infrastructure is existing surrounding the parcels. The cost of connecting to utilities and any on site improvements including stormwater management will be borne by the applicant.

Staff Recommendation:

Staff recommends approval of the Non-Administrative Plat of the subject properties with the following conditions:

Conditions of Approval:

1. General Code Compliance. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

2. Amended Plat. Provide a revised Amended Plat of the subject properties, showing the proposed aggregation required by the City of Great Falls. The revised Plat shall incorporate corrections of any errors or omissions noted by Staff. Also a deed will be required to ensure that all the properties are under one ownership in order to aggregate the parcels.

3. Land Use & Zoning. The development standards and land uses for the subject properties shall be consistent with the OCCGF.

Alternatives:

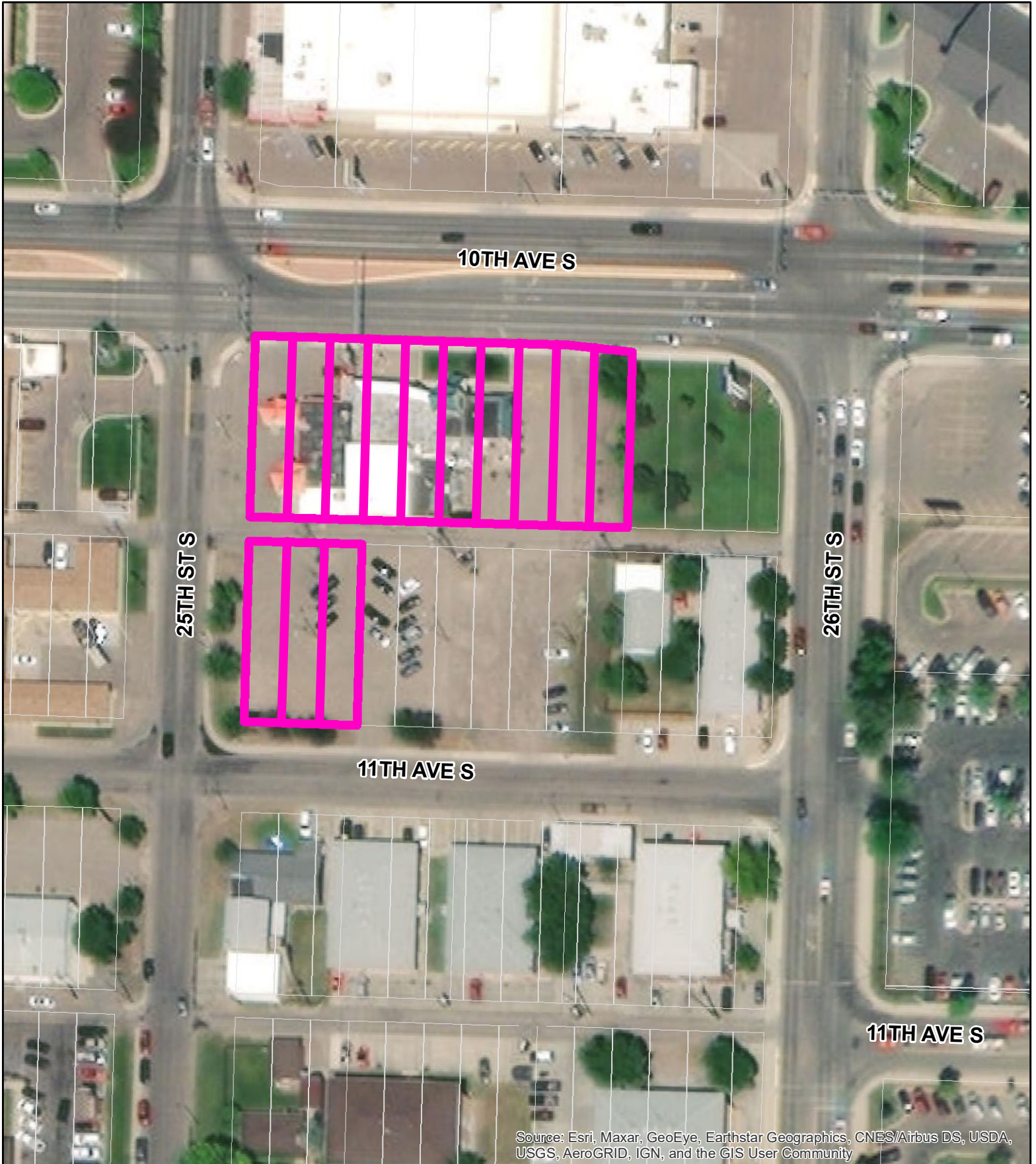
The Planning Advisory Board could recommend denial of the lot aggregation request to the City Commission. For this action, the Planning Advisory Board must provide separate Findings of Fact/Basis of Decision to support an alternative decision.

Attachments/Exhibits:

- Aerial Exhibit Showing Lots to be Aggregated

- Zoning Exhibit
- Car Wash Site Plan
- Draft Amended Plat
- Findings of Fact/Basis of Decision – Subdivision

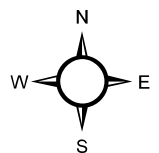
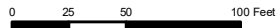
Aerial Exhibit



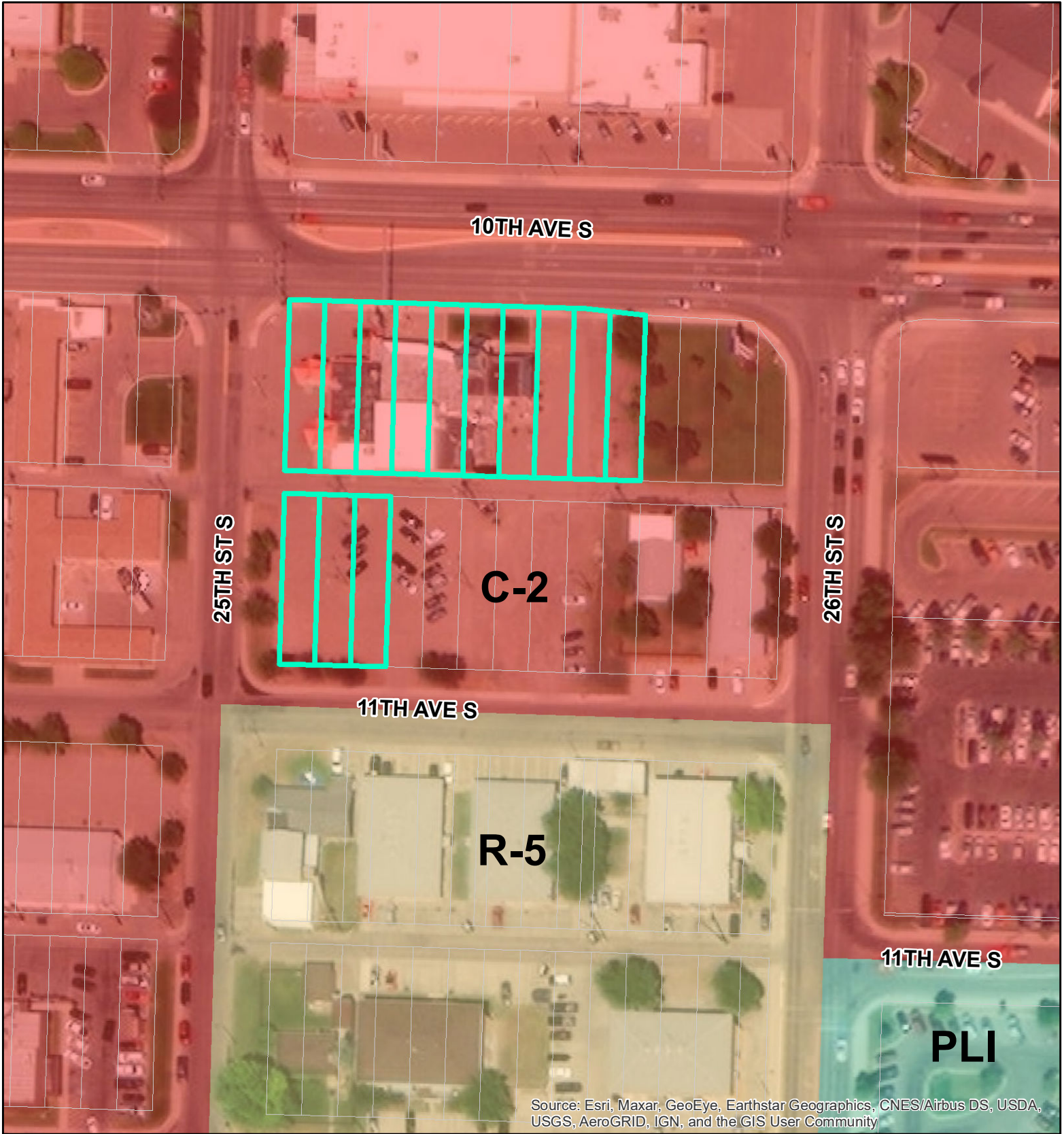
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







Lots to be Aggregated

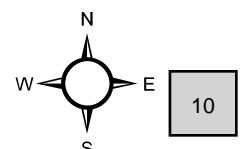
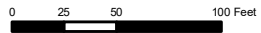


Zoning Exhibit

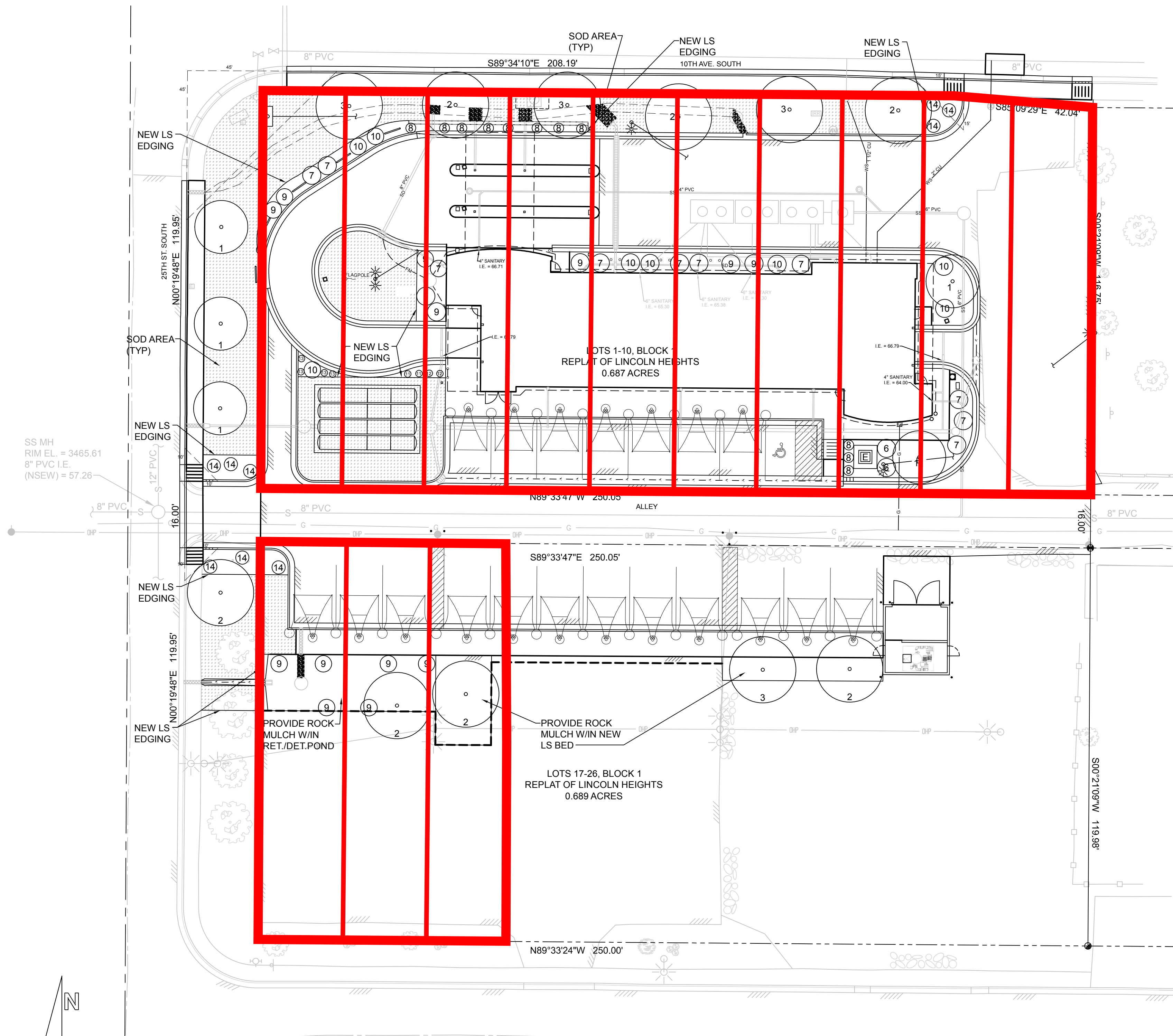


-  R-5 Multi-family Medium Density
-  C-2 General commercial
-  PLI Public Lands and Institutional

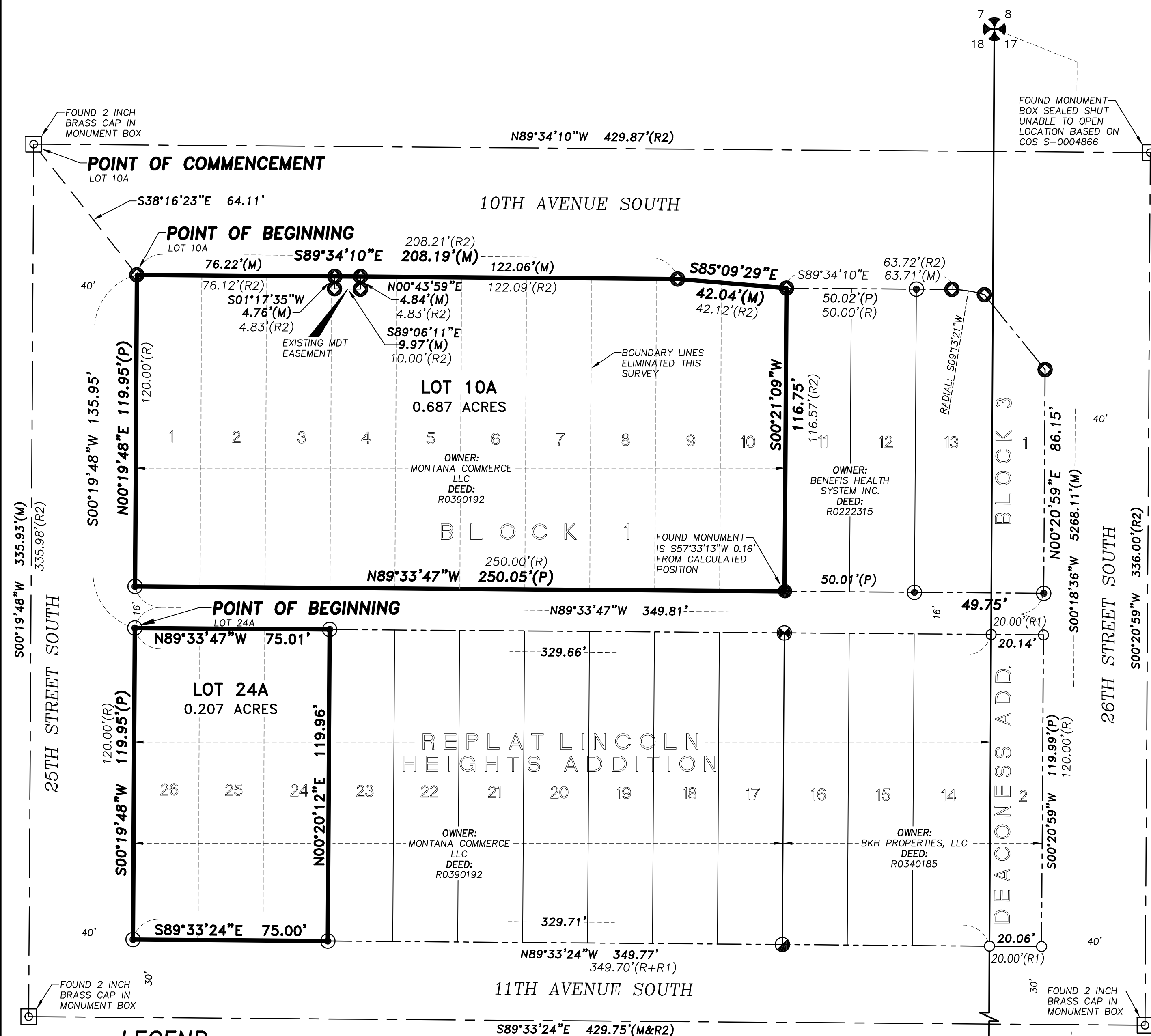
 Lots to be Aggregated



SITE PLAN WITH LOT LINES



AMENDED PLAT OF LOTS 1 THROUGH 10, BLOCK 1, REPLAT OF THE LINCOLN HEIGHTS ADDITION TO THE CITY OF GREAT FALLS SITUATED IN THE NE1/4 NE1/4 SECTION 18, T. 20 N., R. 4 E., P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA



CERTIFICATE OF OWNER:

I, THE UNDERSIGNED, AUTHORIZED REPRESENTATIVES OF MONTANA COMMERCE LLC, OWNERS OF THE SUBJECT PROPERTIES SHOWN HEREON, CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, AND LOTS AGGREGATED, THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

LOTS 1 - 10 AND LOTS 24 - 26, BLOCK 1, REPLAT OF THE LINCOLN HEIGHTS ADDITION TO THE CITY OF GREAT FALLS, SITUATED IN THE NE1/4 NE1/4 SECTION 18, T. 20 N., R. 4 E., P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOT 10A:

COMMENCING AT A CENTERLINE MONUMENT AT THE INTERSECTION OF 10TH AVENUE SOUTH AND 25TH STREET SOUTH, WHICH IS A FOUND 2 INCH BRASS CAP IN A MONUMENT BOX; THENCE S38°16'23"E A DISTANCE OF 64.11 FEET TO THE INTERSECTION OF THE SOUTH AND EAST RIGHT-OF-WAYS OF SAID STREETS, SAID INTERSECTION IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF 10TH AVENUE SOUTH, S89°34'10"E A DISTANCE OF 208.19 FEET TO AN ANGLE POINT; THENCE S85°09'29"E A DISTANCE OF 42.04 FEET TO AN ANGLE POINT; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, S00°21'09"W A DISTANCE OF 116.75 FEET TO A POINT ON THE NORTH LINE OF AN ALLEYWAY FOR BLOCK 1, REPLAT OF LINCOLN HEIGHTS ADDITION; THENCE ALONG SAID NORTH LINE, N89°33'47"W A DISTANCE OF 250.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF 25TH STREET SOUTH; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°19'48"E A DISTANCE OF 119.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 0.687 ACRES; AND,

LOT 24A:

COMMENCING AT A CENTERLINE MONUMENT AT THE INTERSECTION OF 10TH AVENUE SOUTH AND 25TH STREET SOUTH, WHICH IS A FOUND 2 INCH BRASS CAP IN A MONUMENT BOX; THENCE S38°16'23"E A DISTANCE OF 64.11 FEET TO THE INTERSECTION OF THE SOUTH AND EAST RIGHT-OF-WAYS OF SAID STREETS, THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF 25TH STREET SOUTH S00°19'48"W A DISTANCE OF 135.95 TO A POINT AT THE INTERSECTION OF THE EAST LINE OF 26TH STREET SOUTH AND THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEYWAY, SAID INTERSECTION IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE EAST RIGHT-OF-WAY OF 26TH STREET SOUTH, S00°19'48"W A DISTANCE OF 119.95 FEET TO THE INTERSECTION WITH THE NORTH LINE OF 11TH AVENUE SOUTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S89°33'24"E A DISTANCE OF 75.00 FEET TO AN ANGLE POINT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY N00°20'12"E A DISTANCE OF 119.96 FEET TO A POINT ON THE SOUTH LINE OF AN ALLEYWAY FOR BLOCK 1, REPLAT OF LINCOLN HEIGHTS ADDITION; THENCE ALONG SAID SOUTH LINE, N89°33'47"W A DISTANCE OF 75.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 0.207 ACRES; AND,

THE ABOVE DESCRIBED LOTS ARE TO BE KNOWN AND DESIGNATED AS LOT 10A AND LOT 24A OF THE AMENDED PLAT OF LOTS 1 - 10 & LOTS 24 - 26, BLOCK 1, REPLAT OF THE LINCOLN HEIGHTS ADDITION TO GREAT FALLS; AND,

PURPOSE:

I, THE AUTHORIZED REPRESENTATIVE OF MONTANA COMMERCE LLC., CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO AGGREGATE 10 EXISTING LOTS INTO 1. THIS AGGREGATION IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO M.C.A. 76-3-207(1)(f), WHICH STATES... "aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or unplatted parcel continues to apply to those areas." AND;

THIS AMENDED PLAT IS EXEMPT FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125(1)(c) WHICH STATES: "divisions made for the purposes other than the construction of water supply or sewage and solid waste disposal facilities as the department specifies by rule; AND A.R.M. 17.36.605(3), WHICH STATES: "Aggregations of parcels are not subdivisions subject to review, except that an aggregation is subject to review under 76-4-130, MCA, if any parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, part 1, MCA";

[NAME], AUTHORIZED REPRESENTATIVE OF MONTANA COMMERCE LLC. DATE

ACKNOWLEDGED
STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, DID PERSONALLY APPEAR, [NAME], AUTHORIZED REPRESENTATIVE OF MONTANA COMMERCE LLC., KNOWN TO ME TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____ :
PRINTED NAME: _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

BASIS OF BEARING

THE BEARING SOURCE FOR THIS SURVEY IS BASED ON AN RTK GPS AUTONOMOUS POSITION. THE BEARINGS PRODUCED ARE CONSIDERED GEODETIC NORTH AND ARE AS SHOWN ON THE ACCOMPANYING MAP.

NOTE:
IT IS NOT THE INTENT OF THIS SURVEY TO SHOW ALL EASEMENTS THAT MAY AFFECT THE SUBJECT OR ADJACENT PROPERTIES. NO TITLE REPORT HAS BEEN FURNISHED TO THE SURVEYOR AND NO SEARCH OF THE PUBLIC RECORDS FOR ANY OR ALL EASEMENTS THAT MAY AFFECT THE SUBJECT OR ADJACENT PROPERTIES HAS BEEN PERFORMED BY THE SURVEYOR. THEREFORE EASEMENTS OF RECORD MAY EXIST AND MAY NOT BE SHOWN ON THE ACCOMPANYING MAP.

CERTIFICATE OF COUNTY TREASURER:

I, DIANE HEIKKILA, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY PURSUANT TO 76-3-207(3), M.C.A. THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREIN HAVE BEEN PAID.

ASSESSMENT CODE:
LOTS 1-10 - 0001044800

CASCADE COUNTY TREASURER _____ DATE _____
DEPUTY TREASURER _____ DATE _____

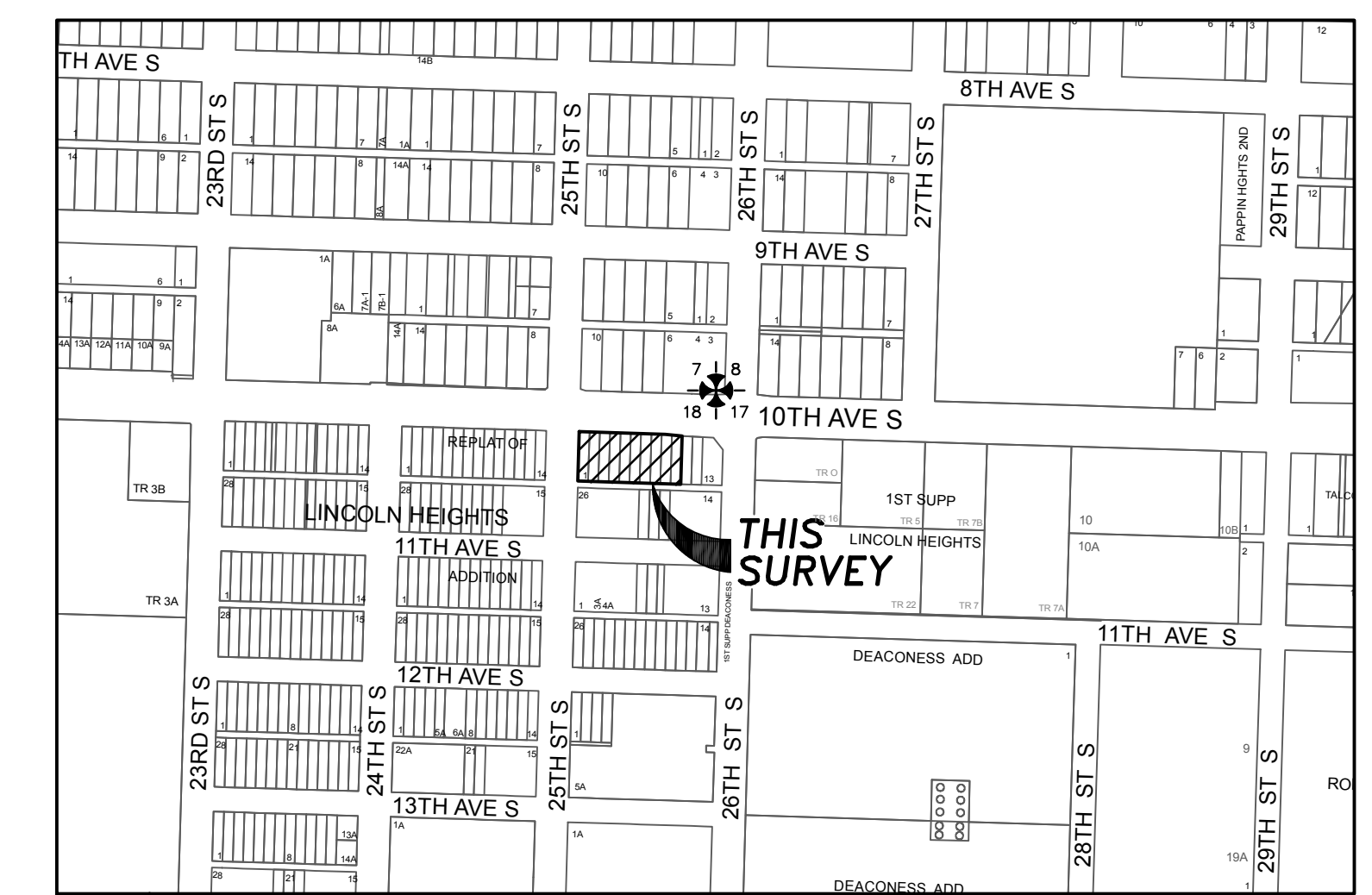
CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF FEBRUARY, SEPTEMBER AND OCTOBER 2020, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2020.



MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT LICENSE NUMBER 12920ES



T. 20 N., R. 04 E.
VICINITY MAP

LEGEND

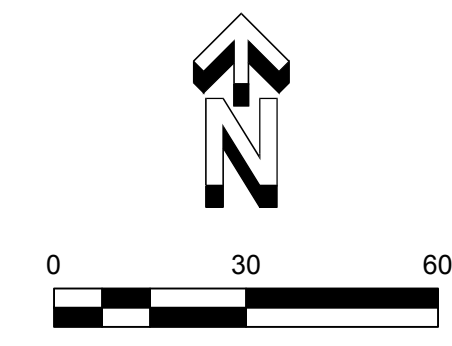
- SYMBOLS**
- SECTION CORNER (AS DESCRIBED)
- CENTERLINE MONUMENT (AS DESCRIBED)
- SET 5/8" x 24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "MDT 11702LS"
- FOUND 5/8" REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP
- FOUND 1/2" REBAR
- POSITION ONLY - NOTHING FOUND OR SET

ABBREVIATIONS

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (P) PROPORTIONED DIMENSION

RECORD DOCUMENTS

- R REPLAT OF LINCOLN HEIGHTS ADDITION
- R1 DEACONESS ADDITION
- R2 COS S-0004866



REVIEWED FOR COMPLIANCE WITH SURVEY REQUIREMENTS AND ZONING REGULATIONS PER 76-3-207 M.C.A. BY/DATE: _____
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF GREAT FALLS

CITY-COUNTY HEALTH DEPT
Great Falls, Montana
Exempt From Health Dept. Review
Date: _____
By: _____

RECORDING STAMP

bsc&e ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS
BIG SKY CIVIL & ENVIRONMENTAL, INC
1324 13th Ave. SW
P.O. BOX 3625
GREAT FALLS, MT 59403
(406)727-2185 OFFICE
(406)727-3656 FAX
www.bigskyce.com

SHEET TITLE: AMENDED PLAT - AGGREGATION		
FIELD WORK COMPLETION: 2/25/20, 9/24/20	JOB NO./DRAWING NAME: 20T-LEGAL-AGG	SHEET: 1 OF 1
MONUMENTS SET: TBD	DRAFTED BY: CRB	DRAWING DATE: 9/25/20

FINDINGS OF FACT/BASIS OF DECISION – MONTANA SUBDIVISION AND PLATTING ACT

Amended Plat of Lots 1-10 and Lots 24-26 of Block 1, Lincoln Heights Addition to Great Falls located in Section 18, T20N, R4E, P.M.M., Cascade County, MT.

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

PRIMARY REVIEW CRITERIA:

Effect on Agriculture and Agricultural Water User Facilities: The owner of the subject properties has proposed to aggregate thirteen lots. The existing lots consisted of a commercial building, which has been demolished, and a parking lot. The area is surrounded by urban development. Thus, the proposal will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: The existing lots are surrounded by existing City utility mains that were previously connected into the parcels with existing service lines. Those service lines will be replaced as part of the proposed development of the car wash. The subject properties are currently receiving law enforcement and fire protection service from the City of Great Falls. Providing these services to the subject properties is expected to be a manageable cost to the City.

Effect on the Natural Environment: The proposed development of the car wash includes storm water improvements that were reviewed and approved by the City of Great Falls Public Works Department. These improvements will have a positive effect on the soils and water quality of surface or ground waters.

Effect on Wildlife and Wildlife Habitat: The proposed lots to be aggregated are surrounded by existing development. This is not in an area of wildlife habitat.

Effect on Public Health and Safety: Based on available information, the proposed lots to be aggregated are not subject to abnormal natural hazards nor potential man-made hazards. The proposed development of a car wash will not have a negative effect on Public Health and Safety. As noted above, the proposed site already receives City public safety services.

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

The lots in the proposed aggregation meet 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

There are no public utilities being proposed as part of the development. Utility mains already

surround the proposed development site. The developer is not required to provide utility easements to accommodate water mains, sanitary sewer mains, or any private utilities.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the site is available from various streets and avenues surrounding the subject properties. These are all existing roads that are currently in City limits and are maintained by the City of Great Falls.