



Planning Advisory Board/Zoning Commission
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
Agenda
November 22, 2022
3:00 PM

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:

- 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 participation is welcome in the following ways:
- Attend in person. Please refrain from attending in person if you are not feeling well.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, November 22, 2022, to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. 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.

OPENING MEETING

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

Dave Bertelsen - Chair

Tory Mills - Vice Chair

Lindsey Bullock

Kelly Buschmeyer

Pat Green

Samantha Kaupish

Chuck Pankratz

3. Recognition of Staff
4. Approval of Meeting Minutes - October 25, 2022

BOARD ACTIONS REQUIRING PUBLIC HEARING

5. Conditional Use Permit for a "two family residence" land use upon the property legally described as Lot 8, Block 9, Huy Addition, Cascade County, Montana

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

6. West Bank Tax Increment Financing funding applications for infrastructure build out to serve West Bank Landing North Phase, Lots 4A, 5, and 6A
7. Board Recommendation of reappointment of Board Member Pat Green
8. Board Recommendation of application for Planning Advisory Board/Zoning Commission - Essex

COMMUNICATIONS

9. Upcoming - December 13, 2022 Planning Advisory Board/Zoning Commission Meeting - Agenda Item for a request from Craig Development to rezone Dick's RV Park property from Mobile Home Park to Multi-family High Density.

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
OCTOBER 25, 2022**

CALL TO ORDER

The regular meeting of the Great Falls Planning Advisory Board/Zoning Commission was called to order by Dave Bertelsen at 3:00 p.m. in the Commission Chambers at the Civic Center

ROLL CALL & ATTENDANCE

UPDATES CONCERNING PROCESS OF MEETINGS

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:

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Planning Board Members present:

Dave Bertelsen, Chair

Tory Mills, Vice Chair

Lindsey Bullock

Pat Green

Samantha Kaupish

Chuck Pankratz

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Planning Board Members absent:

Kelly Buschmeyer

Planning Staff Members present:

Craig Raymond, Director Planning and Community Development

Tom Micuda, Deputy Director Planning and Community Development

Sara Doermann, Planner I

Andrew Finch, Sr. Transportation Planner

Lonnie Hill, Planner II

Alaina Mattimiro, Planner II

Jamie Nygard, Sr. Administrative Assistant

Chastity Tarrow, Permit Technician

Other Staff present:

David Dennis, Deputy City Attorney

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

MINUTES

Chair Dave Bertelsen asked if there were any comments or corrections to the minutes of the meeting held on October 11, 2022. Seeing none, the minutes were approved.

COMMISSION ACTIONS REQUIRING A PUBLIC HEARING

Conditional Use Permit for a “Community Residential Facility, Type II” land use upon the property addressed as 1201 7th Avenue Northwest and legally described as Lots 16-17, Block 9, Bloomingdale 1st Addition, Section 3, T20N, R3E, PMM, Cascade County, MT.

Alaina Mattimiro, Planner II, presented to the Board. She stated that the applicant, Kairos Youth Services, had submitted an application to request a Conditional Use Permit to allow a Community Residential Facility, Type II on the lot addressed as 1201 7th Avenue Northwest. The lot currently has a Community Residential Facility, Type I, operated by Kairos, which houses up to eight (8) youth at a time. A Community Residential Facility, Type I is a permitted use in an R-3 Single-family High Density zoning district. To establish a Type II facility in the zoning district, a Conditional Use Permit must be requested and approved. If approved, the applicant's request for a Type II facility at Missouri River Shelter Care would permit the operation to have additional individuals residing on the property. The organization is proposing to have up to twelve (12) youth on the property at a time. In conjunction with the request, Kairos Youth Services will be licensed with the State and will be completing an interior remodel to add an additional bedroom and bathroom to the house, per State licensure requirements that will be submitted and approved by the Building Department.

Ms. Mattimiro presented an Aerial Map, Zoning Map, and Site Photos.

Ms. Mattimiro presented few of the findings for the Basis of Decision and stated the full list was in the Agenda Packet.

1. The zoning and conditional use is consistent with the City's Growth Policy.
 - Soc1.4.1 – Work with the private sector and non-profits to increase housing opportunities in the City.
 - Soc1.6.1 – Ensure that community facilities are designed, constructed, and maintained as attractive social and environmental assets in the neighborhoods where they are located.
 - Ph4.1 – Encourage a balanced mix of land uses through-out the City.
 - Ph4.3 – Optimize the efficiency and use of the City's Public facilities and utilities.
2. The establishment, maintenance or operation of the zoning and conditional use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare.
 - Impacts to safety related parking, traffic, security, concerns, or access have been integrated into the surrounding area.
 - Because of the nature of the facility, there will actually be an increase in the safety and general welfare for a vulnerable population in the community.
3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
 - The existing appearance of the residential structure on the lot looks very similar to existing nearby single-family structures.
 - Parking will not be an issue due to the limited number of staff, and operation of the shelter which prohibits residents from having vehicles.

Mr. Mattimiro stated that the applicant went to Neighborhood Council #2 on October 12, 2022 and received a recommendation of approval of the request.

APPLICANT PRESENTATION

Sherri Norton, Executive Director of Kairos Youth Services, stated the services that are provided are for youth in need from DDPHS (Montana Public Health and Youth Services), youth court services, and foster care. With the shortage of housing in Great Falls, it is getting harder to find a home for them all, so she stated that they would appreciate the Board's support.

OPPONENTS

None.

PROPONENTS

None.

BOARD DISCUSSION AND ACTION

MOTION: That the Zoning Commission recommend the City Commission approve the Conditional Use Permit subject to the applicant fulfilling the listed Conditions of Approval.

Made by: Ms. Kaupish

Second: Ms. Bullock

VOTE: All in favor, the motion carried 6-0

Annexation of the property addressed as 3801 2nd Avenue North and legally described as Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana; and establishment of City zoning classification of R-6, Multi-family High Density

for the newly created Tract 1, and C-1, Neighborhood Commercial for the newly created Tract 2 in the N ½ N ½ of Sections 8 and 9, T20N, R4E, PMM, Cascade County, MT.

Mr. Hill, Planner II presented to the Board. He stated that Silver Stone Enterprises submitted an application on August 10th, 2022 to annex and assign City zoning to the 15.67 acre property addressed as 3801 2nd Avenue North located at the northeast corner of 2nd Avenue North and 38th Street North and legally described above. The applicant proposes development of an apartment complex consisting of 12 36-unit buildings for a total of 432 units. The project is likely to be built in phases beginning in the northwest corner of the subject property. The anticipated build-out of all phases could take approximately 5 years.

Mr. Hill stated that the parcel proposed for annexation is an unincorporated enclave, meaning it is wholly surrounded by City limits. The 0.68 parcel immediately west of the subject property is also part of the proposed development project site, but is already within the City limits as shown on the Aerial Map and does not require annexation into the City. The applicant is proposing to reconfigure both of the parcels to create the desired lots for the proposed development project site. The applicant is required to apply for and file an amended plat described as a boundary line adjustment to create the lots described in the report as the proposed Tract 1 and Tract 2. This amended plat is reviewed administratively by Planning staff and does not require legislative approval.

Mr. Hill presented an Aerial Map, Zoning Map, Site Photos and the Development Proposal.

Mr. Hill stated that the access points to the property will be from 38th Street North at the extension of 3rd Avenue North and from 2nd Avenue North at the existing median break. He stated that there will be no vehicular access to the alley north of the property, 40th Street on the north or to the street/alley to the east. There will be a sidewalk to 40th Street North to access the school and park. There will be a Right-Of-Way dedicated on the east to connect 3rd Avenue North and the alley for fire and sanitation service only.

Mr. Hill presented the Parking Requirements. He stated that 648 parking spaces are required and the proposal is for 746 parking spaces.

Mr. Hill presented the Landscape Requirements. He stated that 102,610 square feet are required to be landscaped and the proposal is for 228,367 square feet to be landscaped. He stated that there will be a large retention pond to collect water from the site to discharge into the City's existing system.

Mr. Hill presented the Building Elevation and Materials.

Mr. Hill presented the Traffic Analysis. He stated that with a project the size of the proposal, a Traffic Impact Study was required and was provided in the Agenda Packet. He stated that the applicant will be required by the City to pay for traffic impact to the intersection of 38th Street North and 2nd Avenue North, unless the Montana Department of Transportation (MDT) does not authorize it. The contribution shall not exceed \$50,000.00, which is roughly 10% of the estimated cost of improving the intersection to add turn lanes on 38th Street.

Mr. Hill stated the applicant presented the project to Neighborhood Council #4 on August 25, 2022 and the Council made a motion that encouraged the project to move forward in the city process, with concern about congestion along 38th Street North. At the September 22, 2022 meeting, the 4th Avenue North at 38th Street Condo Association presented to Neighborhood Council #4 and noted concerns regarding parking and access along the alley between the condos and the subject property. City staff will return to the Neighborhood Council #4 meeting on October 27, 2022.

Mr. Hill presented a few of the Finding of Fact for Annexation and stated the full list was in the Agenda Packet.

1. Contiguous to the City on all sides (Unincorporated enclave)
2. Consistent with the Growth Policy
 - Social – Housing goals and objectives
 - Physical – Use of existing infrastructure
3. Public services will be provided
 - Water, sewer, stormwater provided as part of the project
 - Access provided for emergency response

Mr. Hill presented a few of the Findings of Fact for Zoning and stated the full list was in the Agenda Packet.

1. R-6 fits the use of the proposed apartments and nearby condos
2. C-1 provides potential flexibility if commercial becomes viable along 2nd Avenue North. It also fits adjacent C-1 zoning on each side of the property.
3. If proposed uses change to commercial, the Traffic Impact study must be updated to analyze how this change could affect traffic congestion.
4. Consistent with the 2013 Growth Policy
 - Expand supply of residential opportunities including apartments
 - Encourage a variety of housing types and densities
 - Utilize the existing infrastructure
5. The zoning is appropriate for the location
 - Located at intersection of two streets classified as minor arterials and near Malmstrom Air Force Base
 - Heavy clay soils make commercial buildings more viable than single-family homes

Mr. Hill stated that Staff recommends approval of the annexation and assignment of R-6 zoning for the newly created Tract 1 and C-1 zoning for the newly created Tract 2 subject to the conditions of approval in the Staff Report.

APPLICANT PRESENTATION

Kevin May, Big Sky Civil and Environmental, 1324 13th Avenue Southwest, stated that he is the Civil Engineer on the project. He stated that the Agenda Report was very well written and wanted to thank Staff and stated that he was available for any questions.

BOARD QUESTIONS

Mr. Mills asked about what appear to be alleyway lines passing through property on the Site Map and wanted to know if it was just for reference or for utilities. Mr. May responded that there is no existing alleyway but this area is being used for extending water and sewer mains to the property. There are existing sewers in the alleyways on either side of the property, so there will be utility easements that will extend a portion into the site but not the entirety.

Chair Bertelsen asked about the timeframe for the Montana Department of Transportation (MDT) to look at the left hand turn on 38th Street. Mr. Finch responded that upgrading this intersection could be included in the Long Range Transportation Plan (LRTP). A professional consultant will be hired to look at the projects in the LRTP, and if 38th Street is a viable project than it will be included in the plan and consultation with MDT will begin. Mr. Micuda added that the site specific Systems Impact Review process that is taking place now at MDT for this project is about 3-6 months out. Mr. May stated that he met with MDT the week prior to the meeting and they have compiled their initial comments, but he had not received them yet.

Ms. Kaupish asked what the timeline was for finishing the phases of the project. Mr. May anticipated 3 phases and is anticipating to be done with the project in about 5 years.

Chair Bertelsen asked if there was going to be fencing put up around the property. Mr. May is anticipating fencing the property but is waiting to hear back from the Fire Department.

Mr. Pankratz asked about the south side being zoned C-1 and if there were other options besides apartments for the project. Mr. May responded that the developer is currently looking at split apartments with apartments on top and commercial on the bottom floor.

Mr. Hill noted that there was public comments that were received after the packet was sent out but prior to the meeting. These comments were sent to the Board Members and posted to the City website.

PUBLIC QUESTIONS

Below is a summary of questions asked by the public:

Are the units being built just for the Military or local Great Falls residents and how are the residents getting to work?

Mr. May responded that the apartment complex is not targeting any specific group.

What plans are there going to be for pest control/mosquito control at the retention pond?

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Mr. May responded that the onsite retention and detention system will have to meet the City's design codes. Onsite retention is designed to hold storm water 72 hours after a rainfall event. The pond will be a dual pond, providing some retention of water, but mainly slowing down water and releasing it at a slower rate. The goal is to get the water into the City's storm drain system.

Will the retention pond be fenced?

Mr. May responded that the retention pond will be fenced in compliance with City code.

Does the impact of the project account for the schools?

Mr. Bertelsen responded that the school aged children is an estimate and that the school district would have to deal with a large influx of children, but there is no way to know.

Will there be another public meeting on the project?

Mr. Hill responded that the Planning Advisory Board/Zoning Commission was the first step and that there will be a follow-up public hearing at the City Commission meeting, where a final decision will be made.

What will the rent be?

Mr. May responded that the rent rate is currently being evaluated.

When the traffic analysis study was done, why did it not go to 4th Avenue North?

Mr. May responded about the traffic analysis study and stated that 4th Avenue North should not be impacted by the project. Mr. Finch added that the study included 3rd Avenue North so they used that as a projection for 4th Avenue North as well.

Why were residents told that no one could build on the property due to poor soil?

Mr. May stated that a Geo-Technical analysis has been done on the site with borings throughout. There was 7-12 feet of overburdened clay on top of sand stone which is targeted for the foundations of the new buildings. That is why single-family residences would be troublesome to build on the site. The developer is looking at utilizing basements in the buildings for on-site storage, which is allowing them to remove all of the expansive clays and bear the foundations on more solid bedrock.

With all of the apartments being built, where can one go to find where it is designating that there is a need for apartments and will they be low income apartments?

Mr. May stated that low-income housing is not being targeted for the apartments.

Mr. Micuda stated that Great Falls Development Authority commissioned a housing market study that looked at all sectors of the housing market in Great Falls and Cascade County and they found needs across the board. All types of housing were identified as a need.

What about the impact of any heavy construction activity for this project on the foundations of the surrounding homes?

Chair Bertelsen responded that the buildings are sufficiently far enough away to not be impacted.

If the exit from the project will be on 3rd Avenue North, there will be too much traffic. Has that been studied?

Mr. May responded that based on the Traffic Analysis Study that was conducted, the allocation of traffic heading northbound from the 3rd Avenue exit was minimal. The Development will cut off all of the access to the alley.

OPPONENTS

Neil Aldinger, 3816 4th Avenue North, stated that if this development restricts his access to the property south of the alley, it is going to limit his ability to park in his garage up against the alley. He has nowhere to park as his front door and garage open directly into the alley. There are several residents in the Condo Association that have mobility issues and Great Falls Transit vans need to be able to get down the alley as well as emergency vehicles. He stated that he would like to know what the proposed rental price will be as it needs to be affordable. The proposed apartments are generic looking in their design. Adding 2912 vehicles per day will be significant and the developer should be contributing more to the cost of the intersections.

Mr. Mills asked about the parking in the alleyway and wanted to know if the alley was going to be smaller. Mr. Hill responded that the 20 foot alleyway will remain, as that is how it is platted.

Linda Jensen, 4008 4th Avenue North, stated with the amount of housing being built and the number of people moving into them, that it will increase a younger population. The majority of the neighbors to the site are elderly and that they get a little bit more concerned about the increase in crime and vandalism.

PROPONENTS

Jerrica Selstad, 5 Jayhawk Lane, stated that she was born and raised in the community. She works in real estate in the community and there is a housing shortage. The study that was done by GFDA stated that Great Falls was 4500 units shy of what the need is in the community over the next ten years. The proposed project is rising to meet the need. Companies in the community cannot hire employees because potential employees cannot find housing to move to Great Falls.

Laura Duffy, 708 44th Street North, urged the board to approve the development as it would go a long way to offset the cost of housing problem in Great Falls.

Jake Clark, Great Falls Development Authority, stated that they were in support of the project. The underdeveloped property is ideal for the project that is being proposed and it is being proposed by a local developer. He thanked City staff for the hard work and commended the developer for their investment in Great Falls.

PUBLIC COMMENTS

Steve Booker, one of the owners of the condos next to the proposed project, stated that if the property is developed, it would be a great place for City staff to try to give the condo owners a little bit more space in the alley and give them some setbacks, so that residents can get in and out safely and emergency vehicles could get down the alley easier.

Linda Jensen, 4008 4th Avenue North, wanted to know when the meetings are that are coming up regarding the project. Mr. Hill responded that the Planning Board's recommendation will go to the City Commission and the first reading is preliminarily scheduled for November 15, 2022. Mr. Micuda stated that the public meeting that the City Commission will decide on the request will be December 6, 2022.

BOARD DISCUSSION AND ACTION

Chair Bertelsen stated that he has two or three employees that cannot find a place to rent, and the development is helping address that. It will be a great benefit to Great Falls.

Ms. Bullock stated that the airmen on Malmstrom Air force Base are only allowed to stay in the dorms for a little while and after they move up in their rank, they have to move off of base, so the development being so close to Malmstrom will be a huge advantage.

Mr. Green stated that he has been in the civil design field since 1996 and stated that the proposed design of the site is very generous with plenty of greenspace. He understands the neighbors' concerns, but thinks that it will be a great project.

MOTION: That the Planning Advisory Board recommend the City Commission approve the annexation of the property legally described as Mark 5 within the N1/2 NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Mr. Mills

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Second: Ms. Bullock

VOTE: All in favor, the motion carried 6-0

MOTION: That the Zoning Commission recommend the City Commission approve the establishment of City zoning classification R-6, Multi-family High Density for the newly created Tract 1 and C-1, Neighborhood Commercial for the newly created Tract 2 in the N1/2 N1/2 of Sections 8 and 9, T20N, R4E, PMM, Cascade County, Montana and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant.

Made by: Mr. Green

Second: Ms. Kaupish

VOTE: All in favor, the motion carried 6-0

COMMUNICATIONS

Mr. Raymond stated that there will be a couple items coming up for the November 22, 2022 meeting and to please let the Administrative Assistant know if the Board Members plan on attending, so that we will know if there will be a quorum.

PUBLIC COMMENTS

None.

ADJOURNMENT

There being no further business, Chair Bertelsen adjourned the meeting at 4:36 p.m.

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CHAIRMAN

SECRETARY



Meeting Date: November 22, 2022

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

Item: Conditional Use Permit for a “two family residence” land use upon the property legally described as Lot 8, Block 9, Huy Addition, Cascade County, Montana

Initiated By: Brian Miller

Presented By: Sara Doermann, Planner I, Planning and Community Development

Action Requested: Recommendation to the City Commission

Public Hearing:

1. Chairman of the Commission conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
2. Chairman of the Commission closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commission Member moves:

“I move that the Zoning Commission recommend the City Commission (approve/deny) the Conditional Use Permit as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.”

2. Chairman calls for a second, commission discussion, and calls for the vote.

Background:

The applicant, Brian Miller, has submitted an application (Exhibit A) to request a Conditional Use Permit to allow for the establishment of a “two-family residence” land use upon the property legally described as Lot 8, Block 9, Huy Addition, Cascade County, Montana (Subject Property).

The Subject Property is presently zoned R-3 Single-Family high density, wherein a “two family residence” land use is permitted upon receiving approval of a Conditional Use Permit and fulfillment of any required conditions.

Project Description

The Subject Property is a +/- 7,488 square foot vacant lot located at the corner of 6th Ave South and 20th St South.

The applicant wishes to construct a residential duplex upon the Subject Property, in full compliance with R-3 zoning district dimensional requirements and all other development standards including, but

not limited to, setbacks, boulevard landscaping, sidewalks, off-street parking, driveway widths and surfacing, structure height and lot coverage.

The proposed duplex structure specifications and conceptual rendering is attached to this report, along with a proposed site plan.

Impacts

Increasing the residential density of the lot from one to two units will not adversely impact the area. At staff's request, the applicant has provided a map showing other duplex, small lots, and non-residential uses in the area. The proposed duplex should fit compatibly into this mixed use area of the community. A more detailed analysis of impact is included in the attached Basis of Decision.

Improvements

No unique improvements are recommended. All improvements associated with development and construction of the proposed duplex would comply with the existing R-3 zoning district standards and all other relevant requirements found in the Official Code of the City of Great Falls (OCCGF).

Proximity to Other Uses

The Subject Property is a corner lot, bounded on the west by a single-family home (also owned by the applicant) and on the north by a two-family home. Across the street to the east are single family homes on a split lot. Across the avenue to the south are single-family homes on a split lot. Further to the west are mixtures of single and two-family residential units. The applicant's submitted map shows duplexes to the west and north, as well as the Great Falls High School campus a block to the north.

Attached to this report is a map showing the area land uses, as well as a map showing the area zoning districts.

Neighborhood Council Input:

Neighborhood Council #9 heard a presentation from the applicant on October 13, 2022. The Council voted unanimously to support the proposed CUP.

Concurrences:

Representatives from the City's Public Works, Police, and Fire/Rescue Departments have reviewed the proposal and have no objections to the issuance of the Conditional Use Permit. In conjunction with the issuance of the CUP, the property owner will improve/replace the sidewalk section adjacent to 20th St S in addition to removing a porch encroachment on the adjacent property to the west - 1925 6th Ave S.

Fiscal Impact:

Approval of the CUP would have no adverse financial impact upon the City of Great Falls. Approval would be expected to result in the construction of a duplex on the vacant parcel, which would increase the value of the property. This, in turn, would result in increased revenue to the City and other entities whose revenue is based upon property valuation.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit, subject to the stated conditions.

1. Subsequent Modifications and Additions: If, after establishment of the conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter

the finding for one or more review criteria found in OCCGF 17.16.36.040. If such proposed change would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

2. Expiration: The Conditional Use Permit shall expire one year after the date of issuance, if a Certificate of Occupancy has not been issued. The Administrator may extend the expiration date by up to one year if substantial work is ongoing. The Administrator may issue a Temporary Certificate of Occupancy that is valid for no more than one year if the only condition(s) remaining to be fulfilled involve landscaping that cannot be successfully established until the weather permits.
3. Abandonment: If the permitted conditional use ceases to operate for more than six months, the Conditional Use Permit shall expire.
4. General Code Compliance: The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
5. Improvements to Public Right-of-Way: The owner must repair sidewalk adjacent to 20th St S to City standards.
6. Remove Porch Encroachment: The owner must remove the porch encroachment on 1925 6th Ave S.
7. Acceptance of Conditions: No zoning or building permit shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

Alternatives:

The Zoning Commission could recommend denial of the Conditional Use Permit, providing an alternate Basis of Decision to support the action.

Attachments/Exhibits:

- Conditional Use Permit – Basis of Decision
- Zoning Map
- Site layout
- Aerial Map
- Applicant Narrative

CONDITIONAL USE PERMIT - BASIS OF DECISION

The applicant is requesting the approval of a Conditional Use Permit (CUP) for a Two-Family Residence located at 1925 6th Avenue South in the R-3 district.

1. **The zoning and conditional use is consistent with the City's Growth Policy and applicable neighborhood plans, if any.**

The proposed two-family residence provides housing diversity and increased density on a vacant corner lot that would best utilize existing street and utility infrastructure. The proposed project it is consistent with the following policies in the City's Growth Policy:

Soc1.4.0 Encourage a diverse, safe and affordable supply of housing in Great Falls.

Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.

Phy4.1.0 Encourage a balanced mix of land uses through-out the City.

Phy4.1.1 Promote and incentivize infill development that is compatible with the scale and character of established neighborhoods.

Phy4.1.4 Foster the development of safe, walkable, neighborhoods with a mix of uses and diversity of housing types.

Phy4.1.5 Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.

Phy4.3.0 Optimize the efficiency and use of the City's Public facilities and utilities.

2. **The establishment, maintenance or operation of the zoning and conditional use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare.**

The proposed use, a two-family residence, will only slightly increase the surrounding neighborhood density. As such, the CUP will have no detrimental impact to, or endanger the health, safety, morals, comfort or general welfare of the community. In addition, the subject project has been reviewed by representatives from the City's Public Works, Police, and Fire/Rescue Departments with no objections to the issuance of the CUP.

3. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The residential uses in the neighborhood are generally mixed in density. While a majority of uses are single-family, there are a number of properties with two-family uses. The property immediately to the north of the subject property is a two-family residence, properties to the east and south are single-family homes on small split-lots, and properties further to the west are a mixture of single and two-family dwellings.

The height, scale and design of the structure will be compatible with the existing nearby single-family structures. Parking is proposed to be addressed with an attached and detached garage. With this design, this conditional use would not adversely impact the use, enjoyment or property value of any property in the immediate vicinity.

4. The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed project will not impede the normal and orderly development and improvement of surrounding properties. Adjacent properties are already developed. Owners of properties within 150' have been notified about the proposal, and City staff has received no questions or comments regarding proposal specifics as of the date of this agenda report.

5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Adequate services and infrastructure already exist. Full sidewalks, water, sewer and paved roads are in place adjacent to the Subject Property. There is a Condition of Approval requiring the applicant to improve and repair sidewalk sections adjacent to 20th St S to City standards.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The project would generate little traffic, and will have no discernible impact upon the area road network. At staff's direction, the applicant is taking advantage of using the alley for access and has limited street access to a single driveway that will meet City requirements.

7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Commission.

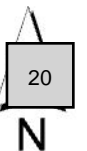
The vacant lot is of sufficient size to locate and develop the proposed duplex structure in compliance with all applicable regulations of the City's Land Development Code and, more specifically, the R-3 Zoning District. Conditions of Approval include improving and repairing the public sidewalk, and removing a porch encroachment on the adjacent property to the west.

Aerial Map

Agenda #5.

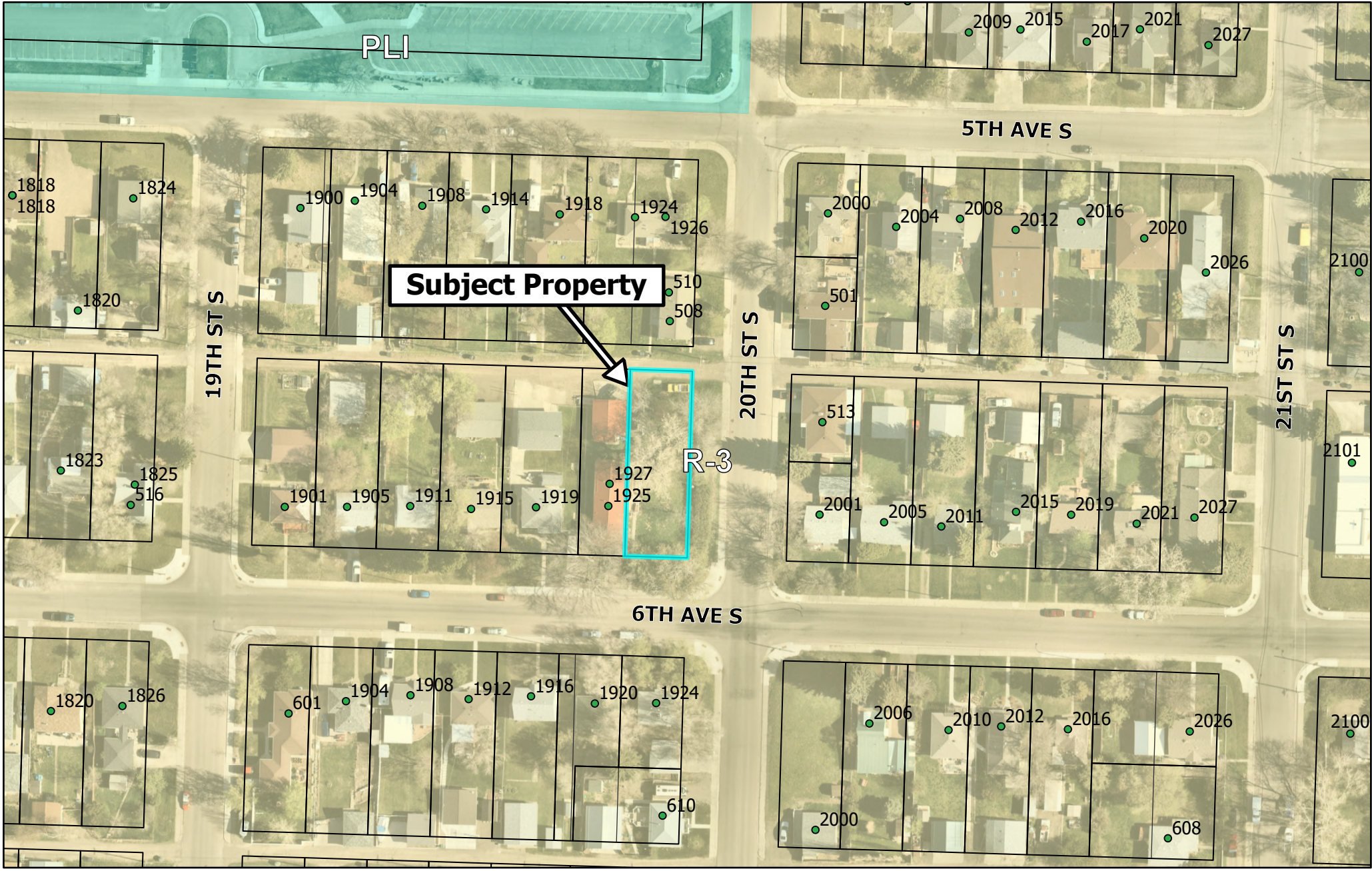


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Feet



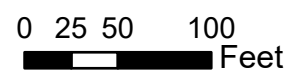
Zoning Map

Agenda #5.



R-3 Single-family High Density

PLI Public Lands and Institutional



1929 6th Ave S.

Proposed Duplex with two 225 sq ft single-car garages, a
725 sq ft detached Garage and off-street parking by 1925 6th
Ave S., LLC
Brian Miller, Manager

Agenda #5.



Google Earth

1929 6th Ave S

Conditional Use Permit – Narrative Statement

1925 6th Ave S, LLC proposes to construct 1 duplex and a detached garage at the (proposed address) of 1929 6th Ave S. Currently the property (already owned by 1925 6th Ave S, LLC) is zoned R-3, and requires a Conditional Use Permit in order to meet this objective.

The proposed duplex will be approximately 4200 s.f. and the detached garage will be approximately 750 s.f. Site plan revisions will include off-street parking for four vehicles. Proposed design would be harmonious with the character of the existing neighborhood.

Currently the property sits vacant and is adjacent to a duplex and detached garage owned and under renovation by 1925 6th Ave S. The proposed property is a corner lot with an alley in the back, so neighborhood disruption would be minimal during construction, with no known impacts to adjacent properties or the neighborhood's health, safety or welfare.

Analysis of the Great Falls rental market currently shows no 2–4-bedroom duplexes available in the city. Zillow.com currently shows only 5 houses with two or more bedrooms available. With the cost of housing skyrocketing, the approval of additional capacity using the limited number of vacant lots within the city promotes the best and highest use of the property, rejuvenates existing neighborhoods and encourages the flow of resources back into the city. We would also like to note that as a company founded by a native Montanans and disabled Veteran, this project is a long-term investment in the City of Great Falls; we fully intend to support the future residents of this project with quality management with an eye for continued investment in this great community.



Meeting Date: Nov 22, 2022

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

Item:	West Bank Tax Increment Financing funding applications for infrastructure build out to serve West Bank Landing North Phase, Lots 4A, 5, and 6A
Initiated By:	Talcott Properties
Presented By:	Alaina Mattimiro, Planner II, Planning and Community Development
Action Requested:	Recommendation to the City Commission to approve an application for \$972,373 of West Bank Tax Increment Financing District funds to support funding for infrastructure for Lots 4A, 5, 6A.

Suggested Motion:

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the request for Tax Increment Financing funds as legally described in the Staff Report.”

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

Background: Talcott Properties has been involved with the development of the West Bank TIF District for many years, working on both West Bank One, as well as West Bank Landing. This next phase of development (West Bank Landing North Phase) includes three lots, two of which have tenants already identified: a hotel and fast casual restaurant. In order to make both projects feasible, the installation of infrastructure is necessary. This Tax Increment Financing request is for the design and construction of water, sewer, and storm mains, private utilities, and environmental remediation, as well as a new approach to 3rd St NW.

Montana TIF Regulations: Creation and administration of Tax Increment Financing (TIF) Districts is governed by the Montana State Urban Renewal statutes (Title 7, Chapter 15, Parts 42 and 43, MCA). The applicant feels that the requested costs are allowable TIF expenses pursuant to MCA 7-15-4288.

West Bank Urban Renewal Plan and Requested TIF Funding Allocation Decisions: In order for the municipality to approve TIF funding requests, such requests must be determined to be in compliance with the local jurisdiction’s Urban Renewal Plan, as well as be eligible for TIF funding in accordance with the MCA Statutes noted in the previous section. To aid in the Planning Advisory Board decision, the City’s Tax Increment Application Process establishes twelve specific criteria to assess the merits of a project in relation to the West Bank Urban Renewal Plan. Staff has reviewed the applicant’s request based on the review criteria noted below, the West Bank Urban Renewal District Plan, and guidance from the City’s outside TIF legal counsel.

City of Great Falls TIF Review Criteria:

1. **Public Infrastructure Improvements** - Public infrastructure improvements have the benefit of improving and impacting an entire district. Each district may have its own Capital Improvement Plan, which may include things such as roadway improvements, storm drains, sewer and waterlines, railroads, etc.

Staff Analysis: The proposed project will include the design and construction of water and sanitary sewer mains that will ultimately be owned and maintained by the City. There will also be an improved drive approach to 3rd St NW and storm water infrastructure that will serve the development. These are all considered infrastructure improvements that are eligible for TIF funding support.

2. **Economic Stimulus** - The amount of economic activity to be generated within a district through the development is assessed, as well as the leverage ratio of public to private investment. In general, the maximum limit of any one development is 10% of the construction/rehabilitation costs, exclusive of acquisition costs. Projects demonstrating extraordinary benefit to Districts or the community may, at the discretion of City Commission, receive additional TIF assistance for eligible items. All applications should contain credible, measurable information substantiating the project's economic stimulus in the District and the community.

Staff Analysis: The project is being proposed with the purpose of supporting several new development projects, including a new hotel and fast casual restaurant at West Bank Landing. Both of these tenants and the future businesses on surrounding lots will substantially add to the economic stimulus of the District and community.

3. **Tax Generation** – The increase in taxable value due to the new district development, including construction/rehabilitation, as estimated by the County Assessor's office to determine tax increment generation.

Staff Analysis: This project will make multiple developments feasible, and will add to the taxable value.

4. **Employment Generation** – Total employment generated by the district development is assessed in terms of permanent and part-time jobs, and construction jobs.

Staff Analysis: There will be permanent and part-time jobs generated by this project, with additional jobs created throughout the construction phases.

5. **Elimination of Blight** – The development's direct and indirect impact on the physical and fiscal deterioration within the appropriate district and the community, as identified in the appropriate district plan.

Staff Analysis: The Urban Renewal Plan identified objectives such as the lack of public infrastructure and defective or inadequate street layouts as part of mitigating blighted conditions in the District. This proposed project would help add public infrastructure where needed, and create an additional access point to the development from 3rd St NW. The Plan also states the need to eliminate unhealthy and unsafe conditions due to environmental pollution. This phase is

proposing additional environmental remediation, and the previous phases of the West Bank development have involved substantial environmental cleanup activity.

6. **Special or Unique Opportunities** – The extent to which the district’s development represents a unique opportunity, meets a special need, or addresses specific district or community goals. The restoration of a historic property or the provisions of an unmet community need is an example of special or unique opportunities.

Staff Analysis: The proposed project will address the lack of utilities in the northern part of the TIF district. Currently, Lots 4A, 5, and 6A are not served by infrastructure, and this request would help fund an opportunity to make these lots more feasible to develop.

7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the developer’s project design, and impact on existing businesses or residents.

Staff Analysis: The proposed project includes the continued environmental remediation of the West Bank site. There have been previous remediation efforts in coordination with earlier development in the district, and those efforts will continue in association with this TIF request. Overall, this will be a positive environmental impact as well as a positive impact to nearby existing businesses.

8. **Financial Assistance** – Other forms of financing available to the Applicant, Lender participation, industrial development revenue bonds, and state and federal grant monies, for example are examined to assess the need for TIF assistance.

Staff Analysis: The applicant is not seeking any other financial assistance from the City. The request will involve reimbursement from existing TIF funds, rather than require the issuance of bonds.

9. **Development’s Feasibility** – A determination of feasibility is made on the strength of the Applicant’s demonstration of market demand for the development in the district and is contained primarily on the pro forma and financing commitments.

Staff Analysis: The Developer believes that there is a market demand for the proposed development, including the hotel and the fast casual restaurant. City staff and the developer have already conducted pre-permit submittal meetings for both the hotel and restaurant projects.

10. **Developer Ability to Perform** – An assessment of the Applicant’s capability to undertake the relative complexities of the development based on past performance on similar projects.

Staff Analysis: Talcott Properties has developed in Great Falls for many years and have completed projects of similar complexity and investment. There is no reason to believe that the developer is incapable of undertaking the proposed project. Additionally, the applicant has previously been awarded West Bank TIF funds for previous work in West Bank One and West Bank Landing.

11. **Timely Compensation** – The feasibility of completing the development according to the Applicant’s development schedule.

Staff Analysis: The applicant has stated that construction of the infrastructure and the hotel project will begin at the time of approval of this application, in the Fall/Winter of 2023. The construction of the infrastructure and development projects are expected to be completed in 2023.

- 12. Payment of Taxes** – All property taxes, special improvement district assessments and other assessments on the project property must be paid to date.

Staff Analysis: All taxes and assessments on the subject properties are paid to date.

Determination of Appropriateness: The request from Talcott Properties was discussed with legal counsel and found to be eligible according to Montana Code Annotated (MCA) guidance as well as conformance with the West Bank Urban Renewal Plan. If the request is approved by the City Commission, the applicant and building owners are required to enter into a Development Agreement with the City.

Concurrences: This request was reviewed by City Public Works and Finance staff, as well as the City's outside legal counsel.

Fiscal Impact: The current balance of the West Bank TIF District is \$436,740. This is not inclusive of any obligations. The applicant will be reimbursed with TIF funds based on the completion of work and availability of funds.

Staff Recommendation: Staff recommends approval of the proposed TIF funding request based on the findings of the required criteria.

Alternatives: The Planning Advisory Board/Zoning Commission could recommend denial of the TIF funding request to the City Commission, in which case alternative findings would need to be provided.

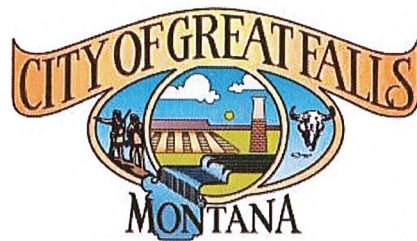
Attachments/Exhibits:

TIF Application

West Bank Urban Renewal Plan

West Bank TIF District Map

CITY OF GREAT FALLS



TAX INCREMENT FINANCING (TIF)

APPLICATION FOR FUNDS

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

Project Name: West Bank Landing North Phase | Lots 4, 5, 6

Date Submitted: Sept. 9, 2022

Name of TIF District: West Bank Urban Renewal District

APPLICANT INFORMATION

Name: Talcott Properties

Address: P.O. Bo 2493, Great Falls, MT 59403

Telephone: 406-761-0018

DEVELOPMENT INFORMATION

1. Building Address: 513 3rd St. NW (Lot 4A), 521 3rd St. NW (Lot 6A), Lot 5 is not yet assigned.

2. Legal Description: See attached Certificate of Survey

3. Ownership: Colter Falls LLC (Lot 4A), Talcott Properties (Lots 5, 6A)

Address: P.O. Box 2493, Great Falls, MT 59403

4. If property is not owned by the Applicant, list leasehold interest: *(Attach evidentiary materials).*

Name: N/A

Address: _____

5. Existing/Proposed Businesses: Lot 4A: hotel proposed; Lot 5: TBD; Lot 6A: restaurant proposed

Business Description: Proposed hotel is a 108-room nationally branded hotel not currently doing business in Great Falls. Proposed restaurant is a national chain. This would be its second location in Great Falls.

6. Employment: Existing FTE Jobs: 0

Hotel: 25

New Permanent FTE Jobs created by project: Restaurant: 12 Construction FTE jobs: 30+

7. Architectural/Engineering Firm: Hotel: Wedgewood Architectural

Address: 7986 Embarcadero Ave., Las Vegas, NV 89129

Representative: Andy Bremmeyer

Restaurant will be designed by owner.

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

8. Please provide a description of the Total Project Development (attach a narrative explanation).
9. Please provide rehabilitation/construction plans (attach schematics, site and landscaping plans).
10. What is the development schedule or estimated completion date for the Total Project Development?
The Total Project Development is best defined as the entire development, not just the TIF improvements (please include project phasing if appropriate).

Lot 4A: Anticipated hotel construction is Fall 2022 to Spring 2023, with summer opening.

Lot 5: Anticipated construction is summer of 2024.

Lot 6A: Anticipated construction is Spring 2023, with fall opening.

11. Do you plan on asking for any other tax abatements, grants, tax credits or other forms of relief? If so, what type?

No

12. Please describe your funding needs and the anticipated timing schedule for your identified Eligible TIF Activities (example: *I will be fronting the costs of all identified TIF improvements and would like to be reimbursed incrementally as TIF funds become available; I am interested in utilizing bond financing to complete the identified project improvements and would like to be reimbursed with TIF funds as they become available, I need TIF funds immediately to complete the identified TIF improvements, etc.*)

Talcott Properties will front the costs of identified TIF improvements and would like to be reimbursed with existing available funds and incrementally as more funds become available.

13. Please indicate the amount of Public Infrastructure Need and the amount of Public Infrastructure being requested to be financed by the TIF District.

See following pages. Total request: \$972,373

TOTAL PROJECT DEVELOPMENT COSTS

*The total project development cost is the cost to develop the entire project/site,
and should include the cost of the TIF improvements.*

Land and Site Preparation Improvements (Itemized)

1. Value of Land 4A	\$ 2,307,000	
2. 5	\$ 1,011,000	
3. 6A	\$ 815,000	
4. Site Preparation	\$ 1,395,000	
5.	\$	
Subtotal		\$ 5,528,000

Construction/Rehabilitation Costs (Use general construction trade divisions)
(Total value of improvements)

1. Concrete	\$ 2,620,000	
2. Metals	\$ 925,000	
3. Carpentry	\$ 4,645,000	
4. Finishes	\$ 2,369,000	
5. Electrical	\$ 2,970,000	
6. Mechanical	\$ 4,715,000	
7. FF&E	\$ 2,800,000	
Subtotal		\$ 21,044,000

Equipment Costs

(Total value of equipment)

1. Included in FF& E	\$	
2. costs above: \$1,310,000	\$	
3.	\$	
4.	\$	
5.	\$	
Subtotal		\$

Total Project Development Costs

\$ 26,572,000

ELIGIBLE TIF ACTIVITIES

Land Acquisition

	Total	Amount Requested from TIF	Timing for Funds
1.	_____	N/A	* See note 2 below

Demolition & Removal of Structures Utility Installation & Environmental Cleanup

1.	Gas	\$25,000	_____
2.	Power	\$75,000	_____
3.	Phone/Internet	\$30,000	_____
Subtotal	Environmental	\$100,000	_____
	Subtotal	\$230,000	_____

Relocation of Occupants

1.	N/A	_____	_____
----	-----	-------	-------

Public Improvements See attached spreadsheet for detailed breakout.

(acquisitions, construction and improvement of infrastructure which includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, storm sewers, etc.)

1.	Sewer	\$ 27,412	_____
2.	Water	\$111,840	_____
3.	Storm	\$240,211	_____
Subtotal-	3rd St. NW approach	\$ 63,760	_____

Fees (associated with eligible activities)

(A&E design/supervision, permits & other fees)

1.	Permits/Fees	\$ 50,760	_____
2	Engineering	\$138,540	_____
3	Misc.	\$ 79,850	_____
4	Contingencies/Interest	\$ 30,000	\$ 299,150

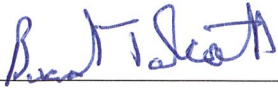
Note: Totals are estimates. Exact amounts may vary from line items listed.

Note 2: See attached page for projected reimbursement timeline.

Total: \$972,373

CERTIFICATION

I (we), Brad Talcott (please print),
 certify that the statements and estimates within this Application as well as any and all documentation
 submitted as attachments to this Application or under separate cover are true and correct to the best of
 my (our) knowledge and belief.

Signature 

Title Member, Talcott Properties

Address P.O. Box 2493, Great Falls, MT 59403

Date Sept. 9, 2022

Signature _____

Title _____

Address _____

Date _____

Proposed TIF Reimburse Schedule

Running Balance	Projected Payment Date	Projected City Reimbursement
\$ 972,373	Mar-23	\$ 358,000
\$ 614,373	Jul-23	\$ 430,000
\$ 184,373	Jan-24	\$ 168,000
\$ 16,373	Jul-24	\$ 16,373
		<u>\$ 972,373</u>

West Bank Landing Project Development

This request for Tax Increment Financing represents the final TIF-related development of West Bank Landing. It will provide infrastructure improvements to the final three lots being developed at the location.

Lot 4A is under development for a proposed 108-room nationally branded hotel. Lot 6A is under development for a proposed national restaurant chain. Negotiations are currently under way for development of Lot 5.

Development of these parcels represents the culmination of a multi-year effort to clean up and transform a contaminated area of urban blight into a vibrant and desirable business neighborhood. So far, that has included development and construction of a hotel, office building, boutique fitness center, bank and two restaurants – new businesses that enhance the West Side of town along with the city's tax base.

Development of West Bank Landing meets the goals of the TIF program in many ways:

- **Public Infrastructure Improvements.** Improvements include burying and extending the power line, expanding storm drains, sewer and water lines, and cable/IT lines, removing unused rail line and improving public access to the site.
- **Economic Stimulus.** New jobs were created at Five on Black, Jersey Mike's, Citizens Alliance Bank, Peak and SpringHill Suites. And The Portage allows existing businesses to expand, as well as the potential for new businesses and jobs. Construction of the buildings employed scores of employees for more than five years, with work continuing.
- **Tax Generation.** All existing buildings are now on the tax rolls, and more buildings will be added.
- **Elimination of Blight:** We removed eyesore buildings, spent millions on environmental remediation, built two new buildings to LEED-design energy efficiency standards, and created unique and attractive landscaping. This work transformed a former contaminated industrial site into a popular and inviting destination for businesses, customers and visitors.

We believe West Bank Landing exemplifies the high-quality development hoped for by locals when they created the West Bank Urban Renewal District, as well as the goals of the Tax Increment Financing program.

West Bank Development

Lots 4-6

Preliminary Utility Construction Cost Estimate

August 29, 2022

Bid Item Number	Item	Unit	Estimated Quantity	Engineer's Estimate	
	Sewer			Unit Cost	Total
101	4' Diameter Sewer Manhole	Each	2	\$ 4,600.00	\$ 9,200.00
102	8" PVC Gravity Sewer Main	LF	173	\$ 64.00	\$ 11,072.00
103	Service Line Connection at Main	Each	4	\$ 560.00	\$ 2,240.00
104	4" PVC Service Line	LF	100	\$ 49.00	\$ 4,900.00
105	Miscellaneous Sewer Work	UNIT		\$ 1.00	\$ -
	Sewer Total				\$ 27,412.00

Water					
201	Connect New Main to Existing Main	Each	2	\$ 3,200.00	\$ 6,400.00
202	8" DIP Water Main	LF	716	\$ 90.00	\$ 64,440.00
203	8" Gate Valve	Each	4	\$ 1,950.00	\$ 7,800.00
204	New Fire Hydrant Assembly	Each	1	\$ 5,500.00	\$ 5,500.00
205	Relocate Existing Fire Hydrant	Each	1	\$ 2,500.00	\$ 2,500.00
206	6" Fire Line Connection & Gate Valve at New Main	Each	1	\$ 1,800.00	\$ 1,800.00
207	4" DomesticService Connection & Gate Valve at New Main	Each	1	\$ 1,600.00	\$ 1,600.00
208	6" DIP Fire Service Line	LF	20	\$ 68.00	\$ 1,360.00
209	4" DIP Domestic Service Line	LF	20	\$ 60.00	\$ 1,200.00
210	2" Service or Fire Line Connection @ New Main	Each	2	\$ 950.00	\$ 1,900.00
211	2" Copper Fire or Service Line	LF	75	\$ 82.00	\$ 6,150.00
212	1" Copper Fire or Service Line	LF	75	\$ 72.00	\$ 5,400.00
213	Miscellaneous Water Work	UNIT		\$ 1.00	\$ -
214	Asphalt Repair	SY	60	\$ 80.00	\$ 4,800.00
215	Curb and Gutter Remove/Replace	LF	15	\$ 28.00	\$ 420.00
216	Sidewalk remove and replace	LF	15	\$ 38.00	\$ 570.00
	Water Total				\$ 111,840.00

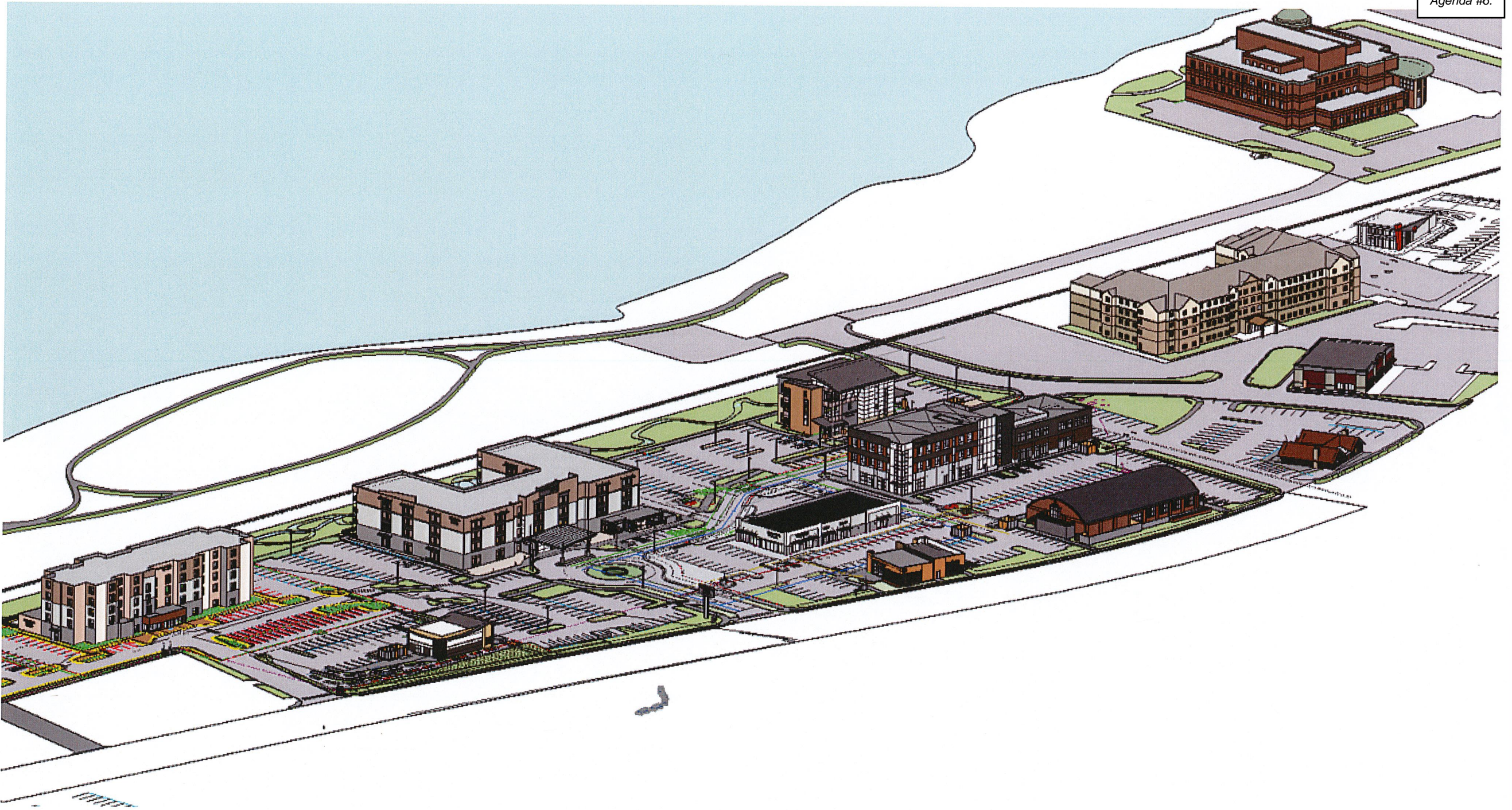
Storm Drain					
301	60" Storm Drain Manhole	Each	3	\$ 5,400.00	\$ 16,200.00
302	48" Storm Drain Manhole	Each	2	\$ 4,600.00	\$ 9,200.00
303	36" Catch Basin	Each	9	\$ 2,800.00	\$ 25,200.00
304	24" Catch Basin	Each		\$ 2,400.00	\$ -
305	15" PVC Pipe	LF	981	\$ 66.00	\$ 64,746.00
306	12" PVC Pipe	LF	110	\$ 60.00	\$ 6,600.00
307	6" PVC Pipe (Roof Drain)	LF	300	\$ 32.00	\$ 9,600.00
308	6" Perforated PVC Pipe with Filter Sock	LF	515	\$ 36.00	\$ 18,540.00
309	Permeable Interlocking Permeable Pavers	SF	2,575	\$ 35.00	\$ 90,125.00
310	Miscellaneous Storm Drain Work	UNIT		\$ 1.00	\$ -
	Storm Drain Total				\$ 240,211.00

Miscellaneous					
401	Layout and Construction Staking	LS	1	\$ 10,500.00	\$ 10,500.00
402	Traffic Control	LS	1	\$ 6,000.00	\$ 6,000.00
403	Bonds and Insurance	LS	1	\$ 19,000.00	\$ 19,000.00
404	Imported Type 1 Pipe Bedding	CY	190	\$ 40.00	\$ 7,600.00
405	Type 2 Stabilization Bedding	CY	150	\$ 45.00	\$ 6,750.00
406	Trench Dewatering	LF	500	\$ 60.00	\$ 30,000.00
	Miscellaneous Total			\$	\$ 79,850.00

3rd St. NW Approach					
501	Demolition Exit Sidewalk/Curb and Gutter	LS	1	\$ 8,000.00	\$ 8,000.00
502	Concrete Apron Paving	LS	1	\$ 18,000.00	\$ 18,000.00
503	Concrete Curb and Gutter	LF	140	\$ 21.00	\$ 2,940.00
504	Side Walk	LF	140	\$ 38.00	\$ 5,320.00
505	Relocate Ex. Fire Hydrant and Bullards	LS	1	\$ 15,000.00	\$ 15,000.00
506	Signing (Stop)	Each	1	\$ 1,000.00	\$ 1,000.00
507	Pavement Stripping	LS	1	\$ 3,500.00	\$ 3,500.00
508	Wheel Chair Radius	EA	2	\$ 2,000.00	\$ 4,000.00
509	Base Course Gravel	LS	1	\$ 6,000.00	\$ 6,000.00
	Total			\$	\$ 63,760.00

Permits & Fees					
	Storm Water Construction Permit	LS	1	\$ 1,200.00	\$ 1,200.00
	Plan review DEQ/City	LS	1	\$ 5,000.00	\$ 5,000.00
	Tapping Fees/Connection Fee	LS	1	\$ 43,860.00	\$ 43,860.00
	Other Permits			\$	\$ -
	Engineering Report Review (DEQ)	Each	2	\$ 350.00	\$ 700.00
	Total			\$	\$ 50,760.00

Engineering					
	Engineering Design/Construction	LS	1	\$ 95,000.00	\$ 95,000.00
	City Inspection (45 Working Days)	HR	360	\$ 66.00	\$ 23,760.00
	Overtime	HR	160	\$ 80.00	\$ 12,800.00
	Final Inspection	HR	30	\$ 66.00	\$ 1,980.00
	As-Built Drawings	LS	1	\$ 5,000.00	\$ 5,000.00
	Total			\$	\$ 138,540.00
	Contingencies			\$	\$ 30,000.00
	Total			\$	\$ 742,373.00



Revisions	By	Date

File No.	Job No.
FILE NO.	2104 2104-03
Date	Scale
9/13/22	AS SHOWN

Professional Seal

Engineers
Environmental Specialists
Planners
Designers
Surveyors

NCI
Engineering

4509 North Star Boulevard
Great Falls, MT 59405
Phone 406-453-5478

Owner

**TALCOTT
PROPERTIES,
L.L.C.**

Project Title

**WEST
BANK
LANDING**

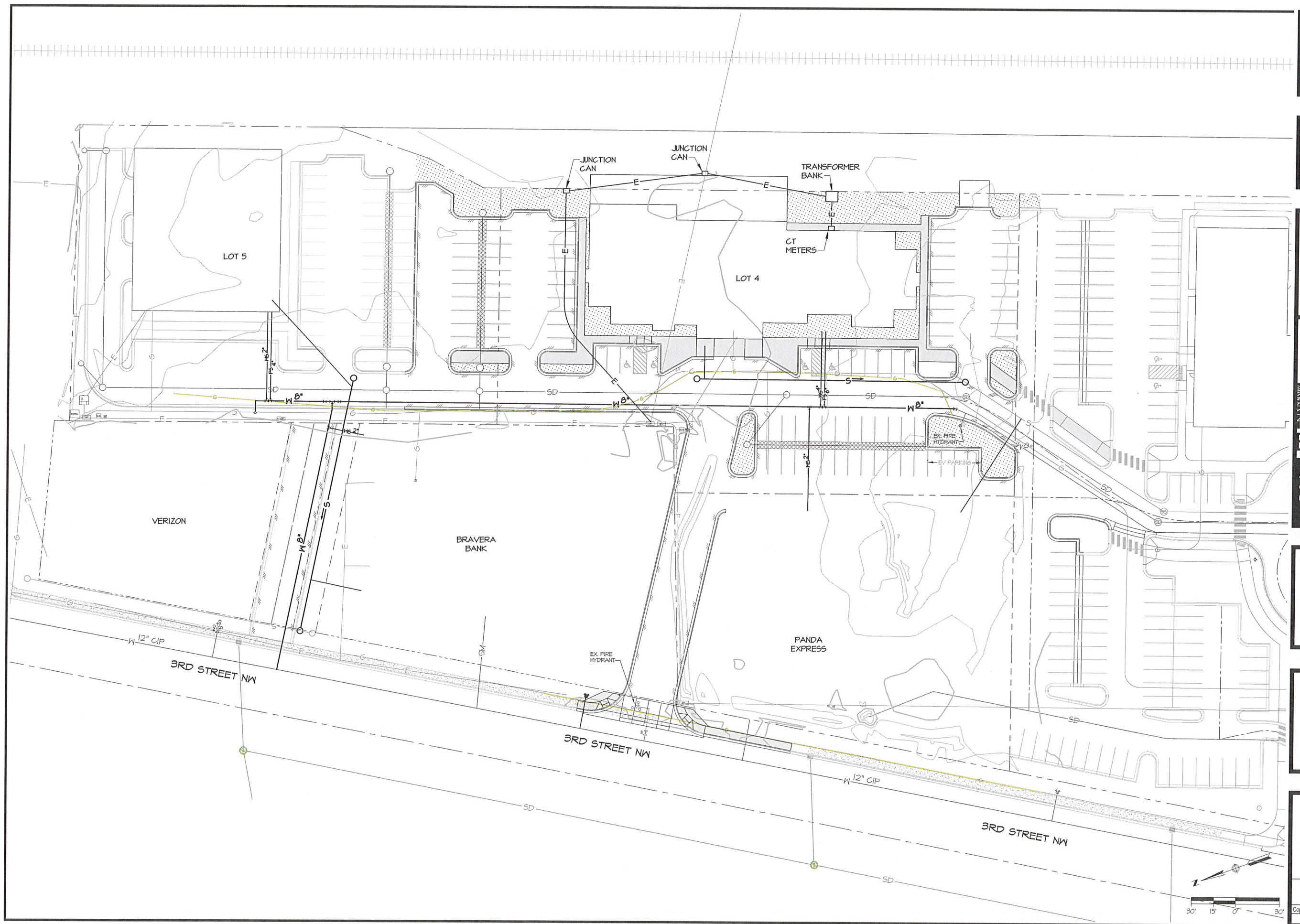
Sheet Title

**SITE
PLAN**

Sheet
C3

Of
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File # FILE #



West Bank Urban Renewal Plan

Great Falls, Montana



2007

Acknowledgements

We wish to thank the following for their contributions to the West Bank Urban Renewal Plan:

- Great Falls City Commission
- Great Falls Planning, Community Development, Fiscal Services, and Public Works Departments
- City Manager's Office
- Great Falls Neighborhood Council #2
- Great Falls Economic Development Authority
- West Bank Area Property Owners and Stakeholders
- Great Falls Planning Board

Planning Oversight:

- Benjamin Rangel, Great Falls Planning Director

Project Consultant:

- Janet Cornish, Community Development Services of Montana

West Bank Urban Renewal Plan ~ Table of Contents

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Chapter 1. Introduction

The City of Great Falls, Montana is embarking on a program of urban renewal for the area known as West Bank, bounded on the West by 3rd Street NW/SW, on the East by the center line of the Missouri River, on the North by a point just north of 14th Avenue NW and on the South by a point just south of 5th Avenue SW. (See Figure 1, below.) The area, which has been designated by the Great Falls City Commission as the West Bank Urban Renewal District is in transition. Historically, the District was characterized by heavy industrial uses. However, as the City has grown, industrial development has shifted to the city's periphery. At the same time, the community is promoting a more diversified and integrated development within the city's core, focusing on mixed uses – recreational, commercial and residential. The West Bank's proximity to the River and associated parkland, as well as to a major roadway (3rd Street NW/SW), makes it a logical place to encourage new mixed-use development in concert with efforts to revitalize downtown Great Falls. The revitalization of the West Bank area is being undertaken in cooperation with efforts to address contamination of an area within the District, formerly occupied by a brewery and an oil refinery and currently occupied by the County Shop complex and a specialty seed mill.

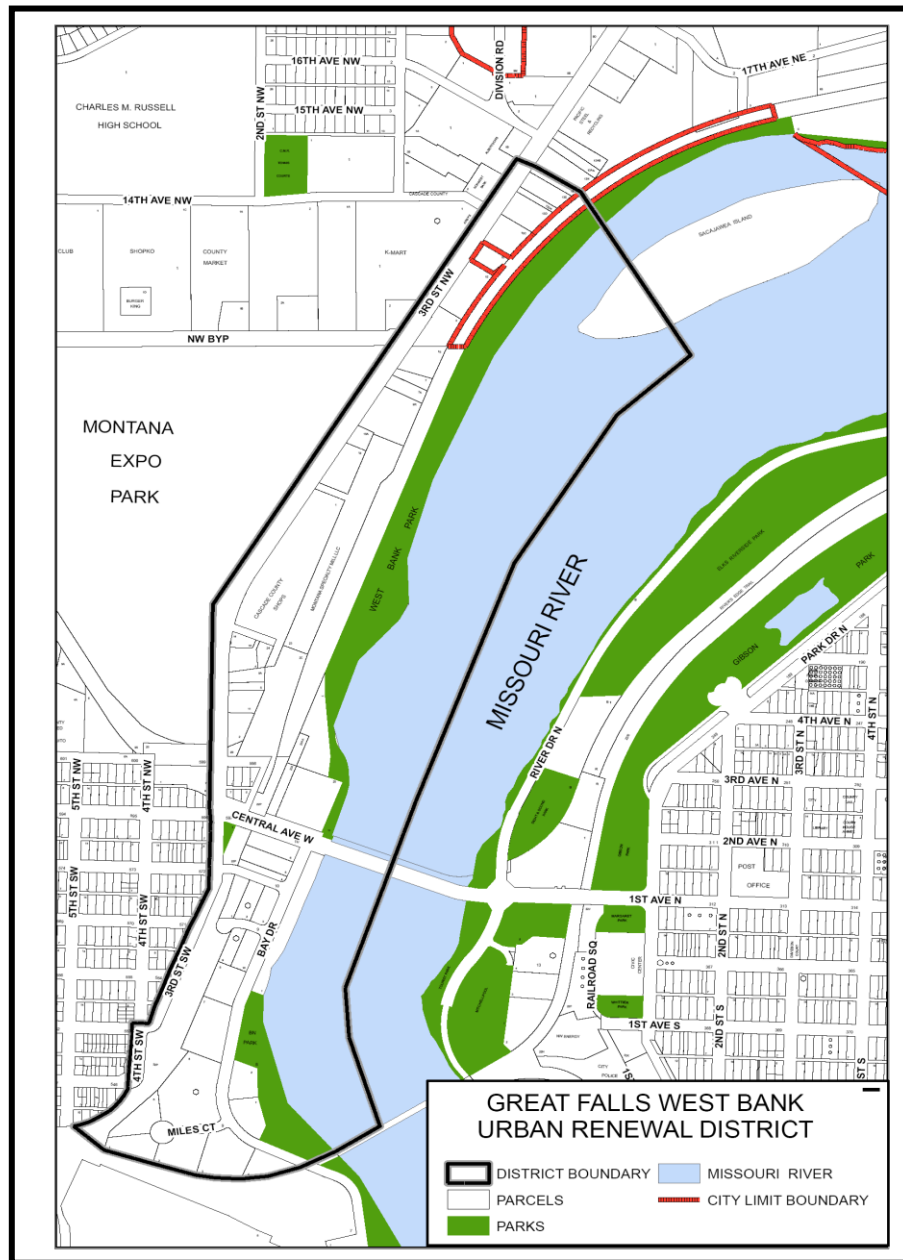
This urban renewal effort is being undertaken in accordance with the Montana Urban Renewal Law which provides for the renewal of "blighted" areas in 7-15-42 and 7-15-43, MCA, as follows:

- 7-15-4209.** Development of workable urban renewal program. (1) A municipality, for the purposes of this part and part 43, may formulate a workable program for utilizing appropriate private and public resources:
- (a) to eliminate and prevent the development or spread of blighted areas;
 - (b) to encourage needed urban rehabilitation;
 - (c) to provide for the redevelopment of such areas; or
 - (d) to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program.
- (2) Such workable program may include, without limitation, provision for:
- (a) the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards;
 - (b) the rehabilitation of blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements; by encouraging voluntary rehabilitation; and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and
 - (c) the clearance and redevelopment of blighted areas or portions thereof.

On November 8, 2006, the Great Falls City Commission authorized an investigation of the West Bank area. The purpose of the investigation was to determine the presence and extent of blight within the area as defined by the Montana Urban Renewal Law (7-15, Parts 42 and 43 MCA) as a first step in preparing a *West Bank Urban Renewal Plan*. The investigation culminated in a "Finding of Blight", that was adopted by Resolution 9626 (attached as Appendix A) by the Great Falls City Commission on December 5, 2006. In particular, the Resolution identified the following blighted conditions:

1. Physical deterioration of buildings and properties
 - Many of the structures in the defined area are in poor repair and properties are poorly maintained. City building permit information indicates that the majority of existing structures have not been substantially improved for at least twenty years.
2. Inappropriate or mixed uses of land or buildings
 - The presence of existing heavy industrial uses within the defined area is incompatible with retail, commercial, residential and parkland development. This land use conflict has proven to be a disincentive to the improvement of properties within the area by private enterprise.
3. Defective street layout
 - Much of the area is without streets, sidewalks, curbs, or gutters resulting in poor traffic circulation and storm drainage problems.
4. Unsanitary and unsafe conditions
 - Portions of the defined area are included in the list of priority sites maintained by the Montana Department of Environmental Quality under the Comprehensive Environmental Cleanup and Responsibility Act (CECRA) and are designated a Brownfield site as defined by the U.S. Environmental Protection Agency. Contamination on the site is associated with historic industrial activity and has affected both the soil and groundwater and threatens to contaminate the Missouri River.

Figure 1. Great Falls West Bank Urban Renewal District



Statement of Purpose

Changes in land use in the West Bank area, in conjunction with the proposed removal of contamination associated with historic industrial activities, provides an opportunity for area redevelopment through public-private partnerships. The City of Great Falls has chosen to participate in this redevelopment effort through the creation of an urban renewal program, including a tax increment financing (TIF) provision to help fund public investment in the area.

This Urban Renewal Plan provides direction to the City of Great Falls in fostering the revitalization and economic development of the West Bank Urban Renewal District. The Plan provides a “platform” for redevelopment activities that will be undertaken by a variety of public and private entities over the next several decades. More particularly, this Plan recommends a series of programs and projects that will be undertaken by the local government to encourage reinvestment in the District and to address blighted conditions that have diminished the environmental, economic and cultural well-being of the West Bank area over time.

Although the Montana Urban Renewal Law recognizes that eliminating urban blight is a matter of public interest, this Plan has been developed, based on the underlying principle that it is the citizens who work, reside and own property in the West Bank Renewal District who will be engaged directly in the revitalization effort. Further, the Plan has been prepared with respect to three Guiding Principles as follows:

- The plan for the West Bank Urban Renewal District should foster economic development and job creation.
- The improvement of the overall environmental quality of the West Bank Urban Renewal District is critical.
- Protection and enhancement of the West Bank Park and the Missouri River, which form the eastern boundary of the District are key in the redevelopment of the West Bank Urban Renewal District.

The West Bank Urban Renewal Plan outlines the approach that the City of Great Falls will take in responding to blighted conditions within the District. The Plan recommends ways to comprehensively address the problems and opportunities that face the area. However, the Plan recognizes that this area is in transition and therefore prescribes a large measure of flexibility in devising solutions and provides for ongoing planning on the part of the City, the residents, the businesses and property owners.

Chapter 2. Description of the Urban Renewal District

Legal Description of the West Bank Urban Renewal District

The West Bank Urban Renewal District includes all that real property in the City of Great Falls, County of Cascade, State of Montana, which lies within the following described boundary, excluding any unincorporated property, as of October 2006:

“The POINT OF BEGINNING is at the intersection of the north right of way line of 4th Avenue SW and the east right of way line of 4th Street SW; thence northeasterly along the west right of way line of 3rd Street SW and 3rd Street NW to its intersection with the northwest/southeast projection of the north property line of the parcel of land legally described as Mark No.13, Section 2, Township 20 North, Range 3 East (Geo-code #3015-02-1-10-06); thence southeasterly along the northwest/southeast projection of the north property line of the parcel of land legally described as Mark No.13, Section 2, Township 20 North, Range 3 East (Geo-code #3015-02-1-10-06) to the centerline of the Missouri River; thence southwesterly/southeasterly along the centerline of the Missouri River to the north edge of the BNSF Railway/Missouri River Bridge; thence southwesterly along the north edge of the BNSF Railway/Missouri River Bridge and the north right of way line of the BNSF Railway main line (coincidental with the south property line of Lots 1-4, Block 9, BN Car Shop Addition to Great Falls) to its extended connection with the south end of the east right of way line of 5th Street SW (coincidental with the southwest corner of Lot 10, Block 546, 6th Addition to Great Falls); thence northeasterly along the west right of way line of the BNSF Railway spur line (coincidental with the south/southeast boundary of Block 546, 6th Addition to Great Falls) to the intersection of the south right of way line of 5th Avenue SW and the west right of way line of 4th Street SW; thence north along the west right of way line of 4th Street SW to its intersection with the north right of way line of 4th Avenue SW; thence east to the POINT OF BEGINNING.”

Area History

Historically, the west side of the Missouri River in Great Falls was the home of Montana's largest gasoline refinery, built by the Great Falls Sunburst Oil and Refinery Company. The refinery began operations in early 1923 along the 300 and 400 block of 3rd Street Northwest and was subsequently purchased by the California Eastern Oil Company in 1927. Cascade County took possession of the property in 1936 after California Eastern failed to pay gasoline license taxes and associated delinquent fees. By 1938 Cascade County had constructed its shops (Figure 2) at the site (Great Falls Tribune, December 16, 2001).



Figure 2 Cascade County Shops

The West Bank area includes the site of the former Montana Brewing Company complex, built in 1893-94, just north of Central Avenue West, along the Missouri River. In 1933, it became the malt plant for the Great Falls Brewery, Inc., finally closing in 1968. (Figure 3.) The last remnants of the site were finally removed in July of 2006 to make way for a new 54,000 square foot Federal Courthouse (July 11, 2006, Sun River News).

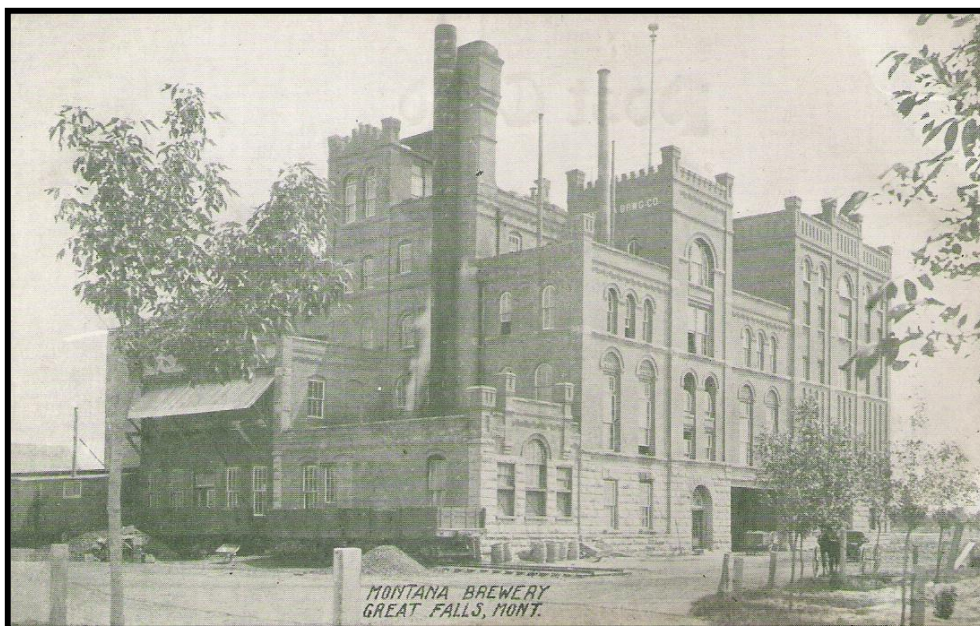


Figure 3. Montana Brewery.

Existing Characteristics

The West Bank Urban Renewal District continues to be largely characterized by industrial and warehouse uses. It also contains a small number of residences and a variety of retail and service oriented businesses, including a veterinary clinic, the Cowboy's Bar and the J Bar T Tavern. The area just south of the County Shops and Montana Specialty Mills includes the site where the new Federal Courthouse will be built. South of Central Avenue West, the District is more sparsely developed, but includes the Montana Association of Electrical Cooperatives offices as well as a former highway department structure, now held privately (Figure 4). The northern end of the District is directly adjacent to a growing commercial area. It includes the Stockman Bank, built within the last few years and will include a new Walgreens Pharmacy, already under construction.



Figure 4. Former Highway Department Building

The District encompasses portions of two Census Tracts (See Table 1) and 51 parcels. A list of the properties by parcel is included in Appendix B.

Table 1. West Bank Urban Renewal District – Census Information				
Census Tract	Census Block Group	Block Number	Population	Housing Units
16	2	2000	0	0
16	2	2017*	45	15
16	5	5001	8	3
16	5	5002	0	0
16	5	5004	0	0
16	5	5005	0	0
18	3	3000*	4	2
18	3	3019**	0	0
18	3	3020*	0	0
Totals			57	20

Source: U.S. Census (2000 Information)

Notes: * Only a portion of this block is in the Urban Renewal District

** This is the parcel that is not incorporated into the City of Great Falls

Census designations are noted in Figure 5.

Zoning Designation

The City of Great Falls has zoned the West Bank area M-2, *Mixed-use Transitional*. The Great Falls Zoning Ordinance describes an M-2 zone as follows: “This zoning designation is intended to promote a transition over time to a predominately mixed-use land use pattern. Because of changing economic conditions and other factors, some current uses do not represent the highest and best use, given other more suitable areas. Current industrial uses and warehouses are not considered nonconforming. As such, current industrial uses and warehouses existing at the time this Title was adopted are allowed to expand or to be re-established, if damaged, provided development and appearance standards under the purview of the Design Review Board are met.”

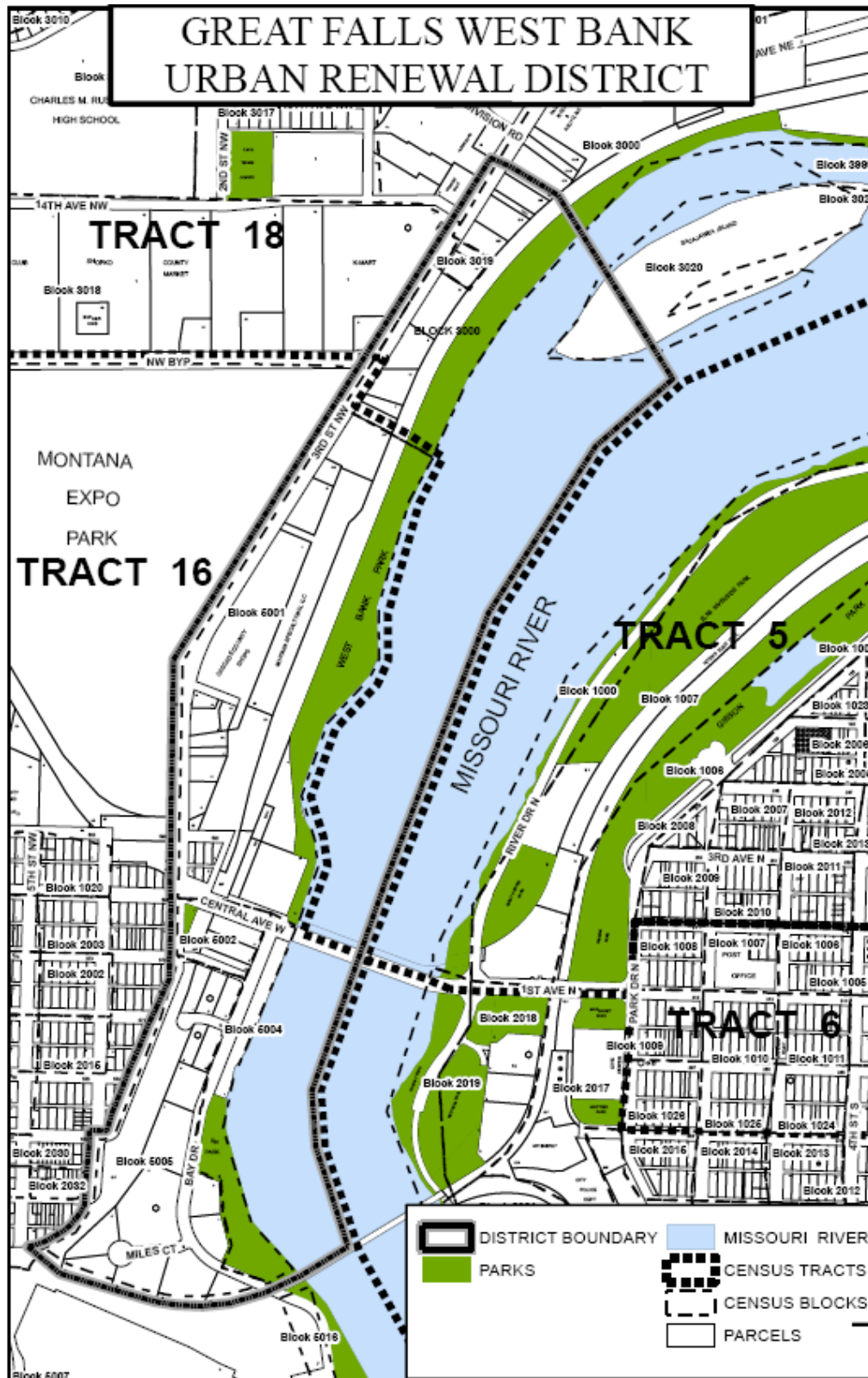


Figure 5. Census Designations

Chapter 3. Key Findings

This chapter of the Urban Renewal Plan provides an overview of the challenges and opportunities associated with the redevelopment of the West Bank Urban Renewal District. Information presented here has been gleaned from interviews and meetings with area property owners and residents, local government staff, Neighborhood Council #2 and other area stakeholders. While the West Bank Urban Renewal District can be characterized as blighted, the area has a number of recognized assets that will help foster redevelopment. For example, there is wide-spread support for area revitalization among property owners, stakeholders and the community in general.

Area Assets and Opportunities

The Missouri River and West Bank Park

The West Bank Urban Renewal District is bounded on the east by West Bank Park and the Missouri River which provide important scenic, natural, historic and recreational resources to residents and visitors. As noted in the 2004 *Missouri River Urban Corridor Plan*, the River is “a major community asset for enhanced livability, growth and economic development”. The District’s proximity to the river, in combination with West Bank Park can attract new development. The *Corridor Plan* also points out that the “Riverfront...creates real estate value [associated with its] proximity to water, views and public open space.”

Proximity to Downtown/Combating Urban Sprawl

The City’s plan to undertake the renewal of the West Bank area can be viewed as part of the overall effort to revitalize the city’s central business district and to discourage urban sprawl in general. As noted in the 2002 Great Falls Development Authority’s proposal to EPA for Brownfield Assessment grant funds, the redevelopment of “lands that have existing infrastructure...makes good planning sense, and it keeps redevelopment affordable and reduces urban sprawl. It also creates jobs in the city, close to where people live.”

Proximity to Transportation Corridors

The West Bank area is situated along two critical four-lane arterials – Central Avenue West and 3rd Street NW, which provide important links between downtown Great Falls, Interstate 15, the airport and the fairgrounds. The area has experienced increased traffic counts on 3rd Street Northwest and the Northwest Bypass, offering opportunities for successful development. The 2003 *Great Falls Area Transportation Plan* identifies 3rd Street Northwest as a major traffic corridor that is experiencing heavy traffic volumes.

Finally, railroad service is provided on an as needed basis to service Montana Specialty Mills and Montana Refining Company.

Existing and Proposed Area Development

As noted above, the West Bank Urban Renewal District is experiencing a change in land use, from heavy industrial to mixed uses. The new Federal Building, to be located on the former brewery property and the Walgreens Pharmacy, which is under construction in the northern portion of the District, will provide two important anchors for the District. The area is also home to a number of retail and service businesses. Finally, the Montana Expo Park borders the District on the west, providing an important traffic generator, as well as a potential partner in redevelopment efforts.

Challenges

Clean-up of Contaminants

The Third Street Northwest Groundwater Site is located within the West Bank Urban Renewal District and includes the County Shops, Montana Specialty Mills, portions of the BNSF Railway spur and West Bank Park. The Site is listed on the State of Montana's "Mini- Superfund Sites" because of petrochemical related contamination. Figure 6 shows the contaminated portion of the District.

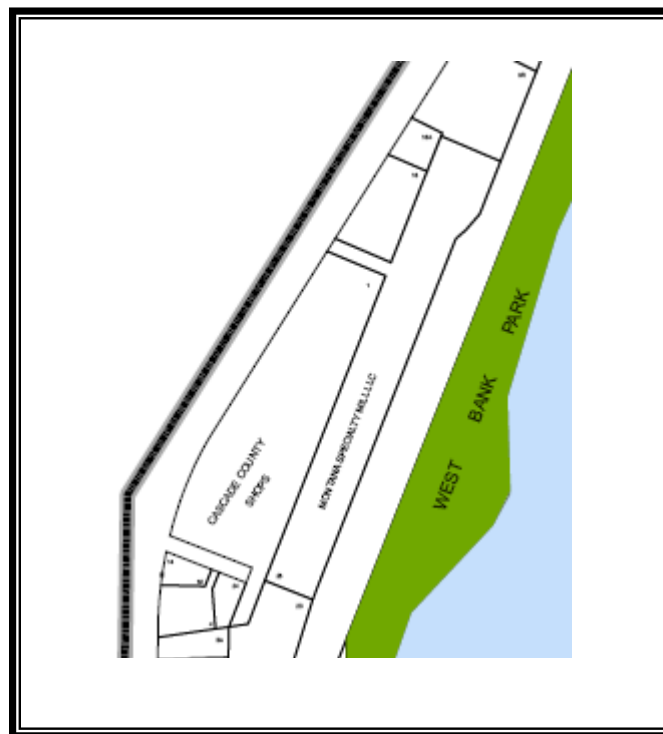


Figure 6. Contaminated Area

Clean-up of these contaminants will occur sequentially. For example, contaminants cannot be removed from West Bank Park until the County Shops and Montana Specialty Mill areas are addressed, because they are the “upstream” source of the pollutants. (See Table 2, Remediation Schedule in Chapter 4.) Redevelopment cannot occur in these areas until clean-up is complete.

Lot Size

Some of the properties within the urban renewal district are too small to accommodate new office or commercial development. Prior to significant redevelopment occurring, some of the smaller parcels of land will have to be consolidated, particularly those at the southern end of the District.

Access

While the District is adjacent to major arterials, access to and within the West Bank area is limited. In addition to the absence of roads, the railroad tracks that run north-south and parallel to the riverfront make it difficult to address the District’s transportation needs of vehicles and pedestrians. In particular, the sidetrack which currently serves Montana Specialty Mills, and which will no longer be needed once the mill is relocated, limits east-west access through a large portion of the District. Overall, the area lacks the necessary infrastructure to link recreational and commercial uses, which will ultimately be key to the successful redevelopment of the District.

Blighted Conditions in the West Bank Urban Renewal District

A Finding of Blight report for the West Bank Urban Renewal District was prepared in November of 2006. The following excerpts provide a general overview of blighted conditions in the District.

Physical deterioration of buildings

Although most of the buildings within the proposed West Bank Urban Renewal District are in use, the area generally has a deteriorating appearance. Many structures are in poor repair and properties are often poorly maintained, cluttered with refuse and waste storage areas.

According to building permit information prepared by the Great Falls Community Development Department, the majority of structures in the proposed district were constructed prior to the 1980s and many were constructed in the 1950s. While age alone does not indicate deterioration, permit information indicates that few major improvements have been made in recent decades.

Inappropriate or mixed uses of land or buildings

The eastern edge of the West Bank Urban Renewal District includes portions of West Bank Park, an important recreation and scenic resource for the City of Great Falls. The park is located adjacent to areas that have been blighted by industrial pollution and refuse storage sites. These detract from and diminish the quality of the park. The District includes a number of retail and service establishments, reflective of the land uses on those properties adjacent to the urban renewal district. The presence of heavy industrial activities in close proximity to these less intensive uses creates incompatibilities associated with industrial noise, odor and dust.

The West Bank Urban Renewal District also includes a small number of homes. The presence of heavy industrial sites in close proximity to residences can result in the devaluation of property over time. A review of residential property values within the district indicates that while the land values have increased slightly, the value of improvements has stagnated between 2000 and 2006.

Public Infrastructure/Defective or Inadequate Street Layout

The sewer and water lines within the district were installed primarily in the 1960's and 1970's to serve the commercial and large industrial users in the area. There are also some large sewer trunk lines which traverse the area from south to north. They are generally in good condition and would be able to accommodate new commercial, office and residential development. (See Appendix C, Public Utilities.) The streets that are in the area serve the perimeter of the planning area well, but are virtually non-existent in the interior, especially on the north end of the district. Access is very poor to the area between the River and the railroad tracks. Of the roads that do exist, some require paving, while others should be realigned. The district is characterized by large industrial and heavy commercial uses and in some cases, there is no public access to individual sites via roads. For example, better access is needed to West Bank Park and the new Federal Building that is slated for construction to the north of Central Avenue West. Overall the interior of the area lacks sidewalks, curbs and gutters, landscaping and adequate lighting.

Unhealthy or Unsafe Conditions

The West Bank Urban Renewal District includes the Third Street Northwest Groundwater Site, which is listed on the Montana Comprehensive Environmental Cleanup and Responsibility Act (CECRA) listing of "Mini-Superfund" priority sites. According to the Montana Department of Environmental Quality, contaminants at the site include benzene, toluene, ethylbenzene, xylene, chlorinated solvents and phenols. (Great Falls Tribune, December 16, 2001)

In 2002, the Great Falls Development Authority applied for and obtained a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant as a first step in facilitating the redevelopment of the West Bank area. Brownfields are defined as those properties for which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. (<http://www.epa.gov/brownfields/>)

The proposal to EPA noted that the potential for in-fill development and reuse of lands in the West Bank area had been “marginalized” by the environmental pollution, creating a “lost opportunity” for reinvestment in the area. (Great Falls Riverfront Redevelopment Project...Final Grant Proposal).

Chapter 4. Goals and Strategies of the West Bank Urban Renewal Plan

This chapter presents the goals and strategies of the West Bank Urban Renewal Plan by category of concern.

Remediation of Environmental Pollutants

The West Bank Urban Renewal District includes the Third Street Northwest Groundwater Site, which is listed on the Montana Comprehensive Environmental Cleanup and Responsibility Act (CECRA) listing of “Mini-Superfund” priority sites. CECRA provides the Montana Department of Environmental Quality with similar authorities as provided under the federal Superfund Act. CECRA ranks these sites as maximum, high, medium, low and operation and maintenance priority based on the severity of contamination at the facility and the actual and potential impacts of contamination to public health, safety, and welfare and the environment. The Third Street Northwest Groundwater Site has been listed with a ranking of medium. (<http://www.deq.state.mt.us/StateSuperfund/index.asp>). According to the Montana Department of Environmental Quality, contaminants at the site include benzene, toluene, ethylbenzene, xylene, chlorinated solvents and phenols. (Great Falls, *Tribune*, December 16, 2001)

In 2002, the Great Falls Development Authority applied for and obtained a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant as a first step in facilitating the redevelopment of the West Bank area. Brownfields are defined as those properties for which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. (<http://www.epa.gov/brownfields/>). The proposal noted that the grant would help “facilitate development through completion of environmental assessments on properties in the area...and would identify the nature and severity of contamination on the properties and allow for the selection of cleanup remedies”. (*Finding of Blight Report*, 2006)

Cascade County is largely responsible for the removal of contaminants from the Third Street Northwest Groundwater Site which includes the site of the County Shops and Montana Specialty Mills (Figure 7). The clean-up of contaminants should occur sequentially. The clean-up phases are summarized below in Table 2. (Commencement dates, as provided by Cascade County, are approximate.)

Table 2. Remediation Schedule for the Third Street Northwest Groundwater Site		
Phase	Corrective Action	Proposed Date of Commencement
I	Remove contaminants from Cascade County Road and Bridge Department Shop (southern end of property)	November, 2007
II	Remove contaminants from Montana Specialty Mills site	Late, 2008
III	Clean-up Burlington Northern Santa Fe Railroad (BNSF) right of way	2009
IV	Clean-up West Bank Park area	2010
V	Remove contaminants from the Cascade County Solid Waste District Shop (northern end of property)	2007-2008
VI	Clean-up northeast area of County Shop	2007-2008

The *Great Falls Growth Policy* notes that Brownfields are currently “dealt with on a case-by-case basis, with clean-up usually funded as part of the cost of redeveloping the property”. The removal of contaminants in the West Bank Urban Renewal District by Cascade County will enable the property to be redeveloped for non-industrial uses. While the City of Great Falls is not responsible for contaminant removal, the Urban Renewal Plan must reflect the timing of clean-up activities.



Figure 7. Montana Specialty Mills

Goal: Foster development in the West Bank Urban Renewal District in phases with respect to the availability of land following the removal of contaminants.

Strategies:

- Communicate regularly with Cascade County to enable the coordination of development activities as contaminants are removed.
- Work with Cascade County in determining an approach to clean-up non-county properties including the BNSF railroad and West Bank Park.

Public Infrastructure Improvements

Sewer and Water Services

The sewer and water lines within the West Bank Urban Renewal District were installed primarily in the 1960's and 1970's to serve the commercial and large industrial users in the area. There are also some large sewer trunk lines which traverse the area from south to north. They are generally in good condition and would be able to accommodate new development. However, due to the lack of streets, curbs and sidewalks in the area, the storm drain system is inadequate and will have to be addressed.

Goal: Ensure that all land uses within the West Bank Urban Renewal District have safe water supplies, environmentally sound wastewater disposal systems, solid waste recycling/collection programs, and stormwater management systems that protect the public health, safety and welfare.” (*Great Falls Growth Policy, 2005*)

Strategies:

- Work with the City of Great Falls Public Works Department to assure that the sewer and water infrastructure is appropriate for the scale and type of proposed development in the West Bank Urban Renewal District.
- Evaluate the current condition of the storm drain system with respect to proposed development within the West Bank Urban Renewal District and make improvements accordingly.

Area Access – Pedestrian and Vehicular

The streets in the area serve the perimeter of the Urban Renewal District well, but are virtually non-existent in the interior, especially on the north end of the District. Access is very poor to the area between the River and the railroad tracks. Of the roads that do exist, some require paving, while others should be realigned. The District is characterized by large industrial and heavy commercial uses and in some cases there is no public road access to individual sites. Better access is needed to West Bank Park and

the new Federal Building that is slated for construction to the north of Central Avenue West. In addition to the absence of roads within the District, it is difficult to access 3rd Street Northwest and Central Avenue West via a left turn from the existing roads within the District. The entire interior of the District lacks sidewalks, curbs and gutters. (*Finding of Blight Report*)

Goal: Provide a safe, efficient, accessible and cost-effective transportation system that offers viable choices for moving people and goods throughout the West Bank Urban Renewal District. (*Great Falls Growth Policy*)

Strategies:

- Identify and construct road system improvements for the West Bank Urban Renewal District that serve existing and proposed uses and address:
 - Access to and within the District
 - Sidewalks/Trails
 - Curbs
 - Gutters and Storm Drains
- Install traffic control signals and other safety features to improve access at appropriate locations.
- Work with BNSF to identify ways to provide access across the railroad right-of-way for both vehicles and pedestrians.
- Work with BNSF to determine the feasibility of removing the sidetrack rail serving Montana Specialty Mills to accommodate better access to the area.
- Provide for pedestrian access to and within the West Bank Urban Renewal District, providing links to Montana ExpoPark, West Bank Park, River's Edge Trail and nearby residential areas.

Park Development

West Bank Park (Figure 8) is an important area and community resource. Protection and enhancement of the Park is a key component in the redevelopment of the West Bank Urban Renewal District. More particularly, the Park is located within the Primary Impact Area, as defined in the *Great Falls Missouri River Urban Corridor Plan* (2004), "which includes those lands that have strong relationships to the river..." The Plan, which was called for in the 1999 Great Falls City-County Comprehensive Plan (now the *Great Falls Growth Policy*, 2005) presents a vision for what is possible in this corridor and includes general recommendations for access to the river, trails and the maintenance of public land. A companion document, the *Missouri River Urban Corridor Inventory & Assessment* (September 2002) characterizes existing conditions in the Corridor and makes recommendations for appropriate stabilization and recreational improvements.

The West Bank Park has also been identified by Great Falls Neighborhood Council #2 as an important neighborhood asset that contributes to the quality of life in the area and ties well to the Montana Expo Park. Area property owners have noted that West Bank Park and the riverfront help contribute to adjacent property values and provide an attractive setting for tenants and customers.



Figure 8. West Bank Park (Missouri River Corridor Plan)

Goal: Maintain and Improve West Bank Park within the West Bank Urban Renewal District.

Strategies:

- Prepare and Implement a Park Improvement Plan that addresses:
 - Pedestrian and Vehicular Access
 - Vegetation and Habitat
 - Trail & Pedestrian Use Within the Park
 - Connections to the River's Edge Trail System
 - Park Amenities and Facilities
 - Maintenance
 - Implementation Tools and Resources
- Work with adjacent property owners and developers to address Park access, visual integration with adjoining development/uses, and maintenance.

Area Design Features, Including Lighting and Landscaping

The *Missouri River Urban Corridor Plan* observes that "...there is a hodgepodge of poor quality design elements. In some areas, Quonset hut-style buildings and other structures of little aesthetic or architectural value, a surplus of unattractive and prominent signage, and a lack of unifying design details like street lighting and landscaping have resulted in a chaotic, unappealing environment. Development of this type discourages investment and upgrade to area properties." Design concepts such as buffering, shared open spaces, connection to public spaces, preservation of river views, street trees, and mixed uses are all encouraged to promote area identity, marketability and area vibrancy.

In addition, the *Great Falls Growth Policy* notes that it is the policy of the City to "encourage and promote street tree planting throughout the community and as a matter of policy, consider street trees as public infrastructure with priorities for preservation, replacement and maintenance".

Landscaping undertaken in association with development of streets, sidewalks and trails will serve to enhance the West Bank Urban Renewal District. In addition, the area will need adequate lighting to provide a safe and welcoming environment.

Goal: Urban Renewal Projects should be designed in a manner that is respectful of the area's natural and cultural setting with particular attention to landscaping and lighting.

Strategies:

- Develop and implement an urban tree planting program for the West Bank Urban Renewal District in association with the development of streets and sidewalks and in conjunction with the City Parks & Recreation Department that defines appropriate species, planting cycles and maintenance. Per the *Great Falls Growth Policy*, the City should prepare and implement a comprehensive planting, management and maintenance plan for street trees in the public rights-of-way.
- Identify an appropriate light standard that can be used throughout the District in conjunction with public improvements and private development.
- Encourage the preparation and adoption by area property owners of area-wide development standards to provide for cohesive development with a unique identity. Such standards could be used by developers when preparing plans and by the City's Design Review Board when considering proposed developments. This could be accomplished through the creation of neighborhood conservation overlay district.

Community and Economic Development

The *Great Falls Growth Policy* identifies a series of economic development goals, including the following that directly relate to the West Bank Urban Renewal District. These are:

- Diversify the base economy
- Enhance, strengthen and expand the existing economic base
- Encourage businesses and industries that will utilize existing infrastructure

The redevelopment of the West Bank Urban Renewal District can strengthen the economic base of Great Falls while taking advantage of existing sewer and water infrastructure within the urban core. This approach helps to counter urban sprawl and the associated costs in providing public services.

Fostering Private Development

The West Bank Urban Renewal Plan calls for public improvements in the West Bank Urban Renewal District in support of new investment. The role of the private sector will be critical in the redevelopment process. Private investments made in the area will, in turn, provide the City with the necessary financial resources (via Tax Increment Financing and other mechanisms) to develop public infrastructure that will contribute to the overall revitalization of the area.

This Urban Renewal Plan provides the necessary administrative structure to direct community resources to renewal activities within the District. However, it will be the private sector that undertakes specific site planning and development activities on privately owned lands. To achieve a high quality of design, representatives of private property owners, including Cascade County and area developers will work together to prepare a development master plan that will reflect the following underlying principles:

- ✓ Public access to West Bank Park and other riverfront parks will be incorporated into area design schemes.
- ✓ Lighting, street design and other landscaping features will be consistent throughout the District. Unifying architectural features and signage is also encouraged.
- ✓ Development will be phased in accordance with the contaminated soils clean-up schedule, as developed by Cascade County and the Montana Department of Environmental Quality.

Goal: Encourage thoughtful, well designed private development activity.

Strategies:

- Encourage the preparation of a development master plan for the West Bank District by property owners and developers that recognizes the sequential nature of the removal of pollutants from the area.
- Encourage the preparation of a development master plan that addresses the various sub-areas within the Urban Renewal District as follows:
 - The area to the south of the Cascade County Shops (including the area south of Central Avenue)
 - The area that includes both the Cascade County Shops and the Montana Specialty Mills (MSM)
 - The area to the north of the Shops and MSM
- Consider the use of protective covenants in addition to existing zoning provisions to assure high quality development within the area
- Facilitate thoughtful project design that focuses on enhancing and protecting the area's natural and scenic resources
- Work with the private sector to identify public infrastructure needs for the area.
- Work with BNSF to determine the feasibility of removing the sidetrack rail serving Montana Specialty Mills to create more privately-owned land for development
- Foster cooperative efforts among public and private entities to achieve the goals of the Urban Renewal Plan
- Work with property owners and developers to identify opportunities to realign Bay Drive to facilitate redevelopment

Working in Partnership with Downtown

The City's plan to undertake the renewal of the West Bank District is part of an overall effort to revitalize the City's urban core and to discourage urban sprawl in general. The redevelopment of the West Bank District will serve to both expand and enhance Great Falls' urban center. The proposed private and public investment in the West Bank District will enable the City's core business area to encompass both sides of the Missouri River, taking full advantage of this important asset.

Goal: Coordinate the West Bank Urban Renewal program with ongoing efforts to revitalize Downtown Great Falls.

Strategies:

- Coordinate planning efforts between the West Bank District and Downtown.

- Identify joint activities, such as the creation of transportation and recreation services that connect Downtown and the West Bank District.

Historic/Cultural Resources

Historically, the west side of the Missouri River in Great Falls was the home of Montana's largest gasoline refinery, built by the Great Falls Sunburst Oil and Refinery Company. The refinery began operations in early 1923 along the 300 and 400 blocks of 3rd Street Northwest and was subsequently purchased by the California Eastern Oil Company in 1927. Cascade County took possession of the property in 1936 after California Eastern failed to pay gasoline license taxes and associated delinquent fees. By 1938, Cascade County had constructed its road and bridge department shops at the site (Great Falls, *Tribune*, December 16, 2001). The West Bank District also included the site of the former Montana Brewing Company complex, built in 1893-94, just north of Central Avenue West, along the Missouri River. In 1933, it became the malt plant for the Great Falls Breweries, Inc., which closed in 1968. The last remnants of the site were removed in July, 2006 to make way for a new 54,000 square foot Federal Courthouse (*Sun River News*, July 11, 2006).

Today, there are 51 parcels in the West Bank Urban Renewal District, including a small number of residences and a variety of retail and service oriented businesses, such as, a veterinary clinic, J Bar T Tavern, and the Cowboy's Bar. Overall, the West Bank District is undergoing a transition from heavy industrial uses to commercial and retail uses, reflective of development that is occurring on adjacent properties, particularly along 3rd Street NW/SW. As this transition continues, it will be important to take stock of the remaining historic properties and to plan carefully for their interpretation, preservation and appropriate integration into area development. For example, the Montana Cowboy's Association is interested in having the Cowboy's Bar and associated museum placed on the National Register of Historic Places. (See Figure 9, below.) Additionally, the Missouri River and Sacagawea Island are important natural, cultural and historic resources that should be included in any area assessments. Other properties may be eligible for listing as well. Most federal and state grant programs require applicants to address potential impacts on properties eligible for listing in the National Register. An inventory of historic resources would help assure more thoughtful development.

Goal: Assess, preserve and interpret historic and cultural resources within the West Bank Urban Renewal District.

Strategies:

- Conduct an inventory of historic and cultural resources within the West Bank Urban Renewal District
- Work with private property owners to preserve historic sites
- Develop a pedestrian oriented interpretive program to include information concerning:
 - Existing sites of historic or cultural interest
 - Former occupants of the area
 - Environmental history of the area
 - History of the River



Figure 9. Cowboy's Bar

Natural Resources

The Missouri River and the associated West Bank Park are the defining features of the West Bank Urban Renewal District. Not only do these resources make the area more attractive for investment and overall community renewal, but they are intrinsic to the quality of life in the City of Great Falls and the surrounding region. They offer scenic and recreational opportunities for both residents and visitors to Great Falls.

The area along the River has undergone a significant transition. As recently as 20 years ago, the current West Bank Park was the site of a construction waste dump. The area was “reclaimed” through a major effort to remove the waste and restore the river front area, providing an important recreation resource for the people of Great Falls. The Park is now part of the city wide park system and a key component of the public corridor along the Missouri River.

The Missouri River Urban Corridor Plan identifies guiding principles and “communicates a vision for economic vitality” associated with the River while, at the same time recognizing “that the River is a vital part of a large ecosystem and that the environmental integrity of the River must be protected.” The following Urban Renewal Plan Goal is taken directly from the *Missouri River Urban Corridor Plan*.

Goal: Promote beneficial, sustainable economic development that utilizes the River as an amenity while preserving and enhancing its ecological integrity and asset values.

Strategies

- Restore, enhance and protect water quality, natural shoreline vegetation and wetlands in association with improvements to West Bank Park and the River’s Edge Trail
- Assure that the environmental health of the River will not be compromised by development
- Work with property owners to develop shoreline protection programs in conjunction with their development activities

Chapter 5. Planning Approach – The Defining Elements

The design and implementation of the West Bank Urban Renewal Plan is being undertaken in a manner that is reflective of sound public policy and thoughtful planning. To this end, a number of “defining” elements have been identified that will characterize the projects and activities undertaken in connection with the revitalization and redevelopment of the West Bank area.

Sub Area Planning – Phased Development

The West Bank Urban Renewal District is likely to be developed in stages. The sequential nature of the removal of contaminants from the area currently occupied by the County Shops and Montana Specialty Mills will dictate, to some extent, which lands are redeveloped first. Given that the removal of contaminants will not be completed for approximately three years, the areas to the north and south of the Third Street Northwest Groundwater Site will likely be developed first. The building of the new Federal Courthouse to the south and the new Walgreens Pharmacy to the north provide examples of likely development patterns. Private development and public infrastructure improvements should be designed in a manner that will allow for phased implementation.

Thoughtful Design

The location of the West Bank Urban Renewal District, adjacent to the Missouri River and West Bank Park, requires that projects are designed in a manner that is sensitive to the area’s natural resources. The River and the Park add value to the lands within the District by providing an aesthetically pleasing environment within which reinvestment can occur. Urban renewal projects should serve to complement these resources rather than create a development pattern that diminishes their value. Thoughtful, well-designed development will, in turn, enhance the natural setting, drawing additional investment.

Intergovernmental Cooperation

The successful implementation of the West Bank Urban Renewal Plan will rely on cooperation between the City of Great Falls, Cascade County and the State of Montana. Cascade County, over the next several years, will be working with the Montana Department of Environmental Quality to address contaminated soils in the central portions of the West Bank Urban Renewal District. Following clean-up, the County will exercise its options regarding redevelopment of its properties. It will be important for Cascade County to be involved with other property owners in the West Bank Urban Renewal District, as well as the City of Great Falls in planning for the District’s redevelopment. The County’s participation in the development master planning

process for the area will be particularly critical. The proximity of the Montana Expo Park with the Renewal District is also a key factor in redevelopment. The Expo Park provides an important area asset that can help contribute to the District's revitalization.

Public Investment

The revitalization of the West Bank Urban Renewal District will require cooperation between the public and private sectors. As noted above, the City of Great Falls intends to invest in public infrastructure improvements in order to foster private investment. Public improvement projects will be undertaken in support of private development and with respect to area master plans developed by area property owners and investors. Funding for public infrastructure improvements will come from a number of sources including, but not limited to Tax Increment Financing (TIF). Specific projects will be undertaken in accordance with the Montana Urban Renewal Law, 7-15-42 and 7-15-43, MCA.

Planning Consistency

Conformity with the Growth Policy

This Urban Renewal Plan must conform to the Great Falls, *Growth Policy*, adopted in 2005, per 7-15-4213, MCA. Where appropriate, specific reference has been made to the *Growth Policy*, particularly in Chapter 4 of this Plan. *On February 27, 2007, the Great Falls City Planning Board reviewed this Urban Renewal Plan and found it to be in conformance with the Growth Policy, per statutory requirements.*

Other Planning Documents

In the preparation of the West Bank Urban Renewal Plan, a variety of other planning documents were consulted to assure that the Urban Renewal Plan would work in concert with other efforts to plan for the future of Great Falls. These included:

- Missouri River Urban Corridor Inventory and Assessment (2002)
- Great Falls Area Transportation Plan (2003)
- Missouri River Urban Corridor Plan (2004)

Chapter 6. Implementation

The West Bank Urban Renewal Plan sets a direction for redevelopment and revitalization of the West Bank Urban Renewal District. Upon its adoption, this Plan will serve as the official policy guide for public action. However, these policies can only be transformed to action through an effective implementation program. Key to implementation will be sound processes of administration, financing and program evaluation.

Administration

The administration of the redevelopment effort outlined in this plan will be the responsibility of the Great Falls City Commission. Under 7-15- 4232, the City Commission may choose to create a separate urban renewal agency or authorize an existing department to implement this Urban Renewal Plan. However, it is the intent of the Commission to retain the responsibility and authority for administering the West Bank Urban Renewal Program. Various city departments will be authorized by the Commission to undertake specific tasks associated with implementation as necessary.

Each year the City of Great Falls, or the authorized department will prepare an annual work program and budget and will list the activities and costs of the activities for the coming fiscal year, as well as the method of financing those activities. This program and budget may be amended during the course of the fiscal year, in light of funding and program changes. All budgets and revised budgets shall be reviewed and approved by the City of Great Falls. Urban renewal activities undertaken by the City of Great Falls will be in accordance with Montana State statute. (See specific provisions below.)

7-15-4233. Powers which may be exercised by urban renewal agency or authorized department. (1) In the event the local governing body makes such determination, such body may authorize the urban renewal agency or department or other officers of the municipality to exercise any of the following urban renewal project powers:

- (a) to formulate and coordinate a workable program as specified in [7-15-4209](#);
- (b) to prepare urban renewal plans;
- (c) to prepare recommended modifications to an urban renewal project plan;
- (d) to undertake and carry out urban renewal projects as required by the local governing body;
- (e) to make and execute contracts as specified in [7-15-4251](#), [7-15-4254](#), [7-15-4255](#), and [7-15-4281](#), with the exception of contracts for the purchase or sale of real or personal property;
- (f) to disseminate blight clearance and urban renewal information;
- (g) to exercise the powers prescribed by [7-15-4255](#), except the power to agree to conditions for federal financial assistance and imposed pursuant to federal law relating to salaries and wages shall be reserved to the local governing body;
- (h) to enter any building or property in any urban renewal area in order to make surveys and appraisals in the manner specified in [7-15-4257](#);
- (i) to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area;
- (j) to insure real or personal property as provided in [7-15-4258](#);
- (k) to effectuate the plans provided for in [7-15-4254](#);
- (l) to prepare plans for the relocation of families displaced from an urban renewal area and to coordinate public and private agencies in such relocation;
- (m) to prepare plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;
- (n) to conduct appraisals, title searches, surveys, studies, and other preliminary plans and work necessary to prepare for the undertaking of urban renewal projects;
- (o) to negotiate for the acquisition of land;
- (p) to study the closing, vacating, planning, or replanning of streets, roads, sidewalks, ways, or other places and to make recommendations with respect thereto;
- (q) to organize, coordinate, and direct the administration of the provisions of this part and part 43;
- (r) to perform such duties as the local governing body may direct so as to make the necessary arrangements for the exercise of the powers and performance of the duties and responsibilities entrusted to the local governing body.

(2) Any powers granted in this part or part 43 that are not included in subsection (1) as powers of the urban renewal agency or a department or other officers of a municipality in lieu thereof may only be exercised by the local governing body or other officers, boards, and commissions as provided under existing law.

Program Funding

Tax Increment Financing Provision

The implementation of the West Bank Urban Renewal Plan will include the use of Tax Increment Financing (TIF). Under Section 7-15-4282 of the Montana Urban Renewal Law communities may establish tax increment districts for the purposes of revitalizing blighted neighborhoods and central business districts. Tax increment financing directs new property tax dollars resulting from increases in the market value of real property to the area where the real property is located. The base property tax (before any improvements to real property) continues to be distributed to the local governments and school districts. However, tax dollars that accrue from increases in property values (from rehabilitation, new construction, etc.) are available for urban renewal projects as defined by the Montana Urban Renewal Law. More particularly, costs which may be paid using TIF dollars are included in 7-15-4288, MCA. (See Appendix D.)

A tax increment program is authorized for 15 years or longer if the tax increment revenue is pledged to the payment of tax increment bonds. 7-15-4289, MCA provides for the use of tax increments for bond payments. The tax increment may be pledged to the payment of the principal of premiums, if any, and interest on bonds which the municipality may issue for the purpose of providing funds to pay such costs.

The City of Great Falls will establish a Tax Increment Financing program for the West Bank Urban Renewal District, as defined in Chapter 2 of this Urban Renewal Plan. The base year for the purposes of measuring any incremental value will be January 1, 2007.

Per 7-15-4291, MCA, the City of Great Falls may enter into agreements with the other affected taxing bodies to remit to such taxing bodies any portion of the annual tax increment not currently required for the payment of the costs listed in [7-15-4288](#), MCA or pledged to the payment of the principal of premiums, if any, and interest on bonds.

Other Financing Mechanisms

There are a number of financial assistance programs that can be used in the revitalization of the West Bank Urban Renewal District in addition to Tax Increment Financing. Financing strategies for addressing urban renewal needs identified in this Plan will likely include combining various funding sources. For example, a local special improvement district might be used in combination with a Montana Board of Investment InterCap loan to match federal or state dollars. The following is a summary of programs available to fund urban renewal projects

Transportation Infrastructure

This section describes funds and funding sources that are available to finance urban renewal transportation related projects. These funding methods, such as local option taxes, improvement districts and other types of bonds, enable local citizens to participate in funding projects. In general, however, the ability to use additional property tax levies to fund urban renewal is governed by Montana Statute under 15-10-402 MCA that limits taxes to 1996 levels.

A. Bridge and Road Mills (Property Taxes)

Montana law provides for cities (7-14-4101, MCA) to manage transportation infrastructure. Counties are specifically responsible for all the bridges in a county, including those within cities and towns, except those managed by the Montana Department of Transportation. Municipalities may establish a city road fund under 7-14-4113 MCA.

B. Transportation Improvement Authority

Established under 7-14-1001, MCA, the purpose of a transportation improvement authority is to blend the interests of local, state, and federal governments with the interests of the general public and the business community to build, modify, or improve transportation facilities and systems within its jurisdiction. A county and a municipality within a county may, by joint resolution, create a transportation improvement authority. The Authority may enter into contracts and accept local, state, federal and private funds to undertake transportation projects.

C. Community Transportation Enhancement Program

Under 23 USC 133 (d) (2) (Federal Code) 10 percent of the Surface Transportation Program monies are awarded to each state for transportation enhancements. Montana is unique in that enhancements are made available to communities under the Community Transportation Enhancement Program (CTEP) administered by the Montana Department of Transportation. The MDT distributes these funds for all counties and cities that are 1st, 2nd, and 3rd class cities, and tribal governments. Local governments are responsible for providing the required 13 percent of project costs as non-federal match for their transportation enhancement projects.

In order to receive funding, transportation enhancement projects must be included in the local Transportation Improvement Program (TIP) and the Statewide Transportation Improvement Program. Eligible CTEP categories include:

- Pedestrian and bicycle facilities
- Historic preservation

- Acquisition of scenic easements and historic or scenic sites
- Archaeological planning and research
- Mitigation of water pollution due to highway runoff or reduce vehicle-caused
- Wildlife mortality while maintaining habitat connectivity
- Scenic or historic highway programs including provisions of tourist and welcome center facilities
- Landscaping and other scenic beautification
- Preservation of abandoned railway corridors (including the conversion and use for bicycle or pedestrian trails)
- Rehabilitation and operation of historic transportation buildings, structures or facilities (including railroads)
- Control and removal of outdoor advertising
- Establishment of transportation museums
- Provisions of safety and educational activities for pedestrians and bicyclists

Projects addressing these categories and that are linked to the transportation system by proximity, function or impact, and where required, meet the "historic" criteria, may be eligible for enhancement funding. For example, where an historic bridge must be replaced because of structural deficiencies, enhancement funds might be used to preserve the original bridge as part of an interpretive trail.

D. State Fuel Tax

Under 15-70-101, MCA, Montana assesses a tax of \$.27 per gallon on gasoline and diesel fuel used for transportation purposes. Each incorporated city and town receives a portion of the total tax funds allocated to cities and towns based on:

- 1) The ratio of the population within each city and town to the total population in all cities and towns in the State;
- 2) The ratio of the street mileage within each city and town to the total street mileage in all incorporated cities and towns in the State. The street mileage is exclusive of the Interstate, National Highway, and Primary Systems.

All fuel tax funds allocated to city governments must be used for the construction, reconstruction, maintenance, and repair of rural roads or city streets and alleys. Priorities for the use of these funds are established by the cities receiving them.

Debt Financing – All Types of Projects

Cities can make use of various kinds of debt financing to fund urban renewal projects. These include general obligation bonds, special improvement district bonds and

revenue bonds as well as Tax Increment Financing Bonds. Debt financing enables local governments to finance major infrastructure projects using future revenue from special assessments, user fees, and other forms of revenue. Under 7-7-4101, MCA, a city or town council has power to incur indebtedness by borrowing money, issuing bonds, issuing notes, entering into leases, entering into lease-purchase agreements, or entering into installment purchase contracts for the following purposes:

- (1) acquiring land for and designing and erecting public buildings;
- (2) acquiring land for and designing and constructing sewers, sewage treatment and disposal plants, waterworks, reservoirs, reservoir sites, and lighting plants;
- (3) supplying the city or town with water by contract and the construction or purchase of canals or ditches and water rights for supplying the city or town with water;
- (4) designing and constructing bridges, docks, wharves, breakwaters, piers, jetties, and moles;
- (5) acquiring, opening, or widening any street and improving the street by constructing, reconstructing, and repairing pavement, gutters, curbs, and vehicle parking strips and to pay all or any portion of the cost relating to the project;
- (6) purchasing or leasing fire apparatus, street and other equipment, and personal property, including without limitation, vehicles, telephone systems, and photocopy and office equipment, including computer hardware and software;
- (7) building, purchasing, designing, constructing, and maintaining devices intended to protect the safety of the public from open ditches carrying irrigation or other water;
- (8) funding outstanding warrants and maturing bonds; and
- (9) repaying tax protests lost by the city, town, or other municipal corporation.

The local government incurs various administrative costs in conjunction with issuing bonds. These costs include the retention of legal counsel and financial consultants, the establishment of reserve funds and the preparation of the prospectus and various required documents. These bonds provide tax-free interest earnings to purchasers and are therefore subject to detailed scrutiny under both state and federal law. The citations in the Montana Code are listed below, for each type of bond described.

A. Special Improvement Districts

Under 7-12-4101, MCA, cities and towns can create special improvement districts for a number of activities including:

- The acquisition, construction or reconstruction of public streets and roads
- The acquisition, construction or reconstruction of sidewalks, culverts, bridges, gutters, curbs, steps and parks including the planting of trees

- The construction or reconstruction of sewers, ditches, drains, conduits, and channels for sanitary or drainage purposes, with outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, connecting sewers, ditches, drains, conduits, channels, and other appurtenances
- The construction of sewer and water systems including fire hydrants
- The acquisition and improvement of land to be designated as public park or open-space land
- The conversion of overhead utilities to underground locations in accordance with 69-4-311 through 69-4-314, MCA
- The purchase, installation, maintenance, and management of alternative energy production facilities

B. General Obligation Bonds

General obligation bonds are backed by the full faith and credit of the city and must be approved by the voters in an election. General obligation bonds are generally payable from ad valorem taxes (based on the value of property) and expressed in mills. General obligation bonds are attractive to bond buyers because they have voter approval and are not as vulnerable to fluctuations in revenue. Cities are assigned a bond debt limit based on a percentage of taxable valuation. General obligation bonds must fall within this limit.

C. Revenue Bonds

Under 7-7-4401, MCA, a city or town may issue revenue bonds to finance any project or activity authorized

Railroad Crossing Related Programs

A. STPRP - Rail/Highway Crossing Protective Devices Program

The purpose of the Federal Rail/Highway Crossing – Protective Devices Program is to identify high hazard rail crossing sites and install new rail crossing signals. MDT's Rail - Highway Safety manager is responsible for surveying, identifying and prioritizing those railroad crossings that require new protective devices or upgrading of existing devices. The funds are distributed on a statewide basis determined by a priority list ranked by a hazard index. The Federal/State ratio is 90% Federal and 10% State.

B. STPRR - Rail/Highway Crossing Elimination of Hazard Program

The purpose of the Federal Rail/Highway Crossing – Elimination of Hazard Program is to identify high hazard rail crossing sites and construct new rail/highway grade crossings. The program also uses funds to rehabilitate existing grade separations.

Grade separation projects are funded with 90% Federal funds and 10% State funds. Since funding for this program is limited, STPRR funds are often used in combination with other Federal funding sources to fund costly grade separation projects.

Eligible expenditures include the separation or protection at grade crossings, reconstruction of existing crossings and relocation of highways to eliminate crossings.

Projects for this program are selected by identifying those sites where only a grade separation will eliminate an identified hazard or where an existing grade separation exists but needs rehabilitation or replacement.

Funding for Public Improvements (Sewer, Water, Roads, Community Facilities, Parks)

A. Treasure State Endowment Program ~ Montana Department of Commerce

The Montana Treasure State Endowment Program (TSEP) is a state-funded program, authorized under 90-6-701 through 710, MCA, and is administered by the Montana Department of Commerce (MDOC). It is designed to assist local governments in financing capital improvements to sewer and water facilities. Funds are derived from the Montana coal severance tax and made available to local governments as matching grants, loans and grant/loan combinations. TSEP also provides matching grants of up to \$15,000 to local governments for preliminary engineering study costs.

TSEP funds may not be used for annual operation and maintenance; the purchase of non-permanent furnishings; or for refinancing existing debt, except when required in conjunction with the financing of a new TSEP project. Grant requests cannot exceed \$500,000 and the local government must typically provide a dollar for dollar match that can include other grant funds. Matching funds can be public or private funds provided by a TSEP applicant to directly support the cost of eligible project activities. There are a number of ways in which local governments can provide matching funds for bridge projects. Eligible types of matching funds include:

- local general funds or other cash;
- proceeds from the sale of general obligation, revenue, special assessment or other bonds;
- entitlement or formula-based federal or state funds such as federal highway funds or payments in lieu of taxes;
- loan or grant funds from a state or federal program (including TSEP loans);
- funds expended for engineering studies, reports, and plans, or other reasonable expenses expended for the preparation of the application, directly related to the proposed project during the period 24 months prior to the TSEP application deadline;

- funds expended after the TSEP application deadline, but before being approved by the Legislature, for project management, final engineering design, and other reasonable expenses necessary to prepare the project as proposed in the TSEP application for the construction phase;
- the value of land or materials provided by the applicant, if appraised within a two-year period preceding the application deadline. The appraisal must be:
 - an impartially written statement that adequately describes the land or materials, and states an opinion of defined value as of a specific date;
 - supported by an analysis of relevant market information; and
 - prepared by a qualified appraiser independent from the applicant.
- the value of labor performed by the applicant's employees on the proposed project, after the TSEP project has been approved for funding and a TSEP contract has been signed, as long as the employee is paid at his or her standard hourly rate of pay and the time worked is adequately documented; and
- the value of machinery used in the process of constructing the project that is owned (or leased) and operated by the applicant. The value of the use of the machinery will be determined using the Federal Emergency Management Agency (FEMA) equipment rate schedules.

B. The Montana Intercap Program ~ Montana Board of Investments

The INTERCAP Program is a low cost, variable-rate program that lends money to Montana local governments, state agencies and the university system for the purpose of financing or refinancing the acquisition and installation of equipment or personal and real property and infrastructure improvements. The Board of Investments issues tax-exempt bonds and loans the proceeds to eligible borrowers. In addition to long-term financing, INTERCAP is an excellent source for interim financing.

Funding is always available with no specific cycle. Allocations of \$200,000 and under are considered and approved by the Board of Investments staff. Allocations in excess of \$200,000 are considered and approved by the Board. Funds are released on an on-going basis as the project is completed. The program provides loans at a variable rate plus a one percent loan origination fee on loans over one year and for a term of 5 or 10 years depending on the borrower's legal authority. Short-term loans of less than a year are also available. Interest and principal payments are due bi-annually (February 15 and August 15 of each year). Loans may be pre-paid without penalty with 30 days notice. Types of financing include installment purchase loans, general fund loans, general obligation bonds, revenue bonds and special improvement district and rural improvement district bonds. Gas tax revenues may not be used to service debt. Projects that will use rural improvement district payments to cover the annual debt are

limited to a total loan of \$300,000. Inter-cap funds may be used in association with other grant and loan programs as well as local sources.

C. Community Development Block Grant (CDBG)- US Department of Urban Development (HUD)

This program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; [42 U.S.C.-5301 et seq.](#)

HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons. A grantee may also carry out activities which aid in the prevention or elimination of slums or blight. Additionally, grantees may fund activities when the grantee certifies that the activities meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet these broad national objectives.

Eligible grantees are as follows:

- principal cities of Metropolitan Statistical Areas (MSAs);
- other metropolitan cities with populations of at least 50,000; and
- qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities) are entitled to receive annual grants.

HUD determines the amount of each entitlement grant by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas. CDBG funds may be used for activities which include, but are not limited to:

- acquisition of real property;
- relocation and demolition;
- rehabilitation of residential and non-residential structures;
- construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- public services, within certain limits;
- activities relating to energy conservation and renewable energy resources; and
- provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

D. Public Works Program ~ Economic Development Administration

The Economic Development Administration (EDA) is an agency within the U.S. Department of Commerce. The purpose of the Public Works Program is to assist communities with the funding of public works and development facilities that contribute to the creation or retention of private sector jobs and to the alleviation of unemployment and underemployment. Such assistance is designed to help communities achieve lasting improvement by stabilizing and diversifying local economies, and improving local living conditions and the economic environment of the area.

Grants are awarded up to a participation level of 80 percent but the average EDA grant covers approximately 50 percent of project costs. Acceptable sources of match include cash, local general obligation or revenue bonds; Community Development Block Grants, TSEP grants and loans, entitlement funds, Rural Development loans; and other public and private financing, including donations.

Projects must result in private sector job and business development in order to be considered for funding. Eligible applicants under this program include any state, or political subdivision thereof, Indian tribe (and other U.S. political entities), private or public nonprofit organization or association representing any redevelopment area if the project is within an EDA-designated redevelopment area. Redevelopment areas, other than those designated under the Public Works Impact Program must have a current EDA-approved Overall Economic Development Program (OEDP) in place.

E. Water, Wastewater and Solid Waste Action Coordinating Team

In 1982, a group of professionals from state, federal, and non-profit organizations that finance, regulate, or provide technical assistance for community water and wastewater systems, decided to start meeting in order to coordinate and enhance their efforts. This group calls itself the "Water, Wastewater and Solid Waste Action Coordinating Team"

or W2ASACT for short. W2ASACT meets several times a year to find ways to improve our state's environmental infrastructure. All of the programs represented in W2ASACT have different missions and meet unique needs. However, it has been the common elements shared by the funding programs that have been the driving force of W2 SACT. These programs provide money (grants or loans), take applications from communities to fund their projects, and administer those monies once the project is funded. While W2ASACT cannot change all of the state or federal requirements, it can identify unnecessary duplication of requirements that make compliance difficult for communities.

Voluntary Programs

In some cases, homeowner associations, business groups or other property owners may finance urban renewal projects voluntary basis.

West Bank Urban Renewal Program Evaluation

The West Bank Urban Renewal Plan will be evaluated on a yearly basis in conjunction with the preparation of the annual report. Measures that may be used in evaluating program success include:

- Increases in the property tax base
- Creation of jobs within the Urban Renewal District
- Elimination of blighted conditions
- The extent of redevelopment in previously contaminated areas
- Use of the public spaces within the District including the West Bank Park and the riverfront trail system

Success will also be measured in terms of the overall guiding principles noted in Chapter 1 of this plan and restated here:

- The plan for the West Bank Urban Renewal District should foster economic development and job creation.
- The improvement of the overall environmental quality of the West Bank Urban Renewal District is critical.
- Protection and enhancement of West Bank Park and the Missouri River, which form the eastern boundary of the District are key in the redevelopment of the West Bank Urban Renewal District.

The plan provides flexibility to accommodate a variety of approaches. However, changes over time may necessitate more formal amendments to the Urban Renewal Plan. The Urban Renewal Plan may be modified by ordinance under 7-15-4221, MCA.



Figure 10. Urban Renewal Area from the north

APPENDIX A. RESOLUTION OF BLIGHT

RESOLUTION 9626

A RESOLUTION DECLARING A BLIGHTED AREA EXISTS WITHIN THE CITY OF GREAT FALLS, MONTANA AND THAT THE REDEVELOPMENT OF THAT AREA IS NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS OF GREAT FALLS AND TO DETERMINE THE BOUNDARIES OF THAT AREA

WHEREAS, the State of Montana has provided for the redevelopment of those portions of its cities which constitute a menace to public health and safety, constitute an economic and social liability and substantially impair the sound growth of a municipality; and,

WHEREAS, the procedure provided in Title 7, Chapter 15, Parts 42 and 43 of the Montana Codes Annotated authorizes municipalities to exercise statutory urban renewal powers for redevelopment and rehabilitation through urban renewal plans and projects, after the municipality has made a finding that a blighted area exists that substantially impairs or arrests the sound growth of the city or its environs; retards the provision of housing accommodations; constitutes an economic or social liability and/or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use; and,

WHEREAS, on November 8, 2006, the City Commission directed the study to determine the existence of blight within the urban area; and,

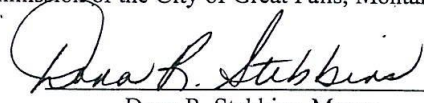
WHEREAS, the City of Great Falls has conducted the study (attached as Exhibit "A" to this Resolution) to determine the existence of blight in an area known as the West Bank and generally described as bounded on the West by 3rd Street NW/SW, on the East by the center line of the Missouri River, on the North by a point just north of 14th Avenue NW and on the South by a point just south of 5th Avenue SW and excludes any unincorporated property, as of October 2006, and in particular found:

1. Physical deterioration of buildings and properties
 - o Many of the structures in the defined area are in poor repair and properties are poorly maintained. Building permit information indicates that the majority of existing structures have not been substantially improved for at least twenty years.
2. Inappropriate or mixed uses of land or buildings
 - o The presence of existing heavy industrial uses within the defined area is incompatible with retail, commercial, residential and parkland development. This land use conflict has proven to be a disincentive to the improvement of properties within the area by private enterprise.
3. Defective street layout
 - o Much of the area is without streets, sidewalks, curbs, or gutters resulting in poor traffic circulation and storm drainage problems.
4. Unsanitary and unsafe conditions
 - o Portions of the defined area are included in the list of priority sites maintained by the Montana Department of Environmental Quality under the Comprehensive Environmental Cleanup and Responsibility Act (CECRA) and are designated a Brownfield site as defined by the U.S. Environmental Protection Agency. Contamination on the site is associated with historic industrial activity and has affected both the soil and groundwater and threatens to contaminate the Missouri River.

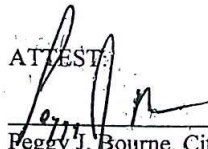
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA;

That the City Commission finds that blight exists within the City of Great Falls in the area described in Exhibit "A" of this Resolution under the definition contained in Section 7-15-4206 (2), M.C.A. and that rehabilitation and redevelopment of such area (pursuant to the Montana Urban Renewal Law) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Great Falls and that this rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 5th day of December, 2006.

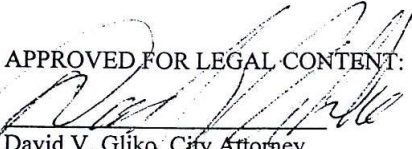

Dona R. Stebbins, Mayor

ATTEST:


Peggy J. Bourne, City Clerk

(SEAL OF CITY)

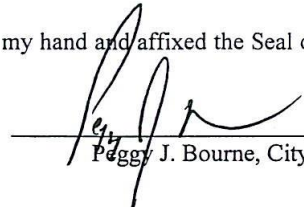
APPROVED FOR LEGAL CONTENT:


David V. Gliko, City Attorney

State of Montana)
County of Cascade :ss
City of Great Falls)

I, Peggy J. Bourne, City Clerk of the City of Great Falls, Montana, do hereby certify that the foregoing Resolution 9626 was placed on its final passage by the Commission of the City of Great Falls, Montana, at a meeting thereof held on the 5th Day of December, 2006, wherein it was approved by said Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City this 5th day of December, 2006.


Peggy J. Bourne, City Clerk

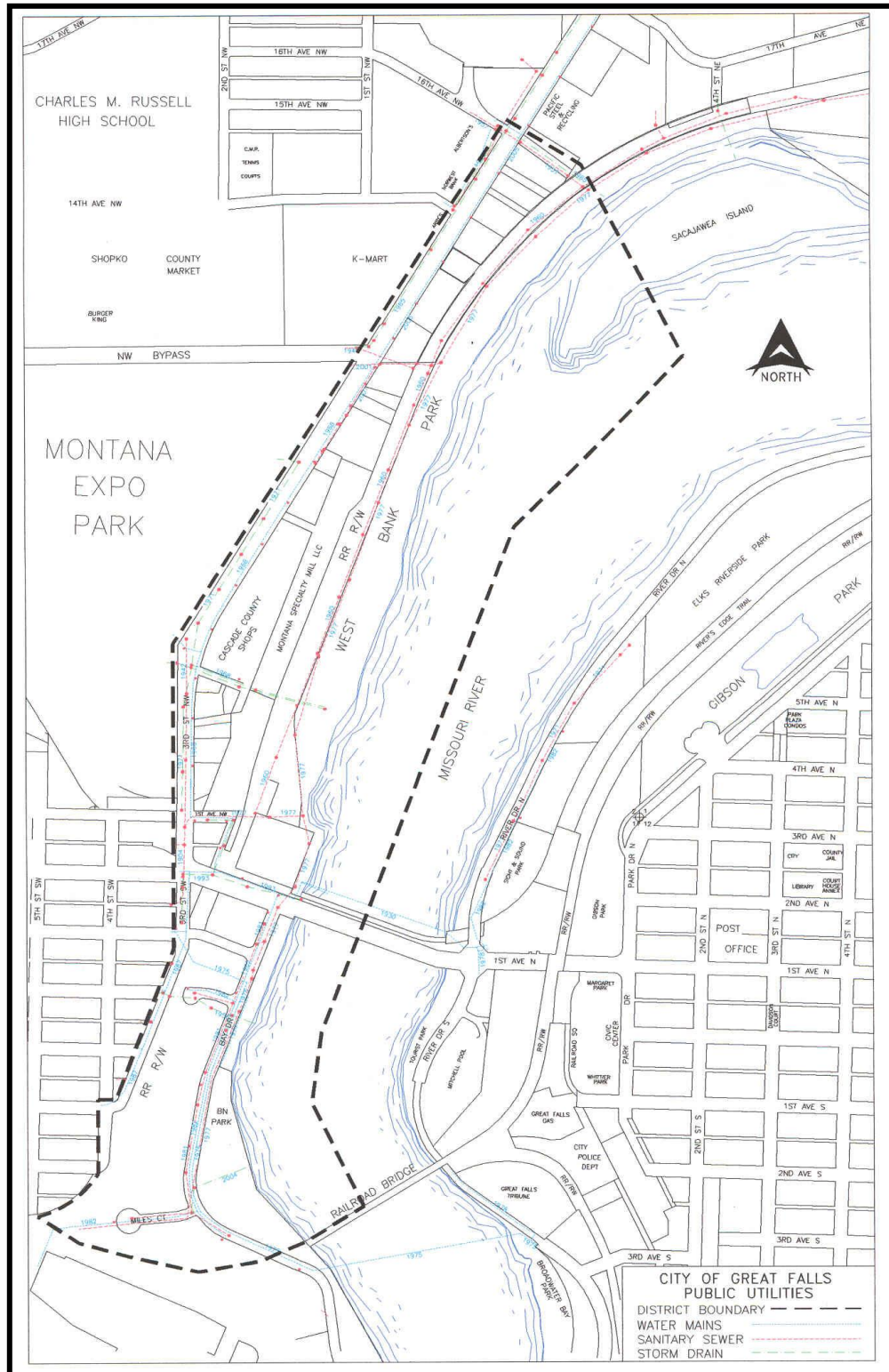
(SEAL OF CITY)

APPENDIX B – WEST BANK URBAN RENEWAL DISTRICT PARCEL DATA

Agenda #6.

OWNER OF RECORD	BUSINESS NAME/OCCUPANCY	STREET
GRH GLENWOOD LLC ETAL	WALGREENS (under construction)	3RD ST NW
CITY OF GREAT FALLS	SACAJAWIA ISLAND	
GRH GLENWOOD LLC ETAL	WALGREENS (under construction)	
GRH GLENWOOD LLC ETAL	WALGREENS (under construction)	3RD ST NW
ROGERS JEWELERS INC ETAL	ROGERS JEWELERS	3RD ST NW
BYPASS PROPERTY LLC (Outside City Limits)	BREEN OIL COMPANY	3RD ST NW
HENDERSON MICHAEL S & WILLIAM L	JOHNSON DISTRIBUTING	3RD ST NW
HENDERSON MICHAEL S & WILLIAM L		3RD ST NW
HENDERSON MICHAEL S ETAL		3RD ST NW
HENDERSON MICHAEL S ETAL		3RD ST NW
HILL RUSSELL & CATHERINE B		3RD ST NW
STOCKMAN BANK OF MONTANA	STOCKMAN BANK OF MONTANA	3RD ST NW
KRALICH JOANNE		
MONTANA SPECIALTY MILLS LLC	MONTANA SPECIALTY MILLS LLC	3RD ST NW
JOHNSON MOLLIE L ETAL	J BAR T INC	3RD ST NW
CASCADE COUNTY	CASCADE COUNTY SHOP COMPLEX	3RD ST NW
MONTANA COWBOYS ASSOCIATION INC	COWBOY'S BAR	3RD ST NW
MONTANA COWBOYS ASSN INC	COWBOY'S BAR	3RD ST NW
MONTANA COWBOYS ASSOCIATION	COWBOY'S BAR	4TH AVE NW
TALCOTT JAMES CONSTRUCTION INC		1ST AVE NW
FALLCAMP LLC		3RD ST NW
MITCHELL DEVELOPMENT & INVESTMENTS LLC		CENTRAL AVE W
FALLCAMP LLC		
FALLCAMP LLC		3RD ST NW
TALCOTT PROPERTIES LLC		3RD ST NW
TALCOTT JAMES CONSTRUCTION CO		
BURLINGTON NORTHERN SANTA FE RAILROAD CO	RIGHT OF WAY	BAY DR
CITY OF GREAT FALLS (West Bank Park - South End)	WEST BANK PARK	PARK-WEST BANK
SCHUMAN HENRY & ALICE		3RD ST NW
HIGH PLAINS PIZZA INC		3RD ST NW
MYHRE ADVERTISING		CENTRAL AVE W
MONTANA DEPT OF TRANSPORTATION	RIGHT OF WAY	
BUMBARGER FRED & PATRICIA S	PAYLESS FURNITURE	CENTRAL AVE W
HOLMAN GRAIN (Brick Building)		BAY DR
JORGENSEN ROBERT F JR		2ND AVE SW
HOLMAN GRAIN COMPANY		
HOLMAN GRAIN COMPANY		BAY DR
OKSNESS BERT		2ND AVE SW
BN LEASING CORPORATION		
ROBERTSON ENTERPRISES LLC		BAY DR
MARTIN JOHN L		2ND AVE SW
CITY OF GREAT FALLS (BN Park)	BN PARK	PARK-GARDEN HOME
BN LEASING CORPORATION		BAY DR
BURLINGTON NORTHERN SANTA FE RAILROAD CO		
MONTANA ELECTRIC COOPERATIVES ASSO ETAL	MONTANA ELECTRIC COOPERATIVES ASSOC.	BAY DR
BURLINGTON NORTHERN SANTA FE RAILROAD CO		BAY DR
BN LEASING CORPORATION		
BN LEASING CORPORATION		MILES CT
BN LEASING CORPORATION		
BN LEASING CORPORATION		
CITY OF GREAT FALLS (West Bank Park - North End)	WEST BANK PARK	

APPENDIX C. PUBLIC UTILITIES IN THE WEST BANK URBAN RENEWAL DISTRICT



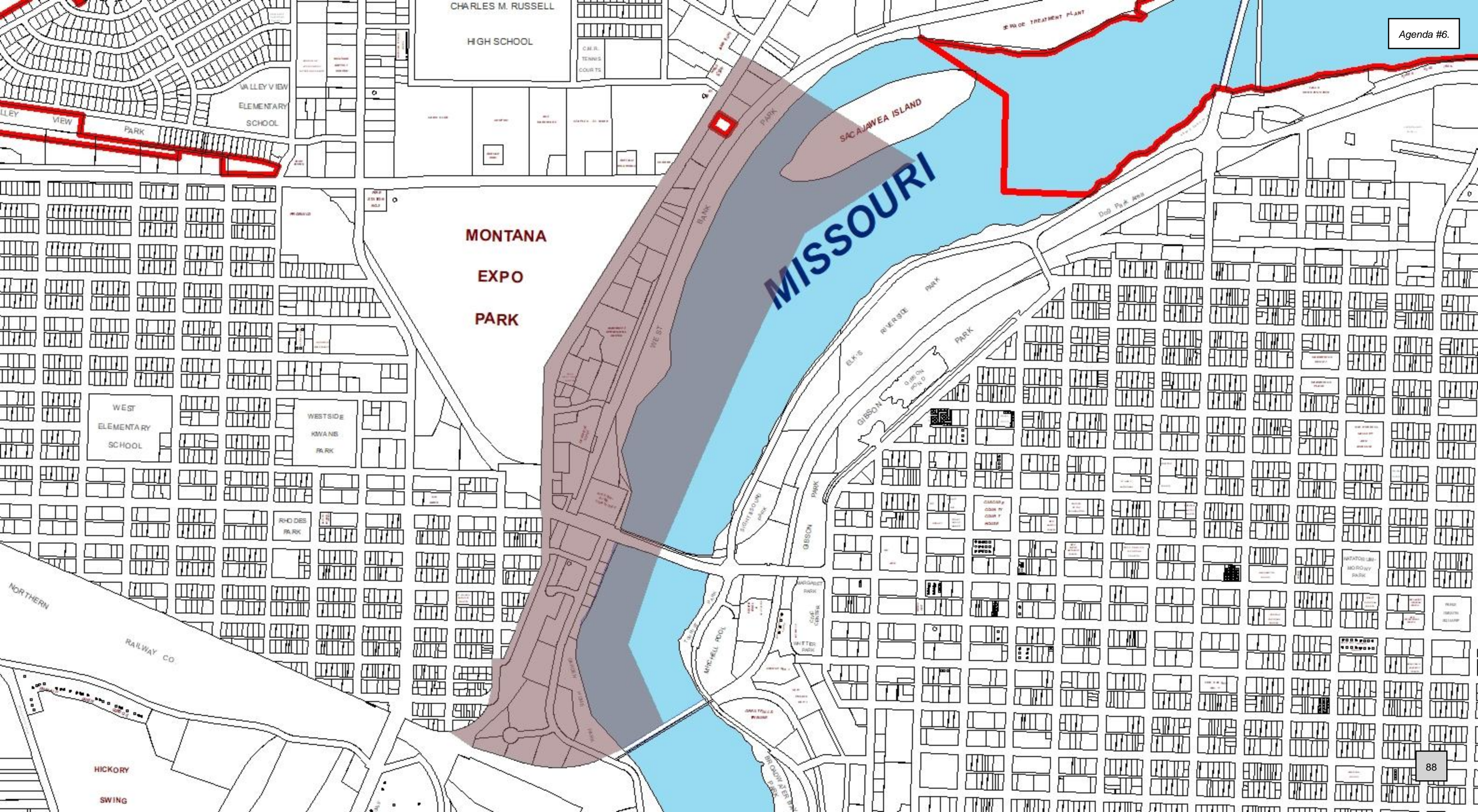
APPENDIX D

ALLOWABLE USES OF TAX INCREMENT FUNDS

(Note: This is under revision by the 2007 Montana Legislature)

7-15-4288. Costs that may be paid by tax increment financing. The tax increments may be used by the municipality to pay the following costs of or incurred in connection with an urban renewal project, industrial infrastructure development project, technology infrastructure development project, or aerospace transportation and technology infrastructure development project:

- (1) land acquisition;
- (2) demolition and removal of structures;
- (3) relocation of occupants;
- (4) the acquisition, construction, and improvement of infrastructure, industrial infrastructure, technology infrastructure, or aerospace transportation and technology infrastructure that includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and offstreet parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, spaceports for reusable launch vehicles with associated runways and launch, recovery, fuel manufacturing, and cargo holding facilities, publicly owned buildings, and any public improvements authorized by parts 41 through 45 of chapter 12, parts 42 and 43 of chapter 13, and part 47 of chapter 14 and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred;
- (5) costs incurred in connection with the redevelopment activities allowed under [7-15-4233](#);
- (6) acquisition of infrastructure-deficient areas or portions of areas;
- (7) administrative costs associated with the management of the urban renewal area, industrial district, technology district, or aerospace transportation and technology district;
- (8) assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself at its fair value;
- (9) the compilation and analysis of pertinent information required to adequately determine the infrastructure needs of secondary, value-adding industries in the industrial district, the needs of a technology infrastructure development project in the technology district, or the needs of an aerospace transportation and technology infrastructure development project in the aerospace transportation and technology district;
- (10) the connection of the urban renewal area, industrial district, technology district, or aerospace transportation and technology district to existing infrastructure outside the district;
- (11) the provision of direct assistance, through industrial infrastructure development projects, technology development projects, or aerospace transportation and technology infrastructure development projects, to secondary, value-adding industries to assist in meeting their infrastructure and land needs within the district; and
- (12) the acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution.





**BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM**
(PLEASE PRINT OR TYPE)

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For:		Date of Application:	
Great Falls Planning Advisory Board		10/24/2022	
Name:			
Julie A Essex			
Home Address:		Email address:	
1309 46th Avenue NE		jaessex@icloud.com	
Home Phone:	Work Phone:	Cell Phone:	
	791.9241	303.522.8702	
Occupation:		Employer:	
Environmental Health Specialist		City and County Health Department	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)			
Related experiences or background:			
My experience involves creating and implementing security relevant changes to classified networks. These skills of reading requirements and matching the requirements to existing and desired outcomes would transfer to the needs of the Planning Advisory Board.			
Educational Background:			
BS Computer Information Systems			
AAS Medical Laboratory Technology			
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:			
Previous and current service activities:			
N/A			
Previous and current public experience (elective or appointive):			
N/A			
Membership in other community organizations:			
N/A			

Have you ever worked for or are you currently working for the City of Great Falls? Yes ☐ No ☒ If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes ☐ No ☒ If yes, who, which department, and relationship?

Have you ever served on a City or County board? Yes ☐ No ☒ If yes, what board and when did you serve?

Are you currently serving on a Board? Yes ☐ No ☒ If yes, which board?

Please describe your interest in serving on this board/commission?

I have recently moved from a large metro area to the city of Great Falls. Having lived in the city of Denver from 1991 to October of 2022 I witnessed several changes that came with population growth. I have a desire to serve as a participant in the growth and economic progress of Great Falls.

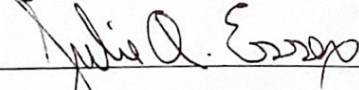
Please describe your experience and/or background which you believe qualifies you for service on this board/commission?

My background involves working in a position that required great attention to detail, the ability to foresee complications from courses of actions and the capacity to understand the need for compromise.

Additional comments:

I am excited about living in Great Falls and have a strong desire to maintain the quality of life. I recognize how essential proper planning for improvements, expansion of business and maintenance of the infrastructure is to the well-being of the residents.

Signature



Date:

10/24/2022

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

Return this form to:

City Manager's Office
P.O. Box 5021
Great Falls, MT 59403

Fax:
(406) 727-0005

Email:
kartis@greatfallsmt.net