



**Planning Advisory Board/Zoning Commission
April 27, 2021 Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
3:00 PM**

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

- Planning Advisory Board/Zoning Commission members and City staff will attend the meeting via a remote location, using a virtual meeting method.
- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public comment will be taken during the meeting. Public participation is welcome in the following ways:
 - Attend in person. Refrain from attending in person if you are not feeling well. The City will require social distancing at the meeting, and may limit the number of persons in the Gibson Room according to applicable health guidelines.
 - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, April 27, 2021, to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name and address of the commenter. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.
 - Call-in. The public may call in during specific public comment periods at 406-761-4786. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits. This is a pilot service to test the feasibility of expanded public participation by phone. We ask for your patience in the event there are technical difficulties.

OPENING MEETING

1. Call to Order - 3:00 P.M.
2. Roll Call - Board Introductions
 - Dave Bertelsen - Chair**
 - Chuck Pankratz - Vice Chair**
 - Lindsey Bullock**
 - Kelly Buschmeyer**
 - Tory Mills**
 - Samantha Shinaberger**
3. Recognition of Staff
4. Approval of Meeting Minutes - March 23, 2021

BOARD ACTIONS REQUIRING PUBLIC HEARING

5. Minor Subdivision – Sun River Park Addition addressed as 8 22nd Street SW and legally described as Lot 3-A1, Block 18, Section 9, T20N, R3E, P.M., Cascade County, Montana.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

6. Recommendation of Board Applications Submitted - Cornellier and Green

COMMUNICATIONS

PUBLIC COMMENT

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

ADJOURNMENT

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

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

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

**MINUTES OF THE MEETING
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
March 23, 2021**

CALL TO ORDER

The regular meeting of the Great Falls Planning Advisory Board/Zoning Commission was called to order by Chair Dave Bertelsen at 3:00 p.m. The meeting was held via Zoom in the Gibson Room, at the Civic Center.

ROLL CALL & ATTENDANCE

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

- Attend in person. Refrain from attending in person if you are not feeling well. The City will require social distancing at the meeting, and may limit the number of persons in the Gibson Room according to applicable health guidelines.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, March 23, 2021 to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name and address of the commenter. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and will be so noted in the official record of the meeting.
- Call-in. The public may call in during specific public comment periods at 406-761-4786. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits. We ask for your patience in the event there are technical difficulties.

Planning Board Members present electronically via Zoom:

Dave Bertelsen, Chair
Charles Pankratz, Vice Chair
Lindsey Bullock
Tory Mills
Samantha Shinaberger

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
Erin Borland, Planner III
Jamie Nygard, Sr. Admin Assistant

Other Staff present:

Sara Sexe, City Attorney
 Steve Herrig, Director Park and Recreation

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 March 9, 2021. Seeing none, Mr. Pankratz moved to approve the minutes. Ms. Shinaberger seconded, and all being in favor, the minutes were approved.

BOARD ACTIONS REQUIRING A PUBLIC HEARING

Request for a Conditional Use Permit to allow a “Vehicular services” land use in the C-1 Neighborhood Commercial zoning district upon the property addressed as 620 57th Street South and legally described as South 132 feet of Lot 1, Block 5, Third Supplement to Sunrise Terrace Addition Part 3, Section 10, T20, R4E, P.M.M., Cascade County, Montana

Mr. Raymond stated that the applicant and consultant requested that the project be rescinded from the agenda and would be presented at a later meeting.

Request for a Conditional Use Permit to allow an “Indoor Sports and Recreation Center” land use in the Parks and Open Space (POS) zoning district for the property addressed as 900 29th Street South (Lions Park), and approval of a Non-Administrative Plat to aggregate multiple parcels and right-of-way proposed to be vacated.

Mr. Raymond stated that the project has received a lot of public comment raising a number of issues that are not related to what the Board is considering today. What is being presented is a land use recommendation to the City Commission, and the Planning Board has seven areas of criteria for the Basis of Decision that should be focused on today.

Erin Borland, Planner III, presented to the board. She stated that in October of 2016 the City adopted a new Park and Recreation Master Plan. The plan provides a detailed analysis of the community’s park and facility inventory as well as both facility and maintenance needs. One of the visionary recommendations was to construct a large multi-generational center that would replace the current recreation center as well as the Natatorium. The Natatorium was closed, and the City is moving forward on a new recreation facility. She stated that in June of 2020, the City Submitted an application to the former Office of Economic Adjustment, now the Office of Local Defense Community Cooperation (OLDCC), for a Defense Community Infrastructure Program (DCIP) grant. It gave the City an opportunity to team up with Malmstrom Air Force Base in order to apply for a 10 million dollar grant with a 10 million dollar match to build a new indoor aquatic and recreation center for the city. Ms. Borland stated that the main emphasis of the grant is to create a City and Malmstrom Air Force Base partnership. Malmstrom Air Force Base currently does not have a training facility so one of the main goals of the partnership is to create a training facility for Airmen to alleviate the cost of Temporary Duty (TDY) training for required water rescue. The facility would also improve the quality of life for Airmen and their families, as well as residents in the community, and to bring the community together as a whole. In September of 2020, the City was notified that they were approved for the 10 million dollars in grant money.

The City went forward with the RFP process to receive proposals. There were several different architects and engineering teams that submitted proposals to design the new facility. There were also several sites throughout the City that were looked at for potential development sites, and the City took suggestions from Malmstrom Air Force Base. Ultimately, the City Commission accepted the staff's recommendation to look at Lion's Park.

Ms. Borland stated that Lion's Park was established in 1952 by Resolution 4410. She stated that based on a park system inventory in 1961, the park was tentatively planned to have a swimming pool. She stated that the park is located between 27th Street South and 29th Street South and 8th Avenue South and 10th Avenue South. She stated that the park is approximately 14 acres with several amenities such as the Lions Club Memorial, tennis courts, a swing set and a pavilion. Ms. Borland presented Site Photos of Lions Park.

Ms. Borland stated that the applicant is requesting a Conditional Use Permit to allow an Indoor Sports and Recreation land use in the Parks and Open Space (POS) zoning district. Ms. Borland presented a Site Plan of the projected project in the park. She stated that the Recreation Center will be closer to the commercial area off of 29th Street South in order to try to reduce neighborhood impacts and keep as much open space as possible. The entrance will come off of 9th Avenue South with parking dispersed around the facility.

Ms. Borland also stated that there are Development Standards Based on Exhibit 20-4 for each zoning district, but that there are not any for the Parks and Open Space zoning district. As a result, staff looked at the Public Lands and Institutional zoning district standards as the most similar to the type of project being proposed. She presented a comparison between the two zoning districts.

Ms. Borland presented the Findings of Fact/Basis of Decision and stated that the full findings were in the Agenda Packet. The project is consistent with the following findings outlined in the Growth Policy:

- Social: The Social element recognized that the biggest asset the City has is its people and their well-being.
- Economic: An excellent opportunity to grow and develop the relationship with key partners in the community including the community's military partners.
- Physical: The project will enable the City to utilize and enhance a park with a facility that will benefit the whole community. The City will be able to utilize existing utilities and enhance the infrastructure system within both the park and surrounding area.

Ms. Borland stated that another Findings of Fact/Basis of Decision is the establishment, maintenance, or operation of the conditionally use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare. The project is consistent with the following findings:

- Allow for a new facility would fill voids in the city; replacing the closed natatorium; executing a partnership with Malmstrom Air Force Base to provide a training facility that is lacking in Great Falls
- Will give the community a new facility with many health benefits.
- Facility will enable the Park and Recreation Department to continue providing recreational opportunities to the community as well as increase opportunities due to greater programming capacity.

Ms. Borland stated that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values with the neighborhood. The project is consistent with the following findings:

- The facility is strategically placed closer to the commercial uses of the area
- Parking has been designed to disperse the parking throughout the site, minimize large areas of asphalt and preserve as much greenspace as possible
- The facility is placed in an area that would not interfere with other elements of the park such as the memorial, trails, and the pavilion

Ms. Borland stated the Findings of Fact/Basis of Decision that 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 is consistent with the following findings:

- Access is to come off of 29th Street South in order to anticipate the majority of the traffic coming from 10th Avenue South and to reduce the amount of traffic dispersing into the adjacent neighborhood
- Parking facilities have been provided to minimize on-street parking in the neighborhood
- Traffic Analysis: Installation of nearby ADA ramps, monitoring of on-street parking activity along 29th Street South, as well as traffic count collection at various intersections along the 29th Street South corridor.

Ms. Borland stated that after the traffic analysis was done, it was found that the existing street network does have sufficient capacity to accommodate the traffic that will be generated by the proposed development. The pedestrian access is ideal in the park and the safety and congestion on 29th Street South as well as 10th Avenue South will be dependent on driver behavior. The Public Works Department will go out again and get new data, once the facility is built.

Ms. Borland also gave a presentation of the requested Non-Administrative Plat. She stated that one parcel will contain the majority of the park, including the proposed Indoor Aquatic and Recreation Center development, and the second one will accommodate a future lease parcel if the City chooses to facilitate a commercial development to supplement the new recreation center. She stated that the City is not going to vacate the alley (10th Alley South) between the 28th Street South right-of-way and 29th Street South since the alley is needed for access to the existing commercial properties on the South and for access for a future facility.

Ms. Borland presented the Findings of Fact/Basis of Decision for the Non-Administrative Plat. Effect on Local Services. The project is consistent with the following findings:

- Existing sewer mains running east and west through the park are located in the platted alleys that are proposed to be vacated
- Existing water main that is located in the platted avenue running east and west that is also proposed to be vacated
- A portion of the water main will be relocated to accommodate the proposed location of the building
- One of the existing sewer mains will be tapped into to provide service for the proposed Indoor Aquatic and Recreation Center
- All proposals for the alterations of the mains will be reviewed and approved through the Public Works Department

Ms. Borland stated that the subject properties are located in Neighborhood Council #4. The applicant and design team did present information as well as the Conditional Use Permit request to the Council on February 11, 2021. The Council did vote to approve the Conditional Use Permit. The applicant also attended another Neighborhood Council Meeting on March 11, 2021 to provide an update. She stated that staff does recommend approval of the Conditional Use Permit and the Non-Administrative Plat with the following conditions:
 Conditions of Approval for Conditional Use Permit:

- Development Stands: The proposed project shall be developed in compliance with the Development standards as set forth in Exhibit 20-4 in the Land Use Chapter of Title 17- the Land Development Code. The proposed project will follow the standards for the PLI Public Lands and Institutional zoning district.
- Parking: The minimum required parking on site will be set at 130 spaces with the possibility of expanding up to 180 spaces within the project area.
- Landscaping: The City's landscaping requirements will be as follows: Ten boulevard trees will be required along the project's 29th Street frontage, but placement shall be allowed within both the boulevard and project area. The off street vehicular area landscaping requirements may be met through additional landscaping provided outside the boundary of the proposed parking area. The rate of planting required shall be 25 trees and 100 shrubs including perennial substitutions at a ratio of 2:1.

PETITIONER'S PRESENTATION

Timothy Peterson, LPW Architecture, presented an overview of the site location selection. He stated that the original site was going to be on 57th Street but the building foundation for development on the lot was going to be over \$2 million and the facility would be a much smaller footprint than was needed. They looked at North Kiwanis Park, but Malmstrom thought the park was too far away from the base and asked the City to look at Lions Park because of the accessibility from 10th Avenue South. Mr. Peterson stated that there are six parks within a one mile radius around Lions Park They also contacted the school district and they said that there are 962 school aged children within that one mile walking distance.

Mr. Peterson presented the project parameters and stated that the project timeframe is unusually condensed due to the Department of Defense grant. The building needs to be shovel ready for construction activity by September 1, 2021. The total grants that were submitted were 130 nationwide and of those, 16 were shortlisted and awarded the funds. The design team was selected after the award of the grant and began due diligence. The project has been presented at Neighborhood Council Meetings on three occasions. Updates about the project are presented to the City Commissioners bi-weekly. The design team did get input from swim groups, a Malmstrom spouses club, green energy group, runners, kayakers, coaches, and referees. The information has been published on the City FAQ site, in the Electric, the Great Falls Tribune, and on KRTV.

Mr. Peterson presented a project schedule and stated that the pace of the project is stipulated by the Department of Defense Grant. The bidding for the job will start in late July 2021.

Mr. Peterson presented the considerations for the Lion's Park Site:

- Accessibility is more centralized and promotes greater community access,
- Malmstrom Air Force Base recommends the location as compared to North Kiwanis Park and felt it offered better access for Airmen

- Parking overflow accessibility is available using the Lincoln Elementary School Parking lot on the weekends
- Site development leaves 8 acres of park land
- The City acquired 10 acres of additional undeveloped land on the east side of Great Falls
- Use of the facility will likely deter criminal activity in Lions Park
- Commercial properties on three sides of the park
- Design is driven by programming that will help generate sustainable revenue

Jana Cooper, TD&H Engineering, presented the project's Site Plan showing alternatives that were evaluated during the design process. One of the accesses evaluated was from 8th Avenue South, but adding that street access to the project would cut through a large part of the Lion's Park greenspace. Access from 10th Avenue South was also analyzed. The Montana Department of Transportation was open to the option, but was concerned with safety and illegal maneuvers associated with motorists turning left out onto 10th Avenue South. MDT also wanted to make sure that no new storm water was added onto 10th Avenue South. The Montana Department of Transportation told the design team that they have no plans to modify the 29th Street South and 10th Avenue South intersection with a traffic signal. The design team also felt that they would not have time to get an access onto 10th Avenue South approved before the September 1, 2021 shovel ready date, as the process would take longer. Ms. Cooper also presented the Site Plan option that was evaluated showing an increased northern buffer along 8th Avenue South and reduced parking on the northern side of the project site - 140 parking spaces. There could be potential for patrons to park out in the neighborhood if there is less parking, and the layout of the parking lot created a dead-end so for vehicular and fire access.

Ms. Cooper presented the preferred Site Plan. The primary access will be off of 9th Avenue South. There will be two secondary access points that both align to the alleys north and south of the building. The parking lot will be 155 spaces. Six spaces will be ADA spaces and there will be bus drop off for events. There will still be a large separation between the neighborhood to the north of about 100 feet and the plan does provide continuous park land without bisecting. The parking lot will be designed to blend in with the park. Trash will be located on the south side of the building off of the alley access. There is sewer and water accessible for use. The landscaping design will be protecting twelve trees in the park. Fourteen trees will be removed and two trees will be relocated. There will be twenty five new trees planted. There is a splash pad and half-court basketball court planned for outside amenities. There will be spaces for food trucks. The swings do fall in the building area, so they will be relocated closer to the playground. There is a new restroom that is planned in the park and an update to the pavilion by the Lions Club that are not a part of the proposed project. The design team feels that it is the best overall plan to serve the community.

Dani Griebe, LPW Architecture, presented renderings of the proposed facility 1st floor plan which will be about 35,000 square feet and the 2nd floor plan which will be about 10,000 square feet. She presented some proposed parking lot views of the project and views from all sides of the proposed facility. She stated that they are currently in the Design Deliverable Phase and they are expecting to submit the full package on May 1, 2021. At that point, there will be an updated project cost estimate and the project is currently within budget.

PUBLIC QUESTIONS

Robert Alfred, 3000 Lower River Road #16, noted that his family owns the business at 2815 10th Avenue South. He wanted to know how the project will affect his business as well as the parking for customers at the businesses around his. He indicated that he had met with the City and noted that the City will probably need to put up a barrier for the existing garbage dumpster that is located in the alley that is proposed to be widened.

Lance Johnson, 2815 8th Avenue South, is concerned about traffic and parking. He stated that there are wrecks all the time in the area and that there is not one stop sign or yield sign on 29th Street South by the park. He thinks that the City should not wait to see what happens with the traffic before anything is done.

Rebecca Scott, 2819 7th Avenue South, expressed concern about traffic speed. It is already a problem now. She wanted to know about the lighting around the facility as well. She also noted that litter was a problem as well as tree vandalism. She also wanted to know who will be responsible for these issues as it has been a struggle to get problems resolved between the Lions Club and the City. Now Malmstrom Air Force Base is being put in the mix.

Burke Tyree, 2819 8th Avenue South, asked if the project was already approved for Lions Park and wanted to know if the City looked at the Opportunity Zones within the City. He stated also that the traffic is bad and needs to be looked at.

Eric Webster, 2805 8th Avenue South, asked about putting a cut across 28th Street and 10th Avenue South to alleviate some of the traffic concerns.

Doug Mahlum, 1800 Benefis Court, Peak Health and Wellness, asked how using the existing Great Falls Park District funds and bonding against it will affect the repair and maintenance of existing parks and will it be taking place.

Marty Steiner, via telephone, 515 27th Street South, asked about increase in traffic because the Benefis Women's and Children's facility is going to be right in the same area across 10th Avenue South. He wanted to know if 29th Street South could be widened into the park to accommodate the increased amount of traffic.

BOARD QUESTIONS

Tory Mills asked if there will be an opportunity for people that have opinions about the construction to voice their concerns at a later date. He also asked about the new parcel being created with the subdivision that would potentially be leased. He wanted to know if the parcel would be used for a restaurant.

Mr. Raymond responded to the Opportunity Zone question and stated that it would not have been considered for this City project primarily because of the type of benefit the Opportunity Zone represents is a benefit for private financing for private individuals. The only Opportunity Zone created is located in the downtown area of Great Falls.

Ms. Borland responded to the questions about the traffic. She stated that the traffic analysis is located in the Agenda Packet and stated that it would be put on the Park and Recreation FAQ website. The study took a look at existing traffic conditions on adjoining roads, and data was

collected by the City's Public Works Department. There are traffic generation numbers in the analysis from the consultant as well as the numbers from the ITE [Institute of Traffic Engineers] manual which were analyzed by the City's Senior Transportation Planner. In looking at the activity in the area, it was decided after all of the analysis that the streets would be able to handle the traffic increases generated by the project. There are specific guidelines recommended in the analysis such as that a 4-way stop sign may need to be installed at the intersection at 8th Avenue South and 29th Street South and the area will be monitored for that. Speed was looked at on 8th Avenue South and 28th and 29th Street South. The 85percentile speed, average speed of 85% of all vehicles, was 26 miles per hour. It should continue to be monitored though and speed limit signs can be installed in the area. On-street parking is open to the public and if there begins to be problems she asked the public to let the City know.

Jana Cooper, the landscape architect for the project, addressed the access onto 10th Avenue South and stated that they met with MDT regarding the access. MDT was adamant about not allowing any left hand turns from the property onto 10th Avenue South.

Mr. Herrig responded to Mr. Mills question about the lease property being created by the subdivision request. He stated it could be a revenue stream, but at the current time there are no plans for the commercial property. Ms. Borland stated that when something comes forward on the proposed commercial lot, they would have to go through the public process to get it zoned and approved.

Mr. Herrig addressed the lighting questions and stated that the park is currently closed at sundown. If issues are happening in the park after that, the Police Department should be notified. He stated that the facility will be open in the evenings, so that should assist with safety. He stated that there will be cameras outside the building that should deter vandalism. Lighting will be on the outside and should not spill out into the neighborhood. He stated that in regards to the bond, they are within their parameters and will still be attacking the maintenance needs in the park, but just at a lower level.

Mr. Peterson expanded on the lighting question and stated that the City does have requirements for down lighting, so it should not spill out into the neighborhood at all. He also responded to Mr. Mills question about the construction and stated that it is not the typical process to bring in citizens to talk about how a building is constructed but said that Mr. Mills could come into their office any time and talk to the design team about his ideas. He said that there would be time at the City Commission meeting as well to add any comments.

PROPONENTS

Robert Alfred, 3000 Lower River Road #16, is encouraged by the lighting and security that will be provided with the project as they have had two break-ins in their office and have people sleeping in the area under trees.

Doug Mahlum, lives in Big Fork but does have a business at 1800 Benefis Court, Peak Health and Wellness, thinks that Great Falls needed to replace the Natatorium and aging basketball

courts. He stated their main concern is making sure the project is successful and making sure that everyone in Great Falls can benefit from the project.

Ms. Borland read two emails that were received from Mr. Mahlum earlier in the day that will be attached on the website as part of the official record.

Nathan Reiff, via phone, 405 3rd Street NW Suite 203, stated that the Great Falls Development Authority supports the Conditional Use Permit and Non-Administrative plat. They feel it is a great project that will benefit the community and the neighborhood around it.

OPPONENTS

Philip Faccenda, via phone, stated that he is an architect and a property owner two blocks away from Lions Park and sees several problems with the Conditional Use Permit. He stated that it is a passive park and an asset to the neighborhood. It is the only unobstructed park of its size. He stated that the rendering can be misleading and that the building is too tall and way out of scale with the surrounding neighborhood and the surrounding commercial structures. He stated that there was not much thought given to the location and stated that it was very easy to see upon examination of USGS depth to bedrock map from 1965 that the first three sites selected for the new facility were not anywhere close to being conducive to this kind of development. The park is going to lose 14 mature trees and a third of the park area in the proposed project. In addition to the disturbance for the building, there will be two retention ponds and there will be an asphalt parking lot that is going to act like a heat sink. He is concerned because this property is on 9th Avenue South and the traffic is horrible as the street is very narrow and there will be more traffic now as people will use 9th Avenue South as a means to get to the Aquatic Center. He stated that commercial encroachment is already an issue for the neighborhood because of its proximity to 10th Avenue South, and he doesn't see how the closeness to 29th Street South with the proposed parking lot is anywhere close to being ideal. He stated that he is in favor of the Aquatics and Recreation Center, just not on the Lions Park property.

Marty Steiner, via phone, 515 27th Street South, is in support of the project, but just not at the Lion's Park location. It is a big building and with the new clinic being built across the street the traffic will be out of control. He is concerned about the safety for the children in the neighborhood and the traffic.

BOARD DISCUSSION AND ACTION

Mr. Bertelsen stated that he can appreciate neighbors' concerns as far as traffic but when you are looking at a project of this size, it is difficult to locate. He thinks Lions Park, with its size, and still being able to offer well over 50% of the park space relatively untouched, and being in proximity to 10th Avenue South, is a good compromise. The project itself lends greatly to increase the visual appeal of the park from the road and it presents a great partnership between the Department of Defense and Malmstrom Air Force Base.

Ms. Shinaberger stated that she works in the healthcare corridor and that there is quite a bit of traffic on 29th Street South headed north around 5:00 P.M. There are a lot of people that are trying to cross or turn left at the intersection onto 10th Avenue South and so it does get really congested. She would recommend that the City look into it.

MOTION: That the Zoning Commission recommend the City Commission approve the request for the Conditional Use Permit for the subject property as legally described in the Staff Report and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Mr. Mills
Second: Ms. Shinaberger

VOTE: All in favor, the motion carried

MOTION: That the Planning Advisory Board recommend the City Commission approve the Non-Administrative Plat for the subject property as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Ms. Shinaberger
Second: Mr. Pankratz

VOTE: All in favor, the motion carried

COMMUNICATIONS

Mr. Raymond stated that the first Agenda Item that was scheduled for the meeting will be scheduled for next month.

PUBLIC COMMENT

NONE.

ADJOURNMENT

There being no further business, Chair Bertelsen adjourned the meeting at 5:08 p.m.

CHAIRMAN

SECRETARY



Meeting Date: April 27, 2021

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

- Item:** Minor Subdivision – Sun River Park Addition addressed as 8 22nd Street SW and legally described as Lot 3-A1, Block 18, Section 9, T20N, R3E, P.M., Cascade County, Montana.
- Initiated By:** Clint Buford, Applicant and Owner
- Presented By:** Brad Eatherly, Planner II, Planning and Community Development
- Action Requested:** Recommendation to the City Commission

Public Hearing:

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

Suggested Motion:

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the minor subdivision 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, board discussion, and calls for the vote.

Background: The Applicant is requesting to subdivide the subject parcel that consists of approximately 0.899 acres located at the southwest corner of Central Avenue West and 22nd Street South. The property is zoned R-1 Single-family Suburban. A single-family residence currently sits on the proposed southern lot. The proposed northern lot will be used by the applicant to construct a new single-family residence for a family member. The R-1 zoning district surrounds the property and is the dominant zoning district in the area. However, a lot to the southwest of the subject property is zoned R-10 Mobile Home Park.

Minor Subdivision Request: The applicant is requesting a minor subdivision of the subject property to create two lots. The proposed Lot 3-A1-A would consist of approximately 0.344 acres or 15,000 square feet. According to the Official Code of the City of Great Falls (OCCGF) 17.20.4.010, the minimum lot size for a newly created lot in the R-1 zoning district is 15,000 square feet. The applicant/owner is proposing to construct a single-family residence on this lot. The proposed Lot 3-A1-B would consist of approximately 0.553 acres, or 24,094 square feet. A single-family residence currently sits on this proposed lot. The proposed lots conform to the R-1 zoning district development standards as outlined in the Land Development Code.

Two easements are being created with this minor subdivision. The first easement, which is located on Lot-3-A1-A, is a utility easement so that Lot 3-A1-B can receive water from the water main in Central Avenue West. The second easement, also located on Lot 3-A1-A, is a continuation of the utility easement but also serves as a driveway/access easement so both lots can be accessed from a shared driveway off 22nd S Street SW.

The basis for a decision to approve, conditionally approve, or deny a proposed subdivision is whether it is demonstrated that development of the proposed subdivision meets the requirements of the Montana Code Annotated (MCA), is consistent with the City's zoning regulations and is in the public interest. Staff has reviewed the proposed project in relation to the City's zoning regulations. In addition, Staff developed Findings of Fact for the proposed subdivision and concludes the subdivision meets the requirements provided by 76-3-608(3) MCA. The full Findings of Fact are included as an attachment to this report.

Neighborhood Council Input: Per Montana Code Annotated and the Official Code of the City of Great Falls (OCCGF) § 17.16.4.010 Table 16-2, minor subdivisions do not require Neighborhood Council notification. As a courtesy, the City's Communication Specialist e-mailed information regarding the proposed minor subdivision to Neighborhood Council #2 members. As of the completion of this report, staff has received no input from the council members.

Concurrences: Representatives from the City's Public Works Department have been involved in the review process for this application. All comments have been addressed by the applicant, or have been noted by staff as conditions of approval.

Fiscal Impact: The cost of site improvements, including any utility services, will be paid by the property owner or future developer. Existing public utilities can accommodate the increased capacity. Public safety services are currently being provided to the property and will not be affected.

Staff Recommendation: Staff recommends approval of the minor subdivision legally described as Lot 3-A1-A and Lot 3-A1-B of the Sun River Park Addition with the following conditions:

Conditions of Approval:

1. The applicant shall provide an amended plat of the subject property which shall be in compliance with survey requirements of this Title and State law and incorporate corrections of any errors or omissions noted by Staff.
2. The proposed plans shall conform to the R-1 zoning district development standards in the Land Development Code within the Official Code of the City of Great Falls.
3. The applicant is required to dedicate easements for utilities to the satisfaction of the City's Public Works Department. Said easements must be submitted to the City Commission for approval at the same time as the minor subdivision.

Alternatives: The Planning Advisory Board could recommend denial of the minor subdivision. For this action, the Planning Advisory Board must provide alternative Findings of Fact to support a denial of the minor subdivision request.

Attachments/Exhibits:

Findings of Fact – Subdivision
Aerial Map
Zoning Map
Development Standards of R-1 Zoning District
Draft of Amended Plat

AERIAL MAP

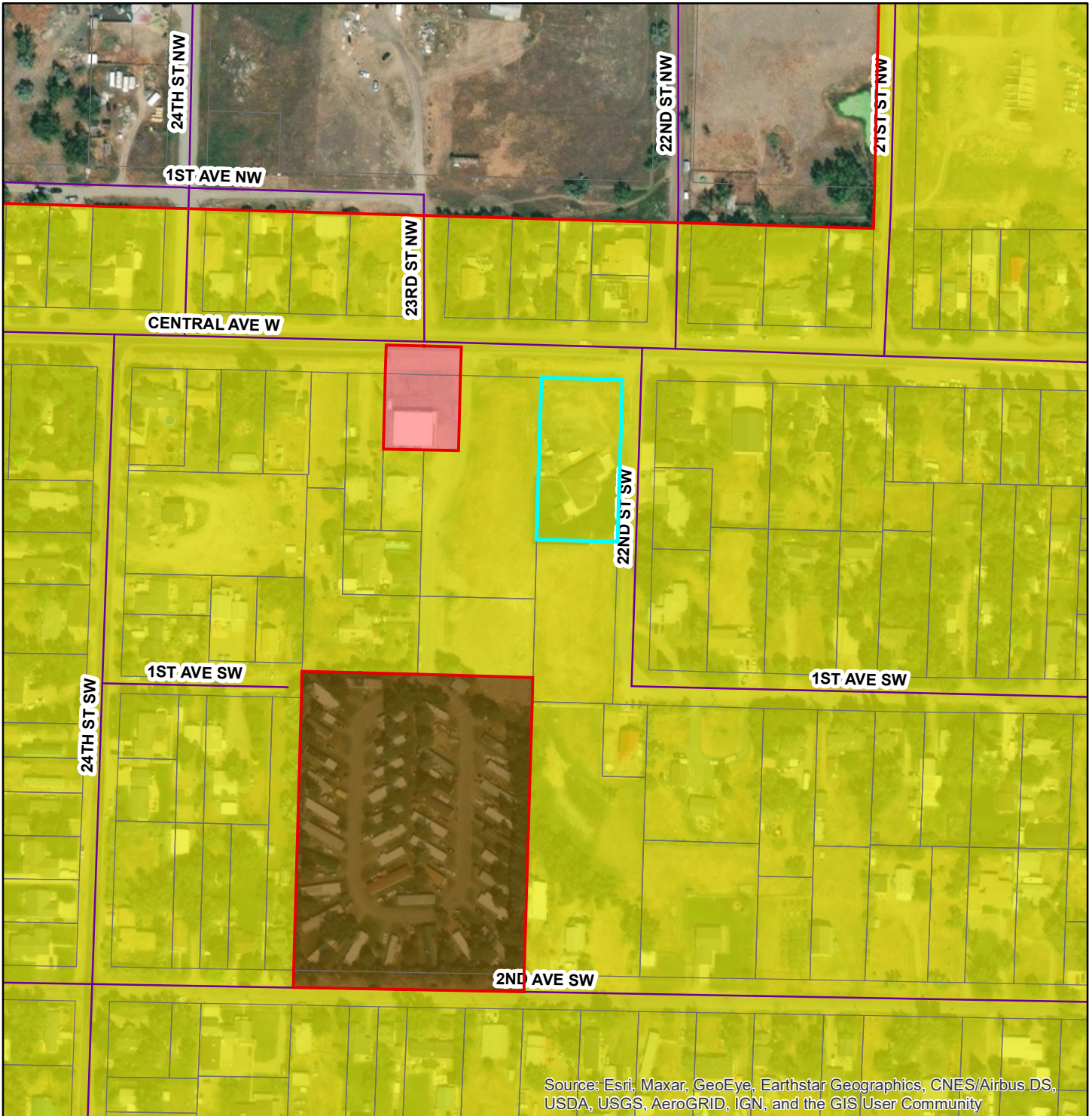


 Subject Property




 City Limits

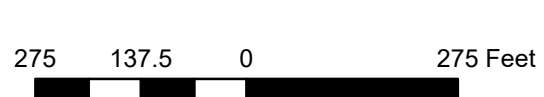


ZONING MAP



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

-  R-1 Single-family Suburban
-  R-10 Mobile Home Park
-  C-1 Neighborhood Commercial



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

Minor subdivision of Lot 3-A1 of the Sun River Park Addition, located in the NE1/4 NE1/4 of Section 9, Township 20 North, Range 3 East, P.M., Cascade County, Montana. (PREPARED IN RESPONSE TO 76-3-608(3) MCA)

PRIMARY REVIEW CRITERIA:

Effect on Agriculture and Agricultural Water User Facilities: The minor subdivision is located at the southwest corner of Central Avenue West and 22nd Street Southwest which is located in city limits. The owner is proposing to construct a single-family residence on the newly created vacant lot. The project site is surrounded by existing residential development on all sides. Thus, the proposed minor subdivision will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: Lots in the proposed subdivision are currently served or will be served from public mains or private utility lines at the time of development. The Owner will pay the cost of the service lines from these utility mains. The owners of the two lots created by the subdivision will pay regular water and sewer charges, and monthly storm drain charges. The property proposed for this subdivision is currently receiving law enforcement and fire protection service from the City of Great Falls and the subdivision does not propose any changes to the current services.

Effect on the Natural Environment: Because only one new lot will be created, the subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Surface drainage from the subdivision will ultimately be integrated into existing City storm water infrastructure.

Effect on Wildlife and Wildlife Habitat: The subdivision is surrounded by existing residential development. This is not in an area of significant wildlife habitat beyond occasional deer and migrating fowl.

Effect on Public Health and Safety: Based on available information, the subdivision is not subject to abnormal natural hazards nor potential man-made hazards. The subdivision itself will not have a negative effect on Public Health and Safety. City utility mains surround the site and access to the new lot will utilize an existing access point onto 22nd Street Southwest

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

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The developer shall provide necessary utility easements to accommodate private utilities to serve both lots of the subdivision.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the proposed subdivision lots will be provided via an access easement that connects to 22nd Street Southwest. This access easement will be created through the amended minor plat.

**Exhibit 20-4. Development standards for residential zoning districts
(see footnotes [4], [5] & [7] for general standards)**

Standard	R-1	R-2	R-3	R-5	R-6	R-9	R-10
Residential density	-	-	-	1,875 sq. feet of lot area per dwelling unit	500 sq. feet of lot area per dwelling unit	1,200 sq. feet of lot area per dwelling unit	10 dwelling units per acre
Minimum lot size for newly created lots	15,000 sq. feet	11,000 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	7,500 sq. feet	n/a
Minimum lot width for newly created lots	90 feet	80 feet	60 feet	50 feet	50 feet	50 feet	n/a
Lot proportion for newly created lots (maximum depth to width)	3:1	3:1	2.5:1	2.5:1	2.5:1	2.5:1	n/a
Maximum building height of principal building	35 feet	35 feet	35 feet	45 feet	65 feet	35 feet, single-family 50 feet, multi-family	12 feet to exterior wall
Maximum building height of detached private garage [1]	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	24 feet, but may not be higher than the uppermost elevation of the principal building	16 feet
Maximum building height of other accessory buildings	12 feet	12 feet	12 feet	12 feet	12 feet	12 feet	12 feet

Minimum front yard setback [2]	30 feet	20 feet	20 feet	10 feet	15 feet	10 feet	n/a
Minimum side yard setback [3]	Principal building: 15 feet each side; accessory building: 2 feet each side provided the front of the building is at least 50 feet from the front lot line	Principal building: 8 feet each side; accessory building: 2 feet each side provided the front of the building is at least 40 feet from the front lot line	Principal building: 6 feet each side; accessory building: 2 feet provided the front of the building is at least 40 feet from the front lot line	4 feet; 8 feet if adjoining a R-1, R-2, R-3 district	5 feet; 10 feet if adjoining a R-1, R-2, R-3 district	Principal building: 6 feet each side; accessory building: 2 feet each side provided the front of the building is at least 40 feet from the front lot line	n/a
Minimum rear yard setback [7]	20 feet for lots less than 150 feet in depth; 25 feet for lots 150 feet in depth and over	15 feet for lots less than 150 feet in depth; 20 feet for lots 150 feet in depth and over	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	15 feet	10 feet for lots less than 150 feet in depth; 15 feet for lots 150 feet in depth and over	n/a
Maximum lot coverage of principal and accessory buildings	Corner lot: 40% Other types: 30%	Corner lot: 45% Other types: 35%	Corner lot: 55% Other types: 50%	Corner lot: 60% Other types: 50%	Corner lot: 70% Other types: 60%	Corner lot: 70% Other types: 60%	none

[1] Attached private garages are considered a part of the principal building for application of height and setback development standards.

[2] An unenclosed front porch on a single family residence may extend into the front yard setback up to nine (9) feet, provided the porch does not occupy more than sixty (60) percent of the length of the main part of the house.

(Ord. 2950, 2007)

[3] See Section 17.20.6.020 for side yard requirements for zero lot-line projects and Section 17.20.7.010 for accessory buildings with accessory living spaces.

[4] Smaller lots and reduced setbacks and frontages may be accomplished through a Planned Unit Development (PUD).

[5] An existing structure that does not meet the setback requirements stated above can be rebuilt on its original foundation or the original foundation location.

[6] For townhouses, see Section 17.20.6.050 for additional and superseding requirements.

(Ord. 2950, 2007)

[7] Permitted accessory structures and buildings shall have a minimum rear setback of 2 feet in all residential zoning districts.

(Ord. 2950, 2007)

THE AMENDED PLAT OF LOT 3-A1 OF PLAT P-2013-0000025 PL

WHICH IS: THE AMENDED PLAT OF LOT 3A, BLOCK 18, OF THE AMENDED PLAT OF LOT 3, BLOCK 18, SUN RIVER PARK ADDITION TO GREAT FALLS SITUATED IN THE NE 1/4 NE 1/4 OF SECTION 9, T. 20 N., R. 3 E., P. M., CASCADE COUNTY, MONTANA

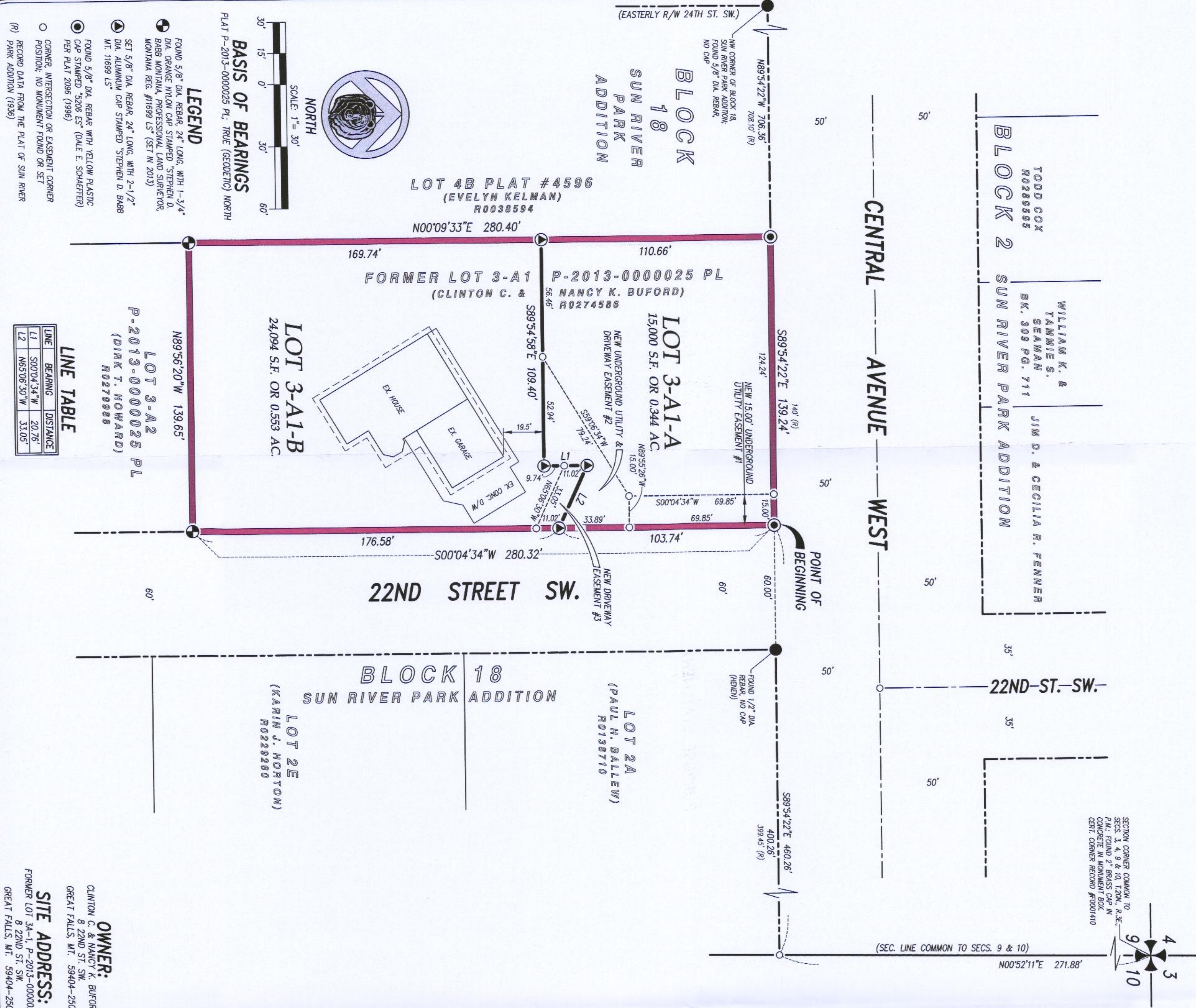
CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS AND EASEMENTS, THE FOLLOWING DESCRIBED PROPERTY TO WIT:

LEGAL DESCRIPTION
SECTION CORNER QUARTER TO SECTION 9, T. 20 N., R. 3 E., P. M., CASCADE COUNTY, MONTANA, DESCRIBED AS FOLLOWS:
ALL OF LOT 3A-1, BLOCK 18, OF PLAT P-2013-0000025 PL, WHICH IS THE AMENDED PLAT OF LOT 3A, BLOCK 18, OF THE AMENDED PLAT OF LOT 3, BLOCK 18, SUN RIVER PARK ADDITION TO GREAT FALLS MONTANA, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST 1/4 NE 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE PRINCIPAL MERIDIAN, CASCADE COUNTY, MONTANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 5/8" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "5098 ES", HEREINAFTER REFERRED TO AS A "SCHEFFER MONUMENT" WHICH OCCUPIES THE POSITION OF THE NORTHEAST CORNER OF SAID LOT 3A-1, AND THE POINT OF BEGINNING OF SAID LOT 3A-1, HEREIN DESCRIBED;
THENCE ALONG THE BOUNDARIES OF SAID LOT 3A-1 ON THE FOLLOWING FOUR COURSES:
THENCE S00°04'34"W A DISTANCE OF 280.32 FEET TO A 5/8" DIAMETER REBAR WITH A 1-3/4" DIAMETER NYLON CAP STAMPED "STEPHEN D. BABB, MONTANA REG. #1699 LS", HEREINAFTER REFERRED TO AS A "BABB MONUMENT", WHICH OCCUPIES THE POSITION OF THE SOUTHWEST CORNER THEREOF;
THENCE N89°56'20"W A DISTANCE OF 139.65 FEET TO A 5/8" DIAMETER MONUMENT WHICH OCCUPIES THE POSITION OF THE SOUTHWEST CORNER THEREOF;
THENCE N07°09'33"E A DISTANCE OF 280.40 FEET TO A SCHEFFER MONUMENT WHICH OCCUPIES THE POSITION OF THE NORTHEAST CORNER THEREOF;
THENCE S89°54'22"E A DISTANCE OF 139.24 FEET TO THE POINT OF BEGINNING OF LOT 3A-1, HEREIN DESCRIBED;
CONTAINING IN ALL 39,094 SQUARE FEET (39,151 square feet recorded) OR 0.897 ACRES (0.899 acres recorded); AND THE ABOVE DESCRIBED REAL PROPERTY IS TO BE KNOWN AND DESIGNATED AS:

EASEMENTS DEDICATION:
THE ABOVE DESCRIBED REAL PROPERTY IS TO BE KNOWN AND DESIGNATED AS:
THE AMENDED PLAT OF LOT 3A-1 OF PLAT P-2013-0000025 PL, WHICH IS THE AMENDED PLAT OF LOT 3A, BLOCK 18 OF THE AMENDED PLAT OF LOT 3, BLOCK 18 SUN RIVER PARK ADDITION TO GREAT FALLS, MONTANA, AND
EASEMENTS DEDICATION:
EASEMENT #1 BEING FOR THE BENEFIT AND USE OF THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 3-A1-B, FOR THE CONSTRUCTION, USE, MAINTENANCE AND REPLACEMENT OF UNDERGROUND UTILITIES; AND SAID EASEMENT #1 IS TO BURDEN THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 3-A1-A, AS SHOWN HEREON, AND THROUGHOUT LOT 3A-1; AND
EASEMENT #2 BEING FOR THE BENEFIT AND USE OF THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 3-A1-B, FOR THE CONSTRUCTION, USE, MAINTENANCE AND REPLACEMENT OF UNDERGROUND UTILITIES AND DRIVEWAYS; AND SAID EASEMENT #2 IS TO BURDEN THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 3-A1-A, AS SHOWN HEREON, AND SAID EASEMENT #2 IS TO BURDEN THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 3-A1-A, AS SHOWN HEREON, AND SAID EASEMENT #2 IS TO BURDEN THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 3-A1-A, FOR THE CONSTRUCTION, USE, MAINTENANCE AND REPLACEMENT OF A DRIVEWAY; AND SAID EASEMENT #3 IS TO BURDEN THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 3-A1-B, AS SHOWN HEREON, IS FOR ALL PURPOSES CONDITIONAL TO RESERVING THE RIGHTS OF THE BURDENED PROPERTY TO THE GRANTOR, IN ORDER TO PROTECT THE RIGHTS OF THE BURDENED PROPERTY TO THE GRANTOR, AND PROTECTING THE EASEMENT RIGHTS GRANTED HEREON TO THE GRANTOR; AND

PURPOSE STATEMENT
THE PURPOSE OF THIS SUBDIVISION IS TO CREATE ONE ADDITIONAL LOT FOR SALE OR TRANSFER, AND
EXEMPTION: MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY
THIS SUBDIVISION IS EXEMPT FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-126(1)(d) WHICH STATES:
(1) A subdivision excluded from the provisions of chapter 7 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review:
(a) as certified pursuant to 76-4-127; (A.K.A. Municipal Facilities Exemption)
(b) as certified pursuant to 76-4-127; (A.K.A. Municipal Facilities Exemption)
(c) as certified pursuant to 76-4-127; (A.K.A. Municipal Facilities Exemption)
(d) as certified pursuant to 76-4-127; (A.K.A. Municipal Facilities Exemption)
SO CERTIFIED, DEDICATED, GRANTED, RESERVED, DESIGNATED AND CREATED this ____ day of _____, 2021, by CLINTON C. BURFORD, CO-OWNER



LEGEND
FOUND 5/8" DIA. REBAR, 24" LONG, WITH 1-3/4" DIA. ORANGE NYLON CAP STAMPED "STEPHEN D. BABB, MONTANA REG. #1699 LS" (SET IN 2013)
SET 5/8" DIA. REBAR, 24" LONG, WITH 2-1/2" DIA. ALUMINUM CAP STAMPED "STEPHEN D. BABB, M.T. 1699 LS"
FOUND 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP STAMPED "5098 ES" (DALE E. SCHEFFER) PER PLAT 2006 (1998)
CORNER INTERSECTION OF EASEMENT CORNER POSITION, NO MONUMENT FOUND OR SET
RECORD DATA FROM THE PLAT OF SUN RIVER PARK ADDITION (1939)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°04'34"W	20.76
L2	N65°05'30"W	33.05

OWNER:
CLINTON C. & NANCY K. BURFORD
8 22ND ST. SW.
GREAT FALLS, MT. 59404-2500

SITE ADDRESS:
FORMER LOT 3A-1, P-2013-0000025 PL,
GREAT FALLS, MT. 59404-2500

CERTIFICATE OF COUNTY TREASURER

I, DAINE C. HENKILA, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY PURSUANT TO SECTION 76-3-207(3) M.C.A., THAT ALL REAL PROPERTY TAKES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREON HAVE BEEN PAID.
DATED THIS ____ DAY OF _____, 202__.

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, GREGORY T. DOTYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE CITY COMMISSION OF GREAT FALLS, CASCADE COUNTY, MONTANA, HAS REVIEWED AND APPROVED THE DONATION OR DEDICATION OF ANY PARK OR PLAYGROUND AS RECORDED AS A RECORDED AREA OF THE AMENDED SUBDIVISION PLAT OF THE LOT 3, BLOCK 18, SUN RIVER PARK ADDITION, IN ACCORDANCE WITH SECTION 76-3-62(3)(d) M.C.A.
DATED THIS ____ DAY OF _____, 202__.

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES

I, GREGORY T. DOTYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE CITY COMMISSION OF GREAT FALLS, CASCADE COUNTY, MONTANA, HAS REVIEWED AND APPROVED THE WASTE AND SOLID WASTE ARE AVAILABLE TO THE LAND CONTAINED WITHIN THE BOUNDARIES OF THE AMENDED SUBDIVISION PLAT OF THE LOT 3, BLOCK 18, SUN RIVER PARK ADDITION, IN ACCORDANCE WITH SECTION 76-3-62(3)(d) M.C.A., TO RECORD THIS PLAT.
GREGORY T. DOTYON, CITY MANAGER, CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF CITY COMMISSIONERS

I, GREGORY T. DOTYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING AMENDED SUBDIVISION PLAT WAS DULY EXAMINED AND APPROVED BY THE COMMISSION OF THE CITY OF GREAT FALLS AT ITS REGULAR MEETING HELD ON THE ____ DAY OF _____, 202__.

CERTIFICATE OF CITY PLANNING ADVISORY BOARD

WE, THE UNDERSIGNED PRESIDENT AND SECRETARY OF THE CITY OF GREAT FALLS CITY PLANNING ADVISORY BOARD, GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING AMENDED SUBDIVISION PLAT HAS BEEN SUBMITTED TO THE CITY PLANNING ADVISORY BOARD FOR EXAMINATION BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE ____ DAY OF _____, 202__.

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I, JIM REARDON, PUBLIC SERVICE DIRECTOR FOR THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING AMENDED SUBDIVISION PLAT AND THE SURVEY WHICH IT REPRESENTS, AND FIND THE SAME CONFORMS TO REGULATIONS GOVERNING THE PLATTING OF LANDS AND TO PRESENTLY ADVOCANT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT, AND HEREBY APPROVE THE SAME.

CERTIFICATE OF SURVEYOR

I, STEPHEN D. BABB, PROFESSIONAL LAND SURVEYOR, MONTANA REGISTRATION #1699LS, AND CERTIFIED FEDERAL SURVEYOR #1355, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ACCOMPANYING AMENDED SUBDIVISION PLAT AND THE SURVEY WHICH IT REPRESENTS, AND FIND THE SAME CONFORMS TO REGULATIONS GOVERNING THE PLATTING OF LANDS AND TO PRESENTLY ADVOCANT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT, AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN.

PRELIMINARY

THIS SURVEY AND PLAT ARE VALID ONLY IF THE PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.
STEPHEN D. BABB, PROFESSIONAL LAND SURVEYOR, MT REGISTRATION #1699LS
DATED _____

SHEET 1 OF 1
DATE March 15, 2021
JOB NO. 2106
SCALE 1" = 30'
DRAWN S. BABB

THE AMENDED PLAT OF LOT 3-A1 OF PLAT P-2013-0000025 PL, CITY OF GREAT FALLS, CASCADE COUNTY, MT. IN NE 1/4 NE 1/4 SEC. 9, T. 20 N., R. 3 E., P.M.

LAND SURVEYING, INC.
922 AIGCE DRIVE, GREAT FALLS, MONTANA 59405
(406) 280-1188 • (406) 788-8888 • FAX: (406) 280-1188
WWW.LANDSURVEYINGMONTANA.COM



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:	
BOARD OF ADJUSTMENT/APPEALS		02/22/2021	
Name:			
Pat Green			
Home Address:		Email address:	
3309 5th Avenue NW, Great Falls, MT 59404-5040		jackal_250@hotmail.com	
Home Phone:	Work Phone:	Cell Phone:	
	253-353-5740	253-353-5740	
Occupation:		Employer:	
Entrepreneur		Dilettante Crafts	
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: I was a Civil Designer in the Puget Sound Area for almost twenty years.			
Educational Background: I have an associates degree in Architectural CAD Design			
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:			
Previous and current service activities: I was never in the Military, the closest I got was becoming an Eagle Scout.			
Previous and current public experience (elective or appointive): I was class president for my CAD class.			
Membership in other community organizations: I was an executive officer in the South Sound Civil Defense Group for two years. Where I joined The Tacoma CERT Group where we practiced emergency response to natural disasters with our neighbors.			

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 am curious how the other side of the process works, since I have been working in the private side my whole career.

Please describe your experience and/or background which you believe qualifies you for service on this board/commission?
In Washington I worked with multiple jurisdictions on a variety of projects from simple lot design, to road way design, and subdivision lay outs, road sections and profiles. I have worked in Survey also, and imported raw data, created surfaces, and various survey documents. I started out Working with Asarco on the Ruston smelter super fund site in 2000, moved to Apex Engineering about 5 years later, where I got laid off from when the housing market crashed in 2009. After almost 2 years I found a position with Decker Consulting who I worked with until early 2020.

Additional comments:

Signature: *Patrick E. Sun* Date: *02/23/2021*

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





**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: <i>Planning Advisory Board</i>		Date of Application: <i>Mar 8, 2011</i>
Name: <i>Richard Corneller</i>		
Home Address: <i>108 13th Ave S Great Falls, MT 59405</i>		Email address: <i>chiefw4@protonmail.com</i>
Home Phone:	Work Phone:	Cell Phone: <i>(406) 799-1706</i>
Occupation: <i>Retired</i>		Employer:
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: <i>SEE ATTACHED RESUME</i>		
Educational Background:		
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:		
Previous and current service activities: <i>NONE IN GREAT FALLS</i>		
Previous and current public experience (elective or appointive): <i>NONE</i>		
Membership in other community organizations: <i>SEE RESUME</i>		



RICHARD CORNELIER

108 13th Ave S. Great Falls, MT 59405

(406) 799-1706

Chiefw4@protonmail.com

PROFESSIONAL SUMMARY

Highly experienced manager who grasps the big picture of an organization and can set tangible, achievable goals, implement those ideas and see beneficial results for the entire organization.

BOARD EXPERIENCE

Lion Gate Ministries, Kannapolis, NC

Director, May 2010 – May 2016

- Oversaw all operations of the pastoral counseling organization.
- Head of all officers in the organization.
- Supervised development of the vision, mission of the organization and all financial expenditures.

Elijah House, Inc., Coeur d'Alene, ID

Treasurer, Nov 2016 – Aug 2018

- Reviewed spending of the organization on a monthly basis.
- Provided the Treasurer's report to each board member for discussion at each monthly board meeting.
- Recommended spending plans and priorities in keeping with the organizations vision and mission.

108th Training Command, Charlotte, NC

Board Member, Sep 1999 – May 2016

- Member of the Financial Advisory Board which had a \$40 million budget.
- Prioritized organizational spending as a board member.
- Managed \$16 million for Human Resources Operations in keeping with the organization's vision and mission.

WORK EXPERIENCE

Ministry of Interior – Military Assistance Group (MOI-MAG), Riyadh, Saudi Arabia

Human Resources Officer, April 2018 – June 2019

- Liaison between MOI-MAG, the US Embassy, the Saudi Government, the State Department and the United States Army Security Assistance Command.
- Resolved long-standing visa issues between the US Army, the US Embassy and the Saudi Government, securing legal protection for Soldiers assigned to MOI-MAG in Saudi Arabia.
- Developed a plan that ensured complete staffing of overseas positions being filled by stateside Employees.

108th Training Command, Charlotte, NC

Human Resources Officer, Sep 1999 – May 2016

- Managed all Human Resources operations for a Military Command for up to 10,000 personnel.
- Improved staffing of qualified personnel and nationally recognized for the number of qualified people assigned.
- Developed and implemented policies and programs throughout the organization across the United States.
- Worked with policy makers, legal teams and supervisors to vet policies and programs.
- Participated in development of, and implemented, organizational vision, mission and goals allowing the organization to excel at its goal setting and accomplishments.

SKILLS

Articulate in both speech and writing, team player, goal-setter at both strategic and organizational level, financially adept, excellent management skills in both projects and personnel.