



**Planning Advisory Board/Zoning Commission Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
September 14, 2021
3:00 PM**

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:

- Effective May 4, 2021 Planning Advisory Board/Zoning Commission members and City staff will be attending the meeting in person.
- 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, September 14, 2021, 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 City 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
Pat Green
Tory Mills
Samantha Shinaberger
3. Recognition of Staff
4. [Approval of Meeting Minutes - August 24, 2021](#)

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

- 5. Final Plat for West Ridge Phase IX, legally described as Peretti Addition Tract 2, located in the SE ¼ Section 26, Township 21 North, Range 3 East, PMM, City of Great Falls, Cascade County, MT.

COMMUNICATIONS

- 6. Upcoming: Driveway Code Amendment

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
August 24, 2021**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

UPDATES CONCERNING PROCESS OF MEETINGS

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Planning Board Members present:

Charles Pankratz, Vice Chair
Kelly Buschmeyer
Tory Mills
Samantha Shinaberger

Planning Board Members absent:

Dave Bertelsen, Chair
Lindsey Bullock
Pat Green

Planning Staff Members present:

Craig Raymond, Director Planning and Community Development
 Tom Micuda, Deputy Director Planning and Community Development
 Brad Eatherly, Planner II
 Andrew Finch, Senior Transportation Planner
 Jamie Nygard, Senior Administrative Assistant

Other Staff present:

Jeff Hindoien, Deputy City Attorney

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

MINUTES

Vice Chair Charles Pankratz asked if there were any comments or corrections to the minutes of the meeting held on July 27, 2021. Seeing none, Ms. Shinaberger moved to approve the minutes. Mr. Mills seconded, and all being in favor, the minutes were approved.

BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING

A Request from the Great Falls Business Improvement District to use West Bank Tax Increment Financing (TIF) funds to provide additional funding for implementing the City of Great Falls Wayfinding Plan.

Brad Eatherly, Planner II, presented to the Board. He stated that the applicant, Great Falls Business Improvement District, is requesting the use of West Bank TIF funds in the amount of \$6820.00 to help fund the implementation of the City of Great Falls Wayfinding Plan. The monies will fund the two signs that are in connection to the West Bank District.

Mr. Eatherly presented a map of the West Bank District and explained how the request will address the TIF review criteria. Installation of wayfinding signs will:

- Increase visitation and economic activity in the TIF District
- Meet a unique need and specific community goal to implement a community-wide wayfinding plan
- Increase future development and create additional property tax valuation

PETITIONER'S PRESENTATION

Joan Redeen, Great Falls Business Improvement District, 318 Central Ave, was present for any questions.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board recommend the City Commission approve the Great Falls Business Improvement District's request for West Bank Tax Increment Financing District funds to assist with implementation of the City of Great Falls Wayfinding Plan, 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. Buschmeyer

VOTE: All in favor, the motion carried 4-0

PUBLIC COMMENT

Christian Leinhauser, Great Falls Development Authority (GFDA), 403 3rd St NW Suite 203, expressed their support on the TIF application for the Wayfinding implementation. He stated that wayfinding has been proven to increase repeat business and customer satisfaction. With more people visiting Great Falls and the downtown area, wayfinding plays an especially significant role for visitors and helps day and weekend shoppers. With the increased push for talent attractions in the region, wayfinding can help with onboarding new residents and employees. GFDA is excited to see the Wayfinding Plan happen and has financially helped in both development and implementation. GFDA asks the Board to support the application.

Federal Fiscal Year (FFY) 2022 Unified Planning Work Program (UPWP)

Andrew Finch, Senior Transportation Planner, presented to the Board. He stated that every year staff, within the Planning Department, prepares the Unified Planning Work Program (UPWP). It outlines the work activities that the department intends to take on throughout the Federal Fiscal Year which is October through September. The UPWP is required through federal law and it lays out all of the items that the department hopes to accomplish and targets the dollars that staff intends to put towards the different activities. It is a way of targeting the expenditures that the department receives from the Federal Highway Administration as well as the Federal Transit Administration towards transportation planning and transit planning.

Mr. Finch stated that the UPWP was being brought to the Board more from an informational standpoint and to let the Board know what activities the department has going on and what the Board might see in the next Fiscal year from a planning perspective.

The UPWP lays out the staff time that is intended to be geared towards various work activities and the monies that are meant to pay for the activities. It includes non-transportation planning funded activities, just to give an idea of how staff balances out time and income versus all of the work activities.

Mr. Finch stated that a majority of the Planning Department's time is dedicated to non-transportation related activities, but the Department has also targeted updates to the Growth Policy as well as an update to the Long Range Transportation Plan (LRTP), which will be kicked

off late spring of 2022. The Board will be seeing information about the LRTP, which will be a consultant-led activity.

He stated that staff recommends that the Board approve the FFY2022 UPWP, but that the final decision making body is the Transportation Policy Coordinating Committee.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board approve the FFY2022 Unified Planning Work Program, inclusive of any minor changes necessary to respond to Federal agency comments.

Made by: Ms. Shinaberger
Second: Ms. Buschmeyer

VOTE: All in favor, the motion carried 4-0

COMMUNICATIONS

Mr. Raymond stated that there will be a Final Plat request for West Ridge Phase 9 and a Code Amendment regarding City driveway standards coming up.

Mr. Raymond also asked for feedback from the Board in regards to the possibility of the meetings going virtual in the near future due to Covid-19 protocols.

Mr. Pankratz stated that he appreciates face to face interaction and stated that it was sometimes difficult to understand what members of the community were trying to communicate when the Board was virtual previously. He also stated that he would wear a mask to future meetings if it would help.

Mr. Mills asked if community members could still call in to participate in the meetings. Mr. Raymond responded that the phone lines are still open for community members to call in.

Ms. Shinaberger stated that she liked the virtual meetings, because they were more convenient, but in person is fine as well.

Mr. Raymond asked the Board members if there were any technology concerns, and they all responded that there were not.

Mr. Raymond stated that he would communicate with the Board about the meetings going forward, as soon as he was informed.

PUBLIC COMMENT

None.

ADJOURNMENT

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

CHAIRMAN

SECRETARY



Meeting Date: 9/14/2021

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

Item: Final Plat for West Ridge Phase IX, legally described as Peretti Addition Tract 2, located in the SE ¼ Section 26, Township 21 North, Range 3 East, PMM, City of Great Falls, Cascade County, MT.

Initiated By: S & L Development

Presented By: Alaina Mattimiro, Planner I, Planning and Community Development

Action Requested: Recommendation to the City Commission

Suggested Motion:

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the final plat of West Ridge Phase IX as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant.”

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

Background: The subject property is located between 2nd Street Northeast and 4th Street Northeast, and will be a continuation of Chateau Avenue Northeast. The property is 7.69 acres and will consist of another phase of West Ridge Addition. The proposal is for Phase IX, of an originally proposed eleven phase development that has been and will be platted over a number of years. The City Commission approved the annexation of the whole property, assigning R-3 single-family high density zoning on August 18, 2015. At the request of the applicant, the Commission further approved the rezone of the property to Planned Unit Development (PUD) on February 21, 2017 to give the applicant the ability to construct 2-unit townhomes.

Since West Ridge, Phase VIII was approved by the City Commission in 2018, further platting of the development halted due to issues related to storm water management. The original 2015 annexation agreement called out for the City, the West Ridge development, and the adjacent Thaniel Addition development to partner on the funding and installation of a regional storm water facility on a nearby property northwest of the two developments. However, the developers had concerns regarding the cost of such a facility and eventually made the decision to propose a private, on-site facility in lieu of participating in the construction of a regional storm water facility. City staff accepted this alternative approach, and this led to the applicant submitting a Preliminary Plat request for the West Ridge, Phase IX project earlier this year. The Preliminary Plat request was approved by the Planning Advisory Board on May 25, 2021. The City Commission approved the request on July 6, 2021. Since that time, the applicant received an infrastructure permit approval to initiate construction of the public utility and street network. The applicant is now ready to plat the subdivision and start selling lots for future single family home and townhome construction.

Final Plat Request: The applicant is proposing to proceed with Phase IX of West Ridge Addition which will include townhomes, as well as single family homes. This phase would create 28 new lots. The lots on the plat range from 10,656 – 10,662 square feet on the western portion, and 8,420 – 8,446 square feet on the eastern portion. The proposed lot standards are consistent with R-3 zoning district requirements as well as the PUD that was added to the development in 2017.

The basis for decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, preliminary plat, applicable environmental assessment, public hearing, planning board recommendations, or additional information demonstrate that development of the proposed subdivision meets the requirements of 76-3-608 MCA. The governing body shall issue written findings of fact that weigh the criteria in of 76-3-608 (3) MCA, which are attached as Findings of Fact – Subdivision.

Improvements:

Roadways

Phase IX will be connected to existing City roadways by extending Choteau Avenue Northeast and 4th Street Northeast. These roadways are being constructed to the City's typical 35 foot wide standard. All of the proposed 60 foot wide rights-of-way will be set up for boulevard style sidewalks for homeowners to construct as the lots are sold, and will connect to the existing sidewalk system to continue to build out the sidewalk network. No changes to the road or sidewalk network are being proposed with this application.

When Phases VII – XI were reviewed for the rezone from R-3 to PUD, it was determined that the increase in lots for the subdivision would not have a significant impact on traffic in this area, or the existing transportation network. The approved roadway layout will have sufficient capacity to accommodate traffic generated by the proposed increase in density.

Utilities

Service for the proposed 28 lots includes the extension of existing 8 inch sewer and water mains that currently serve West Ridge, Phase VIII. The on-site improvements required for the development of the subject property are being installed as shown on the final construction plans that were submitted to, and approved by the Public Works Department. The on-site improvements shall include everything required to provide water, sanitary sewer, storm water management, and access including streets and sidewalks serving each proposed lot. These improvements are being installed at the Owner's expense in accordance with the requirements of the OCCGF and the Supplement Improvement Agreement.

Storm Water Management

The Improvement Agreement for West Ridge Addition, Phases VII – XI, recorded with the Cascade County Clerk & Recorder's Office on September 3, 2015, record # R0311745 GFA, outlines the Owner's permanent and temporary storm water management requirements in Sections 12.4 and 20. As noted earlier, the Owner approached the City with a request to construct a private, permanent storm water detention pond onsite that will treat just the West Ridge Addition in lieu of the originally agreed upon plan to participate in the construction of the regional storm water facility. Per the Supplement Improvement Agreement, the Owner will be responsible for creating a permanent stormwater facility that will be privately owned and maintained and will be required to be sized with each phase based on the drainage area, including the public rights-of-way. Alterations to the facility may be required through each phase based on this requirement.

Concurrences: Representatives from the City’s Public Works, Police, Park and Recreation, Legal and Fire Departments have been involved throughout the review and approval process for this project. In particular, there have been extensive discussions with Public Works staff on appropriate storm water management options to address the water quantity and quality impacts associated with further development of both the West Ridge and Thaniel subdivisions.

Fiscal Impact: The subject property has already been annexed, so services are already provided by the City, and the cost of infrastructure improvements are being covered by the Developer per the agreed upon terms of the Supplement Improvement Agreement. The subdivision provides an increase in lots, which increases the City’s tax base and increases revenue. It should be noted that the City Public Works Department has expended approximately \$130,000 towards the regional storm water option originally planned in the 2015 Improvement Agreement. The City has not ruled out the eventual construction of a regional storm water facility in this area. Per the 2015 annexation agreement, The City has also invested over \$1.4 million towards a sewer lift station and force main that serves the West Ridge and Thaniel subdivisions. Per the agreement, the city will continue to be reimbursed for the investment as lots are brought to the market.

Staff Recommendation: Staff recommends approval of the final plat with conditions.

Conditions of Approval:

1. **General Code Compliance.** The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. **Recorded Plat.** The applicant is required to record a Final Plat of the subject property which shall incorporate corrections of any errors or omissions noted by Staff.
3. **Utilities.** The final as-built record drawings for public improvements for the subject property shall be submitted to the City Public Works Department. Additionally, the Owner shall be responsible for creating a permanent stormwater facility that will be privately owned and maintained and will be required to be sized with each phase based on the drainage area, including the public rights-of-way. Alterations to the facility may be required through each phase based on this requirement.
4. **Land Use & Zoning.** Except as provided herein, development of the property shall be consistent with allowed uses and specific development standards for this PUD Planned unit development district designation.
5. **Fees.** The applicant is required to pay all fees specified in the Supplement Improvement Agreement, including the Storm Drain Fee, Sanitary Sewer Lift Station Fee, and the Park Fee (for both Phase VIII and IX).
6. **Subsequent modifications and additions.** If, after establishment of townhomes, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of Planning and Community Development shall determine in writing if such proposed change would alter the finding for one or more review criteria . If such proposed changes would alter a finding, the proposal shall be submitted for review as a new development application. If such proposed change would not alters a finding, the owner shall obtain all other permits as may be required.

Alternatives: The Planning Advisory Board could recommend denial of the final plat to the City Commission. For such action, the Planning Advisory Board/Zoning Commission must provide separate Findings of Fact for the subdivision.

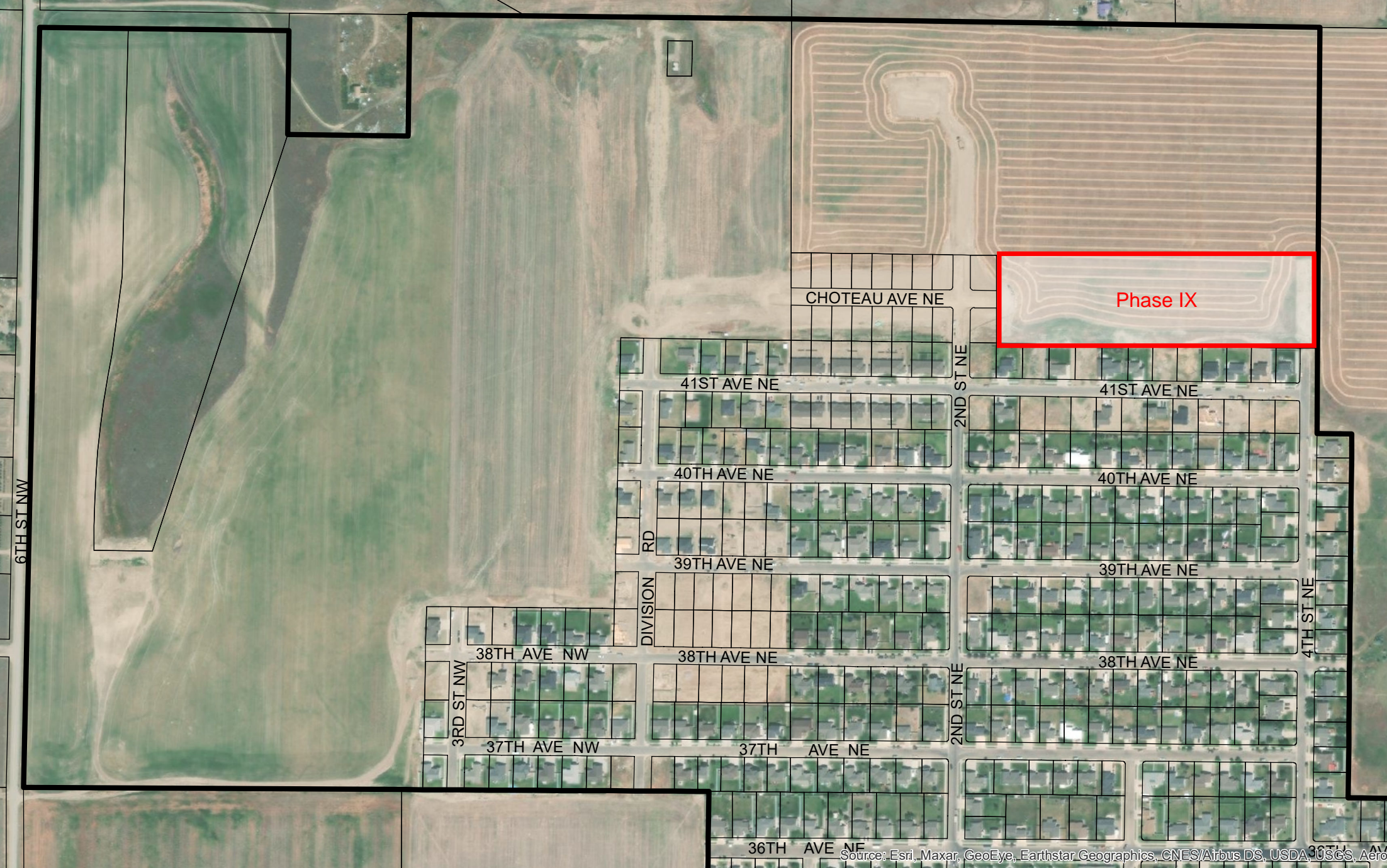
Attachments/Exhibits:

Aerial Map

Zoning Map

Findings of Fact – Subdivision

Final Plat – Phase IX



Phase IX

CHOTEAU AVE NE

41ST AVE NE

41ST AVE NE

40TH AVE NE

40TH AVE NE

39TH AVE NE

39TH AVE NE

38TH AVE NW

38TH AVE NE

38TH AVE NE

37TH AVE NW

37TH AVE NE

36TH AVE NE

2ND ST NE

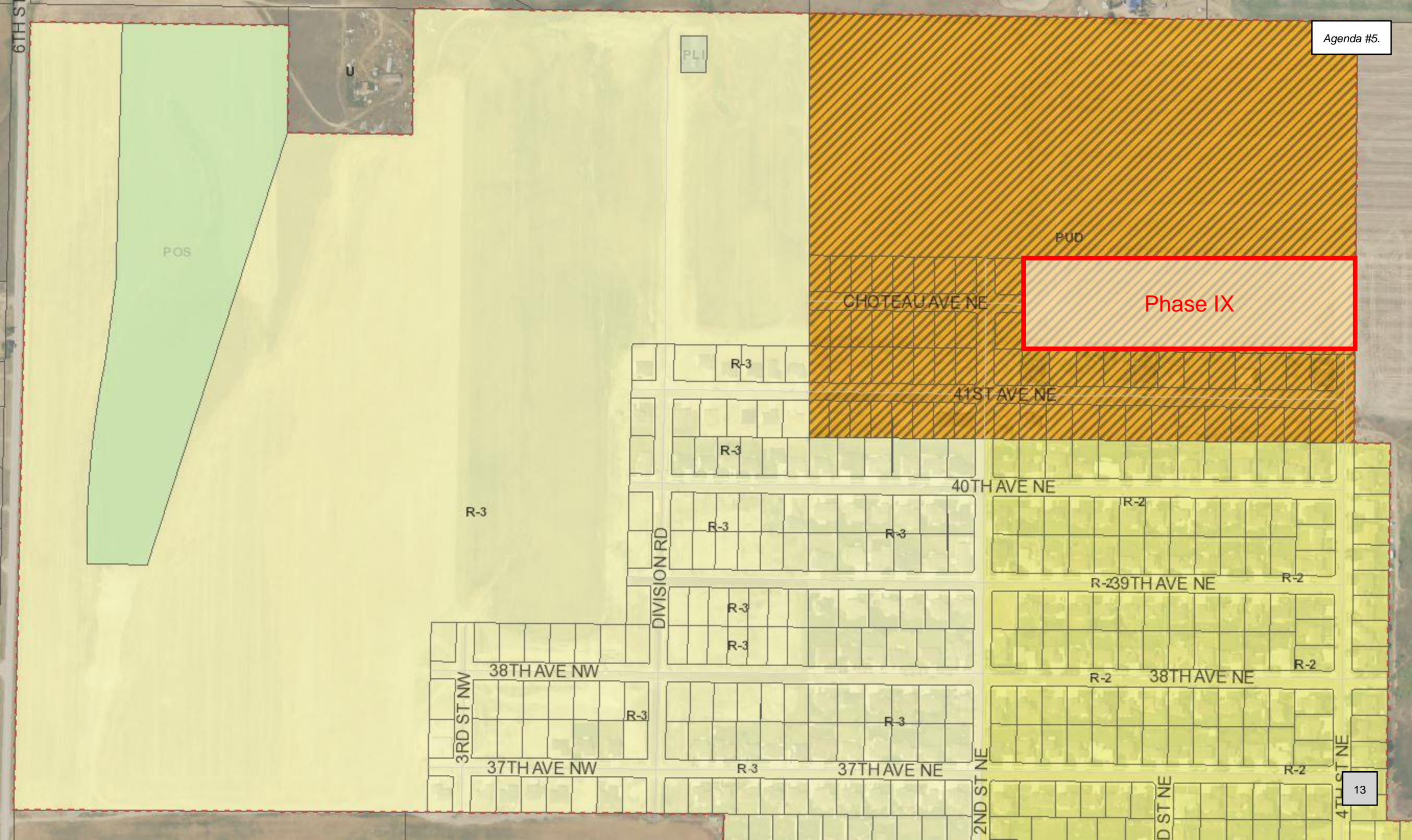
4TH ST NE

DIVISION RD

2ND ST NE

6TH ST NW

3RD ST NW



FINDINGS OF FACT – MONTANA SUBDIVISION AND PLATTING ACT

Final Plat of West Ridge Addition, Phase IX, of Peretti Addition Tract 2, located in the SE ¼ Section 26, Township 21 North, Range 3 East, PMM, City of Great Falls, Cascade County, MT

(PREPARED IN RESPONSE TO 76-3-808(3) MCA)

PRIMARY REVIEW CRITERIA:

Effect on Agriculture and Agricultural Water User Facilities:

The subject property was used for land crop production prior to annexation. The Improvement Agreement for West Ridge Addition, Phases VII – XI, recorded with the Cascade County Clerk & Recorder's office on September 3, 2015, record # R0311745 GFA, allowed current agricultural uses to continue on the portions of the subject property that are not being actively developed in Section 21. The Supplement to the Improvement Agreement for West Ridge Addition, which will supplement the original agreement, will also allow current agricultural uses to continue on the portions of the subject property that are not being actively developed. Agricultural use in the immediate vicinity has decreased due to residential development. There is not an agricultural water user facility in the area that the proposed development will impact. The subject property is in the City limits in a developing neighborhood, and the subdivision does not interfere with agricultural operations in the area.

Effect on Local Services:

Lots in the subdivision will receive service from extended public water and sewer mains through the proposed public rights-of-way from the existing mains from the previous phase. All service lines for water and sanitary sewer will be stubbed to the property line of all proposed lots. The City has installed a lift station and force main to provide sanitary sewer service to the overall West Ridge development and a larger surrounding area, including Thaniel Addition. To compensate the City for these improvements, the Owner will continue to pay the City, per the 2015 Improvement Agreement, a per lot proportional share for each remaining subdivision phase. The Owner is also responsible to pay a storm drain fee for each phase in the amount of \$250 per acre. The occupants of the residences within the subdivision will pay regular water and sewer charges.

This subdivision is receiving law enforcement and fire protection service from the City of Great Falls. The nearest fire station is +/-2 miles away from Phase IX. Phase IX includes the completion of Choteau Avenue from 2nd St NE to 4th St NE. This will create two points of access for emergency services that were not existing for this road previously. Providing these services to the subdivision is expected to be a manageable cost to the City, and increased tax revenues from improved properties will assist with increased costs.

The Owner agrees to construct roadways for each phase as required for circulation through the development. Design and installation shall be consistent with City standards and submitted plans approved by the City of Great Falls. Construction of Choteau Avenue and 4th St NE shall include curb and gutter. Boulevard style sidewalks will be the responsibility of individual property owners.

Because the subdivision is the latest phase of a previously approved development project and the proposed development will comply with all utility and roadway requirements, there are no negative impacts on local services.

Effect on the Natural Environment:

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 primarily flows to the northwest of the subject property, with a smaller portion flowing due north. The original agreement for the West Ridge and Thaniel Additions required a regional stormwater detention facility to be constructed to serve the subdivisions. The Owner has approached the City to construct a permanent stormwater detention pond onsite that will be private to treat just the West Ridge Addition. Details on this facility have been included in the Supplement Improvement Agreement including requirements for the pond as well as the maintenance of the private facility. If the onsite facilities are designed, constructed, and maintained to address City requirements, erosion and flooding impacts to downstream properties will be minimized.

Effect on Wildlife and Wildlife Habitat:

The subdivision creates the northernmost edge of the City limits. There is existing development to the east and south, and this is not in an area of significant wildlife habitat beyond occasional grazing deer or migrating fowl. This subdivision will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety:

Based on available information, the subdivision is not subject to abnormal potential natural hazards such wildfire, avalanches or rockslides; however, the drainage basin in which the subject property is located has experienced flooding in the past. Installation of effective storm drainage facilities as reviewed and approved by the City Public Works Department and MDEQ can prevent a reoccurrence of said flooding events.

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 easement to accommodate water mains, sanitary sewer mains, storm water mains, and private utilities to serve all lots of the subdivision.

LEGAL AND PHYSICAL ACCESS

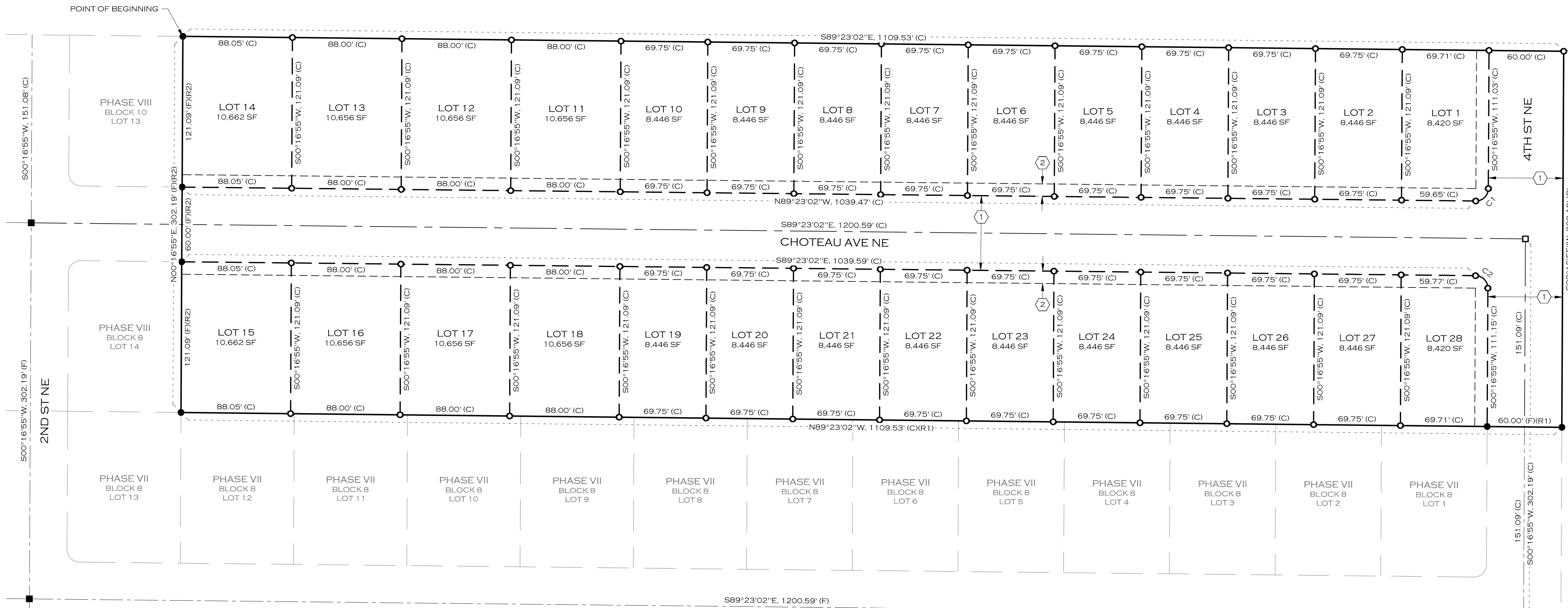
The grid pattern established by the adjacent neighborhoods and previous phases will be continued on to the subject property. The Owner agreed in a previous phase to the dedication and installation of

Choteau Avenue NE. This street as well as 4th St. NE are public right-of-ways maintained by the City of Great Falls after construction is completed and after final acceptance of the improvements by the City.

PLAT OF WEST RIDGE ADDITION, PHASE IX OF PERETTI ADDITION TRACT 2

OWNER OF RECORD:
WEST RIDGE DEVELOPMENT, INC.
SUBDIVIDER:
WEST RIDGE DEVELOPMENT, INC.
TOTAL SUBDIVISION AREA:
7.69 ACRES (GROSS & NET)

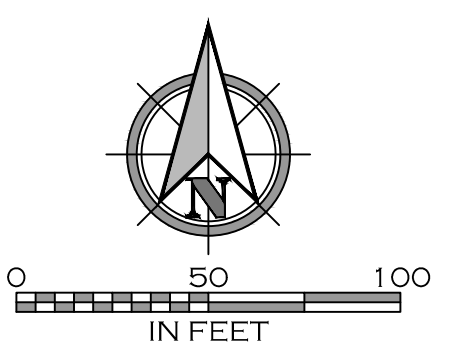
A MINOR SUBDIVISION OF PERETTI ADDITION TRACT 2, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA



- LEGEND
PHASE IX EXTERIOR BOUNDARY
PHASE IX LOT BOUNDARY
ROAD CENTERLINE PER THIS PLAT
EASEMENT AS DESCRIBED
ADJOINING PARCEL BOUNDARY
ROAD CENTERLINE PER WEST RIDGE ADDITION, PHASES VII & VIII
FOUND STREET MONUMENT MK'D "KENDALL"
FOUND ALUMINUM CAP MK'D "KENDALL 18576"
SET STREET MONUMENT MK'D "KENDALL"
SET 3/4" X 24" REBAR WITH ALUMINUM CAP MK'D "KENDALL 18576"
FOUND
CALCULATED OR SET
RECORD - PLAT OF WEST RIDGE ADDITION, PHASE VII
RECORD - PLAT OF WEST RIDGE ADDITION, PHASE VIII

CURVE TABLE
Table with 4 columns: CURVE #, RADIUS, LENGTH, DELTA.
C1: 10.00', 15.77', 090°20'03"
C2: 10.00', 15.65', 089°39'57"

- KEY NOTES:
1 60' ACCESS EASEMENT
2 10' UTILITY EASEMENT



BASIS OF BEARING:
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES
VERTICAL DATUM
NAVD88

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

BY DIANE HEIKKILA, TREASURER
CASCADE COUNTY
DATE

CERTIFICATE OF PUBLIC WORKS DIRECTOR
I, PAUL SKUBBINA, PUBLIC WORKS DIRECTOR FOR THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THE SURVEY THAT IT REPRESENTS, AND I FIND THE SAME CONFORMS TO THE REGULATIONS GOVERNING THE PLATTING OF LANDS AND TO PRESENTLY PLATTED ADJACENT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT AND I DO HEREBY APPROVE THE SAME.

BY PAUL SKUBBINA, PUBLIC WORKS DIRECTOR
CITY OF GREAT FALLS, MONTANA
DATE

CERTIFICATE OF GREAT FALLS PLANNING BOARD
WE, THE UNDERSIGNED, PETER FONTANA, PRESIDENT OF THE SAID GREAT FALLS PLANNING BOARD, GREAT FALLS, CASCADE COUNTY, MONTANA, AND CRAIG RAYMOND, SECRETARY OF SAID GREAT FALLS PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING AMENDED PLAT OF GREAT FALLS WATER POWER AND TOWNSITE COMPANY'S FIRST ADDITION, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, HAS BEEN SUBMITTED TO THE SAID GREAT FALLS PLANNING 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 2021.

BY DAVID BERTULSON
CHAIR, GREAT FALLS PLANNING BOARD
DATE

BY CRAIG RAYMOND
SECRETARY, GREAT FALLS PLANNING BOARD
DATE

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND
I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, FOUND THAT NO CASH DONATION OR DEDICATION OF ANY PARK OR PLAYGROUND IS REQUIRED IN THE PLAT OF WEST RIDGE ADDITION, PHASE IX OF PERETTI ADDITION TRACT 2, LOCATED IN THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA IN ACCORDANCE WITH SECTION 76-3-621(3), M.C.A.

BY GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA
DATE

CERTIFICATE OF ADEQUATE STORM WATER DRAINAGE & MUNICIPAL FACILITIES
I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES FOR THE SUPPLY OF WATER AND DISPOSAL OF SEWAGE AND SOLID WASTE ARE AVAILABLE TO THE ABOVE DESCRIBED PROPERTY, NAMELY THE SAID FACILITIES OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, AND THIS CERTIFICATE IS MADE PURSUANT TO SECTION 76-4-127, M.C.A. AND UNDER THE PROVISIONS OF 76-4-125(1)(b), M.C.A., PERMITTING THE CLERK AND RECORDER OF CASCADE COUNTY, MONTANA TO RECORD THE ACCOMPANYING PLAT.

BY GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA
DATE

CERTIFICATE OF CITY COMMISSION
I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT THIS PLAT OF WEST RIDGE ADDITION, PHASE IX OF PERETTI ADDITION TRACT 2 WAS DULY EXAMINED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS AT ITS REGULAR MEETING HELD ON THE DAY OF 2021.

BY GREGORY T. DOYON, CITY MANAGER
CITY OF GREAT FALLS, MONTANA
DATE

CERTIFICATE OF SURVEYOR
I, JAMES S. KENDALL, A LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF WEST RIDGE ADDITION, PHASE IX OF PERETTI ADDITION TRACT 2 LOCATED IN THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON, AS PER ARM 24.183, 11(1)(i)&(j); DUE TO PLANNED IMPROVEMENT INSTALLATION, THE MONUMENTS NOT IN PLACE AT THE TIME OF FILING, (AS DEPICTED IN THE LEGEND) WILL BE PLACED WITHIN 240 DAYS OF RECORDING THIS SURVEY.

BY JAMES S. KENDALL, PLS
MONTANA LICENSE NO. 18576PLS
DATE

CERTIFICATE OF OWNERS
WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO BLOCKS, LOTS, EASEMENTS, AND STREETS AS SHOWN BY THE ATTACHED PLAT. THE TRACT OF LAND TO BE KNOWN AS THE PLAT OF WEST RIDGE ADDITION, PHASE IX, BEING A PORTION OF TRACT 2 OF PERETTI ADDITION, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 3 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13 OF BLOCK 10 OF WEST RIDGE ADDITION, PHASE VIII; THENCE, S89°23'02"E, A DISTANCE OF 1109.53 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PERETTI ADDITION TRACT 2; THENCE, S00°16'55"W, A DISTANCE OF 302.19 FEET ALONG SAID BOUNDARY TO A POINT ALONG SAID BOUNDARY; SAID POINT ALSO BEING THE NORTHWEST CORNER OF WEST RIDGE ADDITION, PHASE VII; THENCE N89°23'02"W ALONG SAID BOUNDARY, A DISTANCE OF 1109.53 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF LOT 14 OF BLOCK 8 OF WEST RIDGE ADDITION, PHASE VIII; THENCE, N00°16'55"E ALONG THE EASTERLY BOUNDARY OF WEST RIDGE ADDITION, PHASE VII, A DISTANCE OF 302.19 FEET TO THE POINT OF BEGINNING, CONTAINING 7.69 ACRES MORE OR LESS.

THE UNDERSIGNED, GRANTOR HEREBY DEDICATES, TO THE CITY OF GREAT FALLS, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON, WITHOUT LIMITATION, GRANTEE MAY OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS.

FURTHERMORE, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(b) M.C.A. TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127, TO WIT: "(1) TO QUALIFY FOR THE EXEMPTION SET OUT IN 76-4-125(1)(b), THE CERTIFYING AUTHORITY SHALL SEND NOTICE OF CERTIFICATION TO THE REVIEWING AUTHORITY THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED FOR THE SUBDIVISION. FOR A SUBDIVISION SUBJECT TO TITLE 76, CHAPTER 3, THE CERTIFYING AUTHORITY SHALL SEND NOTICE OF CERTIFICATION TO THE REVIEWING AUTHORITY PRIOR TO FINAL PLAT APPROVAL."

FURTHERMORE, FEDERAL, STATE, AND LOCAL LAWS, POLICIES, REGULATIONS AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET OR AS OTHERWISE STATED.

FURTHERMORE, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

FURTHERMORE, THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

WEST RIDGE DEVELOPMENT, INC.
STATE OF MONTANA)
COUNTY OF CASCADE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2021.

BY AUTHORIZED AGENT
WEST RIDGE DEVELOPMENT, INC.

NOTARY PUBLIC, STATE OF MONTANA

WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS
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WWW.WOITHENG.COM
PRINCIPAL MERIDIAN MONTANA
CASCADE COUNTY, MONTANA
WEI JOB#: 2104
DRAWN: CRH/RLO
QA: JSK
DATE: APRIL 5, 2021
FILENAME: PLAT.DWG
SHEET 1 OF 1