



**Board of Adjustment / Appeals
January 5, 2023 Agenda
Civic Center 2 Park Drive South, Great Falls, MT
Commission Chambers. Civic Center
3:00 P.M.**

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 Board of Adjustments/Appeals are making every effort to meet the requirements of open meeting laws:

- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public participation is welcome in the following ways:
 - Attend in person. Please refrain from attending in person if you are not feeling well
 - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, January 5, 2023, 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.

OPEN MEETING

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

Joe McMillen - Chair

Antoinette Collins

Pete Fontana

Aspen Northerner

Christian Stone

3. Recognition of Staff
4. Approval of Meeting Minutes - July 7, 2022

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS

BOARD ACTIONS REQUIRING PUBLIC HEARING

5. Variance from Section 17.20.6.250 of the Land Development Code to allow for an addition to a telecommunication tower exceeding height requirements

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

6. Election of Officers for 2023

COMMUNICATIONS

PUBLIC COMMENT

Public Comment on any matter and that is within the jurisdiction of the Board of Adjustment/Appeals. 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.

Board of Adjustment/Appeals meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Meetings are re-aired on cable channel 190 the following Friday morning at 10 a.m.

MINUTES OF THE MEETING
OF THE
GREAT FALLS BOARD OF ADJUSTMENT/APPEALS
July 7, 2022

CALL TO ORDER

The meeting of the Great Falls Board of Adjustment/Appeals was called to order by Chair Joe McMillen at 3:00 p.m.

ROLL CALL & ATTENDANCE

Great Falls Board of Adjustment/Appeals members present:

Mr. Joe McMillen, Chair
Ms. Krista Smith, Vice Chair
Ms. Antoinette Collins
Ms. Aspen Northerner
Ms. Christian Stone

Great Falls Board of Adjustment/Appeals members absent:

None

Planning Staff members present:

Mr. Thomas Micuda, Deputy Director Planning & Community Development
Ms. Alaina Mattimiro, Planner II
Ms. Jamie Nygard, Sr. Admin Assistant
Ms. Cindy Sikes, Permit Technician

Others present:

Mr. David Dennis, Deputy City Attorney

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

MINUTES

Chair McMillen asked if there was a motion to approve the meeting minutes as stated for June 2, 2022. Ms. Northerner moved to approve the minutes, seconded by Ms. Smith. All in favor, the minutes were approved.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS

Ms. Smith stated that she would need to recuse herself from Agenda Item #7.

Ms. Northerner stated that she may have a conflict with Agenda Item #6, as in the past the applicant was involved in an insurance and litigation case regarding his neighbor and at the time, Ms. Northerner worked at the law firm that was representing the neighbor. Deputy City Attorney, David Dennis responded that she would not need to recuse herself, that the disclosure was sufficient.

BOARD ACTIONS REQUIRING PUBLIC HEARING

521 3rd Street Northwest – Variance to Section 17.44.3.030 of the Official Code of the City of Great Falls (OCCGF) Landscaping requirements.

Ms. Mattimiro presented to the Board. She stated that the Applicant, CFT Development LLC, is requesting an exemption from the vehicular use landscaping requirements in regards to landscaped islands in Title 17, Chapter 44, Article 3 of the OCCGF, Landscaping Requirements, vehicular use area requirements.

Ms. Mattimiro stated that the site is currently vacant and is zoned M-2 Mixed Use Transitional and is a little over an acre.

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

Ms. Mattimiro stated that the applicant is proposing construction of a new fast casual restaurant (Panda Express) within West Bank Landing. The proposal includes a 2,600 square foot building footprint with a double drive thru lane and thirty eight off-street parking spaces located on a 35,495 square foot lot.

Ms. Mattimiro explained that the subject lot is part of a larger development, West Bank Landing, which was master planned beginning in 2016. West Bank Landing extends north from the Cowboy's Bar and West Bank One development to Verizon Wireless and is bordered on the east and west by West Bank Park and the Montana ExpoPark.

Ms. Mattimiro stated that the purpose of the City's Landscaping code provisions are to enhance ambient environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, stormwater runoff mitigation, and heat abatement.

Ms. Mattimiro stated that the applicant is requesting a variance from the landscaping requirements for a new development. The request is for an exemption from landscaped terminated islands, because the applicant will need the space to navigate their delivery trucks.

Ms. Mattimiro presented the Findings for the Basis of Decision: The basis for decision for a variance request is listed in §17.16.32.040 of the Land Development Code.

The decision of the Board of Adjustment shall consider the three Basis of Decision criteria.

1. The variance is not contrary to the public interest.

- The Variance is contrary to the public interest. Exemptions from the landscape requirements reduce the aesthetic quality of the city's built environment as well as perpetuate environmental concerns such as surface heat island effects within the community, which further affects the general public health and welfare of city residents.
2. A literal enforcement would result in unnecessary hardship, owing to conditions unique to the property.
 - A literal enforcement does not result in unnecessary hardship, owing to conditions unique to the property. Because it is an empty, neutrally shaped lot, there are no limiting factors to the site beyond those that are self-imposed by the applicant's development proposal. There are no identified exceptional or extraordinary circumstances applicable to the property or the intended use that do not apply to other properties in the same vicinity or zoning district.
 3. The spirit of the Title would be observed and substantial justice done by granting the variance.
 - The spirit of the Title would not be observed and substantial justice done by granting the variance. The City Commission has found that landscaping provides long term social, economic, environmental, and aesthetic benefits to the community, all of which would be ignored through the allowance of the proposed variance.

Ms. Mattimiro stated that based on the findings for the Basis of Decision, staff recommends denial of the requested variance.

PETITIONER'S PRESENTATION

Phillip Scovial, Clover Architects for Panda Express, stated that they are proposing to not install the parking island on the northwest corner of the subject lot for easier maneuvering for large delivery trucks. He stated that Panda Express has had experiences in the past with having to repair the islands every couple of years, due to snow removal vehicles and large vehicles running into the islands.

BOARD QUESTIONS

Ms. Smith asked if Panda Express is proposing to add additional landscaping somewhere else on the site. Mr. Scovial stated that they currently meet the required fifteen percent landscaped area on the site.

Mr. McMillan wanted clarification as to which island they were wanting to not install and wanted to know what the concerns were with the stormwater. Ms. Mattimiro stated that the City has an

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Environmental Division that reviews all new development for stormwater quality standards. Stormwater quality measures usually go hand and hand with landscaping and the island would help mitigate runoff from impervious surfaces.

Mr. Micuda stated that staff sees a lot of commercial projects and in the last six years, staff has not had a landscape variance request from the terminated landscape island standard. He stated that this island is the minimal development standard in the Ordinance. Every project that goes through, meets the standard. There must be something unique and peculiar about the subject property that would prevent the applicant from meeting the code.

Mr. McMillan asked if it was Code to cap off parking with the islands. Mr. Micuda responded that it was.

Ms. Northerner asked if the island was regulated as to how long and wide it can be. Mr. Micuda responded that the code states that it should be the size of a parking space.

Mr. McMillan asked the applicant if there was a drawing without the island on it. Mr. Scovial responded that they were still in the preliminary design. He stated that it would be a striped island instead of a raised island.

Ms. Stone stated that she is concerned about safety. It looks like it would be a high traffic area and she parks by islands for safety for her children to be up on while getting her other children out of her vehicle.

PUBLIC QUESTIONS

None.

PROPONENTS

None.

OPPONENTS

None.

BOARD DISCUSSION AND ACTION

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Ms. Northerner stated that the applicant hadn't made a good faith effort to design the required landscaping within their lot.

Ms. Smith stated that West Bank Landing has done a really good job with their landscaping and sees the request as a deviation from that.

Mr. McMillan stated that with other tenants coming into West Bank Landing and building other properties, if you give for one, than you will have to give for the rest.

MOTION: That the Board of Adjustment, based on the Findings for the Basis of Decision deny the variance request from OCCGF Title 17, Chapter 44, Article 3, Landscaping requirements, vehicular use area requirements.

MADE BY: Ms. Northerner
SECOND BY: Ms. Smith

VOTE: All in favor, the motion passed 5-0

416 4th Avenue South – Variance to Section 17.20.7.040 of the Official Code of the City of Great Falls (OCCGF) to allow additional height for a fence in a residential zoning district.

Ms. Mattimiro presented to the Board. She stated that the Applicant, Mitch Hubbard, is proposing to build an eight foot fence around the rear yard of his property. The property is zoned R-9 Mixed Residential and is .086 acres. It is currently being used as Residential.

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

Ms. Mattimiro stated that the lot is 25 feet wide, which is half of what a typical city lot is, which creates higher amounts of disruption, noise pollution, and a lack of privacy and security.

Ms. Mattimiro stated that the applicant is requesting a variance from the maximum height restrictions for residential fences and is requesting two additional feet of height for the backyard fence. Ms. Mattimiro stated that city code allows a fence to be four feet tall from the front of a house to the front lot line and six feet tall anywhere behind that.

Ms. Mattimiro stated that the purpose of the restricted heights for fences is for protection of light and airspace between properties, in a similar way that setbacks are required for buildings and structures.

Ms. Mattimiro presented the Findings for the Basis of Decision: The basis for decision for a variance request is listed in §17.16.32.040 of the Land Development Code.

The decision of the Board of Adjustment shall consider the three Basis of Decision criteria.

1. The variance is not contrary to the public interest.

- The Variance is not contrary to the public interest. Because of the site condition, the additional two feet of fence height would not be harmful to the public, and would provide for added privacy between neighbors. Additionally, because the additional height is only proposed for the rear yard, there will be no concerns of sight visibility and safety from the avenue.
2. A literal enforcement would result in unnecessary hardship, owing to conditions unique to the property.
- A literal enforcement does result in unnecessary hardship, owing to conditions unique to the property. Due to the nature of the lot being half the width of a standard R-9 zoned property, enforcing the maximum fence height of six feet would deny the owner the full use and privacy of his property.
3. The spirit of the Title would be observed and substantial justice done by granting the variance.
- The spirit of the Title would be observed and substantial justice done by granting the variance. Allowing the fence to have additional height would meet the needs of the property owner, while meeting the intent of the code. A variance, in this instance, is needed for the preservation and enjoyment of the subject property that other properties have within the R-9 zoning district.

Ms. Mattimiro stated that based on the findings for the Basis of Decision, staff recommends approval of the requested variance.

Ms. Mattimiro stated that there were several emails that were received prior to the meeting and that Mary Kathleen Griffen stopped into the office to leave a verbal comment, supplementing her letter objecting to the variance.

PETITIONER'S PRESENTATION

Mitch Hubbard, 416 4th Avenue South, stated that he is requesting the variance and stated that he has a neighbor that cut his fence from a six foot fence to a four foot fence with a skill saw 125 feet down the length of the property. He is trying to get the variance in a legal way to get some peace and privacy. The houses in the area are two story, so he is wanting some privacy in his back yard.

BOARD QUESTIONS

Ms. Smith asked if there are drugs and human trafficking in the neighborhood, as the letter from the neighbor stated. He stated that the neighbor is schizophrenic.

PUBLIC QUESTIONS

None.

PROPONENTS

None.

OPPONENTS

None.

BOARD DISCUSSION AND ACTION

MOTION: That the Board of Adjustment, based on the Findings for the Basis of Decision approve the variance request from OCCGF Title 17, Chapter 20, Article 7, Exhibit 20-8 Standards for fences.

MADE BY: Ms. Smith
SECOND BY: Ms. Collins

VOTE: All in favor, the motion passed 5-0

1701 10th Avenue South – Variance to Section 17.20.6.140 of the Official Code of the City of Great Falls (OCCGF) to allow reduced distance of a casino in proximity to a City park.

Ms. Mattimiro presented to the Board. She stated that the Applicant, John Enott of Emerald City Casino, is proposing to redevelop the site located at 1701 10th Avenue South which is zoned C-2 General Commercial on 0.34 acres. Currently the site has two vacant buildings on it. One was the former Carriage Trade Cleaners and the other was the Taco Treat/Emerald City Casino.

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

Ms. Mattimiro stated that the applicant is proposing the demo of existing structures, environmental remediation of the site, and reconstruction of the casino. Ms. Mattimiro stated that the casino at the subject property was established in 2010 and was in operation until December 2019, when a triple homicide occurred on the property. Over the past two years, the casino license was put in a non-use status while the owners worked through legal issues. The license was recently put back in use in May 2022.

Ms. Mattimiro stated that the site has been identified as an active Brownfield site, and is receiving financial assistance from the Great Falls Development Authority for remediation. The properties have been affected by petroleum contamination from the former Holiday convenience store south of the subject property and dry cleaning solvents from the former Carriage Trade Cleaners building. The applicant has retained Big Sky Civil to work with the Great Falls Development Authority, Hygienix, and the Montana Department of Environmental Quality to work through the multiple phases of remediation required for the cleanup of the site.

Ms. Mattimiro stated that the applicant is requesting a variance from the minimum distance requirement between Type I Casinos and City parks. The request is for a distance of 450 feet versus the 600 feet that are in the code.

Ms. Mattimiro stated that the purpose of the distance requirement between casinos and parks is to promote public health, safety, and welfare by reducing public exposure to casino gambling, thereby promoting moral, social, and cultural values within the City.

Ms. Mattimiro presented the Staff Basis of Decision for consideration by the Board:

1. The variance is not contrary to the public interest.

- Granting the variance in this instance, because the casino has already operated within the 600 foot distance requirement of Chowen Springs Park, would not be contrary to the public interest. Also, with the redevelopment of the lot and construction of a new building, the project would be required to meet all other special standards relating to casinos, such as landscaping.

2, A literal enforcement would result in unnecessary hardship, owing to conditions unique to the property.

- Staff believes that the enforcement of the distance rule creates hardship for the applicant because the property has historically been used as a Type I Casino. In addition, it was determined by the Department of Environmental Quality that the removal of both the existing Taco Treat/Emerald City and the Carriage Trade Cleaners buildings would be necessary for the complete remediation of the site, which is why the owner is unable to remodel the building in its current location on the site.

3. The spirit of the Title would be observed and substantial justice done by granting the variance.

- If the variance is granted, it would create a pathway forward for redevelopment of the property and allow for the casino to come into conformance with other aspects of the OCCGF. Furthering public and environmental safety would be met through the remediation of the Brownfield site.

Ms. Mattimiro stated that based on the findings for the Basis of Decision, staff recommends approval of the requested variance.

PETITIONER'S PRESENTATION

Tyson Kraft, Nelson Architects 621 2nd Ave N., stated that the Taco Treat/Emerald City Casino has been established in Great Falls for over 40 years, but due to the unfortunate events in 2019, they had to close it down. Since then, it has been discovered that the soil was contaminated. Ideally for the owner, they would like to remediate the site and bring it back to a healthier standard for all of the occupants. They will also be making improvements to safety by constructing a new building and bringing it up to current standards with the landscaping code. He did say that whether or not the variance is granted, the building will still be a casino, but the owner would like to make improvements to make it a safer site.

BOARD QUESTIONS

Ms. Northerner asked if the liquor license for Taco Treat was in existence prior to 2010 when Emerald City moved in with them. Mr. Kraft responded that the liquor license was at the location since 1985. Ms. Northerner wanted to know if there was a previous variance and Mr. Micuda responded that there was not, because the current regulations were put into place in 2007, so it was not required in 1985. Mr. Micuda stated that it was grandfathered in, until there was a lapse in use for over 2 years. After two years or more of disuse, all applicable codes and zoning apply to the site, which then created the dilemma of reactivating the casino coupled with the contamination issue. Because of the contamination, it tilted the scales toward building new as opposed to reactivating the casino within the building.

Ms. Collins asked if the 150 extra feet that is being requested will just be the parking area. Mr. Kraft responded yes.

PUBLIC QUESTIONS

None.

PROPOSERS

Joe Murphy, Big Sky Civil, stated that because of the Brownfield contamination, it is important to remove the building, so that soils can be accessed and aeration can get to the underlying soils. The developers, Tron LLC, had nothing to do with the contamination. He urged the Board for their support.

OPPONENTS

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None.

BOARD DISCUSSION AND ACTION

MOTION: That the Board of Adjustment, based on the Findings for the Basis of Decision approve the variance request from OCCGF Title 17, Chapter 20, Article 6, Casino, Type I; Proximity to other specified uses.

MADE BY: Ms. Collins
SECOND BY: Ms. Northerner

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

COMMUNICATIONS

Mr. Micuda stated that there will likely not be a meeting in August.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business, Chair McMillen adjourned the meeting at 3:50 p.m.



Date: January 5,
2023

**CITY OF GREAT FALLS
BOARD OF ADJUSTMENT AGENDA REPORT**

Item: Variance from Section 17.20.6.250 of the Land Development Code to allow for an addition to a telecommunication tower exceeding height requirements

Applicant: T-Mobile

Representative: Beth Bindner, Powder River Development Services, LLC

Presented By: Tom Micuda, Deputy Director, Planning and Community Development

Action Requested: Consideration of an increase in maximum height allowance from the standard of 150 feet contained in Title 17, Chapter 20, of the Official Code of the City of Great Falls (OCCGF), *Telecommunications Facility – Maximum Height*

Public Hearing:

1. Chairman conducts public hearing, calling three times each for proponents and opponents.
2. Chairman closes public hearing and asks the will of the Board.

Suggested Motion:

1. Board Member moves:
 - I. “I move that the Board of Adjustment, based on the Findings for the Basis of Decision (approve/deny) the variance request from OCCGF Title 17, Chapter 20, Article 6 – *Telecommunications Facility – Maximum Height*, subject to the conditions of approval.”
 2. Chairman calls for a second, discussion, and calls for the vote.
-

Requested Variance: §17.20.6.250 Telecommunications facility – Maximum Height, Exhibit 20-7 Maximum tower/antenna height

Summary: T-Mobile is proposing to construct a 23-foot high extension to an existing 151-foot tall telecommunication tower located at 906 23rd Street North. The existing tower was constructed in 2006. The tower site is 0.02 acres in size and owned by Spectrasite Communications Inc. of Montana. The tower site is located on a much larger 5.32 acre property that is used by the All Purpose Storage business. It contains seven buildings and a large gravel parking area. The subject property is located within the I-1 Light Industrial zoning district. The maximum height allowance for telecommunication facilities in the Light Industrial (I-1) zoning district is 150 feet - if the facility has co-located service providers. The applicant is requesting a variance from this standard to allow the tower height to be increased from its existing condition of 151 to 174 feet.

The tower chosen by the applicant, if it is allowed to have the increased height, would provide a high centerline for the mounted antenna which is needed to meet coverage objectives for T-Mobile. The correlation between the requested tower height and the improved coverage (propagation maps) have been submitted by the applicant provided as an attachment to this report.

T-Mobile's objective is to increase its coverage ability to serve the adjoining residentially zoned area south of 9th Ave North. Once the industrially zoned properties north of 9th Ave North are excluded, the tower height allowances in the City's Land Development Code drop drastically. For properties south of 9th Ave. North that are zoned residential, tower height is limited to 35 feet. For properties zoned commercial or mixed use, the allowance only increases to 45 feet. Because a very short tower south of 9th Ave. North is not a feasible alternative, the applicant's coverage objective can only be accomplished by either constructing a new 150 foot tall tower on industrially zoned property, or extending the height of the existing tower. Because the visual impact of the current tower is already known, staff believes this is the best option for the applicant.

Notice of the Board of Adjustment hearing was published in the Great Falls Tribune on Sunday, December 18, 2022. Additionally, notices were sent to adjoining property owners per code requirements. Staff has not received inquiries or comment from the public at the time of writing this report.

Findings for the Basis of Decision:

The basis for decision for a variance request is listed in § 17.16.32.040 of the OCCGF Land Development Code. The decision of the Board of Adjustment shall consider the three Basis of Decision criteria. Staff provides the following Basis of Decision for consideration by the Board:

1. The variance is not contrary to the public interest.

The Telecommunications Facilities title in City code states "all [...] telecommunications facilities shall be designed to blend into the surrounding environment to the greatest extent feasible". There is already an existing telecommunication tower on the site that is approximately 151 feet tall. This tower is located over 300 feet away from the residentially zoned property that starts south of 9th Ave. North. The public interest is not compromised by adding 23 feet to this existing tower.

2. A literal enforcement would result in unnecessary hardship, owing to conditions unique to the property.

A literal enforcement of the 150 foot tower height requirement would result in the applicant either needing to: 1) not address T-Mobile's need for greater coverage, 2) build a 35-45 foot tall tower in the neighborhood south of 9th Ave. North, 3) or find a new industrially zoned site to allow for a 100 to 150 foot tall new tower. While this last option may be viable, it creates unnecessary hardship when compared to adding 23 feet to an existing tower that is already suitably located.

3. The spirit of this Title would be observed and substantial justice done by granting the variance.

The spirit of this Title would be observed and substantial justice done by granting the variance. If the additional height request is granted, the City of Great Falls will create an opportunity for additional wireless coverage and capabilities for an underserved area. This is clearly a better alternative to forcing the applicant to construct a new tower that may comply with code but have the potential to negatively impact residential properties. Granting this variance does not prevent the Board from denying variances

for new tower construction over height requirements or even denying variances for tower height additions in more impactful locations.

Alternative:

The Board of Adjustment could choose to deny the variance request and strictly enforce the 150 foot maximum height restriction for the industrial zoning district. For such an action, the Board of Adjustment must provide separate Basis of Decision findings to support the denial.

Recommendation:

City staff has concluded that the proposed telecommunications height variance is appropriate, and staff recommends approval with the following conditions:

1. **Building Permits.** The applicant shall submit the required building permit application to the City of Great Falls for review and approval.
2. **Code Compliance.** The applicant shall comply with all applicable building and fire codes pursuant to the project.

Attachments:

Aerial Map
Zoning Map
Application

Aerial Map

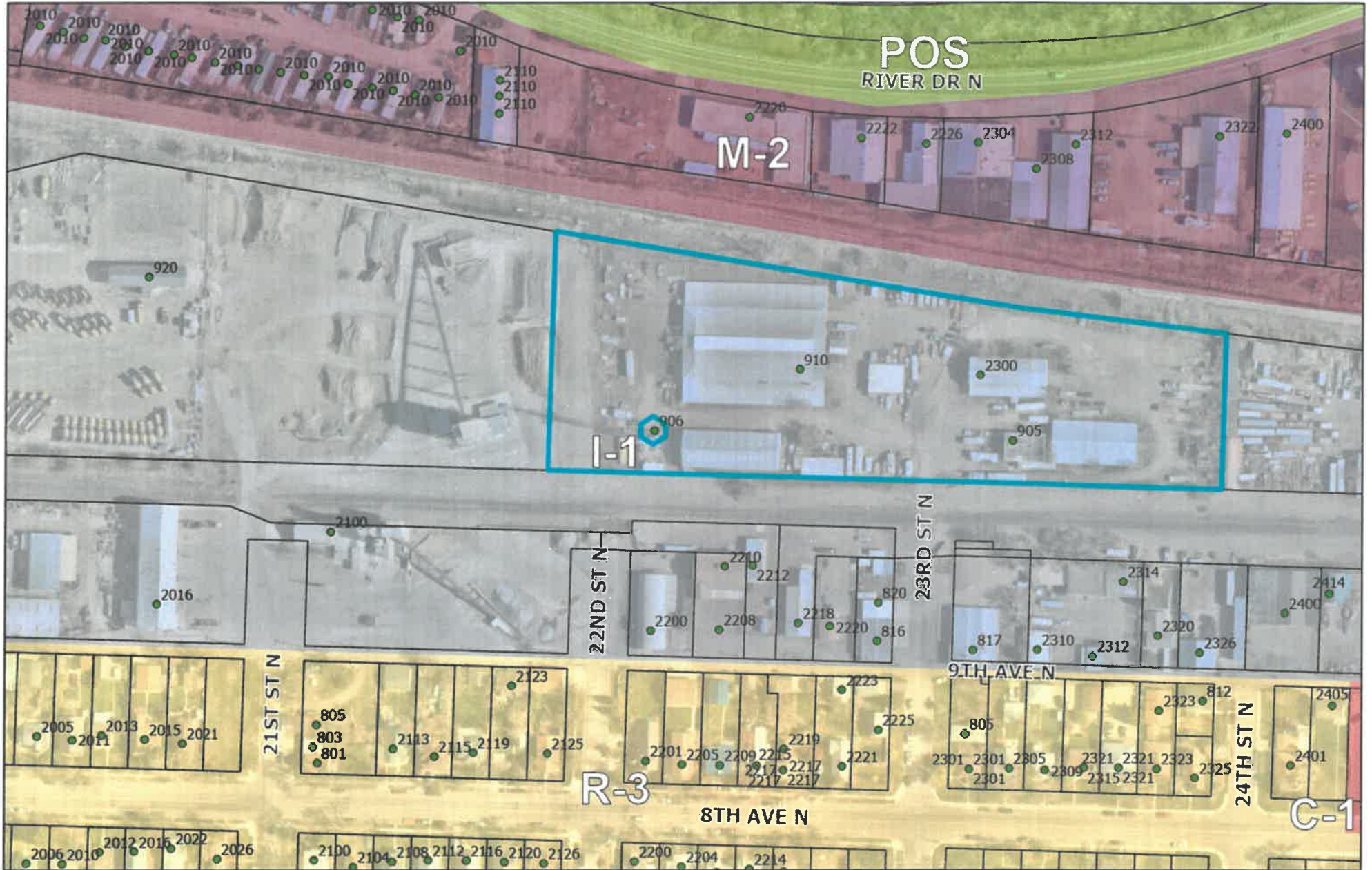


 Subject Property

 Parcels

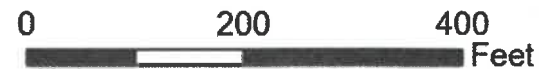


Zoning Map



Subject Property

Parcels





Powder River Development Services, LLC
 408 S Eagle Road, Suite 200
 Eagle, ID 83616
 (208) 938-8844 office
 (208) 938-8855 fax
www.powderriverdev.com

November 2, 2022

City of Great Falls MT
 Permitting Department
 #2 Park Drive South, Room 112
 Great Falls, MT 59403

Subject: Variance Application

ATC SITE NUMBER: 274478 GENERAL MILLS MT
DISH WIRELESS SITE ID: MT005076A
PROJECT SITE ADDRESS: 906 23rd St N, Great Falls MT, 59401
Jurisdiction: City of Great Falls

Powder River Development Services is representing American Tower Corporation (ATC) regarding the T-Mobile modification project on an existing wireless communication facility in the City of Great Falls referenced above.

The ideal location for this site would be to the South near Roosevelt Park as T-Mobile as a main coverage objective is the dense residential area south of 8th Avenue North. Due to this area being completely residential there are no feasible co-location options for T-Mobile to locate our antennas.

The proposed location in this application is the nearest co-location option to the target area. Since this location sits on the outside of the desired coverage area, it is necessary to have a higher centerline to meet the coverage objectives. In addition to the residential area to the south all areas surrounding the tower will be better served with the higher antenna centerline. This is shown in the provided propagation maps.

What makes this property unique is the existence of the existing tower. To enhance the coverage this location will provide from any other parcel in the area would require the construction of an entirely new tower. The addition of height to the existing tower is the least intrusive option to provide needed coverage to the area.

Please see attached candidate evaluation from T-Mobile allow with their feedback on the tower.

The proposed modification will increase the height of the existing monopole tower 23' and will not expand the existing fenced compound area. This is a Minor Modification according to Section 6409(a) and is an Eligible Facilities Request.

TOWER SCOPE OF WORK:

- 23'-0" TOWER EXTENSION
- REMOVE (6) PANEL ANTENNAS & ASS. MOUNTING
- INSTALL SITE PRO 1 VFA14-HD MOUNT, INSTALL (3) FFVV-65C-R1-V1, (3) AEHC PANEL ANTENNAS, (1) VHLP2-23C, MICROCROWAVE ANTENNA, & (2) IP20D-D23-50X-A_4510 OUD'S, INSTALL (3) AHLOA & (3) AHFIG RRU'S. INSTALL (2) HCS 2.0 PENDANT STYLE HYBRID CABLES, INSTALL (3) 2X6AWG 4PR AEHC, (3) 10AWG 2PR AIRSCALE, & (3) 2X6AWG 2PR AHFIG (15'-0" EACH, TYP)

GROUND SCOPE OF WORK:

- INSTALL A 9' X 15' CANOPY
- REMOVE EXISTING H-FRAME W/PPC & ASSOCIATED EQUIPMENT
- INSTALL (1) HPA3 BATTERY CABINET W/(4) STRINGS OF BATTERIES & (1) HPL3 POWER CABINETS W/(1) CSR IXRE ROUTER, (1) VOLTAGE BOOSTER W/(2) AMPLIFIERS & (1) EXTRA AMPLIFIER.
- INSTALL H-FRAME AT CANOPY W/PPC, DISCONNECT, 4'X4' HOFFMAN BOX, (2) HCS 2.0 JUNCTION BOXES & 200A METER BASE AT SHARED H-FRAME, & INSTALL (1) GPS ANTENNA & (2) LED TECH LIGHTS W/TIMER.

Attached you will find:

- Variance Permit Application - Project Narrative
- Candidate Evaluation
- LOA
- Stamped Structural Analysis
- Stamped Construction Plans

Once the application has been reviewed and permitted, please email an invoice to (beth.bindner@powderriverdev.com) so I can arrange for payment to be made.

If you have any questions or need more information, please let me know.

Respectfully,

Beth Bindner - Site Acquisition Agent - (208) 890-8729

American Tower Company

Cell Tower 274478

Legend

📍 906 23rd St N





274 DISCOVERY DR, SUITE 200
BOZEMAN, MT 59716



FROM ZERO TO INFINITY
The solutions are endless
5011 18TH AVE SE, SUITE 210
BELLEVUE, WA 98006
JOB NUMBER: 4008-0006-5

T-MOBILE SITE:
MT05076A
GENERAL MILLS - ATC

ATC SITE:
274478

GENERAL MILLS MT

906 23RD STREET N
GREAT FALLS, MT 59401
CASCADE COUNTY

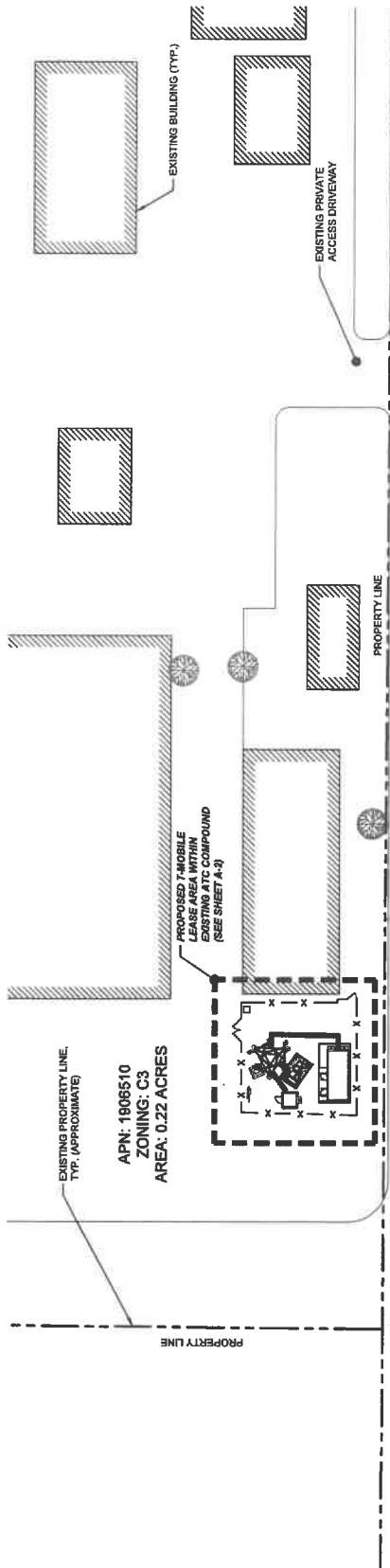
151'-0" SELF SUPPORT TOWER

REV.	DATE	ISSUED FOR	DESCRIPTION	DMAC
A	08/04/22	REL.	PRELIMINARY REVIEW	M/R
B	10/02/22	M/A	100% CONSTRUCTION	TT

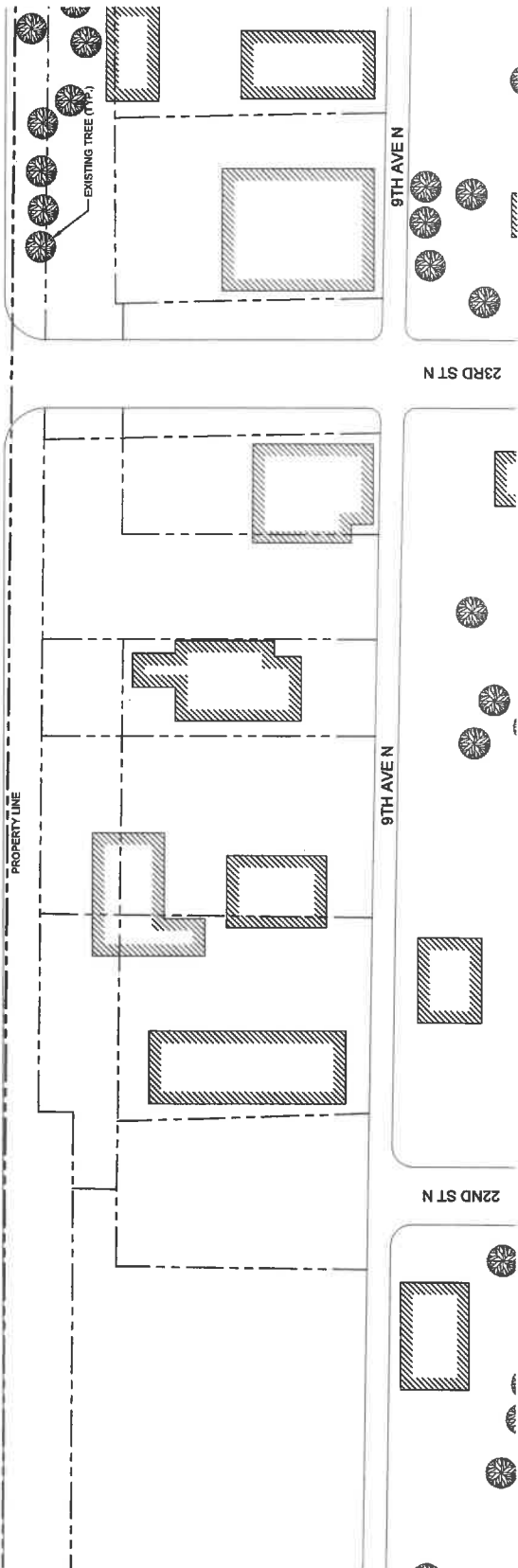


SHEET TITLE
OVERALL
SITE PLAN
SHEET NUMBER
A-1
REVISION
0

LEGAL DESCRIPTION:
S06, T20N, R06E, N1P5 ONLY TOWER



EXISTING PROPERTY LINE, TYP. (APPROXIMATE)
APN: 1806510
ZONING: C3
AREA: 0.22 ACRES



INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.

1 OVERALL SITE PLAN

GRAPHIC SCALE: 1" = 30' FT
TEXT SCALE: 1" = 60' FT

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DRAWINGS ISSUED FOR:

REV.	DATE	DESCRIPTION	CM/DC
A	08/20/22	ISSUE FOR PERMIT REVIEW	WAR
B	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
C	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
D	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
E	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
F	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
G	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
H	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
I	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
J	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
K	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
L	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
M	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
N	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
O	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
P	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
Q	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
R	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
S	08/22/22	ISSUE FOR PERMIT REVIEW	WAR
T	08/22/22	ISSUE FOR PERMIT REVIEW	WAR

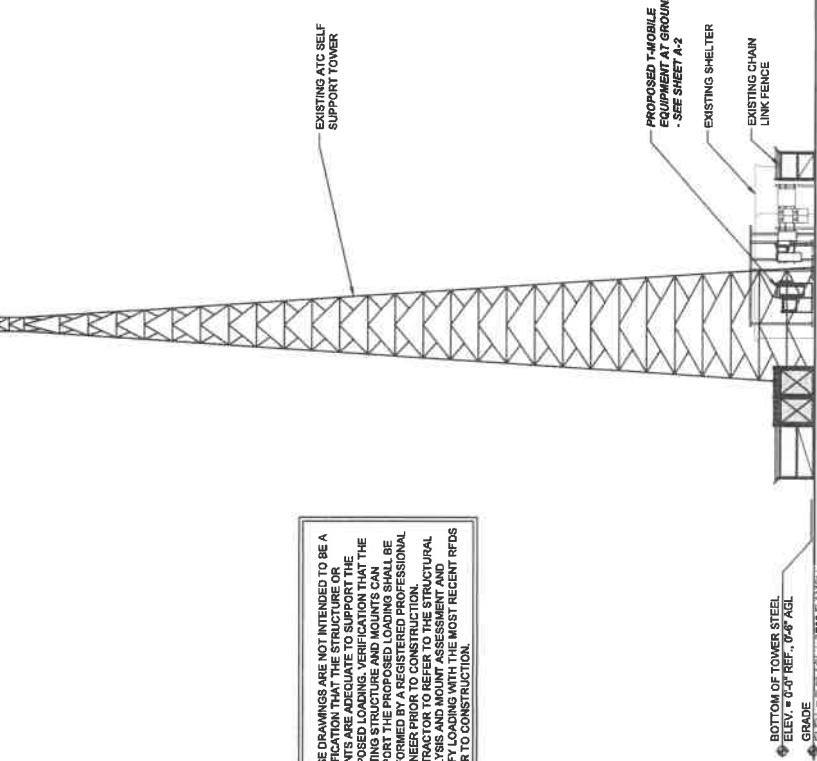


SHEET TITLE: **NORTH ELEVATIONS**

SHEET NUMBER: **A-3**

REVISION: **0**

- TOP OF PROPOSED T-MOBILE ANTENNAS
ELEV. = 3177'-0" REF. = 3178'-0" AGL
- TOP OF EXISTING ANTENNAS
ELEV. = 3174'-0" REF. = 3174'-0" AGL
- LOF PROPOSED T-MOBILE ANTENNAS
ELEV. = 3174'-0" REF. = 3174'-0" AGL
- LOF EXISTING ANTENNAS
ELEV. = 3173'-0" REF. = 3173'-0" AGL
- TOP OF PROPOSED TOWER EXTENSION
ELEV. = 3174'-0" REF. = 3174'-0" AGL
- TOP OF EXISTING SELF SUPPORT TOWER
ELEV. = 3181'-0" REF. = 3181'-0" AGL
- LOF EXISTING ANTENNAS
ELEV. = 3185'-0" REF. = 3185'-0" AGL



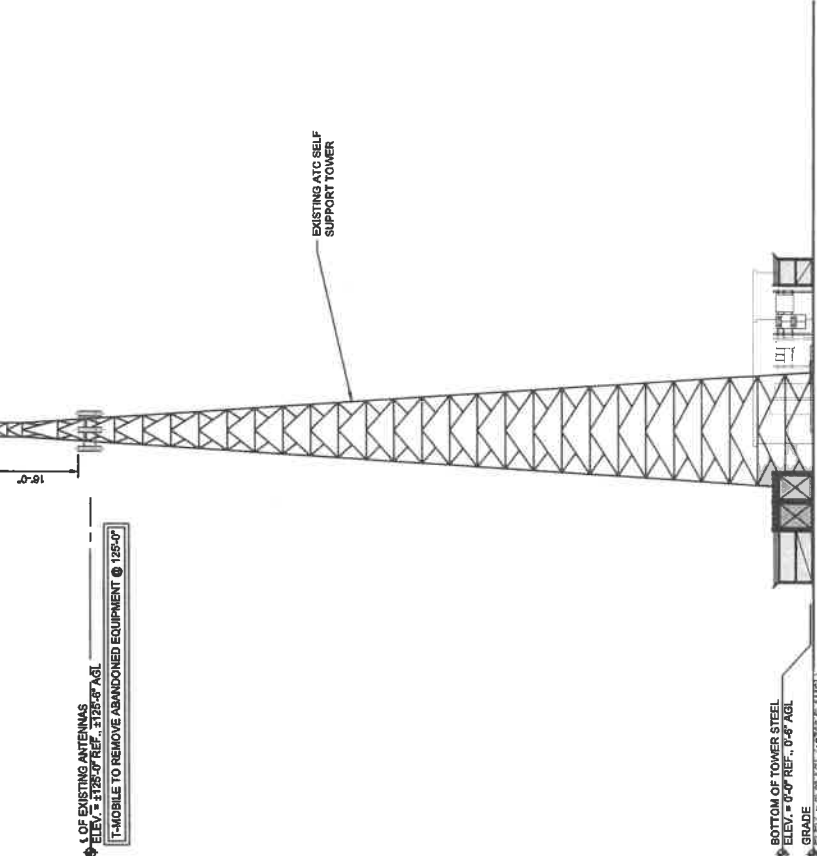
NOTES:

- THESE DRAWINGS ARE NOT INTENDED TO BE A VERIFICATION THAT THE STRUCTURE OR MOUNTS ARE ADEQUATE TO SUPPORT THE ANTENNAS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING STRUCTURE AND MOUNTS CAN SUPPORT THE PROPOSED LOADING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
- ANALYSIS AND MOUNT ASSESSMENT AND VERIFY LOADING WITH THE MOST RECENT RFDs PRIOR TO CONSTRUCTION.

1 PROPOSED NORTH ELEVATION

22'-0" SCALE 3/8" = 1'-0"
11'-0" SCALE 3/8" = 1'-0"

- TOP OF EXISTING SELF SUPPORT TOWER
ELEV. = 3181'-0" REF. = 3181'-0" AGL
- LOF EXISTING ANTENNAS
ELEV. = 3185'-0" REF. = 3185'-0" AGL
- LOF EXISTING ANTENNAS
ELEV. = 3125'-0" REF. = 3125'-0" AGL
- T-MOBILE TO REMOVE ABANDONED EQUIPMENT @ 125'-0"

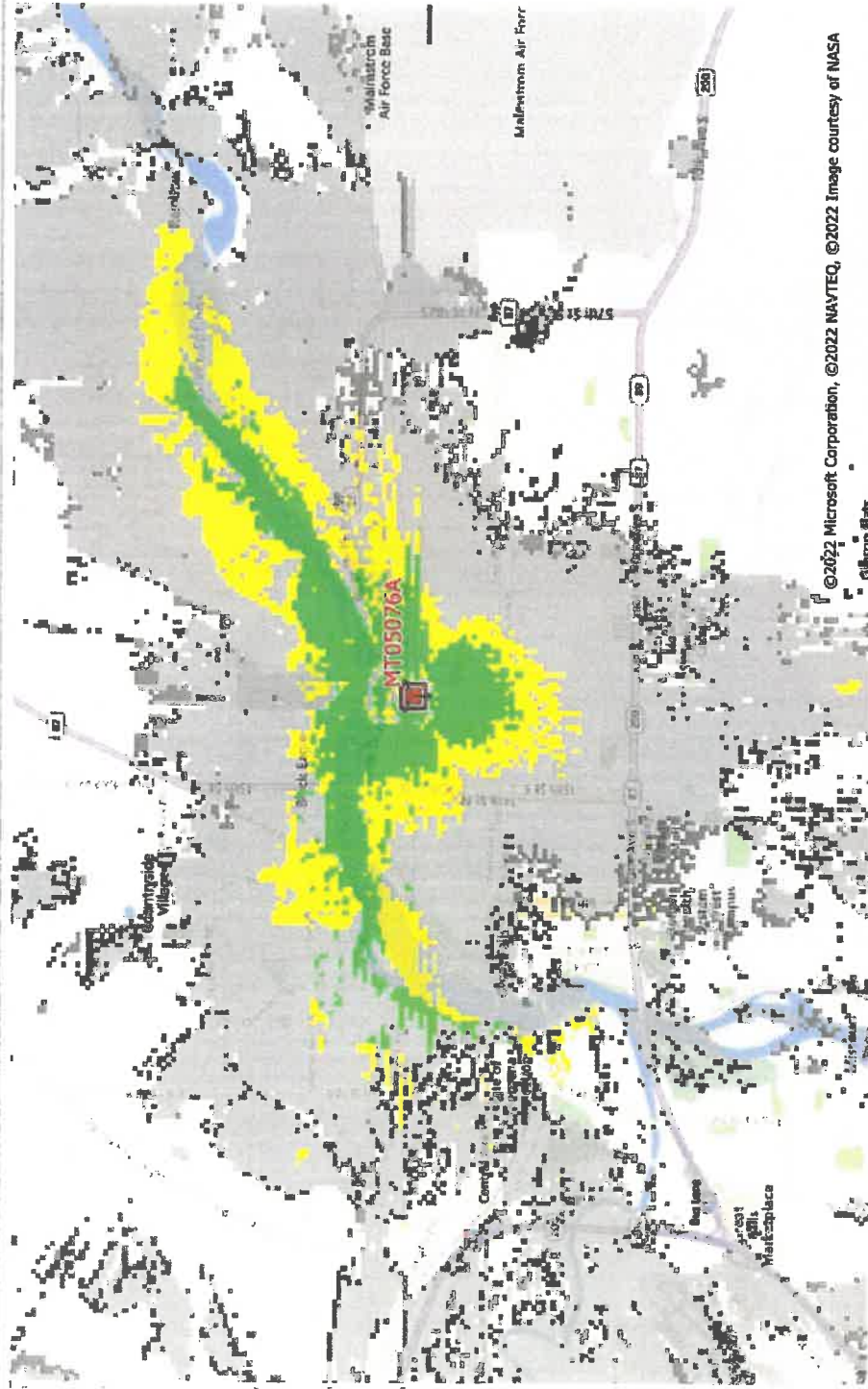


2 EXISTING NORTH ELEVATION

22'-0" SCALE 3/8" = 1'-0"
11'-0" SCALE 3/8" = 1'-0"

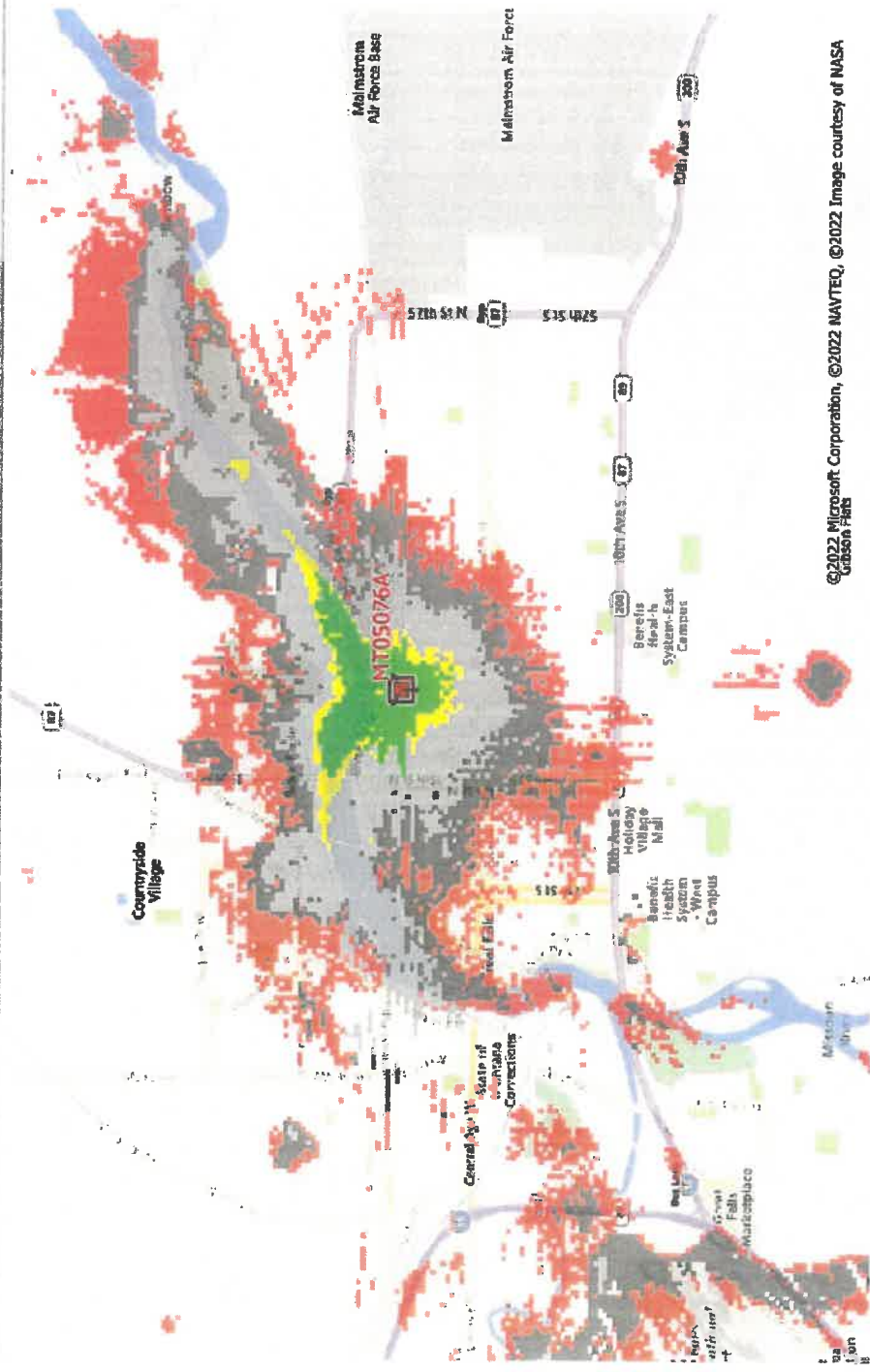
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MT05076A
RSRP With antennas @ 174 ft



MT05076A

RSRP With antennas @ 90 ft



- LTE: Best RSRP - PCC_GIS_LTE
- 123 <= x < -118 dBm
 - 118 <= x < -112 dBm
 - 112 <= x < -97 dBm
 - 97 <= x < -88 dBm
 - 88 <= x < -22 dBm

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Garmin P185

