



**Planning Advisory Board/Zoning Commission
July 11, 2023 Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
3:00 PM**

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and Planning Advisory Board/Zoning Commission are making every effort to meet the requirements of open meeting laws:

- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public participation is welcome in the following ways:
 - Attend in person. Please refrain from attending in person if you are not feeling well.
 - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, July 11, 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 Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

OPENING MEETING

1. Call to Order - 3:00 P.M.
2. Roll Call - Board Introductions
 - Dave Bertelsen - Chair
 - Tory Mills - Vice Chair
 - Julie Essex
 - Lindsey Gray
 - Pat Green
 - Samantha Kaupish
 - Jake Schneiderhan
3. Staff Recognition
4. Approval of Meeting Minutes - April 25, 2023

BOARD ACTIONS REQUIRING PUBLIC HEARING

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

- 5. Final Plat for West Ridge Phase X, legally described as West Ridge Addition, Phase X 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

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
April 25, 2023

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

UPDATES CONCERNING PROCESS OF MEETINGS

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and Planning Advisory Board/Zoning Commission are making every effort to meet the requirements of open meeting laws:

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Planning Board Members present:

Tory Mills, Vice Chair

Julie Essex

Lindsey Gray

Pat Green - 3:02 P.M.

Samantha Kaupish – 3:01 P.M.

Jake Schneiderhan

Minutes of the April 25, 2023

Planning Advisory Board Meeting

Page 2

Planning Board Members absent:

Dave Bertelsen, Chair

Planning Staff Members present:

Tom Micuda, Interim Director Planning and Community Development

Sara Doermann, Planner I

Brad Eatherly, Planner II

Kayla Kryzsko, Permit Technician

Chastity Tarrow, Permit Technician

Other Staff present:

Rachel Taylor, Deputy City Attorney

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

MINUTES

Vice Chair Mills asked if there were any comments or corrections to the minutes of the meeting held on March 28, 2023. Seeing none, the minutes were approved.

COMMISSION ACTIONS REQUIRING A PUBLIC HEARING

Conditional Use Permit – Touro University Parking Lot Addition on the property addressed as 2801 18th Avenue South and legally described as Lot 1A, Block 2, Mount Olivet Minor Subdivision, Section 17, T20N, R4E, Cascade County, Montana

Mr. Eatherly, Planner II, presented to the Board and gave some background on the subject property. He stated that based off of the use of “Colleges”, the applicant is required to have a minimum of 124 parking stalls. The OCCGF allows for 20% additional parking stalls over the minimum. The building plans showed that the applicant planned for a total of 145 parking stalls, which would be the maximum amount allowed without further consideration. The 145 parking stalls and drive aisles have already been constructed. The college administrators are concerned

Minutes of the April 25, 2023

Planning Advisory Board Meeting

Page 3

that there are not enough parking stalls for faculty, staff, and students, so the applicant is proposing to add an additional 41 stalls for a total of 189 stalls.

Mr. Eatherly presented an Aerial Map, Zoning Map, and Site Photos.

Mr. Eatherly stated that the applicant must demonstrate that code requirements can be met for the development of the additional parking spaces lot and prove that the additional parking will not have any negative impacts.

Mr. Eatherly stated that there will be a possibility that there will need to be improvements to the stormwater system and that the parking lot surfacing will need to be improved to the standards set forth in the OCCGF.

Mr. Eatherly presented a few of the Basis of Decision.

1. The zoning and conditional use is consistent with the City's Growth Policy.
 - Phy3.3.1 – Support the growth of the City's college community.
 - Soc1.5.3 – Consider the Great Falls Medical District Master Plan and its boundaries, in City decision making and land use review.
 - Phy4.3 – Consider and pursue, where economically sound, catalyst projects and partnerships such as: Projects that support the implementation of the Great Falls Medical District Master Plan or the Missouri River Urban Corridor Plan.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
 - The condition of the adjacent properties should be enhanced because of the additional on-site parking will reduce parking pressure on the street.
3. The establishment, maintenance or operation of the zoning and conditional use will not be detrimental to, or endanger the health, safety, morals, comfort, or general welfare.
 - The proposed parking lot expansion will improve the safety for staff, faculty, and students. The additional parking will reduce the need for parking on the street.

Mr. Eatherly presented a few of the Conditions of Approval.

1. Landscaping – The applicant shall provide a new landscape plan to be reviewed by City Staff for compliance with the OCCGF.
2. Stormwater – The applicant shall provide City Staff the necessary documents so that staff may determine that the stormwater system can handle the additional run-off from the increased impervious surface area. If not, the applicant will need to adjust the design of the stormwater system so that it can handle both the water quality and quantity of the additional run-off.

Mr. Eatherly stated that staff recommends approval of the Conditional Use Permit.

Minutes of the April 25, 2023

Planning Advisory Board Meeting

Page 4

APPLICANTS PRESENTATION

There was a representative in attendance, Aaron Wall of Sletten, but he did not have a presentation.

BOARD QUESTIONS

None.

PUBLIC QUESTIONS

None.

PROPONENTS

None.

OPPONENTS

None.

BOARD DISCUSSION AND ACTION

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

Made by: Ms. Gray

Second by: Ms. Kaupish

Minutes of the April 25, 2023

Planning Advisory Board Meeting

Page 5

Vote: All in favor, the motion passed 6-0

BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING

OCCGF Title 17, Chapter 20 Allowable Uses Amendment, Adding Multi-family Residential to the C-2 Zoning District

Ms. Doermann, Planner I, presented to the Board. She gave a project summary and stated that numerous developers have inquired about multi-family dwellings within the C-2, General Commercial Zoning District. The current code, Title 17, Chapter 20, Article 3 - Allowable Uses, prohibits all residential uses within the C-2 District. The revision would permit multi-family within the C-2 District with a small edit to the Land Use Chart, Exhibit 20-1.

Ms. Doermann presented the existing Land Use Chart 20-1, an updated Land Use Chart 20-1, and a Zoning Map showing the locations of all the C-2 zoning districts in the community.

BOARD DISCUSSION AND ACTION

Mr. Mills asked if this was being changed due to State Legislation. Mr. Micuda responded that the City has been working on it for the last 6 months, before the Legislation was on the table. It is a way for someone to maintain a Commercial property but be able to use it for Multi-family.

MOTION: That the Planning Advisory Board recommend the City Commission approve the proposed amendment to the Land Development Code as described in the Staff Agenda Report.

Made by: Ms. Essex

Second by: Mr. Green

VOTE: 6-0

COMMUNICATIONS

Mr. Micuda stated that there will not be a meeting on May 11, 2023.

PUBLIC COMMENTS

Minutes of the April 25, 2023

Planning Advisory Board Meeting

Page 6

None.

ADJOURNMENT

There being no further business, Vice Chair Mills adjourned the meeting at 3:18 p.m.

CHAIRMAN

SECRETARY



Meeting Date: July 11, 2023

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

Item:	Final Plat for West Ridge Phase X, legally described as West Ridge Addition, Phase X 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
Initiated By:	S & L Development
Presented By:	Sara Doermann, 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 X 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 along 42nd Avenue Northeast between Thaniel Addition and 4th Street Northeast. The subject property is 12.62 acres, and will consist of future phases of West Ridge Addition. The subdivision proposal is for Phase X, 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 entire subject property, assigning R-3 Single-family high density zoning on August 18, 2015. At the request of the applicant, the City Commission adopted Ordinance 3151 on February 21, 2017, approving the rezone of the property to Planned Unit Development (PUD) to give the applicant the ability to construct 2-unit townhomes. On October 4, 2022 the City Commission adopted Ordinance 3250, approving an amendment to the PUD to give the applicant the ability to construct 4-plex multi-family units.

The Preliminary Plat request for West Ridge Phase X was approved by the City Commission on October 4, 2022. Since that time, the applicant received an infrastructure permit to initiate construction of the public utilities and street network. The applicant is now ready to file the final plat of the subdivision and start selling lots for development.

Final Plat Request: The applicant is proposing to proceed with Phase X of West Ridge Addition, which will include single-family homes, 2-unit townhomes, and 4-plex multi-family units. This proposed phase would create 40 new lots and 70 total dwelling units. The lots on the final plat range from 8,417 to 8,445 square feet for the 2-unit townhomes, and 10,650 to 11,005 square feet for the single-family lots, all of which are located on 42nd Avenue Northeast between 2nd Street Northeast and 4th Street Northeast. The

4-plex lots west of 2nd Street Northeast range from 13,473 to 13,709 square feet. The proposed 2-unit townhome and single-family lot standards are consistent with the R-3 zoning district requirements as well as the PUD that was approved for the development as part of Ordinance 3151 in November of 2017. The 4-plex lot standards are consistent with the amendment to the PUD that was approved as part of Ordinance 3250 in October of 2022.

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

Approval of the Phase X final plat will ensure the connection to existing City roadways through the extension of 2nd Street Northeast and 4th Street Northeast. The applicant is also, constructing 42nd Avenue Northeast. These roadways will be constructed to the City's typical 35 foot wide standard, and 60 foot rights-of-way will be provided to set up boulevard-style sidewalks for builders to construct as lots are sold. These sidewalks will connect to the existing sidewalks and continue to build out the sidewalk network. No changes to the road or sidewalk network are being proposed with this application.

Utilities

Service for the proposed 40 lots will require extension of existing sewer and water mains that currently serve West Ridge Phase IX. The on-site improvements required for the development of the subject property shall be installed as shown on the final construction plans that were approved by the City. The on-site improvements shall include everything required to provide water, sanitary sewer, and stormwater management for each proposed lot. These improvements are being constructed in accordance with the requirements of the City of Great Falls and the supplemental Improvement Agreement that was approved as part of Phase IX.

Stormwater 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 stormwater management requirements in Sections 12.4 and 20. More specifically, that Agreement envisioned the construction of a regional stormwater facility on a separate parcel with a shared cost arrangement between West Ridge, Thaniel Addition, and the City of Great Falls.

As part of the construction of the previous phase (Phase IX), the Owner approached the City to construct a permanent stormwater detention pond on-site that would be a private facility to treat just the West Ridge Addition. The request was approved in 2021 and documented with a Supplement Improvement Agreement. The Owner is constructing this permanent stormwater facility that will be privately owned and maintained and will be required to be upsized, as needed, if additional phases are developed.

Concurrences: Representatives from the City's Public Works Department 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 stormwater 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, and services are already provided by the City. The cost of infrastructure improvements are being covered by the Developer per the agreed upon terms of the Supplement Improvement Agreement. The preliminary plat provides an increase in lots, which increases the City's tax base and increases revenue. 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. For the remaining phases of West Ridge, the applicant is required to reimburse the City for these sewer improvements on a per acre basis. Additionally, the applicant is required to continue their park in lieu of payments to the Park and Recreation Department.

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 the 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 remains responsible for the 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 Planned Unit Development (PUD) zoning district designation.
5. **Fees.** The applicant is required to pay all fees specified in the Supplement Improvement Agreement, including the Storm Drain Fee, Sewer Lift Station Fee, and the Park Fee.
6. **Subsequent modifications and additions.** If 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 alter 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 must provide separate Findings of Fact for the subdivision.

Attachments/Exhibits:

- Aerial Map – Phase Plan
- Zoning Map
- Findings of Fact – Subdivision
- Final Plat – Phase X

FINDINGS OF FACT – MONTANA SUBDIVISION AND PLATTING ACT

Final Plat of West Ridge Addition, Phase X 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 76-3-608(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 supplements the original agreement, also allows 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 use 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 proportionate share for each remaining subdivision phase. This fee will be calculated on a per acre basis. The Owner is also responsible to pay a storm drain fee for each phase in the amount of \$250 per acre as well as a park in lieu of fee. 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 X. Phase X includes the completion of 42nd Avenue Northeast from Thaniel Addition to 4th Street Northeast. With the required turnaround on the west end of 42nd Avenue Northeast, there will be two points of access for emergency services. 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 42nd Avenue Northeast, 2nd Street Northeast,

and 4th Street Northeast shall include curb and gutter. Construction of 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 approached the City to construct a permanent stormwater detention pond on-site that will be private to only treat the West Ridge Addition. Details on this facility, including requirements for the pond as well as the maintenance of the private facility, were included in the Supplement Improvement Agreement that was approved in 2021. The on-site facilities will be constructed and maintained to address City requirements.

Effect on Wildlife and Wildlife Habitat:

The subdivision creates the northernmost edge of development within 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 mitigate against a reoccurrence of these 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.

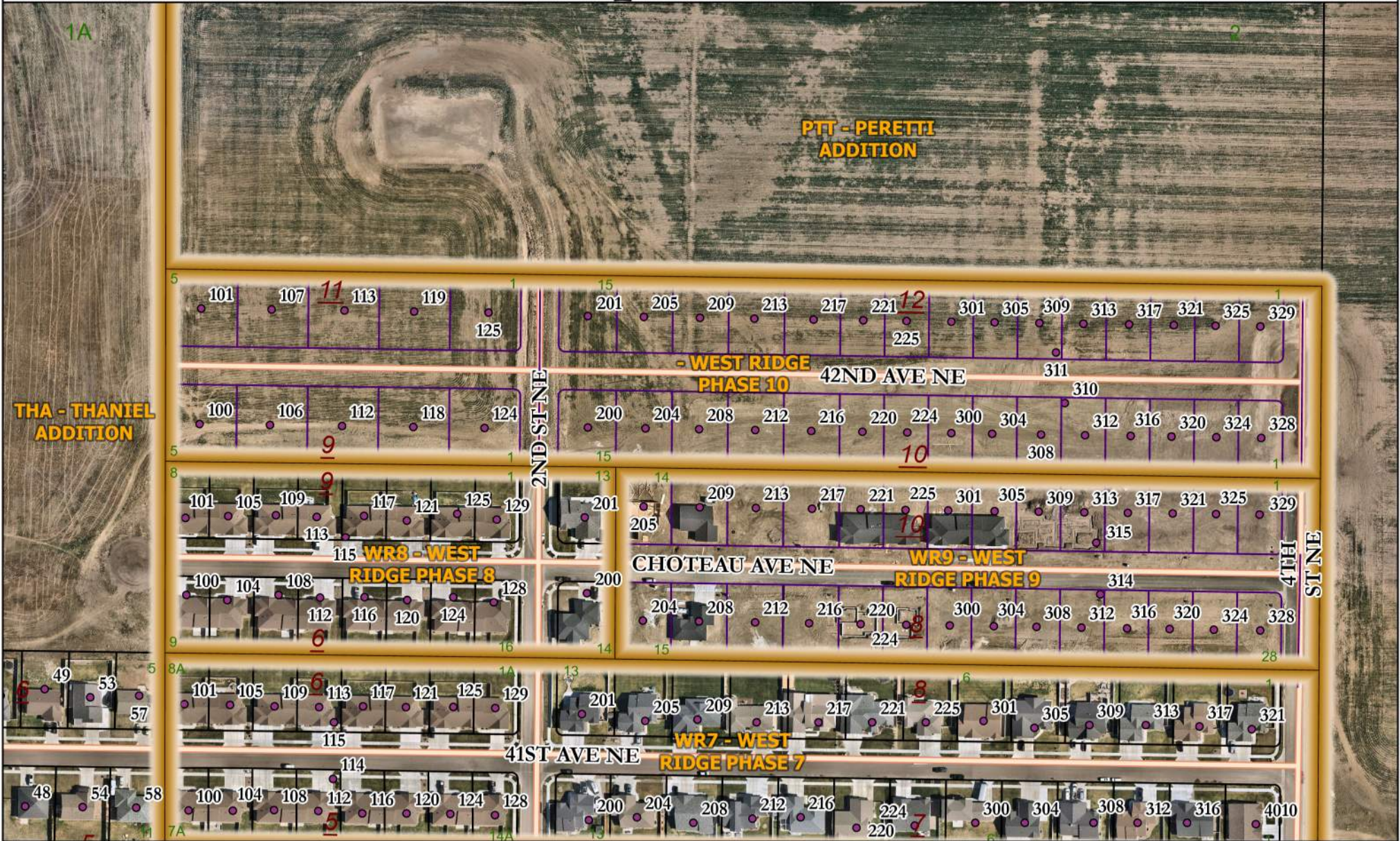
EASEMENT FOR UTILITIES

The developer shall provide necessary utility easements to accommodate water mains, sanitary sewer mains, stormwater 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 42nd Avenue Northeast. This street as well as 2nd Street Northeast and 4th Street Northeast 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.

Map Exhibit

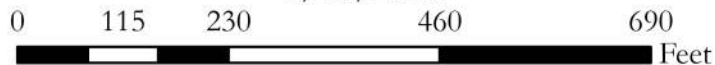


Legend

- City Address
- WR10
- ▭ Subdivisions



5/10/2023



Map exhibit is for reference only and is not survey grade. For questions, please contact City of Great Falls Mapping & Addressing.


Zoning Map




Zoning

 R-3 Single-family High Density

 R-2 Single-family Medium Density

 PUD Planned Unit Development

 U Unincorporated Enclave

0 112.5225 450 Feet



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

A MAJOR 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

PURPOSE OF SURVEY

A 40' LOT MAJOR SUBDIVISION OF TRACT 2 OF PERETTI ADDITION.

CERTIFICATE OF SURVEYOR

I, MICHAEL D. SHAYLOR, A LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF WEST RIDGE ADDITION, PHASE X 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 24.1 B3.1 (10) (K); 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 MICHAEL D. SHAYLOR, PLS DATE _____
MONTANA REGISTRATION NO. 19110 LS

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 X, 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:

COMMENCING AT THE CENTER QUARTER OF SECTION 26, SAID POINT BEING AN INCH AND A QUARTER ILLEGIBLE YELLOW PLASTIC CAP, AS NOTED IN THE PERETTI ADDITION SUBDIVISION; THENCE, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, S00°05'27"W, A DISTANCE OF 503.19 FEET TO THE POINT OF BEGINNING, BEING A SET SHAYLOR INCH AND A QUARTER YELLOW PLASTER CAP; THENCE, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, S89°09'12"E, A DISTANCE OF 1820.23 FEET; TO A POINT ON THE EAST EXTENSION OF THE EAST LINE OF 4TH STREET NORTHEAST; THENCE, ALONG SAID EXTENSION S00°30'38"W, A DISTANCE OF 302.14 FEET; THENCE, ALONG THE NORTH LINE OF WEST RIDGE PHASE IX, N89°09'59"W, A DISTANCE OF 1109.53 FEET; THENCE, N89°09'50"W, A DISTANCE OF 708.49 FEET; TO A POINT ON SAID WEST LINE; THENCE, ALONG SAID WEST LINE, N00°05'27"E, A DISTANCE OF 302.22 FEET TO THE POINT OF BEGINNING, CONTAINING 1.262 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, DRAINAGEWAYS, 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)(d), 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 PLANS, 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.

S&L DEVELOPMENT, LLC

BY _____
AUTHORIZED AGENT
S&L DEVELOPMENT, LLC

STATE OF MONTANA)
) SS
COUNTY OF CASCADE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY ARE EXECUTED THE SAME.

NOTARY PUBLIC, STATE OF MONTANA _____

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 DATE _____
CASCADE COUNTY

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, _____, 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 _____ DATE _____
PUBLIC WORKS DIRECTOR
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF GREAT FALLS PLANNING BOARD

WE, THE UNDERSIGNED, _____, 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 PLAT OF WEST RIDGE ADDITION, PHASE X OF PERETTI ADDITION TRACT 2, 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 23RD DAY OF SEPTEMBER, 2022.

BY DAVE BERTELSEN DATE _____
CHAIR, GREAT FALLS PLANNING BOARD

BY _____ DATE _____
SECRETARY, GREAT FALLS PLANNING BOARD

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 X OF PERETTI ADDITION TRACT 2, LOCATED IN THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA IN ACCORDANCE WITH SECTION 76-3-621(3), MCA.

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

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 DATE _____
CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF CITY COMMISSION

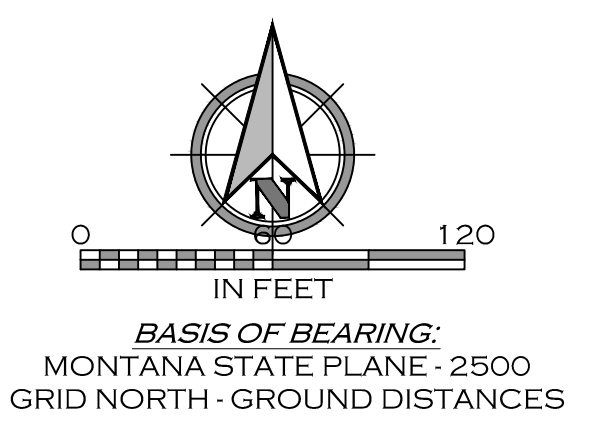
I, GREGORY T. DOYON, CITY MANAGER OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT THIS PLAT OF WEST RIDGE ADDITION, PHASE X OF PERETTI ADDITION TRACT 2 WAS DULY EXAMINED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS AT ITS REGULAR MEETING HELD ON THE 4TH DAY OF OCTOBER, 2022.

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

 WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS <small>405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3800 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 • WWW.WOITHENG.COM •</small>	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 2130 DRAWN: RLO QA: MDS DATE: JUNE 19, 2023 FILENAME: PLAT.DWG SHEET 1 OF 2
	<input type="checkbox"/>	26	21 N	3 E	

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

A MAJOR 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



FUTURE PHASES
NOT INCLUDED IN THIS
SUBDIVISION
21.05 ACRES

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C22	10.00'	15.65'	089°39'49"
C23	10.00'	15.77'	090°20'11"
C24	10.00'	15.65'	089°39'49"
C25	10.00'	15.77'	090°20'11"
C26	10.00'	15.77'	090°20'11"
C27	10.00'	15.65'	089°39'49"

- LEGEND**
- SECTION LINE
 - EXTERIOR SUBDIVISION BOUNDARY
 - INTERIOR SUBDIVISION BLOCK & LOT BOUNDARY
 - EASEMENT AS DESCRIBED (PER THIS DOCUMENT)
 - RIGHT-OF-WAY CENTERLINE (PER THIS DOCUMENT)
 - BLOCK & LOT BOUNDARY
 - RIGHT-OF-WAY CENTERLINE (PER RECORD DOCUMENT)
 - FOUND MONUMENT AS DESCRIBED
 - SET 1 1/2" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 191 10LS"
 - SET 3" BRASS CAP STREET MONUMENT
 - (R1) RECORD - PLAT OF WEST RIDGE ADDITION, PHASE VIII
 - (R2) RECORD - PLAT OF WEST RIDGE ADDITION, PHASE IX
 - (R3) RECORD - PLAT OF PERETTI ADDITION

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BEARINGS ARE FOUND, SET, OR CALCULATED.
- KEY NOTES**
- ① 60' DEDICATED RIGHT OF WAY
 - ② 10' PUBLIC UTILITY EASEMENT

AREAS

LOTS = 9.44 ACRES
STREETS = 3.18 ACRES
TOTAL = 12.62 ACRES

 ENGINEERS & SURVEYORS <small>405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3800 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-8565 • WWW.WOITHENG.COM</small>	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: GF-2130 DRAWN: RLO QA: MDS DATE: JUNE 19, 2023 FILENAME: PLAT.DWG SHEET 2 OF 2
	26	21 N	3 E		

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