



**City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
November 15, 2022
7:00 PM**

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.
- Provide public comments in writing by 12:00 PM the day of the meeting: Mail to City Clerk, PO Box 5021, Great Falls, MT 59403, or via email to: commission@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 TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL / STAFF INTRODUCTIONS

AGENDA APPROVAL

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

PROCLAMATIONS

Small Business Saturday

COMMUNITY INITIATIVES

1. Community Health Update from City County Health Department.

PETITIONS AND COMMUNICATIONS

2. Miscellaneous reports and announcements.

(Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of 3 minutes. When at the podium, state your name and either your address or whether you are a city resident for the record.)

NEIGHBORHOOD COUNCILS

3. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS AND COMMISSIONS

4. Miscellaneous reports and announcements from Boards and Commissions.

5. Reappointment to the Cascade County Conservation District Board of Supervisors.

CITY MANAGER

6. Miscellaneous reports and announcements from City Manager.

CONSENT AGENDA

The Consent Agenda is made up of routine day-to-day items that require Commission action. Items may be pulled from the Consent Agenda for separate discussion/vote by any Commissioner.

7. Minutes, November 1, 2022, City Commission Meeting.
8. Total Expenditures of \$3,081,609 for the period of October 15, 2022 through November 2, 2022, to include claims over \$25,000, in the amount of \$2,400,927.
9. Contracts List.
10. Approve the furniture order for the HR Remodel Project in the amount of \$96,878.55, purchased under the State TIPS contract.
11. Accept the Montana Disaster & Emergency Services grant award in the amount of \$356,208.23, and authorize the City Manager to execute the Hazard Mitigation Assistance Agreement for the Missouri River North Bank Stabilization.
12. Set the public hearing for December 6, 2022 on Resolution 10485, a request of a Conditional Use Permit for a “Community Residential Facility, Type II” land use upon the property addressed as 1201 7th Avenue Northwest as initiated by Kairos Youth Services.
13. Approve the Amendment to the Intrastate Agreement for Centurylink Metro Ethernet Service in the amount of \$74,178 per year for a 3-year term for the City’s network services.

Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote by any Commission member. After motion is made, Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

14. Civic Center HR Remodel Project Change Order #1. *Action: Approve or deny Change Order #1 in the amount of \$23,432.55 and increase the total contract amount with Wadsworth Builders Company to \$649,932.55. (Presented by Tom Hazen)*

ORDINANCES / RESOLUTIONS

15. Ordinance 3252, Amending Title 2, Chapter 3, Section 030, of the Official Code of the City of Great Falls (OCCGF), Pertaining to Municipal Court Judges. *Action: Accept or not accept Ord. 3252 on first reading and set or not set second reading for December 6, 2022. (Presented by David Dennis)*
16. Ordinance 3253, A request from Silver Stone Enterprises, LLC to assign R-6 Multi-family High Density Zoning to the 15.67 acre property addressed as 3801 2nd Avenue North located at the northeast corner of 2nd Avenue North and 38th Street North. *Action: Accept or not accept Ord. 3253 on first reading and set or not set a public hearing for December 6, 2022. (Presented by Craig Raymond)*

17. Resolution of Intent 10483 – Intention to vacate a portion of 10th Alley South between 24th Street South and 25th Street South as initiated by Discount Tire Company. *Action: Adopt or deny Resolution of Intent 10483, and set or not set a public hearing for December 6, 2022. (Presented by Craig Raymond)*

CITY COMMISSION

18. Miscellaneous reports and announcements from the City Commission.
19. Commission Initiatives.

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.

Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. City Commission meetings are re-aired on cable channel 190 the following Wednesday morning at 10 am, and the following Tuesday evening at 7 pm.



Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Reappointment to the Cascade County Conservation District Board of Supervisors

From: City Manager's Office

Initiated By: Cascade County Conservation District

Presented By: City Commission

Action Requested: Reappointment to the Cascade County Conservation District Board of Supervisors

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission reappoint John Chase to a three-year term through December 31, 2025, to the Cascade County Conservation District Board of Supervisors.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: It is recommended that the City Commission reappoint John Chase to the Cascade County Conservation District Board of Supervisors for a three-year term through December 31, 2025.

Background: John Chase has served on the Cascade County Conservation District Board of Supervisors since February of 2003. The Board of Supervisors submitted a request that Mr. Chase be reappointed to another three-year term.

Per City legal opinion by former City Attorney James Santoro, City policy concerning appointments to Boards and Commissions does not apply to the Conservation District Board of Supervisors. Therefore, Mr. Chase is eligible for reappointment to another term.

Purpose

The Cascade County Conservation District is a seven member commission, five members elected at-large at the general election, and two appointed. Conservation district officials establish and implement programs to protect and conserve soil, water, prime and unique farmland, rangeland, woodland, wildlife, energy and other renewable resources on local, non-federal lands. Member duties include: identify local conservation needs, and develop, implement, and evaluate programs to meet them; educate and inform landowners and operators, general public, and local, state and federal legislators on conservation issues and programs; supervise other volunteers and paid staff working with the district, coordinate with

cooperating agency personnel; administer the district by delegating tasks through a structure of board officers and members, committees, and others, raise and budget district funds and report on activities to the public; coordinate assistance and funding from federal, state and local government district associations and private groups. Desirable member qualifications include an interest and background in conserving renewable natural resources.

Evaluation and Selection Process

No advertising was done for this opening since Mr. Chase is eligible for reappointment and it is recommended by the Board of Supervisors.

Concurrences: The Conservation District has indicated support for Mr. Chase's reappointment.

Attachments/Exhibits: Letter of Support
Legal Opinion



600 6th St NW, Ste 1
Great Falls, MT 59404
Phone: 406.866.0020
www.cascadecd.com

November 3, 2022

City of Great Falls
PO Box 5021
Great Falls, MT 59404

RE: Urban Supervisor Reappointment

Dear Commissioners:

As you know, Montana law allows the incorporated cities located within the Cascade Conservation District (CCD) to appoint a representative to the district board of supervisors. This "Urban Supervisor" as they are known, is appointed by the City to a 3-year term as a full voting member of the board representing the Town's interests.

Mr. John Chase has served on the CCD board of supervisors as the City of Great Falls appointee for the past 19 years and is actively involved in many projects that benefit the City's interests. John has stated an interest in continuing in his current role as an urban supervisor with the Cascade Conservation District and therefore, we respectfully request the reappointment of John to another 3-year term. This term will commence January 1, 2023, through December 31, 2025.

Thank you for your time and prompt attention to this matter.

Cordially yours,

CASCADE CONSERVATION DISTRICT

A handwritten signature in blue ink that reads 'Tenlee Atchison'.

Tenlee Atchison
Executive Director



James W. Santoro, City Attorney

P.O. Box 5021
Great Falls, Montana 59403
Office (406) 455-8441
Fax (406) 727-0005
jsantoro@greatfallsmt.net

LEGAL OPINION

November 30, 2010

Re: The Conservation District Board of Supervisors, Cascade County

Issue: Whether Resolution No. 9484 that establishes a policy concerning appointments to Boards and Commissions applies to the Conservation District Board of Supervisors (Cascade County)?

Answer: No.

Legal Opinion: The Conservation District Board of Supervisors, Cascade County (hereinafter, the “Conservation District”) is governed under the Conservation District Laws (see, MCA Title 76, Chapter 15). The Conservation District Board is a separate political entity and consists of seven (7) members—five (5) elected at large at the general election, two (2) appointed residents of municipalities within the district.¹ (See, Sections 76-15-301-305, MCA). The two (2) appointed resident of municipalities represent all affected municipalities; thus, a City of Great Falls resolution is not binding on other municipalities. Further, the Conservation District is not part of a City or County government--it is a Montana State Board. The Conservation District is not an advisory Board to the City and the City Commission does not maintain the Conservation District.

Conclusion: In sum, it is my opinion that Resolution No. 9484 that establishes a policy concerning appointments to Boards and Commissions **does not** apply to the Conservation District.²

Presented By:

James W. Santoro
City Attorney

¹ The appointed residents of municipalities serve a three-year term. Under state law, there exists no term limits.

² Please delete references to Resolution No. 9484 that relate to the Conservation District on the City Web Site.

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

Regular City Commission Meeting

Mayor Pro Tempore Wolff presiding
 Commission Chambers Room 206

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL/STAFF INTRODUCTIONS: City Commission members present: Susan Wolff, Eric Hinebauch, Joe McKenney and Rick Tryon. Mayor Bob Kelly was excused. Also present were Deputy City Manager Chuck Anderson, Planning and Community Development Director Craig Raymond, Finance Director Melissa Kinzler, Interim City Attorney David Dennis, Police Chief Jeff Newton, and City Clerk Lisa Kunz.

AGENDA APPROVAL: There were no proposed changes to the agenda by the City Manager or City Commission. The agenda was approved as presented.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS: In the interests of transparency, Commissioner McKenney referred to Agenda Item 11 and disclosed that he had been in the hospitality industry for 40 years and retired from that industry two years ago.

PROCLAMATIONS: Extra Mile Day [November 1, 2022].

MILITARY UPDATES

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM MALMSTROM AIR FORCE BASE.

Mayor Pro Tempore Wolff announced that Col. Little was not in attendance this evening. An update will be scheduled at a later date.

2. PETITIONS AND COMMUNICATIONS

Tohni Laverdure, member of the Little Shell Tribe and International Traditional Games Organization, commented that the organization invests its time and efforts into its next generation. The next event is Gathering of Families 2023. The traditional games has always been a vital part of their teachings of the ages and stages of youth development. The traditional games teach how to develop healthy minds, body, spirit, and connection to identity.

Brandon Fish, Lead Instructor for the International Traditional Games Society, commented that a unification of organizations has been created and its partnerships are initiating a movement toward a healthy organized way to celebrate indigenous peoples through the Gathering of Families, which means to come together, celebrate culture exchange, compete in events, and to offer solutions to identity crisis and divisions. The week long schedule of events will offer a pow-wow, art show and gallery, education, film, entertainment, horse games, and a parade. The hope is to lay the foundation for an eventual International Traditional Games Olympics.

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

He welcomed everyone to attend the statewide event in Great Falls for people to experience the culture and heritage of Montana's Tribal Nations October 8-14, 2023, and to create unity and move forward in a healthy way.

Tom Moore, Superintendent of Great Falls Public Schools, expressed appreciation for the unity that the School District and the City have forged together on the Whittier Elementary School project and Kranz Park/Great Falls High School project. He also expressed appreciation to the Great Falls Police Department School Resource Officers that are protecting and serving in the public schools on a daily basis.

Ben Forsyth, City resident, discussed the negative effects of marijuana penetrating our community and affecting lives. THC reduces the density and material of certain parts of the brain and those parts of the brain do not function as well. He opined that has been exemplified in Great Falls in December when young men, high on THC, lit the Gibson Flats fire causing 44 people to lose everything they owned and over \$2 million in damages.

NEIGHBORHOOD COUNCILS

3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

BOARDS AND COMMISSIONS

4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

CITY MANAGER

5. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Deputy City Manager Chuck Anderson reported the following:

- City Attorney recruitment is ongoing. Three candidates will be interviewed on Friday.
- The abatement phase of the HR remodel has been completed.
- City offices will be closed November 8 for Election Day and November 11 for Veterans Day.
- Effective yesterday he handed over the duties of Public Works Director to Chris Gaub.

Public Works Director Chris Gaub introduced himself and provided background information. He thanked Manager Doyon for selecting him and he is looking forward to bringing his 28 years of experience and leadership development to the City.

CONSENT AGENDA.

6. Minutes, October 18, 2022, City Commission Meeting.

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

7. Total Expenditures of \$2,334,601 for the period of October 4, 2022 through October 19, 2022, to include claims over \$25,000, in the amount of \$1,734,083.
8. Contracts List.
9. Set a public hearing for Resolution 10481, a Request for a Conditional Use Permit for a “Two-Family Residence” Land Use Upon the Property Addressed as 306 21st Avenue South.

Commissioner Tryon moved, seconded by Commissioner Hinebauch, that the City Commission approve the Consent Agenda as presented.

Mayor Pro Tempore Wolff asked if there were any comments from the public or discussion amongst the Commissioners.

Hearing none, Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

PUBLIC HEARINGS

10. CDBG & HOME 2023-2024 ANNUAL ACTION PLAN.

Mayor Pro Tempore Wolff declared the public hearing open and asked for presentation of the staff report.

Planning and Community Development Director Craig Raymond reported that this agenda item is a public hearing for the community to provide testimony related to observed needs in the community that the City could address through targeted specific CDBG and HOME funding. The City Commission will not take action tonight as the information being gathered tonight will be compiled by staff and brought to the Commission along with other input received through putting the citizen participation plan into action. Staff will also bring forward specific recommendations on possible funding strategies at the appropriate time.

As part of the City’s obligation as recipients of CDBG and HOME monies, the Commission is required to hold this hearing in order to provide an opportunity for the community to express to the City Commission and City staff what needs exist in the community that the City may address through the CDBG and HOME programs. This information is important to consider when the Commission makes decisions on funding priorities.

A significant change is staff is recommending that the City switch back to an annual competitive grant process in lieu of a year round application process. The year round process is having an effect on the timely completion and payout of grants and is negatively impacting the City’s timeliness test with HUD whereby the City cannot have more than 1.5 times the annual allocation on hand, unspent.

The rough timeline or schedule for the remainder of the annual allocation is:

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

- Application made available – November 18, 2022
- Applications due – January 6, 2023 at 4:00 p.m.
- Application review by City Grant Committee – late January to early February
- City Commission Work Session to present proposed projects and priorities – February 21, 2023
- 30-day public comment period on proposed Plan and Projects – March 6 to April 5, 2023
- City Commission public hearing on the proposed Plan and Projects and Commission action – May 2, 2023
- Plan submission to HUD – May 2023

Staff requests that the Commission conduct the public hearing and consider testimony carefully as staff moves forward with the application and funding schedule.

Mayor Pro Tempore Wolff asked if the Commission members had any questions of staff.

Commissioner Tryon received clarification that the competitive grant application process starts now for the next funding cycle.

Commissioner Tryon inquired if staff received input one way or the other from local applicants about the change in application process.

Director Raymond responded that the Commission received written comments from NeighborWorks that indicated they were less than enthusiastic about the timeline.

Mayor Pro Tempore Wolff declared the public hearing open.

Andrew Wright, Housed Great Falls, a 501(c)3 corporation, commented that Housed Great Falls is working on a pilot project of developing 20 pallet houses with showers, lavatories, fencing, and security, to help individuals improve their status. Completion of this pilot project will positively impact people's lives until the Baatz building is complete in 2024/2025. Another appalling issue that needs to be addressed is the 145 homeless kids currently in the school system. The homeless problem is not going away and this community needs to get involved.

Casey More, Director of Real Estate Development for NeighborWorks Great Falls, commented that NeighborWorks is in favor of the annual competitive round process, but has concerns about the timeline. Affordable housing is one of the main priority needs in Great Falls. Vouchers and funding are available, but voucher holders and working families cannot find housing. There are fewer landlords that are willing to accept vouchers and also accept the rent limits imposed on the vouchers by HUD. NeighborWorks is looking into partnering with agencies to assist with that problem specifically. The timeline of four to five months would hinder that real estate market. She suggested shortening the timeline and setting aside funds specifically for housing needs.

She also commented that the non-profits are stretched thin with increasing costs and cannot keep up with the increased workload because of the housing crises. She suggested the City assist NeighborWorks with funding operating expenses, specifically salaries and wages, for employees who are helping to solve these problems.

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

Additionally, as NeighborWorks works on developing the Baatz building and getting it on-line, it is working with service providers to come up with a plan and funding solution to ensure the longevity and affordability of the project. NeighborWorks will be interested in using CDBG funds for public services for the Baatz building and that population's supportive services.

Jolene Schalper, Great Falls Development Authority (GFDA), commented that GFDA approaches its work through market research and data analysis. Two studies commissioned in the past year have shown the need for quality housing and quality child care. These are two of the higher needs in the community in order to have economic development, but also to retain the community way of life that currently exists. Homes and child care need to be kept affordable to all levels of our community. She urged the City to prioritize housing and child care in its use of CDBG and HOME funds.

Laurie O'Leary, Director and Owner of Educare Preschool and Child Care, and Chair of the Steering Committee for Community Early Education Child Care that is planned for the Community Recreation Center, commented that they are working towards increasing the quality and affordability of child care in our community. Affordability is a huge challenge right now. It is challenging to keep charging affordable rates to families but pay huge wage increases to employees to keep high quality staff. She encouraged use of CDBG funds for high quality child care to be able to provide the best care for children and keep them safe.

Sheila Rice, 913 3rd Avenue North, commented that an annual allocation and grant funding round is more efficient than an application process that runs all year. She encouraged use of a specific portion of CDBG funds for housing. CDBG offers flexibility in housing that they don't have with the HOME funds. She also encouraged the City to consider awarding operating funds to grant recipients in conjunction with CDBG and HOME allocations. She concluded that housing is on everyone's lips in the State of Montana. The Governor's Task Force recently recommended State funding be put into housing. There are many solutions that need to be implemented, but they all need the funding.

Written comments were submitted by:

Brett Doney, Great Falls Development Authority, urging the City to prioritize CDBG and HOME funds to support the creation of more affordable housing and child care services.

Martin NoRunner, Habitat for Humanity, supporting affordable housing, child care assistance, utilizing facilities and housing to develop multiple care centers for our elderly, and focusing on a solution for aggressively addressing our increasing homeless population.

Sherrie Arey, NeighborWorks Great Falls, suggesting to separate allocations and make a housing round of funding with HOME funds and a portion of CDBG funds in a timeline that would not hinder the progress of affordable housing development, and another round for all other CDBG activities. There is a need for CDBG funds to be set aside for housing activities and housing for households with vouchers, and data research for affordable housing and data for the cost of Frequent Users Systems Engagement (FUSE) individuals. She also suggested CDBG funds for financial support for operations including the ability to use funds to pay salaries and implementation of CHDO operating expenses.

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

Shyla Patera, North Central Independent Living Services, Inc., supporting accessibility in all housing projects, incorporating accessibility and green designs in tiny houses, exploring the possibility of homeless waivers, and that infrastructure planning includes ADA transition plans in regard to pedestrian, public transit, ridesharing, taxis and sidewalk improvements.

Mayor Pro Tempore Wolff asked if there were any comments from the Commissioners.

Commissioner McKenney commented that the reoccurring theme is housing and child care. He is looking forward to the grant allocations to fill some of these needs.

Commissioner Tryon thanked community partner, Andrew Wright of Housed Great Falls, for coming up with the proposal of pallet housing as he believes it is a huge need and vitally important.

Commissioner Hinebauch and Mayor Pro Tempore Wolff expressed appreciation to the presenters for the ideas and comments.

There being no further comments, Mayor Pro Tempore Wolff closed the public hearing.

11. ORDINANCE 3251, AMENDING TITLE 17 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF) PERTAINING TO CASINOS AND THEIR SPECIAL STANDARDS FOR LOCATION AND DEVELOPMENT.

Mayor Pro Tempore Wolff declared the public hearing open and asked for presentation of the staff report.

Planning and Community Development Director Craig Raymond first clarified page number references in the agenda report and agenda packet.

He reported that the Commission is being asked to conduct a public hearing for Ordinance 3251 which would, if approved, provide for greater flexibility related to casino location and development. Although the request is from one specific applicant as a result of one specific casino proposal, if approved, it affects all future casino related development in Great Falls city limits.

For some time, the City of Great Falls has had specific provisions in its code that significantly affected where and how casinos are located. For example, there are provisions that restrict casino location within certain distances from other uses such as parks, playgrounds, worship facilities and education facilities. Casinos are also regulated in regard to what zoning districts they are allowed to be located. If Ordinance 3251 is adopted, new casino locations would no longer be specifically prohibited from locating within certain distances to these uses by City Code. The State of Montana may elect to restrict and enforce through its own licensing regulations, but the City would not be the enforcement arm of those regulations.

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

A current additional “special” standard for casinos is how and where landscaping is required on the property. Currently, 50% of the required landscape must be located within the front lot line and the building. The boulevard does not count toward this calculation. He opined this was adopted as some sort of measure to “screen” casinos from public view. In practice, the specific landscape standards don’t really achieve this and in some cases created conflicts with other provisions of the City Code such as minimum parking standards whereby parking stalls need to be sacrificed in order to comply with the 50% rule. This often creates problems when dealing with existing buildings and parking lots.

Director Raymond emphasized that adoption of this ordinance does not provide for more casinos in Great Falls. The State of Montana is the authority having jurisdiction regarding number of casino licenses in each community. Additionally, adoption of the ordinance does not provide for opening new casino uses in land use zoning districts that do not already allow for casino uses. In simple terms, adoption of Ordinance 3251 provides that casinos are treated essentially the same as other uses that are of similar use and impact from a land use standpoint which could be viewed in a straightforward fashion. On the other hand, many in the community view casinos and gambling in general through a social impact lens. Each of these issues, land-use and social impact, can and should be considered in these types of land use ordinance deliberations.

Staff requests that the City Commission conduct the public hearing and adopt Ordinance 3251.

Mayor Pro Tempore Wolff asked if the Commission members had any questions of staff.

Commissioner Tryon inquired if reference to the Design Review Board approval was an oversight in OCCGF 17.20.6.140 E.

Director Raymond responded that section is still in the City Codes, but staff doesn’t apply it because the Commission previously dissolved the Design Review Board.

Commissioner Tryon requested that reference to Design Review Board be removed from City Codes. Director Raymond agreed.

Mayor Pro Tempore Wolff received confirmation that if the Commission adopts this ordinance there will not be local distancing requirements. Director Raymond explained that the State Department of Revenue deals with the licensing of these businesses and enforcement of State distancing requirements.

Mayor Pro Tempore Wolff asked if there were any comments from the public in support of Ordinance 3251.

Bill Heisler, 90 Elk Drive, commented that he is the applicant. He explained that 37 years ago his family built and developed the property formerly known as Bingo Bananza. They operated the bingo hall, casino and restaurant for 32 years. Because he hasn’t operated the business in over two years he has to comply with the requirements of the current codes. The newer codes would require him to take out 18 parking places, which is more than half of the parking spaces.

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

He has a potential buyer that is conditioned upon adequate parking for the building. He urged the Commission's affirmative support.

Brad Watson, 1204 Buenna Drive, commented that he plans on buying the Bingo Bananza building. He plans on reopening the casino and leasing the rest of the building to a commercial business. With the current zoning and landscaping codes, it would take away most of the parking making it impossible to do anything with the property.

Tom Heisler, City resident, commented that a big fear is new casinos coming to town. The State of Montana controls the alcohol and beer/wine licenses and issues gambling endorsements on licenses. The endorsements were grandfathered in several years ago. All new licenses that would be issued would not have the gambling endorsement. He provided a handout of Mont. Code Ann. § 23-5-119 with his notes.

John Hayes, 619 Carol Drive, reviewed a handout explaining the State of Montana Alcohol Licenses and Quota System. The quota system was established for the state in 1947 and was based on population of a city. Every major city in Montana was over quota in 1947. The State of Montana grandfathered all licenses. Great Falls is currently 41 licenses over quota based on the current population. Other cities in Montana have reached their quota with population growth and are being issued liquor licenses without gaming. He concluded that Great Falls would need to see a population growth of over 60,000 people before the State of Montana would issue a new liquor license in this city – with no gaming privileges.

Gregg Smith, 2807 Park Garden Lane, commented that there are two perceptions often heard in Great Falls: (1) Great Falls has more casinos than other communities in Montana, and (2) every time we turn around we see another casino. Neither are true based on the information reported by the State. He reviewed Montana Department of Justice Gambling Control Division handouts and discussed the number of licensed gambling locations and video gaming machines in Great Falls for the period 2010 [105 licensed gambling establishments with 1753 licensed gambling machines] to 2020 [85 gambling establishments and 1381 gaming machines]. Rather than figuring out how many gaming machines per capita, the State of Montana figures the level of gaming in a community by how many people there are per gambling machine.

Another handout set forth the ratio of people to gaming machines in Great Falls compared to the average of the other 18 communities that the State keeps statistics. In every year but one, Great Falls had more people per gambling machine than the State average.

The two perceptions about Great Falls are based on something that isn't true. He suggested the reason for the misperceptions was because of the City broadening the 600 foot rule over State law, causing the establishments to be crowded into a few locations within the City of Great Falls. That gives people the perception that Great Falls has a lot more casinos than any other city and that Great Falls is getting more casinos all the time. He urged the Commission's affirmative vote.

Bob Sechena, 1526 Central Avenue, commented he is a real estate broker in Great Falls. He urged the Commission's affirmative vote on this favorable change. He noted it is difficult to sell

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

to people when they don't know the rules, or there is one set of rules here and another set of rules there. Putting it all in the same playing field will simplify things.

Mayor Pro Tempore Wolff asked if there were any comments from the public in opposition to Ordinance 3251.

Ben Forsyth, City resident, commented that there is research that shows that the closer a home is to a casino, the higher the probability is that home will have financial difficulties. Casinos harm the economic viability of families. He recommended casinos not be allowed within a mile of a home.

Written communication was received from **Giordano Lahaderne**, City resident, and **Ashleigh McCann**, City resident, expressing opposition to relaxing guidelines for casinos, especially their distance from schools and churches, and landscaping requirements, as well as making it easier for the establishment of new casino businesses.

Mayor Pro Tempore Wolff closed the public hearing and asked the will of the Commission.

Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission adopt Ordinance 3251.

Mayor Pro Tempore Wolff asked if there was any discussion amongst the Commissioners.

Commissioner Tryon commented that, based on his research, he concurs with the proponents comments. He also reviewed the Planning Advisory Board/Zoning Commission's consideration of this item. At the conclusion of that meeting it was a unanimous vote of the Board to move this forward and recommend adoption to the City Commission. This change comports with the City's effort over the past several years to streamline and simplify the development review process in Great Falls. The Bingo Bananza building is big enough that it isn't just going to be a casino. It will also include a commercial enterprise and space for other businesses. Keeping that in mind, the extra 18 parking spaces are needed in order for employees and customers to park. He concluded that this is also a basic issue of fairness - one rule for everybody.

Commissioner McKenney agreed with Commissioner Tryon. He added that when he purchased the Cartwheel Bar and Casino in 2008 he paid attention to the 12-block area of competitors. Fifteen bars and casinos went out of business in that 12-block area and nobody noticed. But, if one opened, the perception was Great Falls was getting yet another casino. The perception is wrong.

There being no further discussion, Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

OLD BUSINESS

12. CENTRAL AVENUE/3RD STREET DRAINAGE IMPROVEMENTS PHASE 1 PROJECT (OF 1779.0).

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

Deputy City Manager Chuck Anderson reported that there has been an increasing number of short duration high intensity rainfall events that have resulted in flooding within the City in recent years. One area that has been problematic from a flooding perspective is the Downtown Business District.

The City retained Great West Engineering to perform a basin study for the project area. The study included assessments of the existing storm drainage piping. The study helped to identify system deficiencies and make recommendations for improvements to the storm drainage network that will help reduce the duration and amount of future flooding.

City Staff presented this project to the Downtown Development Partnership (DDP) at its June 2022 monthly meeting. The DDP voted to recommend support for both the Public Works drainage projects as well as amending the Downtown Urban Renewal Plan (DURP) document, which allowed use of TIF funds to partially pay for the project.

The purpose of this phase of the project is to implement Phase 1 of three phases of the improvements recommended in the zone identified as "Area 1" in the December 2020, 9th Ave S and Central Ave/4th St Drainage Basin Study prepared by Great West Engineering.

The specifications were advertised three times in the *Great Falls Tribune*. Two bids were received on October 18, 2022 ranging from \$1,483,052 to \$1,487,693. Ed Boland Construction submitted the low bid.

The project has been selected, prioritized, and executed in accordance with the Public Works Capital Improvement Program. The project was included in the 2023 budget within the storm drain utility enterprise fund.

State ARPA Grant funds, City storm drain funds, and Downtown TIF funds are programmed for funding this project.

Mayor Pro Tempore Wolff moved, seconded by Commissioner Tryon, that the City Commission award a contract in the amount of \$1,483,052 to Ed Boland Construction for the Central Ave/3rd St Drainage Improvements Phase 1 Project, and authorize the City Manager to execute the necessary documents and to make the payments.

Mayor Pro Tempore Wolff asked if there was any discussion.

Commissioner Tryon noted the close amounts of the bids received.

Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

NEW BUSINESS

ORDINANCES/RESOLUTIONS

JOURNAL OF COMMISSION PROCEEDINGS
November 1, 2022

CITY COMMISSION

13. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

14. COMMISSION INITIATIVES.

None.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Pro Tempore Wolff, to adjourn the regular meeting of November 1, 2022, at 8:26 pm.**

Motion carried 4-0.

Mayor Pro Tempore Wolff

City Clerk Lisa Kunz

Minutes Approved: November 15, 2022



Commission Meeting Date: November 15, 2022
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

ITEM: \$25,000 Report
 Invoices and Claims in Excess of \$25,000

PRESENTED BY: Finance Director

ACTION REQUESTED: Approval with Consent Agenda

LISTING OF ALL ACCOUNTS PAYABLE CHECKS ISSUED AVAILABLE ONLINE AT
<http://greatfallsmt.net/finance/checkregister>

TOTAL CHECKS ISSUED AND WIRE TRANSFERS MADE ARE NOTED BELOW WITH AN ITEMIZED LISTING OF ALL TRANSACTIONS GREATER THAN \$25,000:

ACCOUNTS PAYABLE CHECK RUNS FROM NEW WORLD	OCT 20, 2002-NOV 2, 2022	706,361.82
ACCOUNTS PAYABLE CHECK RUNS FROM MUNIS	OCT 20, 2002-NOV 2, 2022	2,311,580.49
MUNICIPAL COURT ACCOUNT CHECK RUN FOR	OCT 15, 2002-NOV 1, 2022	63,137.21
ASIFLEX	OCT 18, 2022-OCT 19, 2022	529.17
TOTAL: \$		<u>3,081,608.69</u>

SPECIAL REVENUE FUND

PARK DISTRICT

GREAT WESTERN INSTALLATIONS, INC	OUTDOOR FITNESS SURFACE GIBSON PARK PR642301	69,177.00
SWANK ENTERPRISES	INDOOR AQUATIC & RECREATION CENTER CONSTRUCTION	264,934.81

ENTERPRISE FUNDS

WATER

UNITED MATERIALS OF GREAT FALLS	OF 1648.1 SOUTHSIDE WMR PHASE II / PMNT 5	339,697.59
UNITED MATERIALS OF GREAT FALLS	OF 1432.2 SW SIDE STREET RECONSTRUCTION / PMT 2	225,537.21
ADVANCED ENGINEERING & ENVIROMENTAL SRVCS INC	OF 168.1 PRO ENG SRVCS WTP SOLIDS MIT/PMT 12 (SPLIT AMOND FUNDS)	55,613.98
PROSPECT CONSTRUCTION	OF 1637.6 WTP FILTERS PHASE2/PM4	96,805.66

SEWER

VEOLIA WATER NORTH AMERICA	MONTHLY CONTRACTED CAPITAL IMPROVEMENTS	272,989.11
TD&H ENGINEERING	OF 1758.1 LIFT STATION #1 REPAIRS & SUPL/PMNT 8	42,136.62
JACKSON GROUP PETERBILT	PETERBILT 518 CHASSIS SOURCEWELL #060920	104,779.00
ADVANCED ENGINEERING & ENVIROMENTAL SRVCS INC	OF 168.1 PRO ENG SRVCS WTP SOLIDS MIT/PMT 12 (SPLIT AMONG FUNDS)	55,613.97
CAPCON LLC	OF 1695.3 ELKS RS PARK SEWER FORCE MAIN / PMNT1	170,043.15

INTERNAL SERVICES FUND

INFORMATION TECHNOLOGY

ENVIROMENTAL SYSTEMS RESEARCH INSTITUTE INC	YEAR 3 OF ENTERPRISE AGREEMENT	55,000.00
--	--------------------------------	-----------

CENTRAL GARAGE

MOUNTAIN VIEW CO-OP	GASOLINE/DIESEL FUEL	31,936.85
---------------------	----------------------	-----------

TRUST AND AGENCY

COURT TRUST MUNICIPAL COURT

CITY OF GREAT FALLS	FINES & FORFEITURES COLLECTIONS	49,382.37
---------------------	---------------------------------	-----------

PAYROLL CLEARING

STATE TREASURER	MONTANA TAXES	51,615.00
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	53,267.43
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	72,115.08
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	140,330.95
US BANK	FEDERAL TAXES, FICA & MEDICARE	224,240.64
AFLAC	EMPLOYEE CONTRIBUTIONS	
LABORERS INTERNATIONAL UNION	EMPLOYEE CONTRIBUTIONS	25,710.84

CLAIMS OVER \$25000 TOTAL: \$ **2,400,927.26**

**CITY OF GREAT FALLS, MONTANA
COMMUNICATION TO THE CITY COMMISSION**

DATE: November 15, 2022

ITEM: CONTRACTS LIST
Itemized listing of administratively approved contracts.
(Listed contracts are available for inspection in the City Clerk’s Office.)

PRESENTED BY: Lisa Kunz, City Clerk
ACTION REQUESTED: Ratification of Contracts through the Consent Agenda
MAYOR’ S SIGNATURE: _____

CONTRACTS LIST

	DEPARTMENT	OTHER PARTY (PERSON OR ENTITY)	PERIOD	AMOUNT	PURPOSE
A	Park & Recreation	Great Falls Public Schools	Until terminated by either party upon 180 days written notice	N/A	Encroachment and Maintenance Agreement for the shared use of certain real property owned by the School District adjacent to the City’s Kranz Park property for the installation of play structure, pavilion, and ADA sidewalks, in exchange for the City to mow certain School District property [101822.13 Commission approved CDBG funding agreement; 011921.7 Commission approved Land Exchange Agreement]



Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Furniture Order for Civic Center HR Remodel Project, OF 1750.1

From: Sylvia Tarman, ARPA Project Manager; Tom Hazen, Grants and Program Administrator; and Craig Raymond, Director of Planning and Community Development

Initiated By: Planning and Community Development

Presented By: Tom Hazen, Grants and Program Administrator

Action Requested: Approve Furniture Order for HR Remodel Project

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/deny) the furniture order for the HR Remodel Project in the amount of \$96,878.55, purchased under the State TIPS contract.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends that the City Commission approve the furniture order for the HR Remodel Project.

Summary: City staff worked with Western Office Equipment to identify and procure furnishings for the HR Office for installation after the construction process has been completed. Lead time on the furniture is 16-18 weeks, therefore City Staff recommend placing the furniture order at this time, to coincide with completion of construction.

Background: The HR Remodel Project was identified as a Tier 1 ARPA project by the City Commission at the April 5, 2022 meeting. The project went to bid in May of 2022, and the Commission approved the construction contract for Wadsworth Builders Company in the amount of \$626,500 in July of 2022. The contract was approved with the understanding that the furniture costs would be separate from the construction costs. City staff opted to procure the furniture outside of the construction contract, in order to take advantage of discounts and purchase under the state TIPS contracts. The previous furniture and other office fixtures have all been removed. The scope of work for the furniture order includes all the office furnishings, chairs, and shipping. Western Office Equipment will receive, store, deliver, assemble, and install all of the furniture, and will include debris removal and cleanup.

Conclusion – HR staff has reviewed the proposed furniture order and approved all furnishings and finishes. City staff recommends placing the furniture order now, given the long lead times.

Fiscal Impact: This will increase the overall project budget to \$746,811.10, however, it will be funded from the HR budget. This item will be separate from the construction contract, to be purchased under the State TIPS contract.

Alternatives: The City Commission could vote to decline the furniture order.

Concurrences: Representatives of the Planning and Community Development, HR, and Finance Departments have coordinated in development of this proposal.

Attachments/Exhibits:

Product Order Summary with Western Office Equipment assembly & installation quote
TIPS contracts

PRESS HARD - YOU ARE MAKING 5 COPIES

SUPPLIES - MACHINES - FURNITURE - RENTALS - SYSTEM FURNITURE DESIGN



WESTERN OFFICE EQUIPMENT

western317@outlook.com

ORIGINAL

ORDER NO.

102426

P.O. BOX 1463 • 317 2ND ST. SO. • GREAT FALLS, MT 59403 • (406) 761-7473 • Fax (406) 761-0245

CUSTOMER NO.

CUSTOMER'S ORDER NO.

DATE 11.8, 2022

NAME CITY OF GREAT FALLS

DEPT.

STREET

CITY STATE ZIP

CASH CHARGE MDSE. RET'D DELIVERY SOLD BY SCOTT TERMS-NET 10 DAYS

Table with columns: TAG NO., QUAN., DESCRIPTION, PRICE, AMOUNT. Rows include items like ROOM 203 INDIANA+ESI, ROOM 204 INDIANA+ESI, etc., and 10 ALL SEATING CHAIRS.

Thank You

MERCHANDISE REMAINS THE PROPERTY OF SELLER UNTIL PAID FOR IN FULL.

TOTAL \$96878.55

REC'D. BY X

A FINANCE CHARGE OF 11/2% PER MONTH, (WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%), APPLIED ON PAST DUE BALANCES.

Customer:
 City of Great Falls
 HR Department
 Civic Center, 2nd Floor
 Contact: Gaye

Delear:
 Western Office Equipment
 317 2nd Street South
 Great Falls, MT 59405
 Ph: 406-761-7473

	<u>List</u>	<u>Net</u>
1 ea. SP66-3084SHKD	2207.00	\$993.15
1 ea. 66-2415PD1	1183.00	\$532.35
1 ea. 66-2415PD2	1183.00	\$532.35
2 ea. SP66-1836LF1BP	1762.00	\$1,585.80
1 ea. SP66-1830LF1BP	1636.00	\$736.20
1 ea. SP66-18102TP	637.00	\$286.65
1 ea. 66-2430L2	1518.00	\$683.10
2 ea. 267 Delphi – Grade 2	1126.00 ea.	\$1,013.40
Tag: Room 203	Room Total	\$6,363.00
1 ea. 68-3072LP	2324.00	\$1,045.80
1 ea. 66-1622CD	401.00	\$180.45
1 ea. 66-2448TP	460.00	\$207.00
1 ea. 66-3636CT	620.00	\$279.00
1 ea. 08-2030SKB	1068.00	\$480.60
1 ea. 68-2472SC	2916.00	\$1,312.20
5 ea. 267 Delphi – Grade 2	1126.00 ea.	\$2,533.50
Tag: Room 204	Room Total	\$6,038.55
1 ea. SP66-4878ECCLTP24	1624.00	\$730.80
1 ea. SP66-4872ECCRTP24	1499.00	\$674.55
1 ea. SP66-4730EP	532.00	\$239.40
1 ea. 66-2812SP	246.00	\$110.70
1 ea. 66-7228BP	492.00	\$221.40
1 ea. 01-0048SB	234.00	\$105.30
1 ea. 66-2415PD1	1183.00	\$532.35
1 ea. 66-2436L2	1599.00	\$719.55
1 ea. 66-2430L4	2880.00	\$1296.00
2 ea. 267 Delphi – Grade 2	1126.00 ea.	\$1,013.40
Tag: Room 205	Room Total	\$5,643.45
1 ea. SP66-4848CCUTP12L	1207.00	\$543.15
1 ea. SP66-2448SH1HDER	1465.00	\$659.25
1 ea. 66-1622CD	401.00	\$180.45
1 ea. SP66-4872ECCRTP24	1499.00	\$674.55

1 ea. SP66-4730EP	532.00	\$239.40
1 ea. 66-2812SP	246.00	\$110.70
1 ea. 66-7228BP	492.00	\$221.40
1 ea. 01-0048SB	234.00	\$105.30
1 ea. 66-2415PD1	1183.00	\$532.35
1 ea. 66-2436L3	2421.00	\$1,089.45
1 ea. 66-2436TP	371.00	\$166.95
1 ea. 66-1536TU	1005.00	\$452.25
1 ea. 66-2436DB	1414.00	\$636.30
1 ea. 66-3628BP	320.00	\$144.00
1 ea. 66-2472WD1L	3000.00	\$1,350.00
3 ea. 267 Delphi – Grade 2	1126.00 ea.	\$1,520.10
Tag: Room 206	Room Total	\$8,625.60

1 ea. 66-2472WD1R	3000.00	\$1,350.00
1 ea. 66-2436L2	1599.00	\$719.55
1 ea. 68-2472LC2	1931.00	\$868.95
1 ea. 66-2442TP	419.00	\$188.55
1 ea. 68-3672RP	2359.00	\$1,061.55
1 ea. 66-1622CD	401.00	\$180.45
2 ea. 66-2430L2	1518.00 ea.	\$1,366.20
2 ea. 66-1530TU	928.00 ea.	\$835.20
1 ea. 66-3672TP	726.00	\$326.70
2 ea. 01-1220RBD	617.00 ea.	\$555.30
6 ea. 267 Delphi – Grade 2	1126.00 ea.	\$3,040.20
Tag: Room 207	Room Total	\$10,492.65

1 ea. SP66-1524TP	329.00	\$148.05
1 ea. 66-1528BP	232.00	\$104.40
1 ea. 66-2415PD1	1183.00	\$532.35
1 ea. SP66-4848CCUTP12R	1207.00	\$543.15
1 ea. SP66-4407MOD	379.00	\$170.55
1 ea. SP66-2448SH	1342.00	\$603.90
1 ea. SP66-2466RSHR	1382.00	\$621.90
2 ea. 66-2812SP	246.00 ea.	\$221.40
1 ea. 66-1622CD	401.00	\$180.45
1 ea. 66-2472WD1R	3000.00	\$1,350.00
1 ea. 66-2436L2	1599.00	\$719.55
1 ea. 66-1536TU	1005.00	\$452.25
2 ea. 267 Delphi – Grade 2	1126.00 ea.	\$1,013.40
Tag: Room 213	Room Total	\$6,661.35

1 ea. 66-3072RP	2324.00	\$1,045.80
1 ea. 66-1622CD	401.00	\$180.45
1 ea. 66-2460TP	541.00	\$243.45
1 ea. 66-2436L4	3020.00	\$1,359.00

2 ea. 66-3672BC	1823.00 ea.	\$1,640.70
2 ea. 267 Delphi – Grade 2	1126.00 ea.	\$1,013.40
Tag: Room 215	Room Total	\$5,482.80

1 ea. 68-3672RPSTS	6004.00	\$2,701.80
1 ea. MSWCH Memory Switch	126.00	\$56.70
1 ea. GL-Mesh Grommet w/Mesh Sleeve	133.00	\$59.85
1 ea. 66-2442UF	674.00	\$303.30
1 ea. 66-1566WDS	2580.00	\$1,161.00
1 ea. 68-2472LC2	1931.00	\$868.95
1 ea. 66-2472WD1L	3000.00	\$1,350.00
Tag: Room 216	Room Total	\$6,501.60

1 ea. 66-2496TWT	1830.00	\$823.50
2 ea. 66-1548WDS	2152.00 ea.	\$1,936.80
1 ea. TB6696W (Grade 1-3)	739.00	\$332.55
2 ea. 66-2436L3	2421.00 ea.	\$2,178.90
Tag: Room 217	Room Total	\$5,271.75

1 ea. 68-3672LPSTS	6004.00	\$2,701.80
1 ea. MSWCH Memory Switch	126.00	\$56.70
1 ea. GL-Mesh Grommet w/Mesh Sleeve	133.00	\$59.85
1 ea. 66-2442UF	674.00	\$303.30
1 ea. 66-1566WDS	2580.00	\$1,161.00
1 ea. 68-2472RC2	1931.00	\$868.95
1 ea. 66-2472WD1R	3000.00	\$1,350.00
2 ea. 267 Delphi – Grade 2	1126.00 ea.	\$1,013.40
Tag: Room 218	Room Total	\$7,515.00

1 ea. SP68-2460RF1	1915.00	\$861.75
1 ea. 66-2812SP	246.00	\$110.70
1 ea. 66-1622CD	401.00	\$180.45
1 ea. SP66-4242CCUTP12L	924.00	\$415.80
1 ea. SP66-2448SH1HDER	1465.00	\$659.25
2 ea. 66-2430L2	1518.00	\$1,366.20
1 ea. 66-2472WD1R	3000.00	\$1,350.00
1 ea. 66-2436DB	1414.00	\$636.30
1 ea. 66-2436TP	371.00	\$166.95
1 ea. 66-3628BP	320.00	\$144.00
1 ea. 66-1536TU	1005.00	\$452.25
2 ea. 267 Delphi – Grade 2	1126.00 ea.	\$1,013.40
Tag: Room 227	Room Total	\$7,357.05

Indiana Furniture Total \$75,952.80

ESI Ergo

	<u>List</u>	<u>Net</u>
1 ea. Solutions 2	524.00	
\$235.80		
Tag: Room 203		
1 ea. 2VT-LX-C3624-BLK	1354.00	\$609.30
1 ea. Solution 2	524.00	\$235.80
1 ea. Spacer Kit	85.00	\$38.25
Tag: Room 204		
1 ea. 3VT-LX-C4836-24 Left	1954.00	\$879.30
1 ea. Solution Ultra	593.00	\$266.85
1 ea. Spacer Kit	85.00	\$38.25
Tag: Room 205		
1 ea. 2VT-LX-C3624-BLK	1354.00	\$609.30
1 ea. Solutions Ultra	593.00	\$266.85
1 ea. Spacer Kit	85.00	\$38.25
Tag: Room 206		
1 ea. 2VT-LC-C3624-BLK	1354.00	\$609.30
1 ea. Solutions 2	524.00	\$235.80
1 ea. Spacer Kit	85.00	\$38.25
Tag: Room 207		
1 ea. 2VT-LX-C3624-BLK	1354.00	\$609.30
1 ea. Solution Ultra	593.00	\$266.85
1 ea. Spacer Kit	85.00	\$38.25
Tag: Room 213		
1 ea. 2VT-LX-C4824-BLK	1354.00	\$609.30
1 ea. Solutions 2	524.00	\$235.80
1 ea. Spacer Kit	85.00	\$38.25
Tag: Room 215		
1 ea. 2VT-LX-C3624-BLK	1354.00	\$609.30
1 ea. Solution Ultra	593.00	\$266.85
1 ea. Spacer Kit	85.00	\$38.25
Tag: Room 227		
ESI Ergo Total \$ 6,813.45		

AllSeating

10-85140-T2-BKN-3SD-SS-AWL-F-F-LEXSL-KD-AS \$531.23 Each \$5,312.30

Receive, Inspect, Storage with delivery and installations \$8,800.00

Grand Total, All Products with delivery and installation \$96,878.55

ALLSEATING



TIPS CONTRACT

Contract #210305 Furniture, Furnishings, and Services
Vendor #7231
Awarded By: TIPS – The Interlocal Purchasing System
Period of Performance: 5/26/2021 – 5/30/2026
Price List: Allseating 2021 Price List

WHO QUALIFIES TO USE THIS CONTRACT?

K-12 Schools, Charter Schools, Private Schools, Colleges, Universities, State Agencies, Municipalities, Townships, Emergency Service Districts, Churches, Charitable Organizations, Housing Authorities, Counties, Park & Water Districts, Special Education Districts, Native American Tribes, Other entities with legislated purchasing & bidding requirements.

For a list of approved Members please contact your local representative.

INSTRUCTIONS FOR USE

- Quote and PO must state Contract: 210305 Furniture, Furnishings, and Services
- PO to be Issued to:

Allseating Corporation	Allseating Corporation	Allseating Corporation*
5800 Avebury Road, Unit 3	C/O Authorized Reseller	OR C/O Authorized Dealer
Mississauga, ON	5800 Avebury Road, Unit 3	Authorized Dealer
L5R 3M3	Mississauga, ON	
	L5R 3M3	

- If the Member decides to proceed, the Member must submit the TIPS Dealer/Reseller quote referencing the TIPS Awarded Vendor (Allseating) and Contract # 210305, to tipspo@tips-usa.com
- Quote should reference SQ #000325.CM.SQ.006567 unless a project specific SQ is utilized.
- *If the PO from the member is made out to the dealer and dealer is paying Allseating the dealer PO must be at the member discount of 56% and be paid in full. Allseating will pay the dealer commission and, if applicable, the installation after receipt of payment. Copy of end user PO must be sent with dealer PO.

PRICING AND INSTALLATION COST

Member Discount is 56% off list price
 Installation is up to 20% of net, with a minimum charge of \$175.00 *2% fee is paid on installation to TIPS*
 Dealer commission is 11.76%
 50% Commercial Spiff where allowed (standard procedures to collect spiff must be followed)

AWARDED ITEMS

ALL PRODUCTS IN ALLSEATING PRICE BOOK 2021

CONTACT THE GOVERNMENT TEAM WITH QUESTIONS

Keeley Boeve, Government Program Specialist
keeley.boeve@allseating.com
 616-368-2166





The Interlocal Purchasing System (TIPS)

Order Address	Indiana Furniture c/o Authorized Dealer PO Box 270, Jasper, IN 47547-0270
Contract Title	Furniture, Furnishings and Services
Contract Number	200301
Expiration Date	5/31/2023
Delivery	FOB Destination CONUS, Prepaid & Delivered over \$3,000 (net value, product only), \$300 net freight charge if under \$3,000. No freight charge for orders above \$3,000 (net value, product only)
Payment Terms	Net 30 Days
Price List	August 1, 2022
Delivery Level	Dock Delivered
Discount	55% off List
Services	<p><u>Non-Union Not to exceed Hourly Fee per person</u> \$80.00 – Layout & Design \$65.00 – Installation \$65.00 – Reconfiguration \$80.00 – Project Management</p> <p><u>Union Not to exceed Hourly Fee per person</u> \$80.00 – Layout & Design \$165.00 – Installation \$165.00 – Reconfiguration \$165.00 – Project Management</p>
Purchase Orders	TIPS Members <u>must</u> email their purchase orders to the TIPS Office at TIPSP0@TIPS-USA.COM
Contact	Customer Service: 800-422-5727 sales@indianafurniture.com

Ordering Information

OMNIA Partners – End User

PRICING: V37 Price List effective 6/3/2022

ORDERING: OMNIA Partners, Public Sector members must issue PO's directly to the dealer and include ESI's OMNIA Partners, Public Sector Contract Number (#R180401) or reference OMNIA Partners, Public Sector on the PO.

SHIPPING:

Shipping

48 hour shipping program

ESI offers 48 hour shipping on the majority of products. Unless otherwise requested, these products are shipped from multiple shipping points throughout the U.S., within two business days of receiving the PO, depending on quantity ordered and available inventory. Orders that include products with longer lead times including special orders, custom products, or worksurface orders, are designated as "LT" (lead time) and therefore not included in the 48 hour ship program. Large orders may also require additional lead time. Products designated as LT could take up to 90 days ARO for delivery. Call for on-hand availability.

Please note:

1. For the order to qualify for 48 hour shipping, all products on the PO must be available under the 48 hour shipping program.
2. POs that include LT designated products will be shipped based on the lead time of the LT designated products unless otherwise requested.
3. 48 hour orders will be shipped out within two business days unless otherwise specified on the PO.
4. Worksurfaces, Motific, Centro, and Railway may arrive on a date different than the other items on the order.
- 5.

Freight terms

U.S. - Orders of \$3,500 list (USD) or more, ship free freight. A \$25 (USD) flat shipping fee will be incurred for orders under \$3,500 list (USD). A flat fee of \$70 (USD) net will be applied to all residential deliveries.

ESI ships orders by way of standard ground carrier service dock-to-dock within the contiguous 48 states. Special requests such as "call before delivery", "delivery lift gate required", residential delivery, re-routed deliveries, or specific delivery date/time requests may be subject to additional charges or may not be available. Contact our Customer Service Department for expedited delivery requests or deliveries outside of the contiguous 48 states.

Customers will be charged additional fees for changes made to orders that have already departed the facility, resulting in re-delivery or re-consignment. ESI accepts requests for expedited freight at the customer's expense. Please contact our Customer Service Department at 800.833.3746 and provide your preferred carrier account number in which to charge the expedited freight.

END USER DISCOUNT:

Product Series	Tier Range	End User Discount
All ESI Products	\$1-\$100,000	55.00%
	\$100,001-\$400,000	57.00%
	\$400,001+	Negotiable

CONTRACT: #R180401

CONTRACT PERIOD: 4/1/2018-3/31/2023

GEOGRAPHIC COVERAGE: National

POINT OF PRODUCTION: Mesa, Arizona 85215

CREDIT CARD ACCEPTED: Visa, Mastercard or American Express

TIME OF DELIVERY: Most orders are shipped within 48 hours of received PO

FOB POINT Destination

CANCELLATIONS AND RETURNS: ESI honors no restocking fee for our customers, if return is approved in advance.

CONTRACTOR/PAYMENT ADDRESS

ESI
PO Box 21239
Mesa, AZ 85277-1239



Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Missouri River North Bank Stabilization Phase 2, OF 1693.0

From: Engineering Division

Initiated By: Public Works Department

Presented By: Tom Hazen; Grant and Project Administrator

Action Requested: Approve Acceptance of Grant Agreement No. FM-5324-MT-2R

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/reject) the Montana Disaster & Emergency Services grant award in the amount of \$356,208.23, and (authorize/not authorize) the City Manager to execute the Hazard Mitigation Assistance Agreement for the Missouri River North Bank Stabilization.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Approve acceptance the Montana Disaster & Emergency Services grant award to fund phase 2 of the Missouri River North Bank Stabilization project.

Summary:

The cooperative partnership of the City of Great Falls, Cascade County, Recreational Trails Inc., and Northwestern Energy identified a 1,440-foot stretch of the Missouri River along the North bank line where significant erosion is occurring. In order to secure funding for the proposed bank stabilization project the partnership applied for funding through FEMA’s Hazard Mitigation Grant Program.

Background:

The north bank of the Missouri River is showing severe signs of erosion, cracking, and bank saturation. Large portions of the bankline have sloughed off into the river creating an unstable condition, safety hazards, and risk of failure. The erosion is currently threatening the Rivers Edge Trail and a 36-inch buried sewer line that are located approximately 30-60 feet from the bank edge. Providing bank stabilization measures along this stretch of reservoir will provide protection for the pedestrian path and sewer line; eliminate erosion and safety hazards; and reduce sediment deposition into the river.

FEMA’s Hazard Mitigation Grant Program provides funding to state, local, tribal and territorial governments so they can rebuild in a way that reduces, or mitigates, future disaster losses in their communities. Funding for this program is provided to Montana Disaster & Emergency Services (MT

DES). MT DES is the Applicant for this program and will administer the funding awarded to Subapplicants. Funding is provided by the U.S. Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Grant Programs Directorate (GPD).

Evaluation and Selection Process:

On November 5, 2019 the City Commission approved the award of a professional services agreement with WWC Engineering to complete and submit the grant application.

Purpose:

The primary goal of this phase of the project is to repair and reduce erosion along the north bank line of the Missouri River. The project will help preserve the pedestrian trail, the City sewer main, provide development of aquatic and riparian habitat, and conservation of soil.

Conclusion:

The project will result in repairing the river bank on the north bank of Missouri River. Providing bank stabilization measures along this stretch of river will provide protection for the pedestrian path and sewer line; reduce/eliminate erosion and safety hazards; and reduce sediment deposition into the river. The project has been selected and prioritized, and executed in accordance with the Public Works Capital Improvement Program and budgeted in the sanitary sewer utility enterprise fund.

Fiscal Impact:

The estimated budget for Phase 2 of the Stabilization Project is \$441,744.90. The Federal award is in the amount of \$356,208.23, the required local match amount is \$118,736.07. On June 15th 2021, the City Commission approved the application and committed to secure/provide the match amount. The match funds are programmed in Public Works Capital Improvements Plan.

Alternatives:

The City Commission could vote to deny acceptance of the Montana Disaster & Emergency Services grant award. This action would result in delaying the project leading to continued erosion along the river bank increasing the risk to the safety of the public using the River's Edge Trail or failure of the sanitary sewer line in the vicinity.

Concurrences:

City Public Works staff, and City Parks and Recreation Division, Cascade County, Recreational Trails Inc., Northwestern Energy, and the Missouri/Madison River Group recommend acceptance of the award.

Attachments/Exhibits:

Figure 1

Agreement No.FM-5324-MT-2R



Hazard Mitigation Grant Program FM 5324

Thomas Hazen
City of Great Falls
P.O. Box 5021
Great Falls, MT 59403

Thomas Hazen,

Congratulations, on behalf of Montana Disaster and Emergency Services (MT DES). Your application for financial assistance submitted under the FM 5324 Hazard Mitigation Grant Program has been approved in the amount of \$356,208.23. As a condition of this award, you are required to contribute a cost match in the amount of \$118,736.07 of non-Federal funds. For a total approved award of \$474,944.30.

Before you request and receive any of the Federal funds awarded, you must establish acceptance of the award. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Agreement Articles (attached to this Award Letter)
- Obligor Document for Award (attached to this Award Letter)

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award. In order to establish acceptance of the award and its terms, please complete, sign and return the Obligor Document for Award to MT DES.

For additional assistance, please contact Amanda Avard at amanda.avard@mt.gov or 406-202-4195.

Sincerely,

Delila
Bruno

Digitally signed
by Delila Bruno
Date: 2022.10.11
08:04:55 -06'00'

Delila Bruno
Administrator
Montana Disaster and Emergency Services

Cc: Jeremy Fadness



AGREEMENT ARTICLES
Hazard Mitigation Grant Program

SUB-RECIPIENT: City of Great Falls
PROGRAM: Hazard Mitigation Grant Program
AGREEMENT NUMBER: FM-5324-MT-2R

TABLE OF CONTENTS

Article I	DHS Specific Acknowledgements and Assurances
Article II	Whistleblower Protection Act
Article III	Use of DHS Seal, Logo and Flags
Article IV	USA Patriot Act of 2001
Article V	Universal Identifier and System of Award Management (SAM)
Article VI	Reporting of Matters Related to Recipient Integrity and Performance
Article VII	Rehabilitation Act of 1973
Article VIII	Trafficking Victims Protection Act of 2000
Article IX	Education Amendments of 1972 (Equal Opportunity in Education Act) - Title IX
Article X	Terrorist Financing
Article XI	SAFECOM
Article XII	Procurement of Recovered Materials

Article XIII	Notice of Funding Opportunity Requirements
Article XIV	Patents and Intellectual Property Rights
Article XV	Non-supplanting Requirement
Article XVI	Lobbying Prohibitions
Article XVII	Limited English Proficiency (Civil Rights Act of 1964, Title VI)
Article XVIII	Hotel and Motel Fire Safety Act of 1990
Article XIX	Fly America Act of 1974
Article XX	Federal Leadership on Reducing Text Messaging while Driving
Article XXI	Federal Debt Status
Article XXII	False Claims Act and Program Fraud Civil Remedies
Article XXIII	Reporting Subawards and Executive Compensation
Article XXIV	Energy Policy and Conservation Act
Article XXV	Duplication of Benefits
Article XXVI	Drug-Free Workplace Regulations
Article XXVII	Debarment and Suspension
Article XXVIII	Copyright
Article XXIX	Civil Rights Act of 1964 - Title VI
Article XXX	Civil Rights Act of 1968
Article XXXI	Best Practices for Collection and Use of Personally Identifiable Information (PII)
Article XXXII	Americans with Disabilities Act of 1990
Article XXXIII	Age Discrimination Act of 1975
Article XXXIV	Activities Conducted Abroad
Article XXXV	Acknowledgment of Federal Funding from DHS

Article XXXVI	Assurances, Administrative Requirements, Cost Principles, and Audit Requirements
Article XXXVII	National Environmental Policy Act
Article XXXVIII	Nondiscrimination in Matters Pertaining to Faith-Based Organizations
Article XXXIX	Acceptance of Post Award Changes
Article XL	Prior Approval for Modification of Approved Budget
Article XLI	Disposition of Equipment Acquired Under the Federal Award

Article I - DHS Specific Acknowledgements and Assurances

All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff.

1. Recipients must cooperate with any compliance reviews or compliance investigations conducted by DHS.
2. Recipients must give DHS access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance.
3. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports.
4. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.
5. If, during the past three years, recipients have been accused of discrimination on the grounds of race, color, national origin (including limited English proficiency (LEP)), sex, age, disability, religion, or familial status, recipients must provide a list of all such proceedings, pending or completed, including outcome and copies of settlement agreements to the DHS FAO and the [DHS Office of Civil Rights and Civil Liberties](#) (CRCL) by e-mail at crcl@hq.dhs.gov or by mail at U.S. Department of Homeland Security Office for Civil Rights and Civil Liberties Building 410, Mail Stop #0190 Washington, D.C. 20528.
6. In the event courts or administrative agencies make a finding of discrimination on grounds of race, color, national origin (including LEP), sex, age, disability, religion, or familial status against the recipient, or recipients settle a case or matter alleging such discrimination, recipients must forward a copy of the complaint and findings to the DHS FAO and the CRCL office by e-mail or mail at the addresses listed above.

The United States has the right to seek judicial enforcement of these obligations.

Article II - Whistleblower Protection Act

Recipients must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C Section 2409, 41 U.S.C. 4712, and 10 U.S.C. Section 2324, 41 U.S.C. Sections 4304 and 4310.

Article III - Use of DHS Seal, Logo and Flags

Recipients must obtain permission from their DHS FAO, prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

Article IV - USA Patriot Act of 2001

Recipients must comply with requirements of the [Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act \(USA PATRIOT Act\)](#), which amends 18 U.S.C. Sections 175-175c.

Article V - Universal Identifier and System of Award Management (SAM)

Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at [2 C.F.R. Part 25, Appendix A](#).

Article VI - Reporting of Matters Related to Recipient Integrity and Performance

If the total value of the recipient's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, the recipient must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at [2 C.F.R. Part 200, Appendix XII](#), the full text of which is incorporated here by reference in the award terms and conditions.

Article VII - Rehabilitation Act of 1973

Recipients must comply with the requirements of Section 504 of the *Rehabilitation Act of 1973*, (29 U.S.C. Section 794), as amended, which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Article VIII - Trafficking Victims Protection Act of 2000

Recipients must comply with the requirements of the government-wide award term which implements Section 106(g) of the *Trafficking Victims Protection Act of 2000*, (TVPA) as amended by 22 U.S.C. Section 7104. The award term is located at [2 C.F.R. Section 175.15](#), the full text of which is incorporated here by reference.

Article IX - Education Amendments of 1972 (Equal Opportunity in Education Act) - Title IX

Recipients must comply with the requirements of Title IX of the Education Amendments of 1972 (20 U.S.C. Section 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at [6 C.F.R. Part 17](#) and [44 C.F.R. Part 19](#)

Article X - Terrorist Financing

Recipients must comply with [E.O. 13224](#) and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

Article XI - SAFECOM

Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the [SAFECOM](#) Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

Article XII - Procurement of Recovered Materials

Recipients must comply with Section 6002 of the [Solid Waste Disposal Act](#), as amended by the [Resource Conservation and Recovery Act](#). The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at [40 C.F.R. Part 247](#) that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

Article XIII - Notice of Funding Opportunity Requirements

All of the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. Recipients must comply with any such requirements set forth in the program NOFO.

Article XIV - Patents and Intellectual Property Rights

Unless otherwise provided by law, recipients are subject to the [Bayh-Dole Act, Pub. L. No. 96-517](#), as amended, and codified in 35 U.S.C. Section 200 et seq. All recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at [37 C.F.R. Part 401](#) and the standard patent rights clause located at 37 C.F.R. Section 401.14.

Article XV - Non-supplanting Requirement

Recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

Article XVI - Lobbying Prohibitions

Recipients must comply with 31 U.S.C. Section 1352, which provides that none of the funds provided under an federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.

Article XVII - Limited English Proficiency (Civil Rights Act of 1964, Title VI)

Recipients must comply with the *Title VI of the Civil Rights Act of 1964* (42 U.S.C. Section 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance <https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited> and additional resources on <http://www.lep.gov>.

Article XVIII - Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the *Hotel and Motel Fire Safety Act of 1990*, (15 U.S.C. Section 2225a), recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the *Federal Fire Prevention and Control Act of 1974*, as amended, (15 U.S.C. Section 2225).

Article XIX - Fly America Act of 1974

Recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under 49 U.S.C. Section 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the *International Air Transportation Fair Competitive Practices Act of 1974* (49 U.S.C. Section 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981 [amendment](#) to Comptroller General Decision B-138942.

Article XX - Federal Leadership on Reducing Text Messaging while Driving

Recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in [E.O. 13513](#), including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the federal government.

Article XXI - Federal Debt Status

Recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See [OMB Circular A-129](#).)

Article XXII - False Claims Act and Program Fraud Civil Remedies

Recipients must comply with the requirements of The False Claims Act (31 U.S.C. Section 3729-3733) which prohibits the submission of false or fraudulent claims for payment to the federal government. (See 31 U.S.C. Section 3801-3812 which details the administrative remedies for false claims and statements made.)

Article XXIII - Reporting Subawards and Executive Compensation

Recipients are required to comply with the requirements set forth in the government-wide Award Term on Reporting Subawards and Executive Compensation located at [2 C.F.R. Part 170, Appendix A](#), the full text of which is incorporated here by reference in the award terms and conditions.

Article XXIV - Energy Policy and Conservation Act

Recipients must comply with the requirements of The Energy Policy and Conservation Act (42 U.S.C. Section 6201) which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

Article XXV - Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in [2 C.F.R. Part 200, Subpart E](#) may not be charged to other federal financial assistance awards to overcome fund deficiencies, to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions, or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

Article XXVI - Drug-Free Workplace Regulations

Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of [2 CFR part 3001](#), which adopts the Government-wide implementation ([2 CFR part 182](#)) of sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. 8101).

Article XXVII - Debarment and Suspension

Recipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) [12549](#) and [12689](#), and [2 C.F.R. Part 180](#). These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

Article XXVIII - Copyright

Recipients must affix the applicable copyright notices of 17 U.S.C. Sections 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

Article XXIX - Civil Rights Act of 1964 - Title VI

Recipients must comply with the requirements of Title VI of the *Civil Rights Act of 1964* (42 U.S.C. Section 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at 6 [C.F.R. Part 21](#) and [44 C.F.R. Part 7](#).

Article XXX - Civil Rights Act of 1968

Recipients must comply with [Title VIII of the Civil Rights Act of 1968](#), which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (See 42 U.S.C. Section 3601 et seq.), as implemented by the Department of Housing and Urban Development at [24 C.F.R. Part 100](#). The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units-i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)-be designed and constructed with certain accessible features. (See [24 C.F.R. Section 100.201](#).)

Article XXXI - Best Practices for Collection and Use of Personally Identifiable Information (PII)

Recipients who collect PII are required to have a publically-available privacy policy that describes standards on the usage and maintenance of PII they collect. DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual.

Recipients may also find the DHS Privacy Impact Assessments: [Privacy Guidance](#) and [Privacy template](#) as useful resources respectively.

Article XXXII - Americans with Disabilities Act of 1990

Recipients must comply with the requirements of Titles I, II, and III of the *Americans with Disabilities Act*, which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities. (42 U.S.C. Sections 12101- 12213).

Article XXXIII - Age Discrimination Act of 1975

Recipients must comply with the requirements of the *Age Discrimination Act of 1975* (Title 42 U.S. Code, Section 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.

Article XXXIV - Activities Conducted Abroad

Recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

Article XXXV - Acknowledgment of Federal Funding from DHS

Recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

Article XXXVI - Assurances, Administrative Requirements, Cost Principles, and Audit Requirements

DHS financial assistance recipients must complete either the OMB Standard Form) [Standard Form 424B Assurances - Non-Construction Programs](#), or [OMB Standard Form 424D Assurances - Construction Programs](#) as applicable. Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances applicable to their program as instructed by the awarding agency. Please contact the MT DES point of contact if you have any questions.

DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at [Title 2, Code of Federal Regulations, Part 200](#), and adopted by DHS at [2 C.F.R. Part 3002](#).

Article XXXVII - National Environmental Policy Act

Recipients must comply with the requirements of the [National Environmental Policy Act](#) (NEPA) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which requires recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.

Article XXXVIII - Nondiscrimination in Matters Pertaining to Faith-Based Organizations

It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in [6 C.F.R. Part 19](#) and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

Article XXXIX - Acceptance of Post Award Changes

In the event FEMA determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, recipients will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate recipient acceptance of the changes to the award.

Article XL - Prior Approval for Modification of Approved Budget

Before making any change to the DHS/FEMA approved budget for this award, you must request prior written approval from DHS/FEMA through MT DES where required by 2 C.F.R. Section 200.308. For awards with an approved budget greater than \$150,000, you may not transfer funds among direct cost categories, programs, functions, or activities without prior written approval from DHS/FEMA where the cumulative amount of such transfers exceeds or is expected to exceed ten percent (10%) of the total budget DHS/FEMA last approved. You must report any deviations from your DHS/FEMA approved budget in the first report you submit following any budget deviation, regardless of whether the budget deviation requires prior written approval.

Article XLI - Disposition of Equipment Acquired Under the Federal Award

When original or replacement equipment acquired under this award by the recipient or its sub-recipients is no longer needed for the original project or program or for other activities currently or previously supported by DHS/FEMA, you must request instructions from DHS/FEMA, through MT DES, to make proper disposition of the equipment pursuant to 2 C.F.R. Section 200.313.

Article XLIII - MT DES Specific Acknowledgements and Assurances

Sub-recipients must acknowledge and agree to comply with applicable provisions governing MT DES access to records, accounts, documents, information, facilities, and staff.

1. Sub-recipients must cooperate with any compliance reviews or compliance investigations conducted by MT DES.
2. Sub-recipients must give MT DES access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by MT DES regulations and other applicable laws or program guidance.
3. Sub-recipients must submit timely, complete, and accurate reports to the appropriate MT DES officials and maintain appropriate backup documentation to support the reports.
4. Sub-recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.
5. The State of Montana shall not be liable for any reimbursement amount greater than the award amount available to each sub-recipient.
6. Failure of the Agency to accomplish Hazard Mitigation Grant Program objectives may result in the reduction or withholding of funds, or other action, as determined by MT DES.

MT DES has the right to seek judicial enforcement of these obligations.

Article XLIV - Accruals

As established within Montana Operations Manual Policy, accrual documentation is required of all sub-recipients by the Montana Department of Administration, State Financial Services Division, and must be submitted to MT DES no later than the second week of June, or as instructed by MT DES.

Article XLV – Authorized Representative

As evidenced by the signatures found in the Letter of Obligation, the Sub-Recipient Signatory Official agrees to appoint the Sub-Recipient Authorized Representative to act on behalf of City of Great Falls. This individual shall be duly authorized with all necessary powers with regard to the administration and oversight of the FM 5324 Program, Hazard Mitigation Grant Program. The Catalog of Federal Domestic Assistance (CFDA) number associated with this grant is 97.039.

Obligating Document for Award

AGREEMENT NUMBER: FM-5324-MT-2R	SUB-RECIPIENT NAME AND ADDRESS: City of Great Falls P.O. Box 5021 Great Falls, MT 59403	ISSUING STATE OFFICE AND ADDRESS: Montana Disaster and Emergency Services P.O. Box 4789 1956 MT Majo Street Fort Harrison, MT 59636-4789
AMENDMENT # 0		
NAME OF SUB-RECIPIENT AUTHORIZED REPRESENTATIVE: Jeremy Fadness	SUB-RECIPIENT AUTHORIZED REPRESENTATIVE CONTACT INFORMATION: jfadness@wwcengineering.com 406-455-8129	MT DES Authorized Organization Representative: Sara Hartley State Hazard Mitigation Officer Sara.Hartley@mt.gov 406-417-9238
EFFECTIVE DATE OF THIS ACTION: 3/30/2020	METHOD OF PAYMENT: EFT	NAME AND CONTACT INFORMATION OF MT DES GRANT COORDINATORS: Amanda Avard amanda.avard@mt.gov 406-202-4195
FEDERAL AWARD AMOUNT: \$356,208.23 LOCAL MATCH AMOUNT: \$118,736.07 TOTAL PROJECT COST: \$474,944.30		PERIOD OF PERFORMANCE: From: 3/30/2020 To: 3/30/2024 Budget Period: From: 3/30/2020 To: 3/30/2024
ASSISTANCE ARRANGEMENT: Cost Reimbursement	CFDA #: 97.039	
SUB-RECIPIENT SIGNATORY OFFICIAL (Name and Title)		DATE
SUB-RECIPIENT AUTHORIZED REPRESENTATIVE (Name and Title)		DATE
MT DES SIGNATORY (Name and Title) Jake Ganieany, Response/Recovery/Mitigation Bureau Chief, Authorized Organizational Representative		DATE



Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Resolution 10485 – Set the public hearing for the request of a Conditional Use Permit for a “Community Residential Facility, Type II” land use upon the property addressed as 1201 7th Avenue Northwest and legally described as Lots 16-17, Block 9, Bloomingdale 1st Addition, Section 3, T20N, R3E, PMM, Cascade County, MT.

From: Alaina Mattimiro, Planner II, Planning and Community Development

Initiated By: Kairos Youth Services

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: Set the public hearing for December 6th, 2022

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (set/not set) a public hearing for Resolution 10485 on December 6th, 2022.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: The Zoning Commission recommended that the City Commission approve the applicant’s request for a conditional use permit for “Community Residential Facility, Type II” at the conclusion of a public hearing held on October 25th, 2022. In addition, staff recommends approval with the following conditions:

Conditions of Approval:

1. **Subsequent Modifications and Additions:** If, after establishment of the conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria found in OCCGF 17.16.36.040. If such proposed change would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
2. **Expiration:** The Conditional Use Permit shall expire one year after the date of issuance, if a Certificate of Occupancy has not been issued. The Administrator may extend the expiration date by up to one year if substantial work is ongoing.

3. **Abandonment:** If the permitted conditional use ceases to operate for more than six months, the Conditional Use Permit shall expire.
4. **General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
5. **Acceptance of Conditions:** No zoning or building permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

Background: Kairos Youth Services has been a non-profit organization operating in Great Falls since 1980, and operates as a United Way supported service. The Missouri River Shelter Care youth group home currently provides 24/7 care for up to eight (8) individuals aged 10-18, with a goal to provide a safe transitional home for those youth. While the individuals stay at the home, they are required to attend school and the residents are encouraged to participate in volunteer opportunities and community activities. There is also a staff member present on the property, and the organization has measures in place to ensure safety and security of the residents and property. Kairos Youth Services is requesting a Conditional Use Permit for a Community Residential Facility, Type II.

Conditional Use Request:

The applicant, Kairos Youth Services, has submitted an application to request a Conditional Use Permit to allow a Community Residential Facility, Type II on the lot addressed as 1201 7th Avenue Northwest. The lot has a Community Residential Facility, Type I, operated by Kairos, currently in operation, which houses up to eight (8) youth at a time. A Community Residential Facility, Type I is a permitted use in the R-3 Single family High Density zoning district. To establish a Type II facility in this zoning district, a Conditional Use Permit must be requested and approved per The Official Code of the City of Great Falls 17.20.3.060. A Type II facility includes the proposed use of a "Youth group home", which means a youth care facility licensed by the State in which seven (7) to twelve (12) children or youth are given food shelter, security and safety, guidance, direction, and if necessary, treatment. If approved, the applicant's request for a Type II facility at Missouri River Shelter Care would permit the operation to have additional individuals residing on the property. The organization is proposing to have up to twelve (12) youth on the property at a time. In conjunction with the request, Kairos Youth Services will be licensed with the State and will be completing an interior remodel to add an additional bedroom and bathroom to the house per State licensure requirements. While the City does not inspect or enforce these specific State licensure requirements, staff's review of the application materials including preliminary site and floor plans appear to demonstrate that the building and property can adequately sustain the intended use.

The basis for decision for a Conditional Use Permit is listed in OCCGF §17.16.36.040. The City Commission's decision to approve, conditionally approve, or deny an application shall be based on whether the application, staff report, public hearing, and additional information demonstrates that the criteria which are attached as Basis of Decision - Conditional Use have been met.

Neighborhood Council Input: The subject property is located in Neighborhood Council #2. The project was presented to the Council at their meeting on October 12, 2022. The Council voted in favor of the project and recommend approval of the request.

Concurrences: Representatives from the City’s Fire, Public Works, Environmental, and Building Departments have reviewed the proposal and have no objections to the issuance of the Conditional Use Permit and the associated remodel.

Fiscal Impact: Approval of the CUP would have no adverse financial impact upon the City of Great Falls.

Alternatives: The City Commission could decline to set the public hearing for Resolution 10485 for the Conditional Use Permit. Due process normally requires that the City Commission schedule public hearings to hear requests of this type.

Attachments/Exhibits:

Resolution 10485

Conditional Use – Basis of Decision

Zoning Map

Aerial Map

Application

RESOLUTION 10485

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A "COMMUNITY RESIDENTIAL FACILITY, TYPE II" LAND USE UPON A PARCEL OF LAND ADDRESSED AS 1201 7TH AVENUE NORTHWEST AND LEGALLY DESCRIBED AS LOTS 16-17, BLOCK 9, BLOOMINGDALE 1ST ADDITION, SEC. 3, T20N, R3E, PMM, CASCADE COUNTY, MT.

* * * * *

WHEREAS, the City of Great Falls has been petitioned to approve a Conditional Use Permit to allow for the establishment of a "Community Residential Facility, Type II" land use upon the property legally described as Lots 16-17, Block 9, Bloomingdale 1st Addition, Sec. 3, T20N, R3E, PMM, Cascade County, Montana (subject property); and,

WHEREAS, the subject property is presently zoned R-3 Single-family high density, wherein a "Community Residential Facility, Type II" land use is permitted upon receiving approval of a Conditional Use Permit; and,

WHEREAS, the proposed Conditional Use Permit for the establishment of a "Community Residential Facility, Type II" land use upon the subject property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF) Section 17.16.36.040; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on October 25th, 2022, to consider said Conditional Use Permit application and, at the conclusion of said hearing, passed a motion recommending a Conditional Use Permit for a "Community Residential Facility, Type II" land use be granted by the City Commission for the subject property, subject to the following conditions:

1. **Subsequent Modifications and Additions:** If, after establishment of the conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria found in OCCGF 17.16.36.040. If such proposed change would alter a finding, the proposal shall be submitted for

review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

2. **Expiration:** The Conditional Use Permit shall expire one year after the date of issuance, if a Certificate of Occupancy has not been issued. The Administrator may extend the expiration date by up to one year if substantial work is ongoing.
3. **Abandonment:** If the permitted conditional use ceases to operate for more than six months, the Conditional Use Permit shall expire.
4. **General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
5. **Acceptance of Conditions:** No zoning or building permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

WHEREAS, the City Commission having allowed for proper public notice, conducted a public hearing to consider said application, and considered the comments and recommendations made by the Zoning Commission.

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

That a Conditional Use Permit be granted for a “Community Residential Facility, Type II” land use at the property addressed as 1201 7th Avenue Northwest and legally described as Lots 16-17, Block 9, Bloomingdale 1st Addition, Sec. 3, T20N, R3E, PMM, Cascade County, Montana, conditioned upon the owner complying with the conditions listed herein; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that, pursuant to the Official Code of the City of Great Falls (OOCGF) 17.16.36.090, the permit shall be considered a covenant that runs with the land and shall be binding on all subsequent property owners. Additionally, pursuant to OOCGF 17.16.36.100, the Conditional Use Permit shall expire one (1) year after the date of issuance unless substantial work has commenced under the permit and continues in good faith to completion. If the Conditional Use is established, but ceases to operate for more than six (6) months, the Conditional Use Permit shall expire.

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

PASSED AND ADOPTED by the City Commission of the City of Great Falls,
Montana, on December 6th, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, Interim City Attorney

CONDITIONAL USE PERMIT - BASIS OF DECISION

The applicant is requesting the approval of a Conditional Use Permit (CUP) for a Community Residential Facility, Type II in the R-3 district.

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

The proposed Community Residential Facility Type II provides housing diversity and increased density in the core of the City and also takes advantage of existing street and utility infrastructure. More specifically, it is consistent with the following policies in the City's Growth Policy:

Soc1.4.1 - Work with the private sector and non-profits to increase housing opportunities in the City.

Soc1.6.1 – Ensure that community facilities are designed, constructed, and maintained as attractive social and environmental assets in the neighborhoods where they are located.

Phy4.1 – Encourage a balanced mix of land uses through-out the City.

Phy4.3 – Optimize the efficiency and use of the City's Public facilities and utilities.

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

The CUP will have no detrimental impact upon the health, safety, morals, comfort or general welfare. The subject property has been researched and reviewed by Planning, Engineering, Fire, and Building staff. As a Community Residential Facility, Type I has existed for so many years, any affects or concerns related to safety, parking, traffic, security, or access have been demonstrated to not negatively impact the surrounding area and should not adversely impact the community by adding four more residents. Additionally, because of the nature of the facility, there will actually be an increase in the safety and general welfare for a vulnerable population in the community.

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

While the majority of uses in the area are single-family, the subject parcel is only a few blocks from both the Northwest Bypass and 6th Street Northwest, both of which are high traffic streets with commercial development. The existing appearance of the residential structure on the lot looks very similar to existing nearby single-family structures. Parking will not be an issue due to the limited number of staff, and operation of the shelter which prohibits residents from having vehicles. Because of these factors, the conditional use will not adversely impact the use, enjoyment or property value of any property in the immediate vicinity.

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

The project will not impede the normal and ordinary development and improvement of

surrounding properties. All of the lots located north, south, east and west of the property are residentially zoned and are already developed. Adjacent property owners have been notified about the project and City staff has received no questions regarding project specifics. As of November 1, 2022, there have been no comments.

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

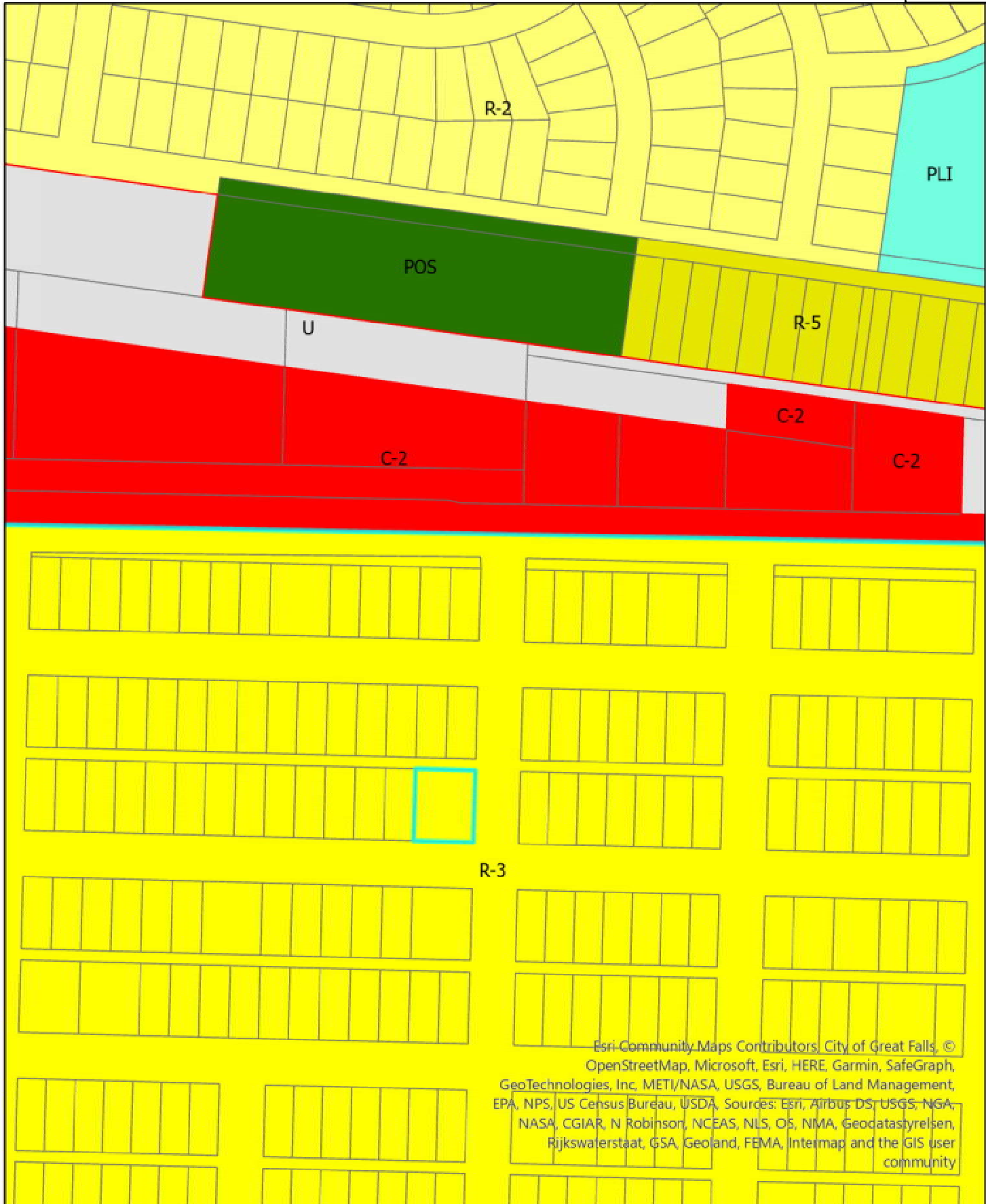
Adequate services and infrastructure are available to serve the Community Residential Facility, Type II. Water, sewer and paved roads already exist adjacent to the subject parcel.

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

The project will generate little daily traffic, and will have no discernible impact upon the area road network. Driveway access to the property is off 12th Street NW, although none of the residents are permitted to have any vehicles, and will not contribute to local traffic.

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

The lot is of sufficient size to comply with all applicable regulations in the City's Land Development Code and, more specifically, the R-3 Zoning District.





Zoning Map

1201 7th Ave NW

Agenda #12.

Legend

-  1201 7th Ave NW
-  Missouri River Youth & Shelter

1201 7th Ave NW

Missouri River Youth & Shelter

7th Ave NW

7th Ave NW 7th Ave NW

12th St NW

12th St NW



CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403 5021
406.455.8430 • WWW.GREATFALLSMT.NET

DEVELOPMENT APPLICATION

Missouri River Shelter Care
Name of Project:

Kairos Youth Services
Owner Name:

PO Box 3066 Great Falls, MT 59403
Mailing Address:

- Annexation by Petition: \$500
- Preliminary Plat, Major: \$1,500 + \$50/lot
- Final Plat, Major: \$1,500 + \$25/lot
- Minor Subdivision: \$1,250
- Zoning Map Amendment: \$2,000
- Conditional Use Permit: \$1,500
- Planned Unit Development: \$2,000
- Amended Plat, Non-administrative: \$1,000

406-727-0076
Phone:

snorton.kairos@outlook.com
Email:

Sherril Norton
Representative Name:

406-564-8004 cell
Phone:

snorton.kairos@outlook.com
Email:

PROPERTY DESCRIPTION / LOCATION:

116 & 17 9 First Addition
Mark/Lot: Section: Township/Block: Range/Addition: Addition

1207 7th Ave NW
Street Address:

ZONING:

LAND USE:

R1 R3 Group Hm (8) Group Hm (9-more)
Current: Proposed: Current: Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Property Owner's Signature: Date: 9/21/2022
Sherril Norton
Representative's Signature: Date:

Land Use Application Checklist

All applicants are required to complete and submit the Land Use Application, associated fee, checklist, and required material per the checklist for the proposed development. This fee is non-refundable whether the request is approved or not. No processing will be performed until this fee has been paid. The applicant will also be responsible for the costs associated with publishing the legal ad. Per the Official Code of the City of Great Falls (OCCGF) Title 17 - Land Development Code, applicants requesting any of the following developments noted in the chart below are required to have a pre-submittal meeting with City Staff. Further, when directed by the City, the applicant will be required to present the proposed development to the Neighborhood Council.

APPLICANT SHALL SUBMIT ALL INFORMATION THAT IS MARKED REQUIRED BY STAFF FOR A COMPLETE SUBMITTAL

Completeness Checklist		Req.	App.	Staff
Annexation by Petition	Annexation requires an aerial exhibit or an amended plat/certificate of survey of the property to be annexed. Applicant is also required to submit a narrative of the proposed use of the property to be annexed and the requested zoning to be established.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preliminary Plat, Major Subdivision	All major subdivisions require the approval of a preliminary plat. Submittal for the preliminary plat process also requires a narrative of the project as well as submittal of all information outlined in Table 1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final Plat, Major Subdivision	A final plat is required for each phase of a major subdivision. Submittal for final plat also requires submittal of all information outlined in Table 2. This information shall be submitted before the project will be put on an agenda for the Planning Advisory Board. Before a final plat can be recorded, all information noted in Table 2 must be approved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minor Subdivision	All minor subdivisions require a narrative of the project and a site plan showing compliance with the Development Standards as stated in the OCCGF as well as submittal information to show compliance with stormwater regulations (See Table 3), and a minor subdivision plat (See Table 2).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning Map Amendment	Zoning map amendments require an exhibit of all properties to be proposed for the rezone, a narrative explaining the reasons for the rezone request, as well as submittal information to show compliance with stormwater regulations (See Table 3).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditional Use Permit	A conditional use permit requires a narrative explaining the project and the reason for the request of a conditional use permit along with a site plan of the project (See Table 3).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned Unit Development	A planned unit development request requires the submittal of a narrative explaining the project and reason for the request of a planned unit development. The submittal also requires the applicant to provide requested development standards that differ from those put forth in the OCCGF, a site plan showing the requested standards, as well as submittal information to show compliance with stormwater regulations (See Table 3).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amended Plat, Non-Administrative	Any amended plat altering six or more lots is required per State Statute to be reviewed by the governing body. This submittal requires a narrative of the project and an amended plat (See Table 2 for requirements).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use Submittal Checklist - (continued)

APPLICANT SHALL SUBMIT ALL INFORMATION THAT IS MARKED REQUIRED BY STAFF FOR A COMPLETE SUBMITTAL

Table 1 - Preliminary Plat Checklist		Req.	App.	Staff
General Plat Requirements	Plat shall include all applicable items per Title 17 - Appendix A :			
	▪ Title Block - Title shall contain the words amended plat, subdivision, or certificate of survey (COS), the legal description, and the quarter section, section, township, range, principal meridian and county	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Name of owners, adjoining platted subdivision names, and adjoining COS numbers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ North arrow, scale and description of monuments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Legal description of boundary perimeters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All lots and blocks in the subdivision designated by number, the dimensions of each lot and block, the area of each lot, and the total acreage of all lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All streets, alleys, avenues, roads and highways; their widths and bearings; the width of all right-of-way; and the names of all streets, roads, and highways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ The location, dimensions and areas of all parks, common areas, and all other grounds dedicated for public use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Date of survey and purpose statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Show all phases if project is phased	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plans and Supplemental Information	One (1) hardcopy of all plans, all manuals, and one (1) electronic submittal via CD or thumb drive are to be submitted and contain the following items:	<input type="checkbox"/>	<input type="checkbox"/>
▪ Conceptual Plans for Public Infrastructure		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Preliminary Soils/Geotechnical Information		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Estimated Water and Wastewater Demands/Discharge		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Preliminary Drainage Plan(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Any Special Funding Proposal for Public Infrastructure		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Preliminary Easements		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Table 2 - Final Plat and Minor Subdivision Checklist		Req.	App.	Staff
General Plat Requirements	Plat shall include all applicable items per Title 17 - Appendix A and the Cascade County Clerk and Recorder Checklist:			
	▪ Title Block - Title shall contain the words amended plat, subdivision, or certificate of survey (COS), the legal description, and the quarter section, section, township, range, principal meridian and county	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Name of owners, adjoining platted subdivision names, and adjoining COS numbers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ North arrow, scale and description of monuments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Legal description of boundary perimeters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All lots and blocks in the subdivision designated by number, the dimensions of each lot and block, the area of each lot, and the total acreage of all lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All streets, alleys, avenues, roads and highways; their widths and bearings; the width of all right-of-way; and the names of all streets, roads, and highways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ The location, dimensions and areas of all parks, common areas, and all other grounds dedicated for public use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Date of survey and purpose statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ The signature and seal of the registered land surveyor responsible for the survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use Submittal Checklist - (continued)

APPLICANT SHALL SUBMIT ALL INFORMATION THAT IS MARKED REQUIRED BY STAFF FOR A COMPLETE SUBMITTAL

Table 2 - Final Plat and Minor Subdivision Checklist (cont.)		Req.	App.	Staff
Signatures and Certifications (continued)	Plat shall include all items per Title 17 - Appendix A and the Cascade County Clerk and Recorder Checklist in order to obtain the needed signatures for recording of the plat:			
	▪ Certification by the governing body that the final subdivision plat is approved, such certification shall include the acceptance of any dedicated land and improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ In the absence of full dedicated park land, a certification by the governing body waiving park dedication or accepting cash donation in lieu of dedication	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Certification by the applicable Planning Board that it has examined the subdivision plat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Signature of the landowner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Certification of the County Treasurer that all real property taxes and special assessments levied on the land to be subdivided have been paid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Approval statement from MDEQ and/or City-County Health Department or the Exemption stamp from City-County Health Department where subdivision is exempt from Montana Sanitation in Subdivisions Act (COSA or MFE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans and Supplemental Information	Three (3) hardcopies of all plans, one (1) copy of all manuals, and one (1) electronic submittal will be submitted and contain the following items (all plans and reports shall be prepared by a Montana licensed Professional Engineer):			
	▪ Final Plans and Specifications, including applicable sanitary sewer, storm drainage/grading, street, water and traffic control facilities,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Final Storm Drainage/Water Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Final Sanitary Sewer and Water Design Reports (Reports shall be prepared by in accordance with MDEQ requirements and standards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All other required Design Reports (i.e., traffic generation, geotechnical, pavement and roadway design)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Wastewater Industrial Pretreatment Survey for all developments except for projects containing only single or multi-family residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Copy of Letter certifying that the Developer will be responsible for the cost of full-time construction inspection services provided by the City Engineering Division or a Consultant Engineering firm. Check with City Engineering Division for inspections.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Original executed Easements for Public Infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use Submittal Checklist - (continued)

APPLICANT SHALL SUBMIT ALL INFORMATION THAT IS MARKED REQUIRED BY STAFF FOR A COMPLETE SUBMITTAL

Table 3 - Site Plan Checklist		Req.	App.	Staff
Site Plan Requirements	Site Plan shall include all applicable items per Title 17 - Appendix A :			
	▪ Title Block containing project name, developer and landowner name, north arrow, graphic scale, property boundaries, and acreage of subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Land Use/Development Standards tables with applicable information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Existing buildings and site amenities as applicable including; contours, wetlands, existing vegetation, water resources, floodplains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All proposed buildings and site features including, access drives, pedestrian facilities, parking, landscaping, and lighting per Title 17 requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ All proposed utilities and stormwater facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans and Supplemental Information	One (1) copy of all plans, all manuals, and one (1) electronic submittal via CD or thumb drive are to be submitted and contain the following items:			
	▪ Conceptual Plans for Public Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Preliminary Soils/Geotechnical Information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Estimated Water and Wastewater Demands/Discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Preliminary Drainage Plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Any Special Funding Proposal for Public Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Preliminary Easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

September 21, 2022

Kairos Youth Services is a non-profit organization since 1980, that operates a community-based Shelter/Group Home, we are located in Great Falls, MT. We offer youth the skills necessary to become productive members of our community. We serve 8 youth at a time that requires 24-7 care, the ages range from 10-18. We offer a safe place to transition in returning home or meeting other placement goals.

We assist the youth in developing his own- individualized goals that meet their unique and individual needs as we form a basic foundation of accountability, responsibility, integrity, respect and help build self-esteem. The Youth are placed in the homes by the Department of Health & Human Services, Youth Court Service, and Foster Care as a result of emotional, social, legal or family issues.

To ensure the safety of everyone involved we have alarms on all the windows and perform 15-minute bed checks during the night. We offer a safe and secure environment for our youth and community.

Kairos Youth Services, helps the youth achieve personal growth and success by helping each individual develop a strong sense of self, the importance of healthy relationships, building skills that they will use for the rest of their lives, and become a contributor to their community.

- a.) All youth are required to attend school. Our goal is that they all become High School Graduates. Some of the youth continue their education by attending College and/or Vo-Tech. We help them build life skills that will benefit them throughout their whole life's and improve the community as a whole.
- b.) Reinforce positive youth development strategies on forging relationships, with individuals, groups and community.
- c.) Our goal is to equip youth with the tools they need to succeed as they launch their professional lives and become contributing members of their communities.
- d.) One of Kairos Youth Services goals is to offer youth a future and help youth achieve self-sufficiency by helping with education, employment and training.
- e.) Youth are treated as individuals and encouraged to engage with their communities, schools, organizations, peer groups and families in ways that are both constructive and productive.
- f.) Kairos Youth Services is a United Way supported service, and with this partnership we are able to serve the community in offering, Stuff the Bus (collect school items for needy youth), clean-up parks, streets and individual yards. Shows youth the power of giving back to their community.

We are requesting to add one bedroom and one bathroom to existing home (remodel), so that we can add 4 more youth to our services. This is required per licensing with the State of Montana. A service that is greatly needed in our State.




























If you have any question's please, feel free to contact me at 406-727-0076 or cell 406-564-8004

Thank you,

Sherri Norton
Executive Director

Street View Map

Untitled layer

-  Space Shirts
-  Perrone Photography
-  Perrone Properties
-  Beauty in Flooring
-  Sumo Monkey
-  TJ Nails
-  Finest Floors of Brevard
-  Enchanted Spirit
-  Oceansports World
-  Oceansports World
-  Conway Veterinary Hospital
- 
- Bilt Surf Shop Retail/ Bilt Surfboard Rentals Lessons and Bike Rentals
-  Island Breakers Billiards
-  Graphic Details Inc.
- 
- Hayes Meats & Gourmet Foods
-  Jackson's Bistro
-  Fishy Bizness
-  Horizon Mini Storage Cocoa
- 
- Lightholder Building Contractors
-  Perrone Commercial
-  Perrone Village
-  Perrone Plaza
-  My VIP Auto Sales
- 
- PERRONE REALTY REFERRAL CO.
-  Lynk Mortgage Group
- 
- Treasure Island Resort Wear & Gifts
- 
- Celebration Suites



Google Maps 1200 7th Ave NW

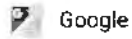


Image capture: Oct 2021 © 2022 Google



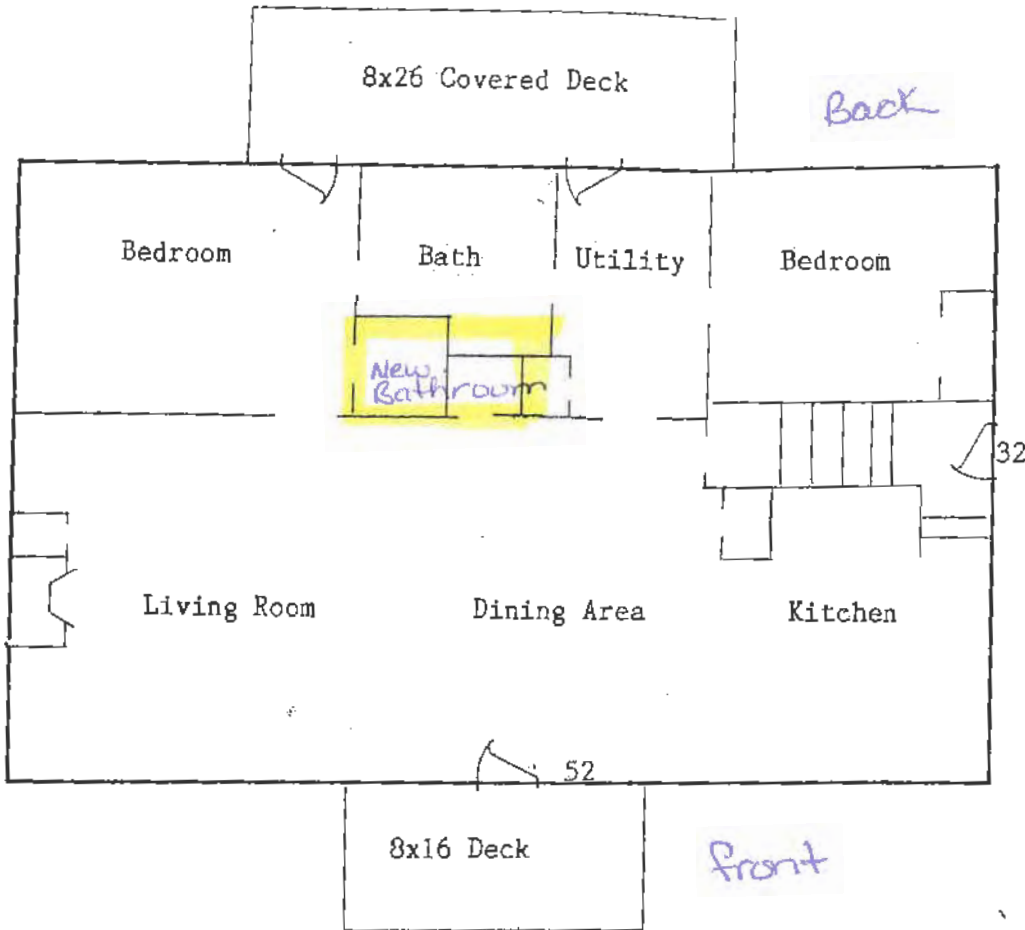
1207 7th Ave NW

Great Falls, Montana



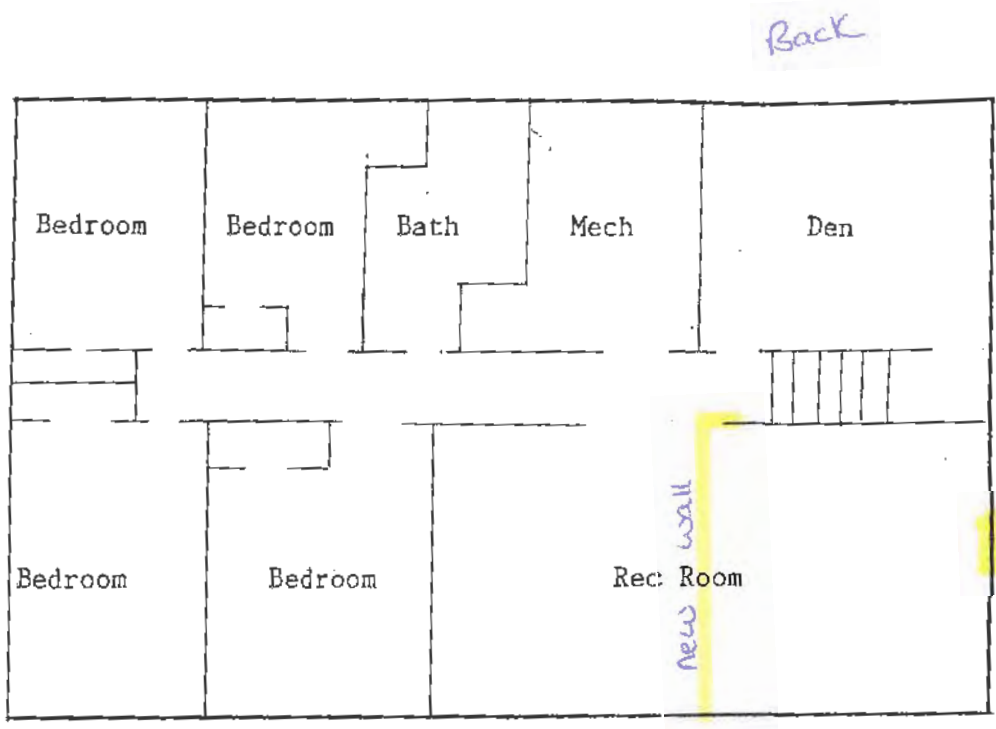
Street View - Oct 2021





MAIN LEVEL

7th Ave NW



BASEMENT

Front

12th Street NW

7th Ave NW



Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Amendment to the Intrastate Agreement for Centurylink Metro Ethernet Service

From: Information Technology Division

Initiated By: Administration Department

Presented By: Charles Anderson, Deputy City Manager

Action Requested: Approve Amendment to the Intrastate Agreement for Centurylink Metro Ethernet Service

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/deny) the Amendment to the Intrastate Agreement for Centurylink Metro Ethernet Service in the amount of \$74,178 per year for a 3-year term for the City’s network services.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends that the City Commission approve the Amendment to the Intrastate Agreement for Centurylink Metro Ethernet Services.

Summary: Approval of the Amendment to the Intrastate Agreement for Centurylink Metro Ethernet Services will continue to provide the City’s network bandwidth, fiber circuits and delivery of phone services.

Background: At its December 18, 2018 regular meeting, the City Commission approved a Master Services and Metro Ethernet Agreement in the amount of \$110,232 per year for a 3-year term with Centurylink for the City’s network services. Approval of the Amendment will renew the Agreement for another 3-year term and reduce the costs of fixed pricing by 5%. With Century Link being bought out by Lumen, a new contract for services was bargained for as 6 of the 9 active circuit prices were expiring.

Fiscal Impact: The Information Technology Division has budgeted for network services and are charged out via Internal Service Charges to applicable City departments.

Alternatives: The City Commission could deny the Amendment to the Intrastate Agreement for Centurylink Metro Ethernet Service. This would result in the continuation of a month to month Master

Services and Metro Ethernet Agreements with Centurylink at rates at multiples of what is currently charged.

Concurrences: This amendment has been coordinated with the Finance Department and the City Manager's office.

Attachments/Exhibits: None. Contract is confidential as it contains propriety information.



Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Change Order #1: Civic Center HR Remodel Project, OF 1750.1

From: Sylvia Tarman, ARPA Project Manager; Tom Hazen, Grants and Program Administrator; and Craig Raymond, Director of Planning and Community Development

Initiated By: Planning and Community Development

Presented By: Tom Hazen, Grants and Program Administrator

Action Requested: Approve Change Order #1

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/deny) Change Order #1 in the amount of \$23,432.55 and increase the total contract amount to \$649,932.55.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends that the City Commission approve Change Order #1.

Summary: After the initial design period for the HR Remodel project, HR staff identified additional items that needed to be included in the project to increase the capacity and functionality of the HR office, namely the enclosure/creation of an additional office space in the northwest corner of the HR Office.

Background: The HR Remodel Project was identified as a Tier 1 ARPA project by the City Commission at the April 5, 2022 meeting. The project went to bid in May of 2022, and the Commission approved the construction contract for Wadsworth Builders Company in the amount of \$626,500 in July of 2022.

Subsequent to the bid selection and issuance of notice of award, HR staff reviewed the designs put forth by the project architect, Cushing Terrell, and determined that personnel requirements necessitated enclosing an open space at the northwest corner of the HR Office space. Additionally, Cushing Terrell identified the need for increased electrical installation, insulation, and carpentry. Cushing provided design alterations, and Wadsworth has provided a construction estimate to account for this change in scope, in the amount of \$23,432.55. The scope of work for Change Order #1 is included in the attached construction estimate provided by Wadsworth.

Cushing-Terrell is also working on designs for two additional change orders. These change orders will include additional scope to procure and install HVAC units and mechanical/electrical installation to provide updated HVAC service in the HR office, City Manager’s Office, and the Prosecutor’s Office on

the 1st Floor. In light of the incremental process for ARPA project approval, the most effective and efficient design/construction approach was not evident until the RTU project design/engineering was well underway. These changes will essentially take scope away from the upcoming RTU project, and place it under the HR remodel, as it is prudent to undertake these upgrades in conjunction with the ongoing HR remodel in order to mitigate installation costs.

Conclusion – This Change Order will satisfy the staff need for an additional office space and optimize the available space in the HR Office footprint. Therefore, staff recommends approval of Change Order #1.

Fiscal Impact: This will increase the overall project budget from \$626,500 to \$649,932.55, and will be funded from the ARPA allocation.

Alternatives: The City Commission could vote to decline the Change Order and continue with the original designs provided by Cushing Terrell.

Concurrences: Representatives of the Planning and Community Development, HR, and Finance Departments have coordinated in development of this proposal.

Attachments/Exhibits:

Change Order #1 Supplementary documentation from Cushing-Wadsworth

AIA[®] Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> City of Great Falls - Human Resource Renovation 2 Park Drive South Great Falls, MT 59401	CONTRACT INFORMATION: Contract For: CITYGFCC_HR Date: November 7, 2022	CHANGE ORDER INFORMATION: Change Order Number: 01 Date: November 15, 2022
OWNER: <i>(Name and address)</i> City of Great Falls PO Box 5021 Great Falls, MT 59403	ARCHITECT: <i>(Name and address)</i> Cushing Terrell 219 2 nd Ave S Great Falls, MT 59405	CONTRACTOR: <i>(Name and address)</i> Wadsworth Builders Company, Inc. 4601 2 nd Ave N Great Falls, MT 59405

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

- Electrical subcontractor \$4,720
- Flooring Subcontractor \$ 717.20
- Millwork Supplier \$ 820.00
- Insulation Subcontract \$ 150.00
- Door & Hardware Supplier \$ 2,561
- Wall Covering Subcontract \$7,176
- Painting Subcontract \$1,000
- Glass Subcontractor \$ 389.75
- General Carpentry and Framing \$2,345

The original Contract Sum was	\$ 626,500.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 626,500.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 23,432.55
The new Contract Sum including this Change Order will be	\$ 649,932.55

The Contract Time will be increased by Seven (7) days.
The new date of Substantial Completion will be March 21, 2023

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Cushing Terrell</u> ARCHITECT <i>(Firm name)</i>	<u>Wadsworth Builders Company, Inc.</u> CONTRACTOR <i>(Firm name)</i>	<u>City of Great Falls</u> OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
<u>Anthony Houtz, AIA</u> PRINTED NAME AND TITLE	<u>Riley Wadsworth</u> PRINTED NAME AND TITLE	<u>Greg Doyon, City Manager</u> PRINTED NAME AND TITLE
<u>11-7-2022</u> DATE	<u>11-7-2022</u> DATE	<u>11-7-2022</u> DATE

AIA Document G701™ – 2017. Copyright © 1979, 1987, 2000, 2001 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was produced by AIA software at 18:39:53 ET on 11/07/2022 under Order No.3104237214 which expires on 08/14/2023, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org. (3B9ADA48)

Cushing Terrell

11.03.2022

Craig Raymond
City of Great Falls
PO Box 5021
Great Falls, MT 59403

RE: CITYGFCC_HR Project, PR-01

Dear Mr. Raymond,

Following the bid, the City requested that an additional enclosed office be created within the Human Resource Suite that was previously indicated to be an open office. This change order includes costs to implement that additional office and also includes accommodations for electrical coordination with the final furniture selections.

Please find attached the pricing quotes from the contractor Wadsworth Construction for the work involved in the requested changes as well as the original and revised floor plans for the PR-01 for the Human Resource Tenant Improvement Project.

Thank you,

Jennisse Waters
Design Professional, Cushing Terrell



WADSWORTH BUILDERS COMPANY, INC.

PR-01 PRICING

Cost Proposal #1

CTA Inc. dba Cushing Terrell
 Attn: Anthony Houtz
 219 2nd Ave S
 Great Falls, MT 59405

September 27, 2022

RE: City of Great Falls Human Resource Renovation

Dear Tony,

Please see Cost Proposal #1 for changes noted in PR-01 below.

Electrical Subcontractor:	\$ 4,720.00
Flooring Subcontractor:	\$ 717.40
Millwork Supplier:	\$ 820.00
Insulation Subcontractor:	\$ 150.00
Doors & Hardware Supplier:	\$ 2,561.00
Wall Covering Subcontractor:	\$ 7,176.00
Painting Subcontractor:	\$ 1,000.00
Glass Subcontractor:	\$ 389.75
General Carpentry/Framing:	<u>\$ 2,345.00</u>
	\$ 19,879.15
Gross Receipts Tax @ 1%:	\$ 198.79
Bonds @ 1.5%:	<u>\$ 298.19</u>
	\$ 20,376.13
Profit and Overhead @ 15%:	<u>\$ 3,056.42</u>
Total Change Proposal:	<u>\$ 23,432.55</u>

Respectfully,

Colton Fatz, Vice President
 Wadsworth Builders Company, Inc.

406.761.5033

Fax: 406.454.0046

Colton Fatz

From: Herman <eecinc33@gmail.com>
Sent: Monday, September 19, 2022 3:22 PM
To: Colton Fatz
Subject: RE: Human Resource Proposal Request #1

Colton,

E 201 add 1 OCC2 sensor and split lighting for hallway \$320.00

E301 Add 24 duplex receptacles, add 4 quad receptacles, 4 data and 2 wire mold fed receptacles. \$4,400.00

Total = \$4720.00

From: Colton Fatz <colton@wadsworthbuilders.com>
Sent: Monday, September 19, 2022 1:51 PM
To: Herman <eecinc33@gmail.com>
Subject: RE: Human Resource Proposal Request #1

Herman,

How are you coming? I have got to get this submitted to them. Thanks

Colton Fatz

Vice President

WADSWORTH BUILDERS Co., INC.

4601 2nd Ave N
 Great Falls MT 59405
 406.761.5033
 406.454.0046 fax

Colton@WadsworthBuilders.com

From: Herman <eecinc33@gmail.com>
Sent: Friday, September 16, 2022 9:56 AM
To: Colton Fatz <colton@wadsworthbuilders.com>
Subject: RE: Human Resource Proposal Request #1

Yes, sorry I will get on it. I had a surgery and just got back in the office.

Herman

From: Colton Fatz <colton@wadsworthbuilders.com>
Sent: Thursday, September 15, 2022 2:32 PM
To: Herman <eecinc33@gmail.com>
Subject: Human Resource Proposal Request #1

Herman,

Did you get a chance to look this over and get a cost together? I really need to get this proposal back to them ASAP. Thanks

Colton Fatz

From: Joshua Clendenning <josh@fischerfcf.com>
Sent: Thursday, September 15, 2022 1:26 PM
To: Colton Fatz
Subject: Re: FW: CITYGFCC_HR: PR-01

Colton,

Yes I did get a chance and was going to email you. I just have been so busy I have not had that chance. The changes affect the amount of wall base on the job and add a little bit of carpet tile due to waste. The additional work will increase the bid I submitted by \$717.40 dollars. So the total bid would be \$26,406.40.

I have also been meaning to ask you about the contact I have been having with the architect on this project. They have been asking about the tile and what other patterns can be used. The person from HR in Great Falls can not find something they like. I told them that if they can not find a color in the pattern I priced that we will have to do a change order. I just wanted to keep you in the loop. Please let me know if you have any questions. Thank you!

Joshua Clendenning
Account Manager
406.839.4778



On Thu, Sep 15, 2022 at 12:43 PM Colton Fatz <colton@wadsworthbuilders.com> wrote:

Josh,

Did you get a chance to look this over?

Colton Fatz

Vice President

WADSWORTH BUILDERS CO., INC.

4601 2nd Ave N

Great Falls MT 59405

406.761.5033

406.454.0046 fax

Colton@WadsworthBuilders.com



400 HUFFMAN AVENUE • GREAT FALLS, MT 59404 • (406)453-4711 • FAX (406)453-1851

SEPTEMBER 9, 2022

WADSWORTH BUILDERS
4601 2ND AVE. N.
GREAT FALLS, MT 59401
PHONE (406) 761-5033
FAX (406) 454-0046

ATTN: COLTON

RE: CITY OF GREAT FALLS HUMAN RESOURCE RENOVATION PR#01

Dear Colton,

We are pleased to provide a price for the following:

**Add relite 215-1 and add door casing at 215-1 ----- \$820.00

NOTE: Trim and relites prefinished and delivered to jobsite.

Thank you,
John Einan Estimator,
Moderne Cabinet

Colton Fatz

From: Kelly Friede <kelly@klinefeltersinsulation.com>
Sent: Tuesday, September 13, 2022 2:38 PM
To: Colton Fatz
Subject: Re: FW: CITYGFCC_HR: PR-01

Ok, I was thinking they were just moving a wall. If it is 15 x 9 foot tall it will add \$150 for R11 batts.
Thanks
Kelly

On Tue, Sep 13, 2022 at 1:09 PM Colton Fatz <colton@wadsworthbuilders.com> wrote:

Kelly,

- There is a new added 15' long wall that requires 3" batt insulation???

Colton Fatz

Vice President

WADSWORTH BUILDERS Co., INC.

4601 2nd Ave N

Great Falls MT 59405

406.761.5033

406.454.0046 fax

Colton@WadsworthBuilders.com

From: Kelly Friede <kelly@klinefeltersinsulation.com>
Sent: Tuesday, September 13, 2022 9:11 AM
To: Colton Fatz <colton@wadsworthbuilders.com>
Subject: Re: FW: CITYGFCC_HR: PR-01

Colton,

We should be ok with our pricing.

Thanks,



330 Skyway Blvd.
Belgrade, MT 59714

Phone # (406) 388-7995
Fax # (877) 732-5053

BID SHEET

DATE: 9/8/2022

EMAIL:

QUOTE TO: WADSWORTH BUILDERS

JOB DESCRIPTION: CITY OF GREAT FALLS HUMAN RESOURCE IMP.

JOB LOCATION: GREAT FALLS, MT

ADDENDUM SEEN: 0

BID DUE:

SECTION:	ITEM:	BID PRICE:
----------	-------	------------

PR#1

ADD DOOR NUMBER 215

ADD WOOD FRAME

ADD WOOD SIDE LITE

ADD HARDWARE GROUP #1

TOTAL ADD: \$2,561.00

THANKS,

DAN



PREMIERE WALL SYSTEMS

TAX ID # 81-1130486 • PHONE 406-761-1172 • FAX 406-866-0877
P.O. BOX 509 • BLACK EAGLE, MT 59414

PROPOSAL SUBMITTED TO Wadsworth Builders		PHONE	DATE 9/9/22
STREET		JOB NAME City of GF PR-01	
CITY, STATE, ZIP		JOB LOCATION	
ARCHITECT	DATE	JOB PHONE	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

1. Supply & hang PR-01-\$3,840.00
2- Tape & Finish PR-01-\$2,400.00
OH&P-\$936.00
TOTAL-\$7,176.00

WE PROPOSE: hereby to furnish materials and labor - complete in accordance with the above specifications, for the sum of:
Seven thousand one hundred seventy six dollars. _____ Dollars (\$ 7,176.00)

All materials guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

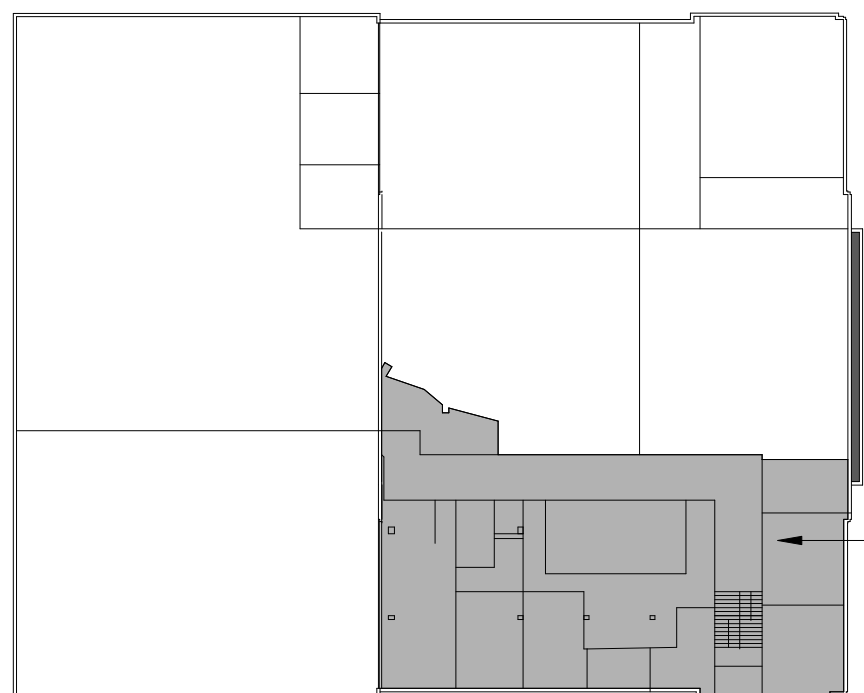
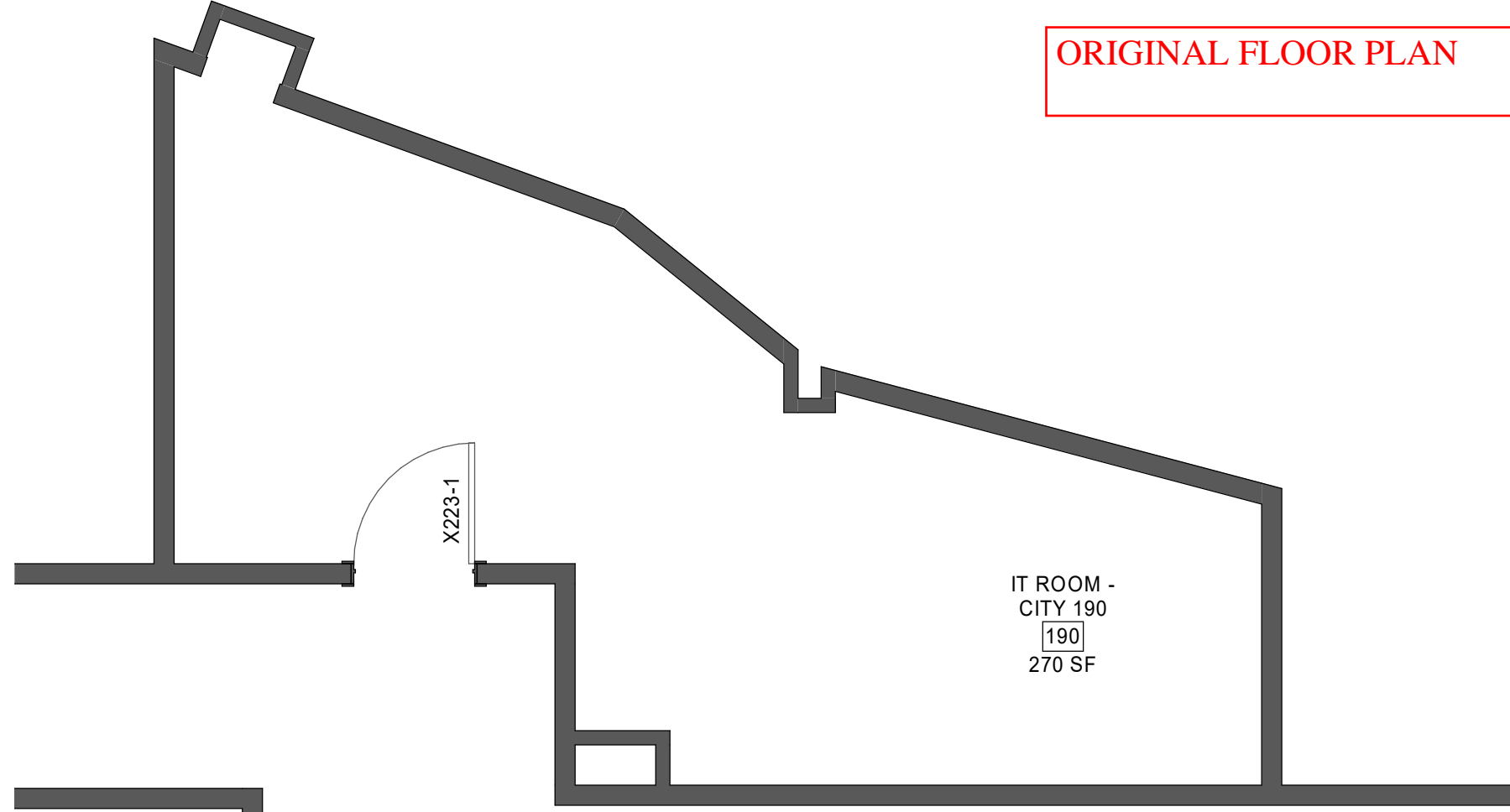
Note: This Proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance _____ Signature _____

ORIGINAL FLOOR PLAN



SECOND FLOOR KEY PLAN

NO SCALE
NORTH REF

SHADED AREA INDICATES PROJECT WORK AREA

GENERAL NOTES

- A. ALL WALL SIGNS, ROOM SIGNS TO BE REMOVED. EXIT SIGNS TO REMAIN.
- B. GREY INDICATES TO REMAIN.
- C. DASHED INDICATED TO BE REMOVED.

RENO NOTES

- A. ELECTRICAL WIRING SHOULD BE LOCATED WITHIN FURRED OR FRAMED WALLS WHEREVER POSSIBLE.

WALL TYPE LEGEND

SCALE: 1" = 1'-0"

- GENERAL WALL TYPE NOTES:**
- A. SEE INTERIOR ELEVATIONS (SHEET A801) AND FINISH SCHEDULE (SHEET A501) FOR WALL FINISHES.
 - B. PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS.
 - C. EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE

INTERIOR WALL TYPES

SCALE: 3/4" = 1'-0"

INTERIOR 3-5/8" NR SOUND WALL

- 5/8" GYP BD
- 3-5/8" METAL STUDS @ 16" O.C.
- 3" SOUND BATT INSULATION
- 5/8" GYP BD

INTERIOR 3-5/8" WALL

- STC = 50-54
- GA FILE #WP1052

- 1/2" GYP BD
- 5/8" GYP BD
- 3" SOUND BATT INSULATION
- 3-5/8" METAL STUDS @ 16" O.C.
- 5/8" GYP BD

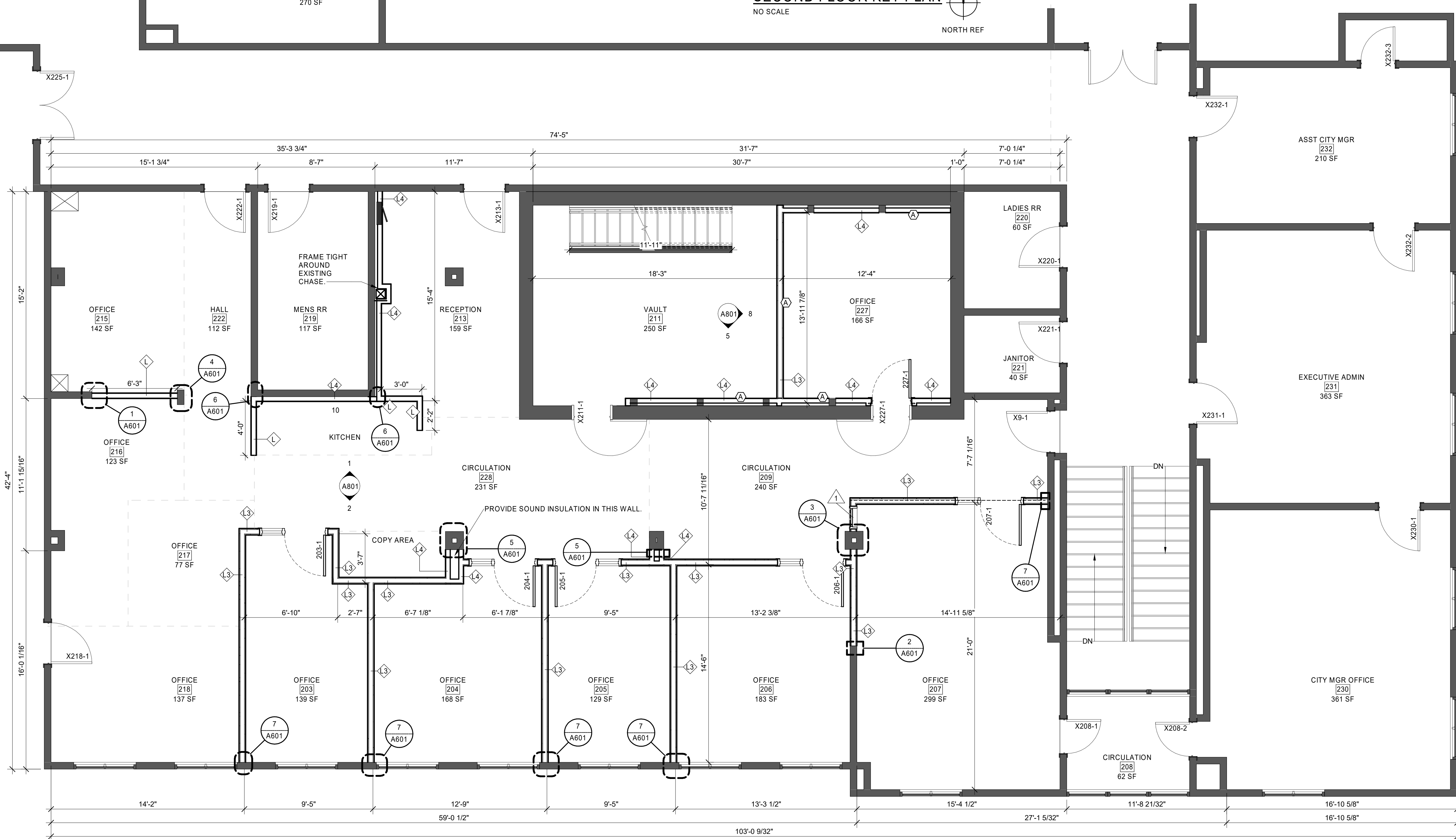
INTERIOR 3-5/8" SOUND WALL

- STC = 55-59
- GA FILE #WP1522

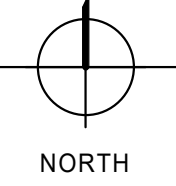
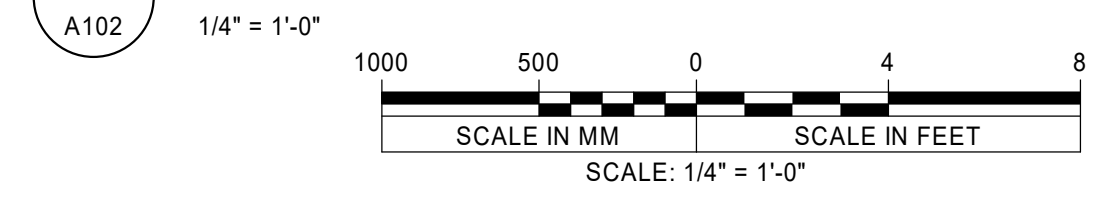
- 1/2" GYP BD
- 5/8" GYP BD
- 3-5/8" METAL STUDS @ 16" O.C.
- 3" SOUND BATT INSULATION
- 5/8" GYP BD
- 1/2" GYP BD

INTERIOR FURING

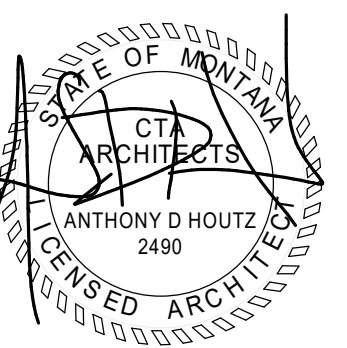
- 5/8" GYP BD
- 3-5/8" METAL STUDS @ 16" O.C.
- 1/2" AIR SPACE



SECOND FLOOR - RENO



CITYGFCC HR
CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT



© 2021 | ALL RIGHTS RESERVED
100% BID DOCUMENT

12.20.2021
PROJECT# | CITYGFCC_HR
DESIGNED BY | J.L. WATERS
DRAWN BY | J.L. WATERS
REVISIONS

100% BID DOCUMENTS

SECOND FLOOR RENO

A102

GENERAL NOTES

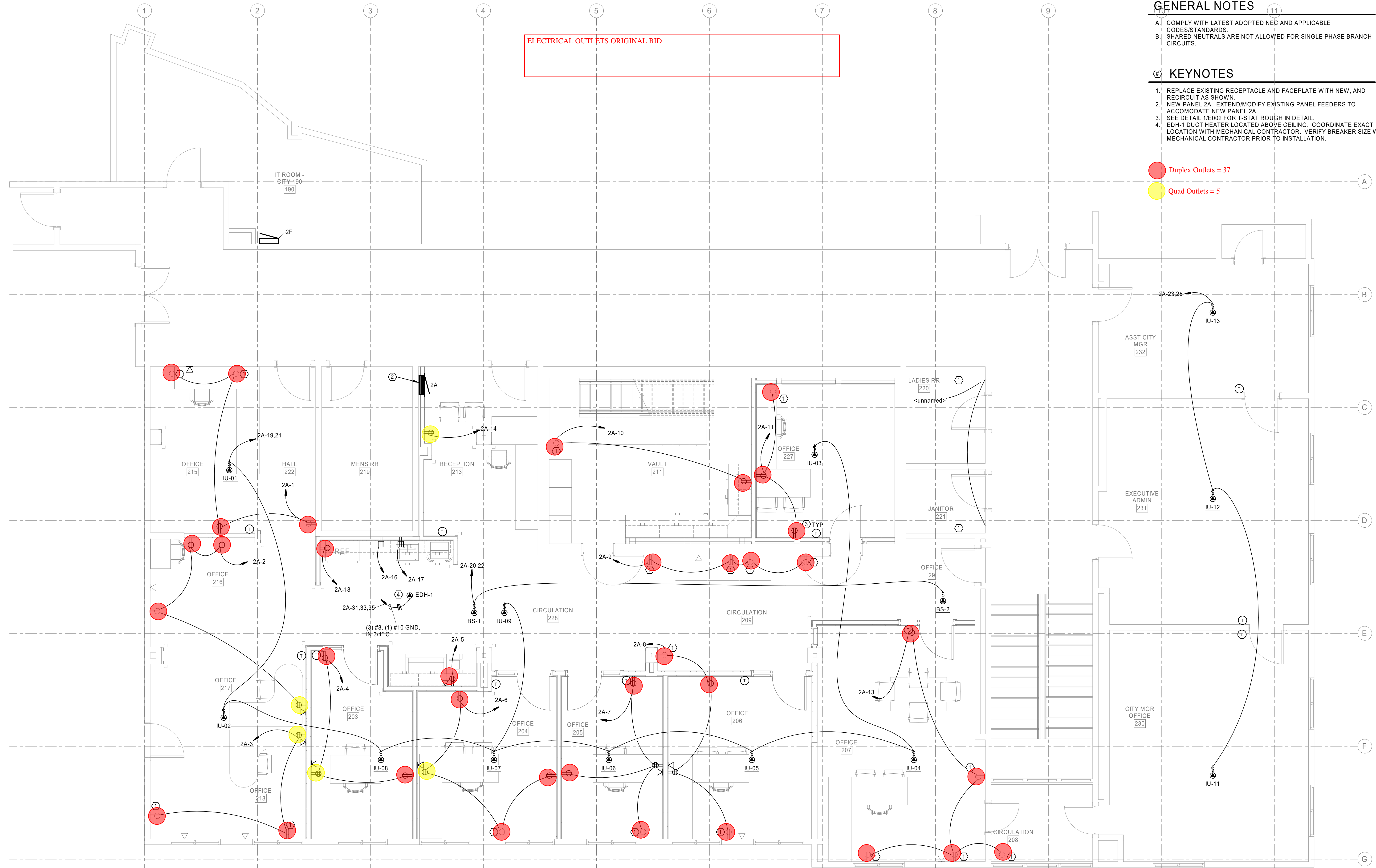
- A. COMPLY WITH LATEST ADOPTED NEC AND APPLICABLE CODES/STANDARDS.
- B. SHARED NEUTRALS ARE NOT ALLOWED FOR SINGLE PHASE BRANCH CIRCUITS.

KEYNOTES

1. REPLACE EXISTING RECEPTACLE AND FACEPLATE WITH NEW, AND REWIRING AS SHOWN.
2. NEW PANEL 2A. EXTEND/MODIFY EXISTING PANEL FEEDERS TO ACCOMMODATE NEW PANEL 2A.
3. SEE DETAIL 11E002 FOR T-STAT ROUGH IN DETAIL.
4. EDH-1 DUCT HEATER LOCATED ABOVE CEILING. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR. VERIFY BREAKER SIZE WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.

- Duplex Outlets = 37
- Quad Outlets = 5

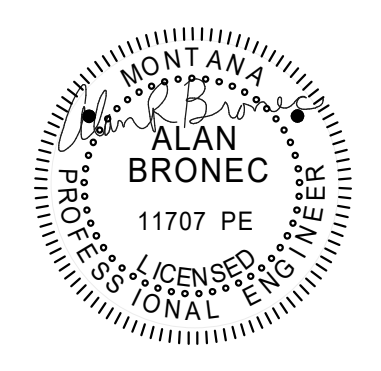
ELECTRICAL OUTLETS ORIGINAL BID



1 SECOND FLOOR - RENO POWER PLAN
 E301 1/4" = 1'-0"
 SCALE IN MM: 1000 500 0 4 8
 SCALE IN FEET: 1/4" = 1'-0"



CITYGF_HR
 CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT



© 2021 | ALL RIGHTS RESERVED

100% BID SET

12.20.2021
 PROJECT# | CITYGFCC_HR
 DESIGNED BY | JONES
 DRAWN BY | GALLI
 REVISIONS

SECOND FLOOR - RENO POWER PLAN

GENERAL NOTES

- A. COMPLY WITH LATEST ADOPTED NEC AND APPLICABLE CODES/STANDARDS.
- B. SHARED NEUTRALS ARE NOT ALLOWED FOR SINGLE PHASE BRANCH CIRCUITS.

KEYNOTES

1. REPLACE EXISTING RECEPTACLE AND FACEPLATE WITH NEW, AND RE-CIRCUIT AS SHOWN.
2. NEW PANEL 2A. EXTEND/MODIFY EXISTING PANEL FEEDERS TO ACCOMMODATE NEW PANEL 2A.
3. SEE DETAIL 11E002 FOR T-STAT ROUGH IN DETAIL.
4. EDH-1 DUCT HEATER LOCATED ABOVE CEILING. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR. VERIFY BREAKER SIZE WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
5. SURFACE MOUNT DEVICE ON EXISTING WALL. PROVIDE WIREMOLD FOR CIRCUITING TO ADJACENT RECEPTACLE.
6. COORDINATE MICROWAVE RECEPTACLE WITH ARCHITECT PRIOR TO ROUGH-IN.

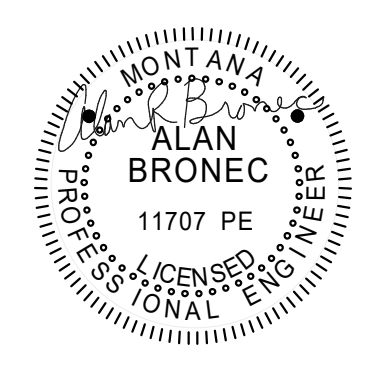
- Duplex Outlets = 37
- Quad Outlets = 5
- NEW OUTLETS FOR PR-01 = 22

ELECTRICAL OUTLETS PR-01



1 SECOND FLOOR - RENO POWER PLAN
E301 1/4" = 1'-0"

CITYGF_HR
 CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT



© 2021 | ALL RIGHTS RESERVED

100% BID SET

12.20.2021
 PROJECT# | CITYGFCC_HR
 DESIGNED BY | JONES
 DRAWN BY | GALLI
 REVISIONS
 2 07.22.2022 PR-01

SECOND FLOOR - RENO POWER PLAN

E301



Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*

City of Great Falls
Human Resource Renovation

CONTRACT INFORMATION:

Contract For: GC/CM Services
Date: July 5, 2022

Architect's Project Number:

CITYGFCC_HR

Proposal Request Number: 01

Proposal Request Date: July 22, 2022

OWNER: *(name and address)*

City of Great Falls
Great Fall, MT 59405

ARCHITECT: *(name and address)*

Cushing Terrell
219 2nd Avenue South
Great Falls, MT 59405

CONTRACTOR: *(name and address)*

Wadsworth Construction
Great Falls, MT 59403

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Five (5) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

This PR is to add a wall, move a wall and revise electrical and data with respect to new furniture layouts.

ARCH

A102 - Added wall in office area 215. Added door 215-1.

Moved walls in and up in Copy Area - redimensioned.

A601 - Added Door 215-1 to door schedule.

A801 - Revised the middle cabinet to 2'-2" from 2'-6".

A901 Modified reflected ceiling plan to accommodate new office 215. Added header.

INT

I101 - Added Interior Furniture plan sheet

ELEC

E201 - Added occupancy sensor switch in Office 215 and adjust fixture locations in Office 215 and Hall 222.

E301 - Revised/Added receptacles and data outlets to coincide with revised furniture layout.

MECH

M102 - SECOND FLOOR HVAC REMODEL PLAN

1. Recentered indoor unit IU-01 in room space and moved corresponding duct, refer lines, and condensate drain.

2. Moved IU-02 with its corresponding duct, refer lines, and condensate drain.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Anthony Houtz, AIA

PRINTED NAME AND TITLE

GENERAL NOTES

- A. ALL WALL SIGNS, ROOM SIGNS TO BE REMOVED. EXIT SIGNS TO REMAIN.
- B. GREY INDICATES TO REMAIN.
- C. DASHED INDICATED TO BE REMOVED.

RENO NOTES (X)

- A. ELECTRICAL WIRING SHOULD BE LOCATED WITHIN FURRED OR FRAMED WALLS WHEREVER POSSIBLE.

WALL TYPE LEGEND

SCALE: 1" = 1'-0"

- GENERAL WALL TYPE NOTES:**
- A. SEE INTERIOR ELEVATIONS (SHEET A801) AND FINISH SCHEDULE (SHEET A501) FOR WALL FINISHES.
 - B. PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS.
 - C. EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE

INTERIOR WALL TYPES

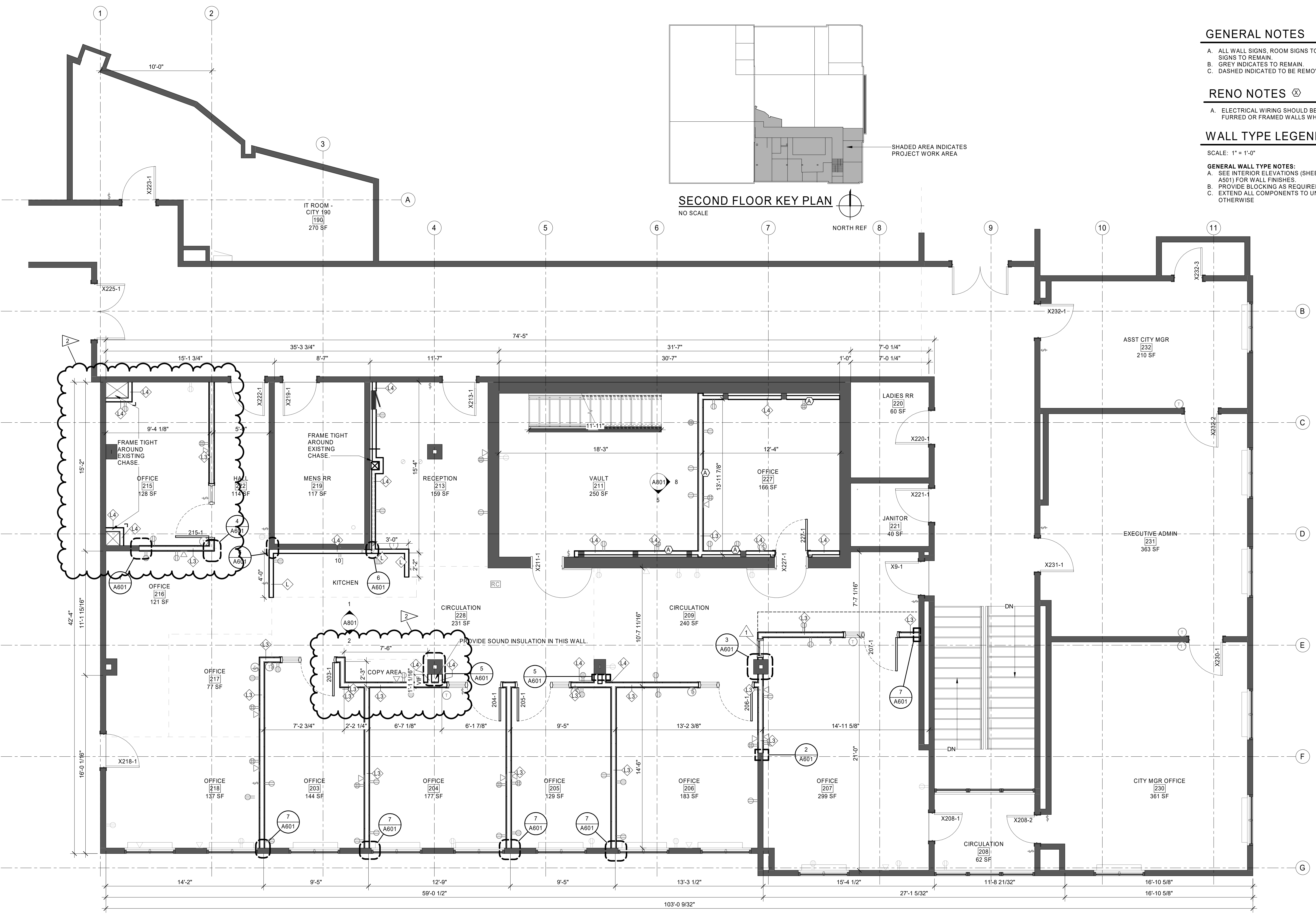
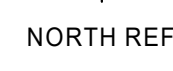
SCALE: 3/4" = 1'-0"

- INTERIOR 3-5/8" NR SOUND WALL**
5/8" GYP BD
3-5/8" METAL STUDS @ 16" O.C.
3" SOUND BATT INSULATION
5/8" GYP BD
- INTERIOR 3-5/8" WALL**
STC = 50-54
GA FILE #WP1052
1/2" GYP BD
5/8" GYP BD
3" SOUND BATT INSULATION
3-5/8" METAL STUDS @ 16" O.C.
5/8" GYP BD
- INTERIOR 3-5/8" SOUND WALL**
STC = 55-59
GA FILE #WP1522
1/2" GYP BD
5/8" GYP BD
3-5/8" METAL STUDS @ 16" O.C.
3" SOUND BATT INSULATION
5/8" GYP BD
1/2" GYP BD
- INTERIOR FURRING**
5/8" GYP BD
3-5/8" METAL STUDS @ 16" O.C.
1/2" AIR SPACE

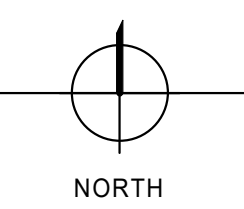
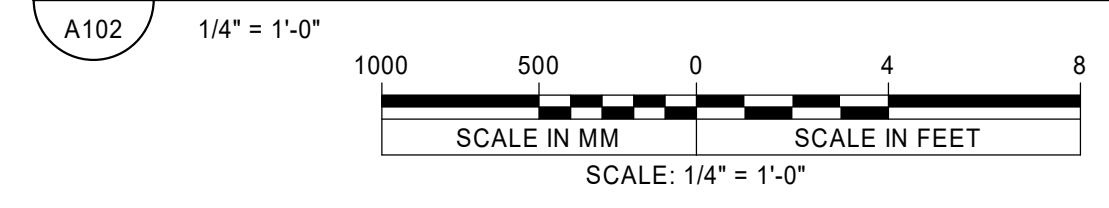


SECOND FLOOR KEY PLAN

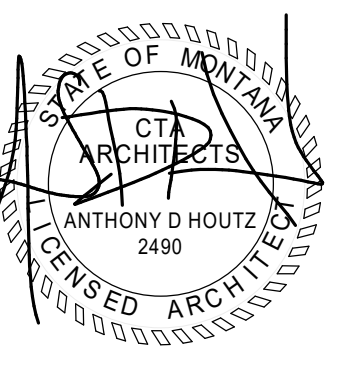
NO SCALE



1 SECOND FLOOR - RENO



CITYGFCF HR
CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT



© 2021 | ALL RIGHTS RESERVED

100% BID DOCUMENT

12.20.2021
PROJECT# | CITYGFCF_HR
DESIGNED BY | J.L. WATERS
DRAWN BY | J.L. WATERS
REVISIONS
2 07.22.2022 PR-01

100% BID DOCUMENTS

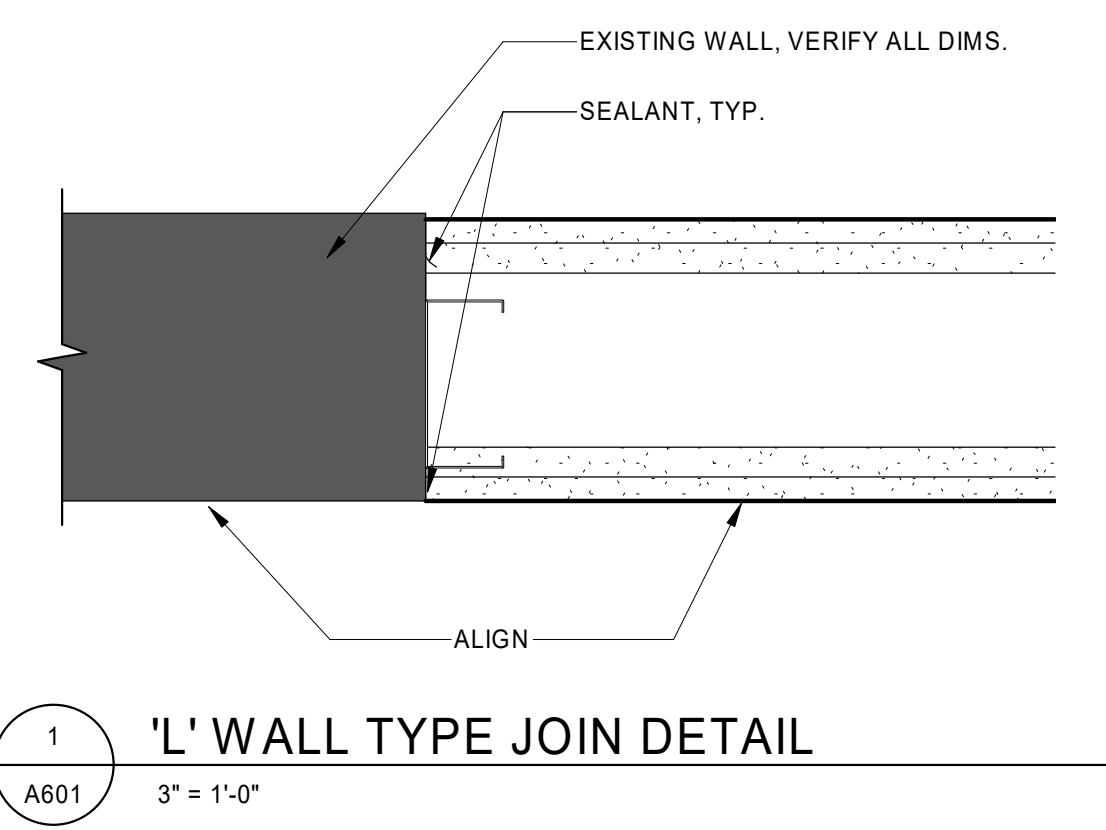
SECOND FLOOR RENO

A102

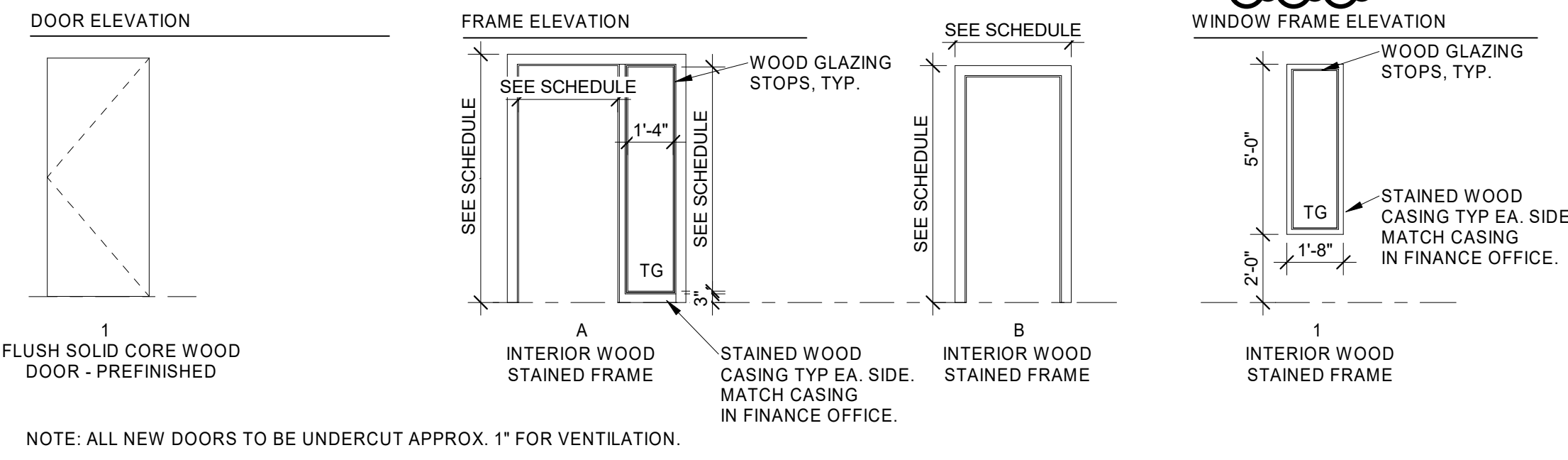
DOOR, FRAME AND HARDWARE SCHEDULE										
DOOR NUMBER	ROOM NUMBER	ROOM NAME	DOOR			MATERIAL	GLAZE	FRAME	HARDWARE	
			W	H	T				MATERIAL	GROUP
203-1	203	OFFICE	3'-0"	6'-8"	1 3/4"	SW	T	A	WOOD	1
204-1	204	OFFICE	3'-0"	6'-8"	1 3/4"	SW	T	A	WOOD	1
205-1	205	OFFICE	3'-0"	6'-8"	1 3/4"	SW	T	A	WOOD	1
206-1	206	OFFICE	3'-0"	6'-8"	1 3/4"	SW	T	A	WOOD	1
207-1	207	OFFICE	3'-0"	6'-8"	1 3/4"	SW	T	A	WOOD	1
215-1	215	OFFICE	3'-0"	6'-8"	1 3/4"	SW	T	A	WOOD	1
227-1	227	OFFICE	3'-0"	6'-8"	1 3/4"	SW	T	A	WOOD	1

- DOOR HARDWARE ABBREVIATIONS**
- AL ALUMINUM
 - HM HOLLOW METAL
 - IN 1" INSULATED TEMPERED GLAZING
 - T 1/4" TEMPERED GLAZING
 - SW SOLID WOOD
 - CLAD ALUMINUM CLAD WOOD
 - WOOD WOOD
 - (MK) MCKINNEY MFG.
 - (SC) SCHLAGE LOCK CO.
 - (VO) VON DUPRIN
 - (LC) LCN CLOSERS
 - (TR) TRIMCO MFG.
 - (PE) PEMKO MFG.

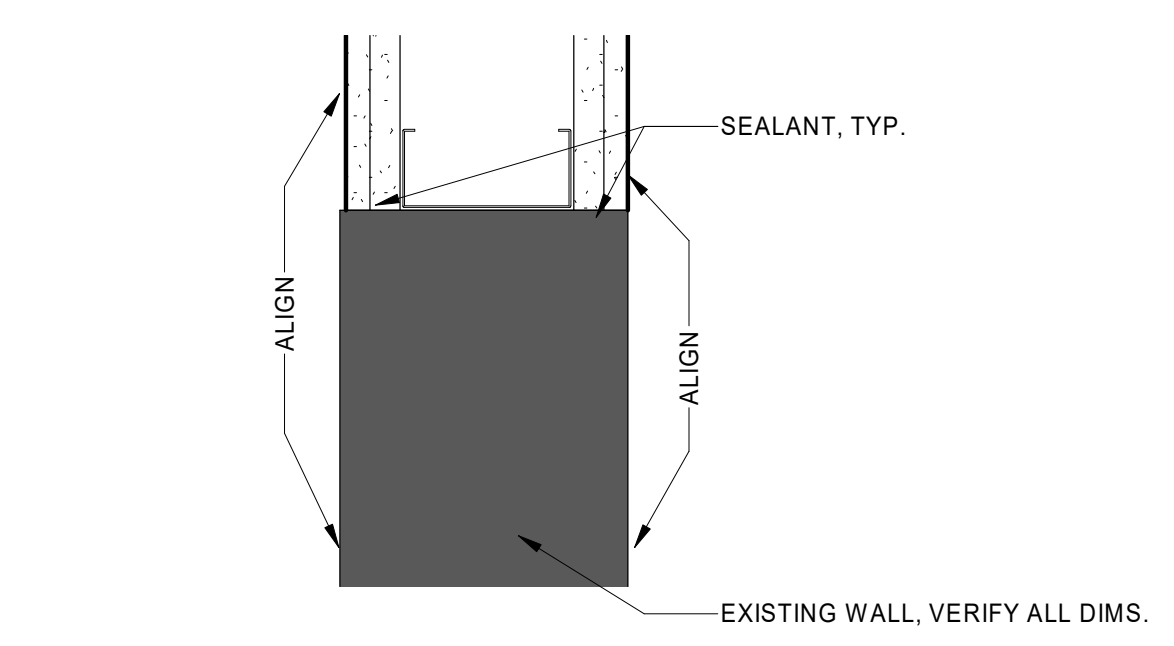
- DOOR HARDWARE GROUPS**
- HARDWARE GROUP #1 - OFFICE**
- | | | |
|-----------|----------------------------|-----------------|
| 3 EA (MK) | FULL-MORTISE HINGES | TA2714 |
| 1 EA (SC) | OFFICE LOCKSET & STRIKE | ND53-ATH (F109) |
| 1 EA (PE) | PERIMETER WEATHERSTRIPPING | S88D |
| 1 EA (TR) | WALL STOP | 1270 |



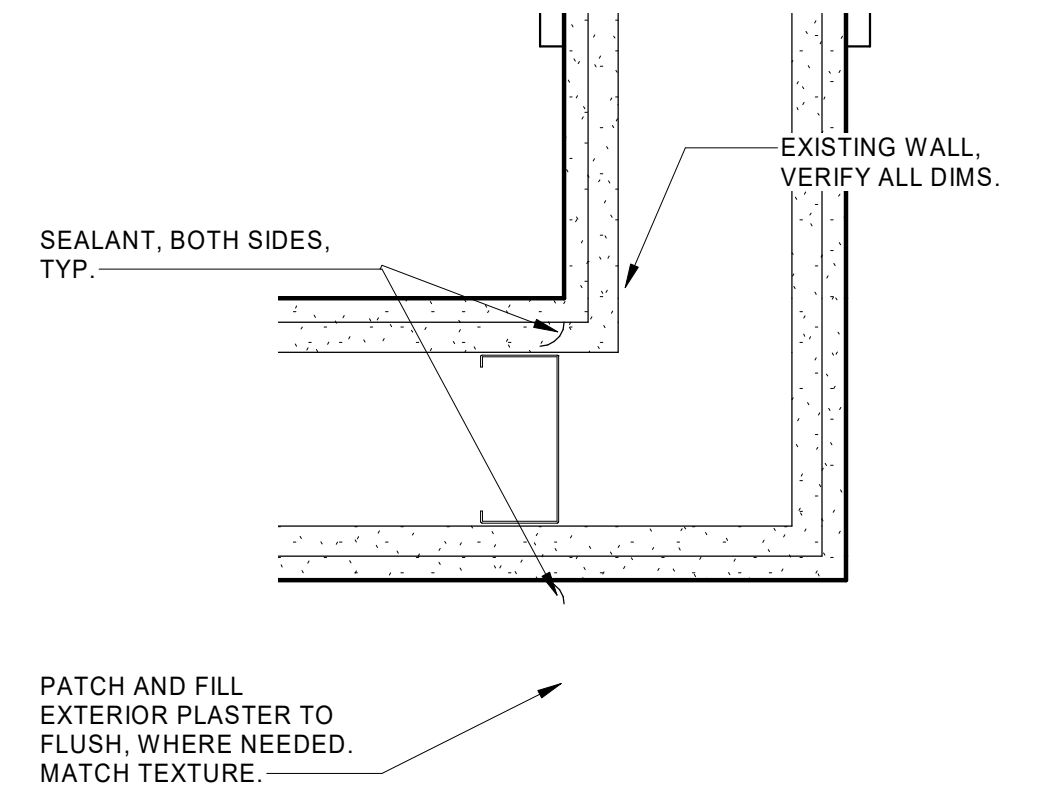
1 'L' WALL TYPE JOIN DETAIL
A601 3" = 1'-0"



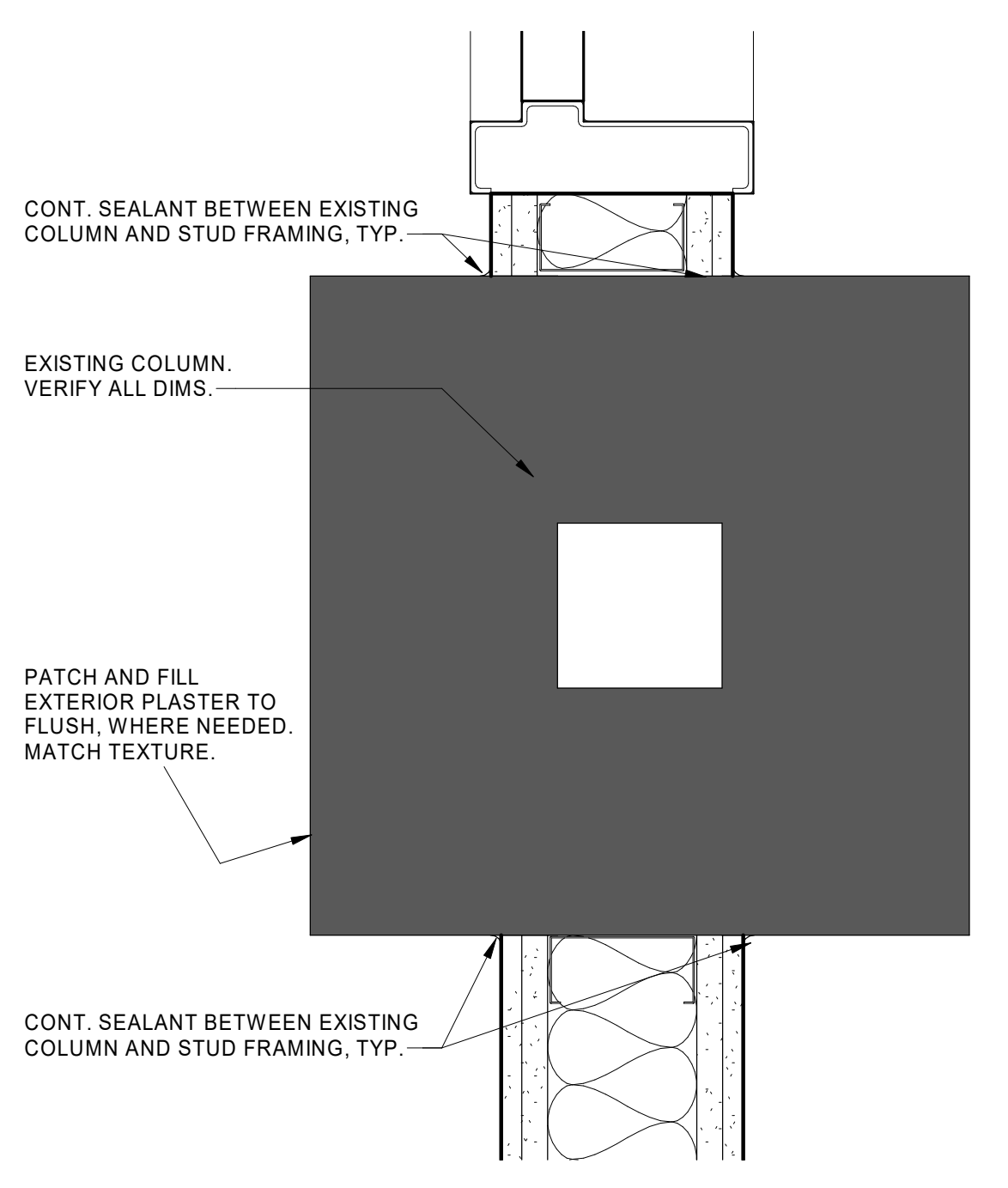
NOTE: ALL NEW DOORS TO BE UNDERCUT APPROX. 1" FOR VENTILATION.



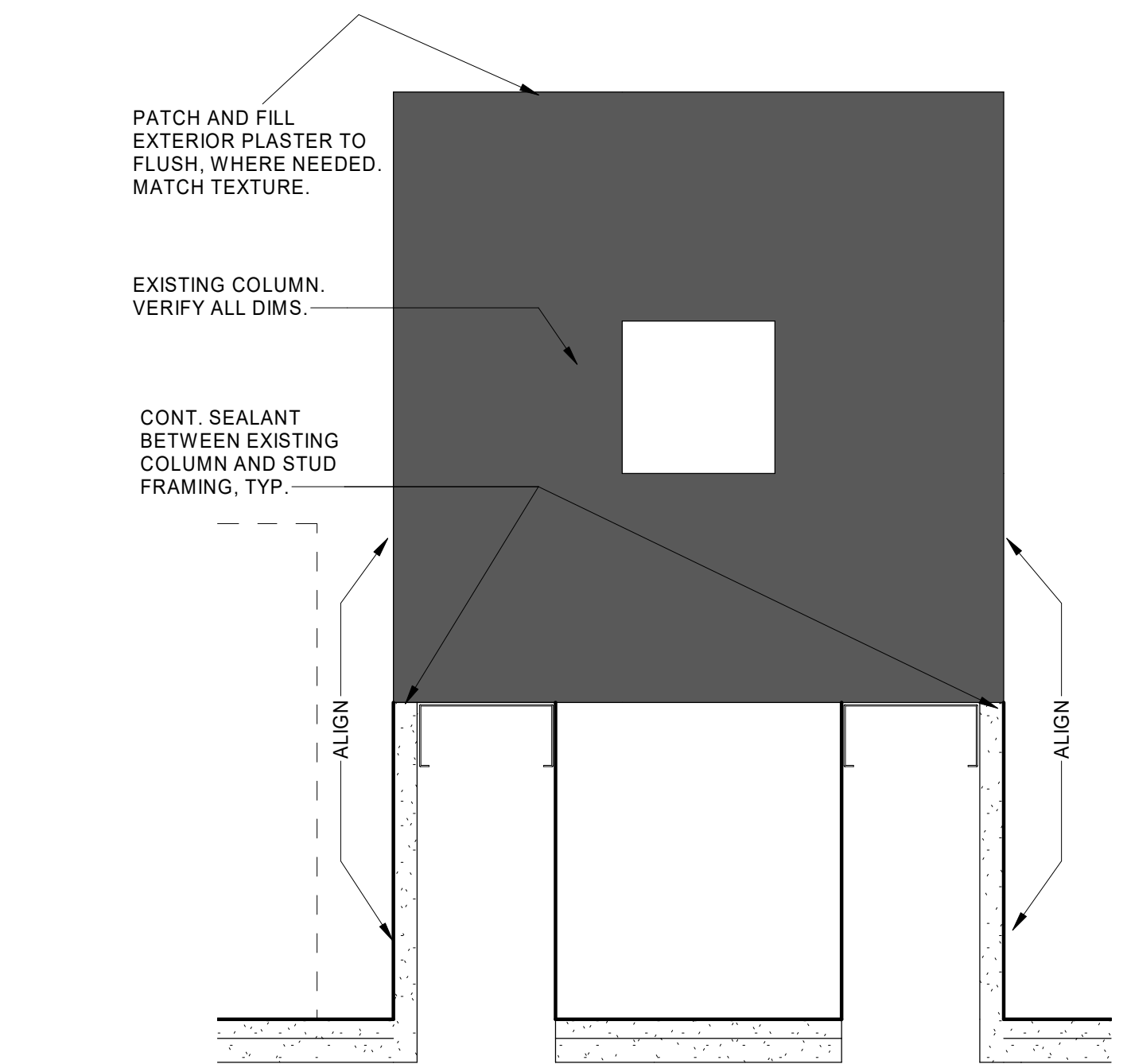
2 'L3' WALL TYPE JOIN ON WALL
A601 3" = 1'-0"



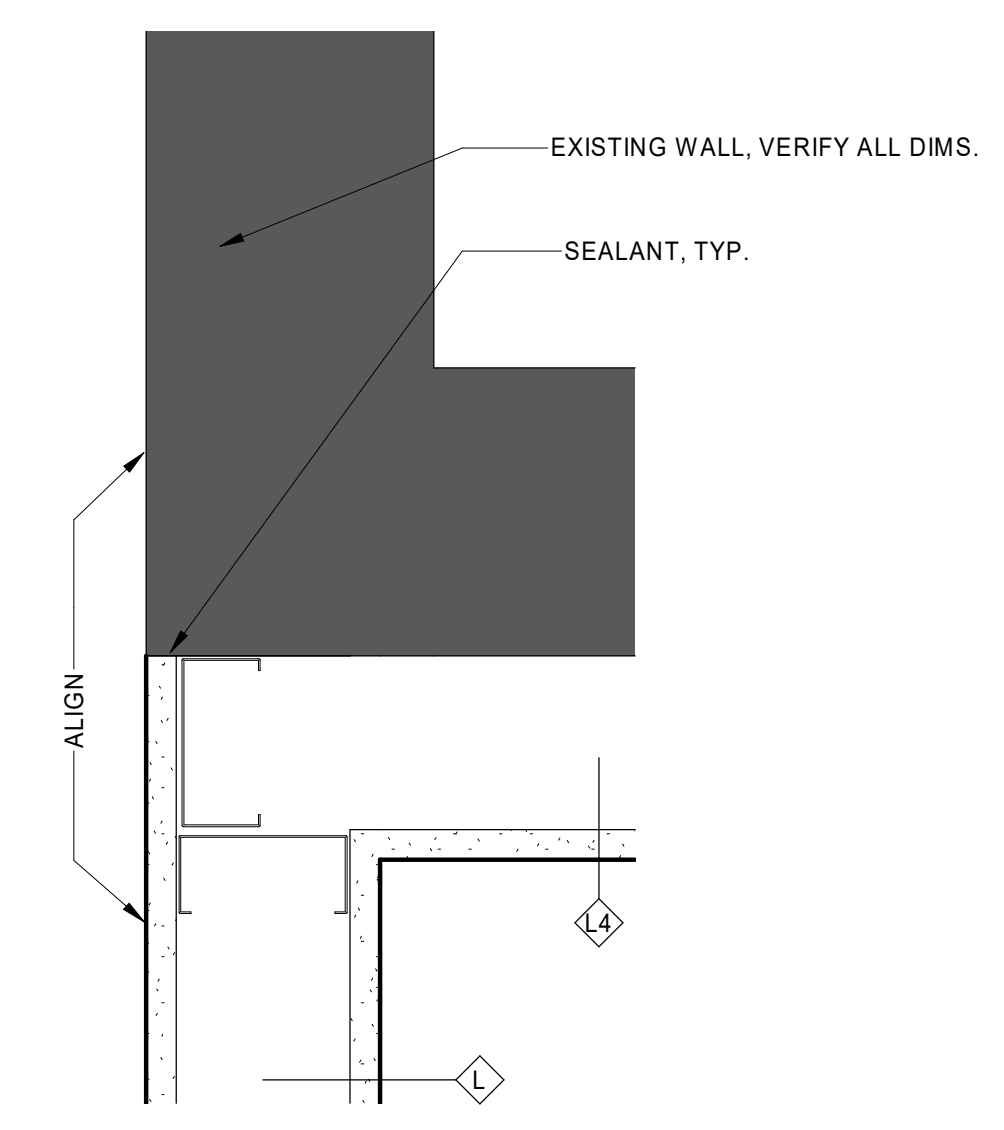
4 NEW WALL TYPE 'L' JOIN TO COLUMN
A601 3" = 1'-0"



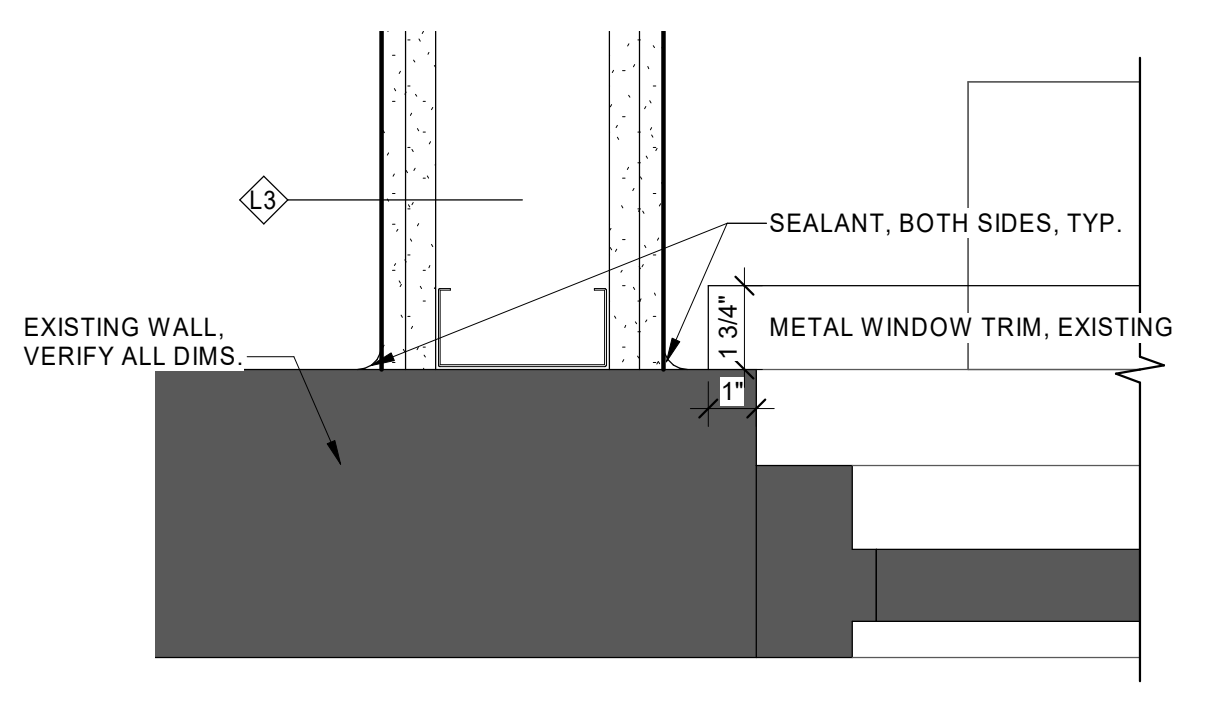
3 'L3' WALL TYPE JOIN ON COLUMN
A601 3" = 1'-0"



5 FURING WALL TYPE JOIN
A601 3" = 1'-0"

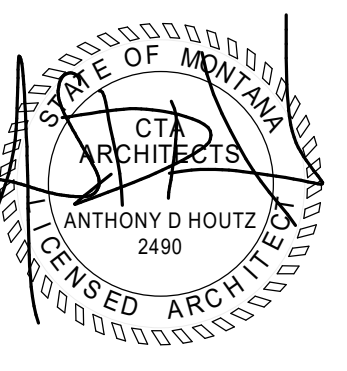


6 WALL TYPE 'L' AND 'L4' JOIN
A601 3" = 1'-0"



7 WINDOW TRIM JOIN DETAIL, TYP.
A601 3" = 1'-0"

CITYGFCC HR
 CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT



© 2021 | ALL RIGHTS RESERVED

100% BID DOCUMENT

12.20.2021
PROJECT# | CITYGFCC_HR
DESIGNED BY | J.L. WATERS
DRAWN BY | J.L. WATERS
REVISIONS
1 06.10.2022 ADD-01
2 07.22.2022 PR-01

100% BID DOCUMENTS

DOOR SCHEDULES AND DETAILS

A601

CASEWORK LEGEND

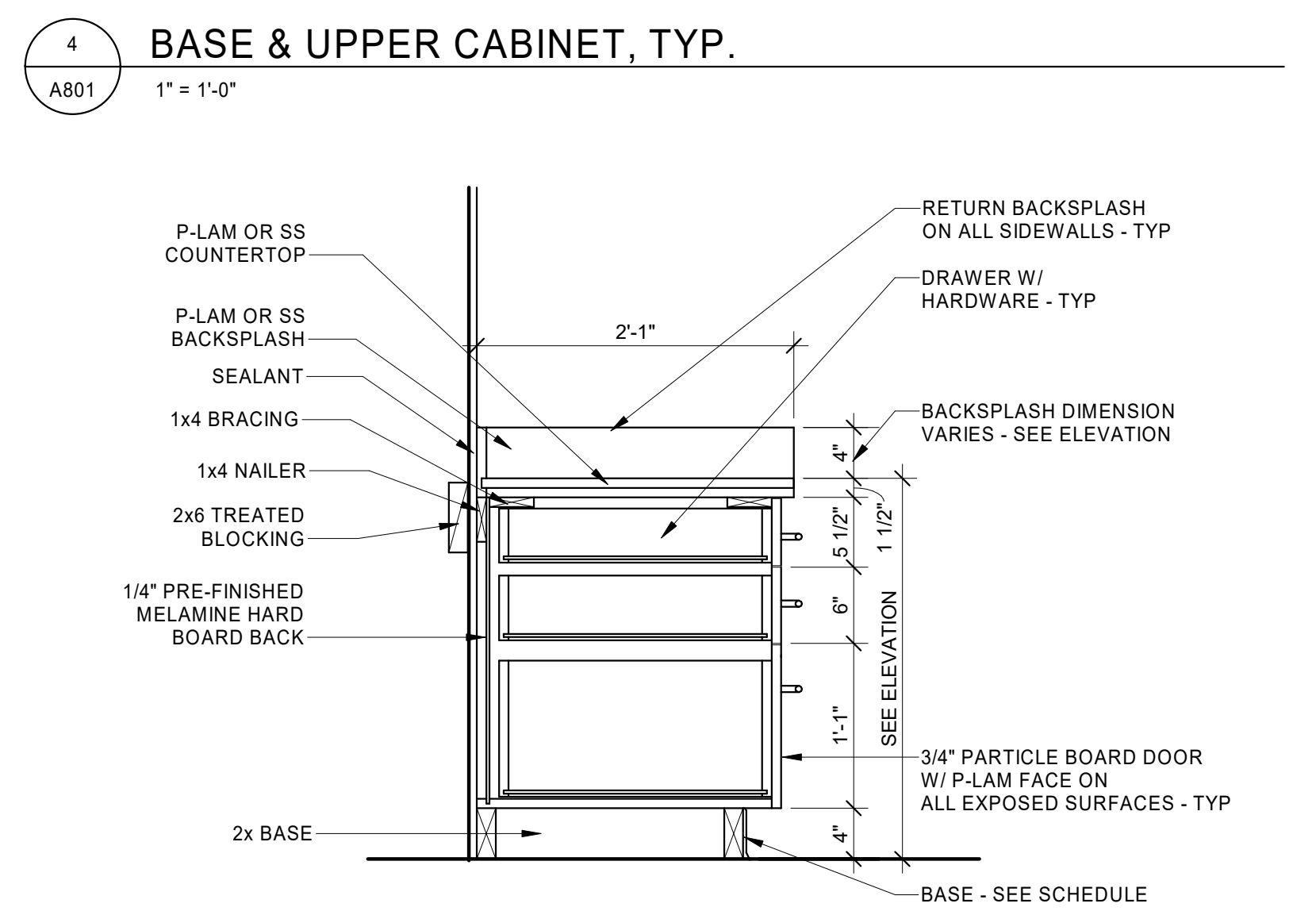
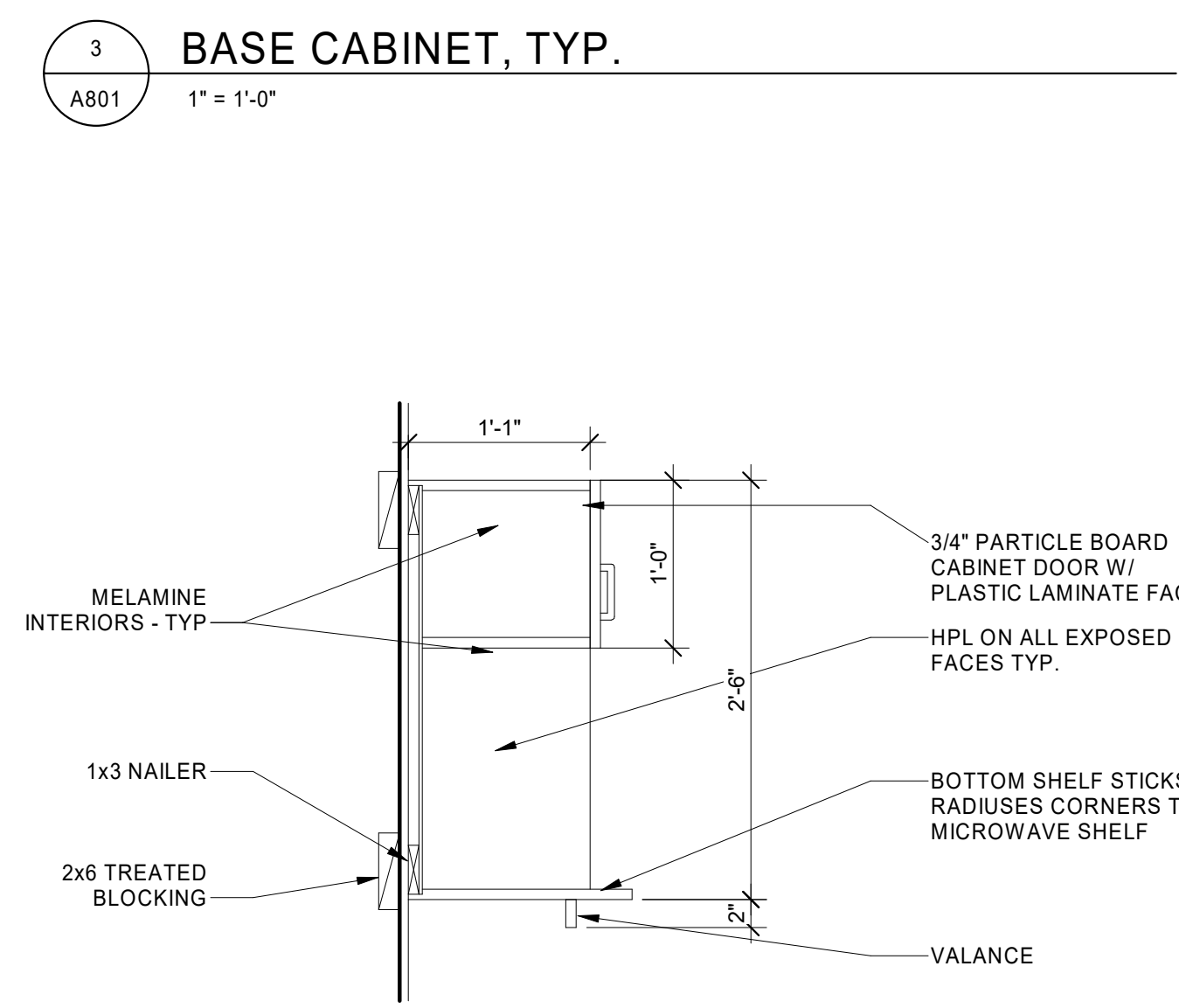
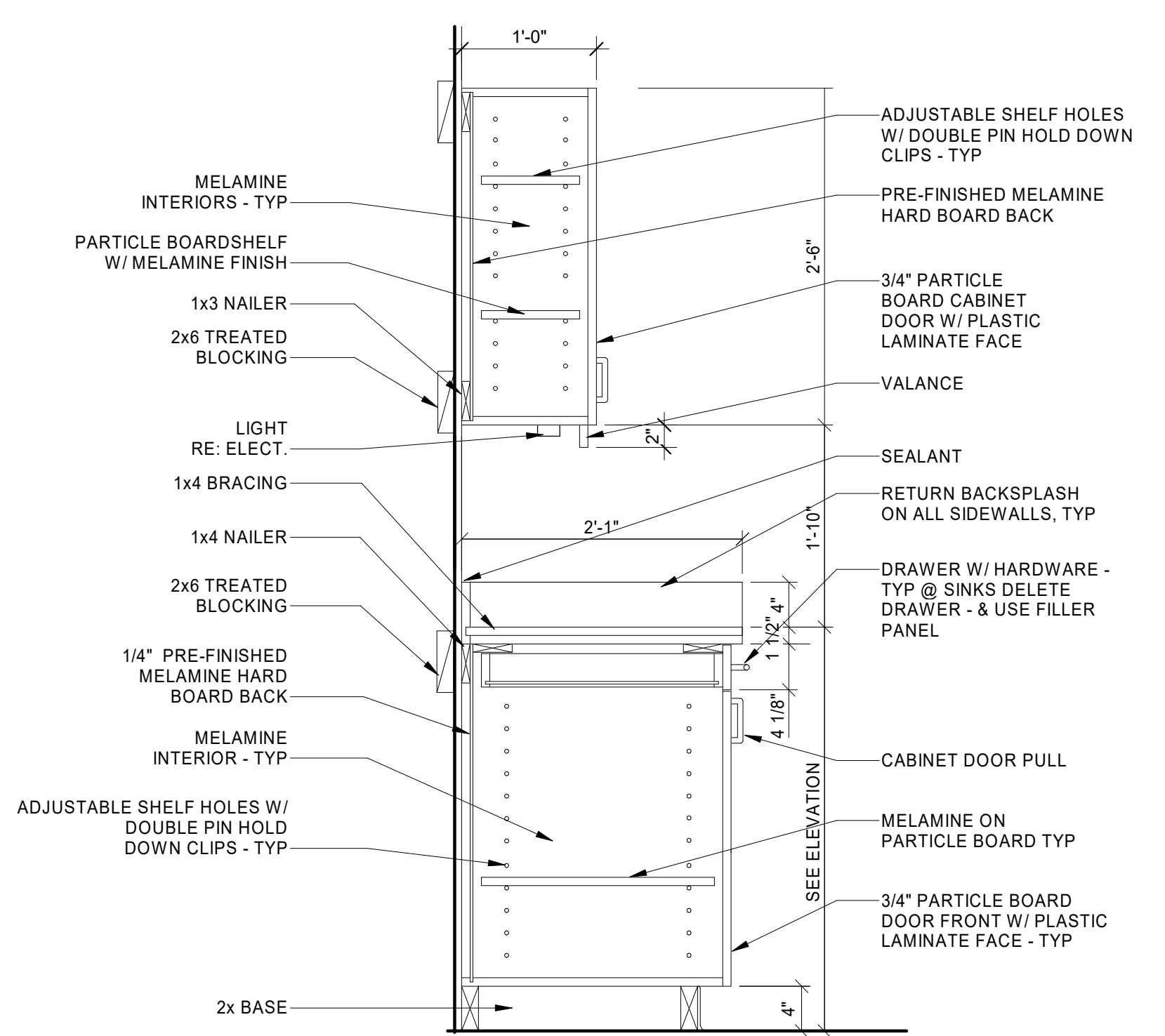
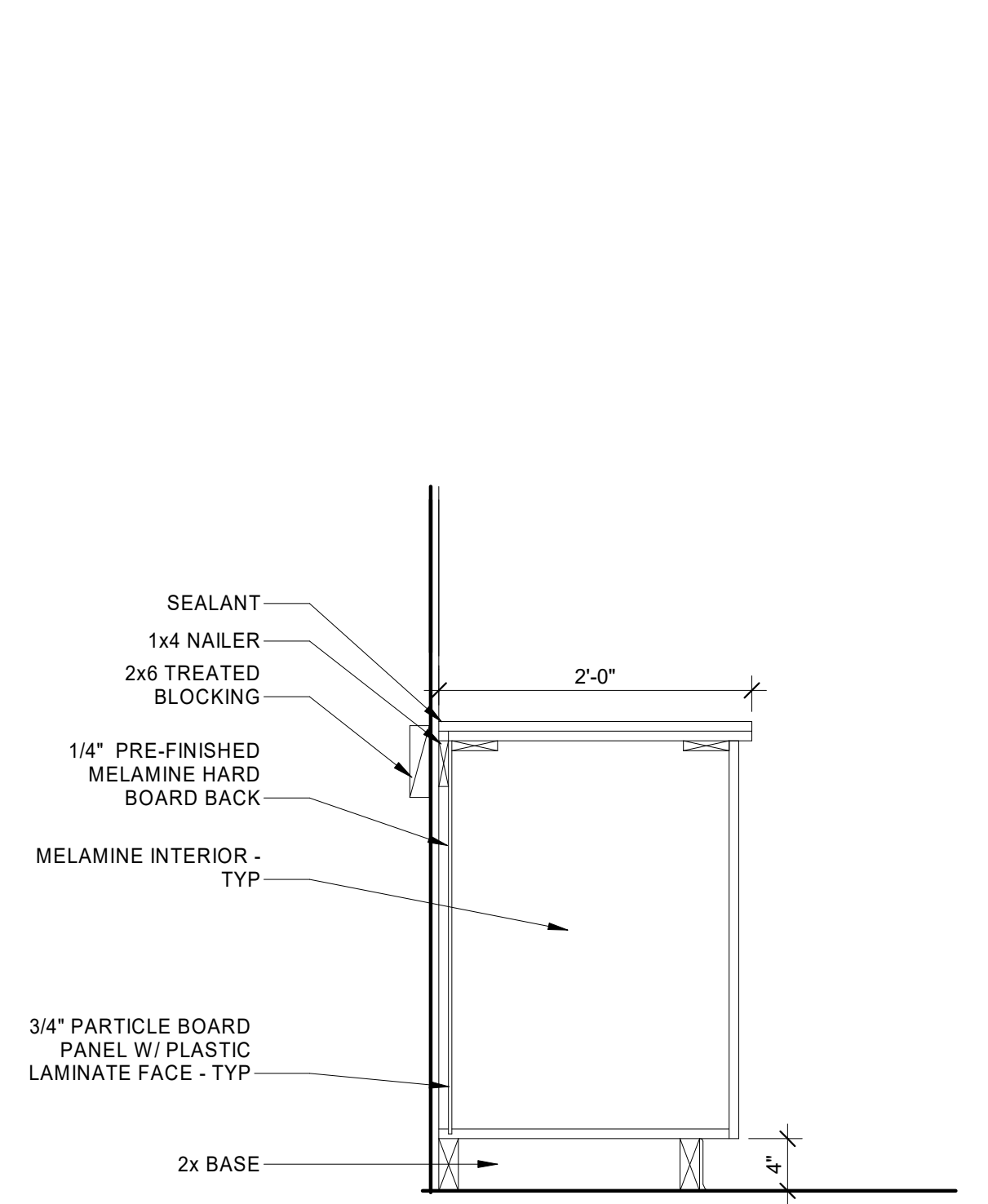
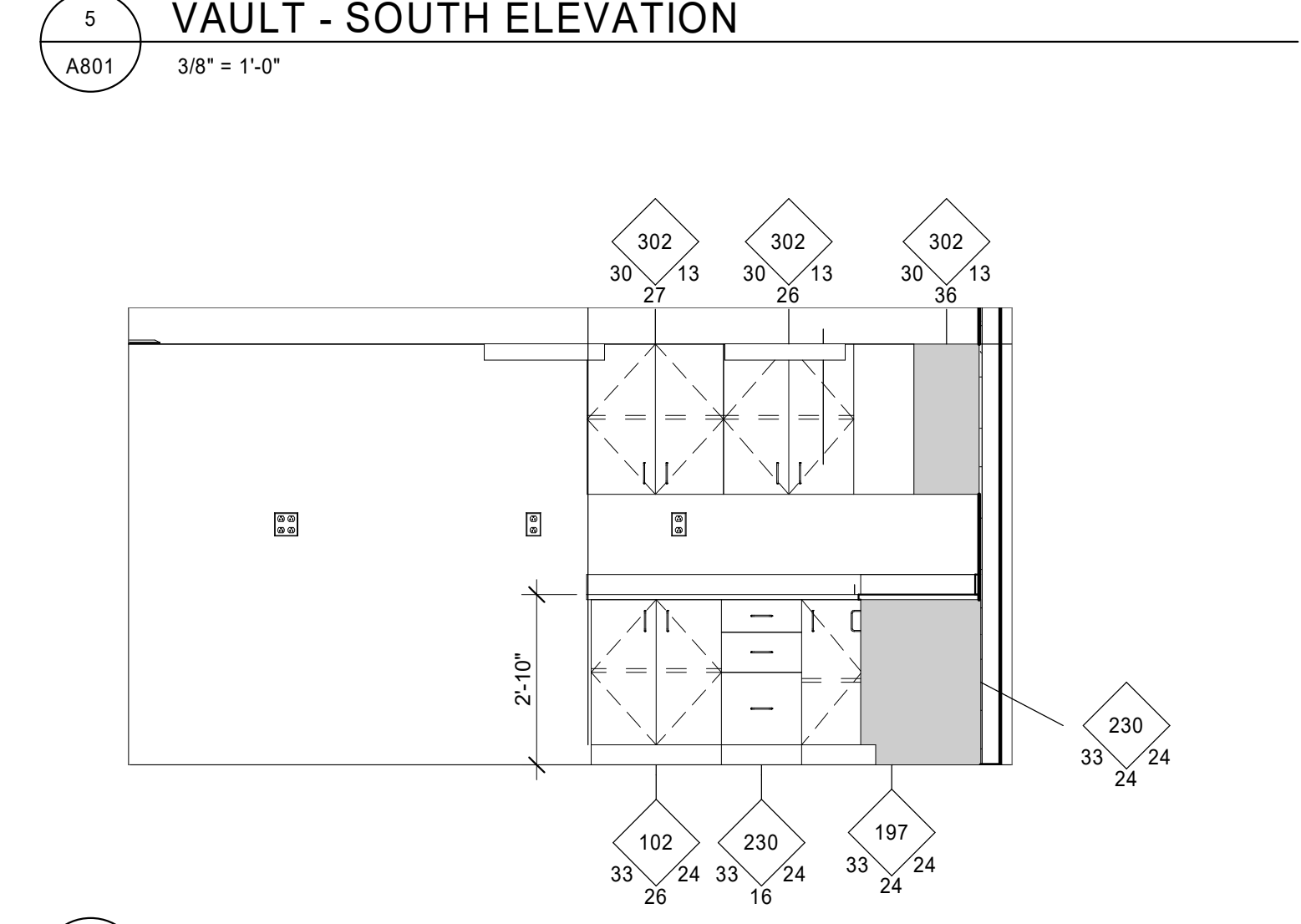
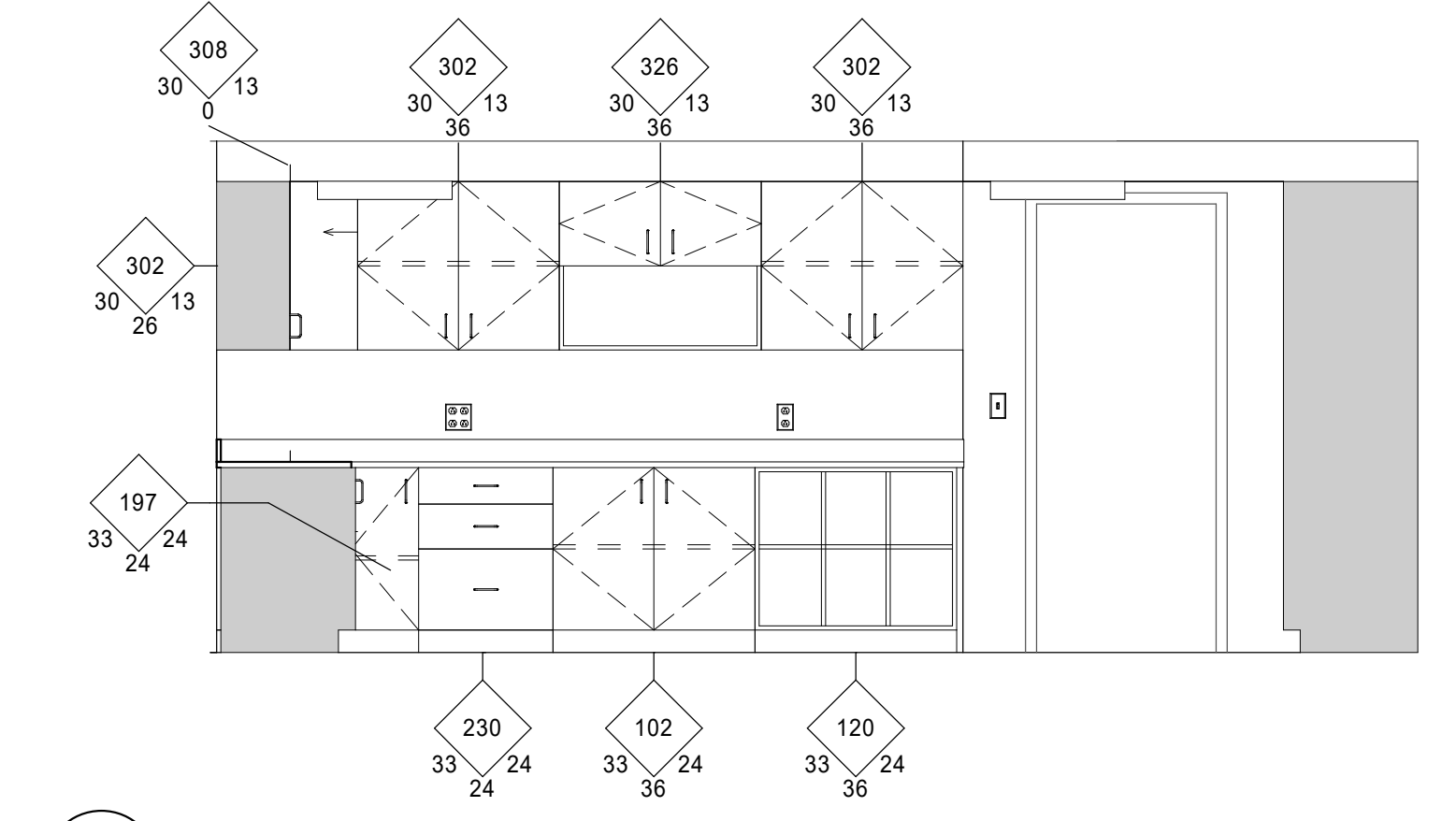
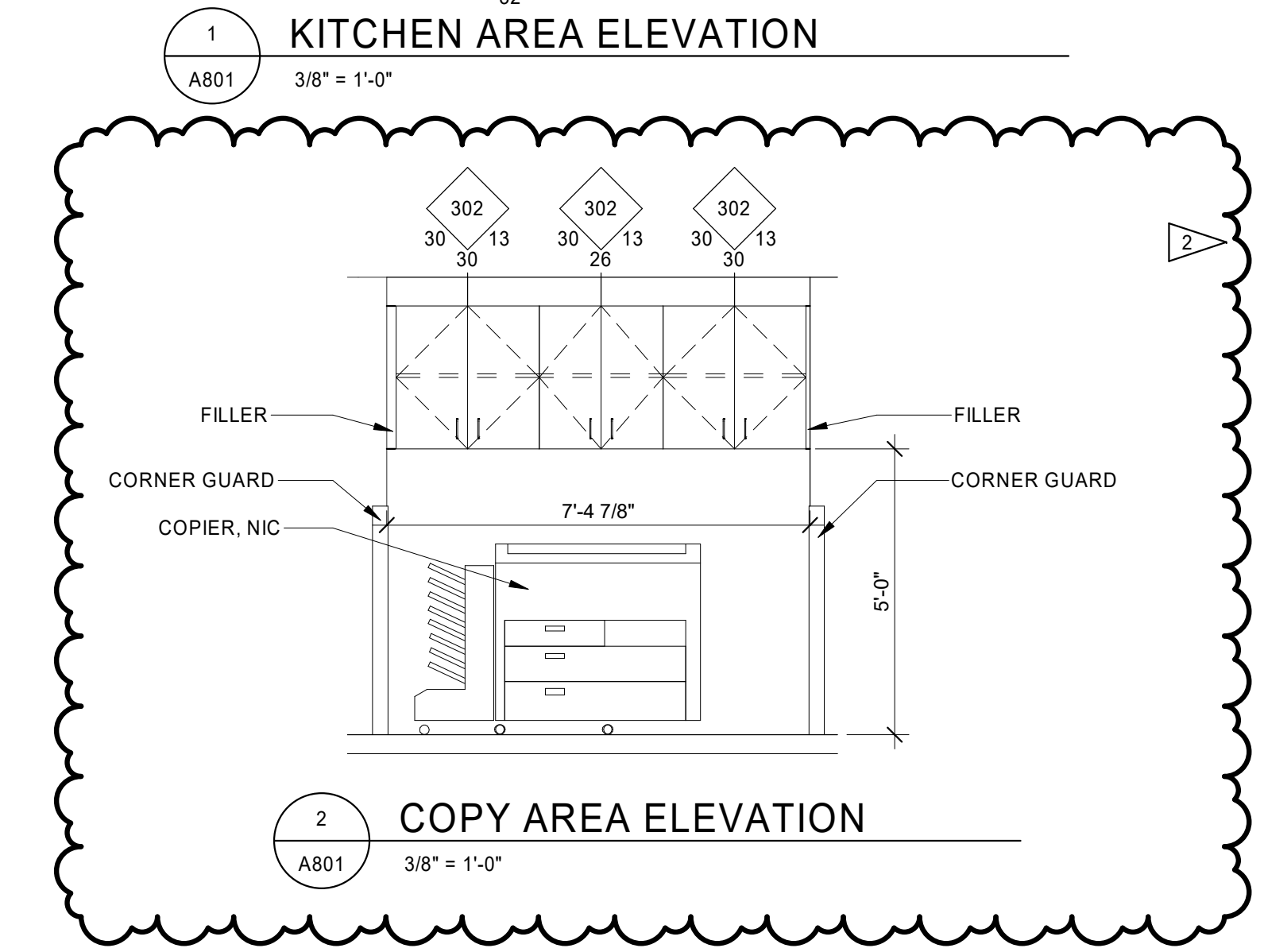
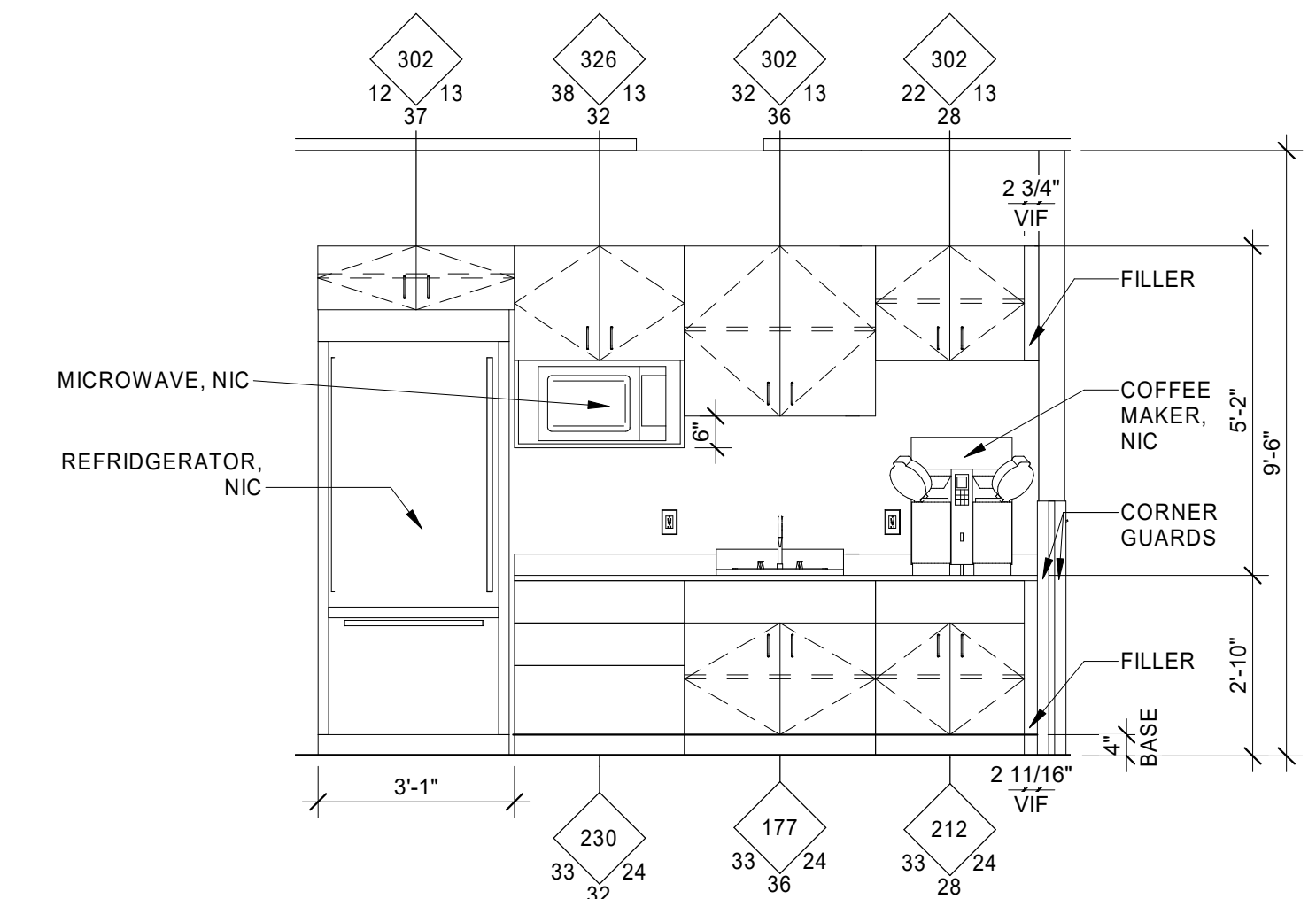
LOCK ———> Y ———> MODIFICATION NOTE
 HEIGHT** ———> # ———> CABINET NUMBER***
 H ———> D ———> DEPTH*
 W ———> D ———> WIDTH

* INDICATES DEPTH OF BASE CABINET - COUNTERTOPS OVERHANG 1"

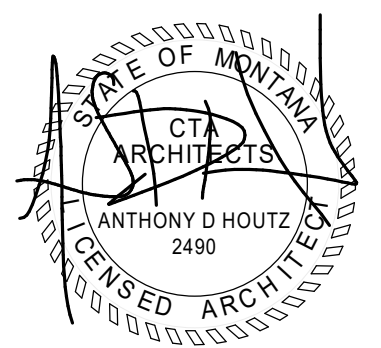
** INDICATES APPROXIMATE HEIGHT OF CABINET, SEE ELEVATIONS FOR OVERALL HEIGHT OF CABINET AND COUNTERTOP.

*** "M" INDICATES A DESIGN MODIFICATION TO THE STANDARDS CASEWORK DESIGNATED

AWI CABINET NUMBERS CAN BE FOUND IN ARCHITECTURAL WOODWORK STANDARDS GUIDES.



CITYGFCC HR
 CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT



© 2021 | ALL RIGHTS RESERVED

100% BID DOCUMENT

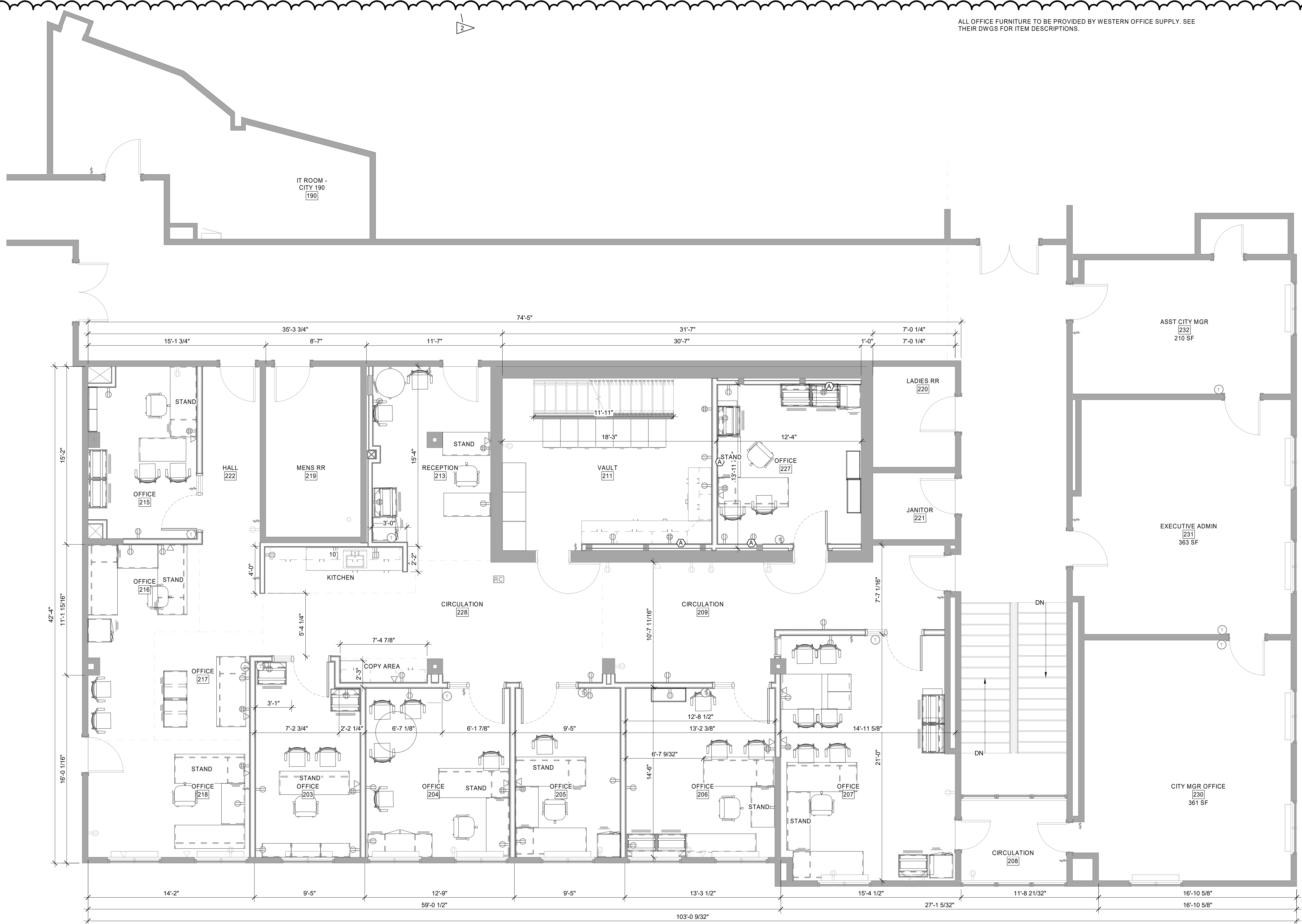
12.20.2021
 PROJECT# | CITYGFCC_HR
 DESIGNED BY | J.L. WATERS
 DRAWN BY | J.L. WATERS
 REVISIONS
 2 07.22.2022 PR-01

100% BID DOCUMENTS

INTERIOR ELEVATIONS

A801

ALL OFFICE FURNITURE TO BE PROVIDED BY WESTERN OFFICE SUPPLY. SEE THEIR DWGS FOR ITEM DESCRIPTIONS.



CITYGFCC HR
CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT

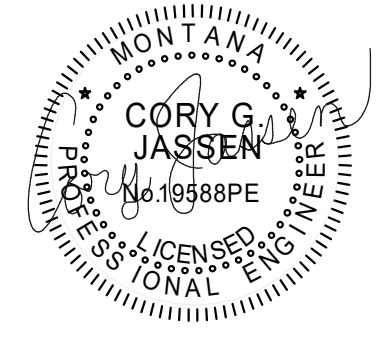
© 2021 | ALL RIGHTS RESERVED
100% BID DOCUMENT

12.20.2021
PROJECT# | CITYGFCC_HR
DESIGNED BY | J.L. WATERS
DRAWN BY | J.L. WATERS
REVISIONS
2 07.22.2022 PR-01

SECOND FLOOR RENO
FURNITURE PLAN

1 SECOND FLOOR - furniture plan
1/4" = 1'-0"

100% BID DOCUMENTS



© 2021 | ALL RIGHTS RESERVED

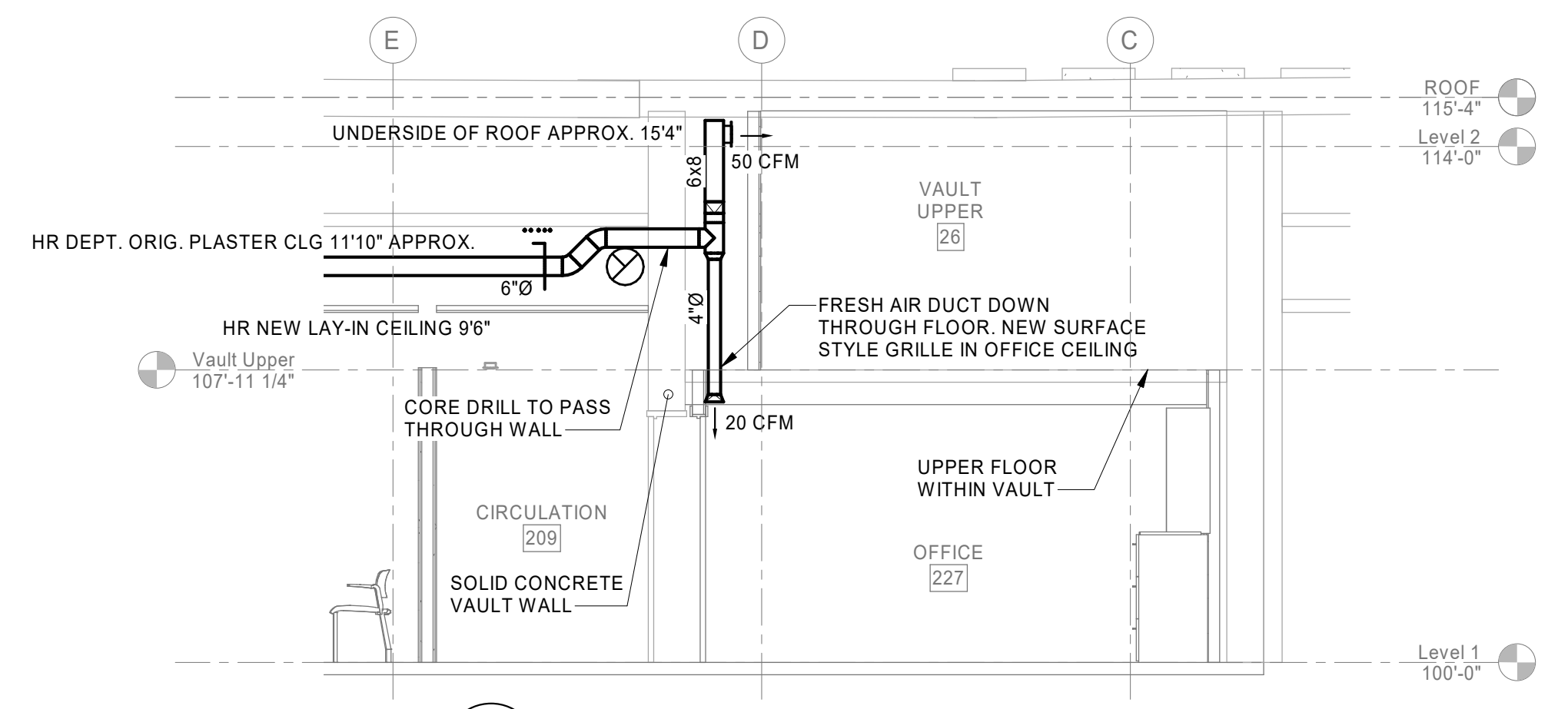
100% BID SET

12.20.2021
PROJECT# | CITYGFCC_HR
DESIGNED BY | JASSEN
DRAWN BY | BLAKE
REVISIONS
2 07.22.2022 PR-01

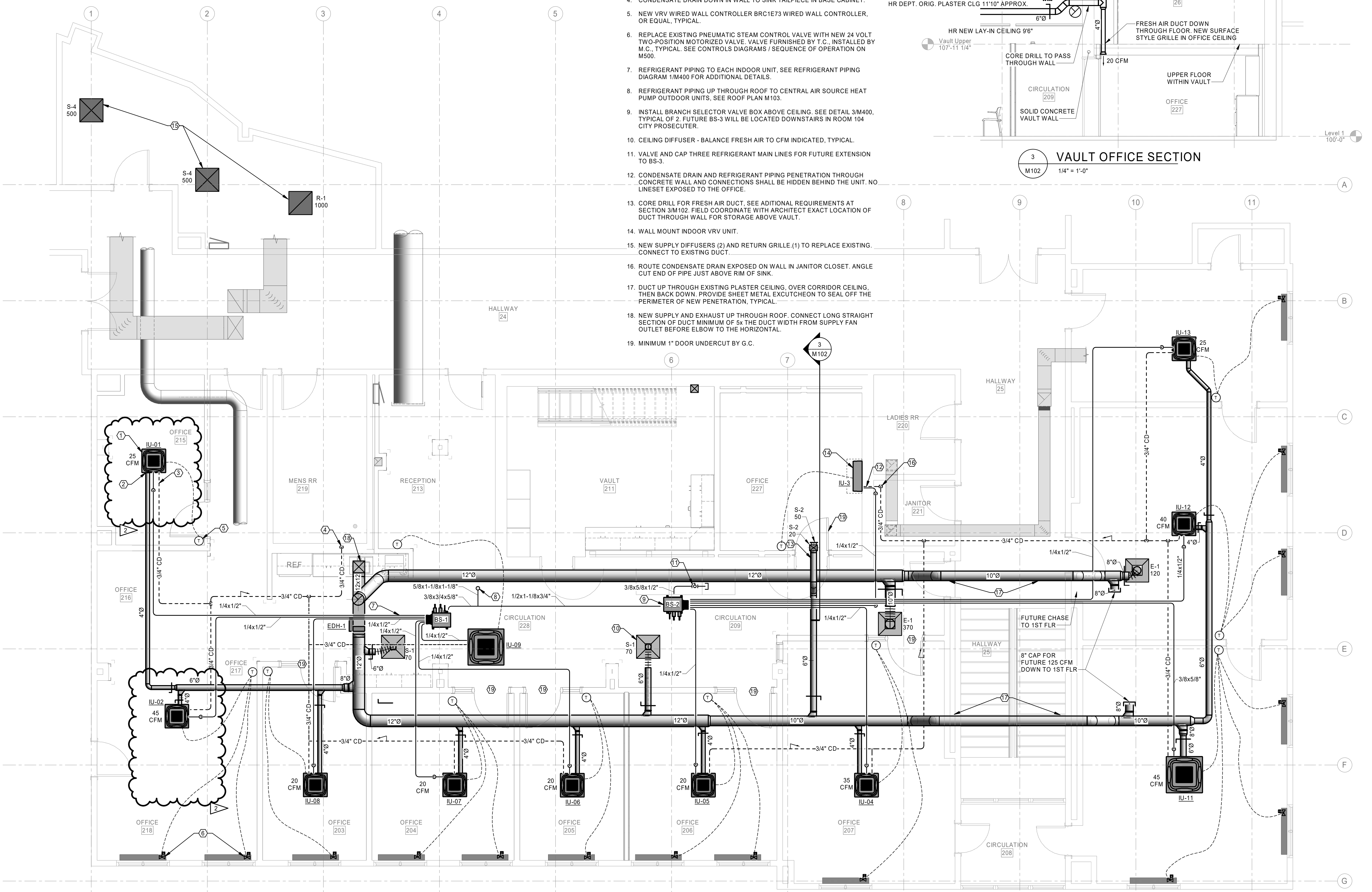
SECOND FLOOR HVAC
REMODEL PLAN

KEYNOTES

1. INSTALL CASSETTE STYLE VRV INDOOR FAN UNIT, SEE DETAIL 2/M400.
2. DUCT FRESH AIR TO CEILING CASSETTE, TYPICAL. BALANCE TO CFM'S INDICATED.
3. LIFT CONDENSATE WITH PUMP AT UNIT, ROUTE TO DRAIN, TYPICAL. SEE DETAIL 4/M400.
4. CONDENSATE DRAIN DOWN IN WALL TO SINK TAILPIECE IN BASE CABINET, OR EQUAL, TYPICAL.
5. NEW VRV WIRED WALL CONTROLLER BRC1E73 WIRED WALL CONTROLLER, OR EQUAL, TYPICAL.
6. REPLACE EXISTING PNEUMATIC STEAM CONTROL VALVE WITH NEW 24 VOLT TWO-POSITION MOTORIZED VALVE. VALVE FURNISHED BY T.C., INSTALLED BY M.C., TYPICAL. SEE CONTROLS DIAGRAMS / SEQUENCE OF OPERATION ON M500.
7. REFRIGERANT PIPING TO EACH INDOOR UNIT, SEE REFRIGERANT PIPING DIAGRAM 1/M400 FOR ADDITIONAL DETAILS.
8. REFRIGERANT PIPING UP THROUGH ROOF TO CENTRAL AIR SOURCE HEAT PUMP OUTDOOR UNITS, SEE ROOF PLAN M103.
9. INSTALL BRANCH SELECTOR VALVE BOX ABOVE CEILING. SEE DETAIL 3/M400, TYPICAL OF 2. FUTURE BS-3 WILL BE LOCATED DOWNSTAIRS IN ROOM 104 CITY PROSECUTOR.
10. CEILING DIFFUSER - BALANCE FRESH AIR TO CFM INDICATED, TYPICAL.
11. VALVE AND CAP THREE REFRIGERANT MAIN LINES FOR FUTURE EXTENSION TO BS-3.
12. CONDENSATE DRAIN AND REFRIGERANT PIPING PENETRATION THROUGH CONCRETE WALL AND CONNECTIONS SHALL BE HIDDEN BEHIND THE UNIT. NO LINESET EXPOSED TO THE OFFICE.
13. CORE DRILL FOR FRESH AIR DUCT, SEE ADDITIONAL REQUIREMENTS AT SECTION 3/M102. FIELD COORDINATE WITH ARCHITECT EXACT LOCATION OF DUCT THROUGH WALL FOR STORAGE ABOVE VAULT.
14. WALL MOUNT INDOOR VRV UNIT.
15. NEW SUPPLY DIFFUSERS (2) AND RETURN GRILLE (1) TO REPLACE EXISTING. CONNECT TO EXISTING DUCT.
16. ROUTE CONDENSATE DRAIN EXPOSED ON WALL IN JANITOR CLOSET. ANGLE CUT END OF PIPE JUST ABOVE RIM OF SINK.
17. DUCT UP THROUGH EXISTING PLASTER CEILING, OVER CORRIDOR CEILING, THEN BACK DOWN. PROVIDE SHEET METAL EXCUTCHEON TO SEAL OFF THE PERIMETER OF NEW PENETRATION, TYPICAL.
18. NEW SUPPLY AND EXHAUST UP THROUGH ROOF. CONNECT LONG STRAIGHT SECTION OF DUCT MINIMUM OF 5x THE DUCT WIDTH FROM SUPPLY FAN OUTLET BEFORE ELBOW TO THE HORIZONTAL.
19. MINIMUM 1" DOOR UNDERCUT BY G.C.



3 VAULT OFFICE SECTION
M102 1/4" = 1'-0"



1 HVAC PLAN HR - 2ND FLOOR
M102 1/4" = 1'-0"

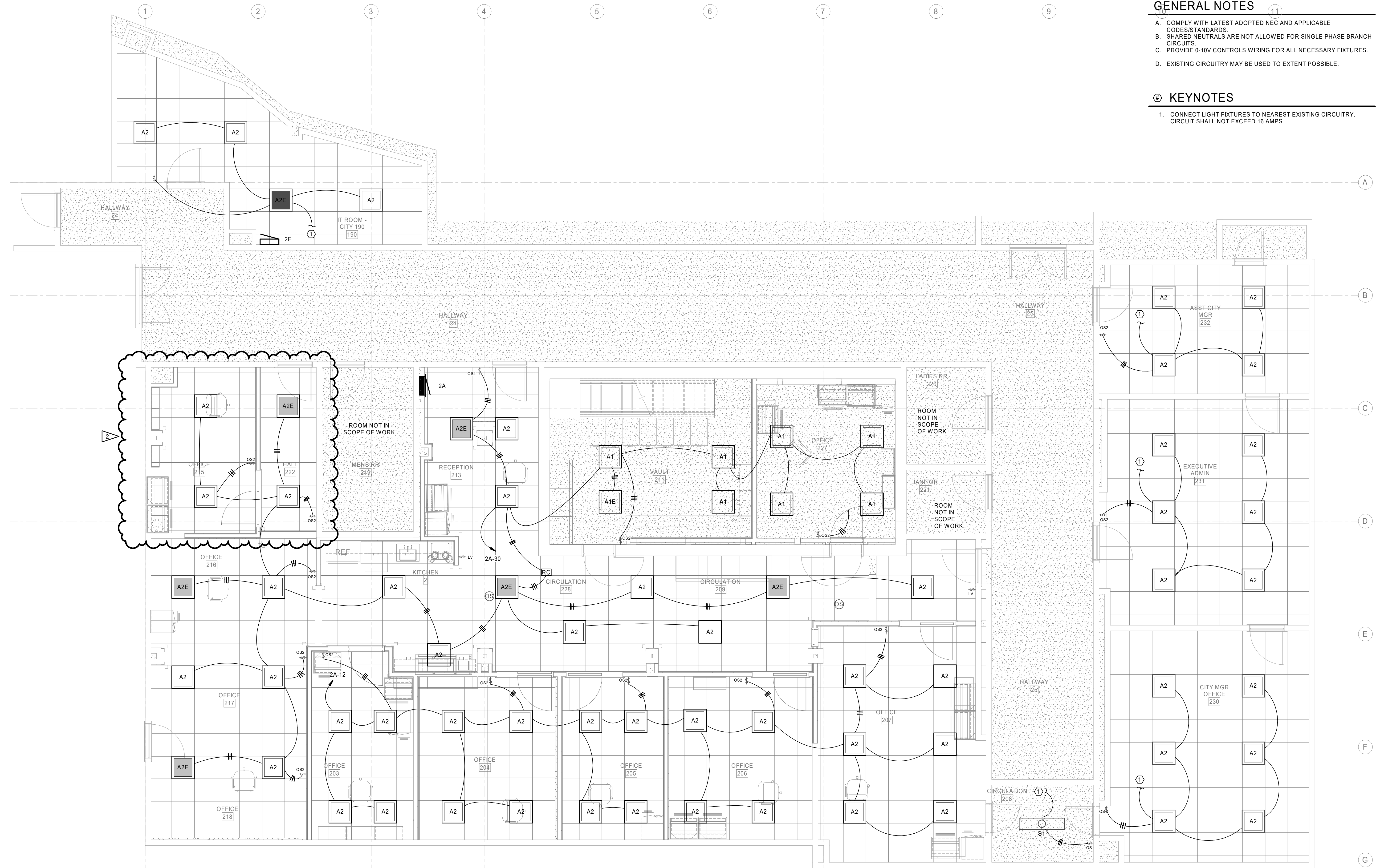


GENERAL NOTES

- A. COMPLY WITH LATEST ADOPTED NEC AND APPLICABLE CODES/STANDARDS.
- B. SHARED NEUTRALS ARE NOT ALLOWED FOR SINGLE PHASE BRANCH CIRCUITS.
- C. PROVIDE 0-10V CONTROLS WIRING FOR ALL NECESSARY FIXTURES.
- D. EXISTING CIRCUITRY MAY BE USED TO EXTENT POSSIBLE.

KEYNOTES

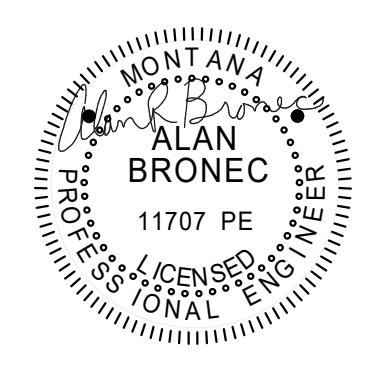
- 1. CONNECT LIGHT FIXTURES TO NEAREST EXISTING CIRCUITRY. CIRCUIT SHALL NOT EXCEED 16 AMPS.



1 SECOND FLOOR - RENO LIGHTING PLAN
E201 1/4" = 1'-0"



CITYGF_HR
CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT



© 2021 | ALL RIGHTS RESERVED

100% BID SET

12.20.2021
PROJECT# | CITYGFCC_HR
DESIGNED BY | JONES
DRAWN BY | GALLI
REVISIONS
1 06.10.2022 ADD 01
2 07.22.2022 PR-01

SECOND FLOOR - RENO LIGHTING PLAN

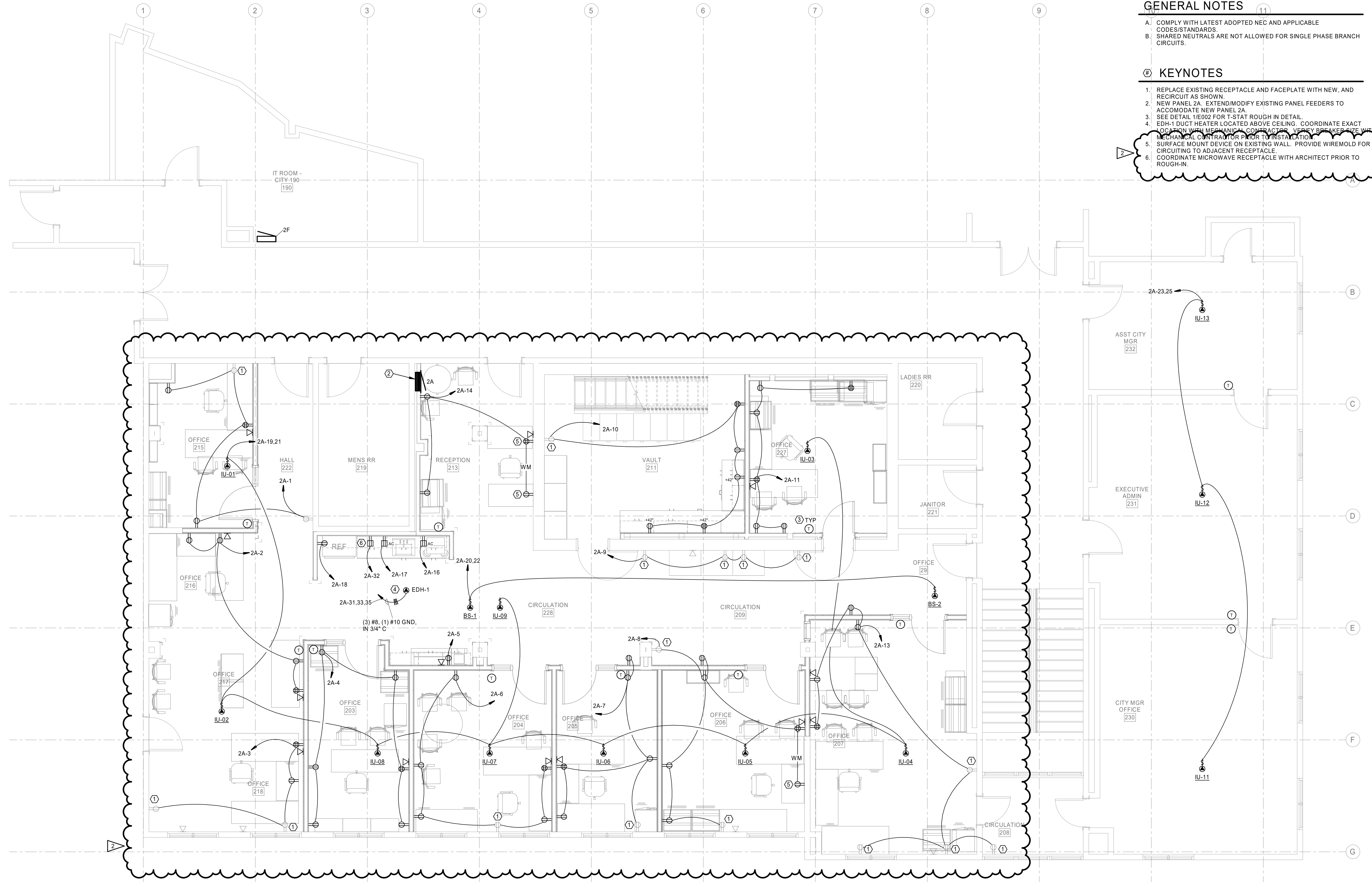
E201

GENERAL NOTES

- A. COMPLY WITH LATEST ADOPTED NEC AND APPLICABLE CODES/STANDARDS.
- B. SHARED NEUTRALS ARE NOT ALLOWED FOR SINGLE PHASE BRANCH CIRCUITS.

KEYNOTES

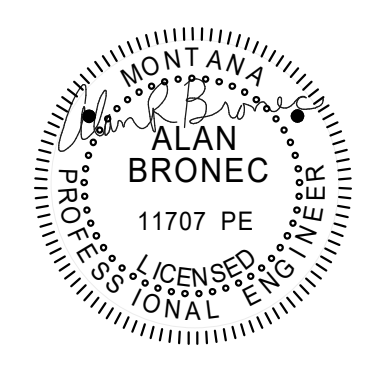
1. REPLACE EXISTING RECEPTACLE AND FACEPLATE WITH NEW, AND RECIRCUIT AS SHOWN.
2. NEW PANEL 2A. EXTEND/MODIFY EXISTING PANEL FEEDERS TO ACCOMMODATE NEW PANEL 2A.
3. SEE DETAIL 11E002 FOR T-STAT ROUGH IN DETAIL.
4. EDH-1 DUCT HEATER LOCATED ABOVE CEILING. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR. VERIFY BREAKER SIZE WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
5. SURFACE MOUNT DEVICE ON EXISTING WALL. PROVIDE WIREMOLD FOR CIRCUITING TO ADJACENT RECEPTACLE.
6. COORDINATE MICROWAVE RECEPTACLE WITH ARCHITECT PRIOR TO ROUGH-IN.



1 SECOND FLOOR - RENO POWER PLAN
E301 1/4" = 1'-0"



CITYGF_HR
 CITY OF GREAT FALLS, GREAT FALLS, MT
HUMAN RESOURCE TENANT IMPROVEMENT



© 2021 | ALL RIGHTS RESERVED

100% BID SET

12.20.2021
 PROJECT# | CITYGFCC_HR
 DESIGNED BY | JONES
 DRAWN BY | GALLI
 REVISIONS
 2 07.22.2022 PR-01

SECOND FLOOR - RENO POWER PLAN

E301



Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Ordinance 3252, “An Ordinance Amending Title 2, Chapter 3, Section 030, of The Official Code of The City of Great Falls (OCCGF), Pertaining to Municipal Court Judges.”

From: Legal Department

Initiated By: Legal Department

Presented By: David Dennis, Interim City Attorney

Action Requested: Accept Ordinance 3252 on first reading and set second reading for December 6, 2022.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission accept Ordinance 3252 on first reading and set second reading for December 6, 2022.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends that the City Commission accept Ordinance 3252 on first reading and set second reading for December 6, 2022.

Background: The City Commission has recognized the need for additional judicial resources (including but not limited to the recent Crime Task Force Recommendations), and it became necessary to amend the Charter to remove the “singular” limitation on the number of elected municipal court judges to allow for the creation of a new and additional elected judge position.

On July 19, 2022, the City Commission adopted Ordinance 3245, submitting to the electors of the City of Great Falls a Charter Amendment allowing for one or more elected Municipal Court Judges. On November 8, 2022, the electors of the City of Great Falls approved amending the Charter of the City of Great Falls to allow for an additional elected Municipal Court Judge as provided for in Ordinance 3245, effective January 1, 2023.

As of January 1, 2023, Article V of the Charter will read “There shall be a municipal court as provided by Montana law.” Montana law provides that the City Commission “shall determine by ordinance the number of judges required to operate the municipal court.” The current Title 2 of OCCGF (separate from the Charter) explicitly references *one* Municipal Court Judge. OCCGF needs to be updated to allow the City

Commission the structure for any additional Municipal Court Judges, specifically to establish the appointment process and term information.

The proposed ordinance would amend OCCGF § 2.3.030 to establish two Municipal Court departments, with associated Municipal Court Judge positions. It will also establish the appointment process of the vacant position, since the second position will need to be appointed until the November 2023 election, elected for a two year term at that election, and then subsequently on the normal and appropriately staggered four year term schedule in November of 2025. The proposed ordinance also edits the language to reflect two, instead of one, Municipal Court Judges. The qualifications of, and regulations pertaining to, both judge positions are identical. The proposed ordinance also removes all language referencing an Assistant Municipal Court Judge position, established in 2019. Changes in state law made that position and appointment process no longer practicable.

The Charter Amendment reflected in Ordinance 3245 shall be effective only if certified as approved by the electors as provided by law. The City Clerk expects to receive certification from the County between first and second reading of the proposed ordinance. If in the unlikely scenario that the vote is *not* certified, staff will not submit the proposed ordinance for second reading and final adoption by the City Commission.

If the City Commission adopts Ordinance 3252 on second reading on December 6, 2022, the effective date of the proposed ordinance will be 30 days later, on January 5, 2023.

Ordinance 3252 only addresses establishing a dual-court structure in OCCGF. On July 19, 2022, the City Commission adopted the 2022-23 fiscal year budget which included a compensation package for a second Municipal Court Judge to begin an appointed term of office commencing in January 2023. The appointment of a second Municipal Court Judge would be conducted through a separate City Commission process.

Fiscal Impact: Adoption of Ordinance 3252 has no fiscal impact. However, a second Municipal Court Judge position was budgeted for the remainder of Fiscal Year 2023 in anticipation of the successful passage of the Charter Amendment.

Alternatives: The City Commission could vote to not accept Ordinance 3252 on first reading, or table action on the item to a date certain for further discussion or suggested amendments. However, not accepting Ordinance 3252 in some form will create a discrepancy in the Charter and OCCGF.

Concurrences:

Great Falls Municipal Court
City Manager's Office
City Clerk

Attachments/Exhibits:

Ordinance 3252
Ord. 3252 Exhibit "A"

ORDINANCE 3252

AN ORDINANCE AMENDING TITLE 2, CHAPTER 3, SECTION 030, OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF), PERTAINING TO MUNICIPAL COURT JUDGES.

* * * * *

WHEREAS, the City Commission established Title 2, Chapter 3, of the OCCGF outlining provisions pertaining to the administration of the Great Falls Municipal Court; and

WHEREAS, the City Commission established provisions providing for one elected Municipal Court Judge; and

WHEREAS, the City Commission adopted Ordinance 3245 on July 19, 2022, referring a Charter Amendment to the voters of the City of Great Falls allowing for one or more elected Municipal Court Judges on the November 8, 2022 election ballot; and

WHEREAS, the voters of the City of Great Falls adopted said Charter Amendment at the November 8, 2022 election; and

WHEREAS, the City Commission wishes to establish a two court structure to accommodate the current criminal justice workload of the Municipal Court; and

WHEREAS, the City Commission now wishes to revise the OCCGF to both 1) recognize the new Charter Amendment that allows for one or more Municipal Court Judges, and 2) establish a dual-court structure that clarifies the appointment/election cycle for a second Municipal Court Judge.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. OCCGF Title 2, Chapter 3, Section 030 shall be amended as depicted in Exhibit "A" attached hereto, with deleted language identified by ~~strikeout~~ and inserted language **bolded**; and

Section 2. This Ordinance shall be effective thirty (30) days after second reading and final adoption by the City Commission as provided by law.

APPROVED by the City Commission of the City of Great Falls, Montana on first reading November 15, 2022.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading December 6, 2022.

Bob Kelly, Mayor

ATTEST:

(CITY SEAL)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

David G. Dennis, Interim City Attorney

Exhibit "A"

Title 2 - ADMINISTRATION AND PERSONNEL

Chapter 3 - MUNICIPAL COURT

2.3.030 Municipal Court Judges.

- A. There shall be ~~one (1)~~ **two (2)** Municipal Court Judges elected to a four (4) year terms pursuant to Mont. Code Ann. Title 3, Chapter 6. **The existing Municipal Court Judge position created by Ordinance 2725 shall be designated Municipal Court Department A and shall be subject to its already existing general election cycle. The new Municipal Court Judge position created by Ordinance 3252 shall be designated Municipal Court Department B and the vacant position shall be filled through appointment by the City Commission pending an election for an initial two-year term in November of 2023, and then subsequently for four-year terms commencing in November of 2025.** The qualifications of the elected Municipal Court Judges shall be as required by Montana law to include:
1. The same qualifications as a Montana Judicial District Court Judge as set forth in Article VII, Section 9, of the Montana Constitution, except that the Municipal Court Judges need only be admitted to the practice of law in Montana for at least three (3) years prior to the date of the election;
 2. The Municipal Court Judges shall be a resident and qualified elector in the City of Great Falls at the time of his or her election; and
 3. The Municipal Court Judges shall be certified as provided in Mont. Code Ann. §§ 3-1-1502-1503, prior to assuming office.
- B. The salary of the Municipal Court Judges shall be set by Commission resolution.
- ~~C. The elected Municipal Court Judge may appoint a part-time Assistant Municipal Court Judge to serve at the will of the elected Municipal Court Judge. The Assistant Municipal Court Judge shall:~~
- ~~1. Meet the qualifications as set forth in Article VII, Section 9, of the Montana Constitution, except that the Assistant Judge need only be admitted to the practice of law in Montana for at least three (3) years prior to the date of appointment;~~
 - ~~2. Be certified as provided in Mont. Code Ann. §§ 3-1-1502-1503, prior to appointment; and~~
 - ~~3. The salary for the Assistant Municipal Court Judge shall be set by Commission resolution.~~
- (Ord. 3252, 2022; Ord. 3208, 2019; Ord. 3169, 2017).**



Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Ordinance 3253 – An Ordinance by the City Commission of the City of Great Falls to assign R-6 Multi-family High Density Zoning to the newly created Tract 1, and C-1, Neighborhood Commercial Zoning for the newly created Tract 2 in the N ½ N ½ of Sections 8 and 9, T20N, R4E, PMM, Cascade County, Montana.

From: Lonnie Hill, Planner II, Planning and Community Development

Initiated By: Silver Stone Enterprises, LLC

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: City Commission accept Ordinance 3253 on first reading and set a public hearing for December 6, 2022

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/not accept) Ordinance 3253 on first reading and (set/not set) a public hearing for December 6, 2022.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: At the conclusion of a public hearing held on October 25, 2022, the Zoning Commission recommended the City Commission approve the establishment of Multi-family High Density (R-6) zoning for the newly created Tract 1 and the establishment of Neighborhood Commercial (C-1) zoning for the newly created Tract 2. Staff also recommends approval of the applicant’s proposed zoning request with the following conditions:

Conditions of Approval for Annexation and Establishment of Zoning:

1. **General Code Compliance.** Any future development of the properties shall be 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. **Improvement Agreement.** The applicants shall abide by the terms and conditions as well as pay all fees specified in the attached Improvement Agreement for the subject property. The Improvement Agreement must be signed by the applicant and recorded at the Cascade County Clerk and Recorder.

3. Land Use & Zoning. Development of the properties shall be consistent with the allowed uses and specific development standards of the R-6 Multi-family High Density zoning district for the newly created Tract 1 and C-1 Neighborhood Commercial zoning district for the newly created Tract 2.

Summary:

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

The parcel proposed for annexation is an unincorporated enclave, meaning it is wholly surrounded by City limits. The 0.68 parcel immediately west of the subject property is also part of this proposed development project site, but is already within the City limits as shown on the attached *Resolution 10482 Exhibit A* and does not require annexation into the City. The applicant is proposing to reconfigure both of these parcels to create the desired lots for the proposed development project site. The applicant is required to apply for and file an amended plat described as a boundary line adjustment to create the lots described in this report as the proposed Tract 1 and Tract 2. This amended plat is reviewed administratively by planning staff and does not require legislative approval. The proposed lot configuration is shown on the submitted *Draft Amended Plat* provided as an attachment.

The applicant requests City zoning classification of R-6 Multi-family High Density for the newly created Tract 1 which covers approximately the northern two-thirds of the proposed development project site, and requests City zoning classification of C-1 Neighborhood Commercial for the newly created Tract 2 which covers approximately the southern one-third of the proposed development project site. The proposed lot configuration and zoning of Tract 1 and Tract 2 is shown on the *Ordinance 3253 Exhibit A*.

Background:

Annexation by Petition Request:

The subject property proposed for annexation consists of approximately 15.67 acres and is contiguous to the existing City limits on all sides, making it an unincorporated enclave. The subject property is located within Cascade County with Commercial zoning designation and is currently undeveloped. As previously mentioned, the tract to the west of the subject property is within City limits and is part of the proposed development project site. To the north of the subject property are existing residences within the City within R-6 and R-3 zoning districts. These residences range from single-family homes to four-plex condos and apartments. Existing single-family residential homes within the City are located to the east which are zoned R-3. To the south of the subject property is 2nd Avenue North with the newly developed Copperview Condos upon property that is zoned R-6 and the Montana School for the Deaf and Blind upon property that is zoned PLI. The right-of-way of 2nd Avenue North and 38th Street North are both already within the City boundary and do not need to be annexed as part of this project.

The basis for decision for an annexation by petition request is listed in OCCGF § 17.16.7.050. The recommendation of the Planning Advisory Board and the decision of the City Commission shall at a minimum consider the criteria which are attached as *Findings of Fact/Basis of Decision – Annexation*.

Establishment of Zoning Request:

The applicant's request to establish R-6 zoning on the northern two-thirds of the property aligns with neighboring properties developed to the north of the east-west alley that borders the site to north. This zoning designation meets specific goals and objectives within the City of Great Falls 2013 Growth Policy Update, including encouraging a diverse, safe, and affordable supply of housing in the City. This project will substantially expand the supply of apartment residential opportunities and encourages a variety of housing types and densities so that residents can choose by price or rent, location and place of work.

The proposed R-6 zoning also aligns with appropriate uses for the location of the site. The proposed project is at the corner of 38th Street North and 2nd Avenue North, both of which function as minor arterial streets. Generally, intersections of higher classification streets are appropriate for higher intensity of use. In this case, the location of a large apartment complex adjacent to these streets is advantageous to connect these residents to the greater surrounding area. The applicant will be responsible for extending utility mains and transportation improvements per City requirements as referenced in the provided *Draft Improvement Agreement*.

The reason the applicant has requested C-1 zoning for the southern third of the property is that it accomplishes two goals. First, C-1 zoning allows multifamily housing, which allows the proposed apartment development to be consistent with the City's zoning code. Second, it will provide the applicant with another option if he wishes to establish some commercial development along 2nd Avenue North. Because C-1 zoning is present east, west, and southwest of the property, the request is consistent with the zoning code and supported by City staff.

The basis for decision on zoning map amendments is listed in Official Code of the City of Great Falls (OCCGF) §17.16.40.030 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the criteria which are attached as *Findings of Fact/Basis of Decision – Zoning Map Amendment*.

Required Improvements:

Access. All vehicular traffic will ingress/egress from the access points shown on the *Site & Infrastructure Plan* along 38th Street North across from 3rd Avenue North, and from 2nd Avenue North at the existing break in the median. The project will have no vehicular connections to the alley located between the subject property and the residential properties located north of the proposed development project. On the east side of the subject property, the applicant is required to construct and dedicate right-of-way for a new vehicular turnaround to facilitate fire protection and sanitation service connecting 3rd Avenue North and the alley to the south along the eastern property line of the subject property. This turnaround shall be fenced and there shall be no vehicular connection made between the proposed development and the turnaround. Although vehicular connectivity is often prioritized to incorporate new projects into the existing street network, both staff and the applicant agreed directing traffic from the apartments onto the minor arterials was beneficial to keep the apartment traffic from using local streets as a shortcut, and keep neighborhood traffic from using the apartment as a shortcut. Staff is requiring the applicant to construct a pedestrian connection to the 40th Street North sidewalk to future apartment residents will have another walking option to access nearby park and school facilities.

Water Main Improvements. The applicant agrees to extend public water mains through the proposed development project according to City standards. The improvement is to be owned and maintained by the City upon completion.

Sanitary Sewer Main Improvements. Installation of a public sanitary sewer main shall extend from the existing eight (8) inch mains located along the east and west property lines of the subject property. The City will be responsible for the reconstruction or lining of the existing main located between 38th Street North to the first manhole on the property east of 38th Street North. The remainder of the sewer main improvements are the responsibility of the applicant. The lines shall be installed to conform to City standards and serve all units within the proposed development. The improvement is to be owned and maintained by the City upon completion.

Roadway and Sidewalk Improvements. The applicant agrees to construct and/or reconstruct curbing, sidewalk, and boulevard landscaping along 38th Street North and 2nd Avenue North adjacent to the Subject Property as construction commences adjacent to those locations. Design and installation shall be consistent with City standards and submitted plans approved by the City of Great Falls and the Montana Department of Transportation (MDT). All boulevard improvements, including curbing, sidewalks, and landscaping shall be maintained by the applicant. In the event apartment construction does not commence adjacent to 2nd Avenue North, a curbside sidewalk must still be installed to provide pedestrian access along 2nd Ave North along the entire frontage of the Subject Property within five (5) years after annexation, unless an extension is granted by the City to the applicant.

Traffic Impact Improvements. The applicant is required to construct all MDT and City of Great Falls required improvements along the subject property frontage with 2nd Avenue North. Additionally, the applicant is required by the City to pay for the project's anticipated traffic impact to the intersection of 38th Street North and 2nd Avenue North, unless MDT does not authorize improvements to the intersection. The Traffic Impact Study submitted on behalf of the applicant estimates that new southbound left turns on 38th Street will be approximately 10% greater in 2027 than if the project was not constructed, and will cause total left turns to exceed the 100 vehicles per hour threshold where dedicated left turn lanes are recommended by the Federal Highway Administration. The applicant's contribution shall not exceed \$50,000, which is roughly ten (10) percent of the current cost of improving the intersection as estimated by the City's 3rd Party Engineering Consultant. MDT is still reviewing the applicant's Traffic Impact Study as part of their Systems Impact process. The applicant may have other improvements that will be required once MDT review is complete. The *Draft Improvement Agreement* references that the applicant will need to comply with any additional MDT requirements. More information regarding staff's transportation planning analysis can be found within the *City Staff Traffic Analysis memo* provided by Senior Transportation Planner, Andrew Finch, and the *Traffic Impact Study* provided by the applicant, both included as attachments.

Neighborhood Council Input:

The subject property is located adjacent to Neighborhood Council #4. There is no adopted neighborhood plan for Neighborhood Council #4, or any other Council within the City. The applicant presented to Neighborhood Council #4 on August 25, 2022. The Council made a motion that encourages the project to move forward in the city process, with concern about congestion along 38th Street North. Subsequently at the Council's September 22, 2022 meeting, Steve Bucher, the Condo Association Chair of the 4th Avenue North at 38th Street Condos presented to the Neighborhood Council and noted concerns regarding parking along the alley between the condos and the subject property. Specifically, it was noted that parking for the condo units along the alley was very limited and would be difficult to access without encroaching on the applicant's property. Neighborhood Council #4 Chair, Sandra Guynn, requested City planning staff return to the Neighborhood Council's October 27, 2022 meeting to discuss the alley and parking situation. City planning staff attended the October 27, 2022 meeting and answered questions from both the Council members and concerned neighbors, including owners of the 4th Avenue North at 38th Street Condos.

Concurrences:

Representatives from the City's Public Works, Fire, and Legal Departments have been involved throughout the review and approval process for this project, and will continue to participate throughout the permit approval process. Both Engineering and Environmental Divisions of Public Works and the Legal Department have collaborated on the submitted *Draft Improvement Agreement*.

Fiscal Impact:

Water and sewer service will be provided by the City, with the cost of the connection improvements borne by the applicant per the agreed upon terms of the attached *Draft Improvement Agreement*. The annexation will add an unincorporated enclave property into the city which will significantly increase the City's tax base and increase revenue. Although the applicant's project will have a noticeable impact on average daily traffic along the 38th Street corridor, the applicant has agreed to City staff's condition that a financial contribution be made towards adding left turns to the 38th Street approach to the intersection at 2nd Avenue North.

Conclusion:

The property being considered for annexation and development is a completely surrounded County enclave, and is therefore a very high priority for incorporation into the City. The applicant's zoning request is consistent with the R-6 condominium zoning to the north and the commercial zoning on two sides. Additionally, the location of the property along major street arteries makes it more suitable for a higher density development rather than a single-family neighborhood. The property is also known for having fatty clay soils, which makes it more suitable for commercial type building construction. Finally, the City has a documented need for additional housing construction, particularly in a convenient location near Malmstrom Air Force Base. These considerations, plus the willingness of the applicant to assist with mitigating impacts to 38th Street North, should be considered by the City Commission.

Alternatives: The City Commission could deny acceptance of Ordinance 3253 on the first reading and not set the public hearing.

Attachments/Exhibits:

- Ordinance 3253
- Ordinance 3253 Exhibit A
- Findings of Fact/Basis of Decision – Zoning Map Amendment
- Resolution 10482
- Resolution 10482 Exhibit A
- Findings of Fact/Basis of Decision – Annexation
- City Staff Traffic Analysis Memo
- Site Photos
- Project Narrative
- Preliminary Plans
- Draft Amended Plat
- Traffic Impact Study
- Draft Improvement Agreement
- Allowable Uses by District for R-6 and C-1
- Lot Area and Dimensional Standards for R-6 and C-1
- Public Comment Submitted to Planning Advisory Board/Zoning Commission

ORDINANCE 3253

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY HIGH DENSITY TO THE NEWLY CREATED TRACT 1, AND C-1 NEIGHBORHOOD COMMERCIAL FOR THE NEWLY CREATED TRACT 2 OF COS _____ LOCATED IN THE N 1/2 N 1/2 OF SECTIONS 8 AND 9, T20N, R4E, PMM, CASCADE COUNTY, MONTANA.

* * * * *

WHEREAS, the property owners, represented by Silver Stone Properties LLC, have petitioned the City of Great Falls to annex the subject property, consisting of ±15.67 acres, legally described as Mark 5 within the N 1/2 NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana; and,

WHEREAS, the property owners, represented by Silver Stone Properties LLC, have petitioned the City of Great Falls to assign a zoning classification of R-6, Multi-family High Density for the newly created Tract 1, and C-1, Neighborhood Commercial for the newly created Tract 2 in the N 1/2 N 1/2 of Sections 8 and 9, T20N, R4E, PMM, Cascade County, Montana, upon annexation to the City; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on October 25, 2022, to consider said assignment of zoning of R-6 Multi-family High Density district and C-1 Neighborhood Commercial district and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the subject properties for the newly created Tract 1, and C-1, Neighborhood Commercial for the newly created Tract 2 in the N 1/2 N 1/2 of Sections 8 and 9, T20N, R4E, PMM, Cascade County, Montana; and,

WHEREAS, notice of assigning said zoning classification to the subject properties was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 6th day of December 2022, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the assignment of R-6 and C-1 zoning on said properties meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.030, and that the said zoning designation be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. It is determined that the herein requested R-6 and C-1 zoning request meets the criteria and guidelines cited in Mont. Code Ann. § 76-2-304, and Section 17.16.40.030 of the OCCGF.

Section 2. That the zoning classification of “R-6 Multi-family High Density” be assigned to the newly created Tract 1, and “C-1 Neighborhood Commercial” for the newly created Tract 2 in the N ½ N ½ of Sections 8 and 9, T20N, R4E, PMM, Cascade County, Montana as shown in “Exhibit A”, subject to the setbacks, and other development standards and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading November 16, 2022.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading December 6, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

City Attorney

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

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3253 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Ordinance 3253 Exhibit A



**Tract 1: Proposed Zoning of
R-6 Multi-family High Density**

**Tract 2: Proposed Zoning of
C-1 Neighborhood Commercial**



--- City Limit
□ Parcels



Montana School for the Deaf and Blind

PLI

R-6

C-1

R-6

R-3

U

City Limit

Parcels

Feet

N



FINDINGS OF FACT – ZONING MAP AMENDMENT

Tract 1 and Tract 2 of COS _____ in the N ½ N ½ of Sections 8 and 9, T20N, R4E, PMM, Cascade County, Montana

PRIMARY REVIEW CRITERIA:

The basis for decision on zoning map amendments is listed in Official Code of the City of Great Falls (OCCGF) § 17.16.40.030 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

1. The amendment is consistent with and furthers the intent of the City's growth policy.

The proposed annexation is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project is strongly supported by the Social and Environmental portions of the Growth Policy, specifically the goals and principles to 1) encourage a diverse, safe, and affordable supply of housing in the City and 2) encourage a balanced mix of land uses throughout the City.

Additionally, the annexation specifically supports the following goals and policies:

Social – Housing

- Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.
- Soc1.4.12 When annexing land for residential development, consider the timing, phasing and connectivity of housing and infrastructure development.

Physical - Efficient Infrastructure

- Phy4.3 Optimize the efficiency and use of the City’s public facilities and utilities.
- Phy4.3.2 Plan for the provision of appropriate infrastructure improvements, where needed, to support development.

2. The amendment is consistent with and furthers adopted neighborhood plans, if any.

The subject property is located adjacent to Neighborhood Council #4. There is no adopted neighborhood plan for Neighborhood Council #4, or any other Council within the City. The application was presented to Neighborhood Council #4 on August 25, 2022. The Council made a motion that encourages the project to move forward in the city process, with concern about congestion along 38th Street North.

3. The amendment is consistent with other planning documents adopted by the City Commission, including the river corridor plan, transportation plan and sub-area plans.

The subject property is not located within any adopted plan or sub-area planning areas. The proposed improvements related to the development are consistent with City planning documents and City standards. The size of the project triggered a Traffic Impact Analysis due to peak hour traffic exceeding 300 trip ends. City staff has reviewed the study and required the applicant to participate on off-site improvements to mitigate effects of the project on the surrounding street network. A more detailed description of these improvements is outlined in the Agenda Report as well as in the Improvement Agreement.

4. The code with the amendment is internally consistent.

The proposed establishment of R-6 and C-1 zoning is internally consistent. The proposed R-6 zoning aligns with appropriate uses for the location of the site with adjacent R-6 zoning to the north of the subject property. The proposed C-1 zoning aligns with the strip of commercial development along 2nd Avenue North both east and west of the subject property. Generally, intersections of higher classification streets are appropriate for higher intensity of use. The proposed project is at the corner of 38th Street North and 2nd Avenue North, both of which function as minor arterial streets. In this case, the location of 432 apartment units adjacent to minor arterial streets is advantageous to connect these residents to the greater community. The applicant will be responsible for extending utility mains and roadway improvements per City requirements including some off-site improvements to mitigate effects of the project on the surrounding street network.

5. The amendment is the least restrictive approach to address issues of public health, safety, and welfare.

There are no existing public health, safety, or welfare issues that have been identified for the subject property. Residents in Neighborhood Council District #4 have identified traffic congestion on 38th Street North as an ongoing safety concern. While the assignment of high density zoning and future development will add congestion to 38th Street North, the applicant has agreed to work with City staff to alleviate congestion at the intersection of 38th Street North and 2nd Avenue North.

6. The City has or will have the financial and staffing capability to administer and enforce the amendment.

The City has the financial and staffing capability to administer and enforce the amendment if it is approved. The allowance for higher density zoning and development may trigger MDT required improvements to the 2nd Avenue North frontage along the property. If so, these improvements will be paid for by the applicant. If improvements to the intersection at 38th Street and 2nd Avenue are implemented, the applicant and MDT will be contributing financially towards these improvements.

RESOLUTION 10482

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXTEND THE BOUNDARIES OF THE CITY OF GREAT FALLS TO INCLUDE MARK 5 WITHIN THE N 1/2 NW NW OF SECTION 9, T20N, R4E, PMM, CASCADE COUNTY, MONTANA IN ACCORDANCE WITH THE PROVISION OF SECTION 7-2-4601, MONTANA CODE ANNOTATED.

* * * * *

WHEREAS, the City of Great Falls is a city incorporated under the laws of the State of Montana, and having a population of more than ten thousand (10,000) is a city of the first class; and

WHEREAS, there is contiguous to said City, but without the boundaries thereof, certain tracts of land situated in the County of Cascade, State of Montana, and described as follows:

Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana;

all as shown on the map attached hereto marked “Exhibit A”, and by this reference made a part hereof; and

WHEREAS, Section 7-2-4601, Montana Code Annotated, provides that whenever the owners of real property contiguous to any incorporated city of the first class petition to have said properties made a part of the municipal corporation, such lands may be embraced within the corporate limits thereof and the boundaries of such city of the first class extended so as to include the same; and

WHEREAS, Maureen M Newman Etal, the owner of the hereinabove described property represented by Silver Stone Properties, LLC, has submitted a petition to have the subject properties annexed to the City of Great Falls; and

WHEREAS, the Great Falls Planning Advisory Board/Zoning Commission conducted a public hearing on October 25, 2022, to consider said annexation and assignment of zoning of R-6 Multi-family High Density district for the newly created Tract 1 and C-1 Neighborhood Commercial district for the newly created Tract 2 and, at the conclusion of said hearing, passed a motion recommending the City Commission annex Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana and assign said zoning of R-6 for the newly created Tract 1, and C-1 for the newly created Tract 2 of COS _____ in the N ½ N ½ of Sections 8 and 9, T20N, R4E, PMM, Cascade County, Montana; and

WHEREAS, the City Commission finds that it is to the best interest of the City of Great Falls and its inhabitants to proceed with the incorporation of said territory into the City of Great Falls; and

WHEREAS, the City Commission adopted Resolution 10388 to authorize and direct City staff to update the appropriate boundaries of neighborhood council district 4 to include the subject property; and

WHEREAS, all of the proceedings herein have been conducted in strict compliance with and in conformity to the laws of the Montana Code Annotated, Title 7, Chapter 2, Part 46, Annexation by Petition, and all conditions, acts, and actions required to be performed precedent to and in the passage and adoption of this resolution have been properly and legally done, and performed.

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

That the boundaries of the City of Great Falls, Montana, be, and the same are hereby extended so as to embrace and include within the corporate limits of said city, all of the land hereinabove described, included as: Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana” as shown on attached “Exhibit A.”

BE IT FURTHER RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That the Cascade County Clerk and Recorder is hereby authorized and directed to change the appropriate boundaries of the City of Great Falls, Montana, to include said tract of land; and

That this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 6th day of December, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

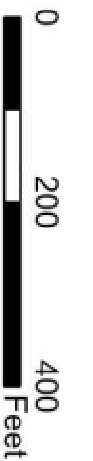
APPROVED FOR LEGAL CONTENT:

City Attorney

Resolution 10482 Exhibit A



City Limit
Parcels



FINDINGS OF FACT/BASIS OF DECISION – ANNEXATION

Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana

PRIMARY REVIEW CRITERIA:

The basis for decision on annexation is listed in the Official Code of the City of Great Falls § 17.16.7.050 of the Land Development Code. The recommendation of the Planning Advisory Board and the decision of the City Commission shall at a minimum consider the following criteria:

1. The subject property is contiguous to the existing City limits.

The subject property is contiguous to the existing City limits on all sides.

2. The proposed annexation is consistent with the City’s growth policy.

The proposed annexation is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project is strongly supported by the Social and Physical portions of the Growth Policy, specifically the goals and principles to 1) encourage a diverse, safe, and affordable supply of housing in the City and 2) encourage a balanced mix of land uses throughout the City.

Additionally, the annexation specifically supports the following goals and policies:

Social – Housing

- Soc1.4.2 Expand the supply of residential opportunities including single family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location and place of work.
- Soc1.4.12 When annexing land for residential development, consider the timing, phasing and connectivity of housing and infrastructure development.

Physical - Efficient Infrastructure

- Phy4.3 Optimize the efficiency and use of the City’s public facilities and utilities.
- Phy4.3.2 Plan for the provision of appropriate infrastructure improvements, where needed, to support development.

3. The proposed annexation is consistent with applicable neighborhood plans, if any.

The subject property is located adjacent to Neighborhood Council #4. There is no adopted neighborhood plan for Neighborhood Council #4, or any other Council within the City. The application was presented to Neighborhood Council #4 on August 25, 2022. The Council made a motion that encourages the project to move forward in the city process, with concern about congestion along 38th Street North.

4. The proposed annexation is consistent with other planning documents adopted by the City Commission, including a river corridor plan, transportation plan, and sub-area plans.

The subject property is not located within any adopted plan or sub-area planning areas. The proposed improvements related to the development are consistent with City planning documents and City standards. The size of the project triggered a Traffic Impact Analysis due to peak hour traffic exceeding 300 trip ends. City staff has reviewed the study and required the applicant to participate on off-site improvements to mitigate effects of the project on the surrounding street network. A more detailed

description of these improvements is outlined in the Agenda Report as well as in the Improvement Agreement.

5. The City has, or will have, the capacity to provide public services to the subject property.

The City Public Works Department has verified that capacity is adequate to provide public utility services to the subject property. A more detailed description of the various public utility services that will be provided to the development has been outlined in the Agenda Report as well as in the Improvement Agreement. Due to the property being an unincorporated enclave wholly surrounded by the City, providing law enforcement, fire protection, and other emergency services is expected to be a manageable cost to the City.

6. The subject property has been or will be improved to City standards.

As part of the proposed annexation, the property is required to be developed to City standards. Water and sewer mains will extend through the project and will be designed and installed to City standards. Any future improvements to the subject property will also comply with City code requirements.

7. The owner(s) of the subject property will bear all of the cost of improving the property to City standards and or/ the owner(s) has signed an agreement waiving the right of protest to the creation of a special improvement district created to pay, in whole or in part, any necessary improvement.

An Improvement Agreement for the subject property has been drafted and attached to the Agenda Report. This agreement outlines the responsibilities and costs for various improvements, and addresses the creation of any special improvement districts.

8. The subject property has been or will be surveyed and officially recorded with the County Clerk and Recorder.

The subject property is being surveyed and officially recorded with the County Clerk and Recorder as part of the requirements of the project.

9. The City will provide both water and sewer service to each of the uses in the subject property that may require potable water and waste water treatment and disposal.

Water and sewer service will be extended through the subject property as part of the required improvements. The subject property will connect to these mains for City services.

10. The subject property is not located in an area the City Commission has designated as unsuitable for annexation.

The subject property is not located in an area the City Commission has designated as unsuitable for annexation.

11. The subject property is not located in another city or town. (See: 7-2-4608 (1), MCA)

The subject property is not located in another city or town.

12. The subject property is not used in whole or in part for agriculture, mining, smelting, refining, transportation, or any other industrial or manufacturing purpose or any purpose incidental thereto. (See: 7-2-4608 (2), MCA)

The subject property is not used for the uses listed above. The subject property is located within Cascade County with Commercial zoning and currently undeveloped. Existing single-family residential homes and a four-plex condo project within the City are located to the north and east. To the south of the subject property is 2nd Avenue North with the newly developed Copperview Condos and the Montana School for the Deaf and Blind.

City Staff Traffic Analysis Memo – Silver Stone Apartments

Background/Project Description/Location: An apartment development, consisting of 12 36-unit apartment buildings and associated site and public facility improvements, has been proposed on a vacant site located at the northeast corner of 38th Street North and 2nd Avenue North. The site is adjacent to a mix of single-family and multi-family residential uses on the east and a mix of single family and 4-unit condominiums on the north. Finally, the property abuts uses on the southeast, fronting 2nd Avenue North.

Existing Facilities:

Streets and alleys: The subject property abuts 2nd Avenue North on the south, 38th Street North on the west, and 4th Alley North on the north. 40th Street North dead-ends at 4th Alley North on the north side of the property, and 3rd Alley North and 3rd Avenue North similarly terminate at the property on the east. 3rd Avenue North and 3rd Alley North are unpaved, as is all but a small portion of 4th Alley North. Asphalt pavement exists in 4th Alley North adjacent to four of the condominiums.

2nd Avenue North is a 4-lane Principal Arterial with center medians. It's on the National Highway System, and is maintained by the Montana Department of Transportation. It does not have curb or gutter or sidewalks, but has a wide shoulder.

38th Street North is a 2-lane Major Collector on the Urban System, and is maintained by the City of Great Falls. It has curb and gutter on both sides, and, for a Collector, has a relatively narrow pavement width.

Parking: On-street parking is allowed on 38th Street North, and although a wide shoulder exists on 2nd Avenue North, parking is not encouraged along this section. Further to the east where curb, gutter and sidewalk are installed, parking is allowed.

Sidewalks and trails: Back-of-curb 5-foot sidewalks adjoin the subject property on 38th street. No sidewalks exist along 2nd Avenue North.

The nearest bicycle facility is on 38th Street North, just north of 10th Avenue North. This facility is a separated shared use path, leading north to the main River's Edge Trail System at Giant Springs Road.

Bus/Transit: The nearest public transportation route (Great Falls Transit bus service) is 2 blocks to the south at 38th Street and Central Avenue. Another Transit route is 4 blocks north at 38th Street North and 7th Avenue North. Both are east/west routes.

Traffic control: The intersection of 38th Street North and 2nd Avenue North is controlled by a signal. Westbound traffic has a left turn bay. North/south traffic has no separate turn facility. Pedestrian crossings are striped.

Existing traffic volumes: Peak-hour traffic volumes have been collected on adjacent streets as part of a Traffic Impact Study (TIS) prepared by KLJ Engineering, and are shown in Table 1.

Table 1 – Existing 2022 Traffic Volumes

Intersection	Peak	Traffic Control	NB Approach			SB Approach			EB Approach			WB Approach		
			L	T	R	L	T	R	L	T	R	L	T	R
38 th St N & 3 rd Ave	AM	SSS	1	261	-	-	320	3	4	-	3	-	-	-
	PM		5	356	-	-	362	2	5	-	2	-	-	-
38 th St N & 2 nd Ave	AM	Signalized	45	171	50	86	195	42	8	235	79	35	284	83
	PM		75	246	49	82	235	47	10	193	88	63	312	105
38 th St N & Central Ave	AM	AWSC	37	199	57	55	238	16	25	199	36	39	144	42
	PM		14	310	46	15	330	41	31	68	82	14	39	29
Access on 2nd Ave	AM	SSS	-	-	-	-	-	-	-	371	-	-	402	-
	PM		-	-	-	-	-	-	-	324	-	-	480	-

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; L – Left; T – Through; R – Right; SSS – Side Street Stop; AWSC – All Way Stop Control

Assuming full build-out in 2027, the projected volumes are shown in Table 2.

Table 2 – Projected 2027 Background Traffic Volumes

Intersection	Peak	Traffic Control	NB Approach			SB Approach			EB Approach			WB Approach		
			L	T	R	L	T	R	L	T	R	L	T	R
38 th St N & 3 rd Ave	AM	SSS	1	274	-	-	336	3	4	-	3	-	-	-
	PM		5	374	-	-	380	2	5	-	2	-	-	-
38 th St N & 2 nd Ave	AM	Signalized	47	180	53	90	205	44	8	247	83	37	298	87
	PM		79	259	51	86	247	49	11	203	92	66	328	110
38 th St N & Central Ave	AM	AWSC	39	209	60	58	250	17	26	209	38	41	151	44
	PM		15	326	48	16	347	43	33	71	86	15	41	30
Access on 2nd Ave	AM	SSS	-	-	-	-	-	-	-	390	-	-	423	-
	PM		-	-	-	-	-	-	-	341	-	-	504	-

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; L – Left; T – Through; R – Right; SSS – Side Street Stop; AWSC – All Way Stop Control

Proposed site access:

- Driveways:** The development is proposed for access via two new approaches. One approach is proposed opposite an existing east-bound left turn bay on 2nd Avenue North, approximately mid-way along the property. The second access is proposed on 38th Street North, aligning with the current intersection at 3rd Avenue North. Both accesses would be constructed with Phase I.
- Connection to adjacent streets/alleys:** Eastern connection to 3rd Avenue North and 3rd Alley North would be prohibited. Northern connection to 40th Street North and 4th Alley North would be prohibited.
- Pedestrian access:** New sidewalk along 2nd Avenue North would be constructed during adjacent property development, connecting to a complete system of internal sidewalks. Sidewalks on 38th Street North would receive pedestrian connection from the site, in conjunction with development of Phase I.

Trip Generation:

Based upon studies done on other, similar developments, the TIS projected the following trips at full build-out:

Table 3 - Proposed Development Trip Generation

Facility Type	Variable	#	ITE Land Use	In (AM)	Out (AM)	In (PM)	Out (PM)	In (Daily)	Out (Daily)
Apartment	Dwelling Unit	432	220	49	154	152	94	1456	1456
				203		246		2,912	

Projected Intersection Impact:

Based upon projected traffic growth generated by the development and trip distribution shown in Table 4, the TIS projected future intersection volumes (peak hour) shown in Table 5.

Table 4 - Projected Trip Distribution

Intersection	Peak	Traffic Control	NB Approach			SB Approach			EB Approach			WB Approach		
			L	T	R	L	T	R	L	T	R	L	T	R
38 th St N & 3 rd Ave	AM	SSS		20	11	9	4					31		15
	PM			12	35	29	12					19		9
38 th St N & 2 nd Ave	AM	Signalized		7	2	13	9	12	0	9		23	26	23
	PM			23	6	18	6	8	2	29		14	16	23
38 th St N & Central Ave	AM	AWSC		7		3	26	3	1					1
	PM			23		2	16	2	3					3
Access on 2nd Ave	AM	SSS	-	-	-	39	-	69	15	9	-	-	3	13
	PM		-	-	-	24	-	42	47	6	-	-	11	41

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; L – Left; T – Through; R – Right; SSS – Side Street Stop; AWSC – All Way Stop Control
 Green – Incoming; Red – Outgoing; Blue – Incoming and Outgoing

Table 5 - Projected 2027 Build Volumes

Intersection	Peak	Traffic Control	NB Approach			SB Approach			EB Approach			WB Approach		
			L	T	R	L	T	R	L	T	R	L	T	R
38 th St N & 3 rd Ave	AM	SSS	1	294	11	9	340	3	4	0	3	31	0	15
	PM		5	386	35	29	392	2	5	0	2	19	0	9
38 th St N & 2 nd Ave	AM	Signalized	47	187	55	103	214	56	8	256	83	60	324	110
	PM		79	282	57	104	253	57	13	232	92	80	344	133
38 th St N & Central Ave	AM	AWSC	39	216	60	61	276	20	27	209	38	41	151	45
	PM		15	349	48	18	363	45	36	71	86	15	41	33
Access on 2nd Ave	AM	SSS	-	-	-	39	-	69	15	399	-	-	426	13
	PM		-	-	-	24	-	42	47	347	-	-	515	41

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; L – Left; T – Through; R – Right; SSS – Side Street Stop; AWSC – All Way Stop Control

The projected volumes were anticipated to decrease the Level of Service for some movements, and also put the intersection of 2nd Avenue North and 38th Street North above the recommended volume threshold for installation of dedicated left turn lanes. The projected future Level of Service is shown in Table 7 from the TIS.

Table 7 - Traffic Operation Results 2027

Intersection	Scenario	Level of Service (AM Peak)					Level of Service (PM Peak)				
		EB	WB	NB	SB	Int	EB	WB	NB	SB	Int
3rd Ave N & 38th St N	No-Build	B	-	A	A	B	B	-	A	A	B
	Build	B	B	A	A	B	C↓	C	A	A	B
2nd Ave N & 38th St N	No-Build	B	C	A	A	B	B	C	B	B	B
	Build	B	C	A	B↓	B	B	C	B	B	B
Central Ave & 38th St N	No-Build	C	C	D	D	C	B	B	C	C	C
	Build	D↓	C	D	E↓	D↓	B	B	C	C	C
2nd Ave Driveway	No-Build	A	A	-	-	NA	A	A	-	-	NA
	Build	A	A	-	B	B	A	A	-	B	B

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; Int - Intersection

Conclusions/Recommendations:

1. 38th Street and Central Avenue: The functionality of Central Avenue and 38th Street North has been identified by the City as an area of concern, who has been monitoring the intersection. However, no modification has been targeted at this time. The City will continue to monitor the intersection, and may consider future modifications. Anecdotally, the intersection only experiences notable delays when the nearby schools let out, and major modification such as a roundabout or signal may not be beneficial to the overall (throughout the day) operation of the intersection. Therefore, no contribution by the development to this off-site location is recommended by staff.
2. 38th Street North/2nd Avenue North: The intersection of 38th Street North and 2nd Avenue North is single-lane, north and southbound, and left turning vehicles waiting for a gap greatly reduce the ability of the traffic queue to clear the intersection. The increase in left turns caused by the development would raise the number of peak-hour left turns beyond the recommended threshold for a dedicated left turn lane. Therefore, it is recommended that the development provide its proportional share of the cost of installation of dedicated north/south turn lanes.
3. Pedestrian access: Sidewalk along 2nd Avenue North must be installed at the time of development of the adjacent property. Pedestrian access to 40th Street North must also be installed to ensure more direct access to parks and the adjacent neighborhood.
4. Prohibited connections: To reduce impact upon the adjoining residential neighborhoods, vehicular connections to 4th Alley North, 40th Street North, 3rd Alley North and 3rd Avenue North will be prohibited.
5. Loop connection: To ensure safe movements of emergency and service vehicles, a loop connection from the dead-end of 3rd Avenue North on the east to 3rd Alley North will be constructed on the subject property, dedicated to the public through permanent easement or other method acceptable to the City of Great Falls.
6. Cross-Access: A permanent cross-access and shared maintenance agreement between the new Tracts 1 and 2, and connecting to 2nd Avenue North, will be filed and recorded.
7. Extension of left turn bays: Left turn bays in the median on 2nd Avenue North will be extended for additional capacity, if required by the Montana Department of Transportation.

Site Photos

Looking north along 38th Street North



Looking west along 2nd Avenue North



Looking west along alley between subject property and condos to the north



August 8, 2022

Mr. Lonnie Hill
 City of Great Falls
 Planning & Community Development Department
 PO Box 5021
 Great Falls, MT 59403

RE: Silver Stone Enterprises – Silver Stone Apartments
 Annexation & Zoning Application – Project Narrative

Dear Mr. Hill,

We are pleased to submit the Silver Stone Apartments application for Annexation & Zoning Map Amendment. The proposed project consists of the construction of twelve (12) separate 36-unit apartment buildings for a total unit count of 432 living units. In addition to the apartment buildings, the project will also include an office/clubhouse building to support the development. Individual apartment buildings will be 3 story buildings (above-ground) and will include basement storage areas.

The subject development site is approximately 16.348 acres and includes a 0.684 acre parcel that is currently annexed into the City of Great Falls with split zoning (C-1 & R-3) as well as a 15.665 acre undeveloped and un-annexed property that currently lies within the Cascade County Commercial zoning district. The property sits along the northern boundary of 2nd Avenue North between 38th St. N. & 42nd St. N. as detailed in the attached vicinity maps.

The proposed project will include a Boundary Line Adjustment survey to relocate the common property boundary to create a 4.574 acre southern parcel with proposed C-1 zoning along with an 11.774 acre northern parcel with proposed R-6 zoning to allow for the development of the proposed apartment complex. The proposed C-1 zoning along the southern property boundary will maintain consistency with the adjacent commercial zoning and allows flexibility for future apartment development or commercial development if deemed financially feasible. The northern property with proposed R-6 zoning is consistent with the adjacent R-6 zoning and allows for the proposed apartment development. The site and development have been extensively discussed with City Planning staff to help ensure all required design criteria are met in the enclosed proposal.

Traffic Impacts

As detailed in the attached Traffic Impact Study (TIS) report, the proposed development is expected to generate approximately 1,971 vehicular trips per day with peak AM and peak PM trips of 138 and 177 trips respectively. The addition of the vehicular trips detailed above will have impacts to the existing intersections at 3rd Ave. N./38th St. N, 2nd Ave. N./38th St. N., and Central Ave./38th St. N. As detailed within the report, the anticipated traffic generation from the development will impact existing Level of Service for various turning movements; however, the overall intersections will continue to operate at acceptable levels following development.

The Central Avenue/38th St. N. intersection will likely require traffic mitigating features to alleviate LOS concerns at the intersection; however, these traffic concerns exist prior to the

development of the apartment complex. Refer to the attached TIS report for additional information.

Compliance with Stormwater Regulations

The proposed apartment complex will be required to comply with City of Great Falls storm drainage regulations associated with water quality and water quantity. As detailed within the attached preliminary storm drainage calculations, storm drainage improvements associated with the development will include approximately 20,000 cubic feet of retention storage (water quality requirements) and will include additional detention storage in order to comply with the City’s discharge standards. It is anticipated that the required retention and detention storage will be located within the NW corner of the development as shown in the attached exhibits where collected runoff will be treated and detained prior to discharge into the existing City of Great Falls storm drainage infrastructure adjacent to the development. It is anticipated that additional stormwater storage and treatment will be provided within landscaped areas throughout the development and a new underground piping system will be utilized to convey collected storm water to the new pond structure(s). Please refer to the preliminary infrastructure plans for additional information.

Conceptual Public Infrastructure Plans

As detailed within the attached preliminary infrastructure plans, a new water main will be extended through the property to connect to existing City of Great Falls infrastructure at three (3) separate locations to provide water service to each of the new buildings along with hydrant coverage throughout the development. The proposed water main looping will provide adequate hydraulic capacity for the development, will provide additional reliability within the City’s existing system, and will eliminate an existing dead end water main on 3rd Ave. North. Additionally, existing hydrant flow information provided by the CoGF shows adequate hydraulic capacity to serve the proposed development.

Existing sewer mains will be extended as shown on the preliminary plans to provide sewer service connections for the internal buildings (buildings 7-12 & Clubhouse) while buildings along the northern property boundary (buildings 1-6) will be directly connected to existing gravity sewer mains within the City alley. Preliminary wastewater generation and water demand estimates are included below.

New water and sewer mains will be located within dedicated utility easements as required by the City of Great Falls and as shown within the preliminary BLA survey.

Anticipated Water Demand/Wastewater Generation Calculations

Wastewater Generation	
Domestic WW Generation	108,000 gpd
Average Flow Rate	75 gpm
Peak Hourly Flow Rate	284 gpm
Water Demand	
Total Water Demand (includes summer irrigation demand)	144,000 gpd
Average Domestic Flow Rate	75 gpm
Peak Hourly Domestic	284 gpm
Irrigation Demand	50 gpm
Hydrant Flow Rate	1,500 gpm

Preliminary Soils/Geotechnical Information

A new geotechnical report is currently being drafted for the proposed development; however, a preliminary report was written for Neighborworks Great Falls (NWGF) by TD&H Engineering in 2013 that is attached for reference.

As detailed in the draft NWGF report, the site generally consists of surficial native clays and sands overlying weathered sandstone which was encountered at depths ranging from 7-12 feet throughout the site. The proposed apartment complex which utilizes basements will effectively remove the expansive clay materials and will allow the buildings to bear on the native sandstones. It does not appear as though groundwater was encountered within the original borings and it is not anticipated that groundwater will impact the proposed construction of the apartments or public utilities.

Summary

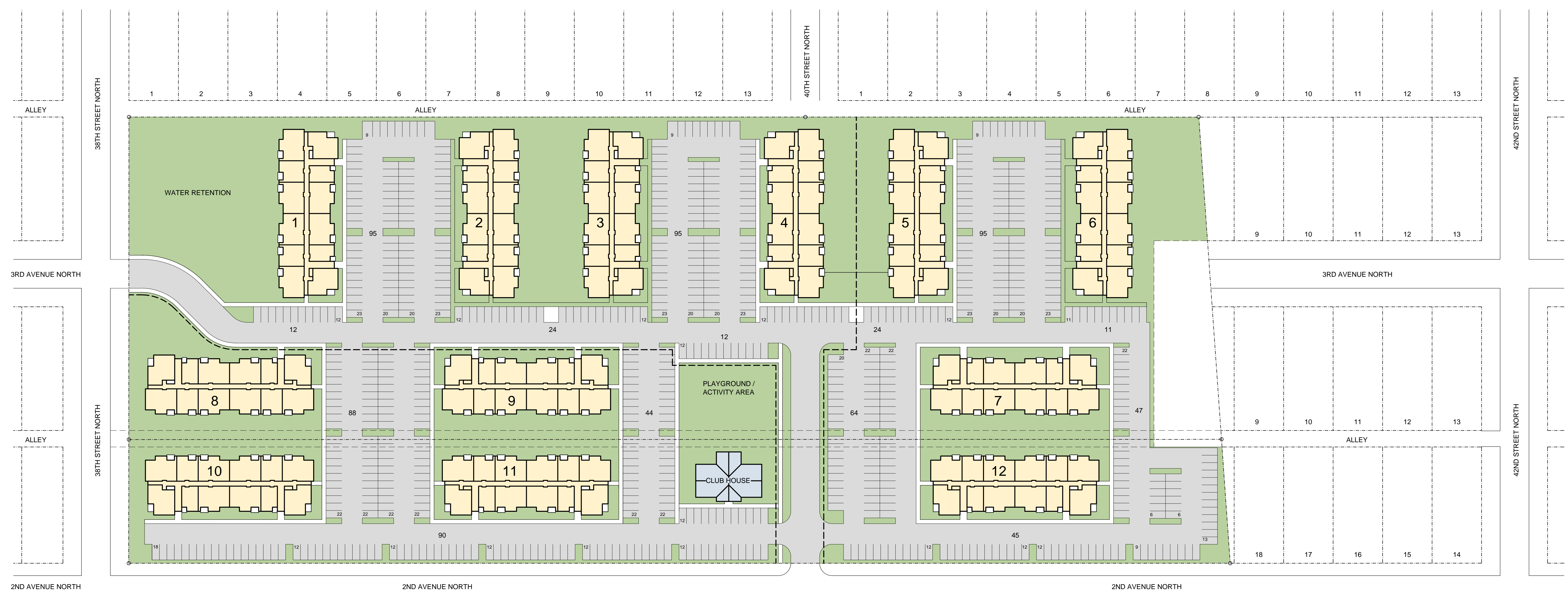
The proposed site layout provides ample landscaping throughout the parcel to ensure an attractive development which meets the City's landscaping codes and the new construction will include the installation of sidewalks along 2nd Ave. North adjacent to MDT R/W. Pedestrian access will be enhanced throughout the project area as well as within the development to allow for ADA access throughout the area. Onsite parking lot and building lighting will be downward facing to help minimize offsite impacts and will be designed to meet CoGF standards.

Included with this application are an existing site plan, proposed site plan, preliminary infrastructure plans, architectural site plan, building elevations, preliminary geotechnical analysis; preliminary stormwater, water demand, and wastewater generation calculations; and Traffic Impact Study for your review. Please feel free to call me or our representatives at Big Sky Civil & Environmental with any questions or comments you may have related to this submittal. Thank you for your continued cooperation on this project.

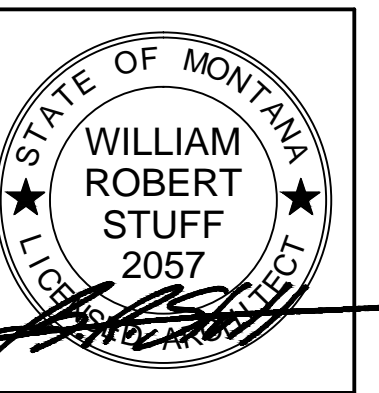
Sincerely,



Trace Timmer
Silver Stone Enterprises



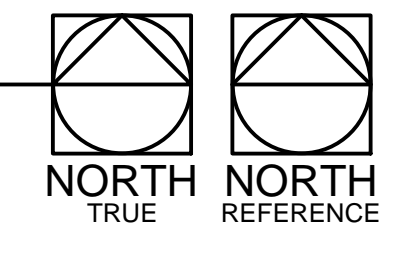
FUSION | architecture + design
 1922 Cherry Drive
 P. 406 | 315-3618
 Great Falls, Montana 59404
 E-Mail: bill@fusion-and.com



COPYRIGHT
 ALL RIGHTS RESERVED
 Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

SILVERSTONE APARTMENTS
GREAT FALLS, MONTANA

OVERALL SITE PLAN - PHASE ONE, TWO, & THREE
 SCALE: 1" = 60'-0"
 0 10 20 30 60 120



BUILDING UNIT SUMMARY													
DESCRIPTION	BUILDING #1	BUILDING #2	BUILDING #3	BUILDING #4	BUILDING #5	BUILDING #6	BUILDING #7	BUILDING #8	BUILDING #9	BUILDING #10	BUILDING #11	BUILDING #12	TOTAL
STUDIO	6	6	6	6	6	6	6	6	6	6	6	6	72
1 BEDROOM	6	6	6	6	6	6	6	6	6	6	6	6	72
2 BEDROOM	18	18	18	18	18	18	18	18	18	18	18	18	216
2 BEDROOM (CORNER)	6	6	6	6	6	6	6	6	6	6	6	6	72
TOTAL UNITS	36	36	36	36	36	36	36	36	36	36	36	36	432
APARTMENT AREA - SF	37,956	37,956	37,956	37,956	37,956	37,956	37,956	37,956	37,956	37,956	37,956	37,956	455,472
BASEMENT AREA - SF	12,652	12,652	12,652	12,652	12,652	12,652	12,652	12,652	12,652	12,652	12,652	12,652	151,824
TOTAL BUILDING AREA	50,608	50,608	50,608	50,608	50,608	50,608	50,608	50,608	50,608	50,608	50,608	50,608	607,296
ACTUAL PARKING	62.5	62.5	62.5	62.5	62	62	62	62	62	62	62	62	746

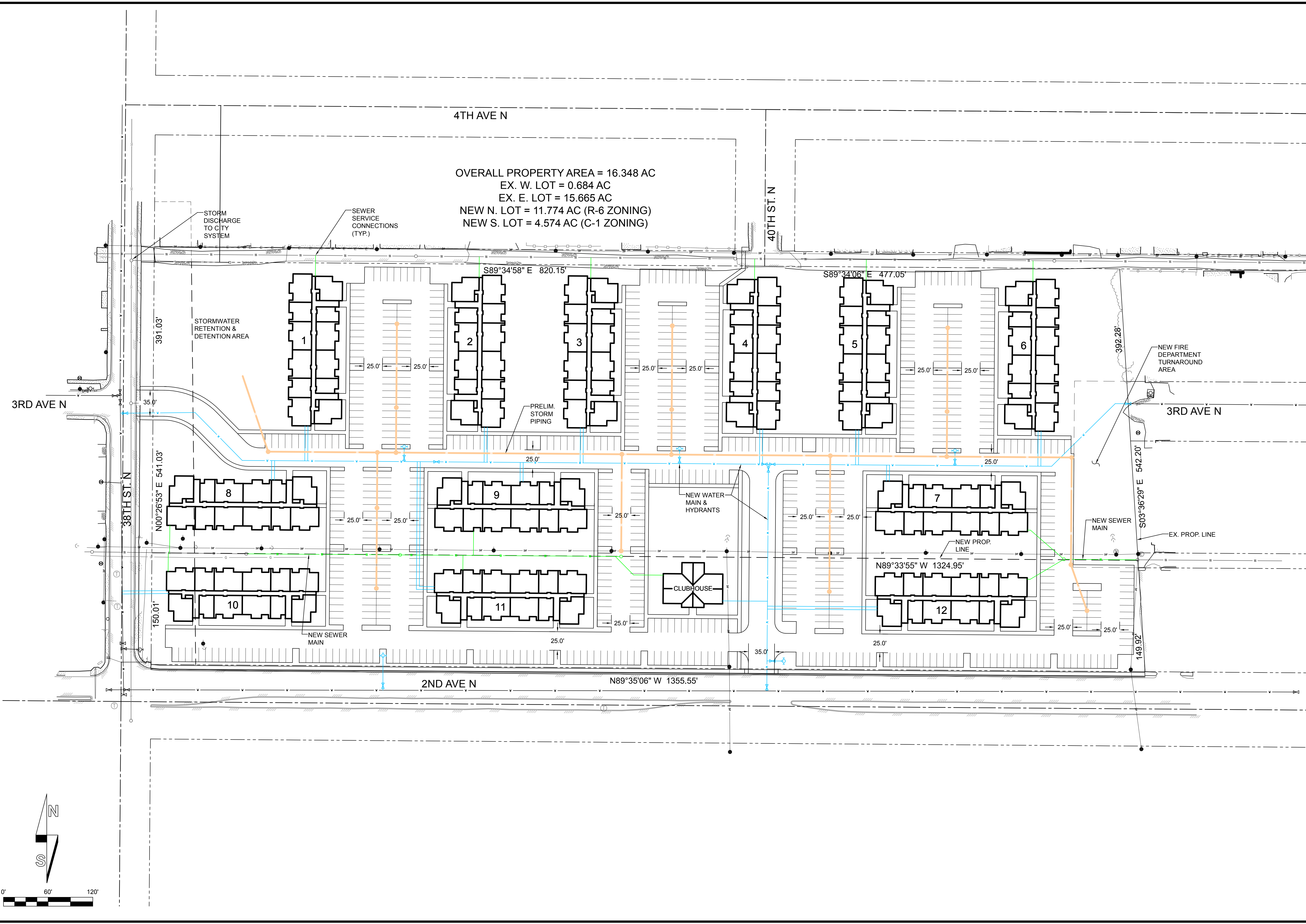
PARKING CALCULATION			
UNIT TYPE	# OF UNITS	RATIO	PARKING STALLS
STUDIO	72	1 PER UNIT	72
1 BEDROOM	72	1.35 PER UNIT	98
2 BEDROOM	216	2 PER UNIT	432
2 BEDROOM (CORNER)	72	2 PER UNIT	144
TOTAL PARKING			746

LEGEND	
	ASPHALT PAVING
	LANDSCAPE - INSIDE PROPERTY
	LANDSCAPE - R.O.W.

ZONING REQUIREMENTS																		
LEGAL DESCRIPTION:	LOT ACREAGE:	SETBACKS:	LANDSCAPE REQUIREMENTS:															
TO BE DETERMINED	TOTAL PROPERTY: 16.348 ACRES or 712,119 SF	<table border="1"> <tr> <th></th> <th>REQUIRED</th> <th>ACTUAL</th> </tr> <tr> <td>FRONT YARD SETBACK:</td> <td>???</td> <td></td> </tr> <tr> <td>SIDE YARD SETBACK:</td> <td>???</td> <td></td> </tr> <tr> <td>REAR YARD SETBACK:</td> <td>???</td> <td></td> </tr> <tr> <td>SIDE YARD SETBACK:</td> <td>???</td> <td></td> </tr> </table>		REQUIRED	ACTUAL	FRONT YARD SETBACK:	???		SIDE YARD SETBACK:	???		REAR YARD SETBACK:	???		SIDE YARD SETBACK:	???		REQUIRED: 15% (0.15) OF TOTAL LOT AREA REQUIRED: 684,066 SF x 0.15 = 102,610 SF PROVIDED: TOTAL LANDSCAPE AREA: 228,367 SF 228,367 SF DIVIDED BY 712,119 = 0.321 OR 32.1%
	REQUIRED	ACTUAL																
FRONT YARD SETBACK:	???																	
SIDE YARD SETBACK:	???																	
REAR YARD SETBACK:	???																	
SIDE YARD SETBACK:	???																	
PROPERTY ADDRESS:	ZONING & LAND USE:	BUILDING COVERAGE:.																
TO BE DETERMINED	R-6 MULTI-FAMILY HIGH DENSITY 11.774 ACRES or 712,119 SF C-1 NEIGHBORHOOD COMMERCIAL 4.574 ACRES or 199,243 SF	APARTMENT BUILDINGS (FOOTPRINTS - 12 BUILDINGS) 151,824 SF OFFICE / CLUBHOUSE / MAINTENANCE BUILDING 4,800 SF TOTAL FOOTPRINTS 156,624 SF 152,064 SF DIVIDED BY 712,119 SF = 0.214 or 21.4%																

- GENERAL NOTES**
- ACTUAL FINISHED FLOOR OF PROPOSED BUILDING TO BE 100.0'
 - SEE CIVIL DRAWINGS FOR INFORMATION RELATING TO SITE DEVELOPMENT, SITE GRADING, SITE UTILITIES, ASPHALT PAVING, CONCRETE CURBS & APRONS, CONCRETE DRIVES, AND CONCRETE SIDEWALKS, ETC.
 - SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
 - ALL CONCRETE CURB-CUTS, CURBS & APRONS, SIDEWALKS, AND DRIVES TO MEET THE MDT & CITY OF GREAT FALLS BUILDING STANDARDS.
 - ALL FINAL PARKING LOT STRIPPING TO BE COORDINATED WITH OWNER PRIOR TO APPLICATION.
 - SEE CIVIL & STRUCTURAL DRAWINGS & SPECIFICATIONS FOR CONTROL JOINT & EXPANSION JOINT LOCATIONS IN NEW CONCRETE SITE ELEMENTS.

Project Info.	
Project No.	22FAD03
Date	August 6, 2022
Revisions	
Drawn By	WRS
Sheet Title	
overall site plan	
Sheet Number	
A1.00	



OVERALL PROPERTY AREA = 16.348 AC
 EX. W. LOT = 0.684 AC
 EX. E. LOT = 15.665 AC
 NEW N. LOT = 11.774 AC (R-6 ZONING)
 NEW S. LOT = 4.574 AC (C-1 ZONING)

CLUBHOUSE

STORMWATER RETENTION & DETENTION AREA

NEW FIRE DEPARTMENT TURNAROUND AREA

NEW WATER MAIN & HYDRANTS

NEW SEWER MAIN

NEW SEWER MAIN

NEW PROP. LINE

EX. PROP. LINE

STORM DISCHARGE TO CITY SYSTEM

SEWER SERVICE CONNECTIONS (TYP.)

PRELIM. STORM PIPING

3RD AVE N

4TH AVE N

40TH ST. N

38TH ST. N

2ND AVE N

3RD AVE N

N89°35'06" W 1355.55'

S89°34'58" E 820.15'

S89°34'06" E 477.05'

N00°26'53" E 541.03'

S03°36'29" E 542.20'

N89°33'55" W 1324.95'

150.01'

149.92'

391.03'

392.28'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

25.0'

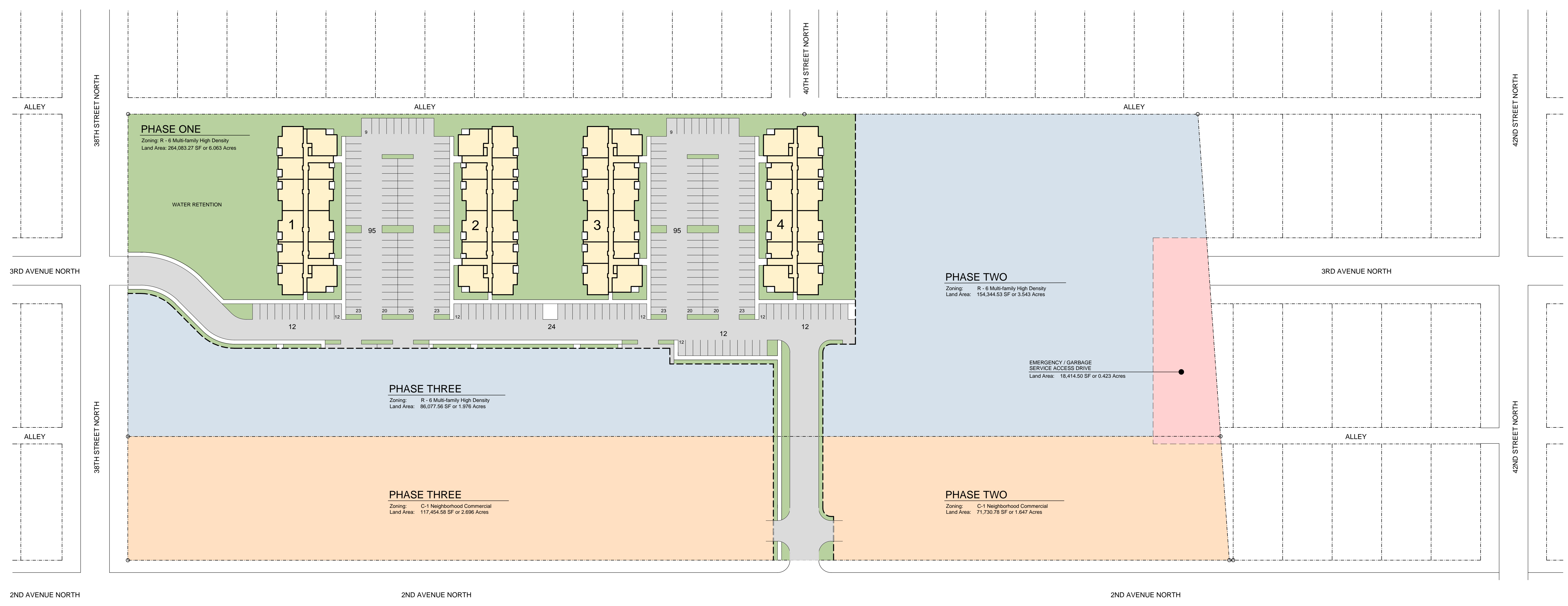
25.0'

25.0'

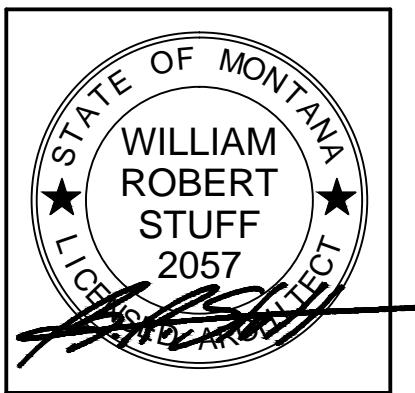
25.0'

35.0'

35.0'



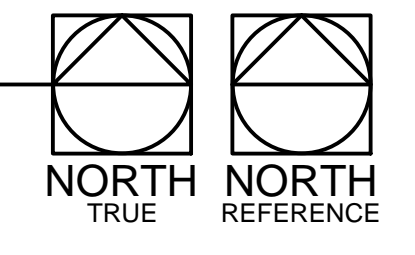
FUSION | architecture + design
 Great Falls, Montana 59404
 E-Mail: bill@fusion-and.com
 1922 Cherry Drive
 P. 406 | 315-3618



COPYRIGHT
 ALL RIGHTS RESERVED
 Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

SILVERSTONE APARTMENTS
GREAT FALLS, MONTANA

PHASE ONE - SITE PLAN
 SCALE: 1" = 60'-0"
 0 10 20 30 60 120



DESCRIPTION	BUILDING #1	BUILDING #2	BUILDING #3	BUILDING #4	BUILDING #5	BUILDING #6	BUILDING #7	BUILDING #8	BUILDING #9	BUILDING #10	BUILDING #11	BUILDING #12	TOTAL
STUDIO	6	6	6	6	---	---	---	---	---	---	---	---	24
1 BEDROOM	6	6	6	6	---	---	---	---	---	---	---	---	24
2 BEDROOM	18	18	18	18	---	---	---	---	---	---	---	---	72
2 BEDROOM (CORNER)	6	6	6	6	---	---	---	---	---	---	---	---	24
TOTAL UNITS	36	36	36	36	---	---	---	---	---	---	---	---	144
APARTMENT AREA - SF	37,956	37,956	37,956	37,956	---	---	---	---	---	---	---	---	455,472
BASEMENT AREA - SF	12,652	12,652	12,652	12,652	---	---	---	---	---	---	---	---	151,824
TOTAL BUILDING AREA	50,608	50,608	50,608	50,608	---	---	---	---	---	---	---	---	202,432
ACTUAL PARKING	62.5	62.5	62.5	62.5	---	---	---	---	---	---	---	---	250

UNIT TYPE	# OF UNITS	RATIO	PARKING STALLS
STUDIO	72	1 PER UNIT	72
1 BEDROOM	72	1.35 PER UNIT	98
2 BEDROOM	216	2 PER UNIT	432
2 BEDROOM (CORNER)	72	2 PER UNIT	144
TOTAL PARKING			746

	ASPHALT PAVING
	LANDSCAPE - INSIDE PROPERTY
	LANDSCAPE - R.O.W.
	R-6 MULTI-FAMILY HIGH DENSITY
	C-1 NEIGHBORHOOD COMMERCIAL
	EMERGENCY / GARBAGE SERVICE ACCESS

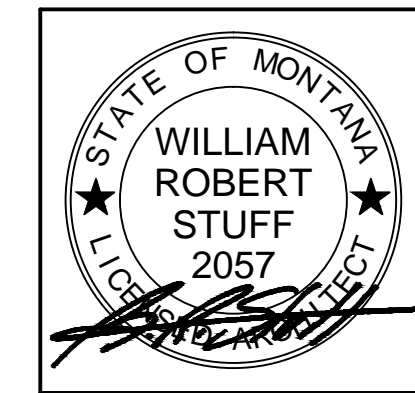
LEGAL DESCRIPTION:	LOT ACREAGE:	SETBACKS:	LANDSCAPE REQUIREMENTS:															
TO BE DETERMINED	TOTAL PROPERTY: 16.348 ACRES or 712,119 SF	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>ACTUAL</th> </tr> </thead> <tbody> <tr> <td>FRONT YARD SETBACK:</td> <td>???</td> <td>???</td> </tr> <tr> <td>SIDE YARD SETBACK:</td> <td>???</td> <td>???</td> </tr> <tr> <td>REAR YARD SETBACK:</td> <td>???</td> <td>???</td> </tr> <tr> <td>SIDE YARD SETBACK:</td> <td>???</td> <td>???</td> </tr> </tbody> </table>		REQUIRED	ACTUAL	FRONT YARD SETBACK:	???	???	SIDE YARD SETBACK:	???	???	REAR YARD SETBACK:	???	???	SIDE YARD SETBACK:	???	???	REQUIRED: 15% (0.15) OF TOTAL LOT AREA REQUIRED: 684,066 SF x 0.15 = 102,610 SF PROVIDED: TOTAL LANDSCAPE AREA: 228,367 SF 228,367 SF DIVIDED BY 712,119 SF = 0.321 OR 32.1%
	REQUIRED	ACTUAL																
FRONT YARD SETBACK:	???	???																
SIDE YARD SETBACK:	???	???																
REAR YARD SETBACK:	???	???																
SIDE YARD SETBACK:	???	???																
PROPERTY ADDRESS: TO BE DETERMINED	ZONING & LAND USE:	BUILDING COVERAGE:.																
	R-6 MULTI-FAMILY HIGH DENSITY: 11.774 ACRES or 712,119 SF C-1 NEIGHBORHOOD COMMERCIAL: 4.574 ACRES or 199,243 SF	APARTMENT BUILDINGS (FOOTPRINTS - 12 BUILDINGS): 151,824 SF OFFICE / CLUBHOUSE / MAINTENANCE BUILDING: 4,800 SF TOTAL FOOTPRINTS: 156,624 SF 152,064 SF DIVIDED BY 712,119 SF = 0.214 or 21.4%																

1. ACTUAL FINISHED FLOOR OF PROPOSED BUILDING TO BE 100.0' 2. SEE CIVIL DRAWINGS FOR INFORMATION RELATING TO SITE DEVELOPMENT, SITE GRADING, SITE UTILITIES, ASPHALT PAVING, CONCRETE CURBS & APRONS, CONCRETE DRIVES, AND CONCRETE SIDEWALKS, ETC. 3. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION 4. ALL CONCRETE CURB-CUTS, CURBS & APRONS, SIDEWALKS, AND DRIVES TO MEET THE MDT & CITY OF GREAT FALLS BUILDING STANDARDS. 5. ALL FINAL PARKING LOT STRIPPING TO BE COORDINATED WITH OWNER PRIOR TO APPLICATION. 6. SEE CIVIL & STRUCTURAL DRAWINGS & SPECIFICATIONS FOR CONTROL JOINT & EXPANSION JOINT LOCATIONS IN NEW CONCRETE SITE ELEMENTS.

Project No.	22FAD03
Date	August 6, 2022
Revisions	
Drawn By	WRS

phase one site plan

A1.10



COPYRIGHT
ALL RIGHTS RESERVED

Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

SILVERSTONE APARTMENTS

GREAT FALLS, MONTANA

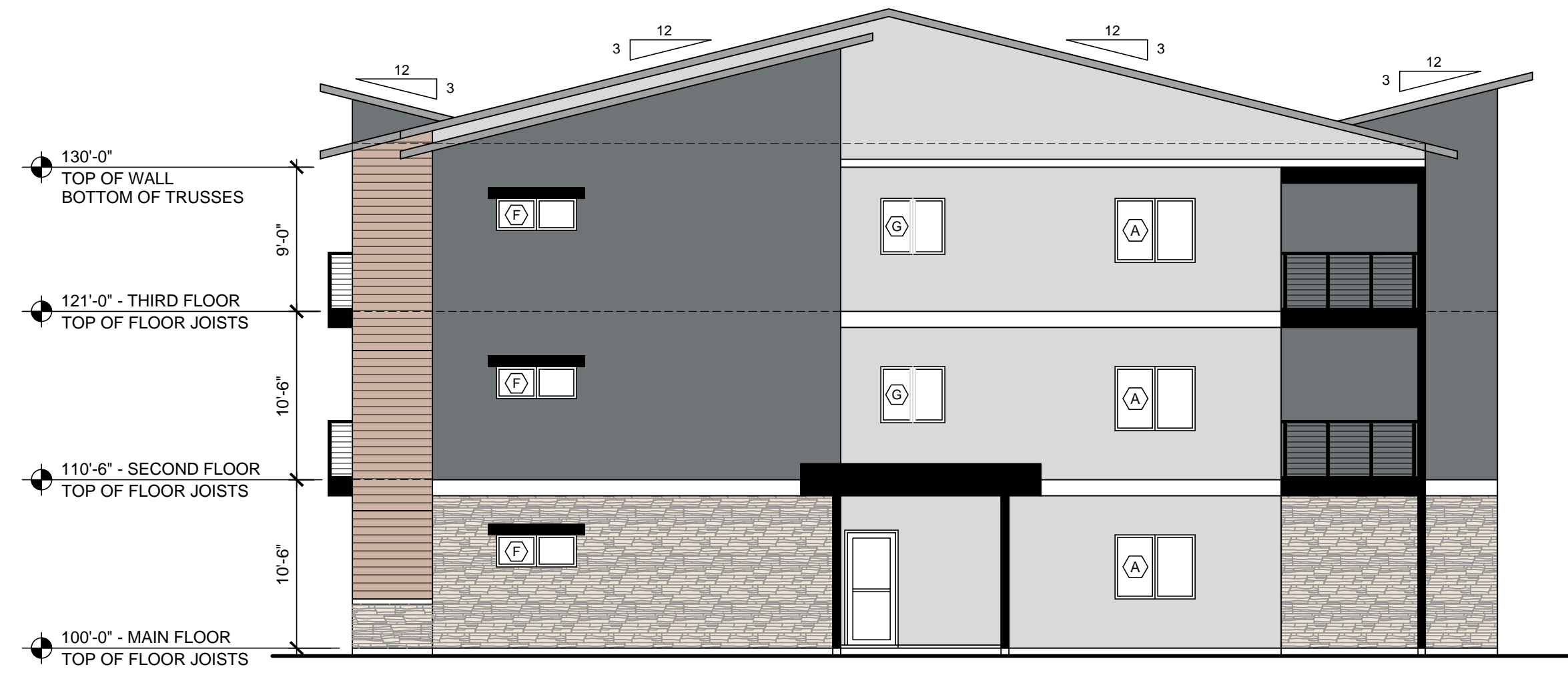
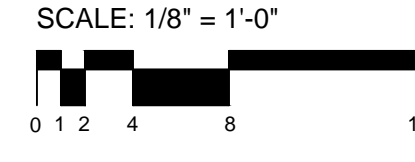
Project Info.	
Project No.	22FAD03
Date	August 6, 2022
Revisions	
Drawn By	WRS

Sheet Title
exterior elevations

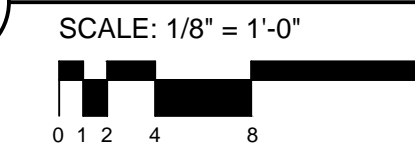
Sheet Number
A6.00



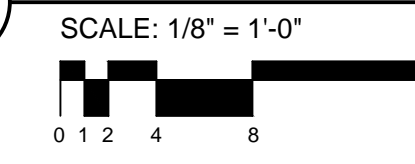
OVERALL EXTERIOR ELEVATION - SOUTH



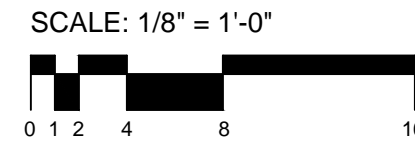
OVERALL EXTERIOR ELEVATION - WEST

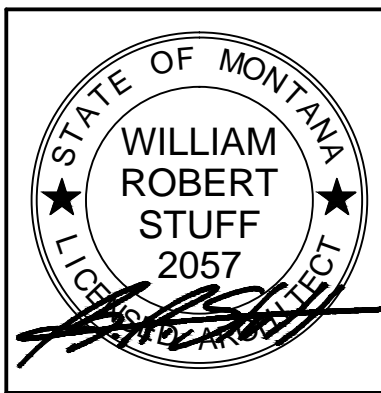


OVERALL EXTERIOR ELEVATION - EAST



OVERALL EXTERIOR ELEVATION - NORTH





COPYRIGHT
ALL RIGHTS RESERVED

Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.



PARTIAL EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"
0 1 2 4 8

GENERAL NOTES

- ACTUAL FINISHED FLOOR LEVEL TO BE 100'-0" OR
- ALL DIMENSIONS TO FACE OF STUDS UNLESS NOTED OTHERWISE
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE PROJECT AS PART OF THE CONTRACT.
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE AND PROPER EXECUTION OF THE WORK AS INDICATED ON ALL DRAWINGS. IF ERRORS IN LAYOUT DIMENSIONS OR DETAILS ARE FOUND BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL DRAWINGS CONTACT THE ARCHITECT IMMEDIATELY.
- GENERAL CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO COORDINATE WITH THE OWNERS WORK AND/OR SUPPLIED ITEMS THAT ARE "OWNER FURNISHED CONTRACTOR INSTALLED" (O.F.C.I.) OR ARE "NOT IN CONTRACT" (N.I.C.) BUT ARE ATTACHED TO THE CONTRACTOR'S WORK.
- ALL LARGE SCALE DRAWINGS & DETAILS GOVERN OR SUPERSEDE ALL SMALLER SCALE DRAWINGS & DETAILS.

EXTERIOR FINISH LEGEND							
ROOF MATERIALS		WALL MATERIALS		MISC. MATERIALS			
R1	PREMANUFACTURED METAL ROOF PANELS FACTORY FINISH STYLE: LOW SLOPE STANDING SEAM ROOF PANEL COLOR: METAL SALES - WEATHERED COPPER (W50)	CWP1	COMPOSITE WALL PANELS STYLE: NICHIIA - VINTAGE WOOD COLOR - BARK SIZE: 17 7/8" H x 6'-0" & 10'-0" LENGTHS	SV1	STONE VENEER - FIELD STYLE: CULTURED STONE - PRO-FIT LEDGESTONE COLOR - ECHO RIDGE	SSC1	STEEL SHADING CANOPY - 5'-0" W COLOR - VERIFY W/ OWNER & ARCHITECT SEE DETAILS ON SHEET A??? PAINT FINISH - VERIFY COLOR W/ OWNER & ARCHITECT
R2	METAL FASCIA & ROOF EDGE FLASHING FACTORY FINISH COLOR: METAL SALES - WEATHERED COPPER (W50)	CWP2	COMPOSITE WALL PANELS STYLE: NICHIIA - TUFF BLOCK COLOR - PEWTER SIZE: 17 7/8" H x 6'-0" & 10'-0" LENGTHS	SV2	PRECAST CONCRETE SILL CAP STYLE / COLOR - VERIFY W/ OWNER & ARCHITECT	SSC2	STEEL SHADING CANOPY - 6'-0" WIDE COLOR - VERIFY W/ OWNER & ARCHITECT SEE DETAILS ON SHEET A??? PAINT FINISH - VERIFY COLOR W/ OWNER & ARCHITECT
R3	METAL GUTTER & DOWNSPOUT - PREFINISHED FACTORY FINISH COLOR: METAL SALES - WEATHERED COPPER (W50) SEE ROOF PLAN FOR ADDITIONAL INFORMATION	MP1	PRE-MANUFACTURED METAL PANEL & TRIM STYLE: T10-D - VERTICAL PLACEMENT COLOR: METAL SALES - WEATHERED COPPER (W50)				
R4	METAL PARAPET CAP - PREFINISHED FACTORY FINISH COLOR: METAL SALES - WEATHERED COPPER (W50)	MP2	PRE-MANUFACTURED METAL PANEL & TRIM STYLE: ??? COLOR: METAL SALES - ???				

SILVERSTONE APARTMENTS

GREAT FALLS, MONTANA

Project Info.

Project No.	22FAD03
Date	August 6, 2022
Revisions	
Drawn By	WRS

Sheet Title
exterior elevations

Sheet Number
A6.10

CERTIFICATE OF SURVEY

TRACTS OF LAND SITUATED IN THE N1/2 N1/2 OF SECTIONS 8 AND 9, T. 20 N., R. 4 E., P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

CERTIFICATE OF OWNER:

WE, THE UNDERSIGNED, OWNERS OF THE SUBJECT PROPERTIES SHOWN HEREON, CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND BOUNDARY LINES ADJUSTED, THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

TRACTS OF LAND SITUATED IN N1/2 N1/2 OF SECTIONS 8 AND 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

TRACT 1

COMMENCING AT THE CENTERLINE MONUMENT AT THE INTERSECTION OF 3RD AVE. N. AND 42ND ST. N. WHICH IS A FOUND 1.5 INCH BRASS CAP INSIDE A MONUMENT BOX; THENCE S60°57'08"W A DISTANCE OF 407.89 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF MORNINGSIDE ADDITION TO GREAT FALLS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE DEPARTING THE WEST LINE OF SAID ADDITION, N89°33'35"W A DISTANCE OF 1324.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 38TH ST. N.; THENCE ALONG SAID EAST LINE, N00°26'33"E A DISTANCE OF 391.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEYWAY; THENCE ALONG SAID SOUTH LINE, S89°34'58"E A DISTANCE OF 820.15 FEET TO AN ANGLE POINT; THENCE S89°34'06"E A DISTANCE OF 477.05 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF MORNINGSIDE ADDITION TO GREAT FALLS; THENCE S03°36'29"E A DISTANCE OF 392.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 11.774 ACRES, AND;

TRACT 2

COMMENCING AT THE CENTERLINE MONUMENT AT THE INTERSECTION OF 3RD AVE. N. AND 42ND ST. N. WHICH IS A FOUND 1.5 INCH BRASS CAP INSIDE A MONUMENT BOX; THENCE S60°57'08"W A DISTANCE OF 407.89 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF MORNINGSIDE ADDITION TO GREAT FALLS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE DEPARTING THE WEST LINE OF SAID ADDITION, N89°33'35"W A DISTANCE OF 1324.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 38TH ST. N.; THENCE ALONG SAID EAST LINE, S00°26'33"W A DISTANCE OF 150.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2ND AVE. N.; THENCE ALONG SAID NORTH LINE, S89°35'06"E A DISTANCE OF 1335.55 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF MORNINGSIDE ADDITION TO GREAT FALLS; THENCE N03°36'29"W A DISTANCE OF 149.92 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 4.574 ACRES, AND;

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST COMMON BOUNDARY LINES BETWEEN TWO TRACTS OF LAND OUTSIDE OF A PLATTED SUBDIVISION, AND;

EXEMPTION FROM REVIEW BY CASCADE COUNTY

THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION M.C.A. 76-3-207(1)(a), Which States "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties"

MAUREEN M. NEWMAN, OWNER _____ DATE _____

JACK E. NEWMAN, OWNER _____ DATE _____

SHAWNIE M. NEWMAN, OWNER _____ DATE _____

ACKNOWLEDGED

STATE OF MONTANA) SS:
COUNTY OF CASCADE)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, MAUREEN M., JACK E., AND SHAWNIE M. NEWMAN, KNOWN TO BE THE PERSONS THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA:

PRINTED NAME: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

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.

ASSESSMENT CODES:
0001912200 AND 0002621400

DIANE HEIKKILA, CASCADE COUNTY TREASURER _____ DATE _____

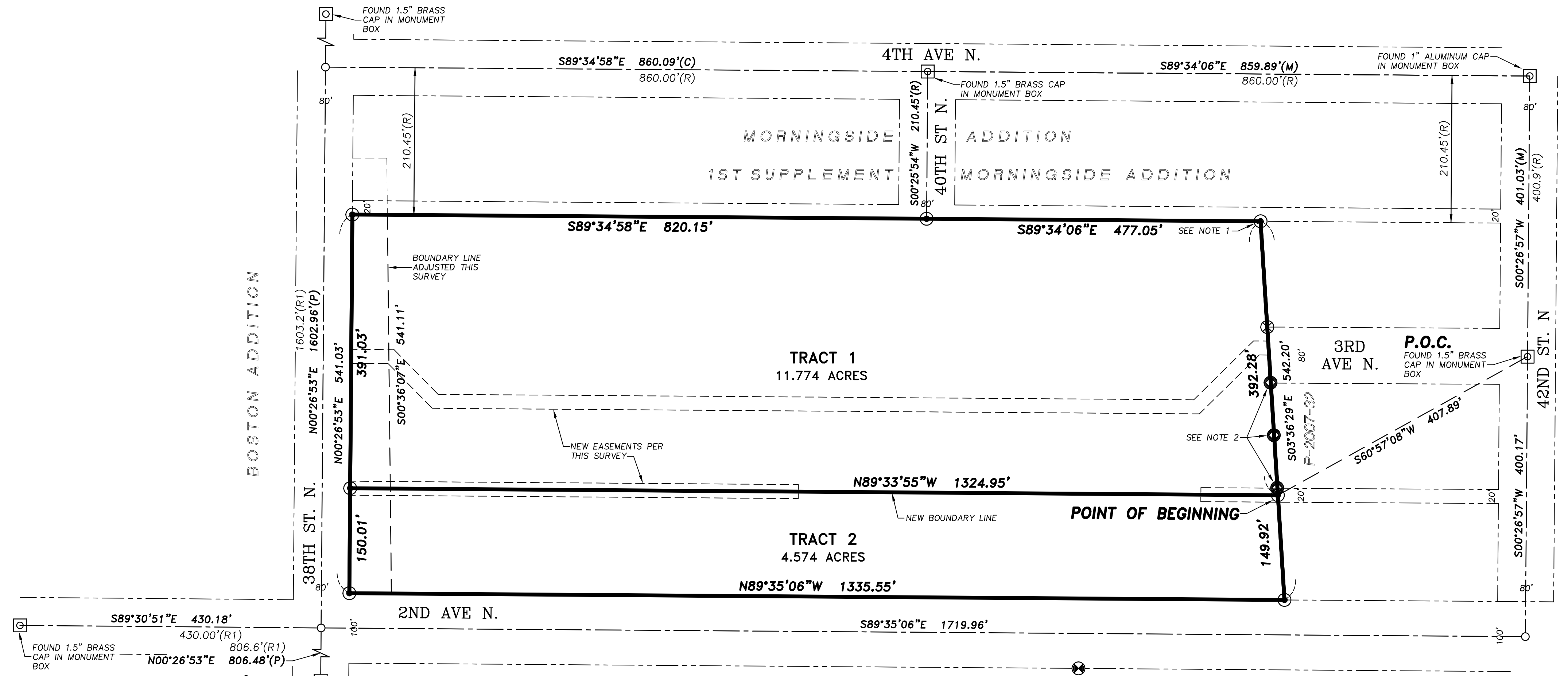
DEPUTY TREASURER _____ DATE _____

CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF JUNE AND AUGUST 2022, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2022.

MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT LICENSE NUMBER 12920ES



LEGEND

- FOUND CENTERLINE MONUMENT AS DESCRIBED
- ⊙ SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- ⊙ FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "SHERBURNE"
- ⊙ FOUND 3/4" REBAR PER AUTUMN RUN ADDITION PLAT
- ⊗ FOUND ORIGINAL 2" PIPE
- POSITION ONLY - NOTHING FOUND OR SET

ABBREVIATIONS

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (P) PROPORTIONED DIMENSION
- P.O.C. POINT OF COMMENCEMENT
- R PLAT OF MORNINGSIDE ADDITION AND 1ST SUPPLEMENT
- R1 PLAT OF BOSTON ADDITION

RECORD DOCUMENTS

BASIS OF BEARING

THE BEARING SOURCE FOR THIS SURVEY IS BASED ON AN RTK GPS AUTONOMOUS POSITION WITH A 2 HOUR STATIC OPUS SOLUTION APPLIED. THE BEARINGS PRODUCED ARE CONSIDERED GEODETIC NORTH AND ARE AS SHOWN ON THE ACCOMPANYING MAP.

NOTE 1: AT THIS LOCATION WE FOUND SEVERAL REBARS THAT DO NOT FIT THE RECORD DIMENSIONS ON THE FIRST SUPPLEMENT TO MORNINGSIDE ADDITION. THESE REBARS HAVE BEEN DISREGARDED AND A NEW MONUMENT AT THE RECORD POSITION HAS BEEN PLACED.

NOTE 2: ALL 3 MONUMENTS ALONG THIS LINE SET PER P-2007-32 DO NOT FIT THE RECORD DIMENSIONS AS GIVEN ON THE PLAT FOR THE MORNINGSIDE ADDITION. THEY HAVE BEEN DISREGARDED IN FAVOR OF THE ORIGINAL PIPE BLOCK CORNER FOUND JUST TO THE NORTH.

NOTE 3: IT IS NOT THE INTENT OF THIS SURVEY TO SHOW ALL EASEMENTS THAT MAY AFFECT THE SUBJECT OR ADJACENT PROPERTIES. NO TITLE REPORT HAS BEEN FURNISHED TO THE SURVEYOR AND NO SEARCH OF THE PUBLIC RECORDS FOR ANY OR ALL EASEMENTS THAT MAY AFFECT THE SUBJECT OR ADJACENT PROPERTIES HAS BEEN PERFORMED BY THE SURVEYOR. THEREFORE EASEMENTS OF RECORD MAY EXIST AND MAY NOT BE SHOWN ON THE ACCOMPANYING MAP.

EXAMINED FOR COMPLIANCE WITH SUBDIVISION & PLATTING ACT
TREASURER'S STAMP YES ___ NO ___
DATE _____
BY _____
CASCADE COUNTY PLANNING DEPARTMENT

SHEET TITLE: 2ND AVE N BLA		
FIELD WORK COMPLETION: 6/7/2022,6/29/2022	JOB NO./DRAWING NAME: 22L/LEGAL	SHEET: 1 OF 1
MONUMENTS SET:	DRAFTED BY: CRB	DRAWING DATE: 8/09/22

bsc&e BIG SKY CIVIL & ENVIRONMENTAL, INC

ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

1324 13th Ave. SW
P.O. BOX 3625
GREAT FALLS, MT 59403
(406)727-2185 OFFICE
(406)727-3656 FAX
www.bigskyce.com



ENGINEERING, REIMAGINED

TRAFFIC IMPACT STUDY

Silverstone Apartments
Great Falls, MT

September 2022

Prepared For:
Big Sky Civil & Environmental, Inc.
P.O. Box 3625
Great Falls, MT 59403

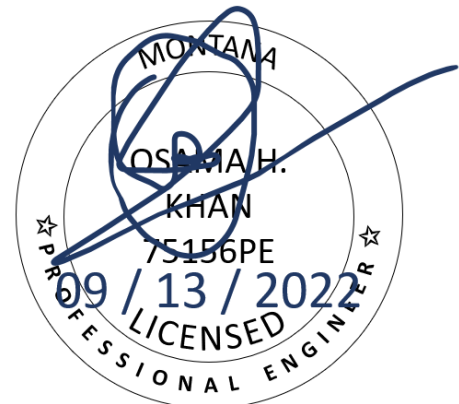


Table of Contents

Introduction 1

Existing Conditions 3

Future Conditions 3

Traffic Operations Analysis 5

Summary 9

Recommendation 10

List of Figures

Figure 1 - Study Area 1

Figure 2 - Proposed Development (Source: Fusion Architecture + Design) 3

Figure 3 – Functional Class and Speed Limit 4

Figure 4 - Study Intersections 2

Figure 5 - Existing Daily Traffic 2

Figure 6 - Trip Distribution by Percent to/from the Proposed Development 4

List of Tables

Table 1 – Existing 2022 Traffic Volumes 2

Table 2 – Projected 2027 Background Traffic Volumes 3

Table 3 - Proposed Development Trip Generation 3

Table 4 - Projected Trip Distribution 4

Table 5 - Projected 2027 Build Volumes 5

Table 6 - Intersection Delay and LOS Thresholds 5

Table 7 - Traffic Operation Results 2027 7

Table 8 - 95th Percentile Queue Results for 2027 Build Scenario 8

List of Appendices

Appendix A – Raw Traffic Volume A

Appendix B – Synchro Results B

Appendix C – Warrant Analysis C

Introduction

This study has been prepared to evaluate the traffic impacts associated with the proposed apartment complex in Great Falls, MT. The development is located at the north-east quadrant of the intersection of 2nd Ave N and 38th St N (Figure 1). The subject property is currently undeveloped. It is surrounded by commercial, residential, and industrial land uses. Access to the proposed development will be provided via 2nd Ave N and 38th St N.

Figure 1 - Study Area



Source: MDT, KLJ, ESRI

July 2022

Objective

The objective of this report is to document the methodology and findings of the traffic impacts at the following four intersections:

1. 3rd Ave N and 38th St N (Side-Street Stop Controlled)
2. 2nd Ave N and 38th St N (Signal Controlled)
3. Central Ave and 38th St N (All-way Stop Controlled)
4. Proposed Driveway at 2nd Ave N located east of 38th St N (Side Street Stop)

The study intersections are shown in Figure 2.

Figure 2 - Study Intersections



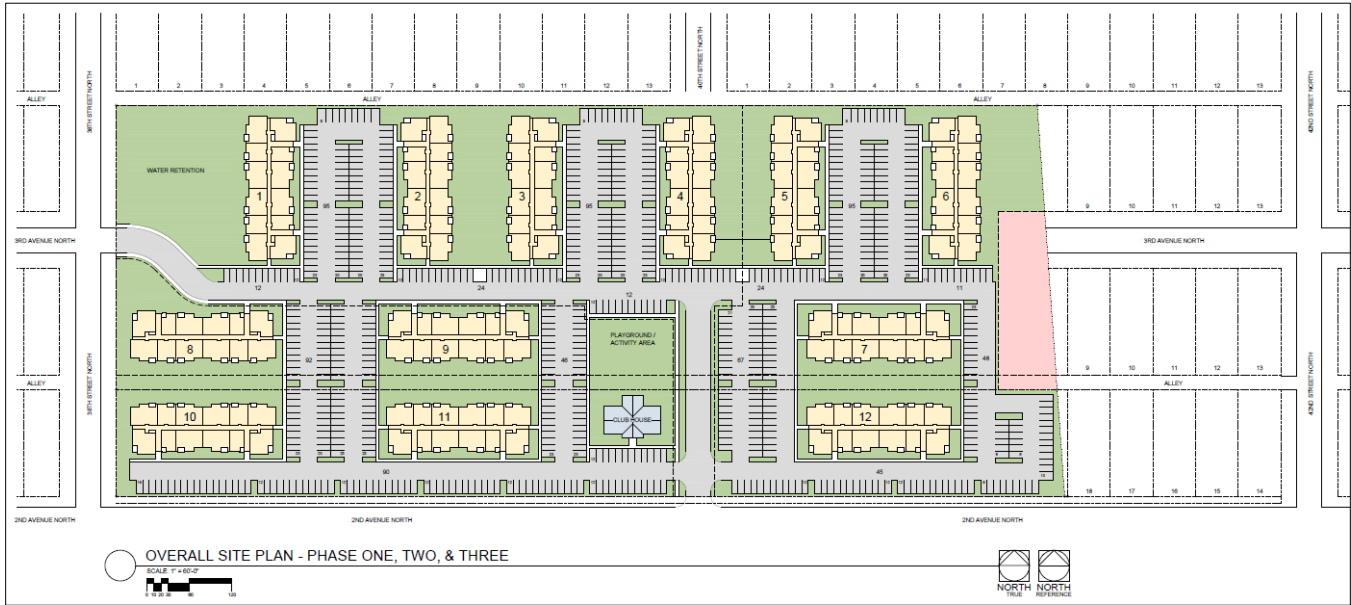
Source: MDT, KLJ, ESRI

July 2022

Proposed Development

The proposed site layout is shown in **Figure 3**. The proposed development is comprised of 12 three-story buildings with 36 units in each. It is located to the north of 2nd Ave N and to the east of 38th St N in Great Falls, MT. Currently, the land is undeveloped, but the first phase of building will begin in the spring of 2023, with the first four buildings being complete by the spring of 2024. Each phase will see four of the twelve buildings completed. The next phase of buildings will be ready for occupancy in the fall of 2025, with the last phase being completed in the spring of 2027.

Figure 3 - Proposed Site Layout (Source: Fusion Architecture + Design)



Existing Conditions

Roadway Characteristics

The existing roadway functional class and posted speed limit in the study area is shown in **Figure 4**.

2ND AVE N

The 2nd Ave N is a four-lane divided roadway. There are paved shoulders on both sides of the roadway. Curb and gutters are present on both sides of the roadway only on the east side of 38th St N intersection. 2nd Ave N is classified as minor arterial. The posted speed limit on the roadway is 30 miles per hour (mph). The roadway transitions to a one-way street west of 37th St N along westbound direction.

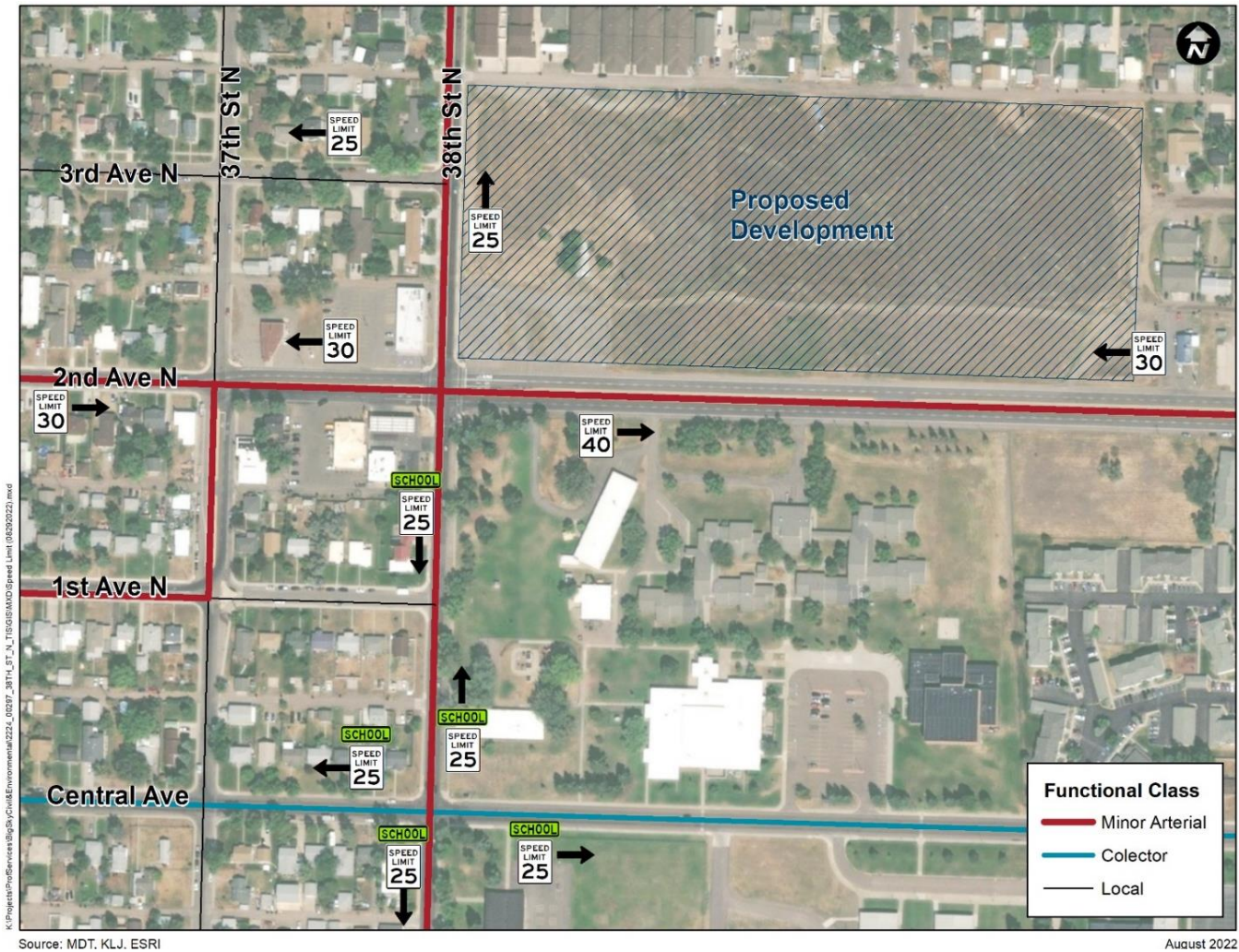
38TH ST N

The 38th St N is a two-lane undivided roadway. There are curb and gutters but no shoulders present on both sides of the roadway. 38th St N is classified as minor arterial. The posted speed limit on the roadway is 25 mph.

CENTRAL AVE

Central Ave is a two-lane undivided roadway. There are curb and gutters but no shoulders present on both sides of the roadway. Parking is allowed on both sides of the roadway. Central Ave is classified as collector road. The posted speed limit on the roadway is 25 mph.

Figure 4 – Functional Class and Speed Limit



Study Intersection Configurations

Intersection of 3rd Ave N with 38th St N

The intersection of 3rd Ave N with 38th St N is currently a T-intersection controlled by stop control with one stop on the 3rd Ave N approach to 38th St N. The existing lane configuration of the intersection includes:

- » Northbound: One shared left/thru/right-turn lane
- » Southbound: One shared left/thru/right-turn lane
- » Eastbound: One shared left/thru/right-turn lane
- » Westbound: No westbound approach currently exists. A westbound access to the site will be added with the completion of the development. The lane configuration is expected to be one shared left/thru/right-turn lane with two-way stop control.

Intersection of 2nd Ave N with 38th St N

The intersection of 2nd Ave N with 38th St N is currently controlled by an actuated traffic signal. The existing lane configuration of the intersection includes:

- » Northbound: One shared left/thru/right-turn lane
- » Southbound: One shared left/thru/right-turn lane
- » Eastbound: One left turn, one thru-lane, and one shared thru/right turn lane
- » Westbound: One left turn, one thru-lane, and one shared thru/right turn lane.

Intersection of Central Ave with 38th St N

The intersection of Central Ave with 38th St N is currently controlled by All-way Stop. The existing lane configuration of the intersection includes:

- » Northbound: One shared left/thru/right-turn lane
- » Southbound: One shared left/thru/right-turn lane
- » Eastbound: One shared left/thru/right-turn lane
- » Westbound: One shared left/thru/right-turn lane

Bicycle/Pedestrian Facilities

There are currently no sidewalks on the east approach of 2nd Ave N and 38th St N intersection. All other approaches have sidewalks on both sides of the road. The nearest bike lane facilities on 2nd Ave N roadway are located east of 57th St S. The 4th Ave N roadway west of 38th St N is a shared use road. There is a bus shelter located at the corner of Central Ave and 38th St S.

The Great Falls Transit District (GFTD) provides bus transportation to Great Falls. Buses travel throughout the community along seven routes. Services are available Monday through Saturday (except holidays). Currently there are no bus routes that travel or stop along 38th St N and 2nd Ave N. Route 2 travels along Central Ave and crosses 38th St N.

The proposed development is expected to increase pedestrian access within the area by constructed sidewalks along the northern boundary of 2nd Ave N and internally as well. Additionally, a new sidewalk connection is planned to be extended to the existing facilities located adjacent to 40th St N along the northern boundary of the proposed development. The planned sidewalks are expected to meet *Americans with Disabilities Act* (ADA) design standards for accessibility.

Traffic Volumes

KLJ Engineering conducted 13-hour intersection level traffic counts at the intersections of 3rd Ave N and 2nd Ave N with 38th St N on weekdays in March 2022. Traffic volume for the intersection of Central Ave with 38th St N was collected by the City of Great Falls in June 2022. The land use east of the intersection is surrounded by several schools: Montana School for the Deaf and Blind; Lewis Clark Elementary School; and East Middle School. Traffic counts were collected during the last week of schools being in session. The existing daily traffic volumes in the study area are shown in **Figure 5**. The raw traffic volume profiles of the study intersections are included in **Appendix A**. Minor corridor volume discrepancies existed between the study intersections. For these reasons, the intersection volumes were balanced to mitigate these minor discrepancies. The *AM peak* was observed between 7:15AM and 8:15AM, and *PM peak* was observed between 4:30 PM and 5:30 PM. The existing intersection level traffic volumes in the study area for *AM* and *PM peak* are shown in **Table 1**.

Figure 5 - Existing Daily Traffic



Table 1 – Existing 2022 Traffic Volumes

Intersection	Peak	Traffic Control	NB Approach			SB Approach			EB Approach			WB Approach		
			L	T	R	L	T	R	L	T	R	L	T	R
38 th St N & 3 rd Ave	AM	SSS	1	261	-	-	320	3	4	-	3	-	-	-
	PM		5	356	-	-	362	2	5	-	2	-	-	-
38 th St N & 2 nd Ave	AM	Signalized	45	171	50	86	195	42	8	235	79	35	284	83
	PM		75	246	49	82	235	47	10	193	88	63	312	105
38 th St N & Central Ave	AM	AWSC	37	199	57	55	238	16	25	199	36	39	144	42
	PM		14	310	46	15	330	41	31	68	82	14	39	29
Access on 2nd Ave	AM	SSS	-	-	-	-	-	-	-	371	-	-	402	-
	PM		-	-	-	-	-	-	-	324	-	-	480	-

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; L – Left; T – Through; R – Right; SSS – Side Street Stop; AWSC – All Way Stop Control

Crash History

Reviewing historic crash information can help identify existing deficiencies that can be addressed through this study. Five years of crash records between January 1, 2016, through December 31, 2020, were requested from MDT for the study intersections. There were 39 crashes reported at the study intersections (22 crashes at the 38th St N/2nd Ave intersection, and 17 crashes at 38th St N/Central Ave intersection) during the analysis period. There

were no fatal, serious injury, pedestrian, or bicycle related crashes reported during the analysis period. There were no crashes reported at the intersection of 38th St N with 3rd Ave N.

38TH ST N AND 2ND AVE INTERSECTION

There were 22 crashes reported at the intersection which corresponds to up to five crashes per year. Most crashes (27%) were observed during the *AM peak*. Right angle crashes (50-percent) were the most prominent type of crashes. This included five crashes interacted by vehicles travelling southbound and eastbound.

38TH ST N AND CENTRAL AVE INTERSECTION

There were 17 crashes reported at the intersection which corresponds to up to four crashes per year. Right angle crashes (53-percent) were the most prominent type of crashes.

Future Conditions

Background Growth

A key component of traffic forecasting is using regional travel demand models. The *Average Annual Daily Traffic* (AADT) in the study area has varied between 2006 and 2021. In the absence of travel demand models, a conservative annual traffic volume growth rate of one-percent was applied on all approaches of the study intersections to project background traffic volumes in 2027. The projected background traffic volumes at the study intersections in 2027 are summarized in **Table 2**.

Table 2 – Projected 2027 Background Traffic Volumes

Intersection	Peak	Traffic Control	NB Approach			SB Approach			EB Approach			WB Approach		
			L	T	R	L	T	R	L	T	R	L	T	R
38 th St N & 3 rd Ave	AM	SSS	1	274	-	-	336	3	4	-	3	-	-	-
	PM		5	374	-	-	380	2	5	-	2	-	-	-
38 th St N & 2 nd Ave	AM	Signalized	47	180	53	90	205	44	8	247	83	37	298	87
	PM		79	259	51	86	247	49	11	203	92	66	328	110
38 th St N & Central Ave	AM	AWSC	39	209	60	58	250	17	26	209	38	41	151	44
	PM		15	326	48	16	347	43	33	71	86	15	41	30
Access on 2nd Ave	AM	SSS	-	-	-	-	-	-	-	390	-	-	423	-
	PM		-	-	-	-	-	-	-	341	-	-	504	-

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; L – Left; T – Through; R – Right; SSS – Side Street Stop; AWSC – All Way Stop Control

Trip Generation

To account for future vehicular trips generated by the proposed development, *ITE Trip Generation Manual*, 11th Edition was utilized to calculate trips generated based on the land use characteristics that most closely fit the proposed development. The number of vehicular trips the development will generate during the following time periods were calculated for weekday *AM* and *PM peak*. The estimated trips generated by the proposed development is summarized in **Table 3**. The proposed development is expected to generate 203, 246, and 2,912 vehicular trips in the daily *AM peak*, *PM peak*, and *daily*, respectively.

Table 3 - Proposed Development Trip Generation

Facility Type	Variable	#	ITE Land Use	In (AM)	Out (AM)	In (PM)	Out (PM)	In (Daily)	Out (Daily)
Apartment	Dwelling Unit	432	220	49	154	152	94	1456	1456
				203		246		2,912	

Trip Distribution and Assignment

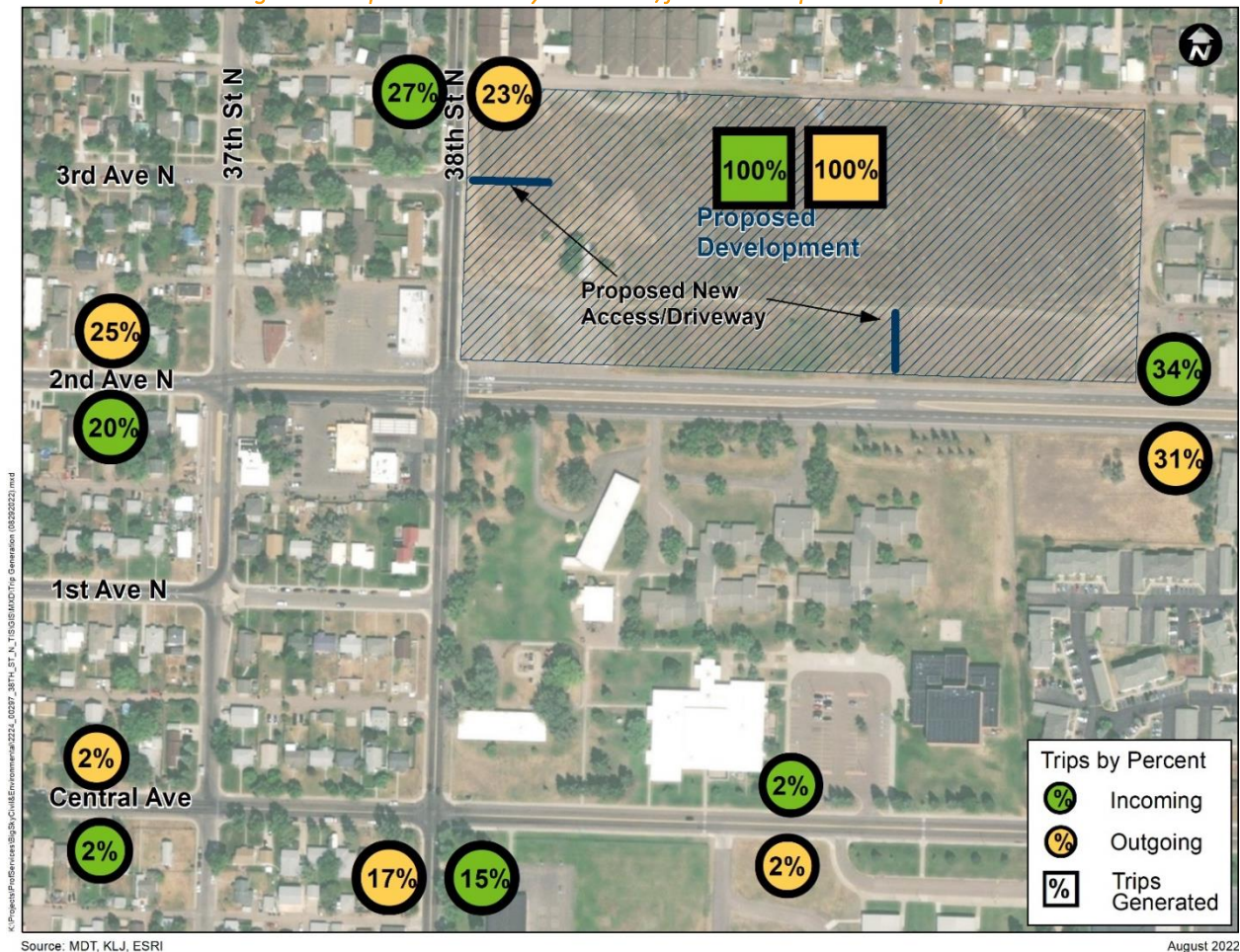
The origins and destinations of site-generated traffic were estimated based on prevailing travel patterns and trips being assigned to the roadway network using engineering judgment, estimating the most ideal and reasonable route between origins and destination (illustrated in Figure 6). The peak hour trips generated by the proposed development is illustrated in Table 4.

Table 4 - Projected Trip Distribution

Intersection	Peak	Traffic Control	NB Approach			SB Approach			EB Approach			WB Approach		
			L	T	R	L	T	R	L	T	R	L	T	R
38 th St N & 3 rd Ave	AM	SSS		20	11	9	4				31		15	
	PM			12	35	29	12				19		9	
38 th St N & 2 nd Ave	AM	Signalized		7	2	13	9	12	0	9		23	26	23
	PM			23	6	18	6	8	2	29		14	16	23
38 th St N & Central Ave	AM	AWSC		7		3	26	3	1					1
	PM			23		2	16	2	3					3
Access on 2 nd Ave	AM	SSS	-	-	-	39	-	69	15	9	-	-	3	13
	PM		-	-	-	24	-	42	47	6	-	-	11	41

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; L – Left; T – Through; R – Right; SSS – Side Street Stop; AWSC – All Way Stop Control
 Green – Incoming; Red – Outgoing; Blue – Incoming and Outgoing

Figure 6 - Trip Distribution by Percent to/from the Proposed Development



Traffic Volumes

The Build traffic volumes for the AM and PM peak are illustrated in Table 5.

Table 5 - Projected 2027 Build Volumes

Intersection	Peak	Traffic Control	NB Approach			SB Approach			EB Approach			WB Approach		
			L	T	R	L	T	R	L	T	R	L	T	R
38 th St N & 3 rd Ave	AM	SSS	1	294	11	9	340	3	4	0	3	31	0	15
	PM		5	386	35	29	392	2	5	0	2	19	0	9
38 th St N & 2 nd Ave	AM	Signalized	47	187	55	103	214	56	8	256	83	60	324	110
	PM		79	282	57	104	253	57	13	232	92	80	344	133
38 th St N & Central Ave	AM	AWSC	39	216	60	61	276	20	27	209	38	41	151	45
	PM		15	349	48	18	363	45	36	71	86	15	41	33
Access on 2nd Ave	AM	SSS	-	-	-	39	-	69	15	399	-	-	426	13
	PM		-	-	-	24	-	42	47	347	-	-	515	41

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; L – Left; T – Through; R – Right; SSS – Side Street Stop; AWSC – All Way Stop Control

Traffic Operations Analysis

Traffic Operations Methodology

The traffic conditions in the network will be affected by the proposed development. Traffic operational and queuing analysis results are described as a *Level of Service* (LOS) ranging from "A to F" with "A" operating with the least delay and "F" indicating a breakdown in operations. LOS is determined based on methodology in the *Highway Capacity Manual* (HCM), which defines the LOS based on control delay. LOS “D” or worse and LOS “C” or worse is considered poor or unacceptable for Principal Arterials and Collector roads, respectively, in accordance with the Montana Department of Transportation (MDT) standards. The LOS and its associated intersection delay for unsignalized and signalized intersections as defined by HCM are shown in Table 6.

Table 6 - Intersection Delay and LOS Thresholds

LOS	Control Delay Per Vehicle (sec.)	
	Unsignalized Intersection	Signalized Intersection
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

For signalized intersections, the LOS is based on the average stopped delay per vehicle. The procedures used to evaluate signalized intersections use detailed information on geometry, lane use, signal timing, peak hour volumes, arrival types, and other parameters. This information is then used to calculate delay and determine the capacity of each intersection. LOS for a two-way stop-controlled intersection is undefined by HCM. For two-way stop-controlled intersections, the through traffic on the major (uncontrolled) street generally experiences no delay at the intersection. Conversely, vehicles turning left or crossing the major street from the minor street experience more delay than other movements, at times experiencing significant delay. Vehicles turning right on the minor street experience less delay than those turning left from the same approach. Due to this scenario, the LOS assigned

to a two-way stop-controlled intersection in this study is based on the average delay experienced by left turn vehicles of all approaches, and delay experienced by minor approach vehicles crossing the major approach.

Queuing of vehicles at intersections can have serious traffic safety implications if expected queues exceed available storage. For example, if projected queuing for a left turning movement exceeds available storage in the turn lane, the queue can extend into the through lane and cause safety concerns with potential rear end crashes. Excessive queuing can also impede business, other private, or public access to and from the road. Queuing analyses can determine whether queues are expected to dissipate during a signal cycle or on stop condition approaches, which can inform on the potential need for additional through lanes or other improvements. The following criteria was used to identify “queuing issues” for movements.

A queuing issue was identified if any of the five conditions were met:

- » Condition 1: 95th percentile queue length exceeds storage length, and the movements operate worse than LOS D.
- » Condition 2: Average queue length exceeds storage length.
- » Condition 3: 95th percentile queue length blocks upstream full access intersection.
- » Condition 4: 95th percentile queue length exceeds 500 feet on a stop-controlled approach.
- » Condition 5: 95th percentile through lane queue blocks access to the turn lane bay.

All four study intersections were reviewed for queuing analysis. This includes the storage lengths of turn and through lanes. Special attention was given to the eastbound left turn lane queue experience for vehicles entering the proposed site along 2nd Ave.

Traffic Models

Traffic operations analysis was completed using *Synchro V10* software, which included geometry such as number of lanes, storage lengths, link distances, speed limits, traffic volumes, and existing signal timing plan. The results of the synchro analysis are displayed as *Measures of Effectiveness* (MOE). The primary MOEs that are used in the study are *delay* and *Level of Service* (LOS).

The following scenarios were modeled for the *AM* and *PM peak* periods:

1. No-Build Scenario – “*No-Build*” refers to the conditions without the proposed development scenario. This option includes no geometric improvements at the proposed site accesses, and the existing traffic counts projected to the facilities opening year traffic volumes.
2. Build Scenario – “*Build*” refers to the conditions of the proposed development scenario. This option pertains to geometric improvements that include the addition of a westbound approach at the intersection of 3rd Ave N and 38th St N. The trips generated by the proposed site were included in the build scenario traffic volumes.

Traffic Operation Results

The traffic operation results for the *No-Build* and *Build* scenarios at the study intersections are illustrated in **Table 7**. For detailed synchro results, please reference **Appendix B**.

Table 7 - Traffic Operation Results 2027

Intersection	Scenario	Level of Service (AM Peak)					Level of Service (PM Peak)				
		EB	WB	NB	SB	Int	EB	WB	NB	SB	Int
3rd Ave N & 38th St N	No-Build	B	-	A	A	B	B	-	A	A	B
	Build	B	B	A	A	B	C↓	C	A	A	B
2nd Ave N & 38th St N	No-Build	B	C	A	A	B	B	C	B	B	B
	Build	B	C	A	B↓	B	B	C	B	B	B
Central Ave & 38th St N	No-Build	C	C	D	D	C	B	B	C	C	C
	Build	D↓	C	D	E↓	D↓	B	B	C	C	C
2nd Ave Driveway	No-Build	A	A	-	-	NA	A	A	-	-	NA
	Build	A	A	-	B	B	A	A	-	B	B

NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound; Int - Intersection

All four approaches of the Central Ave and 38th St N intersection is expected to operate with undesirable delay and LOS under No-Build and Build scenario in the 2027 AM peak. However, the overall intersection operates with desirable conditions under No-Build scenario in the 2027 AM Peak. The overall intersection operates with undesirable delay and LOS under Build scenarios in the AM peak. The intersection operates with desirable delay and LOS under the No-Build and Build scenarios in the 2027 PM peak.

All other intersections are expected to operate with desirable *delay* and *LOS* with no intersections operating worse than *LOS C* during the *peak* hours.

The following intersections and/or their approaches experience *LOS* drops from *No-Build* to *Build* conditions in 2027:

- » The *eastbound* approach of the 3rd Ave N and 38th St N intersection will experience a LOS drop from *LOS B* to *LOS C* in *PM Peak*. The increase in *delay* between *No-Build* and *Build* scenario is 3.5 seconds per vehicle.
- » The *southbound* approach of the 2nd Ave N and 38th St N intersection will experience a LOS drop from *LOS A* to *LOS B* in *AM Peak*. The increase in *delay* between *No-Build* and *Build* scenario is 2.1 seconds per vehicle.
- » The intersection of Central Ave and 38th St N will experience a LOS drop from *LOS C* to *LOS D* in the *AM Peak*. The increase in delay between *No-Build* and *Build* scenario is 6.3 seconds per vehicle.
 - The *eastbound* approach of the Central Ave and 38th St N intersection experiences a LOS drop from *LOS C* to *LOS D*. The increase in *delay* between *No-Build* and *Build* scenario is 3.5 seconds per vehicle.
 - The *southbound* approach of the Central Ave and 38th St N intersection experiences a LOS drop from *LOS D* to *LOS E*. The increase in *delay* between *No-Build* and *Build* scenario is 11.8 seconds per vehicle.

Queuing Results

The 95th percentile queue lengths expected in the 2027 build scenario is shown in **Table 8**. Based on queuing analysis methodology previously identified, no significant queuing issues were identified in the No-Build and Build conditions. Existing storage space within the dedicated left-turn bays of 2nd Ave N were found to be adequate within the No-Build and Build conditions. See **Appendix B** for complete Synchro/SimTraffic queuing analysis result.

Table 8 - 95th Percentile Queue Results for 2027 Build Scenario

Intersection	App	Eastbound			Westbound			Northbound			Southbound		
		Storage	AM	PM	Storage	AM	PM	Storage	AM	PM	Storage	AM	PM
38th St & 3rd Ave	L	385	2	2	100	8	6	300	0	0	340	0	2
	T												
	R												
38th St & 2nd Ave	L	70	12	16	65	49	62	310	121	212	300	181	220
	T	350	81	72	775	106	115						
	R												
38th St & Central Ave	L	375	100	36	1650	78	14	315	128	132	330	172	134
	T												
	R												
2nd Ave Driveway & 2nd Ave	L	60	0	2	800	0	0	-	-	-	100	16	12
	T	775	0	4									
	R												

Access Spacings

The spacing between adjacent driveways is based on *stopping sight distance* described in the AASHTO Green Book 2018 7th Edition. The minimum driveway spacings for 40-mph, 30-mph and 25-mph roadway is 305, 200 and 155 feet, respectively. The proposed locations of the accesses along 2nd Ave N and 38th St N is more than the minimum spacing requirements.

Warrant Analysis

TRAFFIC SIGNAL

The *Manual on Uniform Traffic Control Devices* (MUTCD) provides guidance and standards for the installation of traffic control methods. Intersection traffic control warrant analysis was conducted at the unsignalized study intersections. Based on the review of the traffic volume data collected at the intersections, it was determined that the projected traffic volumes warrant the installation of a traffic signal (meets Signal Warrant 1A and 2) at the Central Ave and 38th St N intersection under *No-Build* and *Build* scenarios. The signal warrant analysis results are included in **Appendix C**.

TURN LANE

MDT has established guidelines for the consideration of turn-lanes at intersections. Turn lane needs at the proposed access via 2nd Ave N and 38th St N were analyzed according to MDT turn lane guidance. The Chapter 8 of *Montana Traffic Engineering Manual* has guidelines for the consideration of left turn and right turn lanes at intersections and high-volume driveway approaches.

Unsignalized Intersections (38th St N/3rd Ave, and 38th St N/Central Ave Intersection)

The manual has no left turn lane guidelines for unsignalized intersections on two lane highways with speed limit under 45 mph. The five-year crash records indicate no safety threats that can be improved with the installation of left turn lanes at the unsignalized study intersections. The capacity analysis is not expected to improve the LOS criteria with the installation of left turn lanes at the unsignalized intersection. For these reasons, Left Turn Lanes on the major approach of the unsignalized study intersections are not required.

The traffic volumes, crash history and capacity analysis results do not satisfy the requirements to consider right turn lanes on the major approach of the unsignalized study intersections.

Signalized Intersection (38th St N/2nd Ave Intersection)

The 2nd Ave approaches have dedicated left turn lanes. There are no dedicated left turn lanes on the 38th St N approaches. The *Montana Traffic Engineering Manual* recommends the consideration of left turn lanes on the major roadway approaches of signalized intersections. The *Highway Capacity Manual 2000* indicates the probable need for a left-turn lane if the left-turn volume is greater than 100 vehicles during peak hour. The left turn volumes are expected to cross 100 vehicles per hour along the 38th St N approaches under Build scenarios. However, all four approaches of the intersection are expected to operate with desirable delay and LOS with no approaches expected to operate at worse than LOS B under No-Build and Build conditions. For these reasons, left turn lanes along 38th St N is recommended at the intersection. The existing roadway width along 38th St N is 32 feet. Typically, the width of any turn lanes at an intersection is the same as that of the adjacent through lane. In rare cases where there is right-of-way constraints, it may be justified to provide a narrower width.

The crash history and capacity analysis results do not satisfy the requirements to consider right turn lanes on the major approach of the signalized study intersection. The *Montana Traffic Engineering Manual* recommends the consideration of right turn lanes at any signalized intersection where the projected right-turning volume is greater than 300 vehicles per hour (vph) and where there is greater than 300 vph per lane on the mainline. The projected right turn volumes are under 300 vehicles per hour under No-Build and Build conditions in 2027. For these reasons, right turn lanes are not required at the 38th St N/2nd Ave intersection.

Driveway Accesses (along 2nd Ave and 38th St N)

The future driveway access along 2nd Ave currently have dedicated eastbound left turn lanes. There are no southbound left turn lanes to the future driveway access on 38th St N. The manual has no left turn lane guidelines for unsignalized intersections on two lane highways with speed limit under 45 mph. The capacity analysis is not expected to improve the LOS criteria with the installation of southbound left turn lanes along 38th St N to the future driveway access. For these reasons, Southbound Left Turn Lanes are not required along the 38th St N driveway access.

The traffic volumes, crash history and capacity analysis results do not satisfy the requirements to consider right turn lanes on the 2nd Ave and 38th St N approaches.

Turn Lane Bay Area

The existing storage lengths available at the turn lanes of the unsignalized study intersections satisfy the minimum lengths recommended in the *Montana Traffic Engineering Manual* for unsignalized intersections. Also, the 95th percentile queuing and capacity analysis results indicate that the existing turn lane storage area is adequate.

The posted speed limit along 3rd Ave N, 2nd Ave N, Central Ave and 38th St N is under 45 mph. The Chapter 28 of *Montana Traffic Engineering Manual* indicates that under urban conditions and where the design speed is less than or equal to 45 mph, deceleration may have to be accomplished entirely within the travel lane, and the length of the turn lane will be solely based on providing adequate vehicle storage.

Summary

This study has been prepared to evaluate the traffic impacts associated with the proposed development of the multifamily residential apartment complex in Great Falls, MT. The study investigated the *No-Build* and *Build* traffic operations in the transportation network near the proposed development. Key points of the study are summarized below:

Trip Generation

The proposed development is expected to generate 203, 246, and 2,912 vehicular trips in the daily *AM peak*, *PM peak*, and *daily*, respectively.

Traffic Operations

- » The southbound approach of Central Ave and 38th St N is expected to experience unacceptable *delay* and *LOS E* in the *AM Peak* under *Build* conditions. However, the overall intersection is expected to operate with acceptable *delay* and *LOS*.
- » All other study intersections are expected to operate with acceptable *delay* and *LOS* during the year of opening, with no intersections operating worse than *LOS B* during the *peaks*.
- » Based on queuing analysis methodology previously identified, no significant queuing issues were identified in the No-Build and Build conditions.
- » Existing storage space within the dedicated left-turn bays of 2nd Ave N were found to be adequate within the No-Build and Build conditions

Safety Analysis

- » From 2016 to 2020, 22 crashes were reported at the intersection of 38th St N and 2nd Ave N.
 - Most crashes (27%) were observed during the *AM peak*
 - Right angle crashes (50-percent) were the most prominent type of crashes
 - There were no fatal, serious injury, pedestrian, or bicycle related crashes
- » From 2016 to 2020, there were no crashes reported at the intersection of 38th St N and 3rd Ave N.

Recommendation

Re-evaluate Signal Warrant Analysis at Central Ave and 38th St N Intersection

The southbound approach of Central Ave and 38th St N is expected to experience unacceptable *delay* and *LOS E* in the *AM Peak* under *Build* conditions. However, the overall intersection is expected to operate with acceptable *delay* and *LOS*. The intersection is currently controlled by All-way Stops. The projected 2027 background traffic volume is expected to meet traffic signal warrant 1A and 2. It is recommended to re-evaluate signal warrant analysis closer to the year of opening of the development with updated traffic volumes to evaluate installation of a traffic signal. In 2027, assuming signal warrants are met at the intersection of Central Ave and 38th Street N, it is expected that the signal control or a roundabout at the intersection could mitigate the operation issues identified and improve the intersection to acceptable operations.

Side Street Stop at the new proposed driveway

The development's new proposed approach, aligned with 3rd Ave N on 38th St N, is recommended to be stop controlled and no other recommendations were deemed necessary. The motorists using the sites driveway approach along 38th St N are expected to yield to vehicles traveling along 38th St N. While installing a stop sign on the site's driveway approach along 38th St N is optional, it is recommended that a stop sign be installed for safety benefits.

IMPROVEMENT AGREEMENT FOR SILVER STONE ENTERPRISES DEVELOPMENT, LEGALLY DESCRIBED AS TRACT 1 AND TRACT 2 IN THE N 1/2 OF THE N 1/2 OF SECTIONS 8 AND 9, T20N, R4E, P.M.M., CASCADE COUNTY, MONTANA

The following is a binding Agreement dated this _____ day of _____, 2022, between Silver Stone Enterprises, hereinafter referred to as "Owner", and the City of Great Falls, Montana, a municipal corporation of the State of Montana, hereinafter referred to as "City", regarding the requirements for the annexation of a tract of land into the corporate limits of the City legally described as Tract 1 and Tract 2 in the N 1/2 of the N 1/2 of Sections 8 and 9, T20N, R4E, P.M.M., Cascade County, Montana, hereinafter referred to as "Subject Property". The Owner agrees to, and is bound by, the provisions of this Agreement, and by signing this Agreement, therefore agrees to terms applicable to the Subject Property. The City is authorized to enter into this Agreement by §§ 17.68.010-040 of the Official Code of the City of Great Falls (OCCGF).

1. Purpose. The purpose of this Agreement is to ensure that certain improvements are made and certain conditions are fulfilled by the Owner, as required by the City's approval of the annexation and supporting documents. Generally, this Agreement:

1.1 Declares that the Owner is aware of and has properly accounted for any natural conditions that may adversely affect the development of the Subject Property;

1.2 Insulates the Subject Property from the impact of changes in the City's zoning regulations, provided that no substantial changes in the development of the Subject Property are proposed;

1.3 Requires the Owner to guarantee that the agreed-upon improvements contained in this agreement are made in a timely manner by providing the financial securities required by the Official Code of the City of Great Falls (OCCGF);

1.4 Provides for the inspection and warranty of the required improvements before they are accepted for operation and maintenance by the City;

1.5 Waives protest and appeal by the Owner and its successors against the creation of special improvement districts that would provide and maintain necessary infrastructure;

1.6 Establishes how necessary changes of final construction plans required by the Agreement may be made with the approval of the City;

1.7 Contemplates reimbursements to the Owner when neighboring properties that benefit from certain improvements made by the Owner are developed;

1.8 Embodies certain conditions that are imposed by the City upon approval of the annexation of the Subject Property in order to facilitate their enforcement; and

1.9 Indemnifies the City from challenges to its approval of the annexation of the Subject Property and holds it harmless from errors and omissions in the approval and oversight of the improvements relating to development of the Subject Property.

2. Duration. The term of this Agreement begins at the date here above written and with the exceptions stated below, is a perpetual recorded agreement between the Owner and the City.

2.1 If Work Does Not Begin. This Agreement may be amended if final construction plans for the first phase of the Development are not submitted for approval within three years of the date of the City Manager's signature on this Agreement.

2.2 Failure to Build. The Owner's failure to complete improvements in accordance with the final construction plans may result in the City retaining the security required in Section 14 of this Agreement. It may also void this Agreement and the vested rights established by Section 9, below.

2.3 Failure to Pay. The Owner's failure to make timely payment of its share of any of the required improvements listed in this Agreement, voids the Agreement and the vested rights established by Section 9. It may also result in the City attempting to collect the amount due by any lawful means.

3. Supporting Documents. Each of the following supporting documents are to be submitted for review and approval by the City.

3.1 Certificate of Survey. The Certificate of Survey Number _____, to be filed on record in the Clerk and Recorder's Office of Cascade County, Montana, upon approval by the City of Great Falls.

3.2 Construction Documents. Engineering drawings, specifications, reports and cost estimates (preliminary and final), prepared for the Subject Property, consisting of documents for, but not limited to the public sanitary sewer, water, storm drain, and street improvements. Construction documents shall be designed in compliance with the City's Standards for Design and Construction Manual.

3.3 As Built Drawings. "As Built" reproducible 4 mil mylar drawings and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City of Great Falls; and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City of Great Falls upon completion of the construction.

3.4 Legal Documentation. Legal documents, including but not limited to any articles of incorporation, bylaws, covenants, and declarations establishing the authority and responsibilities of the Owner relating to the Subject Property, which may be recorded in the Clerk and Recorder's Office of Cascade County, Montana.

4. Changes. The Owner understands that failure to install required improvements in accordance with the final construction plans approved for the development of the Subject Property is a breach of, and may void, this Agreement. The Owner also understands that such failure is a violation of the OCCGF and is subject to the penalties provided for such violations. The City recognizes, however, that minor changes are often necessary as construction proceeds and the Administrator (the Administrator is the person or persons charged by the City Manager with the administration of this improvement agreement) is hereby authorized to allow minor changes to approved plans, as provided below:

4.1 Minor Changes. Minor changes to engineering documents and such revisions to the engineering drawings as are deemed appropriate and necessary by the Administrator and which do not materially affect the hereinabove mentioned Subject Property, can be made as follows:

4.1.1 Before making changes, the Owner must submit revised plans to the Administrator for review. Failure to do this before the proposed change is made may be considered by the City to be a breach of this Agreement and a violation of the OCCGF. The Administrator shall respond to all proposed changes within fifteen (15) days of receipt of the revised plans.

4.1.2 Based on a review of the revised plans, the Administrator may permit minor dimensional changes provided they do not result in a violation of the conditions of approval for the annexation of the Subject Property or the OCCGF.

4.1.3 Based on a review of the revised plans, the Administrator may permit substitutions for proposed building and construction materials provided that the proposed substitute has the same performance and, for exterior materials, appearance as the originally approved material.

4.1.4 Minor changes in the location and specifications of the required public improvements may be permitted by the Administrator. The Owner must submit revised plans showing such changes to the Administrator. Revised plans are not accepted until approved by the Administrator.

4.2 Substantial Changes. Substantial changes are not permitted by this Agreement. A new public review and permitting process will be required for such changes. “Substantial Change” versus “Minor Change” is described as follows in order to further clarify what may be permitted as a “Minor Change”:

4.2.1 A substantial change adds one or more lots; changes the approved uses; changes the location or extent of the area proposed to be cleared, graded, or otherwise disturbed by more than 4,000 square feet (a smaller change in the area that will be cleared, graded, or otherwise disturbed may be treated as a minor dimensional change); changes the location, extent, or design of any required public improvement, except where a minor change is approved by the Administrator; changes the approved number of buildings, structures or units; or the size of any building or structure by more than 10%. A smaller change in the size of a lot, building, or structure may be treated as a minor dimensional change.

4.2.2 Changes in the approved uses may affect the traffic impacts of the annexation provided in the Traffic Impact Study (TIS). If it is found that a change in use increases traffic impacts beyond what was provided in the TIS, the TIS shall be amended and resubmitted for review by the Administrator. The Administrator has the discretion to require a new public review process for the project.

5. Fees. The Owner understands that it is required to pay the following fees as they come due. The absence of any fee from this Agreement which is lawfully charged by the City in connection with construction activity associated with the Subject Property shall not constitute a waiver by the City.

5.1 Recording Fees. The Owner is responsible for all recording fees at the rate charged by Cascade County at the time a document or plat is submitted for recording.

5.2 Engineering Inspections. The Owner is responsible to pay all applicable engineering fees established by Resolution of the City Commission of the City of Great Falls.

5.3 Permit Fees. The Owner is responsible to pay all applicable planning and building permit fees established by Resolution of the City Commission of the City of Great Falls.

5.4 Connection and Construction Fees. Water service tapping and water and sewer service connection fees will be paid at the times of tapping and connections.

5.5 Storm Drain Fee. The Owner is responsible to pay a storm drain fee in the amount of \$250 per acre for the Subject Property. This would equal a total of \$3,916.00 for the total 15.664 acres of the Subject Property. The total storm drain fee is to be paid to the City no later than 30 days after the annexation resolution for the Subject Property is recorded.

5.6 Application Fees. In addition to the fees outlined above, application fees paid by the Owner are: the \$2,000.00 application fee for establishment of zoning, the \$500.00 application fee for annexation, and the \$200.00 application fee for an administrative plat which have been paid prior to this Agreement.

6. Site Conditions. The Owner warrants that it has conducted site investigations sufficient to be aware of all natural conditions, including, but not limited to, flooding, slopes, and soils characteristics, that may affect the installation of improvements on the site and its development for the approved use. The Owner further warrants that all plans submitted pursuant to this Agreement and all applications for building permits within the development will properly account for all such conditions. The Owner holds the City harmless for natural conditions and for any faults in their own assessment of those conditions.

7. On-Site Improvements. The on-site improvements required prior to certificate of occupancy of any structure built upon the Subject Property shall include everything required to provide water, sanitary sewer, sanitary sewer industrial pretreatment (as applicable), fire protection, storm drainage, storm water quality treatment, access, and other requirements as may be required by OCCGF. Access for purposes of emergency vehicles shall be installed to the City specifications prior to the issuance of any building permits for the Subject Property. The Owner shall provide public utility easements for all required public utilities. The Owner agrees to install on-site stormwater quality and quantity improvements consistent with City standards and submitted plans approved by the City of Great Falls. Stormwater quantity and quality control measures must comply with standards of the City of Great Falls Storm Drainage Design Manual. The design, installation, inspection, and maintenance responsibilities of these improvements shall be approved by the City of Great Falls. Additionally, an enforceable operation and maintenance agreement with the City and the Owner is required to ensure private stormwater control measures function properly.

8. Permits. This Agreement must be approved by the City Commission and signed by the City Manager and the Owner before permits for any work will be approved, including, but not limited to, grading for streets or trenching for the installation of utilities.

9. Vested Rights. The approval of this Agreement by the City creates a vested right that protects the Owner from changes in the zoning regulations of Title 17 of the OCCGF. This vested right does not exempt the Owner from compliance with other provisions of the OCCGF, including specifically those intended to prevent and remediate public nuisances, nor does it protect the Owner from changes in the City's building codes and fees, development fees, and inspection fees. This vested right does not exempt the owner from compliance with changes to state and federal requirements, including those of the Montana Department

of Transportation (MDT). This vested right may be voided, in whole or in part, if the Owner proposes substantial changes in the approved final construction plans of the development of the Subject Property.

10. Access. The project shall have no vehicular connections to the alley located between the subject property and the properties located south of 4th Avenue North. All vehicular traffic will ingress/egress from the access points shown on the attached Site & Infrastructure Plan along 38th Street North and 2nd Avenue North. The Owner shall construct and dedicate right of way for a new vehicular turnaround to facilitate fire protection and sanitation service connecting 3rd Avenue North and the alley to the south along the eastern property line of the Subject Property as shown on Certificate of Survey _____. The Owner shall construct this turnaround consistent with City standards and submitted plans approved by the City of Great Falls. This turnaround shall be fenced and there shall be no vehicular connection made between the proposed development and the turnaround.

11. Required Public Improvements. The public improvements required for the development of the Subject Property shall be installed as shown on the final construction plans that are submitted to and approved by the City of Great Falls prior to issuance of the applicable Certificates of Occupancy for each development phase. As an alternative, the Owner may provide a financial security for said improvements as prescribed in Section 13.

11.1 Water. The Owner hereby agrees to extend a looped eight (8) inch public water main through the development and connect to the existing water mains as shown on the proposed Site & Infrastructure Plan consistent with City standards and submitted plans approved by the City of Great Falls, including the addition of the required fire hydrant(s). The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of water main service located outside of the public right-of-way shall be located in a minimum 20-foot wide public utility easement, the location of which shall be approved by the City. The improvement is to be owned and maintained by the City upon completion.

11.2 Sanitary Sewer. All buildings upon the subject property shall be served by sanitary sewer as shown on the proposed Site & Infrastructure Plan. Installation of a public sanitary sewer main shall extend from the existing eight (8) inch main that crosses 38th Street North from the alley between 2nd Avenue North and 3rd Avenue North as shown on the proposed Site & Infrastructure Plan. The City shall be responsible for the reconstruction or lining of the existing main located between 38th Street North to the first manhole east of 38th Street North. The remainder of the sewer main is responsibility of the Owner. An additional sewer main shall be extended from the east side of the property. This sewer main shall be the responsibility of the owner as shown on the proposed Site & Infrastructure Plan. Sanitary sewer mains shall be constructed consistent with City standards and submitted plans approved by the City of Great Falls. The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of sewer main service located outside of the public right-of-way shall be located in a minimum 20-foot wide public utility easement, the location of which shall be approved by the City. The improvement is to be owned and maintained by the City upon completion.

11.3 Roadways and Sidewalks. The Owner agrees to construct and/or reconstruct curbing, sidewalk, and boulevard landscaping along 38th Street North and 2nd Avenue North adjacent to the Subject Property as construction commences adjacent to those locations. Design and installation shall be consistent with City standards and submitted plans approved by the City of Great Falls. All boulevard improvements, including curbing, sidewalks, and landscaping shall be maintained by the Owner. In the event apartment construction does not commence adjacent to 2nd Avenue North, a curbside sidewalk must still be installed to provide pedestrian access along 2nd Ave North along the entire frontage of the Subject Property within five (5) years after annexation, unless an extension is granted by the Administrator to the Owner.

12. Improvements to 2nd Avenue North. The Owner is required to construct all MDT and City of Great Falls required improvements along the Subject Property frontage with 2nd Avenue North.

13. Traffic Impact Improvements. The Owner agrees to pay for its anticipated proportionate share of future improvements to the intersection of 38th Street North and 2nd Avenue North, unless the Montana Department of Transportation (MDT) does not authorize such improvements. The required contribution for this future intersection improvement shall be made via escrow within ninety (90) days of annexation. The Traffic Impact Study submitted on behalf of the Owner estimates that new southbound left turns on 38th Street will be approximately 10% greater in 2027 than if the project was not constructed, and will also cause total left turns to exceed the 100 vehicles per hour threshold where dedicated left turn lanes are recommended by the Federal Highway Administration. The Owner's contribution shall not exceed \$50,000, which is roughly ten (10) percent of the current cost of improving the intersection as estimated by the City's 3rd Party Engineering Consultant.

14. Warranty, Ownership and Inspection of Public Improvements. The Owner is responsible for the repair or replacement of any faults in the materials or workmanship of the required on-site and off-site public improvements for a period of two years from the date those improvements are accepted for maintenance by the City. This warranty will be enforced by the City receiving 10% of the security required by Section 15 of this Agreement for the two-year warranty period. That sum will be released at the end of two years unless the parties are involved in a dispute about the condition, repair, or replacement of any of the required improvements, in which case funds will be held by the City until that dispute is resolved. The release of warranty funds follow the procedure established in Section 15 of this Agreement for the release of securities.

Installation of all sidewalks, curb ramps, water, sewer, storm drain, and other public improvements for the Subject Property shall be subject to the City's inspection policy in place at the time of installation.

15. Security for Public Improvements. If any public improvements in each construction phase need to be deferred, the Owner shall, provide the City with a performance bond, an irrevocable letter of credit, or another form of security acceptable to the Administrator in an amount equal to one hundred thirty-five percent (135%) of the costs of the required public improvements.

The security required by this section shall be returned or released upon acceptance of the required improvements, except as provided in Section 14. Following the final required inspection and City Approval of the public improvements, the Director of Public Works shall promptly inform the Administrator, in

writing, that all improvements have been inspected and are acceptable for maintenance by the City. If all other improvements relating to the development of the Subject Property are in compliance with all conditions of approval, this Agreement, and the OCCGF, the Administrator shall then instruct the City Clerk to release the security to the Owner, minus the retained portion to be held in warranty as required by Section 14 of this Agreement.

16. Maintenance Districts. The Owner hereby agrees to waive its right to protest and appeal the lawful creation by the City of maintenance districts for any proper purpose including, but not limited to, fire hydrant and street maintenance and shall pay the proportionate share of the costs associated with said maintenance districts as they may be applied to the Subject Property.

17. Park District. Owner acknowledges that the Subject Property is, by operation of law and pursuant to Resolution No. 10238, adopted by the City Commission on June 5, 2018, included within the boundaries of the Great Falls Park District Number 1. Owner acknowledges that property within the Great Falls Park District Number 1, including the Subject Property, is subject to annual assessments for the purposes of the Great Falls Park District Number 1 in amounts to be determined by the City Commission each year, in accordance with Resolution No. 10238, as it may be amended or supplemented.

18. Public Roadway Lighting. The Owner agrees to waive its right to protest and appeal any future special lighting district for public roadway lighting facilities that service the Subject Property, and further agrees to pay for the installation of public roadway lighting which services the Subject Property, if such lighting is required by the City or MDT during project review.

19. City Acceptance and Zoning. In consideration of the terms of this Agreement, the City hereby accepts the Subject property for incorporation by annexation into the corporate limits of the City of Great Falls, Montana, with an assigned City zoning classifications of R-6 Multi-family High Density north of the center-line of the alley between 2nd Avenue North and 3rd Avenue North, and C-1 Neighborhood Commercial south of the center-line of the alley between 2nd Avenue North and 3rd Avenue North for the Subject Property.

20. Limitation of Liability. The City will conduct a limited review of plans and perform inspections for compliance with requirements set forth in this agreement and/or in applicable law. The scope of such review and inspections will vary based upon development type, location and site characteristics. The Owner is exclusively responsible for ensuring that the design, construction drawings, completed construction, and record drawings comply with acceptable engineering practices, State requirements, and other applicable standards. The City's limited plans review and inspections are not substantive reviews of the plans and engineering. The City's approval of any plans or completed inspections is not an endorsement of the plan or approval or verification of the engineering data and plans. Neither the Owner, nor any third party may rely upon the City's limited review or approval.

The Owner shall indemnify, hold harmless and defend the City of Great Falls, its officers, agents, servants and employees and assigns from and against all claims, debts, liabilities, fines, penalties, obligations and costs including reasonable attorney fees, that arise from, result from or relate to obligations relating to that owner's properties described herein. Upon the transfer of ownership of the properties, the prior owner's (whether it is the Owner that signed this Agreement or a subsequent owner) indemnity obligation

herein for the transferred properties is released as to that owner and the indemnity obligation runs to the new owner of the properties. Only the owner of the parcel of property at the time the City incurs the claim, debt, liability, fine, penalty, obligation or cost is obligated to indemnify, and no owner of properties is obligated to indemnify for adverse conditions on property owned by someone else. This indemnification by the Owner of the property shall apply unless such damage or injury results from the gross negligence or willful misconduct of the City.

21. Binding Effect. The provisions, covenants and terms of this Agreement shall run with the land and bind the present owners, their devisees, heirs, successors, and assigns; and any and all parties claiming by, through, or under them, shall be taken to agree and covenant with each of the parties to the Agreement, their devisees, heirs, successors and assigns, to conform to the provisions, covenants and terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the day, month and year first hereinabove written.

THE CITY OF GREAT FALLS, MONTANA
A Municipal Corporation of the State of Montana

Gregory T. Doyon, City Manager

ATTEST:

Lisa Kunz, City Clerk

(Seal of City)

APPROVED FOR LEGAL CONTENT*:

_____, City Attorney

*By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.

Silver Stone Enterprises

By: _____

Its: _____

State of _____)

:ss.

County of _____)

On this _____ day of _____, in the year Two Thousand and Twenty, before me, the undersigned, a Notary Public for the State of _____, personally appeared _____, known to me to the persons whose names are subscribed to the instrument within and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____

(NOTARIAL SEAL)

Exhibit 20-1. Principal Uses by District

Use	R-6	C-1	Special Standards
Agriculture, horticulture, nursery	-	-	17.20.6.005
Mobile home/park	-	-	17.20.6.010
Residence, single-family detached	P	P	
Residence, zero lot line	P	-	17.20.6.020
Residence, two-family	P	P	
Residence, multi-family	P	P	17.20.6.040
Residence, townhouse	P	-	17.20.6.050
Residence, manufactured/factory-built	P	P	17.20.6.060
Retirement home	P	P	
Community residential facility, type I	P	-	
Community residential facility, type II	P	-	
Day care center	C	P	
Emergency shelter	-	C	
Family day care home	P	P	
Group day care home	P	P	
Nursing home	C	P	
Campground	-	-	17.20.6.070
Hotel/motel	-	P	
Micro-brewery	-	-	17.20.6.080

Restaurant	-	P	17.20.6.080
Tavern	-	P	17.20.6.080
Agriculture sales	-	-	
Auction sales	-	-	
Construction materials sales	-	-	
Convenience sales	-	P	
General sales	-	P	
Manufactured housing sales	-	-	
Off-site liquor sales	-	P	
Secondhand sales	-	P	
Shopping center	-	C	
Administrative services	-	P	
Commercial kennel	-	-	17.20.6.090
Financial services	-	P	
Funeral home	-	P	
General services	-	P	
Professional services	C	P	
Sexually-oriented business	-	-	17.20.6.100
Veterinary clinic, large animal	-	-	
Veterinary clinic, small animal	-	C	17.20.6.110
Large equipment rental	-	-	
Small equipment rental	-	-	
General repair	-	P	

Vehicle fuel sales	-	C	
Vehicle repair	-	-	17.20.6.120
Vehicle sales and rental	-	-	
Vehicle services	-	C	
Agricultural commodity storage facility	-	-	
Climate controlled indoor storage	-	P	
Fuel tank farm	-	-	
Mini-storage facility	-	-	17.20.6.130
Freight terminal	-	-	
Warehouse	-	-	
Casino, type I	-	-	17.20.6.140
Casino, type II	-	-	17.20.6.150
Indoor entertainment	-	-	
Indoor sports and recreation	-	-	
Golf course/driving range	C	-	
Miniature golf	-	-	
Outdoor entertainment	-	-	
Park	P	P	
Recreational trail	P	P	
Administrative governmental center	-	P	
Animal shelter	-	-	17.20.6.160
Cemetery	C	-	17.20.6.170
Civic use facility	C	-	

Community center	C	C	
Community cultural facility	C	P	
Community garden	P	C	17.20.6.175
Public safety facility	C	C	
Worship facility	C	P	17.20.6.180
Health care clinic	-	P	
Health care facility	-	-	
Health care sales and services	-	P	
Commercial education facility	-	P	
Educational facility (K–12)	C	C	17.20.6.200
Educational facility (higher education)	-	C	
Instructional facility	-	P	
Composting facility	-	-	17.20.6.210
Recycling center	-	-	17.20.6.220
Solid waste transfer station	-	-	17.20.6.230
Amateur radio station	P	-	17.20.6.240
Telecommunication facility			17.20.6.250
Concealed facility	C	P	
Unconcealed facility	-	C	
Co-located facility	-	P	
Utility installation	C	C	
Airport	-	-	
Bus transit terminal	-	-	
Heli-pad	-	-	17.20.6.260

Created: 2022-04-24 21:23:08 [EST]

Parking lot, principal use	-	P	
Parking structure	-	-	
Railroad yard	-	-	
Taxi cab dispatch terminal	-	-	
Contractor yard, type I	-	-	17.20.6.270
Contractor yard, type II	-	-	17.20.6.280
Artisan shop	-	P	
Industrial, heavy	-	-	
Industrial, light	-	-	
Industrial park	-	-	
Junkyard	-	-	17.20.6.290
Light manufacturing and assembly	-	-	17.20.6.300
Motor vehicle graveyard	-	-	17.20.6.310
Motor vehicle wrecking facility	-	-	17.20.6.320

- The use is not permitted in the district
 - C The use is allowed through the conditional use process
 - P The use is permitted in the district by right, consistent with the development standards contained in Article 6 of this chapter, as appropriate
- (Ord. No. 3056, § 1, 8-17-2010; Ord. No. 3068, § 2, 4-5-2011; Ord. No. 3087, § 1(Exh. A), 6-19-2012, eff. 7-19-2012; Ord. 3166, 2017; Ord. 3221, 2020)

Exhibit 20-2. Accessory uses by district

Use	R-6	C-1	Special Standards
Accessory living space	P	P	17.20.7.010
Agriculture, livestock	-	-	17.20.7.080
ATM, exterior	-	P	17.20.7.020
Bed and breakfast	C	C	17.20.7.030
Fences	P	P	17.20.7.040
Gaming, accessory	-	-	17.20.7.050
Garage, private	P	P	17.20.7.060
Home occupation	P	P	17.20.7.070
Private stable/barn	-	-	17.20.7.080
Residence, accessory	-	P	17.20.7.085
Roadside farmer's market	-	-	17.20.7.090
Storage containers	-	-	17.20.7.100
Wind-powered electricity systems	P	P	17.20.7.110

- The use is not permitted in the district
 - C The use is allowed in the district through the conditional use process
 - P The use is permitted in the district by right, consistent with the development standards contained in Article 7 of this chapter, as appropriate
- (Ord. No. 3034, § 1, 7-21-2009; Ord. No. 3056, § 1, 8-17-2010; Ord. No. 3087, § 1(Exh. A), 6-19-2012, eff. 7-19-2012)

- The use is not permitted in the district
 - C The use is allowed in the district through the conditional use process
 - P The use is permitted in the district by right, consistent with the development standards contained in Article 8 of this chapter, as appropriate
- (Ord. No. 3056, § 1, 8-17-2010; Ord. 3221 , 2020)

Exhibit 20-3. Temporary uses by district (see 17.20.8.010 for Special Standards)

Use	R-6	C-1	Special Standards
Garage sales	P	P	17.20.8.015
Itinerant outdoor sales	-	-	17.20.8.020
On-site construction office	P	P	17.20.8.030
On-site real estate sales office	P	-	17.20.8.040
Outdoor entertainment, temporary	-	-	
Sidewalk café	-	P	17.20.8.050
Sidewalk food vendor	-	-	17.20.8.060

Article 4 LOT AREA AND DIMENSIONAL STANDARDS

Sections:

17.20.4.010 Generally.

Lots and buildings shall conform to the dimensional standards specified in Exhibit 20-4.

17.20.4.020 Exceptions.

The following are exemptions to the standards:

1. The requirements for the rear yard on through lots do not apply when the area of such required rear yard is provided elsewhere on the lot.
2. Every part of a required yard shall be open from its lowest points to the sky unobstructed, except for the projections of sills, belt courses, cornices, and ornamental features not to exceed four (4) inches.
3. Open or lattice enclosed fire escapes, fireproof outside stairways, and solid floored balconies opening upon fire towers, projecting into a yard not more than five (5) feet or into a court not more than three and one-half (3½) feet and the ordinary projections of chimneys and flues shall be permitted where the same are so placed as not to obstruct the light and ventilation.
4. An unenclosed front porch on a single family residence may extend into the front yard setback up to nine (9) feet, provided the porch does not occupy more than sixty (60) percent of the width of the main part of the house.
5. Steps and eaves are allowed to encroach into the front and side yard setbacks.

Exhibit 20-4. Development standards for residential zoning districts

(See footnotes below for additional standards)

Standard	R-6
Residential density	500 sq. feet of lot area per dwelling unit
Minimum lot size for newly created lots	7,500 sq. feet
Minimum lot width for newly created lots	50 feet
Lot proportion for newly created lots (maximum depth to width)	2.5:1
Maximum building height of principal building	65 feet
Minimum front yard setback [2]	15 feet
Minimum side yard setback [3]	5 feet; 10 feet if adjoining a R-1, R-2, R-3 district
Minimum rear yard setback	15 feet
Maximum lot coverage of principal and accessory structures	Corner lot: 70% Other types: 60%
Maximum building height	24 feet
Minimum front yard setback [5]	15 feet, but may not be closer to the front lot line than the principal structure

Minimum side yard setback	5 feet; 10 feet if adjoining an R-1, R-2, R-3 district
Minimum rear yard setback	5 feet

[1] Attached private garages are considered a part of the principal building for application of height and setback development standards, but must conform to all standards found in 17.20.7.060. (Ord. 3232 , 2021)

[2] See Section 17.20.6.020 for side yard requirements for zero lot line projects and Section 17.20.7.010 for accessory buildings with accessory living spaces. (Ord. 3232 , 2021; Ord. 2950, 2007)

[3] An existing structure that does not meet the setback requirements stated above can be rebuilt on its original foundation or the original foundation location. (Ord. 3232 , 2021)

[4] For townhomes, see Section 17.20.6.050 for additional and superseding requirements. (Ord. 3232 , 2021)

[5] If a principal structure is located greater than 50 feet from the front lot line, the accessory structure may be located closer to the front lot line, provided that the accessory structure meets the minimum front yard setback. (Ord. 3232 , 2021)

Exhibit 20-4 (continued). Development standards for other zoning districts

Standard	C-1
Residential density	n/a
Minimum lot size for newly created lots	7,500 sq. feet
Minimum lot width for newly created lots	50 feet
Lot proportion for newly created lots (maximum depth to width)	n/a
Maximum building height of principal building	35 feet
Maximum building height of accessory building	24 feet, but may not be higher than the uppermost elevation of the principal building
Minimum front yard setback of principal and accessory buildings	15 feet
Minimum side yard setback of principal and accessory buildings	10 feet each side
Minimum rear yard setback of principal and accessory buildings	15 feet
Maximum lot coverage of principal and accessory buildings	Corner lot: 50% Other lots: 40%

(Ord. 3232 , 2021; Ord. No. 3087, § 1(Exh. A), 6-19-2012, eff. 7-19-201

Jamie Nygard

From: Tiffany Aldinger <tiffany.aldinger@gmail.com>
Sent: Thursday, October 20, 2022 4:23 PM
To: Jamie Nygard
Subject: Silver Stone Annexation

October 20, 2022

Dear City of Great Falls Officials:

We are writing to request that you deny the proposed 432-unit Silver Stone apartment complex at the corner of 2nd Avenue North and 38th Street North as written.

While there is undeniably a need for housing in Great Falls, adding more than 400 units and 1,000 people onto 16 acres is not the way to do it. This development would be directly adjacent to three schools, and according to studies, would increase the number of vehicle trips by 2,000 a day. We worry about the safety of the children walking to school, in addition to the impact so much traffic will have at the intersections. Already, 38th Street is busy and backed up in the mornings and afternoons. If you haven't had the chance to, we would invite you to drive by 38th Street and Central Avenue at 8 a.m. and 3:30 p.m. any school day and then imagine adding an additional 2,000 vehicles.

The congestion would force traffic onto side streets, where children can often be found playing and riding their bikes. These neighborhoods are very family-oriented and increasing traffic would have a severely negative effect on families and their safety.

In addition, we worry about parking. While spots are planned for the complex, will it be enough for tenants and visitors? As it is, there is no parking on 2nd Avenue North or 38th Street North – where will additional cars find parking?

You may have heard that after fierce backlash from the community, Columbia Falls recently voted against a similar-sized development that was set to be built on almost 50 acres of land. Great Falls would be taking the same size development and putting it in an area a third the size.

We are not against developing that land with housing. However, it needs to be done in a responsible way. A complex half the size with buildings no larger than two stories would be a much better solution.

Thank you for your time. We would be happy to discuss our concerns with you further should you be interested.

Sincerely,

Tiffany Aldinger and Neil Tredray

3816 4th Ave. N. No. 11

(406) 788-1120

Jamie Nygard

From: Craig Raymond
Sent: Monday, October 24, 2022 6:07 AM
To: Brad Eatherly; Thomas Micuda; Jamie Nygard
Subject: Fwd: Siverstone Proposal at 3801 2nd Ave. North

To be included for PB members as public comment and into the record please.
 Craig

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone
 Get [Outlook for Android](#)

From: Gordon Whirry <gwhirry@gmail.com>
Sent: Saturday, October 22, 2022 10:16:35 AM
To: Craig Raymond <craymond@greatfallsmt.net>; silverstone@bresnan.net <silverstone@bresnan.net>
Subject: Siverstone Proposal at 3801 2nd Ave. North

Craig,

I am pleased to see a high density residential development proposed by Silverstone at 3801 2nd Ave. North. This vacant area has long been a good prospect for such a project. However the schematic plan raises some concerns for me. The site plan and buildings shown will result in a highly regimented, barracks-like environment which may not be an appealing place to live. All units appear to be identical which would not provide a variety of unit sizes. Turnaround provisions for emergency vehicles need to be improved. Dealing with the fatty clay soils will require careful attention to foundation design.

I would like to see the Planning Board and City staff encourage something better than a cookie-cutter approach with more variety and creativity in units and layout. Improved aesthetics will increase market appeal and long-term project viability.

Gordon Whirry
 406-781-6107

Jamie Nygard

From: Lonnie Hill
Sent: Monday, October 24, 2022 8:17 AM
To: Craig Raymond; Thomas Micuda; Jamie Nygard
Subject: FW: [Lonnie Hill] Annexation of the property addressed as 3801 2nd Avenue North and legally described as Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana; and establishment of City zoning classification of R-6, Multi-fa

All – Another comment submitted through the “Contact Us” form through the City webpage.

-Lonnie

From: City of Great Falls Montana <greatfalls-mt@unicodeweb.com>
Sent: Sunday, October 23, 2022 3:27 PM
To: Lonnie Hill <lhill@greatfallsmt.net>
Subject: [Lonnie Hill] Annexation of the property addressed as 3801 2nd Avenue North and legally described as Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana; and establishment of City zoning classification of R-6, Multi-fam...

Chris Ward (christopher.ward@q.com) sent a message using the contact form at <https://greatfallsmt.net/>.

For the proposed Silverstone development, please consider the following comments.

1. I support providing a sidewalk/bike connection to 40th St N. as described in the recent planning documents to allow nonmotorized connectivity to the street network. Is there a reason why vehicular access could not be provided? Providing that connection should tend to reduce the issues identified at the 38th and 2nd Ave N. intersection by not unnecessarily concentrating traffic and creating out of direction traffic. Providing access away from the busy intersection should reduce the number of vehicle conflicts and improve safety.
2. I understand the thought behind restricting vehicular access to 3rd Ave N and the alley to the east of the development and providing the service loop for fire and trash trucks. It sounds like there will be a fence along there. Is there a reason a gap could not be left to allow pedestrian and bicycle access to the public right of way on 3rd Ave N?
3. Where new sidewalk needs to be constructed along the 38th and 2nd Ave N frontages, boulevard sidewalks should be used. Curb adjacent sidewalks reduce the sense of safety for pedestrians on busy higher speed roadways. Boulevard strips provide room for snow storage, are a better location for landscaping and provide traffic calming effect.
- 4 Public roadway lighting should be a requirement on 2nd Ave N particularly with the addition of new curbs and sidewalks. Boulevard sidewalks would provide more room for installing street light poles and location of lighting should be planned for in the site design.
5. Where site accesses cross sidewalks, use alley-style concrete apron driveways rather than curb returns. The sidewalk should be continuous across the driveways to emphasize to drivers that they are crossing a pedestrian right of way. Continuous sidewalk is easier to travel for mobility impaired people and people using strollers.

October 23, 2022

To the Great Falls Planning Advisory Board/Zoning Commission:

I am writing this letter and email to you since I am unable to be at the public hearing at that time.

I am in very much against the plan of proposed new Silver Stone Apartment by Timmer located on 38th and 2nd Ave. N. With 432 apartments are quite too many for our neighborhood. I don't approve of having 3 stories of Apartment which is quite too much and would feel so cramped in this area. I really expected that this lot would be more friendly neighbor with having several homes built behind my house. The 38th street will be impacted with heavy traffic. The 38th street is the "main" route down from 10th Ave. South to Northwest by pass. I live on 4th Ave North and there are times that is quite difficult to make left turn to 38th southbound especially in the morning. The 2nd Ave North is also heavy with traffic during the rush hours. It is not recommended to have 432 apartments being built on this lot. Please denied this proposal.

Thank you,

Brenda LeMieux



4th Avenue North @38th Street Condos
P.O Box 6344

Great Falls, MT 59405

September 7, 2022

We the owners of the 4th Avenue North @38th Street Condos would request the city or Great Falls, Montana consider the parking issue in the alley of 38th Street and 4th Ave North. Each condo includes a 1 stall garage and no on property additional parking for guests or for owners with more than 1 vehicle.

Currently guests and owners with more than 1 vehicle have parked on the north edge of the vacant lot between the alley way and 2nd Avenue north.

After reviewing the Silverstone Apartments project site plan. We the owners of the above mentioned address will be forced to park in the alleyway, which will create a problem for emergency vehicles, United States postal deliveries, trash collection, delivery personnel, and everyday traffic.

We the owners request the city of Great Falls, MT be proactive and address this potential disaster.

In your future planning of the Silverstone Apartment project by providing ample setback to accommodate the following property owners.

3824 4th Ave North

Condo #3

Steve and Carol Bucher
Signature Steve Bucher Date 9-7-22
Signature Carol Bucher Date 9-7-22

3824 4th Ave North

Condo #4

Jordann Forster
Signature Jordann Forster Date 9/6/2022

3820 4th Ave North


Condo #7

Duane and Elizabeth Olson
Signature Duane A. Olson Date 9/6/2022
Signature Elizabeth A. Olson Date 09/06/2022

3820 4th Ave North

Condo #8

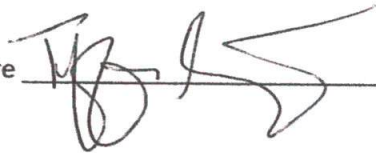
Steve Foss

Signature  Date 9-6-22

3816 4th Ave North

Condo #11

Tiffany Aldinger

Signature  Date 9/6/22

3816 4th Ave North

Condo #12

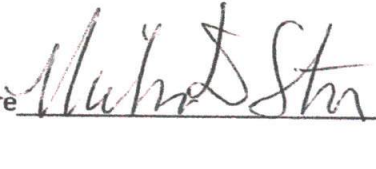
Donna Giles

Signature  Date 9-6-22

3816 4th Ave North

Condo #15

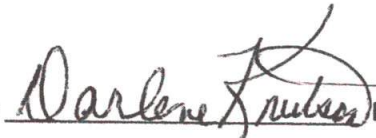
Nichole Stone

Signature  Date 9/6/2022

3816 4th Ave North

Condo # 16

Steve Larocque

Signature  Date 9-7-2022

We the above signed appreciate your consideration and thank you in advance for your cooperation

Sincerely,



Steve Bucher

President of Condo Association

Phone 406-949-4442

E-mail springcreeksteve@yahoo.com

4th Avenue North at 38th Street Condominium Owners Association
P.O. Box 634
Great Falls, MT 59405

City Great Falls, Montana Commissioners

Introduction: Steve Bucher 3824 4th Ave North #3 Great Falls, MT

The issue we/I are/am here to address this evening is the vacant land between the alley of 4th Ave North and 2nd Ave North east of 38th Street the proposed location for Silverstone Apartments. As proposed this would leave the following residents of 3812 4th Ave North #15 & #16, 3816 4th Ave North #12 & #11, 3820 4th Ave North #7 & #8 and 3824 4th Ave North #3 & #4 with no where to park vehicles. This circumstance would have an impact on more than just the above mentioned addresses,

RE: Letter Dated September 7, 2022

Issues for consideration:

Every condo has 2 bedrooms which may potentially require people to come and go at different times of day requiring more than (1) one vehicle which will be forced to park in the alley way.

Currently 5 of the 8 condos house multiple persons who have various schedules requiring more than (1) one vehicle requiring parking

Currently 3 of the 8 condos house mobility challenged persons requiring handicapped vans for transportation requiring approx 9 ft for loading and unloading.

Considering the present alleyway width entering and exiting the garages is not possible with a full size car or pickup without driving on the adjoining empty lot

The current width of the alley on 4th Ave North and 38th Street is 17 ft.

A parked car or pickup in the alley could be 7ft to 8 ft wide excluding the exterior mirrors, leaving approx 9 to 10 ft of working or traffic area in the alleyway.

Fire Trucks Approx 8ft+ wide, with doors open adds another estimated 4ft equaling 12 ft

This leaves literally no area for fire personal with all gear to work safely

Ambulances Approx 8ft wide, with doors open adds another estimated 4 ft equaling 12 ft

This leaves literally no area area for Emergency personal to work safely with the required equipment to do their job safely and efficiently.

USPS truck approx 7ft wide leaving 2 to 3 ft for traffic to flow east or west

Trash Collection trucks approx 8 ft wide leaving approx 1 to 2 ft for east and west traffic

We have residents who are mobility challenged and require a ramp to enter and exit their means of transportation this most times requires a van with a ramp van is 6 ft wide ramp is 3 ft total width 9ft leaving no area for traffic to flow east or west

Service vehicles Northwest Energy, Energy West, Spectrum, and AT&T full size pickups and vans

Approx 7 ft wide leaving 2 to 3 ft for traffic flowing east to west

For your consideration

Repave the alley and paint a white line out 7 ft from the south condos to accommodate service vehicles and residents loading and unloading of articles such as groceries.

Make the alley wide enough to safely allow traffic to flow east and west

Level and surface an area south of the alleyway 240 ft east and west by 50 ft north and south to allow parking for the condo owners with multiple vehicle and any guests they may have

This would be less than ¼ of an acre a small portion of the approx 16 acres the Silverstone apartments are proposing to build to accommodate 400 plus apartments

The condos on the north side have 37 ft of driveway and 32 ft of street running east and west.

In comparing all things we the 4th Ave North At 38th Street Condo Association owners feel this is a small request of the city of Great Falls

Thank You for your time and look forward to you cooperation.



Find messages, documents, photos or peo **Advanced** ▾

Home

Compose

← Back
 ↶
 ↷
 ↵
 📁 Archive
 🏠 Move
 🗑️ Delete
 🛡️ Spam
 ⋮
 ▲ ▾
 ✕
 📅
 📁
 📄
 ⌚
 ⚙️

cutbankliquor... 72

springcreekste... 469

Inbox 72

Unread

Starred

Drafts 12

Sent

Archive

Spam

Trash

^ Less

Views Hide

- 📷 Photos
- 📄 Documents
- 📧 Subscriptions
- 🛒 Shopping
- 📄 Receipts
- ➔ Travel

Folders Hide

- + New Folder
- security system
- switzerland





Commission Meeting Date: November 15, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

- Item:** Resolution of Intent 10483 – Intention to vacate a portion of 10th Alley South abutting Lots 1-9 and Lots 20-28, Block 2, Lincoln Heights Addition.
- From:** Lonnie Hill, Planner II, Planning and Community Development
- Initiated By:** Discount Tire Company, representing the property owners
- Presented By:** Craig Raymond, Director, Planning and Community Development
- Action Requested:** City Commission adopt Resolution of Intent 10483 and set the public hearing for December 6, 2022.

Suggested Motion:

Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution of Intent 10483, and set a public hearing for December 6, 2022.”

Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends that the City Commission adopt Resolution of Intent 10483 and set a public hearing date of December 6, 2022, to consider the applicant’s request to vacate right of way for a portion of 10th Alley South between 24th Street South and 25th Street South.

Background: Discount Tire Company, on behalf of the property owners, has requested vacation of a portion of 10th Alley South for development of a new Discount Tire store. Currently the property north of the alley is occupied by the former Buffalo Saloon at 2400 10th Avenue South, the Playground Lounge and Casino at 2408 10th Avenue South, and the Loading Zone Bar & Casino at 2412 10th Avenue South. The southern half of the property is a partially improved parking area. To the east of the subject property is Ski’s Western Motel at 2420 10th Avenue South. The portion of the alley adjacent to Ski’s Western Motel is not part of this vacation request.

The applicant is proposing the vacation of the alley, purchase of the subject property, and relocation of existing utilities to accommodate a larger buildable area on the site as shown in the Preliminary Site Plan. The applicant is also proposing to abandon the western portion of the sanitary sewer main that currently runs the length of the subject property. A small portion of sanitary sewer main will remain along the eastern edge of the subject property. This will require the dedication of a utility easement and installation of a manhole at the end of the main for maintenance access. The sanitary sewer main and service will remain as constructed for the property to the east. The sewer utility relocation will be reviewed and approved by City staff if the vacation of the alley is approved by the Commission. It has been

communicated with the applicant that sanitation access must remain for both lots if the vacation is approved. The redevelopment proposal is subject to further review as part of any future building permits.

Intent to Vacate

The Resolution of Intent for the applicant's request to vacate 10th Alley South is required prior to the City Commission setting a public hearing for a separate resolution to vacate the alley. If this process is successful, the applicant will purchase the property and eventually request to aggregate all the lots with a non-administrative amended plat that will go before both the Planning Advisory Board and City Commission for approval. Approval and filing of the amended plat will be a condition of approval for the alley vacation. Staff has discussed existing utilities that will be affected by the vacation with the applicant and all relocated utilities to accommodate the proposed future development will be done at the property owner's expense. Appropriate approvals and costs associated with the relocation of private utilities, such as gas and power, are also responsibility of the applicant. Additionally, easements will be created for any remaining utilities and needed access.

According to Section 7-3-4448, Montana Code Annotated (M.C.A), the owner must file a request for the intent to vacate any right of way. If the enclosed Resolution of Intent is adopted by the City Commission, the Commission must set a date for a public hearing regarding the vacation of right of way. M.C.A. requires a petition to be sent to each of the owners abutting the right of way property. Unless 51 percent of the affected property owners object to the proposed vacation, the Commission may, by ordinance, declare such vacation. With this noted, staff will also send notices to all owners along 10th Alley South between 24th Street and 25th Street.

Fiscal Impact: All of the costs related to vacation and removal of the alley will be borne by the property owner.

Alternatives: The City Commission could deny Resolution of Intent 10483. Due process normally requires that the City Commission schedule requested public hearings to hear requests of this type.

Concurrences: Staff has coordinated its review of the applicant's request with the Public Works Department. If the City Commission approves the vacation of 10th Alley South, City staff will review more civil engineering plans to ensure all code requirements are met.

Attachments/Exhibits:

Resolution of Intent 10483

Aerial Map

Alley Vacation Exhibit

Preliminary Site Plan

Narrative

RESOLUTION 10483

A RESOLUTION OF INTENTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO VACATE THE PORTION OF 10TH ALLEY SOUTH ABUTTING LOTS 1-9 AND LOTS 20-28, BLOCK 2, LINCOLN HEIGHTS ADDITION, IN ACCORDANCE WITH THE PROVISIONS OF MONT. CODE ANN. § 7-3-4448, AND DIRECTING NOTICE TO BE GIVEN AS PROVIDED BY LAW

* * * * *

WHEREAS, the Plat of the Lincoln Heights Addition to Great Falls dedicated a sixteen (16) foot wide right-of-way for 10th Alley South between 24th Street South and 25th Street South; and

WHEREAS, 2 Other 1 Guys LLC and Dead Drift Investments LLC, represented by Discount Tire Company, owns the properties on both sides of said right-of-way and has submitted a petition to have said portion of 10th Alley South vacated; and

WHEREAS, Mont. Code Ann. § 7-3-4448 sets forth, in pertinent part: (1)...Before vacating any street or part thereof or narrowing any street, the commission shall first pass a resolution declaring its intention to do so; and

WHEREAS, it is determined retention of the portion of 10th Alley South serves no practical or functional traffic related purpose or for access by the public; and

WHEREAS, it is determined that utility easements will be created to accommodate public utilities; and

WHEREAS, the right-of-way and easement therein of any owner is not impaired by the requested vacation.

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

That Tuesday, the 6th day of December, 2022, at 7:00 P.M. in the Commission Chambers of the Civic Center, Great Falls, Montana, is hereby set as the time and place at which the City Commission shall hear all persons relative to the proposed vacation of a portion of 10th Alley South; and

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that the City Clerk of the City shall forthwith cause notice of this Resolution to be: (1) published in the Great Falls Tribune, the newspaper published nearest such land, and (2) posted to the Great Falls Civic Center posting board and the Great Falls City website.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 15th day of November, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David Dennis, Interim City Attorney

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

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Resolution 10445 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Aerial Map



- Parcels
- Alley Proposed for Vacation



ALTA / NSPS Land Title Survey

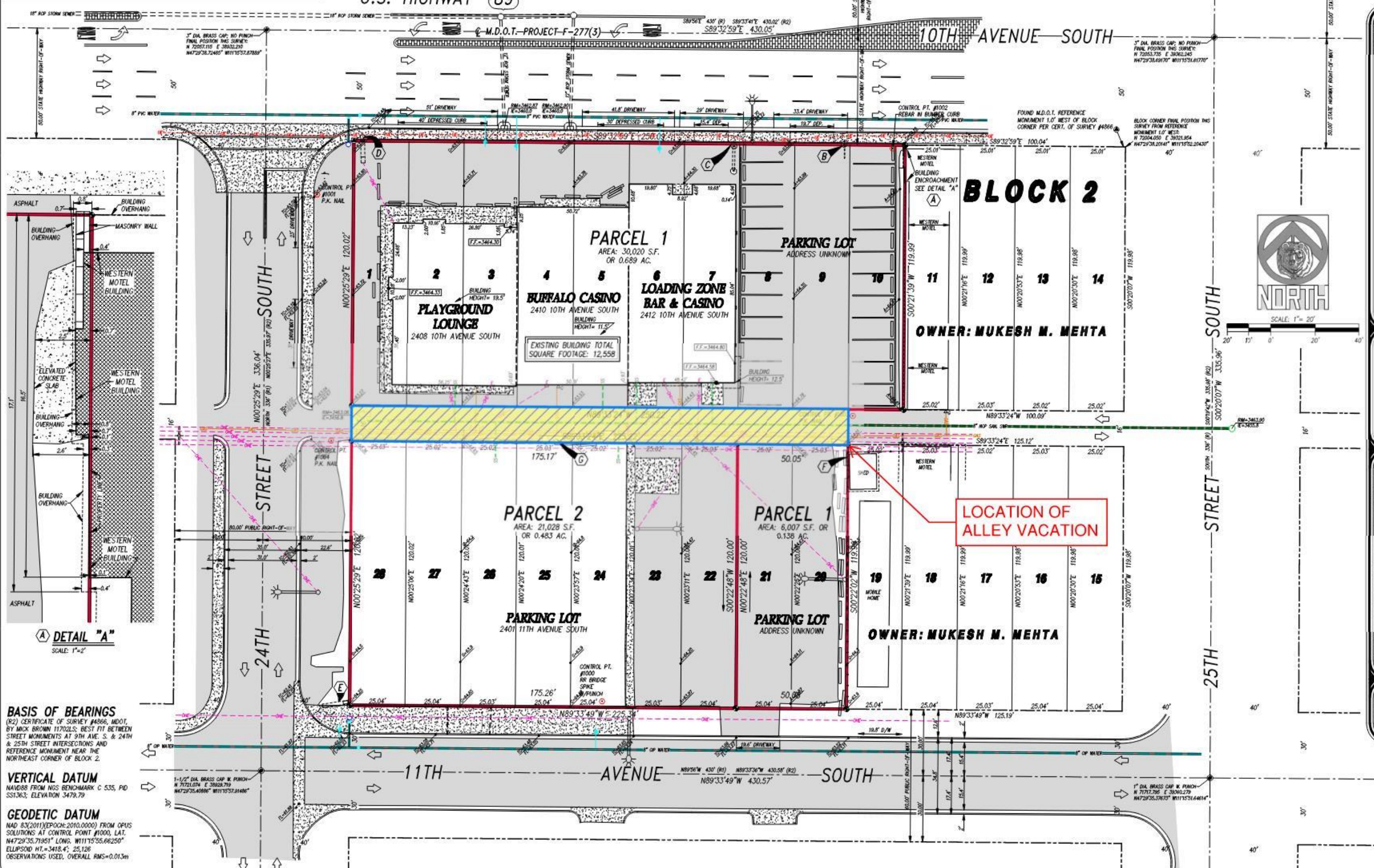
LOTS 1-10 & 20-28, BLOCK 2, REPLAT OF LINCOLN HEIGHTS ADDITION

SITUATED IN THE NE 1/4 OF SECTION 18, T.20N, R.4E, P.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

SHEET 2 OF 2

SITE CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	LATITUDE	LONGITUDE	ELPSD HT	DESCRIPTION
1000	71752.546	39084.421	3464.81	47°29'35.7195"	111°15'55.66250"	3418.4	RR BRIDGE SPIKE
1001	71982.439	38955.175	3463.54	47°29'37.9879"	111°15'57.54445"	3417.1	W/PUNCH
1002	72003.313	38216.283	3464.63	47°29'38.19409"	111°15'53.74269"	3418.2	N. REBAR IN BUMPER CURB
1003	71882.110	39198.133	3464.62	47°29'36.39808"	111°15'54.00701"	3418.2	PK NAIL
1004	71670.822	38961.708	3463.27	47°29'36.89656"	111°15'57.44924"	3416.9	PK NAIL



BASIS OF BEARINGS
(R2) CERTIFICATE OF SURVEY #4866, MDOIT, BY MCK BROWN 11702LS; BEST FIT BETWEEN STREET MONUMENTS AT 9TH AVE. S. & 24TH & 25TH STREET INTERSECTIONS AND REFERENCE MONUMENT NEAR THE NORTHEAST CORNER OF BLOCK 2.

VERTICAL DATUM
NAVD88 FROM NOS BENCHMARK C 535, PD S51363; ELEVATION 3479.79

GEODETIC DATUM
NAD 83(2011)EPOCH:2010.0000 FROM OPUS SOLUTIONS AT CONTROL POINT #1000, LAT. N4729'35.7195" LONG. W111°15'55.66250" ELLIPSOID HT.=3418.4'; 25,126 OBSERVATIONS USED, OVERALL RMS=0.013m

DETAIL "A"
SCALE: 1"=2'



B A B B B
LAND SURVEYING, INC.

6222 ALICE DRIVE GREAT FALLS MONTANA 59405
(406) 286-1188 • (406) 286-1181 FAX • (406) 786-8888 CELL • EMAIL: BABBSURVEY@GMAIL.COM

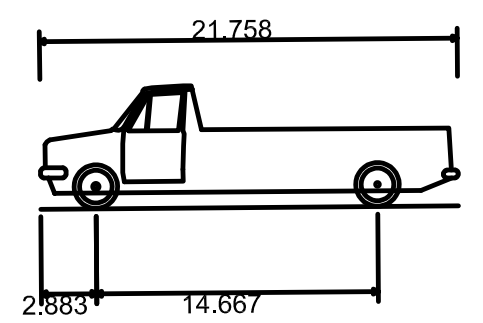
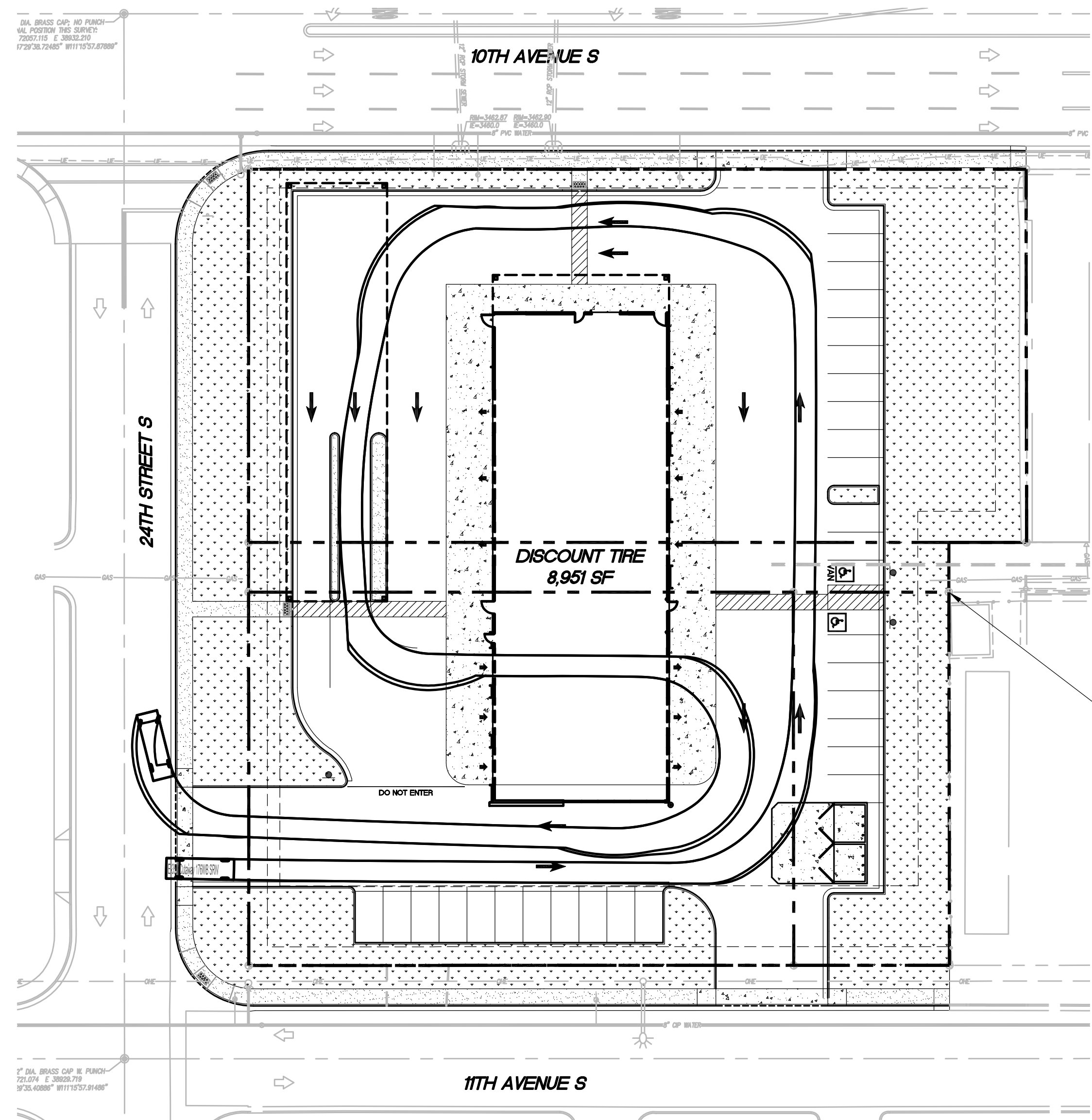


ALTA / NSPS LAND TITLE SURVEY
LOTS 1-10 & 20-28, BLOCK 2
REPLAT OF LINCOLN HEIGHTS ADDITION
SITUATED IN THE NE 1/4 SEC. 18, T.20N, R.4E, P.M., CASCADE COUNTY, MT.

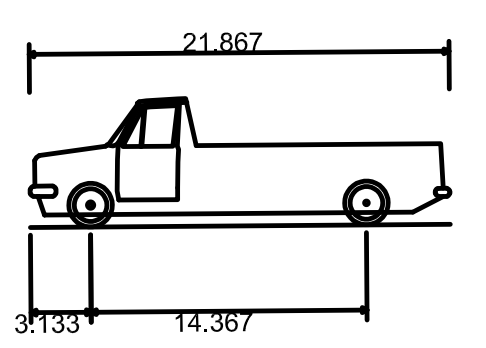
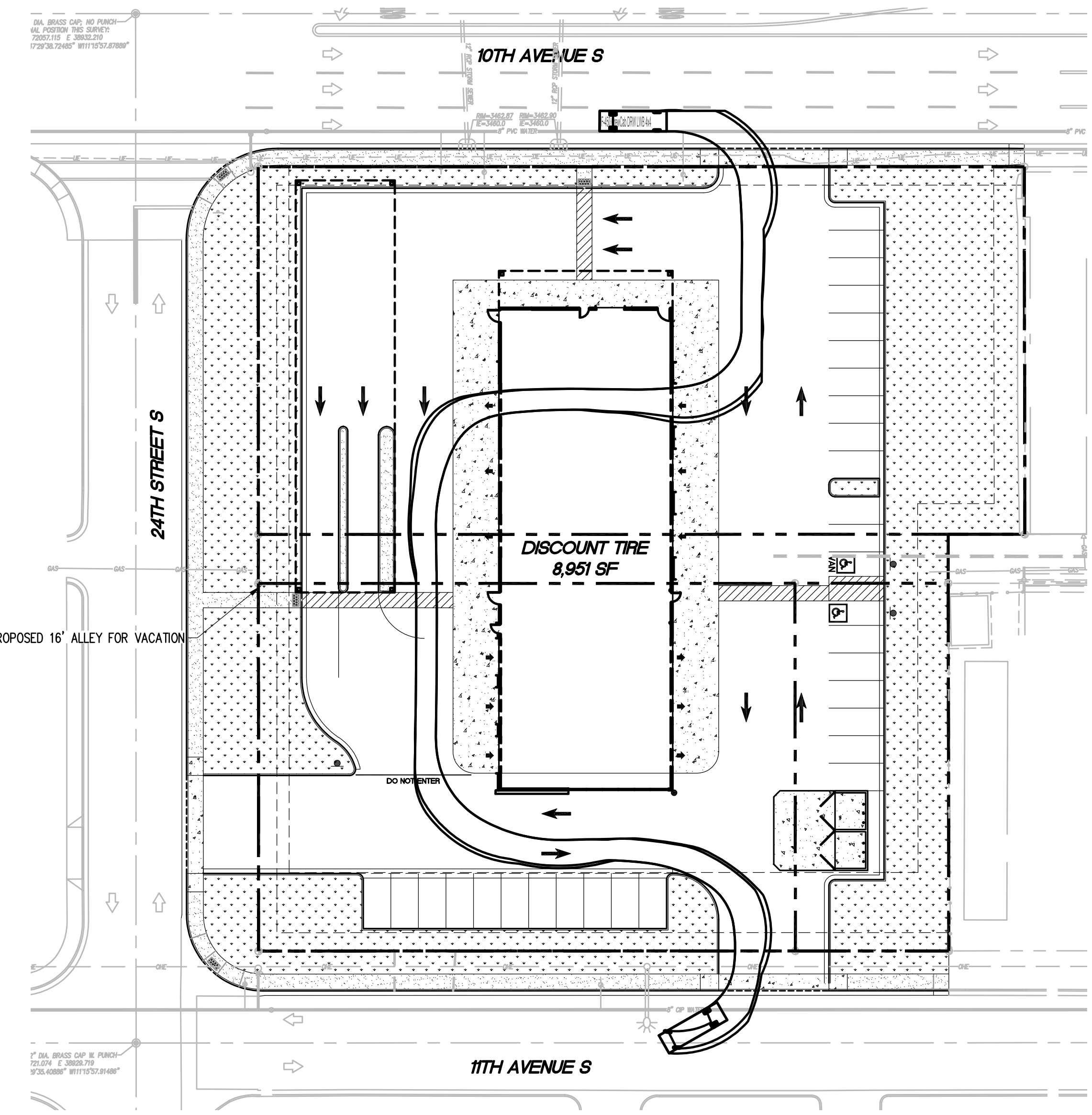
DATE: May 27, 2022
JOB NO. 1726-B
SCALE: 1"=20'
DRAWN: S. BABBER

SHEET 2 OF 2

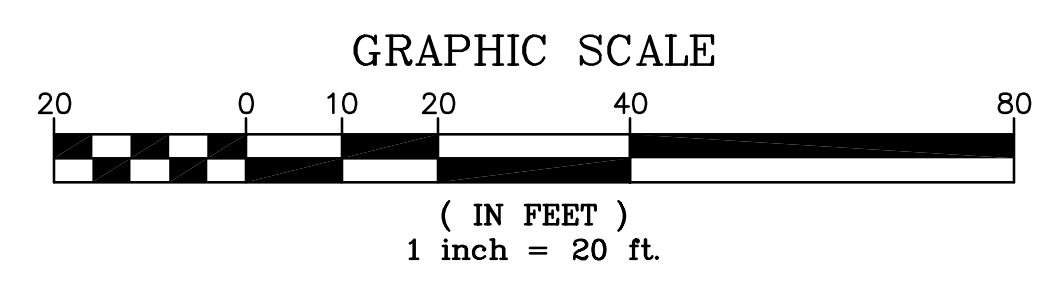
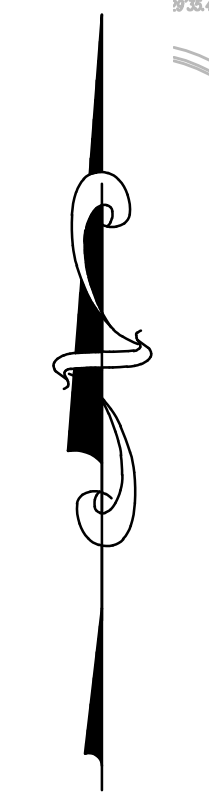
NE 1/4 OF SECTION 18, TOWNSHIP 20 N, RANGE 4 E, P.M.



E-350 Cutaway 176WB SRW
 Overall Length 21.758ft
 Overall Width 6.617ft
 Overall Body Height 6.367ft
 Min Body Ground Clearance 0.825ft
 Track Width 6.617ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 30.525ft



F-450 CrewCab DRW LWB 4x4
 Overall Length 21.867ft
 Overall Width 6.650ft
 Overall Body Height 6.650ft
 Min Body Ground Clearance 0.650ft
 Track Width 6.658ft
 Lock-to-lock time 5.00s
 Curb to Curb Turning Radius 29.250ft



\\P:\SEA-FILE\Projects\Montana\Great Falls\Discount Tire\2400 10th Ave S\2DWGS\EXHIBITS\2022-09-15 Auto Turn Show Site Circulation\GDTMSP.dwg Sep 15, 2022 - 4:23pm

No.	Date	By	Revision Description

Designed By:	Issue Date:
DNM	08/29/2022
Drawn By:	PERMIT
DNM	
Checked By:	Project No.:
WFF	103930018



DISCOUNT TIRE
 2400 10TH AVE S
 GREAT FALLS, MT

SITE CIRCULATION PLAN

September 21, 2022

Alley Vacation Petition

It is the intent of the Discount Tire, contracted purchaser of the land, to vacate a portion of an alley as it obstructs the proposed use of the site. Currently the use of our establishment requires vehicular access about the whole structure. It is intended that customers enter the facility in the vehicle on one end of the structure and exits out the facility on the opposite end. Given the dimensions of the proposed facility relative to the size of the site, the alley vacation is required to allow for the intended operations. Alley access to the site is also not necessary for the proposed use as the site will have three points of access to the adjoining streets.

Currently the alley has underground gas, overhead power and telecommunications and a public sanitary sewer line. The gas line and the overhead utilities will be relocated from the alley around the building within private property. The gas and overhead facilities will be placed in an easement. The sanitary sewer line ends at this property and drains to the east to the portion of the public alley which will remain. This sewer line is intended to be converted to a side sewer for the use of the proposed building. It is intended that the site will allow access to the site for utility maintenance and garbage services.

The alley to be vacated is called 11th Alley South in Block 2. The alley can be described as the south 16 feet bordering lots 1-9 Block 2 of the Lincoln Heights Addition Replat. Its physical location can be seen on the accompanying Alley Vacation Map provided.

The following signatures are intended to show 100% support for the vacation of the 11th Alley South alley:



Discount Tire

C/o PACLAND – Seattle, P.C. Its' Agent

6814 Greenwood Ave N

Seattle, WA 98103

ALTA / NSPS Land Title Survey

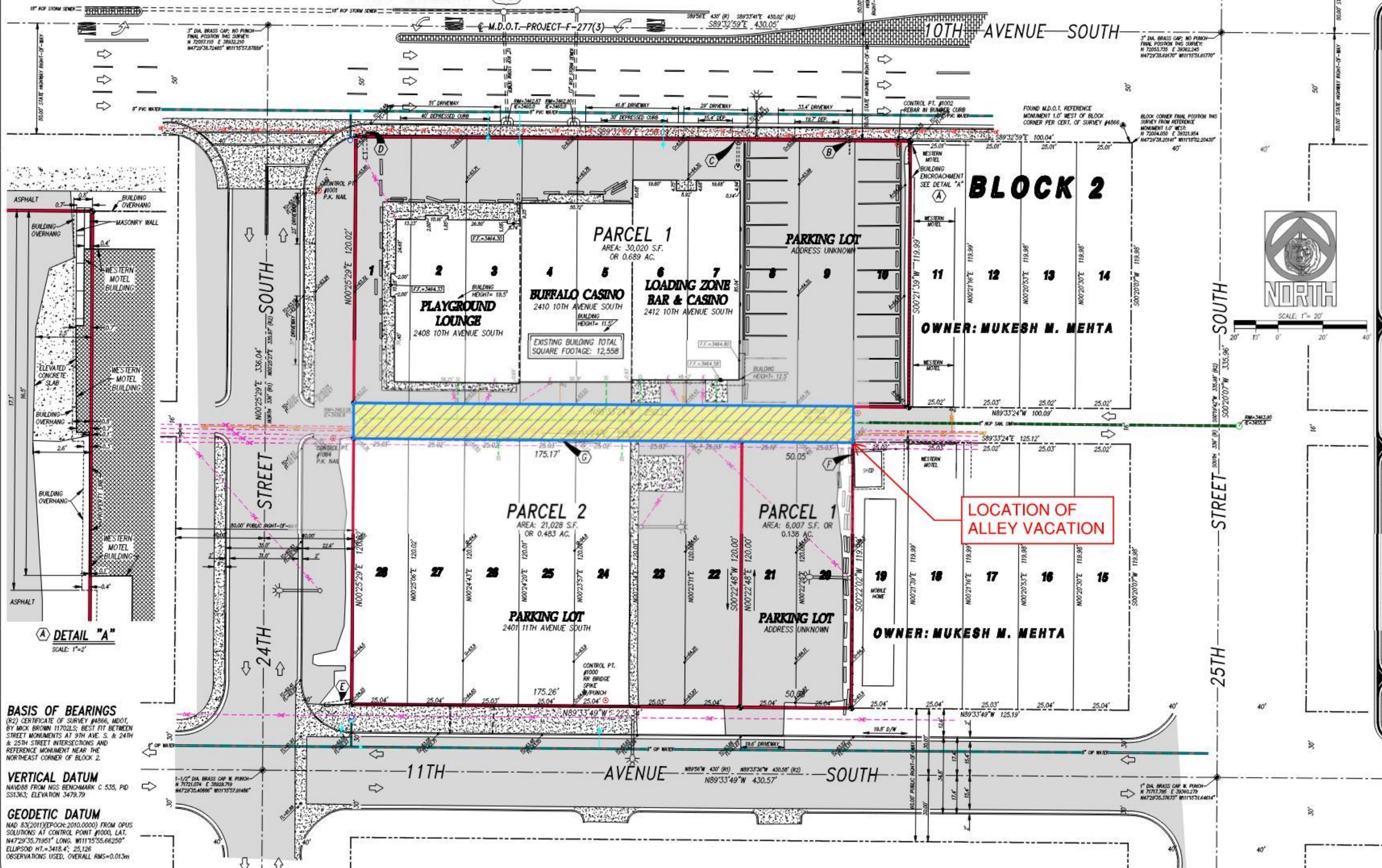
LOTS 1-10 & 20-28, BLOCK 2, REPLAT OF LINCOLN HEIGHTS ADDITION

SITUATED IN THE NE 1/4 OF SECTION 18, T.20N, R.4E, P.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

SHEET 2 OF 2

SITE CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	LATITUDE	LONGITUDE	ELPSD HT	DESCRIPTION
1000	71752.546	39084.421	3464.81	47°29'35.7195"	111°15'55.66250"	3418.4	RR BRIDGE SPIKE
1001	71982.439	38955.175	3463.54	47°29'37.9879"	111°15'57.54445"	3417.1	W/PUNCH
1002	72003.313	38216.283	3464.63	47°29'38.19409"	111°15'53.74269"	3418.2	N. REBAR IN BUMPER CURB
1003	71882.110	39198.133	3464.62	47°29'36.39808"	111°15'54.00701"	3418.2	PK NAIL
1004	71670.822	38961.708	3463.27	47°29'36.89656"	111°15'57.44924"	3416.9	PK NAIL



DETAIL "A"
SCALE: 1"=2'

BASIS OF BEARINGS
(R2) CERTIFICATE OF SURVEY #4866, M.D.O.T., BY MICK BROWN 11/70/23; BEST FIT BETWEEN STREET MONUMENTS AT 9TH AVE. S. & 24TH & 25TH STREET INTERSECTIONS AND REFERENCE MONUMENT NEAR THE NORTHEAST CORNER OF BLOCK 2.

VERTICAL DATUM
NAVD88 FROM NOS BENCHMARK C 535, PD S51363; ELEVATION 3479.79

GEODETIC DATUM
NAD 83(2011)EPOCH:2010.0000 FROM OPUS SOLUTIONS AT CONTROL POINT #1000, LAT. N47°29'35.7195" LONG. W111°15'55.66250" ELLIPSOID HT.=3418.4'; 25,126 OBSERVATIONS USED, OVERALL RMS=0.013m



B A B B B
LAND SURVEYING, INC.
6222 ALICE DRIVE GREAT FALLS MONTANA 59405
(406) 286-1188 • (406) 286-1189 FAX • (406) 786-8888 CELL • EMAIL: BABBSURVEY@GMAIL.COM

MONTANA
STEPHEN D. BABBS
ALLOYS
L.S. 11/27/2022

ALTA / NSPS LAND TITLE SURVEY
LOTS 1-10 & 20-28, BLOCK 2
REPLAT OF LINCOLN HEIGHTS ADDITION
SITUATED IN THE NE 1/4 SEC. 18, T.20N, R.4E, P.M., CASCADE COUNTY, MT.

DATE: May 27, 2022
JOB NO. 1726-8
SCALE: 1"=20'
DRAWN: S. BABBS

SHEET 2 OF 2