



**Planning Advisory Board/Zoning Commission
Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
April 12, 2022
3:00 PM**

UPDATES CONCERNING PROCESS OF MEETINGS

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

- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public participation is welcome in the following ways:
 - Attend in person. Please refrain from attending in person if you are not feeling well.
 - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, April 12, 2022, to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.
 - Call-in. The public may call in during specific public comment periods at 406-761-4786. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits. We ask for your patience in the event there are technical difficulties

OPENING MEETING

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

Dave Bertelsen - Chair
Tory Mills - Vice Chair
Lindsey Bullock
Kelly Buschmeyer
Pat Green
Samantha Kaupish
Chuck Pankratz
3. Recognition of Staff
4. Approval of Meeting Minutes - February 22, 2022

BOARD ACTIONS REQUIRING PUBLIC HEARING

- 5. Public Hearing – Annexation of Tract A of Certificate of Survey 2248, located in the NE1/4 of Section 2, Township 20 North, Range 3 East, P.M.M., Cascade County, MT and the adjoining right-of-way of Division Road; and establishment of C-2 General Commercial zoning.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

COMMUNICATIONS

PUBLIC COMMENT

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

ADJOURNMENT

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

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

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

MINUTES OF THE MEETING
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
February 22, 2022

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

UPDATES CONCERNING PROCESS OF MEETINGS

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Minutes of the February 22, 2022

Planning Advisory Board Meeting

Page 2

Planning Board Members present:

Dave Bertelsen, Chair

Tory Mills, Vice Chair

Lindsey Bullock

Samantha Kaupish

Chuck Pankratz

Planning Board Members absent:

Kelly Buschmeyer

Pat Green

Planning Staff Members present:

Craig Raymond, Director Planning and Community Development

Tom Micuda, Deputy Director Planning and Community Development

Brad Eatherly, Planner II

Andrew Finch, Senior Transportation Planner

Other Staff present:

Darcy Dea, Deputy City Clerk

Jeff Hindoien, City Attorney

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

MINUTES

Chair Dave Bertelsen asked if there were any comments or corrections to the minutes of the meeting held on January 11, 2022. Seeing none, the minutes were approved.

Minutes of the February 22, 2022

Planning Advisory Board Meeting

Page 3

BOARD ACTIONS REQUIRING A PUBLIC HEARING

Minor Subdivision – An Amended Plat of Lot 1, Block 2, of the Amended Plat of Lot 1A & 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision , located in the SW ¼ of Section 17, T20N, R4E, P.M. Cascade County, Montana

Brad Eatherly, Planner II, presented to the Board. He stated that the applicant, Touro Medical College Montana, LLC, submitted an application requesting a subsequent minor subdivision, which means that the subject property has previously been subdivided in the past. A minor subdivision does not typically require a public hearing, but when a subsequent minor subdivision is requested, a public hearing must be held in front of the Planning Board/Zoning Commission.

Touro College Montana, LLC, is part of the Touro System of Colleges and Universities. They were established in 1970 and now serve over 19,000 students across 35 schools in 4 countries.

Touro Medical College is presently under construction on the western portion of the subject property, which is approximately 19.33 acres, proposed to be subdivided into 3 lots. Lot 1A will be the lot that Touro is being built on and is 5.12 acres. Lot 2 will be property for a private developer to construct a 288 unit apartment complex designed to cater to medical school students but open to the public and is 12.21 acres that includes on-site parking, a clubhouse, a pool and two dog parks. The Lot 3 proposal is for a future MSU Nursing School and is 2.00 acres. He stated that all of the lots meet dimensional standards as set forth in the OCCGF Title 17 Exhibit 20-4. A 20 foot trail easement is included on the north property line that will connect to an existing trail which connects to Russell Park. There are future plans to have the trail also connect to Sandhills Park.

Mr. Eatherly presented an Aerial Map, Draft Amended Plat, Zoning Map, Amended Plat with Site Plan and Site Photos.

Mr. Eatherly stated that the property is currently zoned as PLI, Public Lands and Institutional. PLI allows for Education facility zoning which works for Touro and MSU Nursing School. PLI does not allow for Multi-family residential land use. The proposed M-1 Mixed Use District, which borders the proposed Lot 2 on the north and west property lines, allows for Multi-family Residential land use by right. The request is to rezone the proposed Lot 2 from PLI to M-1.

Mr. Eatherly presented a few of the Findings of Fact - Subdivision

1. Effect on Local Services
 - City utility and public safety services are existing.
2. Effect on Natural Environment
 - Existing Stormwater Infrastructure is available and on-site detention ponds will be proposed for the upcoming apartment project.
3. Effect on Public Health and Safety

- No negative effect; lots have public street access and City utilities

Mr. Eatherly presented a few of the findings of Fact - Rezone.

1. Consistent with and furthers City's Growth Policy
 - Soc 4.1 - Work with Private sector to increase housing opportunities in the City
 - Env 2.3.1 - Maximize existing infrastructure by identifying underutilized parcels with infill potential
 - Phy 4.1.5 - Encourage redevelopment of vacant properties to maximize City's existing infrastructure
2. Consistent with other planning documents adopted by City Commission
3. Consistent with Great Falls Medical District Master Plan
 - Increasing size of Mixed-use Zoning District
 - Private sector commercial and lodging is being added.
 - Connectivity within district by use of trail system. A new trail will be added with future development of the proposed lots.

PETITIONER'S PRESENTATION

Chuck Davis, Morrison Maierle, was in attendance for any questions from the board.

PUBLIC QUESTIONS

Josh Butterfly, resident of Great Falls, asked about the chemicals that are being used in the water system and what kind of safety measures are going to be in place to ensure public safety in case of a chemical spill during and after construction. Mr. Raymond responded that the request is not for an industrial project. It is for a land use application to subdivide the property and to rezone a portion of the property to M-1 so that a multi-family development can take place. He stated that when the project is constructed, the apartments will contain a fire sprinkler system that is strictly water, with no chemical agents used. Mr. Butterfly did leave a safety data sheet with staff.

BOARD QUESTIONS

Minutes of the February 22, 2022

Planning Advisory Board Meeting

Page 5

Mr. Pankratz asked if the Neighborhood Council was aware and Mr. Eatherly responded that he did attend the Neighborhood Council on February 21, 2022. They voted unanimously to recommend the request for City Commission approval.

Ms. Kaupish asked about parking and where the residences will park. Mr. Eatherly responded that currently, all of the parking will be on the subject lots. Each project will be required to meet its own required parking, but pedestrian access will be arranged to make sure each lot is interconnected.

Mr. Bertelsen asked about the proposed lot that only shows parking and landscaping. Mr. Eatherly indicated to the Board that this will be the lot designated for the future MSU Nursing School.

Mr. Mills asked if when a parcel of land gets annexed into the City, if the applicants get to choose what zoning they want. Mr. Eatherly responded that when a parcel gets annexed into the City, zoning is assigned at the time.

PROPONENTS

None.

OPPONENTS

None.

BOARD DISCUSSION AND ACTION

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

Made by: Mr. Mills

Second: Ms. Kaupish

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

Minutes of the February 22, 2022

Planning Advisory Board Meeting

Page 6

MOTION: That the Zoning Commission recommend the City Commission approve the rezone request from PLI Public Lands and Institutional to M-1 Mixed-use District as legally described in the Staff Report, and the accompanying Findings of Fact/Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Mr. Pankratz

Second: Ms. Kaupish

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

BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING

2018 Long Range Transportation Plan Minor Amendment #2

Andrew Finch, Senior Transportation Planner, presented to the Board. He stated that the transportation planning process is cooperative including City, County, State and other agencies such as the Airport, Transit District and planning boards. The Long Range Transportation Plan includes the City and surrounding urban areas and is the guidance document for transportation network improvements over the next 20 years, balancing needs with funding and planning for growth.

He stated that the current amendment before the board, was brought forth as a request by the Technical Advisory Committee (TAC) and the City of Great Falls to add a project to the recommended projects list.

The project is for sidewalk infill. The City inventoried sidewalks and identified key areas without continuous sidewalks. The City plans to address sidewalk gaps, starting with a \$4.7 million project in the northwest quadrant of the City. The funding will be federal Congestion Management and Air Quality (CMAQ), matched by the City of Great Falls. After approval, the project will be managed by the Montana Department of Transportation, and may take up to 5 years to reach construction.

Mr. Finch presented the Sidewalk Infill Project Map.

BOARD QUESTIONS

Minutes of the February 22, 2022

Planning Advisory Board Meeting

Page 7

Ms. Bullock asked why it will take 5 years to get the project going. Mr. Finch responded that the Department of Transportation could move it forward quickly, but it normally takes them awhile as there are a lot of federal rules and regulations that need to be met. Mr. Micuda responded also that in order to get the federal funds, it sometimes is a longer process.

Ms. Kaupish asked if the map that was provided was all encompassing. Mr. Finch responded that the City wanted to do the project in phases, so the first phase will be the northwest quadrant of the city, which has the most gaps in and around the schools and parks.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board approve Amendment #2 to the 2018 Great Falls Area Long Range Transportation Plan, and recommend approval by the City Commission.

Made by: Mr. Mills

Second: Ms. Bullock

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

COMMUNICATIONS

None.

PUBLIC COMMENT

Josh Butterfly, resident of Great Falls, stated that the Redistricting Committee advised him to seek out a letter from council members on and off the reservations in regards to concerns about the accuracy of the census count. They are meeting on February 25, 2022 and March 4, 2022. The purpose of the letters are to get the institutions affected by the accuracy of the census results to provide input to the Committee because it involves money that funds important programs. His group is trying to make sure the count is accurate so that the community can have the funding. The letters need to go to Ms. Weiss at the State Capitol.

ADJOURNMENT

Minutes of the February 22, 2022
Planning Advisory Board Meeting
Page 8

There being no further business, Chair Bertelsen adjourned the meeting at 3:44 p.m.

CHAIRMAN

SECRETARY



Meeting Date: April 12, 2022

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

Item: Public Hearing – Annexation of Tract A of Certificate of Survey 2248, located in the NE1/4 of Section 2, Township 20 North, Range 3 East, P.M.M., Cascade County, MT and the adjoining right-of-way of Division Road; and establishment of C-2 General Commercial zoning.

Initiated By: Planning and Community Development

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

Action Requested: Recommendation of approval to the City Commission

Public Hearing:

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

Suggested Motion:

1. Board Member moves:

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

2. Chairman calls for a second, board discussion, and calls for the vote.

And;

“I move that the Zoning Commission recommend the City Commission (approve/deny) the establishment of C-2 General Commercial zoning for the subject property as legally described in the Staff Report, and the accompanying Findings of Fact.”

Chairman calls for a second, commission discussion, and calls for the vote.

Background:

The proposed annexation and establishment of C-2 General Commercial zoning is City initiated. The subject properties include a parcel owned by Montana Department of Transportation, as well as a portion of Division Road. Staff is requesting the annexation into city limits in order to create more local control over urban routes. Additionally, the subject properties are currently considered an

“unincorporated enclave”, meaning that the property is entirely surrounded by city limits. The Transportation Department’s property is already served by city water and sewer, and Division Road is currently maintained by the City’s Public Works Department.

The unincorporated enclave was mistakenly established through previous land use actions. Most recently, the subject section of Division Road was not included within Resolution 10140 that extended the city limits to include a proposed apartment complex annexation (now the current site for Arc Apartments). The City’s annexation process requires that any adjoining rights-of-way must be included in the extension of city limits.

The annexation of this parcel and the adjoining right-of-way would eliminate a gap in city limits and jurisdiction, and better justify the use of city services.

Annexation Request:

The subject property includes a 3.50 acre parcel on the east side of Division Road. The parcel is owned by the Montana Department of Transportation, whose additional property and facilities are within City limits, and adjacent to the subject parcel. The portion of Division Road that is being proposed to be annexed begins at the south lot line of Lot 4, Block 1, of the Division Addition, and extends north to the intersection of Smelter Avenue Northwest.

The basis for decision for an annexation by petition request is listed in OCCGF §17.16.7.050 of the Land Development Code. Even though the annexation is City initiated, this basis of decision is applicable to the City’s request. The recommendation of the Planning Advisory Board and the decision of City Commission shall at a minimum consider the criteria which are attached as Findings of Fact/Basis of Decision – Annexation by Petition.

Establishment of Zoning Request: General Commercial

The parcel currently houses the Montana Department of Transportation (MDT) District Office. Once annexed, MDT would continue the current use on the parcel. The other zoning districts in the area include C-2 General Commercial to the east, R-6 Multi-family high density to the west, and R-5 Multi-family medium density to the north. Based on the existing use, and the surrounding zoning districts, it has been determined that the most fitting zoning district for MDT’s parcel is C-2 General Commercial. Per City policy, the subject portion of Division Road will be split zoned along the road’s center line to reflect the adjacent parcels: R-6 on the west side of the right-of-way, and C-2 on the east side of the right-of-way.

The basis for decision on zoning map amendments is listed in OCCGF §17.16.40.030. 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.

Neighborhood Council Input:

Information regarding the proposal for annexation and establishment of zoning was sent to Neighborhood Council #3. As of April 6, 2022, there was only one comment from the council that posed questions about whether there was planned development or improvements for the property.

Concurrences:

Representatives from the City’s Fire, Legal, and Public Works Departments have reviewed the request, as well as the Montana Department of Transportation.

Fiscal Impact:

Because Division Road is already maintained by the city Street and Traffic Division, there will be no additional cost to the City.

Staff Recommendation:

Staff recommends approval of the annexation of both the property and right-of-way, and the assignment of General Commercial zoning.

Alternatives:

The Planning Advisory Board/Zoning Commission could recommend denial of the annexation and establishment of zoning request to the City Commission. For these actions, the Planning Advisory Board/Zoning Commission must provide separate Findings of Fact/Basis of Decision for the annexation and establishment of zoning.

Attachments/Exhibits:

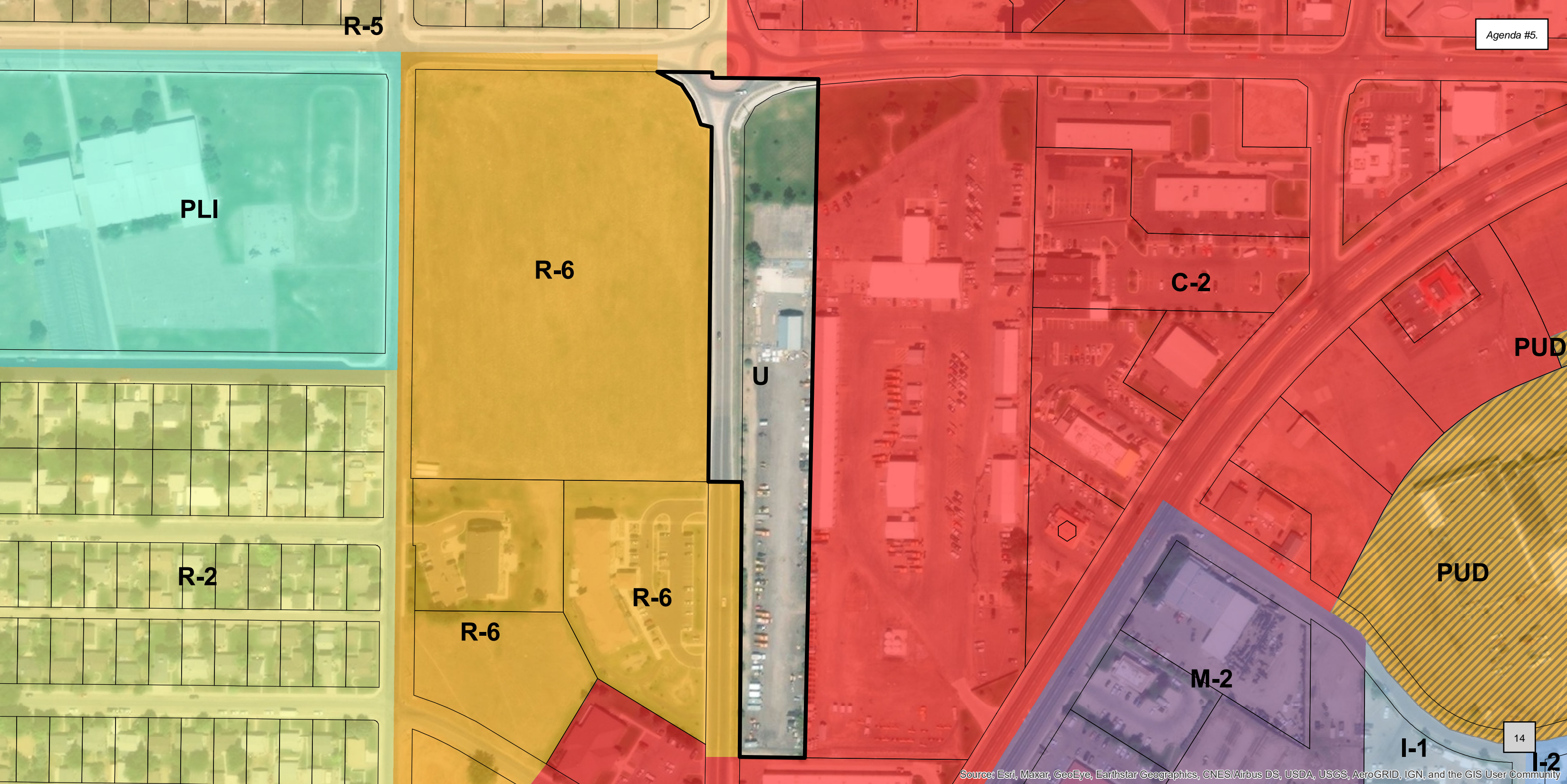
Aerial Map

Zoning Map

Findings of Fact/Basis of Decision – Annexation

Findings of Fact/Basis of Decision – C-2 General Commercial

Applicant Narrative



R-5

PLI

R-6

U

C-2

PUD

R-2

R-6

R-6

M-2

PUD

I-1

14

I-2

SMELTER AVE NW

18TH AVE NW

17TH AVE NW

16TH AVE NW

15TH AVE NW

1ST ST NW

DIVISION RD

16TH AVE NW



FINDINGS OF FACT/BASIS OF DECISION – ANNEXATION

Tract A of Certificate of Survey 2248, located in the NE1/4 of Section 2, Township 20 North, Range 3 East, PMM, Cascade County, MT and the adjoining right-of-way of Division Road.

PRIMARY REVIEW CRITERIA:

The basis for decision on annexation is listed in 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. It is considered an unincorporated enclave, and is therefore surrounded wholly by City jurisdiction.
2. **The proposed annexation is consistent with the City's growth policy.**
The proposed annexation follows the intent and purpose of the 2013 Growth Policy Update. The annexation is consistent with the following physical growth policy goals:

Phy4.2.3 Inventory the City's enclaves and develop a cost-effective approach for addressing their long-term status in the City.
3. **The proposed annexation is consistent with applicable neighborhood plans, if any.**
The City of Great Falls is separated into nine Neighborhood Councils. There are no adopted plans for any of the Councils within the City. If annexation is approved, the subject property will be located in Neighborhood Council #3. No concerns have been expressed by the Council over the proposed annexation.
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 does not lie within any adopted planning or sub-area planning areas, with the exception of the Long Range Transportation Plan. The annexation is consistent with the Long Range Transportation Plan in that Division Road is already maintained by the City.
5. **The City has, or will have, the capacity to provide public services to the subject property.**
The City already maintains Division Road and City utilities already serve the subject property. The Subject Property is surrounded by properties that already receive City fire and police services.
6. **The subject property has been or will be improved to City standards.**
There are currently no development requests, but should development occur, it will be required to follow all City regulations and 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, and necessary improvement.**
The owner of the subject property is not being required to enter into an agreement with the City at the time of Annexation.

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

Certificate of Survey 2248 is on record with the County Clerk and Recorder.

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.

The subject property already has a 1" irrigation tap. The City provides water and sewer service to the adjacent MDT property, and if development occurs on the subject lot, the City would provide additional services to serve the development.

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 deemed unsuitable for annexation.

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

The subject property is not located within 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.

The subject property is currently used as the district office for Montana Department of Transportation, and if annexed, will continue the current use.

FINDINGS OF FACT/BASIS OF DECISION – GENERAL COMMERCIAL

Tract A of Certificate of Survey 2248, located in the NE1/4 of Section 2, Township 20 North, Range 3 East, PMM, Cascade County, MT and the adjoining right-of-way of Division Road.

PRIMARY REVIEW CRITERIA:

The basis for decision on C-2 General Commercial is listed in Official Code of the City of Great Falls 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 zoning map amendment follows the intent and purpose of the 2013 Growth Policy Update. The amendment is consistent with the following physical growth policy goals:

Phy4.2.3.Support actions that bring properties into conformance with the City's Land Development Code requirements over time.

The proposed General Commercial zoning not only allows for the current use on the land, it also will allow for a variety of future uses to be permitted on this property. General Commercial matches the surrounding area, and will unify the subject property with the adjacent MDT property. The zoning map amendment would meet goals of the Growth Policy and enable the policies to further be implemented.

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

The City of Great Falls is separated into nine Neighborhood Councils. There are no adopted plans for any of the Councils within the City. If annexation is approved, the subject property will be located in Neighborhood Council #3.

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 does not lie within any adopted planning or sub-area planning areas, with the exception of the Long Range Transportation Plan.

4. The code with the amendment is internally consistent.

The proposed zoning map amendment is not in conflict with any portion of the existing City code provisions. Establishment of C-2 zoning matches the current use of the property and creates future flexibility for additional redevelopment activity to occur.

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

There are no existing, identified health, safety, and welfare issues on the subject property.

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 proposed zoning map amendment, if approved. Because City infrastructure is already existing, the impact on the City is minimal.



Malcolm "Mack" Long, Director

2701 Prospect • PO Box 201001
Helena MT 59620-1001

February 22, 2022

Erin Borland, Planner III
PO Box 5021
Great Falls, MT 59403

Great Falls Division Headquarters Site
Request for Annexation

Enclosed please find the original request for Annexation and Exhibits, which are for your files.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Melissa Amman", written in a cursive style.

Melissa Amman
Right of Way Specialist
Real Estate Services Section
Montana Department of Transportation
(406) 444-9429

Project ID.: Great Falls Division Headquarters Site

REQUEST FOR ANNEXATION

WHEREAS, the STATE OF MONTANA, Department of Transportation, possesses an interest in or is the owner of the hereinafter described property/right-of-way; and

WHEREAS the hereinafter described property adjacent to Great Falls Division Headquarters as follows:

Tract A, shown on Certificate of Survey 2248, being situated in in the NE¼ of Section 2, Township 20 North, Range 3 East, P.M., M., Cascade County, Montana, as shown by the outlined area on the map, consisting of 1 pages attached hereto and made a part hereof.

NOW, THEREFORE, pursuant to Title 7, chapter 2, part 44, Montana Code Annotated, the STATE OF MONTANA, Department of Transportation, formally advises the city of Great Falls, Montana that it desires to have the aforementioned land annexed to the city of Great Falls, Montana.

IT IS FURTHER understood by the STATE OF MONTANA, Department of Transportation, and by annexing said premises to the City of Great Falls pursuant hereto, the City of Great Falls does agree, that said property shall not be subject to assessment for any present or future Special Improvement District created by the City of Great Falls. including or affecting such property. Further, said property shall not be subject to present or future zoning restrictions created by the City of Great Falls. This request does not, however, in any way further diminish or add to the rights or duties of the STATE OF MONTANA, Department of Transportation, in relation to said property. The request shall also constitute a waiver of any notice of annexation that may be required per section 7-2-4405, MCA, AS AMENDED.

STATE OF MONTANA, DEPARTMENT OF TRANSPORTATION

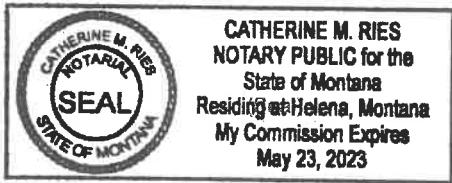
[Signature]
Highways & Engineering Division Administrator

2/14/22
Date

State of Montana)
County of Lewis & Clark)

On this 14th day of February, 2022, before me Catherine M Ries,
a Notary Public in and for the State of Montana, personally appeared Dustin Bouse,
Highways & Engineering Division Administrator, Montana Department of Transportation, known to me to be the person
whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate
first above written.



Catherine M Ries
Notary Signature Line

Catherine M Ries
Notary Printed Name

Notary Public for State of Montana

Residing at: Helena

My Commission Expires: May / 23 / 2023

Approved as to Form & Content

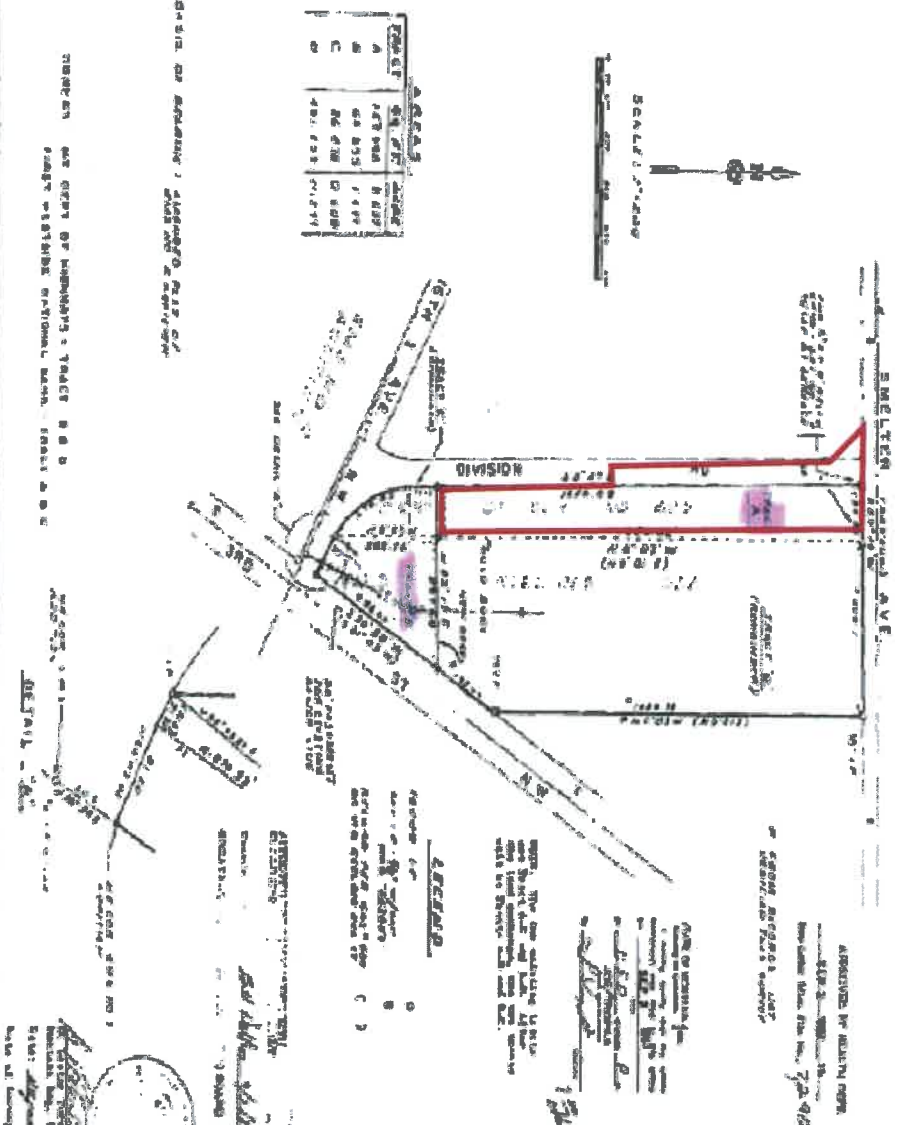
[Signature]
Attorney

Eli Z. Clarkson
Print Name

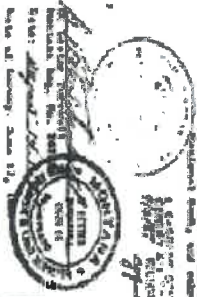
Great Falls Division Headquarters Site - City of Great Falls Annexation Request

CERTIFICATE OF SURVEY

A TRACT OF LAND IN THE NE 1/4 SECTION 2,
T20N, R3E, PM.M., CASCADE COUNTY, MONTANA



| AREA | SQ. FT. | ACRES |
|------|---------|---------|
| A | 428,988 | 9.6397 |
| B | 64,873 | 1.4897 |
| C | 26,428 | 0.6058 |
| D | 481,223 | 11.0744 |



COS 2248

WARRANTY The undersigned, being duly qualified as a Registered Professional Surveyor in the State of Montana, do hereby certify that the foregoing is a true and correct copy of the original survey and that the same was made in accordance with the laws and regulations of the State of Montana.

TESTIMONY I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original survey and that the same was made in accordance with the laws and regulations of the State of Montana.

CERTIFICATION OF SURVEY

DATE: 21st day of August 1981

SIGNED: James W. Wilson
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF MONTANA

WITNESSES: Richard E. [unclear]
Robert [unclear]
 REGISTERED PROFESSIONAL SURVEYORS
 STATE OF MONTANA

Great Falls Division Headquarters Site – City of Great Falls Annexation Request



Aerial Exhibit provided by City of Great Falls